

EXHIBIT "A"

PROPERTY TO BE ACQUIRED

BY THE ANGLETON DRAINAGE DISTRICT OF BRAZORIA COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a 0.169 acre tract of land, located in the J De J Valderas Survey, Abstract No. 380, in Brazoria County, Texas, being out of a called 2.673 acre tract, in the name of Jonathan R. Jaso and Laura Jaso, as recorded in County Clerks File No. (C.C.F.N.) 2019039852, of the Official Public Records, Brazoria County, Texas (O.P.R.B.C.T.), referred to hereinafter as the above referenced tract, said 0.169 acre tract being more particularly described by metes and bounds as follows (bearings and coordinates are based on the Texas Coordinate System of 1983, (NAD83) Central Zone, per GPS observations):

BEGINNING at the Southeast corner of the above referenced tract, same being on the West Right-of-Way (R.O.W.) line of Valderas Street, same being in Brushy Bayou, from which an "X" in concrete found, bears South 16°37'03" West, a distance of 2.00 feet, and a 1/2-inch iron rod found at the Northeast corner of the above referenced tract bears North 03°07'29" West, a distance of 340.60 feet;

THENCE South 86°52'31" West, along the South line of the above referenced tract and in said Brushy Bayou, a distance of 130.00 feet to a point for corner;

THENCE North 63°59'06" West, along the South line of the above referenced tract and in said Brushy Bayou, a distance of 235.74 feet to a point for corner;

THENCE North 54°59'42" West, along the South line of the above referenced tract and in said Brushy Bayou, a distance of 8.62 feet to a point for corner;

THENCE North 03°20'32" West, over and across the above referenced tract, a distance of 25.07 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE South 56°37'55" East, over and across the above referenced tract, a distance of 7.33 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE South 57°38'51" East, over and across the above referenced tract, a distance of 68.70 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE South 66°28'51" East, over and across the above referenced tract, a distance of 100.00 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson" set for corner;

THENCE South 76°47'58" East, over and across the above referenced tract, a distance of 199.61 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.169 acre of land, more or less.

NO.	DESC.
9	12" PINE
10	18" PECAN
11	16" PINE
12	16" PINE
13	12" PINE
14	12" PINE
15	12" PECAN
16	12" PECAN
19	16" OAK
20	12" PECAN
21	12" OAK
22	12" PINE
24	12" OAK
25	14" PECAN
26	14" OAK



JONATHAN R. JASO
AND LAURA JASO
CALLED 2.673 ACRES
C.C.F.N. 2019039852
O.P.R.B.C.T.

VALDERAS STREET

N 03°07'29" W
340.60'

1/2" I.R. FND.

0.169 ACRE

P.O.B.
"X" IN CONCRETE FND
BEARS
S 16°37'03"W - 2.00'

N 130.00'

S 86°52'31" W-130.00'

S 76°47'58" E-199.61'

S 57°38'51" E-68.70'

S 66°28'51" E-100.00'

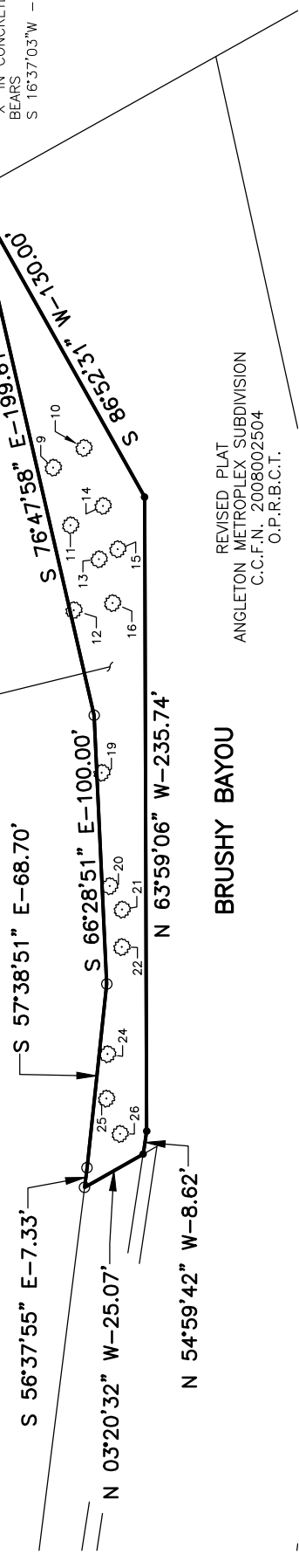
N 63°59'06" W-235.74'

N 54°59'42" W-8.62'

S 56°37'55" E-7.33'

N 03°20'32" W-25.07'

N 54°59'42" W-8.62'



REVISED PLAT
ANGLETON METROPLEX SUBDIVISION
C.C.F.N. 2008002504
O.P.R.B.C.T.

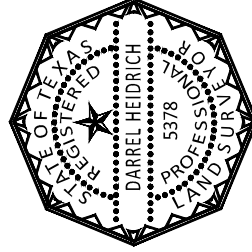
BRUSHY BAYOU

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. THIS PLAT OF SURVEY WAS PREPARED IN CONJUNCTION WITH FIELD NOTES DESCRIPTION OF SUBJECT TRACT, BEARING SAME DATE.

LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- I.R. = IRON ROD
- L.P. = IRON PIPE
- FND. = FOUND
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- C.I.R. = SET 5/8" COUNTY TEXAS.
- = STAMPED "BAKER & LAWSON"
- = FND MONUMENT AS NOTED



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION.

Darrel Heidrich DATE 04/13/2023
DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

SURVEY PLAT
0.169 ACRE

BEING A PORTION OF A CALLED 2.673 ACRE TRACT
RECORDED IN C.C.F.N. 2019039852
OF THE O.P.R.B.C.T.

IN THE J. DE J. VALDERAS SURVEY, A-380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
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Angleton, TX 77515
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Licensed Surveying Firm No. 10052500

DWG. NO.:15417 PLAT W TREES DRAWN BY: GH CHK. BY: DH