

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
ASSIGNING NEWLY ANNEXED AREAS TO CITY COUNCIL
DISTRICTS, WITH RELATED PROVISIONS**

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

SECTION 1. That the term “Annexed Areas” herein means all areas annexed into the City of Iowa Colony for full or limited purposes before the enactment of this Ordinance but after April 6, 2022, which is the date the City Boundaries Commission passed a Resolution establishing the original boundaries of Iowa Colony City Council Districts A, B, and C. For convenience and without limiting the foregoing, a list and further descriptions of areas included in the Annexed Areas are attached and incorporated herein in full.

SECTION 2. That the Council of the City of Iowa Colony, Texas (“the City”) hereby finds that the following facts are true:

- a. Section 3.01 (c) of the Home Rule Charter (“the Charter”) of the City of Iowa Colony, Texas provides for three of the seven City Council members to be elected from single-member districts designated as Districts A, B, and C.
- b. **Section 3.01 (f)(2)(iv) of the Charter states:**

“Promptly following the addition of territory to the city by a boundary change, the City Council shall by ordinance add that territory to an adjacent district or districts.”

- c. **Accordingly, this Ordinance adds newly annexed territory to adjacent Council Districts B and C respectively, and does not change Council District A.**
- d. **The Annexed Areas, as herein defined, are adjacent to Council Districts B and C respectively, as hereby attached and incorporated herein in full.**
- e. The district boundaries adopted by this Ordinance are based upon census blocks from the United States Census of 2020 and the boundaries of the Newly Annexed Areas herein defined.
- f. The district boundaries adopted by this Ordinance are as compact as reasonably practicable.
- g. The district boundaries established by this Ordinance are as equally as reasonably practicable in total population and voting age population.
- h. The district boundaries established by this Ordinance neither concentrate nor fracture populations of any racial, ethnic, language, or other demographic group in violation of Section 2 of the Voting Rights Act of 1965.
- i. This Ordinance has been read and passed at two meetings of the City Council, each held after 72 hours of notice and open to the public, in compliance with all requirements of the Texas Open Meetings Act.

- j. A quorum of the members of the City Council was present in person throughout the meetings.
- k. Upon a motion and second duly made, this Ordinance was passed by the members of the City Council present at each of those meetings.
- l. Those meetings and the passage of this Ordinance complied with all requirements of applicable law.

SECTION 3. That the Annexed Areas are adjacent to City Council Districts B and C respectively. The City Council hereby adds the Annexed Areas to Council Districts B and C as hereby attached and incorporated herein in full.

SECTION 4. The district boundaries hereby established shall be effective for the municipal election(s) after May 2024, and thereafter until lawfully changed.

PASSED AND APPROVED ON THE ON THE FIRST READING ON THE 8TH DAY OF APRIL 2024.

PASSED AND APPROVED ON THE ON THE SECOND READING ON THE _____ DAY OF _____ 2024.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

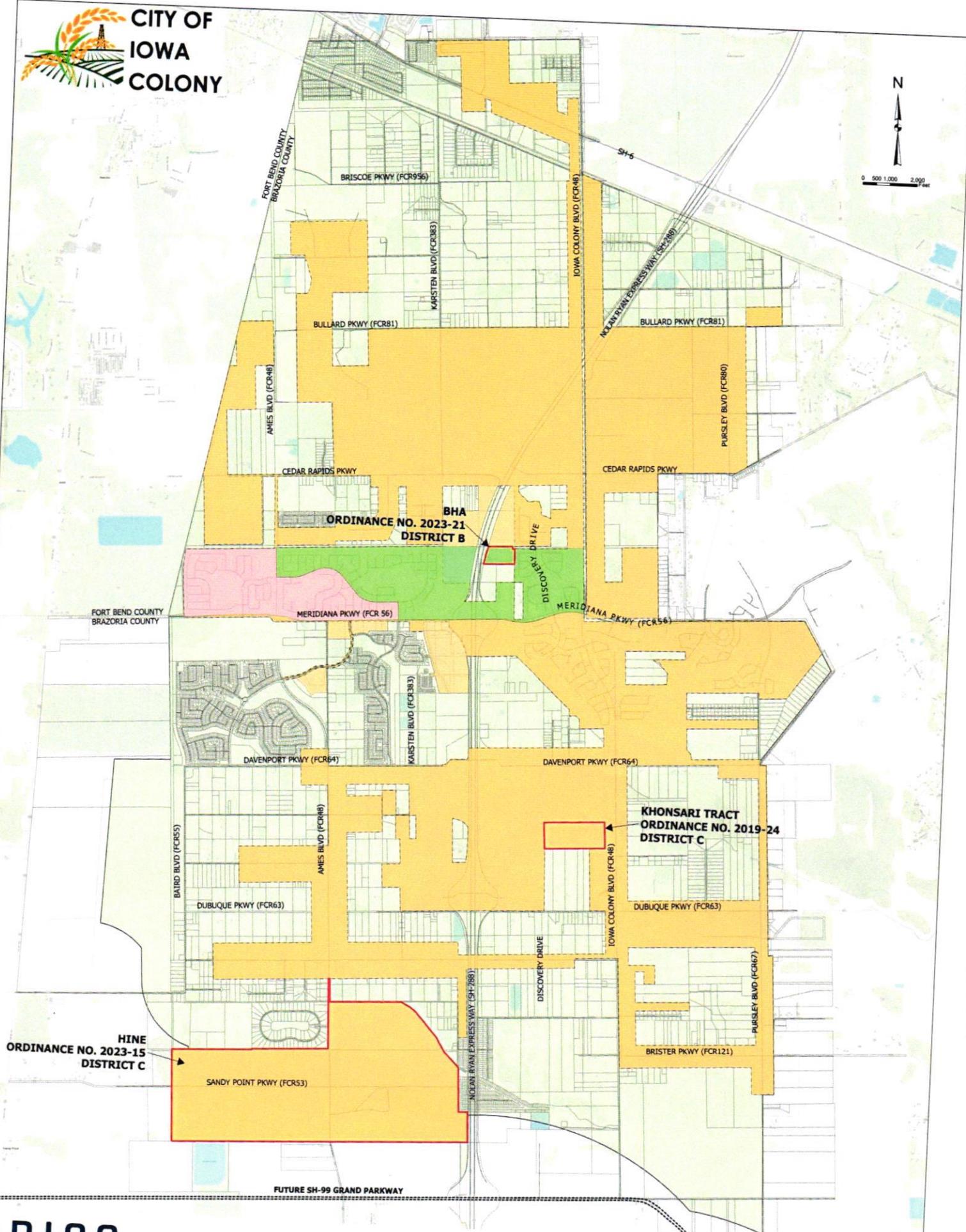
KAYLEEN ROSSER, CITY SECRETARY

**EXHIBIT “A”
ANNEXED AREAS**

The Annexed Areas added to City Council Districts B and C respectively by the foregoing ordinance include all areas annexed into the City of Iowa Colony by the following ordinances:

1. BHA Investments LLC Ordinance No. 2023-21 – District B
2. Hines Development Ordinance No. 2023-15 – District C
3. Baham/Khonsari Tract Ordinance No. 2019-24 – District C

Descriptions of the Annexed Areas in those ordinances are attached hereto and incorporated herein in full.



**CITY OF IOWA COLONY, TEXAS
VOTING DISTRICT**

City ETJ City Limits

EXHIBIT 'A'

File No.: 1579299-H062 (CK)
Property: Vacant Land, Angleton, TX 77515

A 15.624 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2005069892, BEING OUT OF TRACTS 653 AND 654, SECTION 56, EMIGRATION LAND. CO. SUBDIVISION, RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 515, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID TRACT 654, SAME BEING THE NORTH LINE OF TRACT 655, A CALLED 10 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 02051431, SAID POINT ALSO BEING ON THE WEST LINE OF A CALLED 53.889 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2008032761;

THENCE ALONG THE COMMON LINE OF SAID TRACT 654 AND SAID TRACT 655, WEST, A DISTANCE OF 659.61 FEET TO A 3/4" IRON PIPE FOUND AT THE COMMON CORNER OF SAID TRACT 653, SAID TRACT 655 AND TRACT 652 DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY, CLERK FILE NO. 93011992;

THENCE ALONG THE COMMON LINE OF SAID TRACT 653 AND SAID 652, SOUTH 89° 55' 04" WEST A DISTANCE OF 456.11 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 288, RECORDED IN VOLUME 1129, PAGE 424, DEED RECORDS, BRAZORIA COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11249.16 FEET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03° 26' 26" PASSING AT AN ARC LENGTH OF 542.79 FEET A CONCRETE RIGHT-OF-WAY MONUMENT AND CONTINUING A TOTAL ARC DISTANCE OF 675.50 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 12° 13' 47" EAST A DISTANCE OF 675.40 FEET TO A 5/8" IRON ROD FOUND ON THE NORTH LINE OF SAID TRACT 653, SAME BEING THE CENTERLINE OF A 40 FOOT WIDE DEDICATED RIGHT-OF-WAY PER VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY MAP RECORDS;

THENCE ALONG THE NORTH LINE OF SAID TRACTS 653 AND 654, AND SAID CENTERLINE NORTH 89° 57' 45" EAST A DISTANCE OF 871.29 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800" SET;

THENCE ACROSS SAID TRACT 654, SOUTH 00° 16' 06" EAST, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ACROSS SAID TRACT 654, SOUTH 88° 59' 32" EAST, A DISTANCE OF 99.43 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID TRACT 654. SAID POINT BEING ON SAID WEST LINE OF A CALLED 53.889 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 53.889 ACRE TRACT AND SAID TRACT 654, SOUTH 00° 06' 44" EAST, A DISTANCE OF 558.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 680.562 SQUARE FEET OR 15.624 ACRES OF LAND MORE OR LESS.

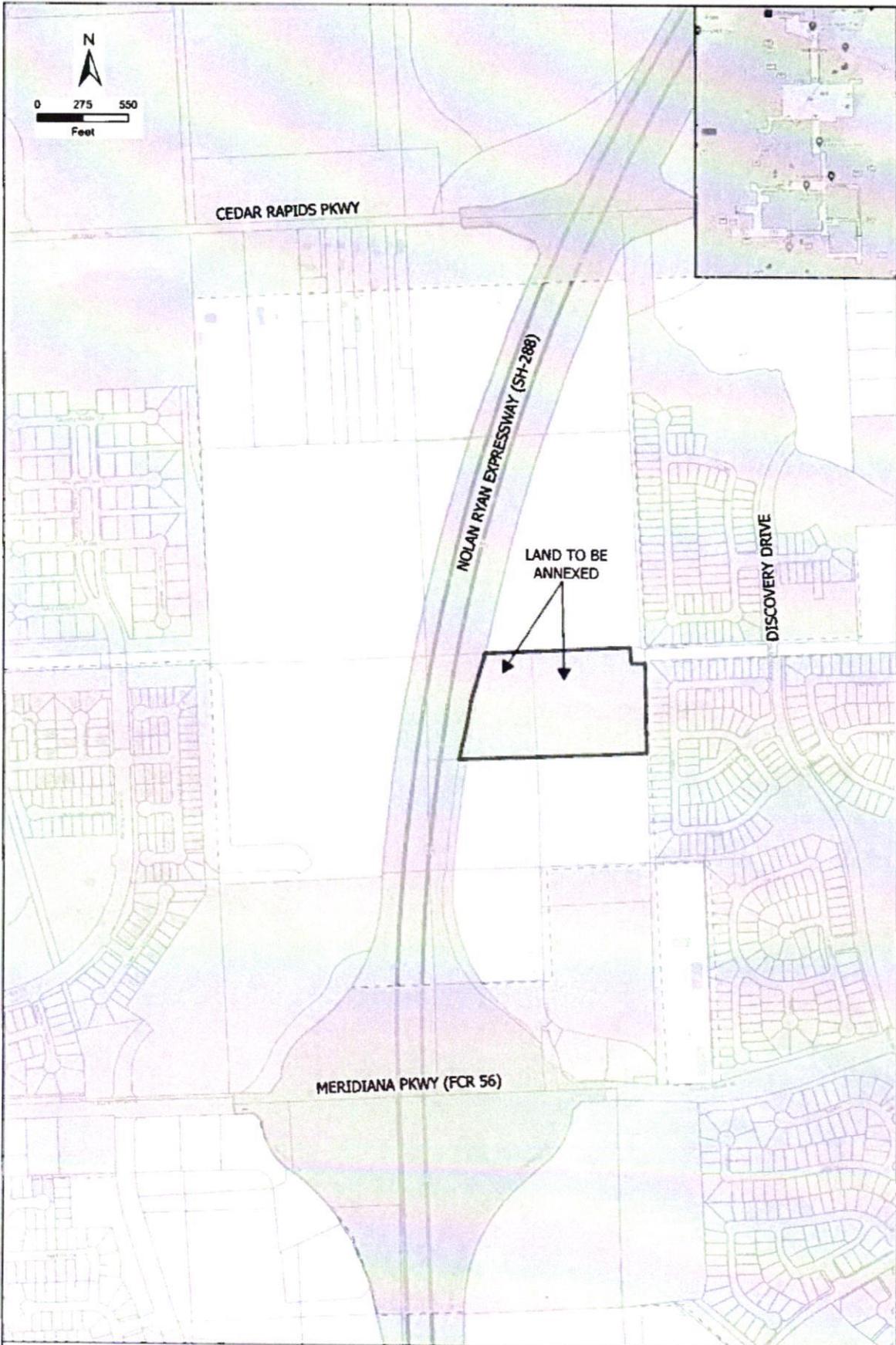


EXHIBIT "A"
DESCRIPTION OF ANNEXATION AREA
CITY OF IOWA COLONY ANNEXATION OF
HINES DEVELOPMENT AND COUNTY ROADS

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 south 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. This Part Two, the portion of the right of way of County Road 48 being annexed, is also the land described on the attached metes and bounds description of "Part Two Annexation Tract for Ames Boulevard (Airline Road/County Road 48)," LESS AND EXCEPT any portion thereof already in the incorporated limits of the City of Iowa Colony.

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.

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;

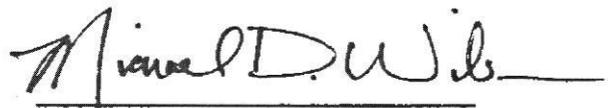
THENCE, North 02°43'27" West, at a distance of 339.82 feet pass the aforementioned Common Survey line and continue for a total distance of 1,853.90 feet to a point in the south line of the aforementioned County Road 62;

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.

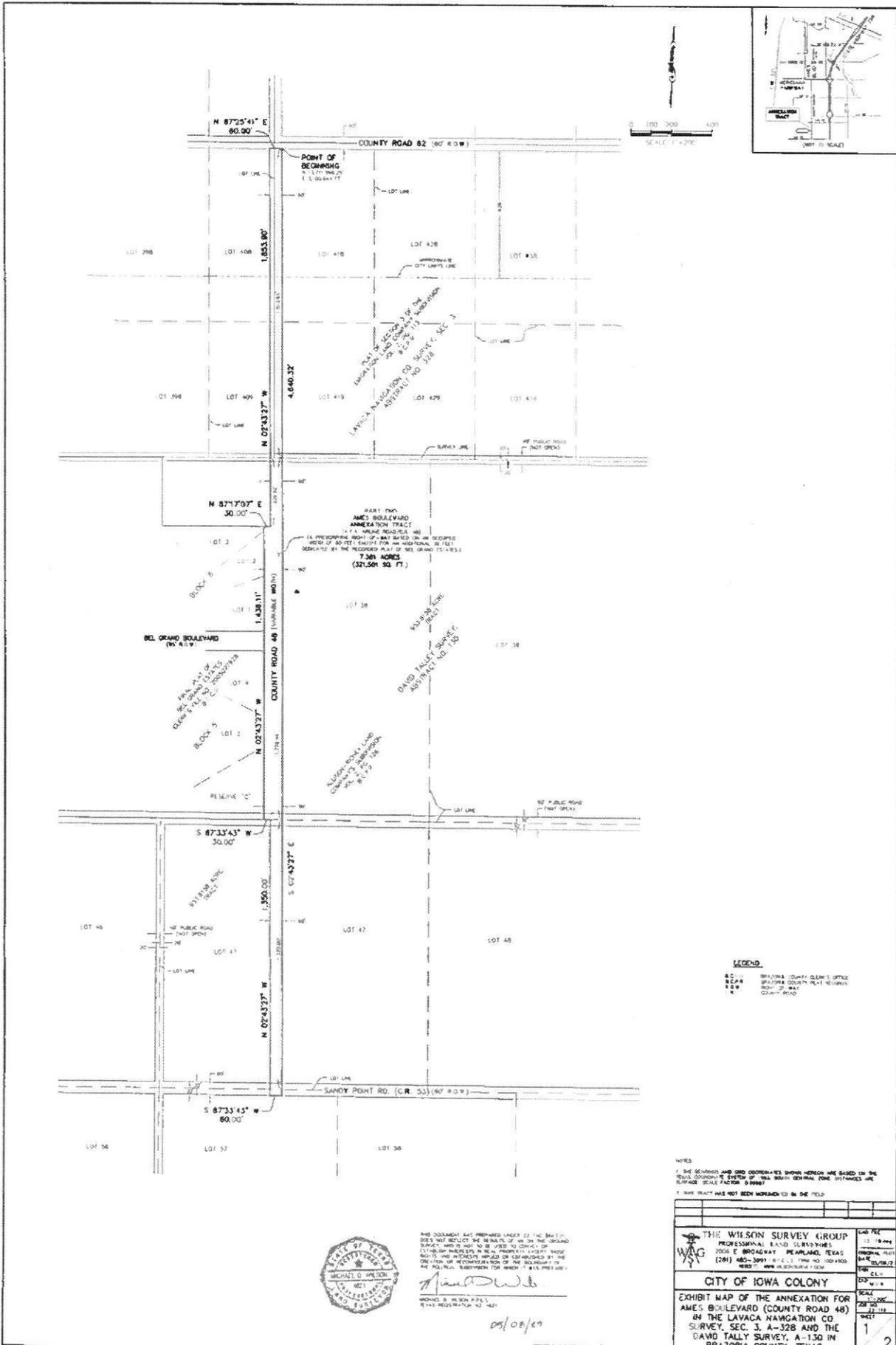
The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77581
281-485-3991
T.B.P.E.L.S. Firm No. 10014900
Job No. 23-119



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

05/08/23





LEGEND

B.C. BRAZORIA COUNTY CLERK'S OFFICE
 B.C.A.P. BRAZORIA COUNTY PUBLIC UTILITIES
 R.R. RAILROAD
 C.R. COUNTY ROAD

NOTES

1. THE BEARINGS AND LONG DISTANCES SHOWN HEREON ARE BASED ON THE 1983 GEODESIC SYSTEM OF THE SOUTH ZONAL ZONE DISTANCES ARE SURFACE MEASUREMENTS.

2. THIS TRACT HAS NOT BEEN INCREASED IN THE FIELD.



THIS DOCUMENT WAS PREPARED UNDER THE BEST PRACTICES AND DOES NOT REFLECT THE OPINION OF ME OR THE SURVEY GROUP. IT IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE INDICATED BY THE INSTRUMENTS REFERENCED BY THE INSTRUMENT OR RECONSTRUCTION OF THE INSTRUMENT IN THE FIELD. SUBSCRIPTION FOR RECORD IS \$10.00 PER YEAR.

Michael D. Wilson
 MICHAEL D. WILSON, P.S.
 12345 WILSON ST., SUITE 100
 HOUSTON, TEXAS 77055

05/08/09

THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2008 E. BROADWAY PEAPACK, TEXAS (281) 485-3997 FAX (281) 485-3998 WWW.WILSONSURVEY.COM		CWS 752 13 18 MAY ORIGINAL FILED DATE 05/08/09
CITY OF IOWA COLONY		CWS 752 13 18 MAY ORIGINAL FILED DATE 05/08/09
EXHIBIT MAP OF THE ANNEXATION FOR AMES BOULEVARD (COUNTY ROAD 48) IN THE LAVACA NAVIGATION CO SURVEY, SEC. 3, A-328 AND THE DAVID TALLY SURVEY, A-130 IN BRAZORIA COUNTY, TEXAS		SCALE 1" = 200' SHEET 1 OF 2



**DESCRIPTION OF A TRACT OF LAND CONTAINING
34.000 ACRES (1,481,040 SQUARE FEET) SITUATED
IN THE H. T. & B. RR. COMPANY SURVEY, SECTION 49, ABSTRACT 259
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 34.000 acres (1,481,040 square feet), situated in the H. T. & B. RR. Company Survey, Section 49, Abstract 259, Brazoria County, Texas, being all of a tract of land conveyed unto Ley Ouch by deeds recorded under County Clerk's File Nos. 2005001446 and 2005002636 of the Official Records of Brazoria County, Texas. Said 34.000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of H. T. & B. RR. Company Survey, Section 49, Abstract 259, as recorded in Volume 17, Page 241 of the Plat Records of Brazoria County, Texas, said point being on the east 45.00 feet of County Road 65 (75.00 feet wide);

THENCE North, along the east 45.00 feet of said County Road 65, a distance of 2691.00 feet for the POINT OF BEGINNING and being the southeast corner of said tract herein described,

THENCE West, passing a found 1/2-inch iron rod in the west right-of-way line of said County Road 65 at a distance of 45.00 feet and continue for a total distance of 2640.00 feet to the southwest corner of said tract herein described (from which a found 1/2-inch iron rod bears South 62°49' West, a distance of 1.4 feet);

THENCE North 561.00 feet to the northwest corner of said tract herein described (from which a found 1/2-inch iron rod bears South 50°35' West, a distance of 1.2 feet);

THENCE East, passing a found 1/2-inch iron rod in the west right-of-way line of said County Road 65 at a distance of 2595.00 feet, and continue for a total distance of 2640.00 feet for the northeast corner of said tract herein described;

THENCE South, along the east line of the said 45.00 feet of said County Road 65, a distance of 561.00 feet to the POINT OF BEGINNING and containing 34.000 acres (1,481,040 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 17, 2018, job number 10-67524-18



EXHIBIT __, PAGE 1 OF 3 PAGES

County: Brazoria
Project: Baham 288
M&B No: 18-031
CS Job No: 18039

METES AND BOUNDS DESCRIPTION OF 26.000 ACRES

Being a tract of land containing 26.000 acres, located in the H.T. & B. R.R. Co. Survey, Section 49, Abstract 259, in Brazoria County, Texas; Said 26.000 acre tract being all of a called 13.0000 acre tract of land recorded in the name of Baham Interests Limited Partnership in Brazoria County Clerk's File Number (B.C.C.F. No.) 2012054327 (the north 13.0000 acre tract) and all of a called 13.0000 acre tract of land recorded in the name of Baham Interests Limited Partnership in B.C.C.F. No. 2012054326 (the south 13.0000 acre tract); Said 26.000 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a point for the northeast corner of said north 13.0000 acre tract and the southwest corner of a called 14.00 acre tract of land recorded in the name of Ley Ouch in B.C.C.F. No. 2005602363, on the centerline of County Road 65 (width varies);

THENCE, South 02° 40' 17" East with the east lines of said north and south 13.0000 acre tracts and the centerline of said County Road 65, a distance of 429.00 feet to a point for the southeast corner of said south 13.0000 acre tract and the northeast corner of a called 7.000 acre tract of land recorded in the name of Jack O. Baird, III, in B.C.C.F. No. 2016017044;

THENCE, South 87° 19' 43" West, with the south line of said south 13.0000 acre tract and the north lines of said 7.000 acre tract, a called 11.6060 acre tract of land recorded in the name of Jerry Dace in B.C.C.F. No. 2012041204, a called 11.6060 acre tract of land recorded in the name of Leroy A. Stevens in B.C.C.F. No. 2012041201, a called 43.230 acre tract of land recorded in the name of Lashonda Naco Petry in B.C.C.F. No. 2017025181, and a called 20.03 acre tract of land recorded in the name of Domingo Salinas in B.C.C.F. No. 1996009986, at a distance of 45.00 feet pass a 3/4-inch iron pipe found on the west Right-of-Way (R.O.W.) line of said County Road 65, continuing in all a distance of 2,640.00 feet to a 5/8-inch iron rod found at the southwest corner of said south 13.0000 acre tract and the northwest corner of said 20.03 acre tract, on the east line of a called 132.1854 acre tract of land recorded in the name of Rally Capital Texas, LLC, in B.C.C.F. No. 2013040084;

THENCE, North 02° 40' 17" West, with the west lines of said south and north 13.000 acre tracts and the east line of said 132.1854 acre tract, a distance of 429.00 feet to a 1/2-inch iron rod found at the northwest corner of said north 13.0000 acre tract and the southwest corner of aforesaid 14.00 acre tract;

THENCE, North 87° 19' 43" East, with the north line of said north 13.0000 acre tract and the south line of said 14.00 acre tract, at a distance of 2,595.00 feet pass a 1/2-inch iron rod found on the west R.O.W. line of said County Road 65, continuing in all a distance of 2,640.00 feet the **POINT OF BEGINNING** and containing 26.000 acres of land.

A Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



Michael Hall, R.P.L.S.
Texas Registration Number 5765



CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
April 10, 2018

