



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



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

PROVIDED
(Applicant
must check)

All items listed below are required unless not applicable.

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: Kathleen Kinchen Digitally signed by Kathleen Kinchen
Date: 2026.08.25 09:06:48 -06'00' Date: 8/25/2026

Applicant Name: Kathleen Kinchen



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

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, Daniel Rose II, Director Of Land Development, 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 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 Kathleen Kinchen to submit this application and serve as my
(Applicant's Name)
representative for this Application.

Property Owner Signature: [Signature]

Date: 8/25/2026

Property Owner Name and Title (if signing for a company): Daniel Rose II, Director of Land Development

County: Brazoria
Project: Caldwell
Job No. 212209
MBS No. 26-328

FIELD NOTES FOR 1.018 ACRES

Being a tract containing 1.018 acres of land, located in the William Hall Survey, Abstract Number 713 in Brazoria County, Texas; said 1.018 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.); said 1.018 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 70.00 feet to the southeasterly corner of said 71.697 acre tract;

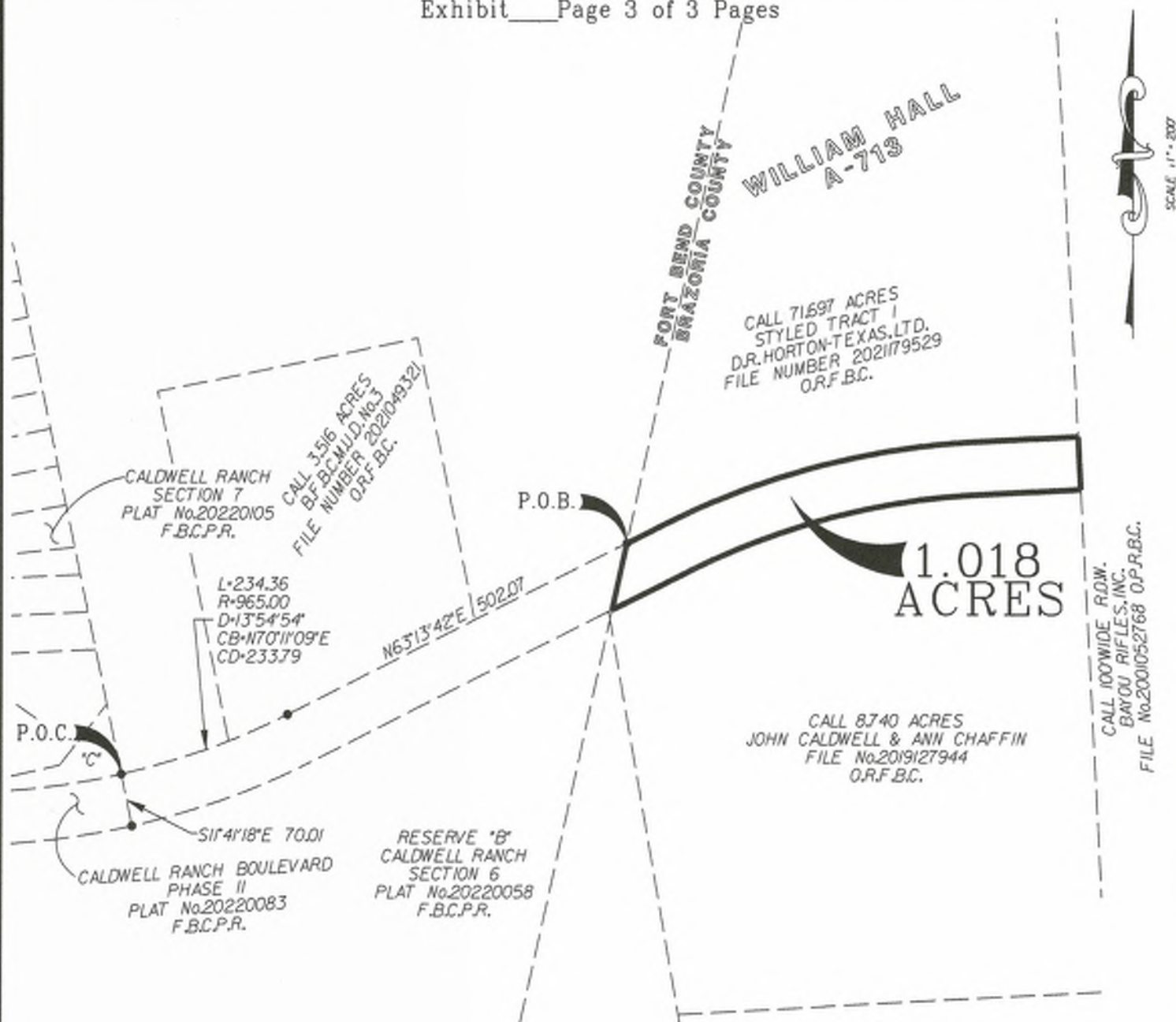
Thence, with the southerly line of said 71.697 acre tract, the following three (3) courses:

- 1) South 86 degrees 55 minutes 04 seconds West, a distance of 137.32 feet;
- 2) 401.11 feet along the arc of a curve to the left, said curve having a radius of 970.13 feet, a central angle of 23 degrees 41 minutes 22 seconds and a chord that bears South 75 degrees 04 minutes 23 seconds West, a distance of 398.26 feet;
- 3) South 63 degrees 13 minutes 42 seconds West, a distance of 109.02 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 1.018 acres of land.

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





SCALE 1"=200'

EXHIBIT OF 1.018 ACRES

BEING A PORTION OF A CALL 71697 ACRE TRACT STYLED
AS TRACT 1 AND RECORDED IN THE NAME OF DR.
HORTON-TEXAS, LTD. IN FILE NUMBER 2021179529 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: 06/15/2026
MBS No.: 26-328

155-210220899

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 §
 §
COUNTY OF BRAZORIA §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS THAT:

258 COLONY INVESTMENTS, LTD., a Texas limited partnership and successor-by-conversion to 258 Colony Investments, LLC, a Texas limited liability company ("**Grantor**"), for the consideration hereinafter stated, does GRANT, SELL, and CONVEY unto **D.R. HORTON – TEXAS, LTD.**, a Texas limited partnership with a mailing address of 6744 Horton Vista Drive, Suite 100, Richmond, Texas 77407, Attn: Chris Lindhorst ("**Grantee**"), the following described real property, together with all improvements thereon, situated in Fort Bend County and Brazoria County, Texas (the "**Property**");

87.684 acres of land, more or less, situated in Fort Bend County and Brazoria County, Texas, said land being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor and Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto 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, subject to the Permitted Exceptions set forth on **Exhibit B** attached to and incorporated in this Deed by reference. Grantee assumes the payment of ad valorem taxes and assessments in the current year and for subsequent years, and rollback taxes and other subsequent taxes and assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

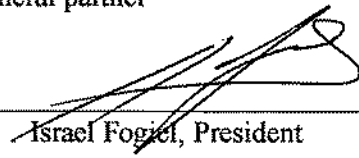
For the same consideration, Grantor hereby **GRANTS, SELLS, CONVEYS, ASSIGNS, and DELIVERS** to Grantee, all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, and (iii) any easements, rights of way, rights of ingress and egress, or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed. in, on, across from, in front of, abutting, adjoining, or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, and (iv) all oil, gas, hydrocarbons, and minerals in, on, under, or that may be produced from the Property.

Executed this 22nd day of Oct, 2021.

GRANTOR:

258 COLONY INVESTMENTS, LTD.,
a Texas limited partnership

By: FW Companies, LLC,
a Texas limited liability company,
its general partner

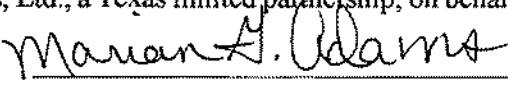
By: 
Israel Fogiel, President

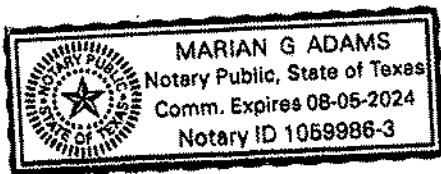
STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me, the undersigned authority, on October 22, 2021, by Israel Fogiel, President of FW Companies, LLC, a Texas limited liability company and general partner of 258 Colony Investments, Ltd., a Texas limited partnership, on behalf of such entities.


Notary Public ★ State of Texas



After recording, return to:

DHI Title of Central Texas
6744 Horton Vista Drive, Suite 200
Richmond, Texas 77407
Attn: DeeAnn Horelica-McQueen

EXHIBIT A
PROPERTY DESCRIPTION

Being a tract containing 87.684 acres of land, located in the William Hall Survey, Abstract Number 31, in Fort Bend County, Texas and Abstract Number 713 in Brazoria County, Texas and the H.T.&B.R.R. Co. Lot 68 Survey, Abstract Number 561, in Brazoria County, Texas; said 87.684-acre tract being a portion of a called 353.926-acre tract and a called 15.987-acre tract styled Tract 4, both recorded in the name of 258 Colony Investments, LLC in File Number 2019127946 of the Official Records of Fort Bend County (O.R.F.B.C.); said 87.684-acre tract being more particularly described by two (2) metes-and-bounds descriptions, as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

TRACT I: 71.697 ACRES

BEGINNING at the northeasterly corner of a called 76.957-acre tract recorded in the name of Fort Bend Independent School District in File Number 2020020102 of the O.R.F.B.C. and being on the northerly line of said 353.926-acre tract;

Thence, with said northerly line, North 86 degrees 55 minutes 29 seconds East, a distance of 2,911.67 feet to the northeasterly corner of said 353.926-acre tract, the westerly line of a called 100-foot wide Right-of-Way (R.O.W.) recorded in the name of Bayou Rifles in File Number 2001052768 of the Official Public Records of Real Property Brazoria County Texas (O.P.R.R.P.B.C.T.) and the southeasterly corner of a called 484.4229-acre tract recorded in the name of Hannover Estates, Ltd. in File Number 2002140473 of the O.R.F.B.C.;

Thence, with said westerly line of 100-foot wide R.O.W. and easterly line of said 353.926-acre tract, South 03 degrees 04 minutes 56 seconds East, a distance of 927.84 feet to a southeasterly corner of said 353.926-acre tract;

Thence, with a southerly line of said 353.926-acre tract, the following three (3) courses:

- 1) South 86 degrees 55 minutes 04 seconds West, a distance of 137.32 feet;
- 2) 401.11 feet along the arc of a curve to the left, said curve having a radius of 970.13 feet, a central angle of 23 degrees 41 minutes 22 seconds and a chord that bears South 75 degrees 04 minutes 23 seconds West, a distance of 398.26 feet;
- 3) South 63 degrees 13 minutes 42 seconds West, at a distance of 114.42 feet pass an interior corner of said 353.926-acre tract and continuing through and across said 353.926-acre tract a total distance of 509.58 feet;

Thence, continuing through and across said 353.926-acre tract, North 26 degrees 20 minutes 10 seconds West, a distance of 60.01 feet to the southerly line of a called 3.516-acre tract recorded in the name of D.R. Horton – Texas, Ltd. in File Number 2019129484 of the O.R.F.B.C.;

Thence, with the boundary of said 3.516-acre tract, the following six (6) courses:

- 1) North 63 degrees 13 minutes 42 seconds East, a distance of 228.93 feet;
- 2) North 11 degrees 32 minutes 53 seconds West, a distance of 390.02 feet;
- 3) South 78 degrees 26 minutes 43 second West, a distance of 350.69 feet;
- 4) South 11 degrees 36 minutes 48 seconds East, a distance of 479.59 feet;

- 5) 103.13 feet along the arc of a curve to the left, said curve having a radius of 970.13 feet, a central angle of 06 degrees 05 minutes 27 seconds and a chord that bears North 66 degrees 16 minutes 25 seconds East, a distance of 103.08 feet;
- 6) North 63 degrees 13 minutes 42 seconds East, a distance of 19.52 feet;

Thence, leaving said 3.516-acre tract, through and across aforesaid 353.926-acre tract, the following seven (7) courses:

- 1) South 26 degrees 20 minutes 10 seconds East, a distance of 56.31 feet;
- 2) South 63 degrees 13 minutes 42 seconds West, a distance of 20.55 feet;
- 3) 255.30 feet along the arc of a curve to the right, said curve having a radius of 1,025.00 feet, a central angle of 14 degrees 16 minutes 16 seconds and a chord that bears South 70 degrees 21 minutes 50 seconds West, a distance of 254.64 feet;
- 4) North 11 degrees 41 minutes 18 seconds West, a distance of 72.80 feet;
- 5) South 76 degrees 50 minutes 14 seconds West, a distance of 10.00 feet;
- 6) North 11 degrees 41 minutes 18 seconds West, a distance of 14.71 feet;
- 7) South 87 degrees 27 minutes 38 seconds West, a distance of 944.37 feet to the easterly line of a called 79.261-acre tract styled Parcel Two and recorded in the name of D.R. Horton – Texas, Ltd. in File Number 2019129484 of the O.R.F.B.C.;

Thence, with the easterly and northerly lines of said 79.261-acre tract, the following two (2) courses:

- 1) 107.44 feet along the arc of a curve to the left, said curve having a radius of 770.10 feet, a central angle of 07 degrees 59 minutes 38 seconds and a chord that bears North 08 degrees 25 minutes 01 second West, a distance of 107.36 feet;
- 2) South 87 degrees 27 minutes 37 seconds West, a distance of 677.63 feet to the easterly line of aforesaid 76.957-acre tract;

Thence, with said easterly line, North 02 degrees 31 minutes 59 seconds West, a distance of 1,089.14 feet to the **POINT OF BEGINNING** and containing 71.697 acres of land.

TRACT II: 15.987 ACRES

BEGINNING at the northwesterly corner of aforesaid 15.987-acre tract and being on the southerly line of a called 26-acre tract recorded in the name of Jean W. Payne Trust in File Number 1997040600 of the O.P.R.R.P.B.C.T.;

Thence, with the boundary lines of said 15.987-acre tract, the following four (4) courses:

- 1) North 86 degrees 49 minutes 06 seconds East, a distance of 576.96 feet;
- 2) South 03 degrees 03 minutes 55 seconds East, a distance of 1,208.76 feet;
- 3) South 87 degrees 05 minutes 01 second West, a distance of 576.60 feet;
- 4) North 03 degrees 04 minutes 56 seconds West, a distance of 1,206.09 feet to the **POINT OF BEGINNING** and containing 15.987 acres of land.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Restrictive Covenants recorded under Document Nos. 2019129488, 2020076941, 2020078078, 2020078079, and 2020078080 of the Official Public Records of Fort Bend County, Texas.
2. All easements, building setback lines, restrictions, and dedications as set out on the plat recorded in Volume 7, Page 301 of the Plat Records of Fort Bend/Brazoria County, Texas.
3. The rights of Brazoria-Fort Bend Counties Municipal Utility District No. 3 to levy taxes and issue bonds.
4. Pipeline Easement to Sinclair Refining Company recorded in Volume 167, Page 400, as affected by Agreement recorded in Volume 380, Page 377, and assignments recorded in Volume 429, Page 58, Volume 462 and Page 563, Deed Records of Fort Bend County, Texas. (Tract 1)
5. Pipeline Easement to Sinclair Refining Company recorded in Volume 167, Page 401, as affected by Agreement relating to Easement recorded in Volume 380, Page 377, assigned to Coastal States Petrochemical Company in Volume 429, Page 60, and Volume 462, Page 563, Deed Records of Fort Bend County, Texas. (Tract 1)
6. Pipeline Easement to Sinclair Refining Company recorded in Volume 167, Page 404, and assignments recorded in Volume 429, Page 42, Volume 462 and Page 563 and Volume 569, Page 541, Deed Records of Fort Bend County, Texas. (Tract 1)
7. Pipeline Easement to Sinclair Refining Company recorded in Volume 278, Page 464, Deed Records of Fort Bend County, Texas. (Tract 1)
8. Waiver of Special Appraisal for the Benefit of Brazoria-Fort Bend Counties Municipal Utility District No. 3, recorded in Document No. 2020028574 of the Official Public Records of Brazoria County, Texas.
9. Temporary Drainage and Detention Easement to Brazoria-Fort Bend Counties Municipal Utility District No. 3 recorded in Document No. 2020083100, Official Public Records of Fort Bend County, Texas. (Tract 1)
10. Right of Way Road Agreement recorded in Document No. 95-017396, Official Public Records of Brazoria County, Texas. (Tract 2)
11. Right of Way Road Agreement recorded in Document No. 95-017396, Official Public Records of Brazoria County, Texas. (Tract 2)
12. Terms and conditions of Notice of the Deletion of a Facility that was Proposed to the State Registry of Superfund Sites recorded in Document No. 2010036793, Official Public Records of Brazoria County, Texas. (Tract 2)
13. Temporary Drainage and Detention Easement recorded in Document No. 2020036117, Official Public Records of Brazoria County, Texas.
14. Petition for Addition of Land (Brazoria-Fort Bend Counties Municipal Utility District No. 3 recorded in Document No. 2020053256, and Certificate for Order Adding Land and Redefining Boundaries

recorded in Document No. 2020053377, Official Public Records of Brazoria County, Texas and Document No. 2020126039, Official Public Records of Fort Bend County, Texas.

15. Temporary Drainage and Detention Easement recorded in Document No. 2020082785, Official Public Records of Fort Bend County, Texas. (Tract 1)

FILED and RECORDED

Instrument Number: 2021070787

Filing and Recording Date: 10/26/2021 12:45:02 PM Pages: 7 Recording Fee: \$51.00

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 black ink, appearing to read "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.

cc:clerk-clare

County: Fort Bend/Brazoria
 Project: Southern Colony Ph.VI
 Job No. 185567
 MBS No. 19-310

FIELD NOTES FOR 89.827 ACRES

Being a tract containing 89.827 acres of land, located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas and Abstract 713 in Brazoria County, Texas and the H.T. & B.R.R. Co. Lot 68 Survey, Abstract 561 in Brazoria County, Texas; said 89.827 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 Lots 1, 2 and 3 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.) and being a portion of a call 28 acre tract recorded in the name of R.M. Caldwell in Volume 400, Page 249 of the Brazoria County Deed Records (B.C.D.R.); Said 89.827 acre tract being more particularly described by two (2) metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS Observations):

TRACT 1: 73.840 ACRES

Commencing at the northwesterly corner of said 363.942 acre tract, the northeasterly corner of a call 1.284 acre tract recorded in the name of Fort Bend County MUD No. 11 in File Number 2018043550 of the O.R.F.B.C. and being the southeasterly corner of a call 48.6 acre tract recorded in the name of Emma Ruth Bly in File Number 2004149678 of the O.R.F.B.C.:

Thence, with the northerly line of said 363.942 acre tract, North 86 degrees 55 minutes 29 seconds East, a distance of 2225.47 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing with said northerly line, North 86 degrees 55 minutes 29 seconds East, a distance of 2911.67 feet to the northeasterly corner of said 363.942 acre tract 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 Real Property Brazoria County Texas (O.P.R.R.P.B.C.T.);

Thence, with the easterly line of said 363.942 acre tract, South 03 degrees 04 minutes 56 seconds East, a distance of 927.84 feet;

Thence, leaving said line, through and across said 363.942 acre tract, the following eleven (11) courses:

- 1) South 86 degrees 55 minutes 04 seconds West, a distance of 137.32 feet;
- 2) 401.11 feet along the arc of a curve to the left, said curve having a radius of 970.13 feet, a central angle of 23 degrees 41 minutes 22 seconds and a chord that bears South 75 degrees 04 minutes 23 seconds West, a distance of 398.26 feet;
- 3) South 63 degrees 13 minutes 42 seconds West, a distance of 538.65 feet;
- 4) 435.67 feet along the arc of a curve to the right, said curve having a radius of 1030.14 feet, a central angle of 24 degrees 13 minutes 55 seconds and a chord that bears South 75 degrees 20 minutes 39 seconds West, a distance of 432.43 feet;
- 5) South 87 degrees 27 minutes 37 seconds West, a distance of 706.30 feet;

- 6) North 02 degrees 24 minutes 05 seconds West, a distance of 60.01 feet;
- 7) 39.07 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89 degrees 32 minutes 35 seconds and a chord that bears North 47 degrees 46 minutes 33 seconds West, a distance of 35.21 feet;
- 8) South 87 degrees 52 minutes 57 seconds West, a distance of 60.02 feet;
- 9) 125.44 feet along the arc of a curve to the left, said curve having a radius of 770.10 feet, a central angle of 09 degrees 19 minutes 57 seconds and a chord that bears North 07 degrees 44 minutes 51 seconds West, a distance of 125.30 feet;
- 10) South 87 degrees 27 minutes 37 seconds West, a distance of 678.02 feet;
- 11) North 02 degrees 30 minutes 44 seconds West, a distance of 1089.14 feet to the **Point of Beginning** and containing 77.356 acres of land **SAVE AND EXCEPT** the following 3.516 acre tract.

SAVE AND EXCEPT: 3.516 ACRES

Commencing at the northwesterly corner of said 363.942 acre tract, the northeasterly corner of a call 1.284 acre tract recorded in the name of Fort Bend County MUD No. 11 in File Number 2018043550 of the O.R.F.B.C. and being the southeasterly corner of a call 48.6 acre tract recorded in the name of Emma Ruth Bly in File Number 2004149678 of the O.R.F.B.C.:

Thence, through and across said 363.942 acre tract, South 82 degrees 29 minutes 37 seconds East, a distance of 3993.06 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across said 363.942 acre tract, the following five (5) courses:

- 1) North 78 degrees 26 minutes 43 seconds East, a distance of 350.69 feet;
- 2) South 11 degrees 32 minutes 53 seconds East, a distance of 390.02 feet;
- 3) South 63 degrees 13 minutes 42 seconds West, a distance of 258.45 feet;
- 4) 103.13 feet along the arc of a curve to the right, said curve having a radius of 970.13 feet, a central angle of 06 degrees 05 minutes 27 seconds and a chord that bears South 66 degrees 16 minutes 25 seconds West, a distance of 103.08 feet;
- 5) North 11 degrees 36 minutes 48 seconds West, a distance of 479.59 feet to the **Point of Beginning** and containing 3.516 acres of land.

TRACT 2: 15.987 ACRES

Commencing at the northwesterly corner of a call 54.8680 acre tract recorded in the name of Bayou Rifles, Inc. in File Number 2000028088 of the Official Public Records of Real Property Brazoria County Texas (O.P.R.R.P.B.C.T.) and being on the easterly line of a 100-foot wide tract recorded in the name of Bayou Rifles, Inc. in File Number 2001052768 of the O.P.R.R.P.B.C.T.;

Thence, with said easterly line, North 03 degrees 04 minutes 56 seconds West, a distance of 1182.95 feet to the **Point of Beginning** of the herein described tract;

Thence, with the easterly line of said 100-foot wide tract and the westerly line of aforesaid 28 acre tract, North 03 degrees 04 minutes 56 seconds West, a distance of 1206.09 feet to the southerly line of a call 26 acre tract recorded in the name of Jean W. Payne Trust in File Number 1997040600 of the O.P.R.R.P.B.C.T.;

Thence, with said southerly line and the northerly line of said call 28 acre tract, North 86 degrees 49 minutes 06 seconds East, a distance of 576.96 feet to the northeasterly corner of said call 28 acre tract;

Thence, with the easterly line of said call 28 acre tract, South 03 degrees 03 minutes 55 seconds East, a distance of 1208.76 feet to the northerly line of a call 1.320 acre tract styled as Tract V and recorded in the name of Baker Process, Inc. in File Number 2010007798 of the O.P.R.R.P.B.C.T.;

Thence, with said northerly line, South 87 degrees 05 minutes 01 second West, a distance of 576.60 feet to the **POINT OF BEGINNING** and containing 15.987 acres of land

GBI PARTNERS, L.P.
TBPLS Firm No. 10130300
Ph: 281.499.4539
October 17, 2019



JB
10/17/2019



GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
4724 Vista Road Pasadena, Texas 77505
Phone: 281-499-4539 • www.gbisurvey.com

JOB NO:185567
SCALE:1"=1000'
DATE:10/17/19
MBS No.:19-310

TRACT 1: 73.840 ACRES
TRACT 2: 15.987 ACRES
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 O.R.F.B.C., AND
BEING A PORTION OF LOTS 1, 2 AND 3 OF THE
T.W.&J.H.B. HOUSE SUBDIVISION RECORDED IN
VOLUME 7, PAGE 301 OF THE F.B.C.D.R. AND A
PORTION OF A CALL 28 ACRE TRACT RECORDED IN
THE NAME OF R.M.CALDWELL IN VOLUME 400, PAGE
249 OF THE B.C.D.R.
LOCATED IN THE
WILLIAM HALL SURVEY, A-31(F.B.C.)
WILLIAM HALL SURVEY, A-713(B.C.)
FORT BEND COUNTY, TEXAS
BRAZORIA COUNTY, TEXAS
OCTOBER 2019