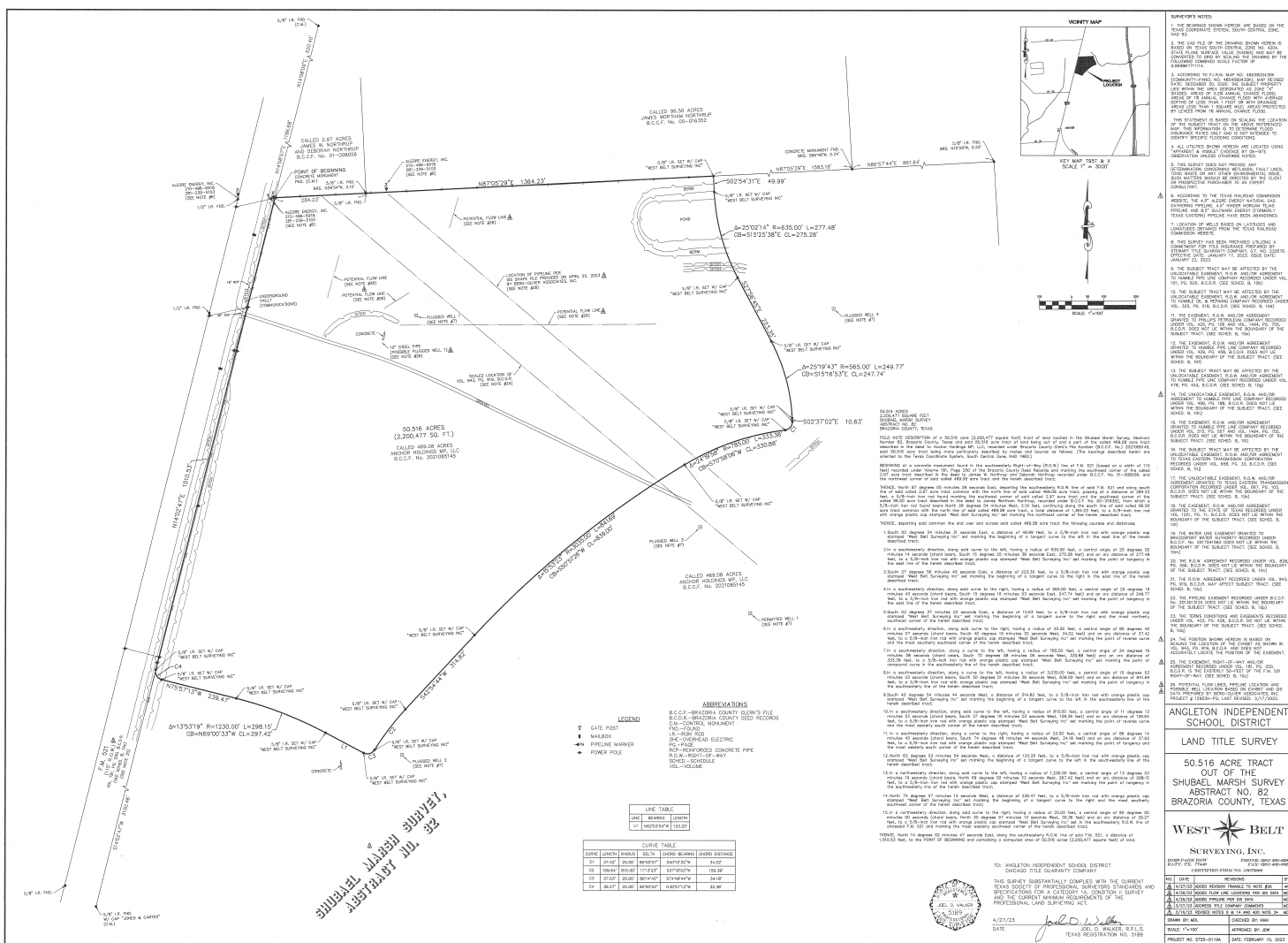


EXHIBIT A-1

AISD SCHOOL TRACT

ANGLETON ISD



- SURVEY NOTES**
1. THE BOUNDARY BETWEEN THIS TRACT AND THE TRACT DESCRIBED IN RECORD INSTRUMENT NO. 2019-001-01000 IS SHOWN BY A DASHED LINE.
 2. THE EAST LINE OF THE TRACT BOUNDS HEREIN IS SHOWN BY A DASHED LINE TO THE SOUTH TERMINAL POINT AND IS A PORTION OF THE BOUNDARY OF THE TRACT DESCRIBED IN RECORD INSTRUMENT NO. 2019-001-01000.
 3. ALL INTERIOR BOUNDARIES ARE LOCATED WITHIN THE BOUNDARY OF THE TRACT DESCRIBED IN RECORD INSTRUMENT NO. 2019-001-01000.
 4. THE TRACT IS BOUND BY THE LOCATION OF THE BOUNDARY OF THE TRACT DESCRIBED IN RECORD INSTRUMENT NO. 2019-001-01000.
 5. THE BOUNDARY BETWEEN THIS TRACT AND THE TRACT DESCRIBED IN RECORD INSTRUMENT NO. 2019-001-01000 IS SHOWN BY A DASHED LINE.
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ABBREVIATIONS

B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
B.C.C.F. - BRAZORIA COUNTY DEED RECORDS
F.N.O. - FIELD NOTE
F.S. - FIELD SURVEY
P.C. - PLANNING COMMISSION
R.C. - RECORDS SECTION
S.O. - SURVEY OFFICE
S.O.A. - SURVEY OFFICE ARCHIVE
S.O.S. - SURVEY OFFICE ARCHIVE
VOL. - VOLUME

LEGEND

□ GATE POST
+ MARKER
→ BENCHMARK
★ PIERCE POLE

DATE TABLE

DATE	BY	FOR
01/05/2021	J.S. WALKER	INITIALS
01/05/2021	J.S. WALKER	DATE
01/05/2021	J.S. WALKER	SIGNATURE
01/05/2021	J.S. WALKER	SCALE

ANGLETON INDEPENDENT SCHOOL DISTRICT

LAND TITLE SURVEY

50.516 ACRE TRACT OUT OF THE SHUBEL MARSH SURVEY, ABSTRACT NO. 92, BRAZORIA COUNTY, TEXAS

WEST STAR BELT SURVEYING, INC.

22007 FARM ROAD, SUITE 1000, ANGLETON, TEXAS 77520
PH: 409-862-3133 FAX: 409-862-3134
WWW.WESTSTARBELT.COM
PROF: 001-0388-0000
PROF: 001-0388-0000

TO: ANGLETON INDEPENDENT SCHOOL DISTRICT
CHICAGO TITLE GUARANTY COMPANY

THIS SURVEY SUBMITTED IN COMPLIANCE WITH THE CURRENT TEXAS SURVEYING ACT, CHAPTER 803, TITLE 26, GOVERNMENT CODE, AND THE CURRENT STATUTES OF THE STATE OF TEXAS.

DATE: *1/5/21* BY: *J.S. WALKER*

DATE: *1/5/21* BY: *J.S. WALKER*

DATE: *1/5/21* BY: *J.S. WALKER*

50.516 ACRES
2,200,477 SQUARE FEET
SHUBAL MARSH SURVEY
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;

4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;
7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;
8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;

13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land as depicted on the Land Title Survey dated: February 10, 2023, prepared by West Belt Surveying, Inc., Project No. S725-0113A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288

Joel D. Walker Date: 2/10/23
Texas Registration No. 5189

EXHIBIT D

SITE PLAN

ANGLETON ISD

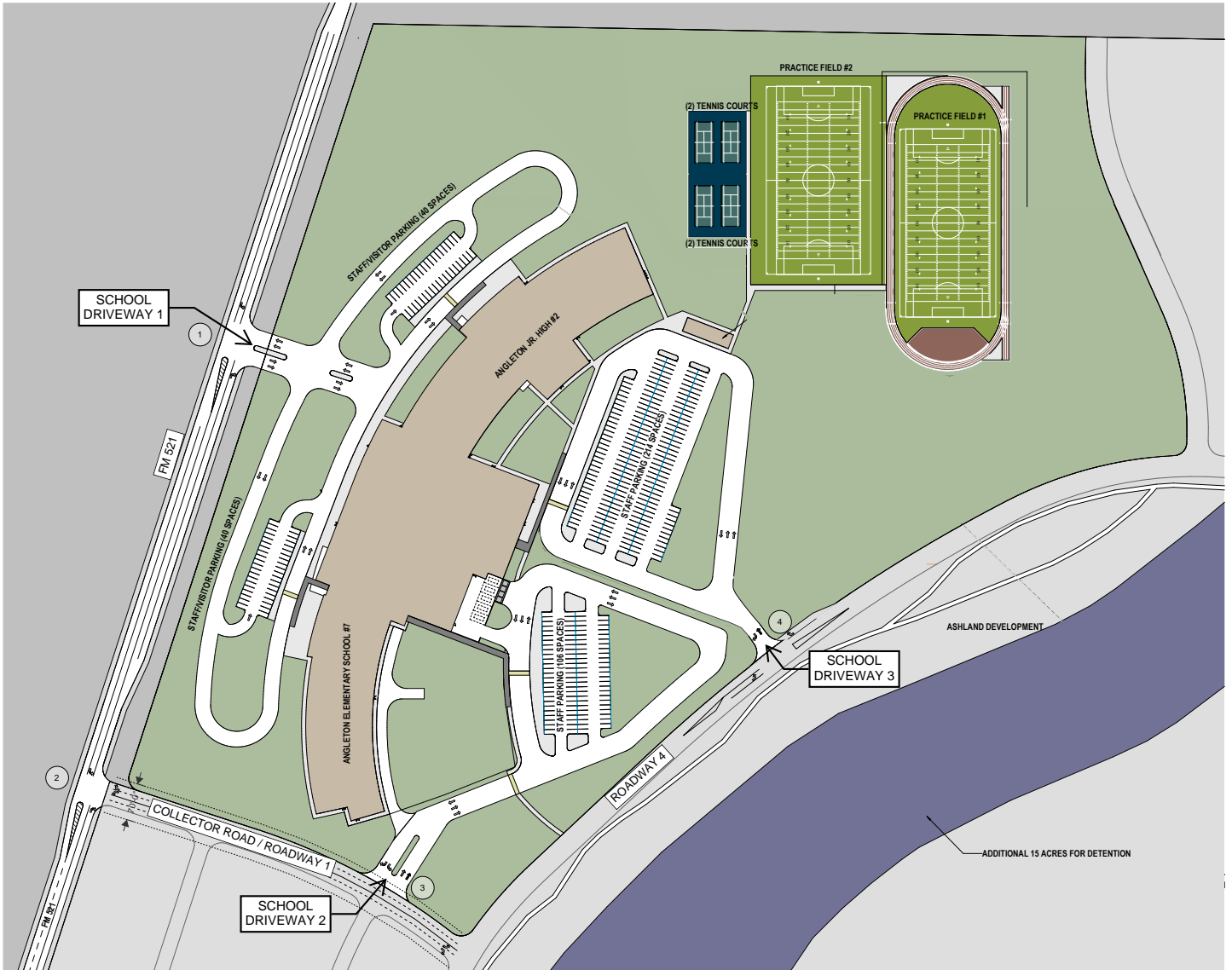


EXHIBIT E-1

ROADWAY 1 & SCHOOL DRIVEWAY 2 IMPROVEMENTS

ANGLETON ISD



Traffic Impact Analysis Phase 1 Recommendations

The following provided based on Quiddity's TIA dated March 2023 and email dated April 20, 2023.

Collector Road/Roadway 1 to be a four lane roadway

Estimated Construction and Engineering cost above developer's plan is approximately \$115,000.

*Improvements shall include all school warning and flashing signs.

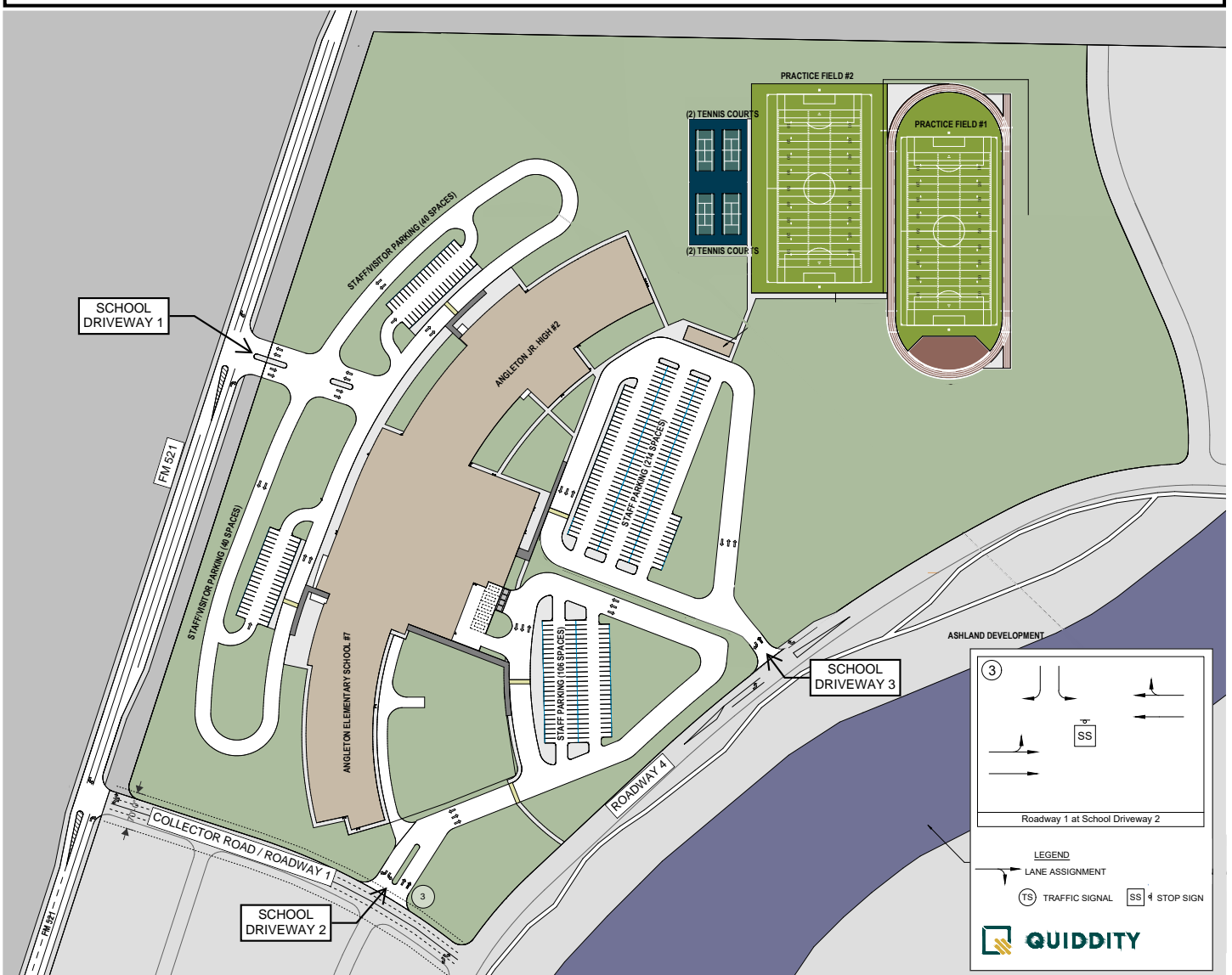


EXHIBIT E-2

SCHOOL DRIVEWAY 3 INTERSECTION IMPROVEMENTS & BUDGET

ANGLETON ISD



The following provided from Quiddity on April 20, 2023.

Roadway 4 to be a three lane roadway to include left and right turn lanes.
Estimated Construction and Engineering cost above developer's plan is approximately \$92,000.
*Improvements shall include all school warning and flashing signs.

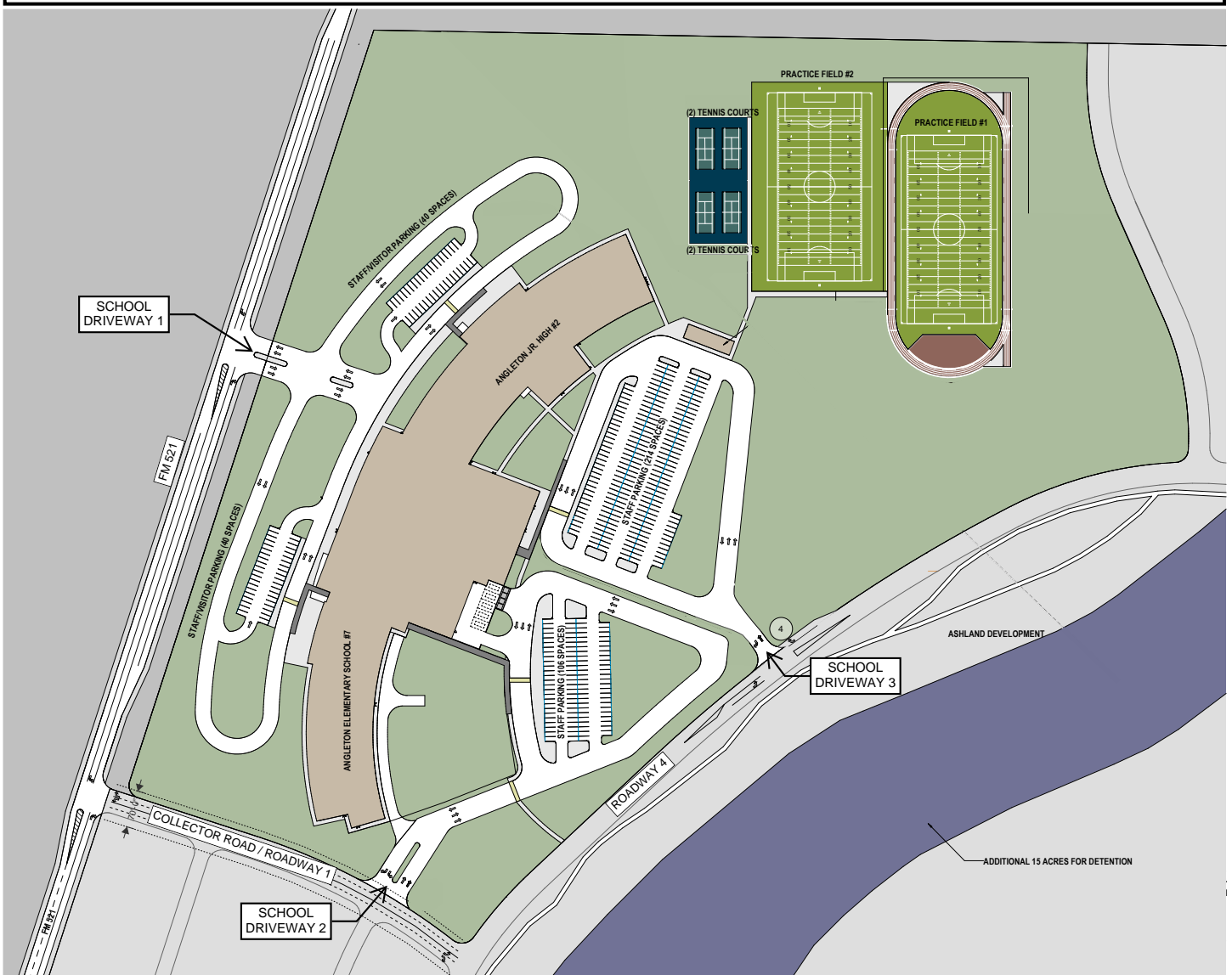


EXHIBIT F

UTILITY AND DETENTION IMPROVEMENTS

ANGLETON ISD



Combined Site Detention Requirements:

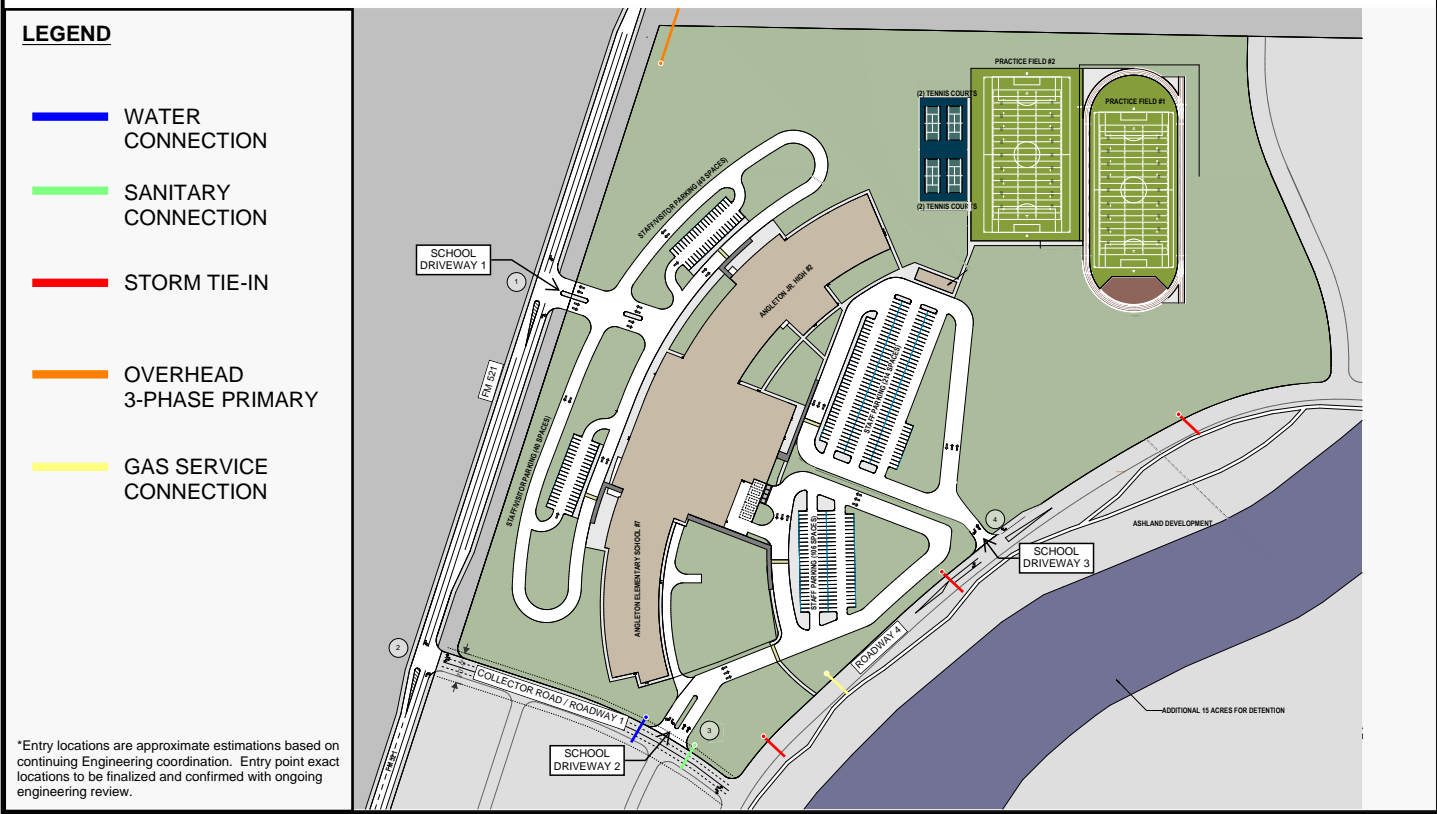
Preliminary Engineering assumptions based on site conditions and assessments will require approximately 34 acre-feet (54,853 cubic yards) of detention, or 15 acres.

Junior High School No. 2:

- Domestic Cold Water, 4" @ 75 PSI
- Fire Water, 8" @ 75 PSI (at site) @ 1,200 GPM
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Wastewater & Connection to the District Meter
- New Overhead 3-phase Utility Primary (4,000A at 480V)
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Provide (4) 4" conduit for Fiber

Elementary School No. 7:

- Domestic Cold Water, 4" @ 75 PSI
- Fire Water, 8" @ 75 PSI (at site) @ 1,200 GPM
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Wastewater & Connection to the District Meter
- New Overhead 3-phase Utility Primary (3,000A at 480V)
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Provide (4) 4" conduit for Fiber



SCHOOL CONSTRUCTION SITE - CRITICAL NEED DATES

ID	Task Name	Finish	2023							2024										
			Sep 3	10 1	10 8	10 15	10 22	10 29	Nov 5	Jan 7	Mar 10	May 12	Jul 14	Sep 15	Nov 17	Jan 19	Mar 23	May 25	Jul	
1	Angleton New Elementary & Junior High School	Tue 7/1/25	[Gantt bar from Sep 3, '23 to Jul 1, '25]																	
2	Begin Construction	Wed 11/1/23	◆ 11/1																	
3	Fill on Site 89k Cubic Yards	Wed 11/1/23	◆ 11/1																	
4	Fill on Site 89k Cubic Yards	Wed 1/1/24	◆ 1/1																	
5	Pond Built and Available to Receive Storm Runoff	Wed 11/1/23	◆ 11/1																	
6	Removal of Pipeline and Farming Equipment	Wed 11/1/23	◆ 11/1																	
7	Permanent Water	Mon 9/1/24	◆ 9/1																	
8	Permanent Power	Mon 9/1/24	◆ 9/1																	
9	Gas	Mon 10/1/24	◆ 10/1																	
10	Permanent Sanitary (Available for Use)	Mon 10/1/24	◆ 10/1																	
11	Fiber/Telecom	Tue 4/1/25	◆ 4/1																	
12	Substantial Completion	Tue 7/1/25	◆ 7/1																	

EXHIBIT I

ROADWAY 1 INTERSECTION IMPROVEMENTS AND BUDGET

ANGLETON ISD



Traffic Impact Analysis Phase 1 Recommendations

The following provided based on Quiddity's TIA dated March 2023.
When the connections to FM 521 are made (anticipated 2024).

1. FM 521 at School Driveway 1:

Construction of a southbound left turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a northbound right turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a traffic signal at the intersection

Estimated Construction and Engineering cost above developer's plan is approximately \$287,500.

2. FM 521 at Roadway 1:

Construction of a southbound left turn lane on FM 521 with 150' of storage and 600' of deceleration (including 100' taper)
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a northbound right turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a traffic signal at the intersection

Estimated Construction and Engineering cost above developer's plan is approximately \$287,500.

*Improvements shall include all school warning and flashing signs.

