



**CITY OF
IOWA
COLONY**
Department of Community Development Division
3144 Meridiana Pkwy
Iowa Colony, TX 77583
Office: 346-395-4528

ANX

**ANNEXATION REQUEST (VOLUNTARY)
APPLICATION CHECKLIST**

INSTRUCTIONS

- » This application checklist is to assist in preparing a request to annex into the City's corporate limits.
- » All required items shall be included in the submittal. Incomplete applications will not be accepted for review.

APPLICATION COMPLETENESS CERTIFICATION

All items listed below are required unless not applicable.

PROVIDED
(Applicant
must check)

SUPPORTING DOCUMENTS

Completed and Signed Application Checklist.

Please note that each subsequent submittal will require a written response for all changes.



Completed property owner consent form with each owner's original signature.

Please note each property owner's signature is required when multiple owners of record exist for the same property.



Copy of deed(s) showing current ownership.



A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on an 8.5" x 11" sheet of paper.



I, the undersigned, acknowledge that all required documents are provided in this submittal as indicated above:

Applicant Signature: Ann Chaffin Date: 8/9/2026

Applicant Name: Ann Chaffin



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3144 Meridiana Pkwy
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PROPERTY OWNER CONSENT FORM

Please submit a Property Owner Consent Form for each owner if there are multiple owners of record for the same property.

I, Ann Chaffin, swear and affirm that I am the
(Property Owner's printed name; include signatory name and title if signing for a company)
owner of property located at dead end CR 573 and Caldwell Ranch Blvd Phase 3B, as shown in the records
(property address or legal description)
of Brazoria County, Texas, as applicable, which is subject to this Application, and request for this
property to be incorporated into the corporate limits of the City of Iowa Colony.

I authorize _____ to submit this application and serve as my
(Applicant's Name)
representative for this Application.

Property Owner Signature: Ann Chaffin Date: 8/9/2024
Property Owner Name and Title (if signing for a company): Ann Chaffin

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND/
BRAZORIA §

Frances Underwood ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by John Caldwell and Ann Chaffin (collectively, "Grantee") whose address is 11166 FM 521 Rd., Rosharon, Texas 77583, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, Grantor's undivided 1/6th interest in that certain real property situated in Fort Bend and Brazoria County, Texas, and described in Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), and all buildings, fixtures and other improvements located on the Land, if any, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including, but not limited to, any right, title and interest of Grantor in and to (1) any strips and gores, if any, between the Land and any abutting properties, whether owned or claimed by deed, limitations or otherwise; and (2) any land lying within any highway, avenue, street, road, alley, easement or right of way, open or proposed, in, or across, abutting or adjacent to the Land, to the center line of said highway, avenue, street, road, alley or right-of-way (collectively, the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to any easements, restrictions and other matters recorded in the real property records of Fort Bend and Brazoria County, Texas (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the Permitted Exceptions, Grantor (as to their undivided interests) does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page left blank; Signature page follows]

EXECUTED to be effective the 31st day of October, 2019.

GRANTOR:

F. Underwood
Frances Underwood

THE STATE OF Tennessee
COUNTY OF Davidson

§
§
§

This instrument was acknowledged before me on October 31, 2019, by Frances Underwood.

[Signature]
Notary Public, State of TN

[Seal]

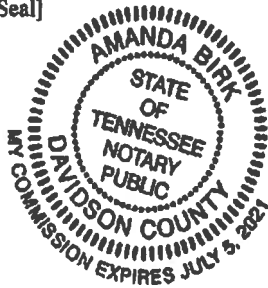


EXHIBIT A
Description of Property

County: Fort Bend/Brazoria
Project: Southern Colony
Job No. 185567
MBS No. 19-324

FIELD NOTES FOR 8.740 ACRES

Being a tract containing 8.740 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas and Abstract 713 in Brazoria County; said 8.740 acre tract being a portion of a call 363.942 acre tract recorded in the name of J.H. Caldwell, et al in Volume 796, Page 565 of the Official Records of Fort Bend County (O.R.F.B.C.) and being a portion of Lot 1 of the T.W. & J.H.B. House Subdivision recorded in Volume 7, Page 301 of the Fort Bend County Deed Records (F.B.C.D.R.); Said 8.740 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

Beginning at the southeasterly corner of said Lot 1 and the northeasterly corner of Lot 9, said T.W. & J.H.B. House Subdivision;

Thence, with the southerly line of said Lot 1, South 86 degrees 55 minutes 29 seconds West, a distance of 566.87 feet;

Thence, leaving said line, through and across said Lot 1, the following four (4) courses:

- 1) North 09 degrees 59 minutes 42 seconds West, a distance of 540.12 feet;
- 2) North 63 degrees 13 minutes 42 seconds East, a distance of 114.42 feet;
- 3) 401.11 feet along the arc of a curve to the right, said curve having a radius of 970.13 feet, a central angle of 23 degrees 41 minutes 22 seconds and a chord that bears North 75 degrees 04 minutes 23 seconds East, a distance of 398.26 feet;
- 4) North 86 degrees 55 minutes 04 seconds East, a distance of 137.32 feet to the easterly line of said Lot 1;

Thence, with said line, South 03 degrees 04 minutes 56 seconds East, a distance of 663.99 feet to the Point of Beginning and containing 8.740 acres of land.

GBI PARTNERS, L.P.
TBPLS Firm No. 10130300
Ph: 281.499.4539
October 22, 2019



FILED and RECORDED

Instrument Number: 2019056404

Filing and Recording Date: 11/12/2019 04:30:49 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, reading "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-april

County: Brazoria
Project: Caldwell
Job No. 212209
MBS No. 26-329

FIELD NOTES FOR 0.065 ACRE

Being a tract containing 0.065 acre of land, located in the William Hall Survey, Abstract Number 713 in Brazoria County, Texas; said 0.065 acre tract being a portion of a call 8.740 acre tract recorded in the names of John Caldwell and Ann Chaffin in File Number 2019127944 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.065 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Beginning at the northeasterly corner of said 8.740 acre tract, the southeasterly corner of a call 71.697 acre tract styled as Tract I and recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2021179529 of the O.R.F.B.C. and being on the westerly line of a call 100-foot wide Right-of-Way (R.O.W.) recorded in the name of Bayou Rifles, Inc. in File Number 2001052768 of the Official Public Records of Brazoria County (O.P.R.B.C.);

Thence, with said westerly line, South 03 degrees 04 minutes 56 seconds East, a distance of 17.15 feet to a point on the easterly line of aforesaid 8.740 acre tract;

Thence, through and across said 8.740 acre tract the following four (4) courses:

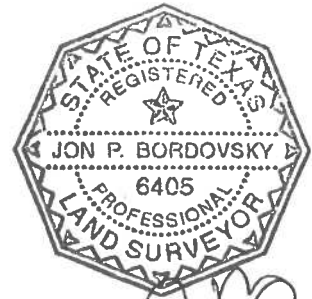
- 1) South 87 degrees 05 minutes 01 second West, a distance of 4.10 feet;
- 2) 28.36 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet, a central angle of 04 degrees 51 minutes 01 second and a chord that bears South 89 degrees 30 minutes 31 seconds West, a distance of 28.35 feet;
- 3) North 88 degrees 03 minutes 58 seconds West, a distance of 60.45 feet;
- 4) 445.89 feet along the arc of a curve to the left, said curve having a radius of 890.00 feet, a central angle of 28 degrees 42 minutes 20 seconds and a chord that bears South 77 degrees 34 minutes 52 seconds West, a distance of 441.25 feet to a 5/8-inch iron rod set on the northerly line of said 8.740 acre tract;

Thence, with said northerly line, the following two (2) courses:

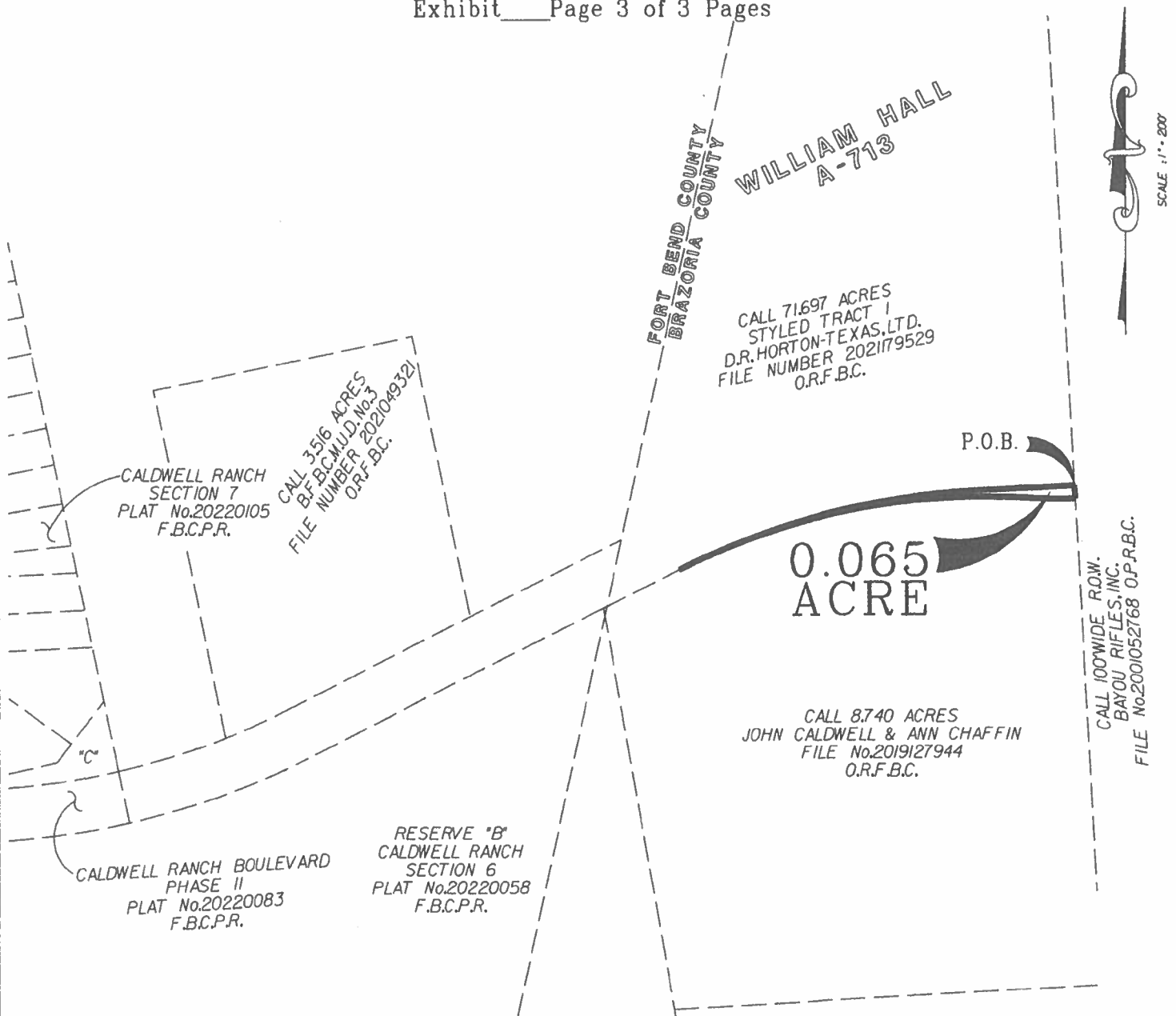
- 1) 401.14 feet along the arc of a curve to the right, said curve having a radius of 970.13 feet, a central angle of 23 degrees 45 minutes 01 second and a chord that bears North 75 degrees 02 minutes 33 seconds East, a distance of 399.27 feet;

- 2) North 86 degrees 55 minutes 04 seconds East, a distance of 137.32 feet to the **Point of Beginning** and containing 0.065 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
June 15, 2026



JPB
6/15/2024



SCALE: 1" = 200'

EXHIBIT OF
0.065 ACRE

BEING A PORTION OF A CALL 8.740 ACRE TRACT
RECORDED IN THE NAMES OF JOHN CALDWELL AND ANN
CHAFFIN IN FILE No. 2019127944 OF THE O.R.F.B.C.

LOCATED IN THE
WILLIAM HALL SURVEY, A-713
BRAZORIA COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 212209
SCALE: 1" = 200'
DATE: 05/21/2026
MBS No.: 26-329

County: Brazoria
Project: Caldwell
Job No. 212209
MBS No. 26-295

FIELD NOTES FOR 1.083 ACRES

Being a tract containing 1.083 acres of land, located in the William Hall Survey, Abstract Number 713 in Brazoria County, Texas; said 1.083 acre tract being a portion of a call 71.697 acre tract styled as Tract 1 and recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2021179529 of the Official Records of Fort Bend County (O.R.F.B.C.), and a portion of a call 8.740 acre tract recorded in the names of John Caldwell and Ann Chaffin in File Number 2019127944 of the O.R.F.B.C.; said 1.083 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at a 5/8-inch iron rod found at the northeasterly corner of Caldwell Ranch Boulevard Phase II, a subdivision recorded in Plat Number 20220083 of the Fort Bend County Plat Records (F.B.C.P.R.) and the southeasterly corner of Reserve "C", Block 1, Caldwell Ranch Section 7, a subdivision recorded in Plat Number 20220105 of the F.B.C.P.R. from which a 5/8-inch iron rod found at the southeasterly corner of said Caldwell Ranch Boulevard Phase II bears South 11 degrees 41 minutes 18 seconds East, a distance of 70.01 feet;;

Thence, through and across aforesaid 71.697 acre tract and a call 3.516 acre tract recorded in the name of Brazoria-Fort Bend County M.U.D. Number 3 in File Number 2021049321 of the O.R.F.B.C., the following two (2) courses:

- 1) 234.36 feet along the arc of a curve to the left, said curve having a radius of 965.00 feet, a central angle of 13 degrees 54 minutes 54 seconds and a chord that bears North 70 degrees 11 minutes 09 seconds East, a distance of 233.79 feet;
- 2) North 63 degrees 13 minutes 42 seconds East, a distance of 502.07 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across said 71.697 acre tract, the following three (3) courses:

- 1) North 63 degrees 13 minutes 42 seconds East, a distance of 52.02 feet;
- 2) 430.05 feet along the arc of a curve to the right, said curve having a radius of 1040.13 feet, a central angle of 23 degrees 41 minutes 22 seconds and a chord that bears North 75 degrees 04 minutes 23 seconds East, a distance of 426.99 feet;
- 3) North 86 degrees 55 minutes 04 seconds East, a distance of 137.32 feet to the easterly line of said 71.697 acre tract and the westerly line of a call 100-foot wide Right-of-Way (R.O.W.) recorded in the name of Bayou Rifles, Inc. in File Number 2001052768 of the Official Public Records of Brazoria County (O.P.R.B.C.);

Thence, with said westerly line, South 03 degrees 04 minutes 56 seconds East, a distance of 87.15 feet to a point on the easterly line of aforesaid 8.740 acre tract;

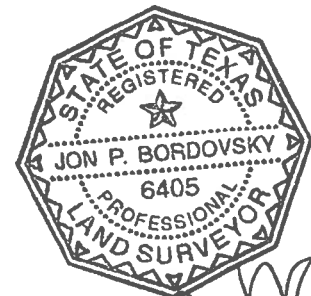
Thence, through and across said 8.740 acre tract the following four (4) courses:

- 1) South 87 degrees 05 minutes 01 second West, a distance of 4.10 feet;
- 2) 28.36 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet, a central angle of 04 degrees 51 minutes 01 second and a chord that bears South 89 degrees 30 minutes 31 seconds West, a distance of 28.35 feet;
- 3) North 88 degrees 03 minutes 58 seconds West, a distance of 60.45 feet;
- 4) 445.89 feet along the arc of a curve to the left, said curve having a radius of 890.00 feet, a central angle of 28 degrees 42 minutes 20 seconds and a chord that bears South 77 degrees 34 minutes 52 seconds West, a distance of 441.25 feet to a 5/8-inch iron rod set on the northerly line of said 8.740 acre tract;

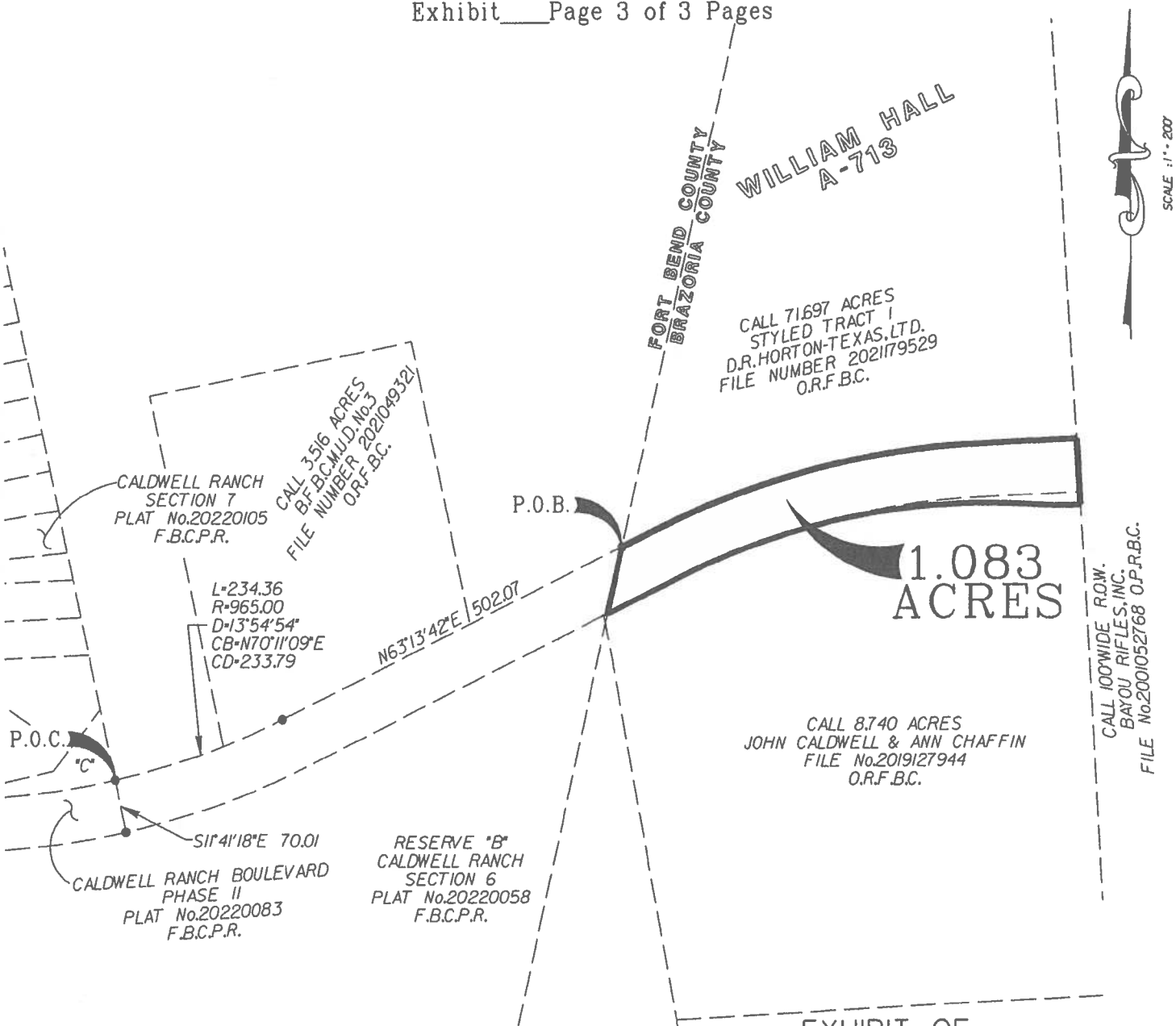
Thence, with said northerly line, South 63 degrees 13 minutes 42 seconds West, a distance of 107.99 feet;

Thence, leaving said line, North 12 degrees 23 minutes 09 seconds East, a distance of 90.27 feet to the **Point of Beginning** and containing 1.083 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
May 21, 2026



JMO
5/21/2026



**EXHIBIT OF
1.083 ACRES**

BEING A PORTION OF A CALL 71,697 ACRE TRACT STYLED AS TRACT 1 AND RECORDED IN THE NAME OF D.R. HORTON-TEXAS, LTD. IN FILE NUMBER 2021179529 OF THE O.R.F.B.C. AND A PORTION OF A CALL 8,740 ACRE TRACT RECORDED IN THE NAMES OF JOHN CALDWELL AND ANN CHAFFIN IN FILE No. 2019127944 OF THE O.R.F.B.C. LOCATED IN THE WILLIAM HALL SURVEY, A-713 BRAZORIA COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
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MBS No.: 26-295