



August 2, 2023

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Ashland Section 1 Preliminary Plat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

General

1. Construction plans shall be provided for review of the required public improvements for Ashland Section 1 prior to filing and approval of the Final Plat. Additionally, offsite/adjacent public improvements to service Ashland Section One shall be completed prior to approval of the Final Plat.

HDR takes no objection to the proposed Ashland Section 1 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761/10336228)

Attachments

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 1, 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 solid 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.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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 re-vest 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 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, 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.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 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. 032185345 of the Official Public Records of Brazoria County (OPRC), said 17.02 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. 03-008056 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, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

1. South 75°57'23" East, 214.37 feet to a point for corner;
2. North 14°02'37" East, 27.67 feet to a point for corner;
3. South 76°48'30" East, 59.87 feet to a point for corner;
4. South 79°40'46" East, 59.08 feet to a point for corner;
5. South 83°34'43" East, 117.91 feet to a point for corner;
6. North 89°09'01" East, 117.69 feet to a point for corner;
7. North 84°32'11" East, 117.51 feet to a point for corner;
8. North 81°08'49" East, 60.84 feet to a point for corner;
9. North 82°25'29" East, 115.20 feet to a point for corner;
10. North 67°42'34" East, 47.25 feet to a point for corner;
11. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
12. Along the arc of said tangent curve to the right, having a radius of 3465.00 feet, a central angle of 23°53'11", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
13. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°32'37", an arc length of 217.80 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
15. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
16. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
17. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°09'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
18. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
19. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
20. North 01°53'19" West, 311.02 feet to a point for corner;
21. North 14°45'48" West, 51.62 feet to a point for corner;
22. North 71°59'47" West, 560.11 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 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.) "Ⓐ" INDICATES RESERVE NUMBER.
- 19.) "R.S." INDICATES 65' CUL-D-SAC RADIUS.

# ASHLAND SECTION ONE

BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS.

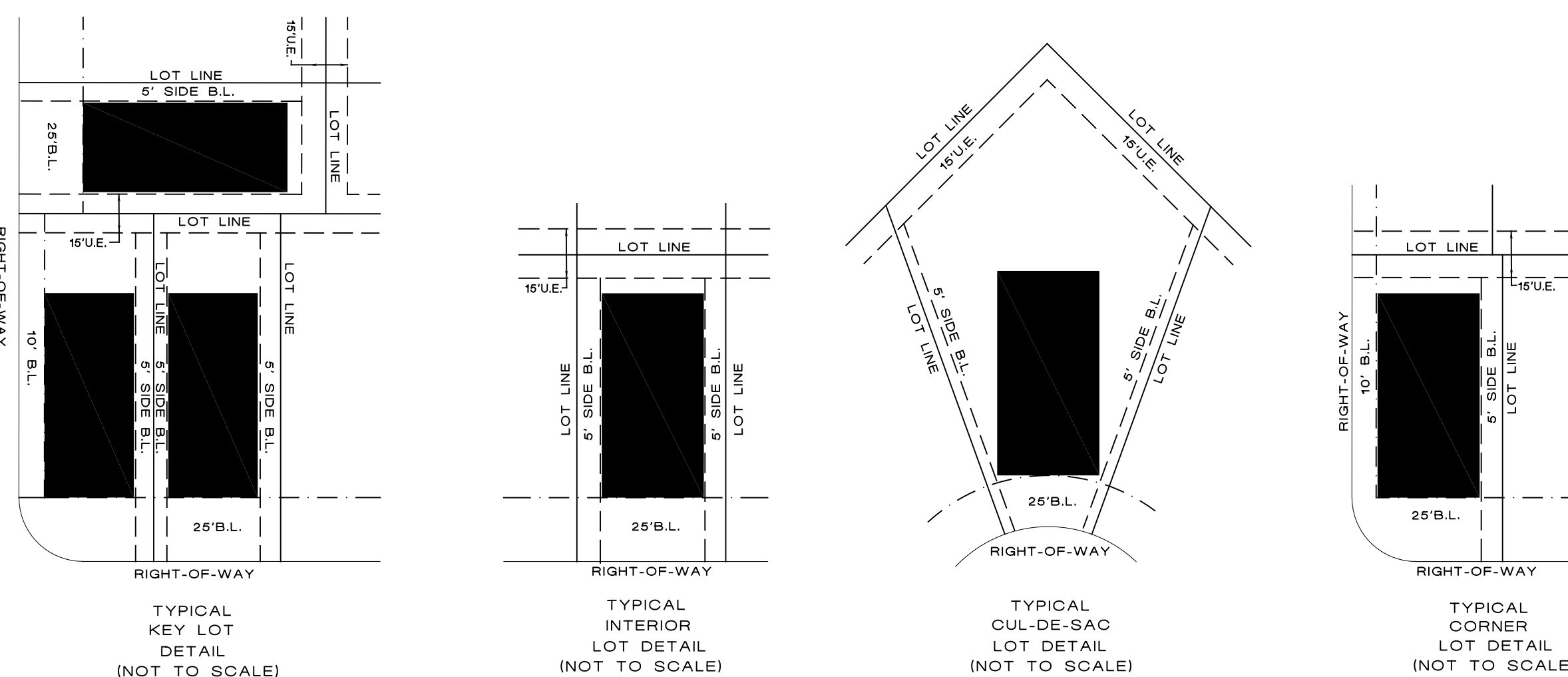
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

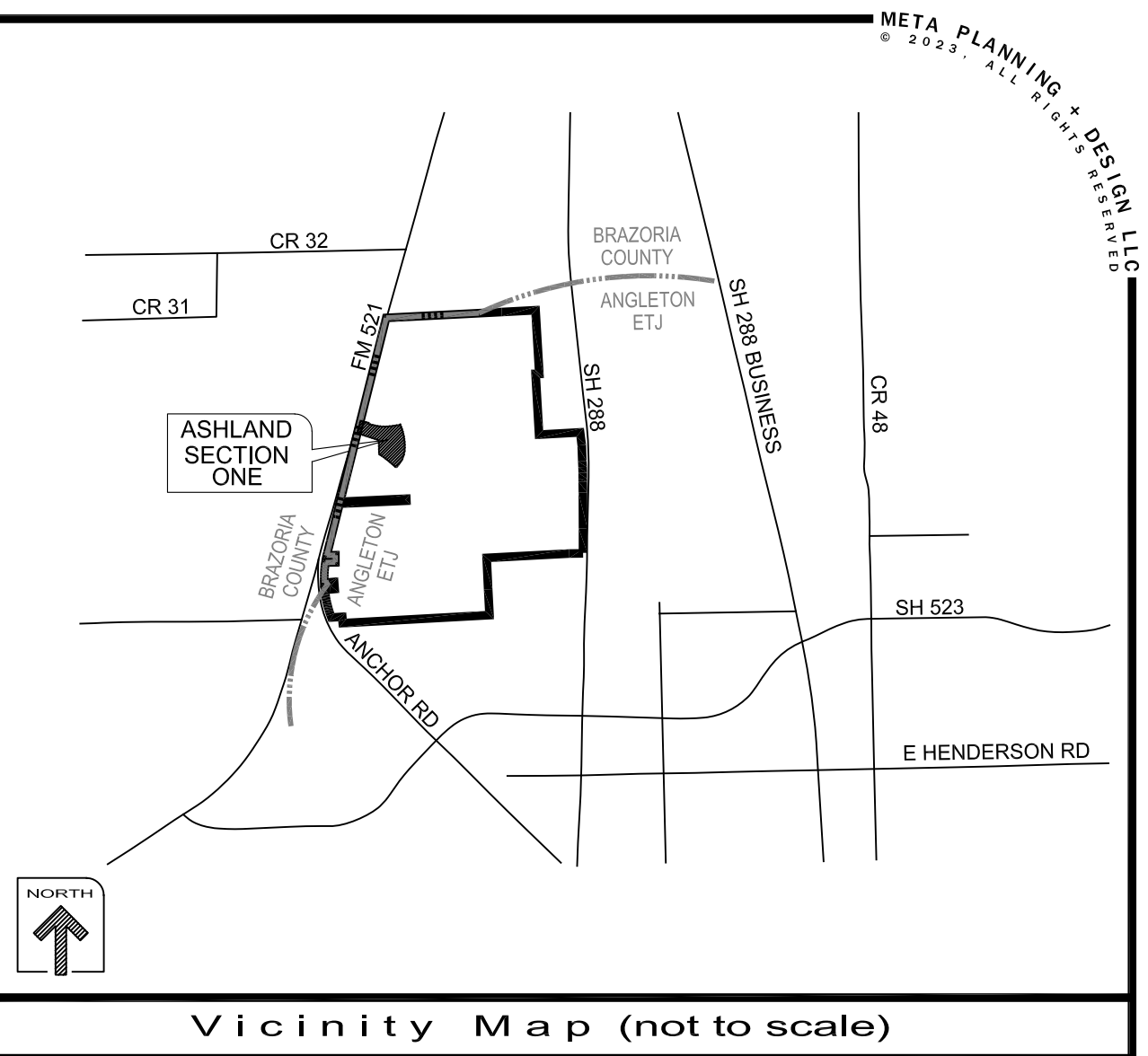
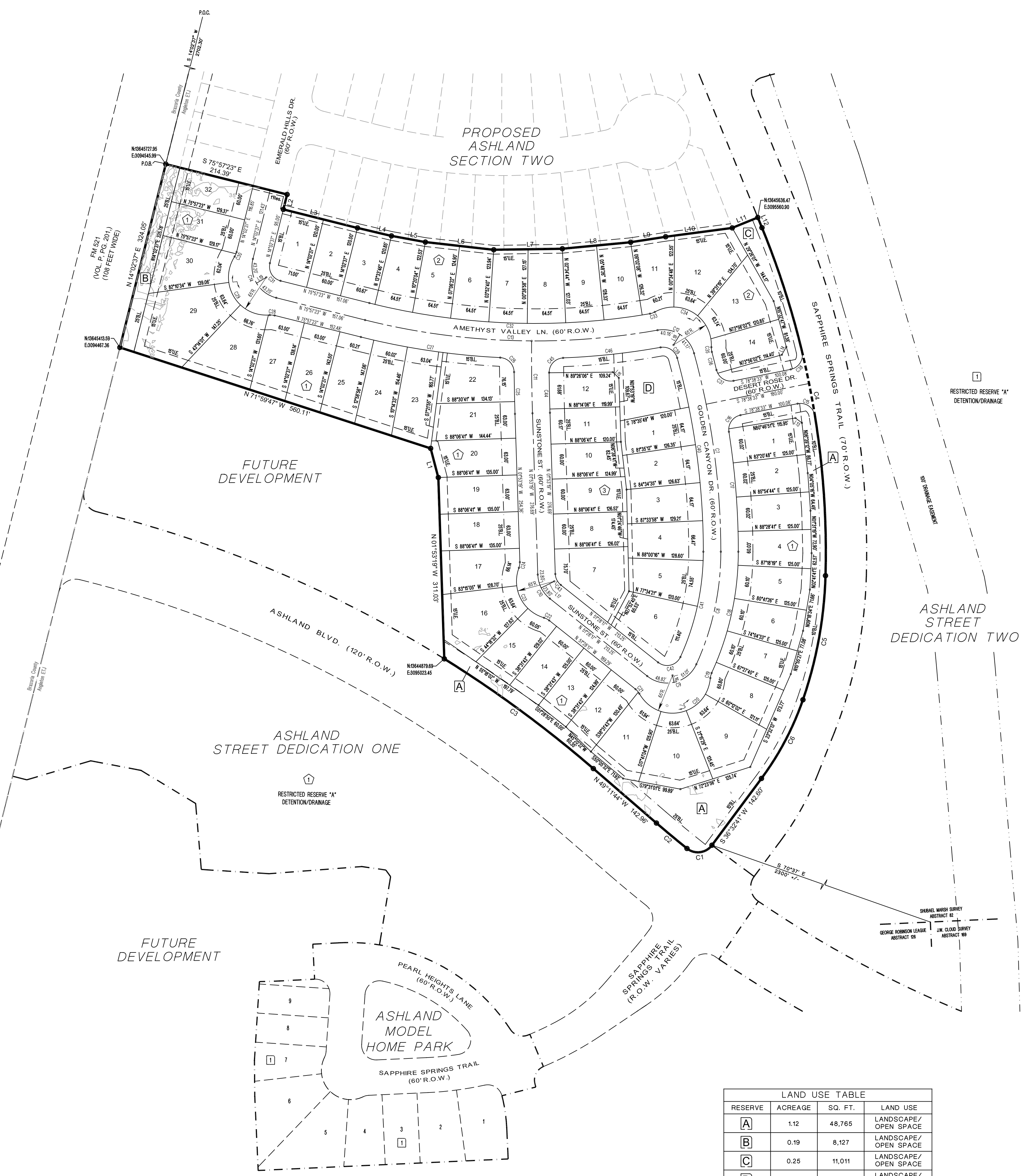
PLANNER:  
**META**  
PLANNING + DESIGN  
META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	92°14'59"	48.30'	S 82°40'10" W	43.25'
C2	1940.00'	02°00'36"	68.06'	N 50°12'02" W	68.05'
C3	2060.00'	08°50'10"	317.69'	N 53°36'49" W	317.38'
C4	1465.00'	23°53'41"	610.97'	S 10°20'36" E	606.55'
C5	715.00'	17°23'49"	217.10'	S 10°18'10" W	216.27'
C6	500.00'	17°32'37"	153.10'	S 27°46'22" W	152.50'
C7	1285.00'	15°21'37"	344.49'	S 07°41'00" E	343.46'
C8	465.00'	24°31'56"	199.10'	S 12°15'46" W	197.58'
C9	55.00'	103°59'59"	99.83'	S 78°31'44" W	86.68'
C10	55.00'	49°34'58"	47.60'	N 26°40'48" W	46.12'
C11	3000.00'	02°22'16"	124.15'	S 00°42'11" E	124.14'
C12	55.00'	84°42'58"	81.32'	S 57°43'18" E	74.11'
C13	1200.00'	24°07'24"	505.24'	N 88°01'05" W	501.52'
C14	55.00'	90°00'00"	66.39'	S 30°57'23" E	77.78'
C15	25.00'	92°11'22"	40.23'	S 55°15'46" E	36.02'
C16	25.00'	87°38'52"	38.24'	S 34°49'07" W	34.62'
C17	1315.00'	09°00'07"	206.60'	S 04°30'15" E	206.39'
C18	495.00'	24°50'25"	214.61'	S 12°25'01" W	212.93'
C19	25.00'	20°44'45"	9.05'	N 14°27'51" E	9.00'
C20	65.00'	147°11'04"	166.98'	S 77°41'00" W	124.71'
C21	25.00'	22°44'49"	9.93'	S 40°05'53" E	9.86'
C22	25.00'	22°44'49"	9.93'	N 62°50'41" W	9.86'
C23	65.00'	95°04'36"	107.86'	N 26°40'48" W	95.90'
C24	25.00'	22°44'49"	9.93'	S 09°29'06" W	9.86'
C25	3030.00'	01°21'29"	71.83'	S 01°12'34" E	71.82'
C26	25.00'	86°41'32"	37.83'	N 43°52'35" W	34.32'
C27	1230.00'	11°15'59"	241.86'	N 81°35'22" W	241.47'
C28	25.00'	19°11'17"	8.37'	S 85°33'01" E	8.33'
C29	65.00'	128°22'35"	145.64'	N 30°57'23" W	117.03'
C30	25.00'	19°11'17"	8.37'	N 23°38'16" E	8.33'
C31	25.00'	90°00'00"	39.27'	S 30°57'23" E	35.36'
C32	1170.00'	23°44'47"	484.91'	S 87°49'46" E	481.44'
C33	25.00'	19°54'54"	8.69'	S 70°20'24" W	8.65'
C34	65.00'	123°03'19"	139.60'	S 58°05'24" E	114.28'
C35	25.00'	18°32'43"	8.09'	S 05°50'06" E	8.06'
C36	1315.00'	01°23'52"	32.08'	S 14°24'32" E	32.08'
C37	25.00'	87°38'52"	38.24'	S 57°32'01" E	34.62'
C38	25.00'	92°11'18"	40.22'	N 32°32'54" E	36.02'
C39	25.00'	84°42'58"	36.96'	N 57°43'18" W	33.69'
C40	1255.00'	15°21'37"	336.45'	S 07°41'00" E	335.44'
C41	435.00'	24°31'56"	186.25'	S 12°15'46" W	184.83'
C42	25.00'	103°59'59"	45.38'	S 78°31'44" W	39.40'
C43	25.00'	49°34'58"	21.63'	S 26°40'48" E	20.97'
C44	2970.00'	01°19'42"	68.86'	N 01°13'28" W	68.86'
C45	25.00'	88°18'48"	38.53'	N 43°35'48" E	34.83'
C46	1230.00'	07°49'59"	168.15'	N 83°50'13" E	168.02'

LINE	DISTANCE	BEARING
L1	51.62'	N 14°45'48" W
L2	26.43'	N 14°02'37" E
L3	131.00'	S 75°57'23" E
L4	59.87'	S 76°48'30" E
L5	59.08'	N 79°40'46" W
L6	117.91'	S 83°34'43" E
L7	117.69'	N 89°09'01" E
L8	117.51'	N 84°32'11" E
L9	60.84'	S 81°08'49" W
L10	115.20'	N 82°25'29" E
L11	47.24'	N 67°42'34" E
L12	18.97'	N 22°17'26" W
L13	13.82'	N 52°56'11" W
L14	15.66'	N 29°31'51" E
L15	14.30'	S 46°13'37" E
L16	12.23'	N 12°19'48" W
L17	25.26'	S 63°19'12" W
L18	21.17'	S 31°45'10" W
L19	19.64'	N 59°02'37" E

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 AND 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.



LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.
<b>BLOCK 1</b>					
LOT 1	7,690	LOT 11	7,720	LOT 21	8,816
LOT 2	7,718	LOT 12	7,880	LOT 22	10,127
LOT 3	7,718	LOT 13	7,965	LOT 23	10,513
LOT 4	7,858	LOT 14	8,195	LOT 24	9,392
LOT 5	8,070	LOT 15	8,486	LOT 25	8,839
LOT 6	8,070	LOT 16	11,760	LOT 26	8,840
LOT 7	8,082	LOT 17	12,146	LOT 27	8,557
LOT 8	7,997	LOT 18	7,576	LOT 28	11,351
LOT 9	11,493	LOT 19	7,583	LOT 29	16,612
LOT 10	10,987	LOT 20	7,349	LOT 30	9,724
LOT 11	9,528	LOT 21	8,121	LOT 31	7,762
LOT 12	7,691	LOT 22	12,813	LOT 32	7,762
LOT 13	7,499	LOT 23	10,379		
LOT 14	7,620	LOT 24	7,390		
LOT 15	8,152				
LOT 16	12,369				
LOT 17	9,159				
LOT 18	8,605				
LOT 19	8,605				
LOT 20	8,927				
LOT 21	8,816				
LOT 22	10,127				
LOT 23	10,513				
LOT 24	9,392				
LOT 25	8,839				
LOT 26	8,840				
LOT 27	8,557				
LOT 28	11,351				
LOT 29	16,612				
LOT 30	9,724				
LOT 31	7,762				
LOT 32	7,762				

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.12	48,765	LANDSCAPE/ OPEN SPACE
B	0.19	8,127	LANDSCAPE/ OPEN SPACE
C	0.25	11,011	LANDSCAPE/ OPEN SPACE
D	0.35	15,174	LANDSCAPE/ OPEN SPACE

# ASHLAND SECTION ONE

BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE 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  
META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

