

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILDROCK HOLDINGS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

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Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
State of Texas

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KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jores  
Registered Professional Land Surveyor  
No. 5317

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KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.  
Professional Engineer

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission, City of Angleton, Texas.

Bill Garwood, Chairman, Planning and Zoning Commission

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Council, City of Angleton, Texas.

John Wright, Mayor

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City of Angleton, on behalf of the City.

LEGEND:

- "AC." INDICATES ACREAGE.  
2.) "R.O.W." INDICATES RIGHT-OF-WAY.  
3.) "P.O.B." INDICATES POINT OF BEGINNING.  
4.) "VOL." INDICATES VOLUME.  
5.) "PG." INDICATES PAGE.  
6.) "⊠" INDICATES BLOCK NUMBER.  
7.) "⌚" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

- PLAT BOUNDARY  
- - - - - UTILITY EASEMENT, 1' RESERVE  
- - - - - CENTER LINE  
- - - - - EXISTING SECTION BOUNDARY

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.  
2.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.  
3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.  
4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.  
6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.  
7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.  
8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.  
9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.  
10.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.  
VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALTIMETER'S RTK NETWORK, STATIONS HASS-102 AND HCOL-1402.  
11.) THESE TRACTS LIE WITHIN ZONE "A" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545R, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.  
12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.  
13.) QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.  
14.) \* PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDBATION OF A FINAL PLAT.  
15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

LINE TABLE

LINE	DISTANCE	BEARING
L1	90.00'	S 46°27'26" W
L2	120.00'	N 44°33'40" W
L3	90.00'	S 45°26'20" W
L4	77.75'	S 45°26'20" W
L5	120.00'	S 34°28'35" W
L6	77.73'	N 45°26'20" E
L7	156.45'	S 44°33'40" E
L8	217.42'	S 45°26'20" W

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	91°01'06"	39.71'	S 89°03'07" E	35.67'
C2	25.00'	90°00'00"	39.27'	S 00°26'20" W	35.36'
C3	25.00'	90°00'00"	39.27'	N 89°33'40" W	35.36'
C4	2060.00'	79°02'15"	2841.70'	S 84°57'28" W	2621.68'
C5	1940.00'	79°02'15"	2676.16'	N 84°57'28" E	2468.96'
C6	25.00'	89°09'20"	38.90'	N 00°51'40" E	35.09'
C7	795.00'	00°10'26"	2.41'	N 43°37'47" W	2.41'
C8	750.00'	01°01'06"	13.33'	S 44°03'07" E	13.33'
C9	2000.00'	79°02'15"	2758.93'	S 84°57'28" W	2545.32'

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ASHLAND BOULEVARD	2,976.35'	120'	LOCAL
SAPPHIRE SPRINGS TRAIL	169.78'	VARIES	LOCAL

STATE OF TEXAS §

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A METES & BOUNDS description of a certain 8.32 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202008545 of the Official Public Records of Brazoria County (OPRBC), said 8.32 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod [with cap stamped "Quiddity Eng Property Corner"] at the south end of a cutback at the east corner of the intersection of Ashland Boulevard, dedication of which is recorded in Plat No. 2025012903 of the OPRBC and Sapphire Springs Trail, dedication of which is recorded in Plat No. 2025019956 OPRBC, said iron rod also being in a south line of Restricted Reserve "A" of Ashland Street Dedication Section 2, plat of which is recorded in Plat No. 2025019956 OPRBC at the beginning of a curve to the left, from which a found 3/4-inch iron rod [with cap stamped "Quiddity Eng Property Corner"] bears North 09°18'18" West, 34.83 feet at the north end of said cutback;

THENCE, along the south line of said Restricted Reserve "A" and along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 79°02'15", an arc length of 2676.16 feet, and a long chord bearing North 84°57'28" East, 2468.96 feet to a point for corner;

THENCE, North 45°28'20" East, 77.73 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 89°09'20", an arc length of 38.90 feet, and a long chord bearing North 00°51'40" East, 35.09 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 795.00 feet, a central angle of 00°10'26", an arc length of 2.41 feet, and a long chord bearing North 43°37'47" West, 2.41 feet to a point for corner in the south line of proposed Ashland Street Dedication Section 6;

THENCE, North 46°27'26" East, along the south line of proposed Ashland Street Dedication Section 6, 90.00 feet to a point at the beginning of a non-tangent curve to the left in a south line of proposed Ashland Section 8;

THENCE, along a south line of proposed Ashland Section 8 and along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°01'06", an arc length of 39.71 feet, and a long chord bearing South 89°03'07" East, 35.67 feet to a point for corner;

THENCE, South 44°33'40" East, 120.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 00°26'20" West, 35.36 feet to a point for corner;

THENCE, South 45°28'20" West, 90.00 feet to a point at the beginning of a non-tangent curve to the left;

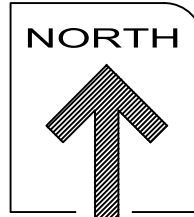
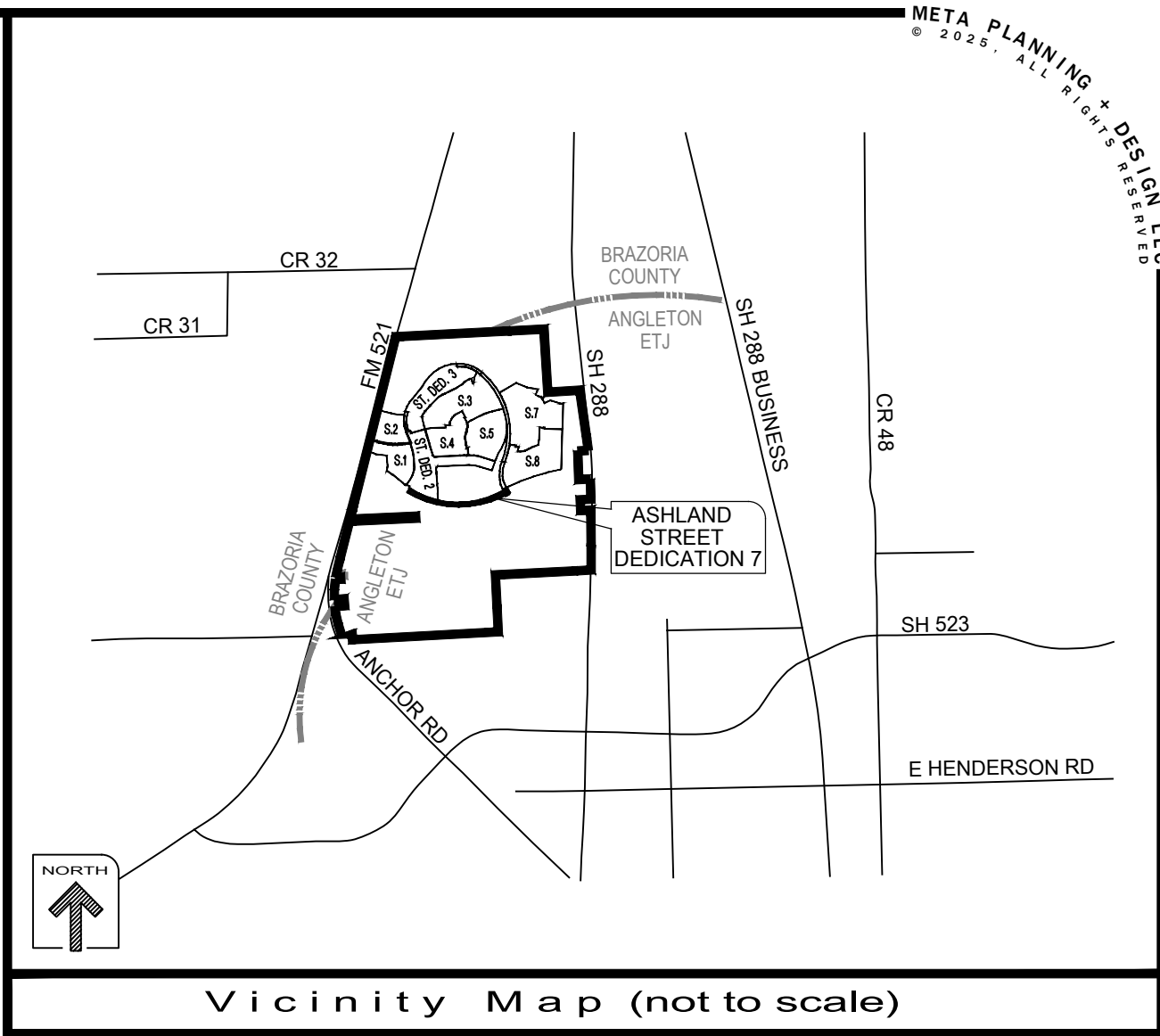
THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 89°33'40" West, 35.36 feet to a point for corner;

THENCE, South 45°26'20" West, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 79°02'15", an arc length of 2841.70 feet, and a long chord bearing South 84°57'28" West, 2621.68 feet to a point for corner;

THENCE, North 34°28'35" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 8.32 acres of land in Brazoria County, Texas.

±



A PRELIMINARY PLAT OF

# ASHLAND STREET DEDICATION 7 BEING 8.32 ACRES OF LAND

OUT OF THE  
SHUBAEL MARSH SURVEYS, A-82  
BRAZORIA COUNTY, TEXAS

OWNER:  
**WILDROCK HOLDINGS, LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
3100 ALVIN DEVANE BLVD #150  
AUSTIN, TEXAS 78741  
(512) 441-9493

SURVEYOR  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPELS Firm Registration No. 10046104

PLANNER:

**META**  
PLANNING + DESIGN

META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
0 100 200

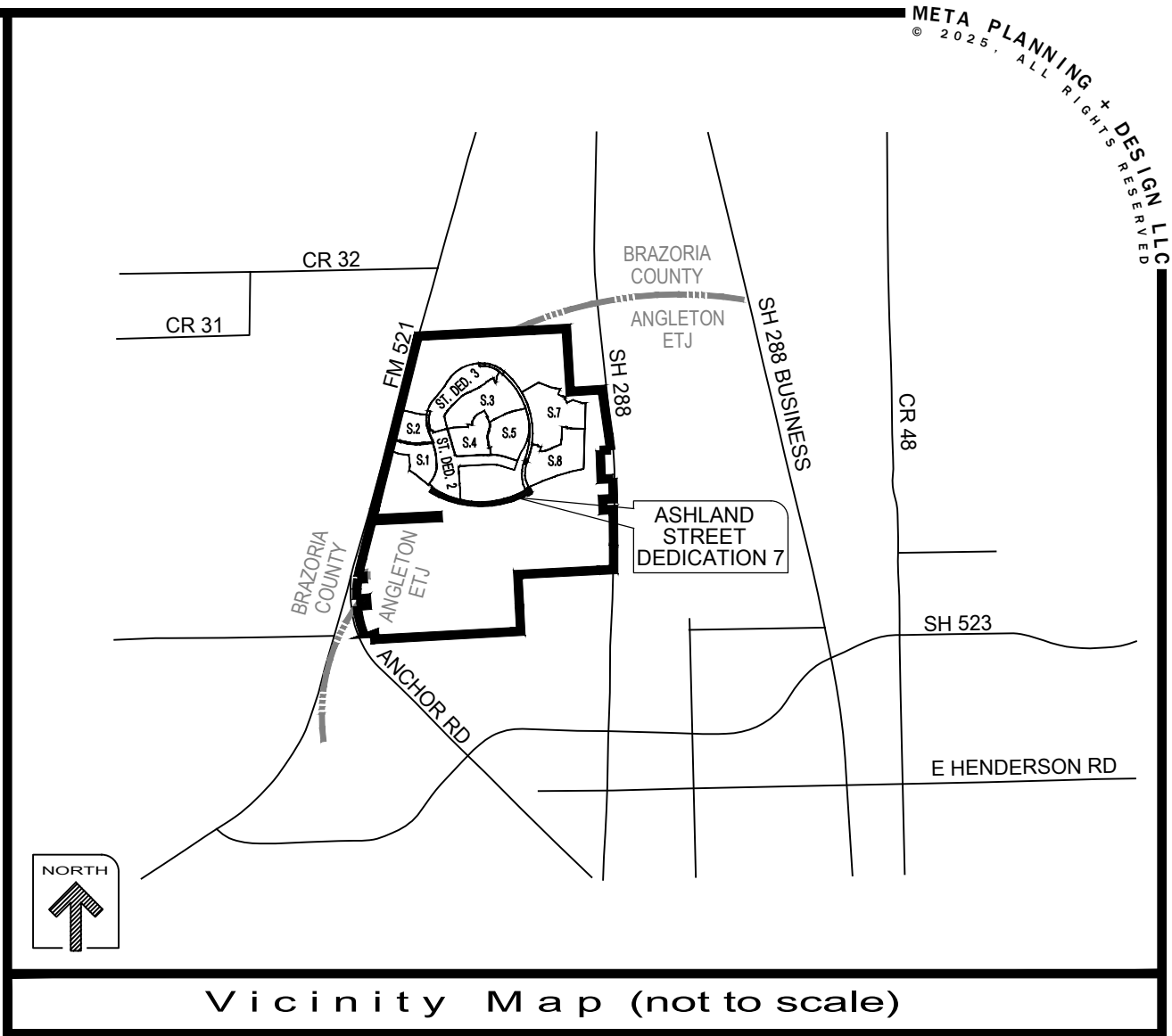
REV: AUGUST 1, 2025

PAGE 1 OF 2

MTA-78006

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.





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7.) "Ⓜ" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND	
	PLAT BOUNDARY
	UTILITY EASEMENT, 1' RESERVE
	CENTER LINE
	EXISTING SECTION BOUNDARY

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A PRELIMINARY PLAT OF

# ASHLAND STREET DEDICATION 7

BEING 8.32 ACRES OF LAND

OUT OF THE  
**SHUBAEL MARSH SURVEYS, A-82**  
BRAZORIA COUNTY, TEXAS

OWNER:  
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ENGINEER:  
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