

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160



Filed: 11/14/2024 04:15:07 PM

Joyce Hudman

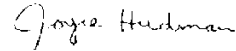
Joyce Hudman
County Clerk
Brazoria County, Texas

**ANGLETON DRAINAGE DISTRICT
SPECIAL PUBLIC MEETING
AND PUBLIC HEARING
NOTICE AND AGENDA
NOVEMBER 19, 2024
9:00 A.M.**

The Angleton Drainage District will hold a special public meeting at its office located at 1123 County Road 428, Angleton, Texas on the above-mentioned date and time to discuss matters pertaining to its drainage programs, personnel, equipment, and the following:


BUSINESS FOR THIS MEETING

1. Call to Order.
2. Visitors.
 - A. About Agenda Items. Each member of the public who desires to address the Board of Supervisors regarding an item on this agenda may address the Board regarding the item at the meeting before or during the Board's consideration of the item. This includes the following topics that the Board may discuss and any other agenda items:
 - B. About Non-Agenda Items. The public may address the Board of Supervisors concerning business of the District that is not on this agenda, but the Texas Open Meetings Act prohibits the Board from deliberating or discussing topics not on the agenda.
3. Hold public hearing to consider disannexing some or all of the portion of Angleton Drainage District located east of Ditch 18, North of CR 171, West of Flores Bayou, and south of the common boundary between Angleton Drainage District and Brazoria County Drainage District No. 5 (Iowa Colony Drainage District), and to announce the Board's own conclusions relating to land or other property to be excluded from the District, and to receive petitions for exclusion of land or other property. All interested property owners have the right: (1) to present petitions for exclusions of land or other property at least seven days before the hearing, complying with Subchapter 49J of the Texas Water code; (2) to offer evidence in support of the petitions; (3) to contest any proposed exclusion based on either a petition or the Board's own conclusions; and (4) to offer evidence in support of the contest. In addition, the public is invited to attend, speak, and present evidence at the hearing.

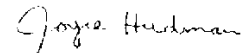


Joyce Hudman
County Clerk
Brazoria County, Texas

- A. The above described area proposed for disannexation on the motion of the Board of Supervisors is the area described on the map and the metes and bounds description attached hereto as Exhibit "A" and incorporated herein in full.
 - B. Hear any protests and evidence against exclusions (disannexations) proposed on the board's own motion.
 - C. Consider all evidence presented for and against disannexation.
 - D. Determine whether the facts disclose the affirmative of any one or more of the following grounds for disannexation:
 - (1) to retain certain land or other property within the district's taxing power would be arbitrary and unnecessary to conserve the public welfare, would impair or destroy the value of the property desired to be excluded, and would constitute the arbitrary imposition of a confiscatory burden;
 - (2) to retain any given land or other property in the district and to extend to it, either presently or in the future, the benefits, service, or protection of the district's facilities would create an undue and uneconomical burden on the remainder of the district; or
 - (3) the land desired to be excluded cannot be bettered as to conditions of living and health, provided with water or sewer service, protected from flood, drained, freed from interruption of traffic caused by excess of water on the roads, highways, or other means of transportation serving the land, or otherwise benefited by the district's proposed improvements.
4. Consider for Approval Resolution No. 2024-11-0001 A Resolution of the Board of Supervisors of Angleton Drainage District, Excluding Certain Property from the District; Containing Findings of Fact; Defining the Boundaries of the District; and Providing a Severance Clause and an Effective Date.
 5. Executive Session under Section 551.071 of the Texas Open Meetings Act, Chapter 551, Texas Government Code, to consult with an attorney concerning limited legal aspects of the disannexation of property.
 6. Resume Regular Session.
 7. Take Action on Any Item Arising in Executive Session.
 8. Adjourn.



Ronald E. Slate, Asst. Chairman
Angleton Drainage District Board of Supervisors



Joyce Hudman
County Clerk
Brazoria County, Texas

EXHIBIT "A"
MAP AND
METES AND BOUNDS PROPERTY DESCRIPTION OF AREA PROPOSED
FOR DISANNEXATION



Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas

County: Brazoria County
Project: 1,321.89 Acres
Job No.: 16186

DESCRIPTION OF 1,321.89 ACRES

Being a 1,321.89 acre tract of land located within the Henry Austin Survey, Abstract No. 13, Brazoria County, Texas, being a portion the Angleton Drainage District, Brazoria County Texas, said 1,321.89 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 on the South Right-of-Way (R.O.W.) line of County Road 171, same being 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18

THENCE North 43°09'42" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 612.31 feet to a point for corner;

THENCE North 29°49'47" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 6,690.21 feet to a point for corner;

THENCE North 29°54'58" West, along a line 15 feet Easterly (measured perpendicular) from the top bank of the Angleton Drainage District Ditch No. 18, a distance of 2,973.27 feet to a point for corner;

THENCE North 59°51'29" East, along the common North line of the existing Angleton Drainage District, same being the Southerly line of the Iowa Colony Drainage District, a distance of 7,401.71 feet to a point for corner, being in Flores Bayou;

THENCE South 18°07'55" East, along said Flores Bayou, a distance of 562.50 feet to a point for corner;

THENCE South 24°33'14" East, along said Flores Bayou, a distance of 118.17 feet to a point for corner;

THENCE South 44°59'20" East, along said Flores Bayou, a distance of 178.23 feet to a point for corner;

THENCE South 63°52'58" East, along said Flores Bayou, a distance of 375.63 feet to a point for corner;

THENCE South 45°12'08" East, along said Flores Bayou, a distance of 151.29 feet to a point for corner;

THENCE South 24°39'16" East, along said Flores Bayou, a distance of 506.08 feet to a point for corner;

THENCE South 23°21'42" East, along said Flores Bayou, a distance of 560.11 feet to a point for corner;

THENCE South 19°33'19" East, along said Flores Bayou, a distance of 229.41 feet to a point for corner;

THENCE South 11°22'52" West, along said Flores Bayou, a distance of 277.37 feet to a point for corner;

J:\16000s\16100\16186\ENGINEERING-SURVEY\SURVEY\METES AND BOUNDS\16186 De-Annexation.docx



“Exhibit A”

Filed: 11/14/2024 04:15:07 PM

Joyce Hudman
County Clerk
Brazoria County, Texas

THENCE South 13°23'19" West, along said Flores Bayou, a distance of 269.02 feet to a point for corner;

THENCE South 11°36'32" East, along said Flores Bayou, a distance of 244.75 feet to a point for corner;

THENCE South 07°57'24" West, along said Flores Bayou, a distance of 159.60 feet to a point for corner;

THENCE South 35°47'42" West, along said Flores Bayou, a distance of 190.36 feet to a point for corner;

THENCE South 51°02'11" West, along said Flores Bayou, a distance of 292.27 feet to a point for corner;

THENCE South 45°56'03" West, along said Flores Bayou, a distance of 166.47 feet to a point for corner;

THENCE South 29°32'09" West, along said Flores Bayou, a distance of 112.42 feet to a point for corner;

THENCE South 05°59'57" East, along said Flores Bayou, a distance of 133.70 feet to a point for corner;

THENCE South 39°30'59" East, along said Flores Bayou, a distance of 131.30 feet to a point for corner;

THENCE South 51°32'39" East, along said Flores Bayou, a distance of 83.88 feet to a point for corner;

THENCE South 08°23'19" East, along said Flores Bayou, a distance of 345.71 feet to a point for corner;

THENCE South 33°04'29" East, along said Flores Bayou, a distance of 123.08 feet to a point for corner;

THENCE South 36°03'06" East, along said Flores Bayou, a distance of 219.71 feet to a point for corner;

THENCE South 39°30'58" East, along said Flores Bayou, a distance of 178.43 feet to a point for corner;

THENCE South 37°33'02" East, along said Flores Bayou, a distance of 162.46 feet to a point for corner;

THENCE South 10°44'31" East, along said Flores Bayou, a distance of 114.24 feet to a point for corner;

THENCE South 02°42'26" East, along said Flores Bayou, a distance of 151.92 feet to a point for corner;

THENCE South 43°57'15" East, along said Flores Bayou, a distance of 253.98 feet to a point for corner;

THENCE South 13°12'01" East, along said Flores Bayou, a distance of 169.50 feet to a point for corner;

THENCE South 05°20'34" East, along said Flores Bayou, a distance of 501.08 feet to a point for corner;

J:\160005\16100\16186\ENGINEERING-SURVEY\SURVEY\METES AND BOUNDS\16186 De-Annexation.docx



Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas

THENCE South 11°25'41" West, along said Flores Bayou, a distance of 96.66 feet to a point for corner;

THENCE South 03°08'42" West, along said Flores Bayou, a distance of 74.21 feet to a point for corner;

THENCE South 18°56'54" East, along said Flores Bayou, a distance of 48.73 feet to a point for corner;

THENCE South 44°04'29" East, along said Flores Bayou, a distance of 403.98 feet to a point for corner;

THENCE South 23°33'21" East, along said Flores Bayou, a distance of 147.67 feet to a point for corner;

THENCE South 08°19'44" West, along said Flores Bayou, a distance of 94.53 feet to a point for corner;

THENCE South 33°27'20" West, along said Flores Bayou, a distance of 178.63 feet to a point for corner;

THENCE South 47°29'03" West, along said Flores Bayou, a distance of 206.72 feet to a point for corner;

THENCE South 00°25'02" East, along said Flores Bayou, a distance of 79.57 feet to a point for corner;

THENCE South 34°24'45" East, along said Flores Bayou, a distance of 133.38 feet to a point for corner;

THENCE South 00°53'08" East, along said Flores Bayou, a distance of 110.32 feet to a point for corner;

THENCE South 21°17'08" West, along said Flores Bayou, a distance of 104.01 feet to a point for corner;

THENCE South 02°23'27" East, along said Flores Bayou, a distance of 33.58 feet to a point for corner;

THENCE South 04°52'08" East, along said Flores Bayou, a distance of 152.40 feet to a point for corner;

THENCE South 15°09'11" East, along said Flores Bayou, a distance of 155.58 feet to a point for corner;

THENCE South 16°31'53" East, along said Flores Bayou, a distance of 249.58 feet to a point for corner;

THENCE South 05°22'40" East, along said Flores Bayou, a distance of 134.35 feet to a point for corner;

THENCE South 14°36'55" West, along said Flores Bayou, a distance of 78.48 feet to a point for corner;

THENCE South 39°34'55" West, along said Flores Bayou, a distance of 123.16 feet to a point for corner;

THENCE South 43°17'28" West, along said Flores Bayou, a distance of 244.38 feet to a point for corner;

J:\16000s\16100\16186\ENGINEERING-SURVEY\SURVEY\METES AND BOUNDS\16186 De-Annexation.docx



Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas

THENCE South 33°55'07" West, along said Flores Bayou, a distance of 169.45 feet to a point for corner;

THENCE South 50°40'16" West, along said Flores Bayou, a distance of 291.02 feet to a point for corner;

THENCE South 38°08'14" West, along said Flores Bayou, a distance of 116.03 feet to a point for corner;

THENCE South 31°52'31" West, along said Flores Bayou, a distance of 206.47 feet to a point for corner;

THENCE South 41°34'54" West, along said Flores Bayou, a distance of 116.67 feet to a point for corner;

THENCE South 15°55'16" West, along said Flores Bayou, a distance of 260.14 feet to a point for corner;

THENCE South 34°23'21" West, along said Flores Bayou, a distance of 163.99 feet to a point for corner;

THENCE South 08°18'10" West, along said Flores Bayou, a distance of 163.60 feet to a point for corner;

THENCE South 38°54'53" West, along said Flores Bayou, a distance of 259.59 feet to a point for corner;

THENCE South 25°24'48" West, along said Flores Bayou, a distance of 51.78 feet to a point for corner;

THENCE South 10°47'01" East, along said Flores Bayou, a distance of 160.27 feet to a point for corner;

THENCE South 13°27'59" East, along said Flores Bayou, a distance of 127.93 feet to a point for corner;

THENCE South 39°03'49" West, along the South R.O.W. line of said County Road 171, a distance of 2,975.65 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 1,321.885 acres of land, more or less.

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

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

Darrel Heidrich
10/16/2024
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378

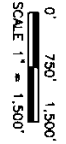


Filed: 11/14/2024 04:15:07 PM

Joyce Hudman

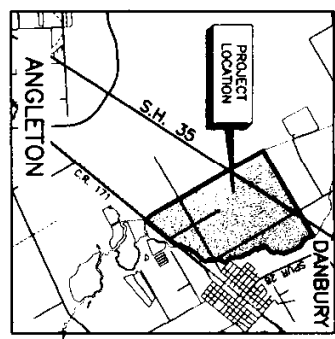
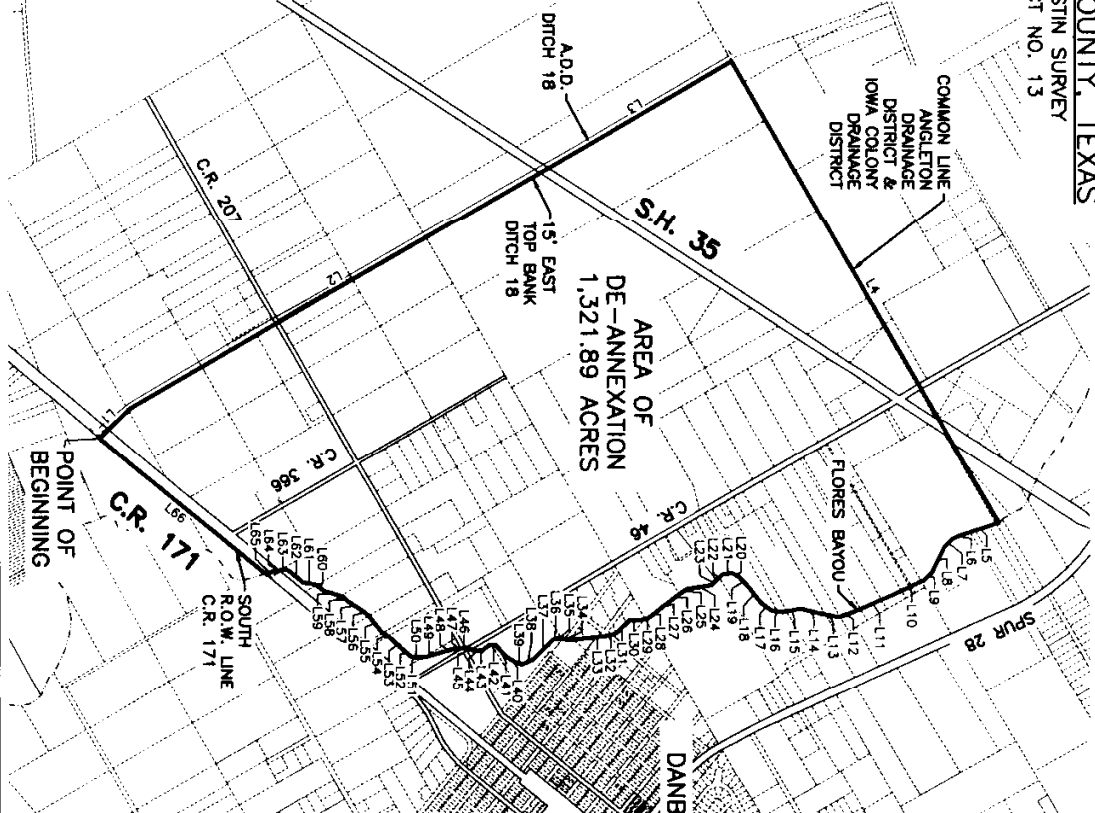
Joyce Hudman
County Clerk
Brazoria County, Texas

BRAZORIA COUNTY, TEXAS
HENRY AUSTIN SURVEY
ABSTRACT NO. 13



Line No.	Length	Direction
L1	812.31'	N43°09'42"W
L2	600.00'	N29°49'47"W
L3	2873.27'	N28°54'58"W
L4	7401.71'	N68°21'28"E
L5	3482.50'	S18°07'59"E
L6	1181.77'	S24°33'14"E
L7	375.83'	S43°28'58"E
L8	191.28'	S48°12'08"E
L9	308.00'	S42°39'18"E
L10	980.11'	S23°21'42"E
L11	228.41'	S18°33'19"E
L12	277.37'	S17°22'52"W
L13	244.70'	S11°38'32"E
L14	158.80'	S07°57'24"W
L15	180.26'	S29°47'42"W
L16	168.47'	S49°58'03"W
L17	112.42'	S28°31'08"W
L18	133.70'	S08°30'37"E
L19	131.30'	S28°30'39"E
L20	63.89'	S51°32'39"E
L21	345.71'	S08°23'18"E
L22	123.06'	S33°04'28"E
L23	218.31'	S28°03'09"E
L24	178.43'	S29°30'58"E
L25	162.48'	S17°33'02"E
L26	114.24'	S10°44'31"E
L27	151.89'	S22°42'28"E
L28	223.88'	S43°57'13"E
L29	189.30'	S13°12'01"E
L30	501.08'	S28°20'34"E

Line No.	Length	Direction
L31	98.80'	S17°28'11"W
L32	74.21'	S07°08'43"W
L33	48.73'	S18°58'34"E
L34	403.80'	S44°04'28"E
L35	147.87'	S23°33'11"E
L36	84.53'	S08°19'44"W
L37	178.83'	S33°27'03"W
L38	208.72'	S47°29'03"W
L39	79.37'	S07°28'03"E
L40	133.38'	S24°24'43"E
L41	110.32'	S07°33'08"E
L42	104.01'	S11°17'08"W
L43	33.58'	S02°23'27"E
L44	152.40'	S04°32'08"E
L45	185.88'	S18°09'11"E
L46	248.28'	S18°31'53"E
L47	78.46'	S14°28'30"W
L48	123.16'	S29°34'53"W
L49	244.38'	S43°17'28"W
L50	168.47'	S33°55'07"W
L51	201.02'	S28°40'18"W
L52	116.03'	S28°08'14"W
L53	206.47'	S17°32'31"W
L54	118.87'	S11°34'44"W
L55	280.14'	S13°55'18"W
L56	163.89'	S24°23'31"W
L57	163.80'	S08°18'10"W
L58	258.26'	S28°44'53"W
L59	51.78'	S29°24'48"W
L60	180.27'	S10°47'01"E
L61	127.83'	S13°27'30"E
L62	287.65'	S28°03'59"W



I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §1.38.85, DOES NOT REFLECT THE RESULTS OF AN OIL OR GAS SURVEY, AND IS NOT TO BE USED TO CONVEY OIL OR GAS RIGHTS. THIS DOCUMENT IS NOT A SURVEY OF OIL OR GAS RIGHTS. THE ESTIMATED AREA IS BASED ON THE SECTION 28 RECORDATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Darrel Heidrich
10/16/2024
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



ANGLETON DRAINAGE DISTRICT
AREA OF DE-ANNEXATION
1,321.89 ACRES

HENRY AUSTIN SURVEY
ABSTRACT NO. 13
BRAZORIA COUNTY, TEXAS

Baker & Lawson, Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 878-648-8881
www.bakerandlawson.com
Licensed Surveying Firm No. 00025250

BAKER & LAWSON, INC.
DRAWING NO.: 16186 ADD DE-ANNEX
SCALE: 1" = 1,500'
DATE: 10/16/2024
JOB NO.: 16186

DRAWN BY: DH
CHECKED BY: JH
REV. NO. 0