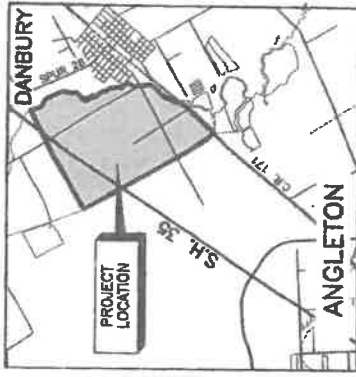




## **Exhibit A**

(Legal Description of 1321.89 acres of land recently de-annexed  
by the Angleton Drainage District)

**BRAZORIA COUNTY, TEXAS**  
HENRY AUSTIN SURVEY  
ABSTRACT NO. 13



VICINITY MAP



COMMON LINE  
ANGLETON  
DRAINAGE  
DISTRICT &  
IOWA COLONY  
DRAINAGE  
DISTRICT

AREA OF  
DE-ANNEXATION  
1,321.89 ACRES

A.D.D.  
DITCH 18

15' EAST  
TOP BANK  
DITCH 18

POINT OF  
BEGINNING



LINE TABLE			LINE TABLE		
Line No.	Length	Direction	Line No.	Length	Direction
L1	612.31'	N43°09'42"W	L34	98.85'	S11°25'41"W
L2	690.21'	N25°49'47"W	L35	74.21'	S07°08'42"W
L3	2972.27'	N25°54'38"W	L36	48.73'	S16°58'04"E
L4	7401.71'	N18°51'28"E	L37	403.88'	S44°04'20"E
L5	593.50'	S18°07'35"E	L38	147.87'	S92°32'21"E
L6	116.17'	S24°35'14"E	L39	94.83'	S08°19'44"W
L7	178.23'	S44°49'20"E	L40	178.83'	S32°27'20"W
L8	375.83'	S63°32'36"E	L41	208.72'	S07°29'03"W
L9	151.28'	S46°12'06"E	L42	78.27'	S07°28'02"E
L10	608.08'	S24°28'16"E	L43	133.38'	S34°24'48"E
L11	590.11'	S23°21'42"E	L44	110.32'	S07°53'08"E
L12	228.41'	S16°33'10"E	L45	194.01'	S21°17'08"W
L13	277.37'	S11°22'02"W	L46	33.58'	S02°33'27"E
L14	288.02'	S13°23'19"W	L47	152.40'	S04°52'08"E
L15	244.75'	S11°38'32"E	L48	185.88'	S15°09'11"E
L16	156.80'	S07°27'24"W	L49	249.26'	S16°31'33"E
L17	190.36'	S38°47'42"W	L50	134.35'	S09°22'46"E
L18	292.27'	S95°10'11"W	L51	78.48'	S14°28'25"W
L19	184.47'	S4°09'03"W	L52	123.16'	S30°34'05"W
L20	112.46'	S28°32'20"W	L53	244.38'	S45°17'28"W
L21	131.97'	S05°08'57"E	L54	189.45'	S33°58'07"W
L22	131.30'	S38°39'50"E	L55	201.02'	S07°40'16"W
L23	83.88'	S85°12'30"E	L56	116.03'	S35°08'14"W
L24	345.71'	S06°42'18"E	L57	208.47'	S31°52'31"W
L25	123.89'	S33°04'26"E	L58	118.87'	S41°34'54"W
L26	219.71'	S36°03'06"E	L59	280.14'	S16°26'16"W
L27	178.43'	S36°30'59"E	L60	143.89'	S34°03'21"W
L28	162.45'	S37°33'02"E	L61	143.60'	S08°18'10"W
L29	114.26'	S17°44'31"E	L62	288.29'	S38°54'53"W
L30	151.92'	S02°42'21"E	L63	81.78'	S25°24'48"W
L31	283.88'	S43°37'18"E	L64	160.27'	S10°47'01"E
L32	188.20'	S13°18'01"E	L65	127.83'	S13°27'59"E
L33	801.08'	S08°28'34"W	L66	2875.85'	S09°03'48"W

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.85, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CORRECT ANY INTERESTS, RIGHTS, OR CLAIMS EXCEPT THOSE FRONTS AND INTERESTS NAMED OR ESTABLISHED BY THIS DOCUMENTATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



*Darrel Heidrich*  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378  
10/16/2024

**ANGLETON DRAINAGE DISTRICT  
AREA OF DE-ANNEXATION  
1,321.89 ACRES**  
**HENRY AUSTIN SURVEY  
ABSTRACT NO. 13  
BRAZORIA COUNTY, TEXAS**



Baker & Lawson Inc.  
4000 Technology Dr., Suite 1830  
Angleton, TX 77616  
Phone 409-464-8881  
www.bakerandlawson.com  
Licensee Surveying Firm No. 10002500

DRAWN BY: DH  
CHECKED BY: AH  
DATE: 10/16/2024  
REV. NO. 0  
JOB NO.: 16186  
SCALE: 1" = 1,500'  
DRAWING NO.: 16186 ADD DE-ANNEX



County: Brazoria County  
Project: 1,321.89 Acres  
Job No.: 16186

#### DESCRIPTION OF 1,321.89 ACRES

Being a 1,321.89 acre tract of land located within the Henry Austin Survey, Abstract No. 13, Brazoria County, Texas, being a portion the Angleton Drainage District, Brazoria County Texas, said 1,321.89 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

**BEGINNING** at a point for corner, being on the South Right-of-Way (R.O.W.) line of County Road 171, same being 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18

**THENCE** North 43°09'42" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 612.31 feet to a point for corner;

**THENCE** North 29°49'47" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 6,690.21 feet to a point for corner;

**THENCE** North 29°54'58" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 2,973.27 feet to a point for corner;

**THENCE** North 59°51'29" East, along the common North line of the existing Angleton Drainage District, same being the Southerly line of the Iowa Colony Drainage District, a distance of 7,401.71 feet to a point for corner, being in Flores Bayou;

**THENCE** South 18°07'55" East, along said Flores Bayou, a distance of 562.50 feet to a point for corner;

**THENCE** South 24°33'14" East, along said Flores Bayou, a distance of 118.17 feet to a point for corner;

**THENCE** South 44°59'20" East, along said Flores Bayou, a distance of 178.23 feet to a point for corner;

**THENCE** South 63°52'58" East, along said Flores Bayou, a distance of 375.63 feet to a point for corner;

**THENCE** South 45°12'08" East, along said Flores Bayou, a distance of 151.29 feet to a point for corner;

**THENCE** South 24°39'16" East, along said Flores Bayou, a distance of 506.08 feet to a point for corner;

**THENCE** South 23°21'42" East, along said Flores Bayou, a distance of 560.11 feet to a point for corner;

**THENCE** South 19°33'19" East, along said Flores Bayou, a distance of 229.41 feet to a point for corner;

**THENCE** South 11°22'52" West, along said Flores Bayou, a distance of 277.37 feet to a point for corner;

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**THENCE** South 13°23'19" West, along said Flores Bayou, a distance of 269.02 feet to a point for corner;

**THENCE** South 11°36'32" East, along said Flores Bayou, a distance of 244.75 feet to a point for corner;

**THENCE** South 07°57'24" West, along said Flores Bayou, a distance of 159.60 feet to a point for corner;

**THENCE** South 35°47'42" West, along said Flores Bayou, a distance of 190.36 feet to a point for corner;

**THENCE** South 51°02'11" West, along said Flores Bayou, a distance of 292.27 feet to a point for corner;

**THENCE** South 45°56'03" West, along said Flores Bayou, a distance of 166.47 feet to a point for corner;

**THENCE** South 29°32'09" West, along said Flores Bayou, a distance of 112.42 feet to a point for corner;

**THENCE** South 05°59'57" East, along said Flores Bayou, a distance of 133.70 feet to a point for corner;

**THENCE** South 39°30'59" East, along said Flores Bayou, a distance of 131.30 feet to a point for corner;

**THENCE** South 51°32'39" East, along said Flores Bayou, a distance of 83.88 feet to a point for corner;

**THENCE** South 08°23'19" East, along said Flores Bayou, a distance of 345.71 feet to a point for corner;

**THENCE** South 33°04'29" East, along said Flores Bayou, a distance of 123.08 feet to a point for corner;

**THENCE** South 36°03'06" East, along said Flores Bayou, a distance of 219.71 feet to a point for corner;

**THENCE** South 39°30'58" East, along said Flores Bayou, a distance of 178.43 feet to a point for corner;

**THENCE** South 37°33'02" East, along said Flores Bayou, a distance of 162.46 feet to a point for corner;

**THENCE** South 10°44'31" East, along said Flores Bayou, a distance of 114.24 feet to a point for corner;

**THENCE** South 02°42'26" East, along said Flores Bayou, a distance of 151.92 feet to a point for corner;

**THENCE** South 43°57'15" East, along said Flores Bayou, a distance of 253.98 feet to a point for corner;

**THENCE** South 13°12'01" East, along said Flores Bayou, a distance of 169.50 feet to a point for corner;

**THENCE** South 05°20'34" East, along said Flores Bayou, a distance of 501.08 feet to a point for corner;

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**THENCE** South 11°25'41" West, along said Flores Bayou, a distance of 96.66 feet to a point for corner;

**THENCE** South 03°08'42" West, along said Flores Bayou, a distance of 74.21 feet to a point for corner;

**THENCE** South 18°56'54" East, along said Flores Bayou, a distance of 48.73 feet to a point for corner;

**THENCE** South 44°04'29" East, along said Flores Bayou, a distance of 403.98 feet to a point for corner;

**THENCE** South 23°33'21" East, along said Flores Bayou, a distance of 147.67 feet to a point for corner;

**THENCE** South 08°19'44" West, along said Flores Bayou, a distance of 94.53 feet to a point for corner;

**THENCE** South 33°27'20" West, along said Flores Bayou, a distance of 178.63 feet to a point for corner;

**THENCE** South 47°29'03" West, along said Flores Bayou, a distance of 206.72 feet to a point for corner;

**THENCE** South 00°25'02" East, along said Flores Bayou, a distance of 79.57 feet to a point for corner;

**THENCE** South 34°24'45" East, along said Flores Bayou, a distance of 133.38 feet to a point for corner;

**THENCE** South 00°53'08" East, along said Flores Bayou, a distance of 110.32 feet to a point for corner;

**THENCE** South 21°17'08" West, along said Flores Bayou, a distance of 104.01 feet to a point for corner;

**THENCE** South 02°23'27" East, along said Flores Bayou, a distance of 33.58 feet to a point for corner;

**THENCE** South 04°52'08" East, along said Flores Bayou, a distance of 152.40 feet to a point for corner;

**THENCE** South 15°09'11" East, along said Flores Bayou, a distance of 155.58 feet to a point for corner;

**THENCE** South 16°31'53" East, along said Flores Bayou, a distance of 249.58 feet to a point for corner;

**THENCE** South 05°22'40" East, along said Flores Bayou, a distance of 134.35 feet to a point for corner;

**THENCE** South 14°36'55" West, along said Flores Bayou, a distance of 78.48 feet to a point for corner;

**THENCE** South 39°34'55" West, along said Flores Bayou, a distance of 123.16 feet to a point for corner;

**THENCE** South 43°17'28" West, along said Flores Bayou, a distance of 244.38 feet to a point for corner;

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THENCE South 33°55'07" West, along said Flores Bayou, a distance of 169.45 feet to a point for corner;

THENCE South 50°40'16" West, along said Flores Bayou, a distance of 291.02 feet to a point for corner;

THENCE South 38°08'14" West, along said Flores Bayou, a distance of 116.03 feet to a point for corner;

THENCE South 31°52'31" West, along said Flores Bayou, a distance of 206.47 feet to a point for corner;

THENCE South 41°34'54" West, along said Flores Bayou, a distance of 116.67 feet to a point for corner;

THENCE South 15°55'16" West, along said Flores Bayou, a distance of 260.14 feet to a point for corner;

THENCE South 34°23'21" West, along said Flores Bayou, a distance of 163.99 feet to a point for corner;

THENCE South 08°18'10" West, along said Flores Bayou, a distance of 163.60 feet to a point for corner;

THENCE South 38°54'53" West, along said Flores Bayou, a distance of 259.59 feet to a point for corner;

THENCE South 25°24'48" West, along said Flores Bayou, a distance of 51.78 feet to a point for corner;

THENCE South 10°47'01" East, along said Flores Bayou, a distance of 160.27 feet to a point for corner;

THENCE South 13°27'59" East, along said Flores Bayou, a distance of 127.93 feet to a point for corner;

THENCE South 39°03'49" West, along the South R.O.W. line of said County Road 171, a distance of 2,975.65 feet to the POINT OF BEGINNING of the herein described tract of land, and containing 1,321.885 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, 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 field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

  
10/16/2024  
Darrel Heidrich  
Registered Professional Land Surveyor  
Texas Registration No. 5378



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