

PETITION FOR CONSENT TO ANNEX LAND INTO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

STATE OF TEXAS

COUNTY OF BRAZORIA

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ANGLETON,
TEXAS:

Brazoria County Municipal Utility District No. 82 and Anchor Holdings MP LLC (collectively, the “Petitioner”), acting pursuant to the provisions of Chapters 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of Angleton, Texas, (the “City”) for its written consent to the annexation by the District of the 4.9 acre tract of land described by metes and bounds in **Exhibit A** and the 1.943 acre tract of land described by the metes and bounds in **Exhibit B** (collectively, the “Land”), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on May 23, 2021. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Appraisal District. Petitioner represents that there are no lienholders on the Land.

III.

The Land is situated wholly within Brazoria County, Texas. All of Land is within the extraterritorial jurisdiction (as such term is defined in Chapter 42, Texas Local Government Code, as amended) of the City of Angleton, Texas. No part of the Land is within the limits of any incorporated city, town, or village. All of the Land may properly be annexed into the District.

IV.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system and a parks and recreational facilities system.

V.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing

environs of the City, is in close proximity to populous and developed sections of Brazoria County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, and it is not presently economically feasible for the Land to provide for such systems itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system, and a parks and recreational facilities system, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$500,000.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

(Execution pages follow.)

RESPECTFULLY SUBMITTED on November 20, 2025.

BRAZORIA COUNTY MUNICIPAL UTILITY
DISTRICT NO. 82,
a political subdivision of the State of Texas

By: 
Phil Martin, President

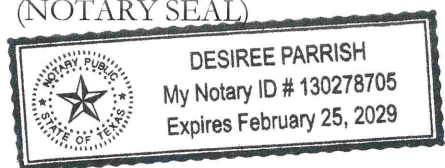


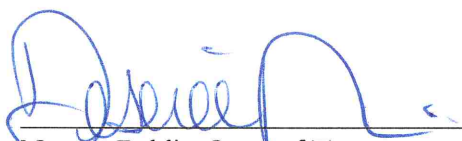
STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on November 20, 2025, by Phil Martin, as President of the Board of Directors of Brazoria County Municipal Utility District No. 82, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)





Notary Public, State of Texas

ANCHOR HOLDINGS MP LLC,
a Texas limited liability company

By: Anchor MP Manager, LLC,
a Texas limited liability company
its Manager

By: SVAG ASSET MANAGEMENT, LLC,
a Texas limited liability company,
its Manager

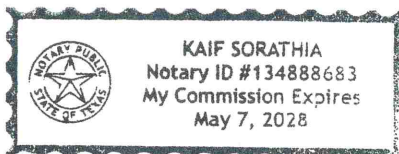
By: 
Sudharshan Vembutty, Manager

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on 19th November, 2025, by Sudharshan Vembutty, Manager of SVAG Asset Management, LLC, a Texas limited liability company, Manager of Anchor Holdings MP Manager LLC, a Texas limited liability company, Manager of Anchor Holdings MP LLC, a Texas limited liability company, on behalf of said limited liability companies.

(NOTARY SEAL)




Notary Public, State of Texas

Attachment

Exhibit A - Legal Description of the Land

CERTIFICATE OF AUTHORITY

I, Sudharshan Vembutty, an authorized representative of Anchor Holdings MP LLC ("Landowner"), a Texas limited liability company, hereby certify that:

1. I am the Manager of the Landowner;
2. in such capacity I am authorized to execute any and all documents in connection with the development of land in Brazoria County Municipal Utility District No. 82 ("District"), including specifically, but not limited to, the creation of the District and any subsequent boundary changes and all action related thereto ("Documents");
3. the execution of the Documents is duly authorized and adopted in conformity with the Landowner's organizational documents; and
4. the District may rely on this Certificate of Authority until such time as they are notified that it has been revoked.


EXECUTED on the date acknowledged below.

LANDOWNER:

By: ANCHOR HOLDINGS MP LLC
a Texas limited liability company,

By: Anchor MP Manager, LLC,
a Texas limited liability company,
its Manager

By: SVAG ASSET MANAGEMENT LLC,
a Texas limited liability company,
its Manager

By: 
Sudharshan Vembutty, Manager

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on 19th November, 2025, by Sudharshan Vembutty, Manager of SVAG Asset Management, LLC, a Texas limited liability company, manager of Anchor MP Manager, LLC, a Texas limited liability company, manager of Anchor Holdings MP LLC, a Texas limited liability company on behalf of said limited liability companies.

(NOTARY SEAL)




Notary Public, State of Texas

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

Thence South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found 1/2 inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

Thence North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

Exhibit A
Page 2 of 4

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82


For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

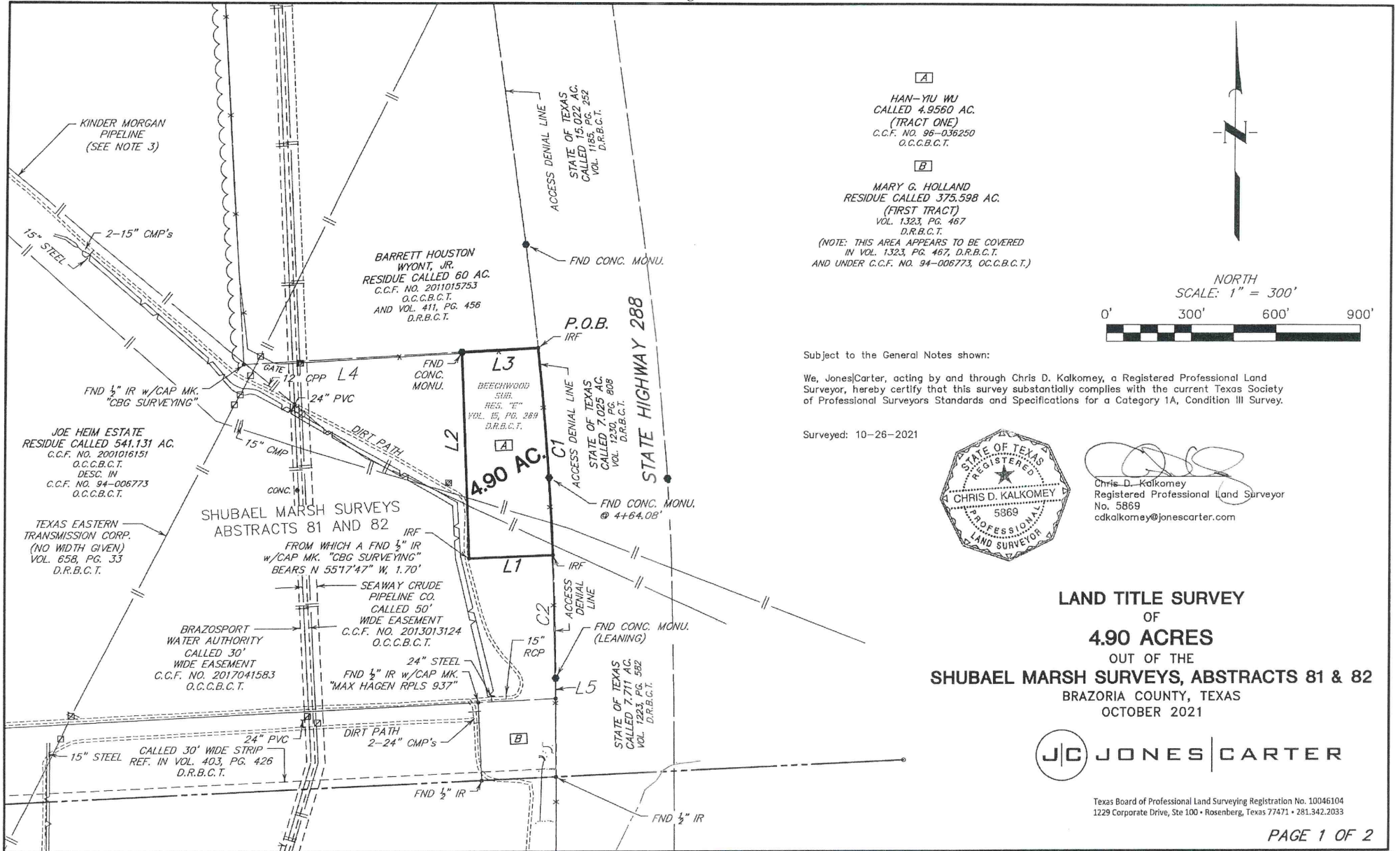
October 26, 2021

Job Number 16759-0010-00

Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104

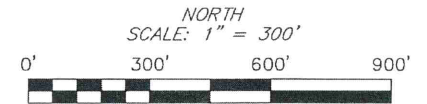



Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



[A]
HAN-YU WU
CALLED 4.9560 AC.
(TRACT ONE)
C.C.F. NO. 96-036250
O.C.C.B.C.T.

[B]
MARY G. HOLLAND
RESIDUE CALLED 375.598 AC.
(FIRST TRACT)
VOL. 1323, PG. 467
D.R.B.C.T.
(NOTE: THIS AREA APPEARS TO BE COVERED
IN VOL. 1323, PG. 467, D.R.B.C.T.
AND UNDER C.C.F. NO. 94-006773, O.C.C.B.C.T.)



Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyed: 10-26-2021



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

J|C JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

PAGE 1 OF 2

Exhibit A
Page 4 of 4

GENERAL NOTES:

- This tract lies within 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.
Zone "X-Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.
- All visible easements and easements of records affecting these tracts as reflected upon title report from Title Resources Guaranty Co. G.F. Number 147001929, dated December 22, 2021, shown hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
- Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence and Texas Railroad Commission maps. Most aboveground markers on the subject tracts have been removed and therefore exact locations, angle points and general routes are not able to be determined or field verified by the surveyor. Exact locations would need to be identified by the respective pipeline companies.
- Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- No improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
- Tract is subject to Restrictive Covenants as recorded in Vol. 1395, Pg. 37, D.R.B.C.T. and as amended in Vol. 1410, Pg. 890 and Vol. 1710, Pg. 682, D.R.B.C.T.
- Easement recorded in Volume 618, Page 100, D.R.B.C.T. is not located on subject tract.
- Tract is subject to easement agreement recorded in Vol. 1383, Pg. 159, D.R.B.C.T. However it appears that the easements in this instrument are not located on the subject tract.
- Tract is subject to easement agreements recorded in Vol. 1339, Pgs. 838, 841, 844 and 847, D.R.B.C.T. However it appears that the easement in this instrument is not located on the subject tract.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
- This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- For reference and further description, see metes and bounds description, job number 16759-0010-00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

- IRF — FND 5/8" IR w/CAP MK.
"JONES | CARTER"
- POWER POLE
— GUY ANCHOR
— CLEAN OUT
— SIGN
— TELE. PEDESTAL
— PIPELINE MARKER
— WATER VALVE
— OVERHEAD UTILITY LINE
— HOGWIRE FENCE
— WOOD FENCE
— BARBWIRE FENCE
— PIPELINE



NORTH
SCALE: 1" = 300'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,249.16'	740.65'	740.51'	S 04°23'18" E	03°46'20"
(CALLED 11,249.16'		738.12'			03°45'34")
C2	11,249.16'	442.89'	442.87'	S 01°22'27" E	02°15'21"

L1	S 87°40'53" W	298.27'
(CALLED WEST 301.47')		
L2	N 02°18'50" W	735.89'
(CALLED N 00°00'17" E 735.89')		
L3	N 86°48'29" E	271.50'
(CALLED N 89°39'05" E 276.51')		
L4	S 86°45'30" W	774.79'
L5	S 00°14'46" E	73.62'

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021



Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

PAGE 2 OF 2

Exhibit B
Page 1 of 2

Angleton Church Tract 1A Survey
1.943 Acres

Shubael Marsh Survey
Abstract Number 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 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 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

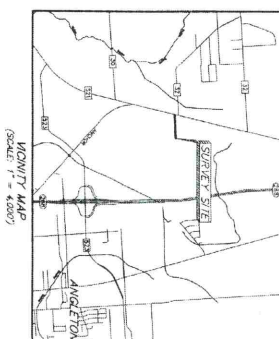
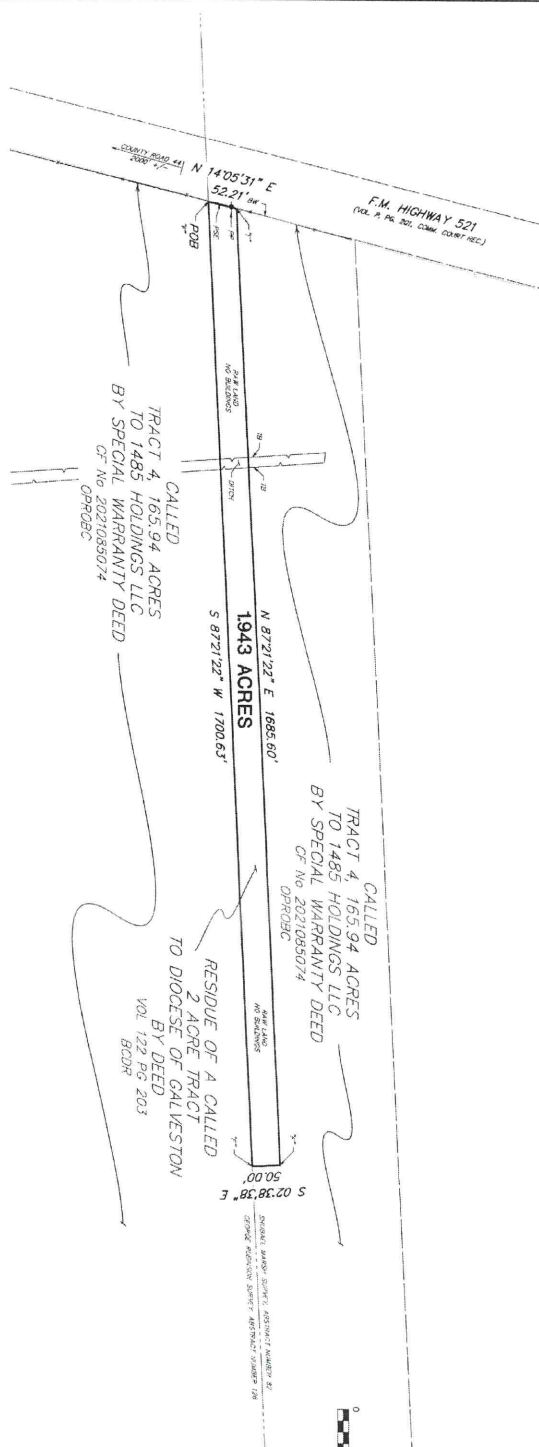
THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the **POINT OF BEGINNING, CONTAINING** 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100

Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com





LEAD	FOUND 5.0" IRON AND CATH CARB
+	STAYED CONCENTRATED PROPERTY
BOR	BRAXDORA COUNTY DEED RECORDS
BW	BARRED WIRE FENCE
COM	COMMISSIONERS
OPEND	OPTICAL PUBLIC RECORDS OF
RG	BRAXDORA COUNTY
PRO	PROOF OF BURNING
PP	POWER POLE
PEE	PAINT STRIPS ELECTRICAL
PEE	PEE OF THE
TH	TOP OF THE
VOL	VOLUME

[illegible][illegible][illegible]

LAND TITLE SURVEY
OF
ASHLAND CHURCH TRACT
1943 ACRES
BEING
SUBJECT MATTER SURVEY A-82
BRADONA COUNTY, ALABAMA
AUGUST 2022

 **QUIDITY**

*This is a partial set of records for a full set of records for the entire tract. For more information, please contact the Alabama Department of Archives and History, 600 North Capitol Avenue, Montgomery, AL 36104-0001. Phone: (205) 261-5000. Website: alabama.gov

DMA, No. 17925-00

CERTIFICATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, the undersigned Secretary of the Board of Directors of Brazoria County Municipal Utility District No. 82, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 82 that was filed with the Board of Directors of the District on November 20, 2025.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on November 20, 2025.

Brazoria County Municipal Utility District No. 82

By:



Brandon Morris, Secretary

(SEAL)

