

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 _____, 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 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 release 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 clear and free of debris, etc, 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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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 _____

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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, Steve 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 Costello, Inc.

Steve 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

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

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 ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.

11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

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

13.) _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

14.) • PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.

LINE	DISTANCE	BEARING
L1	205'	S 77°17'18" W
L2	9'	S 67°42'34" W
L3	210'	N 77°14'18" W
L4	70'	N 73°29'03" W
L5	60'	N 15°30'16" W
L6	376'	N 74°29'44" E
L7	250'	S 16°09'42" E
L8	290'	S 16°45'51" E
L9	47'	S 54°48'09" E
L10	666'	N 87°09'33" E
L11	110'	N 87°09'33" E
L12	120'	S 87°12'27" W
L13	118'	N 88°38'15" W
L14	118'	N 81°51'46" W
L15	118'	N 75°07'34" W
L16	325'	S 72°27'47" E
L17	338'	S 72°27'47" E
L18	811'	S 87°09'33" W
L19	62'	S 40°55'40" W
L20	92'	S 05°18'13" E
L21	323'	S 04°42'28" E
L22	160'	S 04°50'23" E
L23	153'	S 01°38'07" E
L24	91'	S 04°22'43" E
L25	90'	N 53°27'19" W
L26	143'	S 36°32'41" W
L27	302'	N 22°17'26" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	750'	457'	236'	N 10°04'28" E	450'
C2	1500'	626'	317'	S 10°20'36" E	621'
C3	780'	888'	499'	S 10°18'34" W	841'
C4	600'	71'	36'	N 71°06'09" E	71'
C5	570'	15'	7'	N 73°45'53" E	15'
C6	25'	42'	27'	S 25°22'18" W	37'
C7	1535'	640'	325'	N 10°20'36" W	636'
C8	785'	274'	138'	N 11°35'38" E	272'
C9	500'	131'	66'	S 28°03'51" W	130'
C10	745'	482'	250'	N 02°01'06" W	474'
C11	25'	38'	24'	N 64°11'34" W	35'
C12	630'	26'	13'	N 73°19'52" E	26'
C13	5869'	168'	84'	S 19°02'10" E	168'
C14	1835'	250'	125'	S 17°32'13" W	250'
C15	750'	267'	135'	N 82°39'07" W	265'
C16	125'	7'	3'	N 05°58'32" W	7'
C17	1940'	798'	405'	S 67°29'07" E	792'
C18	30'	48'	31'	S 09°34'51" E	43'
C19	600'	153'	77'	S 27°48'22" W	153'
C20	715'	217'	109'	S 10°18'10" W	216'
C21	1465'	310'	156'	N 04°27'33" W	309'
C22	1465'	112'	56'	N 12°42'42" W	112'
C23	1465'	189'	95'	N 18°35'44" W	189'
C24	815'	445'	228'	S 06°38'30" E	440'
C25	815'	107'	53'	S 12°45'42" W	107'

LEGEND:

- "B.L." INDICATES BUILDING LINE.
- "AC." INDICATES ACREAGE.
- "R.O.W." INDICATES RIGHT-OF-WAY.
- "P.O.B." INDICATES POINT OF BEGINNING.
- "FND" INDICATES FOUND.
- "IP" INDICATES IRON PIPE.
- "IR" INDICATES IRON ROD.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- "NO." INDICATES NUMBER.
- "CT." INDICATES COURT.
- "DR." INDICATES DRIVE.
- "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- " " " INDICATES STREET NAME CHANGE.
- " [2] " INDICATES BLOCK NUMBER.
- " [A] " INDICATES RESERVE NUMBER.

ASHLAND STREET DEDICATION 2 BEING 31.50 ACRES OF LAND

OUT OF THE
SHUBAEL MARSH SURVEYS, 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
TBPE Firm Registration No. _____
TBPELS Firm Registration No. 10046104

SCALE: 1" = 100'
0 100 200

JULY 26, 2022

PAGE: 1 OF 3

MTA# 78006

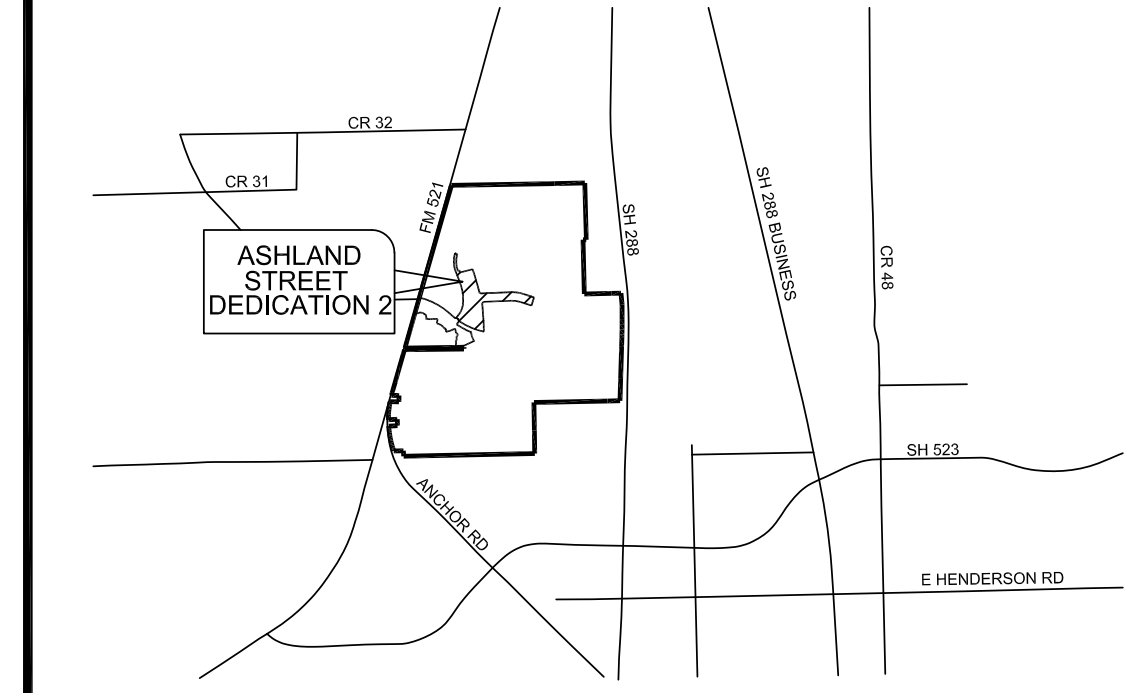
PLANNER:

META
PLANNING + DESIGN

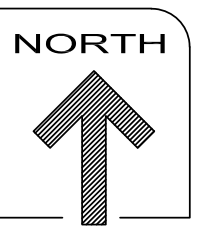
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494 | TEL: 281-810-1422

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 FOREMENTIONED 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.



Vicinity Map (not to scale)



Future
Development

RESTRICTED RESERVE "A"
DETENTION/DRAINAGE
±28.15 ACRE

RESTRICTED RESERVE "A"
DETENTION/DRAINAGE
±28.15 ACRE

100' DRAINAGE EASEMENT

Future
Development

Future
Development

MATCHLINE - SEE PAGE 3

ASHLAND STREET DEDICATION 2 BEING 31.50 ACRES OF LAND

OUT of THE
SHUBAEL MARSH SURVEYS, A-81 & A-82
BRAZORIA COUNTY, TEXAS

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

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

SURVEYOR:
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META PLANNING + DESIGN LLC
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SCALE: 1" = 100'
0 100 200

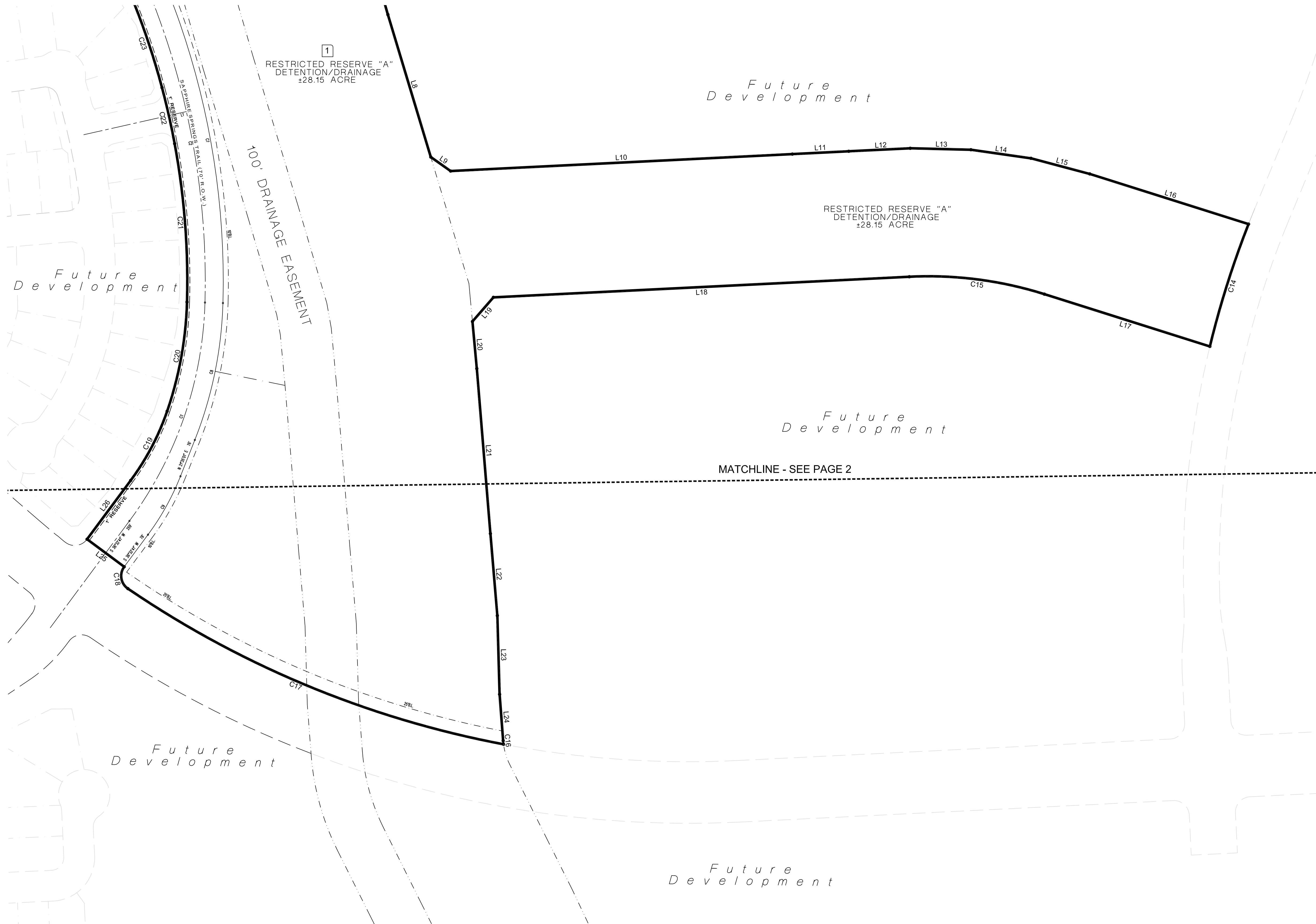
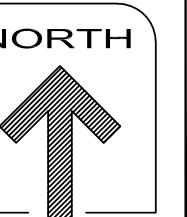
JULY 26, 2022

PAGE: 2 OF 3

MTA# 78006

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LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±28.15	1,226,519	DETENTION/ DRAINAGE




OUT of THE
SHUBAEL MARSH SURVEYS, A-81 & A-82
BRAZORIA COUNTY, TEXAS

ENGINEER:
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META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
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SCALE: 1" = 100'



A horizontal line with vertical tick marks at 0, 100, and 200 feet.

JULY 26, 2022

PAGE: 3 OF 3

MTA# 78006

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY AN ACT OF THE CITY OF ANGLETON. THIS PRELIMINARY PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY DOES NOT INCLUDE THE DESIGN, CONSTRUCTION, OR CONSTRUCTION OF NEITHER MALE 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 WORK OTHER THAN THAT WHICH IS SPECIFICALLY SET FORTH UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAN.

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±28.15	1,226,519	DETENTION/ DRAINAGE