



## ORDINANCE NO. 2019-07

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, CONTAINING FINDINGS OF FACT; ANNEXING THE TERRITORY OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31 FOR ALL PURPOSES; ADOPTING A MUNICIPAL SERVICE PLAN; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. This annexation is authorized by Section 43.0751 of the Texas Local Government Code and all other applicable law.
2. This annexation complies with all applicable requirements of the Texas Local Government Code, any other applicable laws, and any applicable agreements of the City of Iowa Colony, Texas.
3. The property (herein called "the Annexed Area") described on Exhibit "A," which is attached hereto and incorporated herein in full, is hereby annexed into the City of Iowa Colony, Texas ("the City"), and the boundary limits of the City are hereby extended to include the Annexed Area within the territorial limits of the City. The inhabitants of the Annexed Area shall hereafter be entitled to all the rights and privileges of citizens of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City.
4. The City of Iowa Colony hereby adopts and enacts the Municipal Service Plan attached hereto as Exhibit "B" and incorporated herein in full.
5. The City Secretary is hereby directed to file certified copies of this ordinance with the Brazoria County Clerk and the Texas Comptroller of Public Accounts.
6. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this annexation is ever held invalid as to any portion, of whatever size, of the territory described on Exhibit "A" hereto, then this annexation shall remain valid as to the remainder of such territory.
7. This ordinance shall be effective immediately upon its passage and approval.

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

READ, PASSED AND APPROVED on the 1st day of April, 2019.

  
Michael B. Holton, Mayor  
City of Iowa Colony, Texas

ATTEST:

  
Kayleen Rosser, City Secretary



**EXHIBIT "A"**  
**ANNEXED AREA**

# EXHIBIT A

## BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

### METES AND BOUNDS DESCRIPTION OF 977.022 ACRES OF LAND IN THE H.T. & B.R.R. CO. SURVEY No. 56, A-515 THE H.T. & B.R.R. CO. SURVEY No. 57, A-289 AND THE H.T. & B.R.R. CO. SURVEY NO. 58, A-516 BRAZORIA COUNTY, TEXAS

#### FIVE TRACTS OF LAND TOTALING 977.022 ACRES DESCRIBED AS FOLLOWS:

##### TRACT 1 - 296.7 ACRES

All that certain 296.7 acres of land, out of the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03-075438, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515 and the H.T. & B.R.R. Co. Survey No. 57, A-289, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57, THENCE South  $02^{\circ} 46' 29''$  East - 2625.16', along the east line of the H.T. & B.R.R. Co. Survey No. 57, A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515 to a  $3/4$ " iron rod set for the most northerly northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South  $02^{\circ} 46' 29''$  East - 1307.54', continuing along said common line to a 1" iron rod set for an angle corner of the herein described tract;

THENCE North  $87^{\circ} 46' 20''$  East - 993.76', along the south line of the 33.598 acre tract described in the deed from Ben C. Kostial, Trustee to Gary Robinson, Trustee recorded under Volume 1192, Page 148, in the Deed Records of Brazoria County, Texas to the most easterly northeast corner of the herein described tract in the west right-of-way line of State Highway No. 288 (420' R.O.W.), from which a found 1" iron pipe bears South  $87^{\circ} 46' 20''$  West - 0.31', common to a point on a curve to the left, having a central angle of  $00^{\circ} 38' 44''$ , a radius of 11669.16, and from which the center of the circle of said curve bears South  $85^{\circ} 42' 36''$  East;

THENCE along said curve to the left, along said west right-of-way line, in a southerly direction, an arc distance of 131.50' to a Texas Department of Transportation concrete monument found for the Point of Reverse Curvature of a curve to the right, having a central angle of  $44^{\circ} 40' 47''$ , and a radius of 996.45';

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**THENCE** along said curve to the right, continuing along said west right-of-way line, in a southwesterly direction, an arc distance of 777.04' to a Texas Department of Transportation concrete monument found for the end of curve;

**THENCE** South 48° 19' 26" West - 184.29', continuing along said west right-of-way line to Texas Department of Transportation concrete monument found for the Point of Curvature of a curve to the left, having a central angle of 37° 40' 02", and a radius of 446.46';

**THENCE** along said curve to the left, continuing along said west right-of-way line, in a southwesterly direction, an arc distance of 293.51' to the end of curve, from which a found Texas Department of Transportation concrete monument bears South 40° 24' 09" West - 1.20';

**THENCE** South 40° 24' 09" West - 134.72', continuing along said west right-of-way line to an angle corner of the herein described tract;

**THENCE** South 87° 49' 26" West - 224.35', continuing along said west right-of-way line to a Texas Department of Transportation concrete monument found for an angle corner of the herein described tract;

**THENCE** South 02° 46' 29" East - 68.62', continuing along said west right-of-way line to a railroad spike set for the most southerly southeast corner of the herein described tract, common to the northeast corner of the 240.9 acre tract described in a deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc. recorded under File No. 03-079750, in the Official Records of Brazoria County, Texas in County Road No. 56, at 20.10' passing a found Texas Department of Transportation concrete monument;

**THENCE** South 87° 16' 10" West - 4265.54', along the north line of said 240.9 acre tract in said County Road No. 56 to a railroad spike set for an angle corner of the herein described tract at the intersection of said County Road No. 56 and County Road No. 48, at 3604.10' passing the northwest corner of said 240.9 acre tract;

**THENCE** South 87° 19' 10" West - 303.58', continuing along said County Road No. 56 to a railroad spike set for the southwest corner of the herein described tract;

**THENCE** North 02° 41' 10" West - 2638.96' to a 3/4" iron rod set for the northwest corner of the herein described tract;

**THENCE** North 87° 18' 50" East - 4565.03', at 607.92' passing the southwest corner of the 9.0417 acre tract described as Tract 1 in the deed from Tamara Ann Orbegozo, et al to Jose J. Sosa, et al recorded under File No. 99-015215, in the Official Records of Brazoria County, Texas, at 1899.54' passing a found 1-1/4" iron pipe, and continuing to the **POINT OF BEGINNING** of the herein described tract and containing 296.7 acres of land.

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**TRACT 2 - 395.9 ACRES**

All that certain 395.9 acres of land, out of the 1101.117 acre tract described in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03-075438, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289 and the H.T. & B.R.R. Co. Survey No. 58, A-516, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

**BEGINNING** at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the intersection of County Road No. 383 and County Road No. 57;

**THENCE** South  $02^{\circ} 46' 29''$  East - 2525.16', along the east line of the H.T. & B.R.R. Co. Survey No. 57, A-289, common to the west line of the H.T. & B.R.R. Co. Survey No. 56, A-515 to a  $3/4$ " iron rod set for the southeast corner of the herein described tract;

**THENCE** South  $87^{\circ} 18' 50''$  West - 1317.93' to a  $3/4$ " iron rod set for the most southerly southwest corner of the herein described tract in the east line of the 8.8734 acre tract described as Tract 4 in the deed from Alvin P. Winston, et ux to Eric R. Holland recorded under File No. 02-022344, in the Official Records of Brazoria County, Texas, from which a  $3/4$ " iron pipe found for the southeast corner of said 8.8734 acre tract bears South  $02^{\circ} 50' 10''$  East - 97.20';

**THENCE** North  $02^{\circ} 50' 10''$  West - 2526.02', along a west line of aforesaid 1101.117 acre tract, common to the east line of said 8.8734 acre tract, the east line of the 5.9149 acre tract described as Tract 1 in the deed from Alvin P. Winston, et ux to Eric R. Holland recorded under File No. 02-022344, in the Official Records of Brazoria County, Texas, the east line of the 4.59 acre tract described in the deed from Deborah Burdle to Steven L. Bradbery, et al recorded under File No. 02-019031, in the Official Records of Brazoria County, Texas, the east line of the 5.00 acre tract described in the deed from Cyril M. Slafka, et ux to Dow Pipe Line Company recorded under Volume 1130, Page 390, in the Deed Records of Brazoria County, Texas, the east line of the 5.00 acre tract described in the deed from Eric R. Holland, et ux to Amy Haase recorded under File No. 03-058367, in the Official Records of Brazoria County, Texas, the east line of the 2.5 acre tract described in the Partition Agreement between Donald D. Guidry and Judy Guidry recorded under File No. 921022955, in the Official Records of Brazoria County, Texas and the east line of the 2.13 acre tract described in the deed from Wilma Burns Wise to W.L. Cypert recorded under File No. 90856247, in the Official Records of Brazoria County, Texas to a railroad spike set for an angle corner of the herein described tract in County Road No. 57, from which a  $1-1/4$ " iron pipe found for reference bears South  $02^{\circ} 50' 10''$  East - 29.66';

**THENCE** South  $87^{\circ} 21' 04''$  West - 1321.13', along said County Road No. 57 to a railroad spike set for the most westerly southwest corner of the herein described tract;

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**THENCE** North 02° 51' 05" West - 5255.05', along a west line of aforesaid 1101.117 acre tract, common to the east line of the 81.28 acre tract described in the deed from South Freeway Limited to The Bend At Brazoria Golf Course, Inc. recorded under File No. 95-041059, in the Official Records of Brazoria County, Texas, the east line of the 120 acre tract described as Tract 8 in the deed from John B. Sharp, et al to Sharp Corporation recorded under Volume 1004, Page 761, in the Deed Records of Brazoria County, Texas and the east line of the 30 acre tract described in the deed from Peter Christensen, et ux to Archie N. Gregory, et ux recorded under Volume 382, Page 286, in the Deed Records of Brazoria County, Texas, at 15.53' passing a 1-1/4" iron pipe found for reference, at 2638.42' passing a 1/2" iron rod found for the northeast corner of said 81.28 acre tract, continuing to a 3/4" iron rod set for the northwest corner of the herein described tract in County Road No. 81 (unimproved), from which a 3/4" iron pipe found for the most northerly northwest corner of said 1101.117 acre tract bears North 02° 54' 30" East 1980.00';

**THENCE** North 86° 48' 36" East - 2640.89', to a railroad spike set for the northeast corner of the herein described tract, at the intersection of said County Road No. 81 and aforesaid County Road No. 383;

**THENCE** South 02° 51' 40" East - 5280.00', along a east line of aforesaid 1101.117 acre tract, common to the west line of the 229.00 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, and the west line of the aforesaid 244.2369 acre tract in said County Road No. 383, at 2006.64' passing a 5/8" iron rod in asphalt found for the southwest corner of said 229.00 acre tract, common to the northwest corner of said 244.2369 acre tract, continuing to the **POINT OF BEGINNING** of the herein described tract and containing 395.9 acres of land.

**TRACT 3 - 88.42 ACRES**

All that certain 88.42 acres of land, out of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075 438, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, the William Pettus Survey, A-714, and the Lavaca Navigation Co. Survey, A-329, Brazoria County and Fort Bend County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

**COMMENCING** at railroad spike found at the intersection of County Road No. 56 and County Road No. 48, from which a railroad spike found for the northeast corner of the 240.9 acre tract described in the deed from 241 South Freeway Joint Venture to Denic Enterprises, Inc., recorded under File No. 03 079 750, in the Official Records of Brazoria County, Texas, in County Road No. 56, bears North 87° 16' 10" East - 4265.54';

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**THENCE** South 87° 19' 10" West – 303.58' to the southeast corner and **POINT OF BEGINNING** of the herein described tract in said County Road No. 56;

**THENCE** South 87° 19' 10" West – 1459.16', continuing in said County Road No. 56, to the southwest corner of the herein described tract;

**THENCE** North 02° 42' 17" West – 2638.82' to the northwest corner of the herein described tract, in the south line of the 1.04 acre tract described in the deed from Thomas T. Mullen, et al to The South Texas Water Company recorded under Volume 1012, Page 775, in the Deed Records of Brazoria County;

**THENCE** North 87° 18' 50" East – 1460.02', along the south line of said 1.04 acre tract, to the northeast corner of the herein described tract;

**THENCE** South 02° 41' 10" East – 2638.96' to the **POINT OF BEGINNING** of the herein described tract and containing 88.42 acres of land.

**TRACT 4 – 168.205 ACRES**

A 168.205 acre, more or less, tract of land, comprised of all of Tract 46, Tract 47, Tract 55 and a portion of Tract 56 of the Emigration Land Company's Subdivision of that part of the William Pettus East of I. & G. N. Railroad, recorded in Volume 3, Page 128 of the Deed Records of Brazoria County, Texas, also being a portion of a 1101.117 acre tract of land called "Tract 1", conveyed to Iowa Colony Sterling Lakes, Ltd. and described in Clerk's File No. 2003075438 of the Official Records of Brazoria County, Texas, out the William Pettus League, Abstract 714, and the Lavaca Navigation Company Survey, Section 1, Abstract 329, in Brazoria County as well as the William Pettus League, Abstract 68 in Fort Bend County, Texas. Said 169.7 acre tract of land being more fully described as follows, with bearings based on the Texas State Plane Coordinate System established for the South Central Zone, from the North American Datum of 1983 (NA2011) epoch 2010.00:

**BEGINNING** at a found iron rod with cap marked "PATE 4729" in the north right-of-way line of County Road 56 (no conveyance found), the south line of said William Pettus League, Abstract 714, the north line of the Lavaca Navigation Company Survey, Section 1, Abstract 329, at the southwest corner of said 1101.117 acre tract of land, said Tract 46, and herein described 169.703 acres, the southeast corner of Tract 49, Houston Fig Orchard Association Subdivision of part of the Wm Pettus League Survey, recorded in Volume 1, Page 69 of the Deed Records of Brazoria County, Texas, also being the center of a 40-foot wide road shown on said Houston Fig Orchard Association Subdivision, from which a found 3/4-inch iron rod bears N 87° 01' 25" E, a distance of 20.92 feet;



THENCE N 02° 42' 23" W, along and with the centerline of said road, also being the common line between said Houston Fig Orchard Association Subdivision and said Emigration Land Company's Subdivision. A distance of 1646.68 feet;

THENCE N 11° 17' 14" E, a distance of 746.30 feet in the center of another 40-foot wide road shown on said Emigration Land Company's Subdivision;

THENCE N 86° 54' 42" E, along and with the centerline of said 40-foot wide road, the north line of said 1101.117 acre tract, said Tract 47, said Tract 55 and said Tract 56, the south line of said Tract 48 as well as Tract 54 and Tract 57 of said Emigration Land Company's Subdivision, a distance of 3207.00 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

THENCE departing said line, over and across said 1101.117 acre tract, the following bearings and distances:

S 02° 40' 40" E, a distance of 150.00 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

S 86° 54' 42" W, a distance of 725.23 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

S 03° 05' 18" E, a distance of 953.72 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

Northeasterly, along the arc of a non-tangent curve to the right, having a radial bearing of N 07° 16' 10" E, a radius of 450.00 feet, an interior angle of 27° 54' 53", a chord bearing and distance of N 83° 18' 43" E,

217.08 feet, for an arc length of 219.24 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

N 69° 21' 17" E, a distance of 166.63 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

Northeasterly, along the arc of a tangent curve to the left, having a radius of 550.00 feet, an interior angle of 18° 07' 21", a chord bearing and distance of N 78° 24' 57" E, 173.24 feet, for an arc length of 173.96 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

N 87° 28' 38" E, a distance of 147.11 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

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Northeasterly, along the arc of a tangent curve to the right, having a radius of 25.00 feet, an interior angle of  $90^{\circ} 09' 17''$ , a chord bearing and distance of  $N 42^{\circ} 24' 00'' E$ , 35.40 feet, for an arc length of 39.34 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson"; and

$S 02^{\circ} 40' 40'' E$ , a distance of 1505.61 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson" in the north right-of-way line of said County Road 56;

**THENCE** along and with the north right-of-way line of said County Road 56, the south line of said 1101.117 acre tract and the south line of said Tract 46, said Tract 55 and said Tract 56, the following bearings and distances:

$N 46^{\circ} 32' 37'' W$ , a distance of 123.65 feet to a set 3/4-inch iron rod with yellow cap marked "Pape Dawson";

$N 82^{\circ} 23' 40'' W$ , a distance of 166.90 feet to a set 3/4-inch iron rod with yellow cap marked "Pape 4729", and;

$S 87^{\circ} 01' 25'' W$ , a distance of 3136.34 feet to the **POINT OF BEGINNING** of the herein described tract and containing 168.205 acres of land.

**TRACT 5 – 27.797 ACRES**

All that certain 27.797 acres of land, out of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, LTD. recorded under File No. 03 075 438, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 57, A-289, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas Coordinate System of 1983, South Central Zone)

**BEGINNING** at a 1-1/4 inch iron pipe found for the northeast corner of the 2.44 acre tract described in the deed from Thomas T. Mullen, et al. to The South Texas Water Company recorded under Volume 1012, Page 775, in the Deed Records of Brazoria County, Texas, and the southeast corner of the herein described tract, from which a 5/8 inch iron rod found for the southwest corner of the 9.0417 acre tract described in the deed from Tamara Ann Orbegozo, et al. to Jose J. Sosa, et al. recorded in File No. 99 015 215, in the Official Records of Brazoria County, Texas bears  $South 02^{\circ} 55' 04'' East$  – 163.08 feet;

**THENCE**  $South 87^{\circ} 18' 50'' West$  – 2107.33 feet, along the north line of said 2.44 acre tract, to the southwest corner of the herein described tract, in the east right-of-way line of a County Road (40' R.O.W. – unimproved), from which a 1-1/4 inch iron pipe found for the northwest corner of said 2.44 acre tract bears  $South 87^{\circ} 18' 50'' West$  – 20.00 feet (in the centerline of said 40' County Road);

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**THENCE North 02° 42' 17" West – 574.89 feet, with the east right-of-way line of said County Road, to the northwest corner of the herein described tract;**

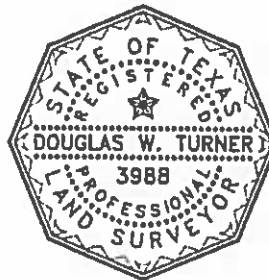
**THENCE North 87° 18' 50" East – 2105.19 feet, to the northeast corner of the herein described tract;**

**THENCE South 02° 55' 04" East, at 98.01 feet passing a 1/2 inch iron rod found for the southwest corner of the 9.19 acre tract described in the deed from James F. Griffin to Jose Jesus Lopez, et ux. recorded under Volume 1384, Page 495, in the Deed Records of Brazoria County, Texas, and the northwest corner of said 9.0417 acre tract, continuing a total distance of 574.89 feet to the POINT OF BEGINNING of the herein described tract and containing 27.797 acres of land.**

**FIVE TRACTS TOGETHER COMPRISING AN AGGREGATE OF 977.022 ACRES OF LAND.**

Prepared by:  
IDS Engineering Group  
Job No. 1300-001-00-602  
Certification Date: October, 2015

  
\_\_\_\_\_  
Douglas W. Turner  
Registered Professional Land Surveyor  
Texas Registration Number 3988  
Certification Date: September, 2015



**HIS LEGAL DESCRIPTION IS ISSUED IN CONJUNCTION WITH THE DISTRICT BOUNDARY MAP OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 31.**

DISTRICT BOUNDARY CLOSURE SHEET

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

ANNEXATION TRACT 4

PNTNO	BEARING	DISTANCE	NORTHING	EASTING
1			13726266.95	3095167.43
	N 02°42'23" W	1646.68		
2			13727911.79	3095089.68
	N 11°17'14" E	746.30		
3			13728643.66	3095235.75
	N 86°54'42" E	3207.00		
4			13728816.44	3098438.09
	S 02°40'40" E	150.00		
5			13728666.60	3098445.10
	S 86°54'42" W	725.23		
6			13728627.53	3097720.92
	S 03°05'18" E	953.72		
7			13727675.19	3097772.31
	Radius: 450.00	Chord: 217.08	Degree: 12°43'57"	Dir: Left
	Length: 219.24	Delta: 27°54'53"	Tangent: 111.84	
	Chord BRG: N 83°18'43" E	Rad-In: N 07°16'10" E	Rad-Out: N 20°38'44" W	
	Radius PntNo: PP N: 13728121.58	E: 3097829.25		
8			13727700.48	3097987.91
	N 69°21'17" E	166.63		
9			13727759.23	3098143.84
	Radius: 550.00	Chord: 173.24	Degree: 10°25'03"	Dir: Right
	Length: 173.96	Delta: 18°07'21"	Tangent: 87.71	
	Chord BRG: N 78°24'57" E	Rad-In: S 20°38'44" E	Rad-Out: S 02°31'22" E	
	Radius PntNo: PP N: 13727244.55	E: 3098337.76		
10			13727794.01	3098313.55
	N 87°28'38" E	147.11		
11			13727800.49	3098460.52
	Radius: 25.00	Chord: 35.40	Degree: 229°10'59"	Dir: Left
	Length: 39.33	Delta: 90°08'41"	Tangent: 25.06	
	Chord BRG: N 42°24'00" E	Rad-In: N 02°31'39" W	Rad-Out: S 87°19'39" W	
	Radius PntNo: PP N: 13727825.46	E: 3098459.41		
12			13727826.63	3098484.39
	S 02°40'40" E	1505.61		
13			13726322.66	3098554.73
	N 46°32'37" W	123.65		
14			13726407.71	3098464.97
	N 82°23'40" W	166.90		
15			13726429.80	3098299.54
	S 87°01'25" W	3136.34		
1			13726266.95	3095167.43
Closure Error Distance> 0.0000				
Total Distance Inversed> 13107.71				
168.205 Acres				

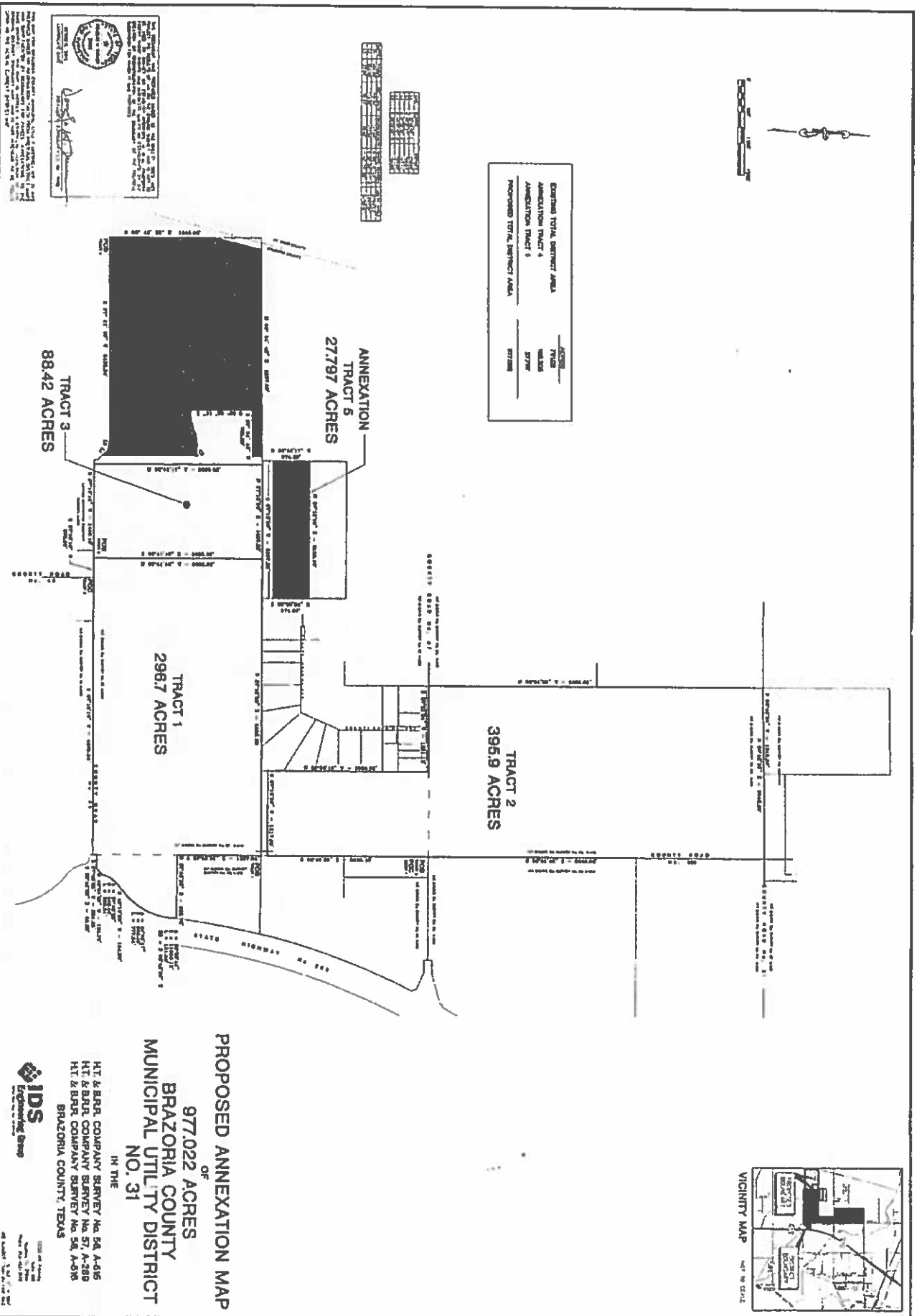
**DISTRICT BOUNDARY CLOSURE SHEET**

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

ANNEXATION TRACT 5

PntNo	Bearing	Distance	Northing	Easting	Description
1			13729095.34	3100624.64	
	S 87°18'50" W	2107.33			
2			13728996.59	3098519.62	
	N 02°42'17" W	574.89			
3			13729570.83	3098492.49	
	N 87°18'50" E	2105.19			
4			13729669.49	3100595.37	
	S 02°55'04" E	574.89			
1			13729095.34	3100624.64	
Closure Error Distance> 0.005190					
Total Distance Inversed> 5362.30					
Area: 27.797 Acres					

# EXHIBIT 3



**EXHIBIT "B"**  
**SERVICE PLAN**

CITY OF IOWA COLONY  
MUNICIPAL SERVICE PLAN  
FOR PROPOSED ANNEXATION IN MUD 31 (STERLING LAKES)  
DEVELOPMENT/SUBDIVISION

POLICE

Currently, the area is under the jurisdiction of the Brazoria County Sheriff's Office. However, upon annexation, the City of Iowa Colony 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 and plumbing permits and providing inspection services for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Iowa Colony.

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

PLANNING AND ZONING

The City of Iowa Colony's authority to regulate development and land use through the administration of the City's Zoning Ordinance, Unified Development Code, and other regulatory ordinances 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 of Iowa Colony's Subdivision Ordinance.



## CODE ENFORCEMENT

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

## STREETS

It is recognized that many streets within MUD 31 are privately owned and maintained by the homeowners' association. Nevertheless, all streets will be constructed by the developer/subdivider as provided in the Subdivision Ordinance and any applicable development agreement. All street improvements will be inspected by the City Engineer for compliance with the Design Criteria Manual. Maintenance to the publicly dedicated street facilities will be provided by the City in cooperation with Brazoria County 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 Engineers at time of completion. The City will then maintain the public drainage systems following city approval and acceptance.

## STREET LIGHTING

The developer/subdivider will provide street lighting as provided in the Subdivision Ordinance and development agreement.

## WATER SERVICE

A municipal utility district will provide water service to the area in accordance with the applicable codes and City policy.

## SANITARY SEWER SERVICE

A municipal utility district will provide sanitary sewer service to the area in accordance with 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

Parks, playgrounds, and any swimming pools will be provided by a developer in compliance with the City's ordinances and a development agreement.

### CAPITAL IMPROVEMENTS

Capital improvements for the services herein described for the annexation area are already well advanced or complete. To the extent that additional capital improvements are required, they will be provided by a developer, pursuant to the City's ordinances and a development agreement, within any time limits provided by law.

### MISCELLANEOUS

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

### SUBJECT TO CONTRACTS

The City of Iowa Colony already has agreements with the developer of the area proposed for annexation and with one or more municipal utility districts, concerning a development agreement, utilities, and other matters intended to optimize the land use, tax base, efficient and economical provision of services in the area, and/or other matters. In addition, the City may negotiate for other such agreements. This Service Plan is subject to the terms of any of those arrangements.