

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 2, 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. 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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares  
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.

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

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

Notary Public  
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "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 revert in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

12.) 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), GEOD 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HC0G\_14012.

13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.

15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.

17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

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A METES & BOUNDS description of a certain 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 60.84 feet to a point for corner;
9. South 84°32'11" West, 117.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" West, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner lying in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE.
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND.
- 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME.
- 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 12.) "NO." INDICATES NUMBER.
- 13.) "CT." INDICATES COURT.
- 14.) "DR." INDICATES DRIVE.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) "└─┘" INDICATES STREET NAME CHANGE.
- 17.) " [ ] " INDICATES BLOCK NUMBER.
- 18.) " [A] " INDICATES RESERVE NUMBER.
- 19.) "R.S." INDICATES 65' CUL-DE-SAC RADIUS.

# ASHLAND SECTION TWO

BEING 14.26 ACRES OF LAND CONTAINING 62 LOTS (50' X 120' TYP.) AND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

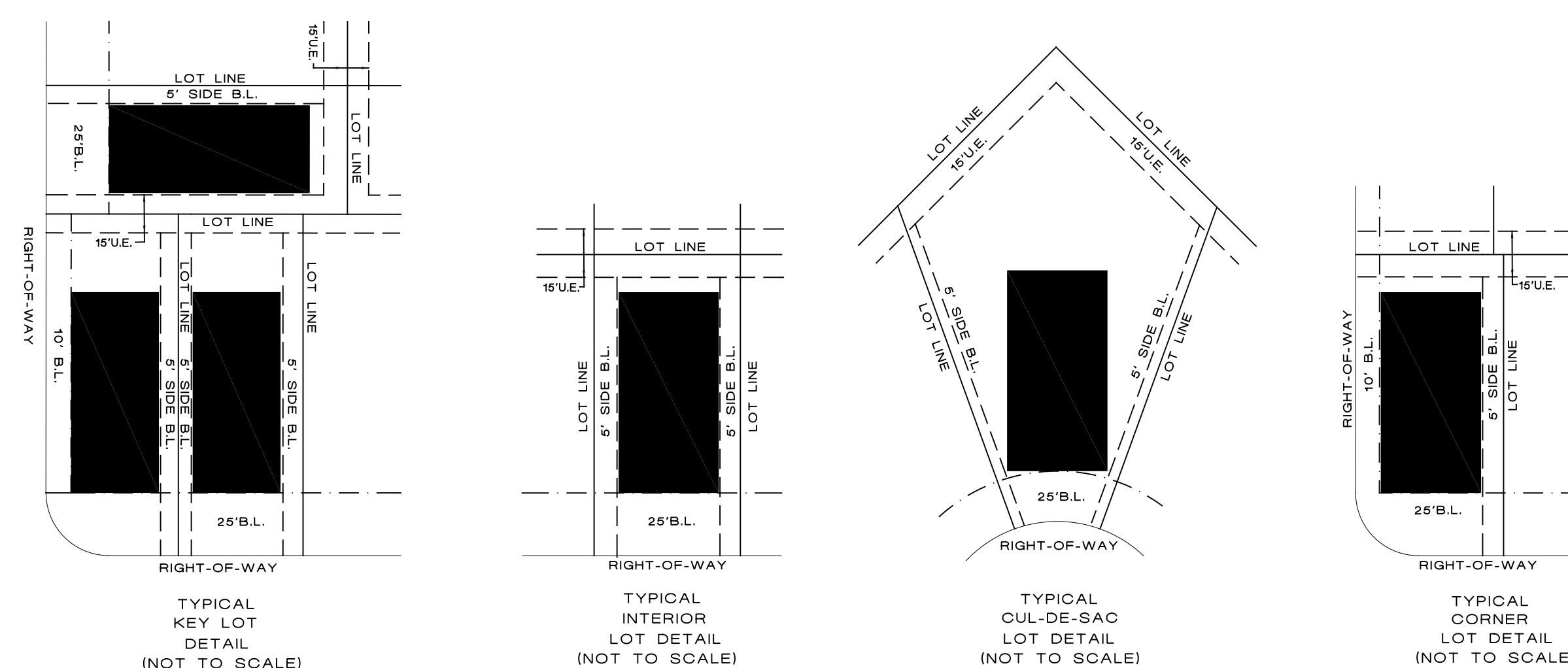
ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:



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

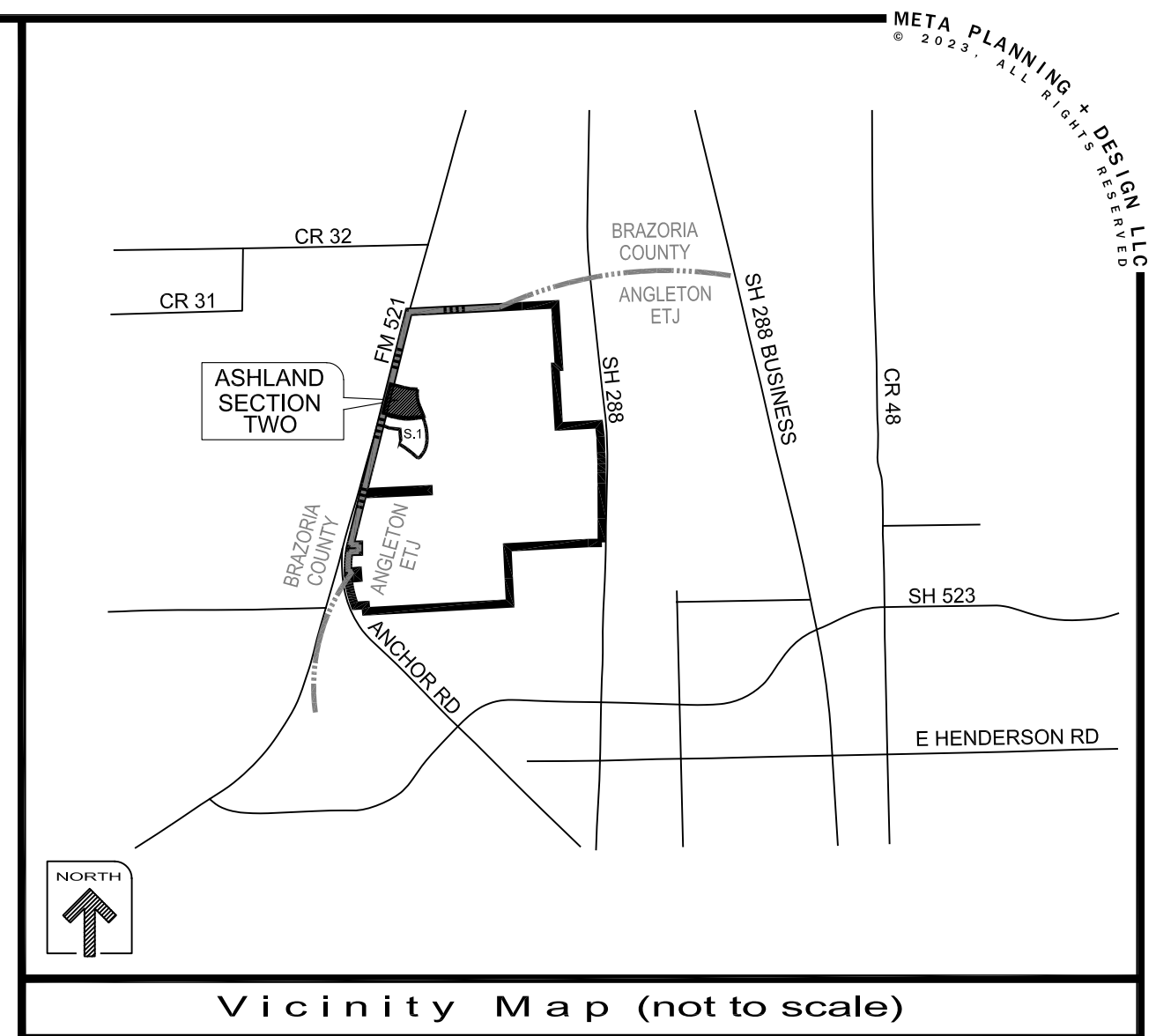
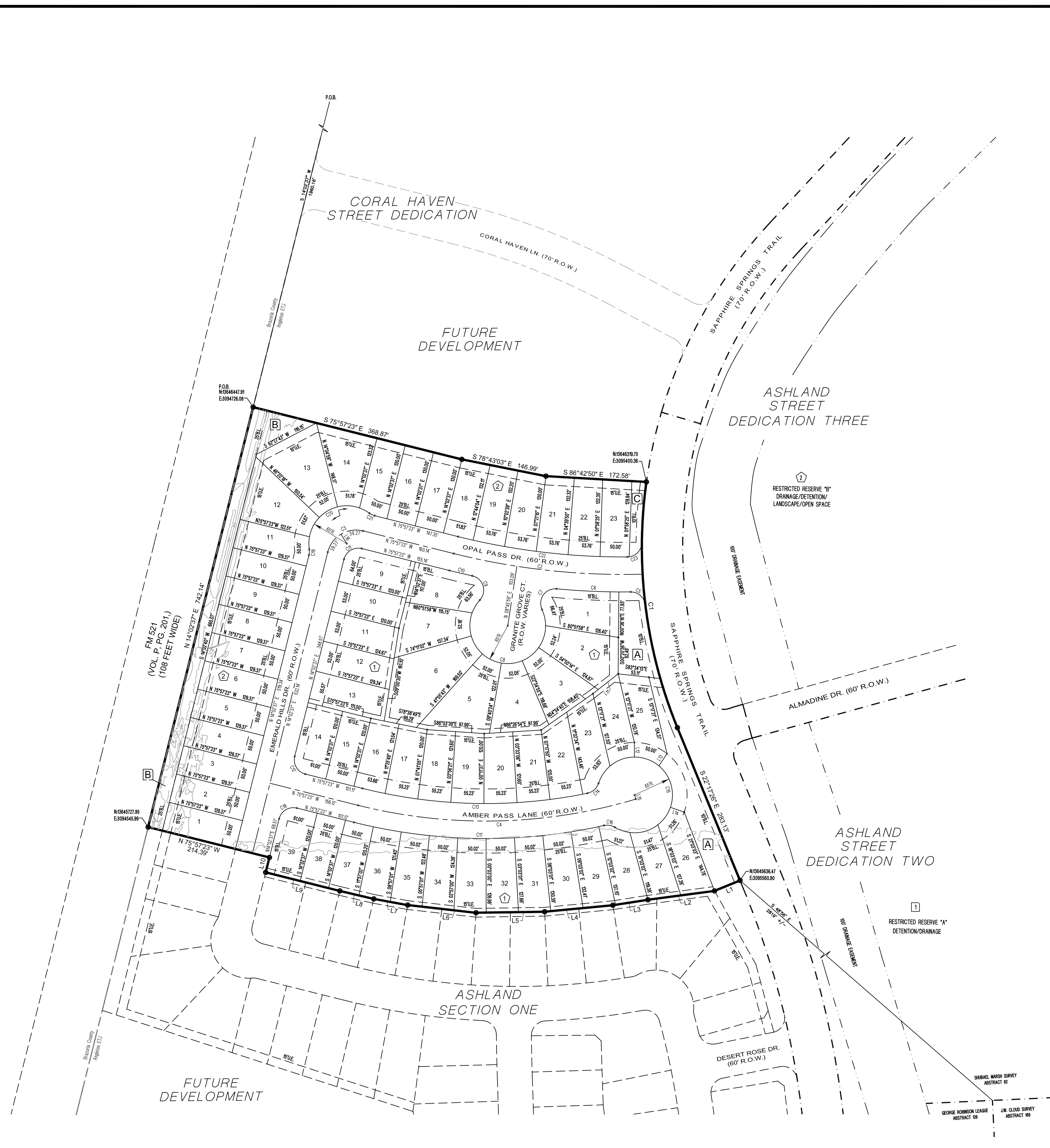


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	815.00'	30°12'07"	429.61'	S 07°11'23" E	424.65'
C2	1200.00'	15°36'22"	326.85'	N 83°45'34" W	325.84'
C3	50.00'	90°00'00"	78.54'	S 59°02'37" W	70.71'
C4	900.00'	30°40'28"	481.83'	N 88°42'24" E	476.10'
C5	25.00'	83°38'19"	36.49'	S 48°45'15" E	33.34'
C6	1230.00'	05°55'51"	127.32'	N 87°36'29" W	127.27'
C7	25.00'	120°34'48"	52.61'	S 35°04'03" W	43.43'
C8	65.00'	247°58'39"	281.32'	N 81°14'01" W	107.79'
C9	25.00'	120°34'48"	52.61'	N 17°32'06" W	43.43'
C10	1230.00'	01°52'07"	40.11'	S 76°53'26" E	40.11'
C11	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C12	25.00'	90°00'00"	39.27'	N 30°57'23" W	35.36'
C13	870.00'	26°37'48"	389.17'	S 88°46'16" E	385.94'
C14	25.00'	60°42'06"	26.49'	S 48°03'47" W	25.26'
C15	65.00'	283°43'03"	321.87'	N 20°25'44" W	80.29'
C16	25.00'	44°02'28"	19.22'	N 80°35'27" W	18.75'
C17	930.00'	26°39'19"	432.66'	N 89°17'02" W	428.76'
C18	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C19	25.00'	22°44'49"	9.93'	S 02°40'13" W	9.86'
C20	65.00'	135°29'37"	153.71'	S 59°02'37" W	120.32'
C21	25.00'	22°44'49"	9.93'	N 64°34'58" E	9.86'
C22	1170.00'	14°22'01"	293.38'	S 83°08'23" E	292.61'
C23	25.00'	89°05'41"	38.87'	N 45°07'46" E	35.07'

LINE TABLE

LINE	DISTANCE	BEARING
L1	47.24'	S 67°42'34" W
L2	115.20'	S 82°25'29" W
L3	60.84'	S 81°08'49" W
L4	117.51'	S 84°32'11" W
L5	117.69'	S 89°09'01" W
L6	117.91'	N 83°34'43" W
L7	59.08'	S 79°40'46" E
L8	59.87'	N 76°48'30" W
L9	131.00'	N 75°57'23" W
L10	26.43'	S 14°02'37" W
L11	55.09'	S 51°53'32" W
L12	25.00'	S 00°14'08" E
L13	25.13'	S 33°06'22" W
L14	25.00'	N 70°53'11" W
L15	7.50'	S 16°33'27" E
L16	18.89'	S 30°57'23" E



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	9,030	LOT 1	6,469
LOT 2	9,241	LOT 2	6,469
LOT 3	8,145	LOT 3	6,469
LOT 4	8,350	LOT 4	6,469
LOT 5	10,711	LOT 5	6,469
LOT 6	14,551	LOT 6	6,469
LOT 7	8,257	LOT 7	6,469
LOT 8	7,953	LOT 8	6,469
LOT 9	7,545	LOT 9	6,469
LOT 10	6,360	LOT 10	6,469
LOT 11	6,483	LOT 11	6,357
LOT 12	6,731	LOT 12	9,395
LOT 13	7,310	LOT 13	11,262
LOT 14	7,185	LOT 14	9,207
LOT 15	6,000	LOT 15	6,404
LOT 16	6,295	LOT 16	6,500
LOT 17	6,404	LOT 17	6,500
LOT 18	6,406	LOT 18	6,675
LOT 19	6,406	LOT 19	6,959
LOT 20	6,406	LOT 20	6,807
LOT 21	6,406	LOT 21	6,810
LOT 22	6,941	LOT 22	6,867
LOT 23	7,454	LOT 23	6,570
LOT 24	6,612		
LOT 25	7,504		
LOT 26	7,626		
LOT 27	6,380		
LOT 28	6,887		
LOT 29	7,030		
LOT 30	6,837		
LOT 31	6,724		
LOT 32	6,610		
LOT 33	6,562		
LOT 34	6,396		
LOT 35	6,339		
LOT 36	6,270		
LOT 37	6,155		
LOT 38	6,000		
LOT 39	7,165		

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.52	22,794	LANDSCAPE/ OPEN SPACE
B	0.50	21,908	LANDSCAPE/ OPEN SPACE
C	0.06	2,481	LANDSCAPE/ OPEN SPACE

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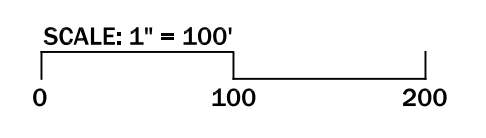
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
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SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPLS FIRM REGISTRATION No. 10046104

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



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 AFORESAID 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.