

County: Brazoria County
Project: 9.438 Acres
Job No.: 14130

**DESCRIPTION OF 9.438 ACRES
CITY OF ANGLETON, TEXAS – ANNEXATION TRACT**

Description of a 9.438 acre tract of land, located within the J. De. J. Valderas Survey, Abstract No. 380, Brazoria County, Texas, being all of a called 9.45 acre tract as recorded in County Clerk's File No. (C.C.F.N.) 2023009383 of the Official Public Records of Brazoria County Texas (O.P.R.B.C.T.), referred to hereinafter at the above referenced tract of land, said 9.438 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 the Southwest corner of the above referenced tract of land, same being on the East Right-of-Way (R.O.W.) line of State Highway 288. Same being the Northwest corner of Tract 3B of the Angleton Commercial Subdivision No. 6, as recorded in Volume 23, Page 289 of the Plat Records, Brazoria County, Texas (P.R.B.C.T.), same being the beginning of a curve to the right, from which a 1/2-inch iron rod found bears North 69°38' East a distance of 0.95 foot, said point being an interior corner of the existing City of Angleton city limits;

THENCE along said curve to the right, same being the East R.O.W. line of said State Highway 288, same being the West line of the above referenced tract, same being the East line of the existing City of Angleton city limits, an arc distance of 28.25 feet to a 1/2-inch iron rod found for corner, said curve having a radius of 1,273.24 feet, a central angle of 01°16'17" and a chord bearing North 12°28'36" West, a distance of 28.25 feet;

THENCE North 10°11'05" West, continuing along the West line of the above referenced tract of land, same being the East R.O.W. line of said State Highway 288, same being the East line of the existing City of Angleton city limits, a distance of 455.95 feet to a 4-inch concrete monument, found for corner;

THENCE North 00°13'56" West, continuing along the West line of the above referenced tract of land, same being the East R.O.W. line of said State Highway 288, same being the East line of the existing City of Angleton city limits, a distance of 97.17 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson", found for the Northwest corner of the above reference tract of land;

THENCE North 89°47'59" East, departing said East R.O.W. line of said State Highway 288, and departing said East line of said existing City of Angleton city limits, along the North line of the above referenced tract of land, a distance of 611.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson", found for the most Northerly Northeast corner of the above referenced tract;

THENCE South 00°12'01" East, along a Northeasterly line of the above referenced tract, a distance of 273.57 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson", found for an interior corner of the above referenced tract of land;

THENCE North 89°47'59" East, along a Southeasterly line of the above referenced tract of land, a distance of 340.62 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson", found for the most Easterly Northeast corner of the above referenced tract of land;

THENCE South 10°53'49" East, along the Southeast line of the above referenced tract of land, a distance of 207.17 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson", found for the Southeast corner of the above referenced tract of land, same being in the North line of Tract 3A of said Angleton Commercial Subdivision;

THENCE South 79°03'57" West, along the South line of the above referenced tract of land, same being the North line of said Tract 3A and Tract 3B of said Angleton Commercial Subdivision, same being the North line of the existing City of Angleton city limits, passing at a distance of 88.81 feet a 5/8-inch iron rod found for the Northwest corner of said Tract 3A and the Northeast corner of Tract 3B, continuing a total distance of 372.83 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson", found for corner;

THENCE South 83°17'20" West, continuing along the South line of the above referenced tract of land, same being the North line of said Tract 3B of said Angleton Commercial Subdivision, same being the North line of the existing City of Angleton city limits, a distance of 41.71 feet to a 5/8-inch iron rod found for corner;

THENCE South 87°12'27" West, continuing along the South line of the above referenced tract of land, same being the North line of said Tract 3B, same being the North line of the existing City of Angleton city limits, a distance of 497.72 feet to the **POINT OF BEGINNING** of the above referenced tract of land, containing 9.438 acres of land, more or less.

Notes:

The city limit line referred to herein, as provided by the City of Angleton in electronic cadd file.

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.

Darrel Heidrich

10/29/2024

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