

PETITION FOR ANNEXATION
INTO THE CITY OF IOWA COLONY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

The undersigned, SANDY POINT OWNER LP, a Delaware limited partnership and SANDY POINT DEV OWNER LP, a Delaware limited partnership, or their successor or assigns (collectively, the "Petitioners"), acting pursuant to Section 43.0671 of the Texas Local Government Code, together with all amendments and additions thereto, respectfully petition the Mayor and the City Council of the City to extend the present corporate limits so as to include and annex as part of the City the tract of land described by metes and bounds in Exhibit A (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the Petitioners would show the following:

1. The Land is comprised of approximately 950 acres currently partially located within the City's extraterritorial jurisdiction and partially located within land that is not in any other city's extraterritorial jurisdiction (as such term is defined in Texas Local Government Code Section 42.001 et seq., as amended).
2. The Land is described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.
3. The Petitioners hereby certify that they are the sole owners of the Land, and that this Petition is signed and acknowledged by each and every person, corporation or entity that has ownership interest in any part of the Land. The Petitioners acknowledge the City has offered a development agreement and the Petitioners have entered into a development agreement with the City.
4. This Petition may be recorded in the official real property records of Brazoria County, Texas, and shall bind the Petitioners' successors and assigns.
5. This Petition is irrevocable without the consent of the City of Iowa Colony, which is in no way obligated to give such consent.

[SIGNATURE PAGES FOLLOW]

Respectfully submitted this 28th day of April, 2023.

SANDY POINT OWNER LP,
a Delaware limited partnership

By: Sandy Point GP LLC,
a Delaware limited liability company,
its General Partner

By: Sandy Point Venture LP,
a Delaware limited partnership,
its sole Member

By: HT Sandy Point LP,
a Delaware limited partnership,
its General Partner

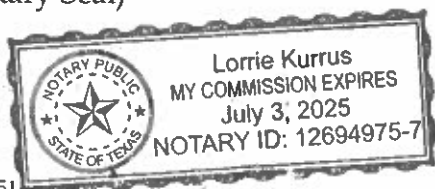
By: Hines Sandy Point Member LP,
a Delaware limited partnership,
its General Partner

By: 
Name: Robert W. Witte
Title: Senior Managing Director

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 28th day of April 28, 2023, by Robert W. Witte, as Senior Managing Director of Hines Sandy Point Member LP, a Delaware limited partnership, General Partner of HT Sandy Point LP, a Delaware limited partnership, General Partner of Sandy Point Venture LP, a Delaware limited partnership, sole Member of Sandy Point GP LLC, a Delaware limited liability company, General Partner of SANDY POINT OWNER LP, a Delaware limited partnership, on behalf of said limited liability company and said limited partnerships.

(Notary Seal)



Lenie Kinner
Notary Public, State of Texas

SANDY POINT DEV OWNER LP,
a Delaware limited partnership

By: Sandy Point DEV GP LLC,
a Delaware limited liability company,
its General Partner

By: Sandy Point Venture LP,
a Delaware limited partnership,
its sole Member

By: HT Sandy Point LP,
a Delaware limited partnership,
its General Partner

By: Hines Sandy Point Member LP,
a Delaware limited partnership,
its General Partner

u By: 
Name: Robert W. Witte
Title: Senior Managing Director

THE STATE OF TEXAS §
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(Notary Seal)





Notary Public, State of Texas

EXHIBIT A

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;

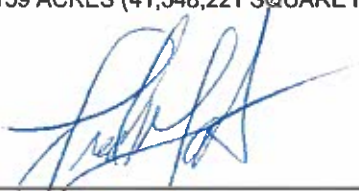
SOUTH 73 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 52.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER IN THE EAST LINE OF LOT 50, SAME BEING THE COMMON LINE OF SAID DAVIS TALLEY LEAGUE AND L.A. GUERINGER SURVEY, ABSTRACT NO. 706;

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

