



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: X *J. H. Caldwell Jr.* Date: *8/9/2026*

Applicant Name: John Caldwell



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, John Caldwell, 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: X  Date: 8/9/2026
Property Owner Name and Title (if signing for a company): John Caldwell

Deed, dated May 21, 1983, from George Caldwell to
J. H. Caldwell, Jr.

DEEU

1723 PAGE 813

THE STATE OF TEXAS :

COUNTY OF FT. BEND :

25661

31689

KNOW ALL MEN BY THESE PRESENTS:

COMPARED

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OFFICIAL RECORDS

THAT I, GEORGE M. CALDWELL, of Brazoria County, Texas, not joined herein by my wife since this is my separate property and constitutes no part of our homestead, hereinafter called "GRANTOR", for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to me in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of his one certain promissory note of even date herewith, in the principal sum of TWO HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED ONE and NO/100 DOLLARS (\$252,501.00), bearing interest at the rate as therein specified, executed by said Grantee and payable to the order of Grantor at Rosharon, Brazoria County, Texas, in annual installments as therein provided, said note containing the usual acceleration of maturity and ten percent (10%) attorney's fee clauses, containing parcel release provisions, and reciting that it is secured by the vendor's lien herein and hereby expressly retained on the hereinafter described property in favor of the holder thereof as well as by deed of trust of even date therewith to DAVID HURST, as Trustee, and said note further expressly providing that neither the Maker thereof, nor any of his heirs or assigns shall ever at any time have or sustain any personal or individual liability or responsibility for the payment of all or any part of said note, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto JOHN H. CALDWELL, JR., Rt. 1, Box 6, Rosharon, Texas 77583, herein called "GRANTEE", all of the following described real property, together with all improvements thereon situated, located in Fort Bend and Brazoria Counties, Texas, to-wit:

All of that certain tract or parcel of land containing 148.53 acres out of a 313.84 acre tract being an undivided 1/2 interest in Lots 1, 2, 3, 4, 7, the East 24.8 acres of Lot 6 and an undivided 1/3 interest in Lot 12, also included in this conveyance is my interest in a 40' easement for road purposes extending from the southwest corner of this tract situated in Lot 6 and running in a westerly direction along the south side of Lot 6 and Lot 5 to old Highway 288, now Farm to Market Road 521, all in the T. W. & J. H. B. House Subdivision of the East end of the William Hall League, Abstract No. 31, in Fort Bend and Brazoria Counties, Texas, according to the map or plat thereof recorded in Volume 7, Page 301 of the Deed Records of Fort Bend County, Texas.

This conveyance is subject to all mineral reservations of record.

TO HAVE AND TO HOLD the above-described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns, forever; and I, the said Grantor, do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend,

OFFICIAL RECORDS

DEED

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all and singular, the above-described property and premises unto the said Grantee, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the vendor's lien and superior title are hereby retained on the above-described property and premises in favor of the holder of the above-described note, until said note and indebtedness, together with all renewals and extensions thereof, and all principal, interest and other charges therein stipulated are fully paid according to the face, tenor, effect and reading thereof, at which time this deed shall become absolute.

All ad valorem taxes assessed against the above-described property and premises for the year 1983 have been pro-rated between Grantor and Grantee as of the date hereof, and Grantee assumes the payment of such taxes.

EXECUTED the 21st day of May, 1983.

George M. Caldwell
GEORGE M. CALDWELL

THE STATE OF TEXAS :

COUNTY OF FT. BEND :

This instrument was acknowledged before me on the 21st day of May, 1983, by GEORGE M. CALDWELL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of May, 1983.



Tina A. Hayden
NOTARY PUBLIC,
Harris County, Texas

TINA A. HAYDEN
My Commission Expires
8-26-85

FILED

'83 JUN -1 AM 10:08

Dianna Wilson
COUNTY CLERK
FORT BEND COUNTY, TEXAS

STATE OF TEXAS COUNTY OF FORT BEND
I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly recorded
in the volume and page of the named records of Fort Bend
County, Texas as stamped herein by me, on



JUL 5 1983

Dianna Wilson
County Clerk, Fort Bend Co., Tex.

Cal
CALDWELL & HURST
LAWYERS
6910 FANNIN STREET
HOUSTON, TEXAS 77030

FILED FOR RECORD
AUG 1 9 49 AM '83

Betty D. King
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

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:

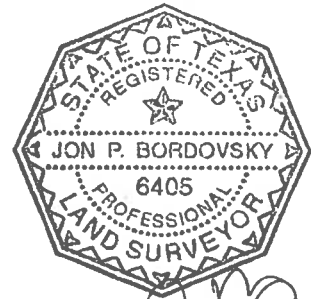
- 1) South 87 degrees 05 minutes 01 second West, a distance of 4.10 feet;
- 2) 28.36 feet along the arc of a curve to the right, said curve having a radius of 335.00 feet, a central angle of 04 degrees 51 minutes 01 second and a chord that bears South 89 degrees 30 minutes 31 seconds West, a distance 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

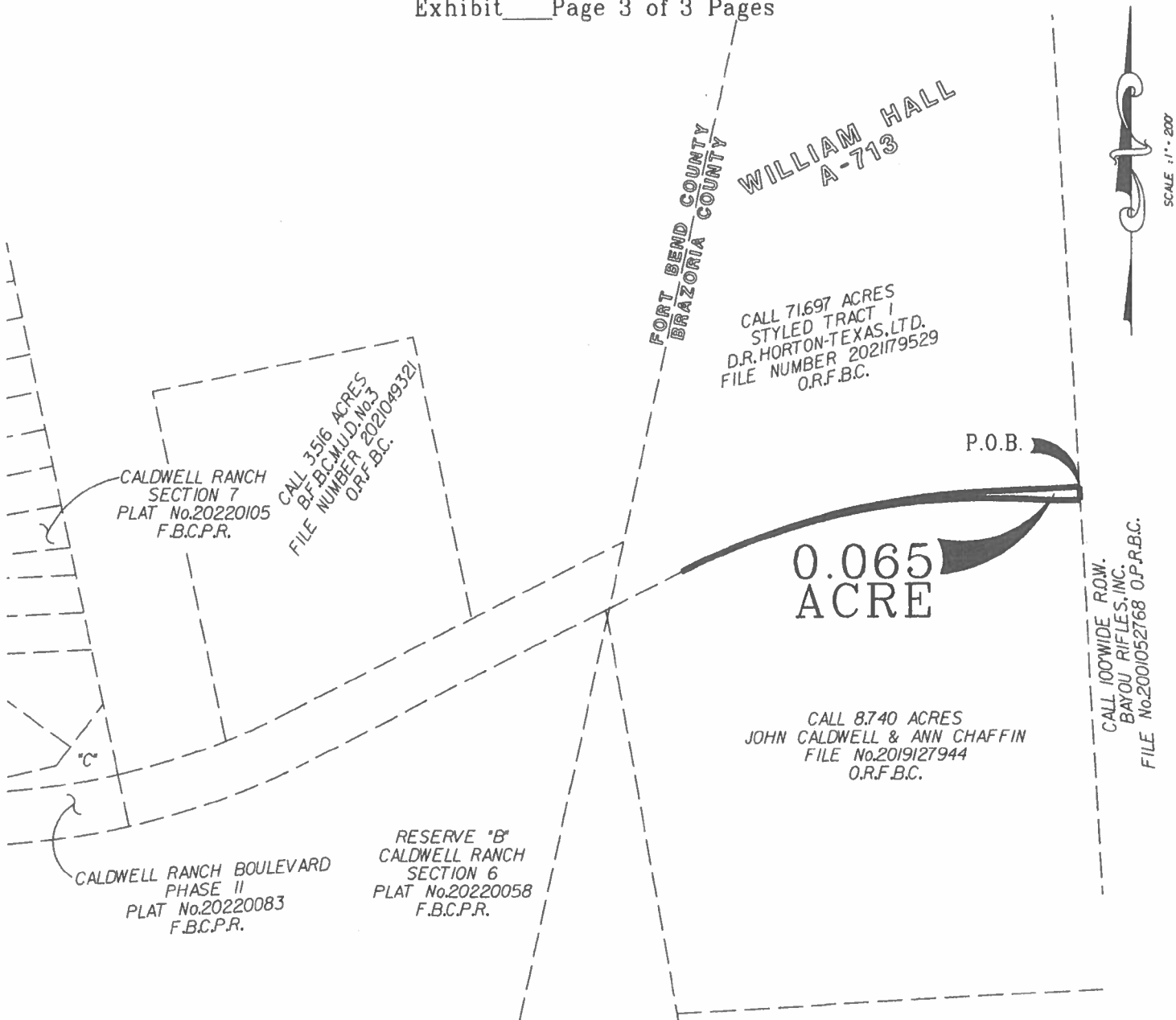


EXHIBIT OF
0.065 ACRE

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

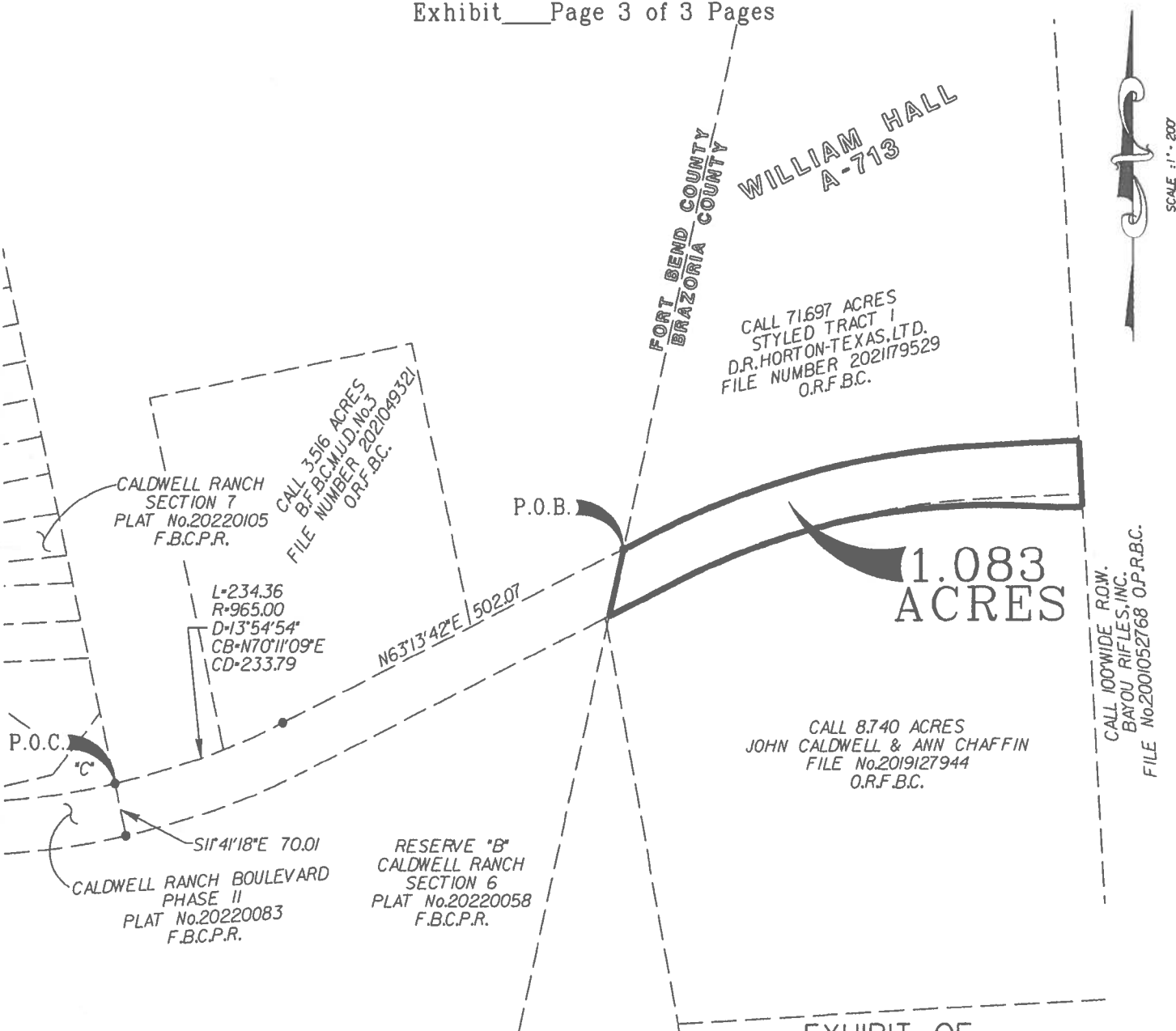


EXHIBIT OF
1.083 ACRES
BEING A PORTION OF A CALL 71.697 ACRE TRACT STYLED
AS TRACT 1 AND RECORDED IN THE NAME OF D.R.
HORTON-TEXAS, LTD. IN FILE NUMBER 2021179529 OF THE
O.R.F.B.C. AND A PORTION OF A CALL 8.740 ACRE TRACT
RECORDED IN THE NAMES OF JOHN CALDWELL AND ANN
CHAFFIN IN FILE No. 2019127944 OF 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
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO: 212209
SCALE: 1"=200'
DATE: 05/21/2026
MBS No.: 26-295

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;

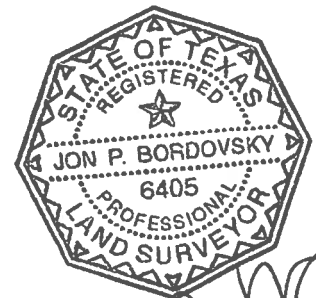
Thence, through and across said 8.740 acre tract the following four (4) courses:

- 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



Jon P. Bordovsky
5/21/2026