

**REQUEST BY BRAZORIA COUNTY FOR ANNEXATION OF  
COUNTY ROAD 758 - DUKE ROAD RIGHT OF WAY  
CITY OF IOWA COLONY**

1. Brazoria County, Texas (“the County”) is the political subdivision that maintains the roads and road rights of way herein described and is the owner of those roads and road rights of way (“the Annexation Area”).

2. The Annexation Area is described as follows: **County Road 758 – Duke Road Right of Way**, more fully described as Exhibit “A,” which is attached hereto and incorporated herein in full.

3. Brazoria County, Texas, hereby requests that the City of Iowa Colony, Texas, annex the Annexation Area.

4. This request for annexation is authorized by Section 43.1055 of the Texas Local Government Code and any other applicable law.

**BRAZORIA COUNTY, TEXAS**

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**L. M. “MATT” SEBESTA, JR.,  
COUNTY JUDGE**

**ATTEST:  
BRAZORIA COUNTY CLERK**

**By:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the \_\_\_\_ day of \_\_\_\_\_, 2026, by **L. M. “Matt” Sebesta, Jr., as County Judge**, on behalf of Brazoria County, Texas.

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me, on the \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_, on behalf of Brazoria County, Texas.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT "A"**  
**ANNEXATION AREA**

City of Iowa Colony  
0.341 Acre

H.T. & B.R.R. Co. Survey, Section 50  
Abstract No. 512

**ANNEXATION TRACT 1  
SOUTH HALF OF 60-FOOT WIDE R.O.W. (DUKE ROAD A.K.A. C.R. 758)**

STATE OF TEXAS           §

COUNTY OF BRAZORIA    §

METES AND BOUNDS DESCRIPTION of a 0.341-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.341-acre tract is in Lot 452 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 10.00-acre tract of land described in a deed to John Okewunmi and Kim Okewunmi as recorded in Clerk's File No. 2023003799 in the Brazoria County Clerk's Office. Said 0.341-acre tract is more particularly described as follows:

COMMENCING at the point of intersection of the centerline of Airline Drive, a.k.a. County Road 48 (based on a width of 40 feet) with the centerline of Duke Road, a.k.a. County Road 758 (based on a width of 60 feet). Said point is the common corner of Lots 401, 402, 411 and 412 of said Emigration Land Company Subdivision and in the common line between said H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 and the Charles M. Hayes Survey, Section 2, Abstract No. 531.

THENCE, East, along the centerline of said Duke Road, same being the extended common line between said Lots 411 and 412 for a distance of 1,980.00 feet to the POINT OF BEGINNING and northwest corner of the herein described tract. Said point is the common corner of Lots 441, 442, 451 and 452;

THENCE, East, along the common line between said Lots 451 and 452 for a distance of 494.70 feet to the common corner of Lots 451, 452, 461 and 462. Said point is the northeast corner of the herein described tract;

THENCE, South 00°13'19" East, along the common line between said Lots 452 and 462 for a distance of 30.00 feet to a point on the south right-of-way line of the aforementioned Duke Road;

THENCE, West, along the south line of said Duke Road for a distance of 494.82 feet to a point in the common line between said 452 and 442;

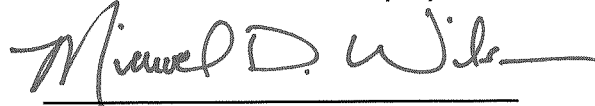
THENCE, North, along the common line between said Lots 442 and 452 for a distance of 30.00 feet to the POINT OF BEGINNING, containing a computed area of 0.341-acre (14,842 square feet).

NOTE:

1. The bearings shown hereon are based on Ordinance No. 73-C as recorded in Volume 1199, Page 804 in the Brazoria County Ceed Records.
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.

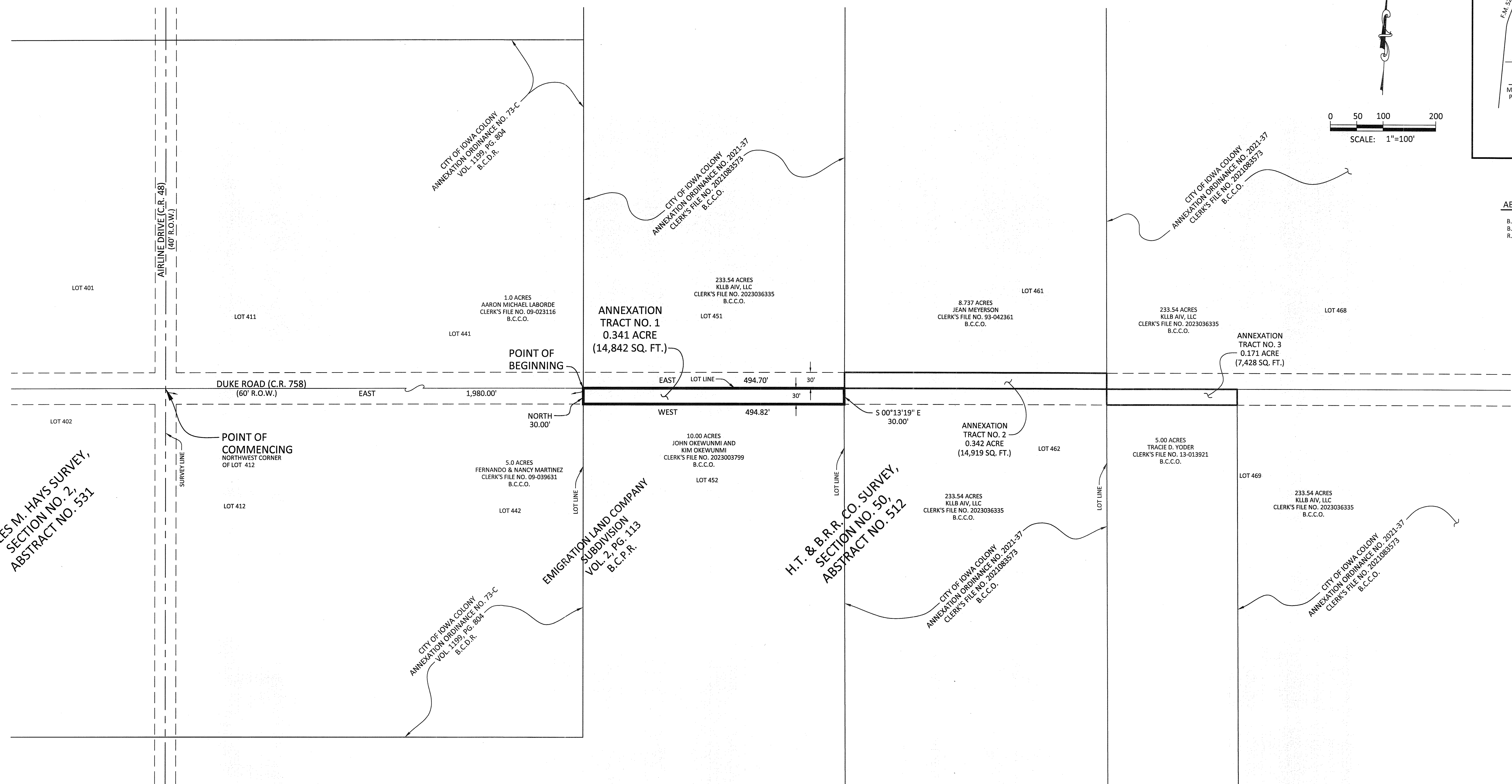
The Wilson Survey Group, Inc.  
2006 East Broadway, Suite 103  
Pearland, Texas 77581  
281-485-3991  
T.B.P.E.L.S. Firm No. 10014900  
Job No. 25-126



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

11/10/25





CHARLES M. HAYS SURVEY,  
SECTION NO. 2,  
ABSTRACT NO. 531

CITY OF IOWA COLONY  
ANNEXATION ORDINANCE NO. 73-C  
VOL. 1199, PG. 804  
B.C.C.O.

CITY OF IOWA COLONY  
ANNEXATION ORDINANCE NO. 2021-37  
CLERK'S FILE NO. 2021083573  
B.C.C.O.

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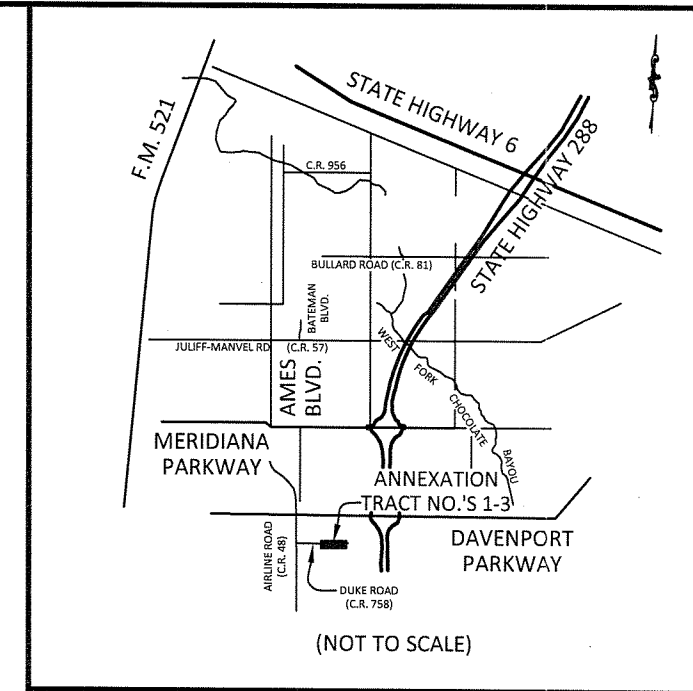
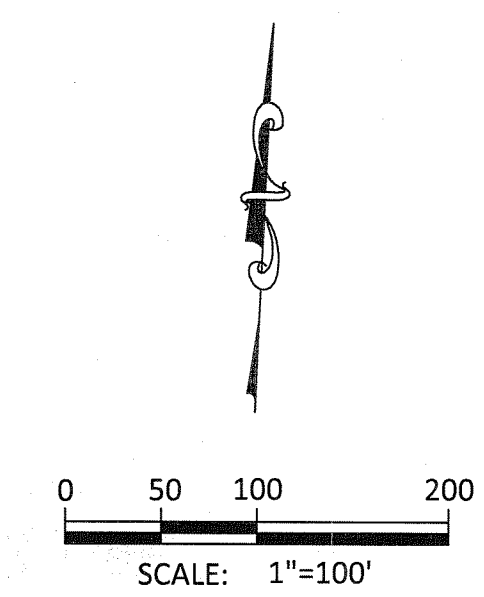
CITY OF IOWA COLONY  
ANNEXATION ORDINANCE NO. 73-C  
VOL. 1199, PG. 804  
B.C.C.O.

EMIGRATION LAND COMPANY  
SUBDIVISION  
VOL. 2, PG. 113  
B.C.P.R.

H.T. & B.R.R. CO. SURVEY,  
SECTION NO. 50,  
ABSTRACT NO. 512

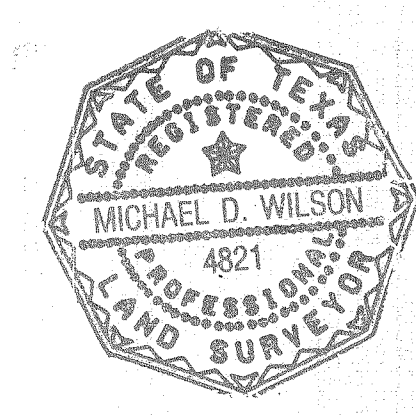
CITY OF IOWA COLONY  
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**ABBREVIATIONS**  
B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE  
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS  
R.O.W. RIGHT-OF-WAY

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON ORDINANCE NO. 73-C AS RECORDED IN VOLUME 1199, PAGE 804 IN THE BRAZORIA COUNTY DEED RECORDS.
  2. A SEPARATE METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONNECTION WITH THIS SURVEY EXHIBIT.



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.

*Michael D. Wilson*  
MICHAEL D. WILSON R.P.L.S.  
TEXAS REGISTRATION NO. 4821  
11/10/25

<b>ANNEXATION TRACT NO. 1</b>	
<p><b>THE WILSON SURVEY GROUP</b> PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 T.B.P.E.L.S. FIRM NO. 10014900</p>	<p>CAD FILE 25.126 (DUKE-1).dwg ORIGINAL PLOT DATE: 11/10/25 DWN C.L.H. CKD M.D.W. SCALE 1"=100' JOB NO. 25-126 SHEET 1 OF 2</p>
<b>CITY OF IOWA COLONY</b>	
EXHIBIT MAP OF A 0.341 ACRE DUKE ROAD (COUNTY ROAD 758) ANNEXATION TRACT IN THE H.T. & B.R.R. CO. SURVEY, SECTION 50, A-512 IN BRAZORIA COUNTY, TEXAS	

City of Iowa Colony  
0.342 Acre

H.T. & B.R.R. Co. Survey, Section 50  
Abstract No. 512

**ANNEXATION TRACT 2  
NORTH HALF OF 60-FOOT WIDE R.O.W. (DUKE ROAD A.K.A. C.R. 758)**

STATE OF TEXAS           §

COUNTY OF BRAZORIA     §

METES AND BOUNDS DESCRIPTION of a 0.342-acre tract in the H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 in Brazoria County, Texas. Said 0.342-acre tract is in Lot 461 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and in a 8.737-acre tract of land described in a deed to Jean Meyerson as recorded in Clerk's File No. 93-042361 in the Brazoria County Clerk's Office. Said 0.342-acre tract is more particularly described as follows:

COMMENCING at the point of intersection of the centerline of Airline Drive, a.k.a. County Road 48 (based on a width of 40 feet) with the centerline of Duke Road, a.k.a. County Road 758 (based on a width of 60 feet). Said point is the common corner of Lots 401, 402, 411 and 412 of said Emigration Land Company Subdivision and in the common line between said H.T. & B.R.R. Co. Survey, Section 50, Abstract No. 512 and the Charles M. Hayes Survey, Section 2, Abstract No. 531.

THENCE, East, along the centerline of said Duke Road, same being the extended common line between said Lots 411 and 412 for a distance of 2,475.33 feet to the POINT OF BEGINNING and southwest corner of the herein described tract. Said point is the common corner of Lots 451, 452, 461 and 462;

THENCE, North 00°02'11" East, along the common line between said Lots 451 and 461 for a distance of 30.00 feet to a point in the north right-of-way line of said Duke Road;

THENCE, East, along the north line of said Duke Road for a distance of 497.26 feet to a point in the common line between said Lots 461 and 468;

THENCE, South 00°06'04" East, along the common line between said Lots 461 and 468 for a distance of 30.00 feet to the common corner of said Lots 461, 462, 468 and 469;

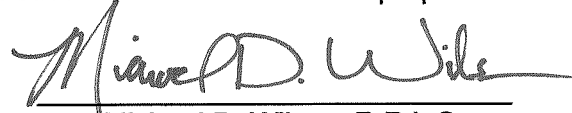
THENCE, West, along the common line between said Lots 461 and 462 for a distance of 497.33 feet to the POINT OF BEGINNING, containing a computed area of 0.342-acre (14,919 square feet).

NOTE:

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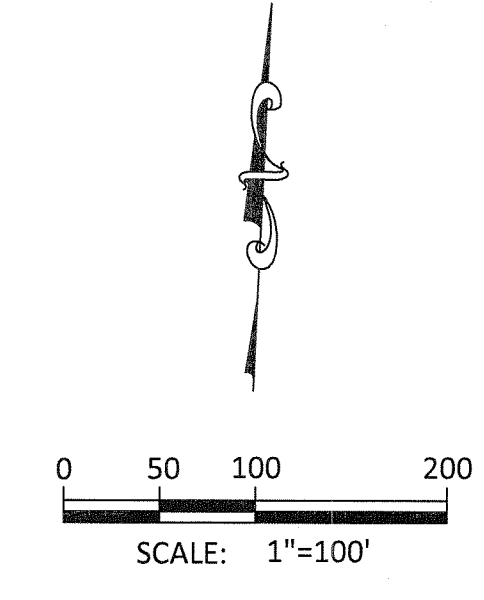
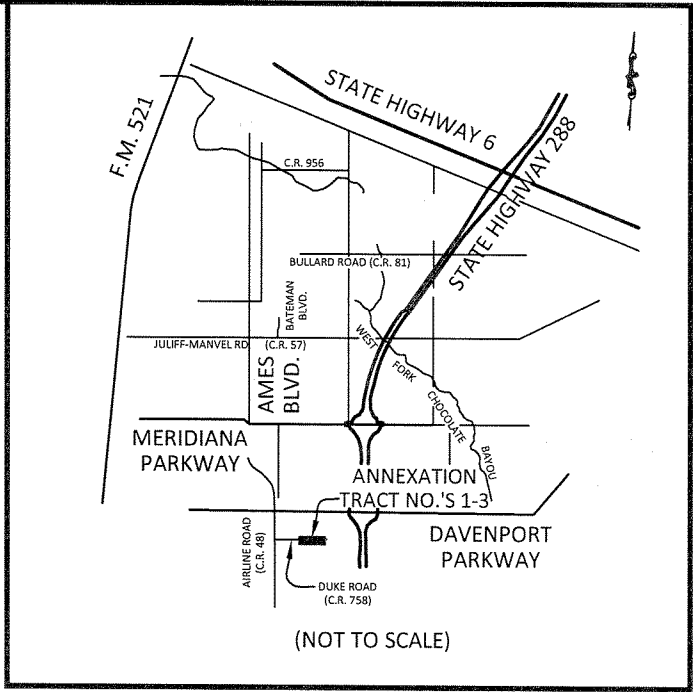
The Wilson Survey Group, Inc.  
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Registration No 4821

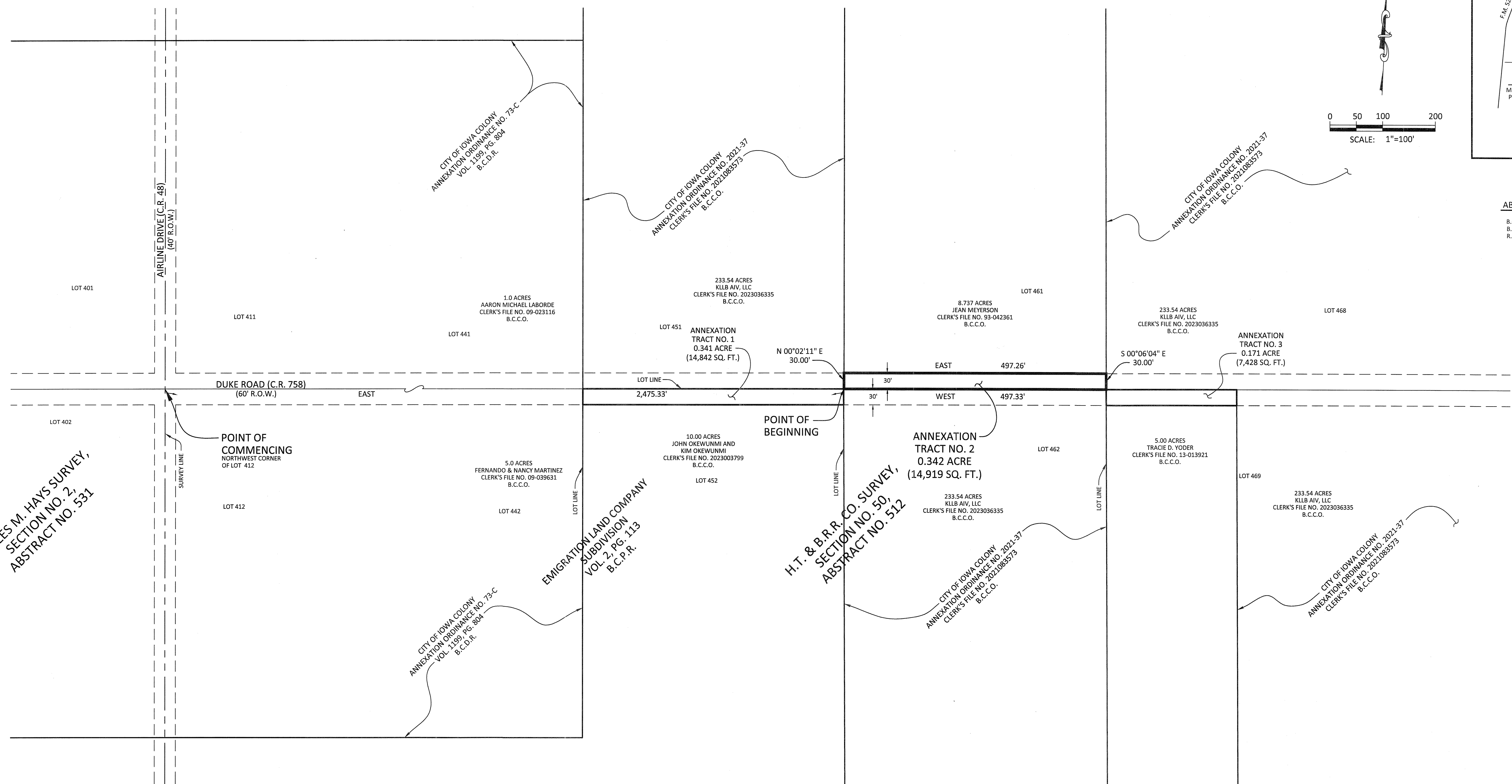
11/10/25





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 B.C.P.R. BRAZORIA COUNTY PLAT RECORDS  
 R.O.W. RIGHT-OF-WAY

CHARLES M. HAYS SURVEY,  
 SECTION NO. 2,  
 ABSTRACT NO. 531



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