

EXHIBIT A

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 911.12 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being comprised of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, the residue of that certain called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, and the residue of that certain called 375.598 acre tract (First Tract) and the residue of that certain called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a concrete monument found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 541.131 acre tract, same being the southwest corner of an adjoining called 2.97 acre tract recorded under County Clerk's File Number 01-008056, Office of the County Clerk, Brazoria County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract;

**Thence** North 87 degrees 05 minutes 19 seconds East along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 2.97 acre tract, and the south line of an adjoining called 96.50 acre tract recorded under County Clerk's File Number 00-016352, Office of the County Clerk, Brazoria County, Texas, 2,947.41 feet to a concrete monument found for angle point, said point being the southeast corner of said adjoining called 96.50 acre tract, same being the southwest corner of the adjoining residue of a called 36.97 acre tract recorded under County Clerk's File Number 94-019052, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 86 degrees 57 minutes 34 seconds East along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 36.97 acre tract, 861.64 feet to the northwest corner of an adjoining called 43.308 acre tract recorded under County Clerk's File Number 2017048421, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 2002063838, Office of the County Clerk, Brazoria County, Texas, for the upper northeast corner of the herein described tract;

**Thence** South 03 degrees 24 minutes 10 seconds East along the common line of the herein described tract and said adjoining called 43.308 acre tract, 1,622.24 feet to the southwest corner of said adjoining called 43.308 acre tract, said point being in the north line of the aforementioned residue of a called 60 acre tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** North 86 degrees 26 minutes 35 seconds East continuing along said common line, 825.98 feet to a point in the west right-of-way line of State Highway 288 for the middle northeast corner of the herein described tract, same being the southeast corner of said adjoining called 43.308 acre tract;

**Thence** South 08 degrees 10 minutes 09 seconds East along the west right-of-way line of State Highway 288, 1,184.70 feet to the beginning of a curve to the right;

**Thence** with said curve to the right, continuing along the west right-of-way line of State Highway 288, having a central angle of 01 degree 53 minutes 42 seconds, an arc length of 372.03 feet, a radius of 11,249.16 feet, and a chord bearing South 07 degrees 13 minutes 18 seconds East, 372.02 feet to the northeast corner of an adjoining called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-0362520, Office of the County Clerk, Brazoria County, Texas;

**Thence** South 86 degrees 48 minutes 29 seconds West along the common line of the herein described tract and said adjoining called 4.9560 acre tract, 271.50 feet to the northwest corner of said adjoining called 4.9560 acre tract for a reentry corner to the herein described tract;

**Thence** South 02 degrees 12 minutes 28 seconds East continuing along said common line, 734.87 feet to the southwest corner of said adjoining called 4.9560 acre tract for a reentry corner to the herein described tract;

**Thence** North 87 degrees 09 minutes 47 seconds East continuing along said common line, 299.63 feet to the southeast corner of said adjoining called 4.9560 acre tract for the lower northeast corner of the herein described tract, said point being in the west right-of-way line of State Highway 288, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, along the west right-of-way line of State Highway 288, having a central angle of 02 degrees 16 minutes 29 seconds, an arc length of 446.63 feet, a radius of 11,249.16 feet, and a chord bearing South 01 degree 23 minutes 01 second East, 446.60 feet to the end of said curve;

**Thence** South 00 degrees 14 minutes 46 seconds East continuing along the west right-of-way line of State Highway 288, 1,890.37 feet to the northeast corner of an adjoining called 15 acre tract recorded under County Clerk's File Number 02-067061, Office of the County Clerk, Brazoria County, Texas, for the upper southeast corner of the herein described tract, being the upper southeast corner of the aforementioned called 170.00 acre tract;

**Thence** South 87 degrees 02 minutes 34 seconds West along the upper south line of the herein described tract, same being the north line of said adjoining called 15 acre tract, 354.62 feet to the northwest corner of said adjoining called 15 acre tract, same being the northeast corner of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas, for an angle point, said point being in the centerline of the Angleton Protection Levee;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 86 degrees 59 minutes 15 seconds West along the north line of said adjoining called 91.87 acre tract, 2,103.32 feet to the northwest corner of said adjoining called 91.87 acre tract, for a reentry corner to the herein described tract, said point being in the west line of said J. W. Cloud Survey, Abstract 169, same being the east line of said George Robinson League, Abstract 126;

**Thence** South 02 degrees 44 minutes 56 seconds East along the east line of said George Robinson League, Abstract 126, same being the west line of said J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 803.82 feet to an angle point, being the lower southeast corner of said called 170.00 acre tract, same being the northeast corner of the aforementioned residue of a called 134 acre tract;

**Thence** South 02 degrees 50 minutes 23 seconds East continuing along said line, 655.23 feet to a point for the lower southeast corner of the herein described tract and said residue of a called 134 acre tract, same being the northeast corner of an adjoining called 116.155 acre tract recorded under County Clerk's File Number 2018029439, Office of the County Clerk, Brazoria County, Texas;

**Thence** South 86 degrees 53 minutes 29 seconds West along the lower south line of the herein described tract, same being the north line of said adjoining called 116.155 acre tract, and the north line of an adjoining called 4.52 acre tract recorded under County Clerk's File Number 2010021440, Office of the County Clerk, 3,742.61 feet to a point for the lower southwest corner of the herein described tract, same being the southeast corner of the adjoining residue of a called 1.0 acre tract recorded in Volume 1251, Page 707, Deed Records, Brazoria County, Texas;

**Thence** North 04 degrees 36 minutes 11 seconds West along the common line of the herein described tract and said adjoining residue of a called 1.0 acre tract, 158.90 feet to the northeast corner of said adjoining called 1.0 acre tract;

**Thence** South 87 degrees 02 minutes 13 seconds West continuing along said common line, 277.30 feet to the northwest corner of said adjoining residue of a called 1.0 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 14 degrees 56 minutes 06 seconds, an arc length of 723.70 feet, a radius of 2,776.40 feet, and a chord bearing North 13 degrees 22 minutes 44 seconds West, 721.66 feet to the southwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 84 degrees 54 minutes 13 seconds East along the common line of the herein described tract and said adjoining called 1.0371 acre tract, 252.52 feet to the southeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

**Thence** North 04 degrees 18 minutes 51 seconds West continuing along said common line, 181.64 feet to the northeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 84 degrees 43 minutes 22 seconds West continuing along said common line, 251.68 feet to the northwest corner of said adjoining called 1.0371 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 10 degrees 03 minutes 42 seconds, an arc length of 487.56 feet, a radius of 2,776.40 feet, and a chord bearing North 02 degrees 51 minutes 09 seconds East, 486.94 feet to the southwest corner of an adjoining tract being called Lot 5 and the South 60-feet of Lot 6, Block 35, Fruitland Subdivision, as evidenced in deed recorded under County Clerk's File Number 2006000498, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 87 degrees 06 minutes 39 seconds East along the common line of the herein described tract and said adjoining Fruitland Subdivision tract, 132.66 feet to the southeast corner of said adjoining Fruitland Subdivision tract for a reentry corner to the herein described tract;

**Thence** North 02 degrees 53 minutes 20 seconds West continuing along said common line, 60.00 feet to the northeast corner of said adjoining Fruitland Subdivision tract for a reentry corner to the herein described tract;

**Thence** South 87 degrees 06 minutes 39 seconds West continuing along said common line, 120.56 feet to the northwest corner of said adjoining Fruitland Subdivision tract, said point being in the easterly right-of-way line of F. M. Highway 521, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the easterly right-of-way line of F. M. Highway 521, having a central angle of 04 degrees 50 minutes 12 seconds, an arc length of 234.37 feet, a radius of 2,776.40 feet, and a chord bearing North 11 degrees 33 minutes 54 seconds East, 234.31 feet to the end of said curve;

**Thence** North 13 degrees 58 minutes 59 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 302.34 feet to a concrete monument found for angle point, said point being the northwest corner of said called 170.00 acre tract, same being the southwest corner of the aforementioned called 170.66 acre tract;

**Thence** North 14 degrees 05 minutes 31 seconds East continuing along said line, 973.60 feet to the southwest corner of the adjoining residue of a called 2 acre tract recorded in Volume 122, Page 203, Deed Records, Brazoria County, Texas;

**Thence** North 87 degrees 21 minutes 22 seconds East along the common line of the herein described tract and said adjoining residue of a called 2 acre tract, 1,700.63 feet to the southeast corner of said adjoining called 2 acre tract for a reentry corner to the herein described tract;

**Thence** North 02 degrees 38 minutes 38 seconds West continuing along said common line, 50.00 feet to the northeast corner of said adjoining residue of a called 2 acre tract for a reentry corner to the herein described tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 87 degrees 21 minutes 22 seconds West continuing along said common line, 1,685.60 feet to the northwest corner of said adjoining residue of a called 2 acre tract for the upper southwest corner of the herein described tract, said point being in the easterly right-of-way line of F. M. Highway 521;

**Thence** North 14 degrees 05 minutes 31 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 217.09 feet to an angle point, said point being the northwest corner of said called 170.66 acre tract, same being the southwest corner of the aforementioned residue of a called 541.131 acre tract;

**Thence** North 14 degrees 02 minutes 37 seconds East continuing along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 4,611.00 feet to the **Place of Beginning** and containing 911.12 acres of land, more or less.

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.

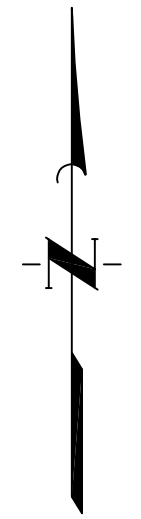
February 5, 2021

Job Number 17148-0001-00

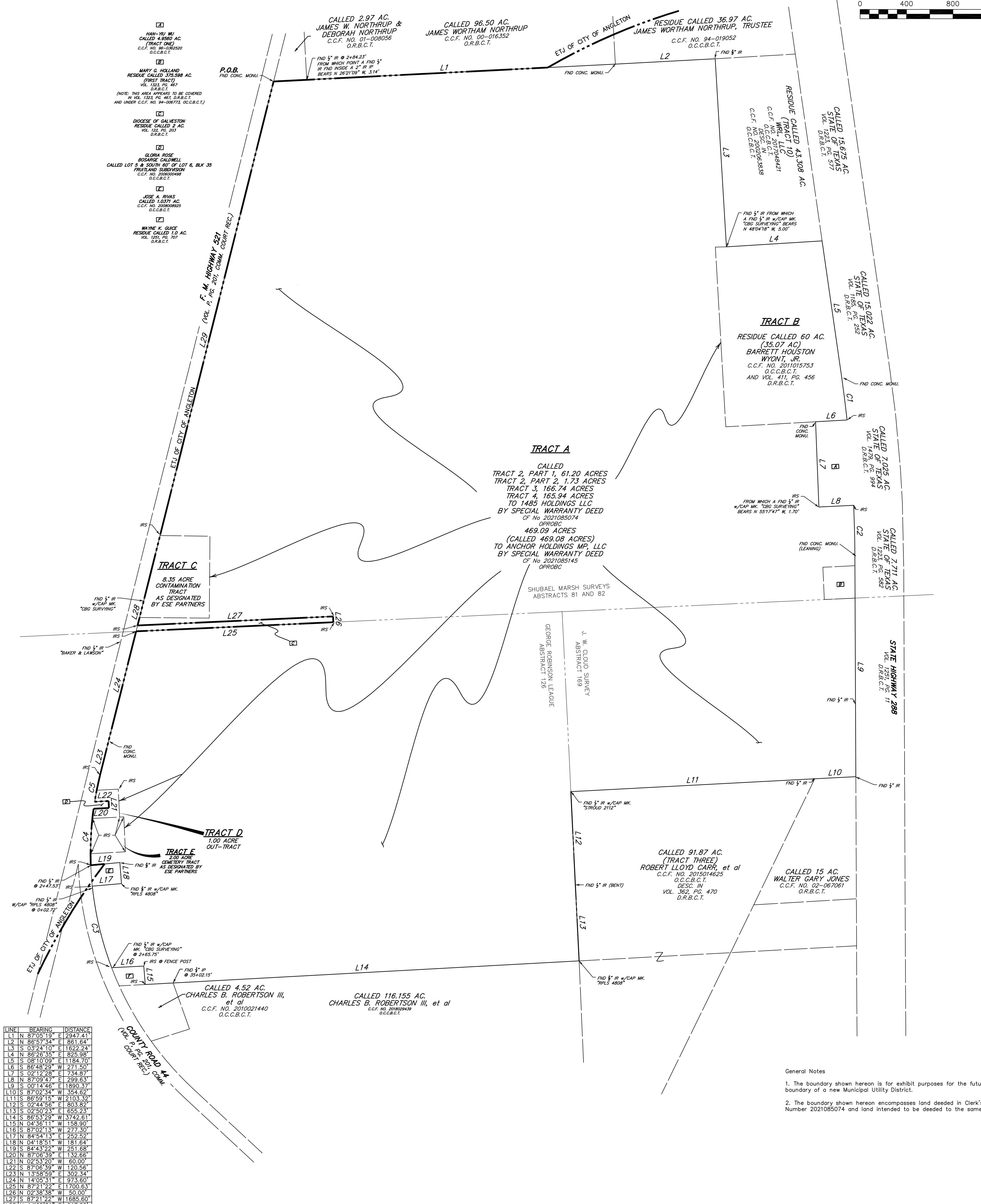
Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com



NORTH  
SCALE: 1" = 400'



LINE	BEARING	DISTANCE
L1	S 87°05'19" E	2947.41'
L2	N 86°57'34" E	861.64'
L3	S 03°24'10" E	1622.24'
L4	N 86°26'35" E	825.98'
L5	S 08°10'09" E	1184.70'
L6	S 88°48'29" W	211.50'
L7	S 02°12'28" E	734.87'
L8	N 87°09'47" E	299.63'
L9	S 01°14'46" E	1890.37'
L10	S 87°02'34" W	354.62'
L11	S 86°59'15" W	2103.32'
L12	S 02°44'56" E	803.62'
L13	S 02°50'23" E	655.23'
L14	S 86°53'29" W	3742.61'
L15	N 04°36'11" W	1588.90'
L16	S 87°02'13" W	277.30'
L17	N 84°54'13" E	252.52'
L18	N 04°18'51" W	181.64'
L19	S 84°33'22" W	251.68'
L20	N 87°06'39" E	132.68'
L21	N 02°53'20" W	60.00'
L22	S 87°06'39" W	120.56'
L23	N 13°58'59" E	302.34'
L24	N 14°05'31" E	973.60'
L25	N 87°21'22" E	1700.63'
L26	N 02°58'58" W	50.00'
L27	S 87°21'22" W	1685.60'
L28	N 14°05'31" E	217.09'
L29	N 14°02'37" E	4611.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11249.16'	11°53'42"	372.03'	S 07°13'18" E	372.02'
C2	11249.16'	17°18'29"	446.63'	S 01°23'01" E	446.60'
C3	2776.40'	14°56'06"	723.70'	N 13°22'44" W	721.66'
C4	2776.40'	10°03'42"	487.56'	N 02°51'09" E	486.94'
C5	2776.40'	14°50'12"	234.37'	N 11°33'54" E	234.31'

General Notes

- The boundary shown hereon is for exhibit purposes for the future boundary of a new Municipal Utility District.
- The boundary shown hereon encompasses land deeded in Clerk's File Number 2021085074 and land intended to be deeded to the same owner.

TRACT A	469.09 ACRES
	61.20 ACRES
	1.73 ACRES
	166.74 ACRES
	165.94 ACRES
TRACT B	35.07 ACRES
TRACT C	8.35 ACRES
TRACT D	2.0 ACRES
TRACT E	1.0 ACRE
TOTAL	911.12 ACRES

**EXHIBIT**  
OF  
**ASHTON GRAY DEVELOPMENT TRACT**  
BEING  
**911.12 ACRES**  
OUT OF THE  
**SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82**  
**GEORGE ROBINSON LEAGUE, ABSTRACT 126**  
**J. W. CLOUD SURVEY, ABSTRACT 169**  
BRAZORIA COUNTY, TEXAS  
FEBRUARY 2022

