

BRAZORIA COUNTY, TEXAS

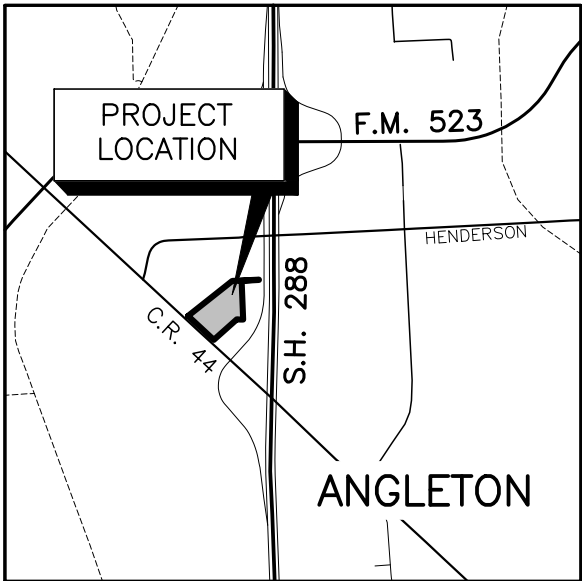
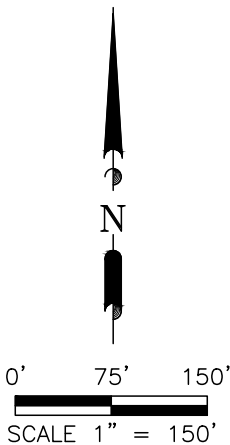
JOSE DE JESUS VALDERAS SURVEY

ABSTRACT NO. 380

EXHIBIT "A"

LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA
COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA
COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S
FILE NUMBER
VOL, PG. = VOLUME, PAGE
○ = 5/8" I.R.C. SET
"BAKER & LAWSON"
● = FOUND MONUMENT
(AS NOTED)
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
P.O.B. = POINT OF BEGINNING



VICINITY MAP

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.



Darrel Heidrich 8/29/2024
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

10.646
ACRES
PROPOSED
ANNEXATION
AREA

CALLED 2.00 ACRES
TRACT II
C.C.F.N. 2021081594
O.P.R.B.C.T.

CALLED 7.995 ACRES
TRACT I
C.C.F.N. 2021081594
O.P.R.B.C.T.

EXISTING CITY
LIMIT LINE
SEE NOTE
NO. 5

0.870 ACRE
ABANDONED R.O.W.
VOL. 1601, PG. 878
D.R.B.C.T.

CALLED 4.080 ACRES
C.C.F.N. 2021081526
O.P.R.B.C.T.

P.O.B.
1/2" I.R.C.

C.R. 44

1/2" I.R.C.
"STROUD"

1/2" I.R.
1/2" I.R.C.
"STROUD"

SURVEYORS NOTES

- 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.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.
- 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.
- CITY LIMIT LINE SHOWN HEREON PROVIDED IN CADD FORMAT BY THE CITY OF ANGLETON.
- THIS IS NOT A BOUNDARY SURVEY, AND SHOULD NOT BE USED FOR CONVEYANCE.

LINE TABLE		
Line No.	Length	Direction
L1	4.67'	S00°31'39"W
L2	2.55'	S02°17'12"E
L3	30.06'	N86°27'11"E
L4	46.61'	S89°30'30"W
L5	56.39'	N86°35'30"W

PROPOSED ANNEXATION
10.646 ACRES

BEING A PORTION OF
A CALLED 7.995 ACRE
& A CALLED 2.00 ACRE TRACT
C.C.F.N. 2021081594
O.P.R.B.C.T.
AND A
CALLED 4.080 ACRE TRACT
C.C.F.N. 2021081526
O.P.R.B.C.T.
AND A
AN ABANDONED R.O.W.
VOLUME, 1601, PAGE 878
D.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
BRAZORIA COUNTY, TEXAS



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Angleton, TX 77515
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www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 15260 ANNEXATION	DRAWN BY: DH	CKED BY: AH
JOB NO.: 15260	SCALE: 1" = 150'	DATE: 8/29/2024
		REV. NO. 0