

March 19, 2025

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

Re: On-Going Services

Ashland Section 6 Final Plat Review – 1st Submittal Review

Angleton, Texas

HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Plat

Sheet 1 of 2

- 1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
- 2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
- 3. Fix overlapping text near L13-L15.
- 4. Fix text on drawing to show line L28 label.
- 5. Label point of beginning on plat drawing.

Sheet 2 of 2

- 1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
- 2. Move notary closer to City Council approval certificate.
- 3. Include Angleton Drainage District Certification Block.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 6 Final Plat be Revised and Resubmitted.

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

Sincerely,

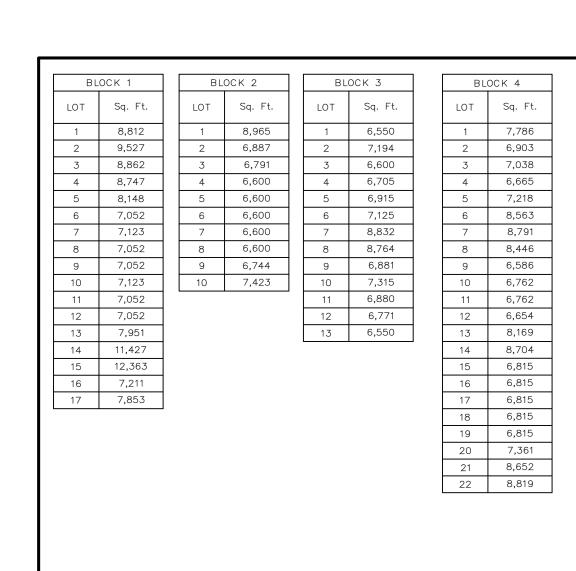
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Civil Engineer

cc: Files (10420700)

Attachments



STREET NAME AND LENGTH						
STREET NAME	LENGTH(CENTERLINE)	TYPE				
JADE CREST DRIVE	670'	LOC AL				
JASPER MEADOWS WAY	325'	LOC AL				
SILVER FOREST STRETT	335'	LOC AL				
TOPAZ RIDGE DRIVE	757'	LOC AL				
TURQUOISE TRACE	150'	LOC AL				

			CURVE	TABLE		
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGEN
C1	715.00'	1 ° 27'39"	18.23'	S50°05'36"E	18.23'	9.12'
C2	1765.00'	34°14'05"	1054.60'	S32°14'43"E	1038.99'	543.57
С3	25.00'	90'00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C4	330.00'	1 ° 24'52"	8.15'	N82°40'34"W	8.15'	4.07'
C5	25.00'	81*29'18"	35.56'	N42°38'21"W	32.63'	21.54
C6	370.00'	3510'04"	227.10'	N15°41'20"E	223.56'	117.26
C7	25.00'	95*54'12"	41.85'	N81°13'29"E	37.13'	27.72'
C8	1000.00'	6*43'50"	117.47'	N59°55'47"E	117.40'	58.80'
C9	55.00'	89*40'57"	86.09'	N78°35'40"W	77.57'	54.70'
C10	1285.00'	12°21'37"	277.21'	N27°34'22"W	276.67'	139.15
C11	1200.00'	10°12'56"	213.95'	S68*24'10"W	213.67'	107.26
C12	55.00'	96°28'30"	92.61'	N25°16'23"E	82.05'	61.60'
C13	1585.00'	14°19'01"	396.06'	N30°07'22"W	395.03'	199.06
C14	300.00'	44°41'15"	233.98'	N59°37'30"W	228.10'	123.31
C15	25.00'	18*39'52"	8.14'	S3219'39"E	8.11'	4.11'
C16	65.00'	134 ° 21'30"	152.42'	N25°31'10"E	119.82'	154.47
C17	25.00'	19 ° 11'17"	8.37'	S83°06'17"W	8.33'	4.23'
C18	25.00'	90°38'20"	39.55'	S2811'28"W	35.55'	25.28'
C19	25.00'	92°21'41"	40.30'	N63°18'32"W	36.08'	26.05
C20	25.00'	88°20'53"	38.55'	N20°20'44"E	34.84'	24.29'
C21	25.00'	40°35'13"	17.71'	N36°16'15"E	17.34'	9.24'
C22	65.00'	149°04'03"	169.11'	N89°29'20"W	125.29'	234.92
C23	25.00'	25°19'58"	11.05'	S27*37'17"E	10.96	5.62'

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S74*52'19"W	76.39'		
L2	S75°56'46"W	180.20'		
L3	S73°30'38"W	65.92'		
L4	S72°44'57"W	60.00'		
L5	S69*37'38"W	70.23'		
L6	S66°31'30"W	54.29'		
L7	S63*56'38"W	54.51		
L8	S63°17'42"W	275.00'		
L9	S57*51'47"W	113.51		
L10	N26*42'18"W	130.75		
L11	N63°17'42"E	21.37'		
L12	N26°42'18"W	180.00'		
L13	N63°17'42"E	98.24'		
L14	N71°42'18"W	14.14'		
L15	N26*42'18"W	110.00'		
L16	N63°17'42"E	21.42'		
L17	N26*42'18"W	60.00'		
L18	N26*42'18"W	95.00'		
L19	N63°17'42"E	66.00'		

L20 N62°02'20"E

C24 25.00' 86°41'55" 37.83'

	LINE TAB	LE		LINE TAB	LE
LINE	BEARING	DISTANCE	LINE	BEARING	D
L21	N57*40'23"E	54.03'	L41	S24*59'05"E	
L22	N53°44'19"E	53.98'	L42	S16°45'08"E	
L23	N47*20'07"E	54.69'	L43	S07°05'06"W	
L24	N43°24'51"E	30.35'	L44	S71*42'18"E	
L25	N55°13'34"E	52.20'	L45	S63°17'42"W	
L26	N72°40'17"E	38.31'	L46	S59*19'38"W	
L27	N85°56'19"E	57.37	L47	N15*05'56"W	
L28	N08°01'52"E	187.02'	L48	N06*12'08"W	
L29	S63*17'42"W	50.27	L49	N05°38'12"E	
L30	S56°33'52"W	128.79'	L50	S70°28'12"W	
L31	N03°38'05"W	7.00'	L51	N73°48'44"W	
L32	S63*17'42"W	392.41'	L52	N59 ° 50'27"W	
L33	S17°07'42"E	150.40'	L53	N37°45'48"W	
L34	S73°30'38"W	104.19'	L54	N34*44'18"W	
L35	S64°28'06"E	17.65'	L55	N32°33′54"W	
L36	S52*46'46"W	14.14'	L56	N30°23'30"W	
L37	S82°13'14"E	109.33'	L57	N28*13'05"W	
L38	S53*08'04"E	169.44'	L58	N26°02'41"W	
L39	S36*30'52"E	188.36'	L59	N21*32'20"W	
L40	S30°44'59"E	175.22'			

	Restricted to Open Space, Landscape, Incidental Utility Purposes Only 1.11 AC	Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.12 AC	Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.11 AC		
ANGLETON FAMILY PARTNERSHIP, LTD. CALLED 39.55 ACRES by GENERAL WARRANTY DEED INSTRUMENT No. 2013024218 OPRBC JARROD W DORSETT CALLED 14.6765 ACRES by WARRANTY DEED WITH VENDOR'S LIEN INSTRUMENT No. 2013048636 OPRBC	48,558 Sq. Ft. JAMA NORTH DEB NOR CALLED INSTREA 2005	5,239 Sq. Ft. ES W. HRUP & PORAH THRUP 2.97 AC. UMENT No. 1008056 PRBC ANGLETON I SCHOOL CALLED 50. BY CORRECTION S DE	4,836 Sq. Ft. WORTHAM ORTHRUP D 96.50 AC. TRUMENT No. 000016352 OPRBC NDEPENDENT DISTRICT S16 ACRES PECIAL WARRANTY TED No. 2023033483 RBC N:13,645,631.59 E:3,096,931.42	Label point of beginning	0 50 1
TANGENT 9.12' 543.57' 25.00' 4.07' For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic	A 4 5 5 6 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	3 2 1 2 1 2 2 5 1 2 6 7 1 1 2 5 1 2 6 7 1 1 2 5 1 2 6 7 1 1 2 5 1 2 6 7 1 1 2 5 1 1 1 2 5 1 1 1 2 5 1 1 1 1 1 1	55' 4 20 55' 55' 20 55' 55' 55' 55' 55' 55' 55' 55' 55' 55	4 12 12 12 12 12 12 12 12 12 12 12 12 12	SAPAT
21.54' 117.26' 27.72' 58.80' 54.70' 139.15' 107.26' 61.60' 199.06' 123.31' 4.11' 154.47' 4.23' 25.28' 26.05' 24.29' 9.24' 234.92' 5.62'	1 1 OPRB 1 1	5 55 13 A OS	20' BL 30'0' 8 12 15 15 15 15 15 15 15 15 15 15 15 15 15	17 N62,2000 16 16 16 N62,2000 12 N63,2000	SAPPHIRE SPRINGS TRAIL 13 13 14 14 15 16 17 18 18 18 19 18 19 18 19 18 19 18 18
LINE TABLE INE BEARING DISTANCE .41 \$24*59*05"E 168.45' .42 \$16*45'08"E 113.53' .43 \$07*05'06"W 113.12' .44 \$71*42'18"E 14.14' .45 \$63*17'42"W 114.95' .46 \$59*19'38"W 232.16' .47 \$N15*05'56"W 122.06' .48 \$N06*12'08"W 23.06' .49 \$N05*38*12"E 93.34' .50 \$70*28'12"W 24.54' .51 \$N73*48'44"W 47.88' .52 \$N59*50'27"W 49.37' .53 \$N37*45'48"W 52.96' .54 \$N34*44'18"W 54.43' .55 \$N32*33'54"W 54.43' .56 \$N30*23'30"W 54.43' .57 \$N28*13'05"W 54.43' .58 \$N26*02'41"W 54.43' .59 \$N21*32'20"W 64.04'	/ / 8	1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	25,00 19 2001 19 2001 18 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 25,00 17 26,00 17 27 28 28 2001 19 20037 ACRE UTILITY UPON INC PLATTE ANE LANE ANE LANE ASHLAND SECTION 5 INSTRUMENT No. OPRBC (5) 3	ROUTOSE RE VARIABLE WIDTH TO EXPIRE WOODSPORATION INTO SECTION 1 1 1 1 1 1 1 1 1 1 1 1 1	4 5 6 7 8 9 10 11 12

GEORGE ROBINSON LEAGUE

ABSTRACT 126

RESTRICTED RESERVE A

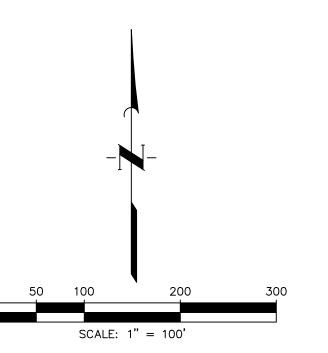
Restricted to Open Space,

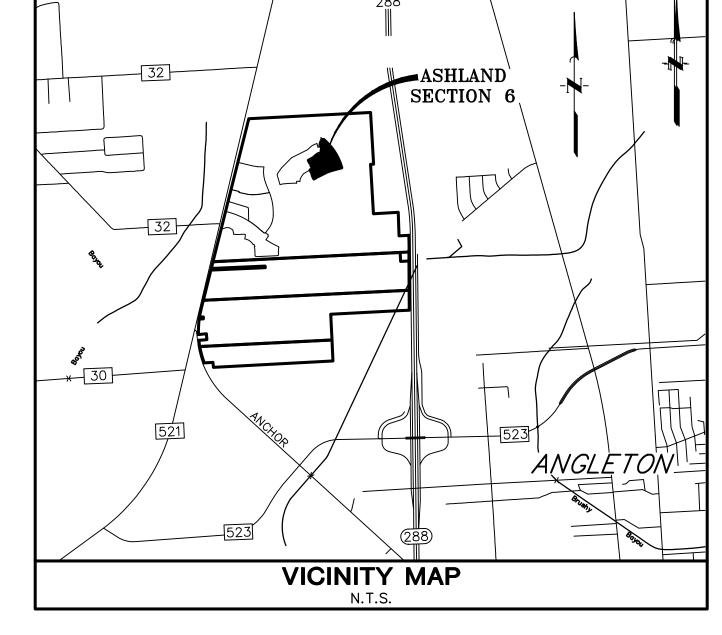
RESTRICTED RESERVE B

Restricted to Open Space,

RESTRICTED RESERVE C

Restricted to Open Space,





Legend:

. "Acres" "Building Line" "Drainage Easement" Esm"Easement"

FND"Found" CCRBC "Commissioner's Court Records of Brazoria County" . "Official Public Records of Brazoria County" OPRBC .

"Number" POC"Point of Commencement" ROW "Right-of-Way" SSE "Sanitary Sewer Easement" Stm SE "Storm Sewer Easement"

. . "Utility Easement" VOL._, PG._ . . . "Volume and Page"

Street Break"

General Notes:

- 1. All building lines along street rights—of—way are as shown on the plat.
- 2. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- 3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non—utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 4. Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- 5. Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
- 6. 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.
- 7. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County Municipal Utility District No. 82. 8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- 9. This subdivision shall be serviced by the following providers: Brazoria County Municipal Utility District No. 82, Centerpoint, Texas New Mexico Power, And Centric
- 10. 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. 11. 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. 12. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of
- 13. 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.
- 14. 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.

Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit."

- 15. Reserves A, B, and C shall be owned and maintained by the Homeowners Association. 16. Incidental Utilities are including but not limited to the underground utility services.
- 17. This plat was prepared without the benefit of a current Commitment for Title Insurance, City Planning Letter or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazoria County, Texas regarding these easements or encumbrances was preformed by Quiddity Engineering.

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND OUT OF THE LEAGUE SHUBEAEL MARSH SURVEY, A-82,

BRAZORIA COUNTY, TEXAS

62 LOTS

3 RESERVES 4 BLOCKS **MARCH 2025**

ANCHOR HOLDINGS MP, LLC A TEXAS LIMITED LIABILITY COMPANY 101 PARKLANE BLVD., STE. 102 SUGARLAND, TX 77478 281 221 2699



S67*06'25"E 34.32'

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 6, 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 earess 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. ANCHOR HOLDINGS MP, LLC a Texas limited liability company its Manager By: SVAG Asset Management, LLC a Texas limited liability company its Manager Surdharshan Vembutty, Manager STATE OF TEXAS COUNTY OF BRAZORIA Before me, the undersigned, personally appeared Surdharshan Vemburry, Manager, 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: That I, Steve Jares, 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 Jares Registered Professional Land Surveyor No. 5317 STATE OF TEXAS COUNTY OF BRAZORIA KNOW ALL MEN BY THESE PRESENTS: That I, Darren J. McAfee, 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. Darren J. McAfee Professional Engineer No. 137808

STATE OF TEXAS COUNTY OF BRAZORIA A METES & BOUNDS description of a certain 15.20 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 15.20 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, from said found concrete monument a found 5/8—inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet; THENCE. South 66°07'16" East. 2331.88 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the

THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°05'36" East, with a chord length of 18.23 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 1765.00 feet, a central angle of 3414'05", an arc length of 1054.60 feet, and

THENCE, South 74°52'19" West, 76.39 feet to a point for corner;

a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;

THENCE, South 75°56'46" West, 180.20 feet to a point for corner;

THENCE, South 73°30'38" West, 65.92 feet to a point for corner;

THENCE, South 72°44'57" West, 60.00 feet to a point for corner:

THENCE, South 69°37'38" West, 70.23 feet to a point for corner:

THENCE, South 66°31'30" West, 54.29 feet to a point for corner; THENCE, South 63°56'38" West, 54.51 feet to a point for corner;

THENCE, South 63°17'42" West, 275.00 feet to a point for corner;

THENCE, South 57°51'47" West, 113.51 feet to a point for corner; THENCE, North 26°42'18" West, 130.75 feet to a point for corner;

THENCE, North 63°17'42" East, 21.37 feet to a point for corner;

THENCE, North 26°42'18" West, 180.00 feet to a point for corner;

THENCE, North 63°17'42" East, 98.24 feet to a point for corner;

THENCE. North 71°42'18" West, 14.14 feet to a point for corner:

THENCE, North 26°42'18" West, 110.00 feet to a point for corner;

THENCE, North 63°17'42" East, 21.42 feet to a point for corner;

THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, 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 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

THENCE, North 26°42'18" West, 95.00 feet to a point for corner;

THENCE, North 63°17'42" East, 66.00 feet to a point for corner;

THENCE, North 62°02'20" East, 54.22 feet to a point for corner;

THENCE, North 57°40'23" East, 54.03 feet to a point for corner;

THENCE, North 53°44'19" East, 53.98 feet to a point for corner;

THENCE, North 47°20'07" East, 54.69 feet to a point for corner;

THENCE, North 43°24'51" East, 30.35 feet to a point for corner;

THENCE, North 55°13'34" East, 52.20 feet to a point for corner;

THENCE, North 72°40'17" East, 38.31 feet to a point for corner; THENCE, North 85°56'19" East, 57.37 feet to a point for corner;

THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

Angleton

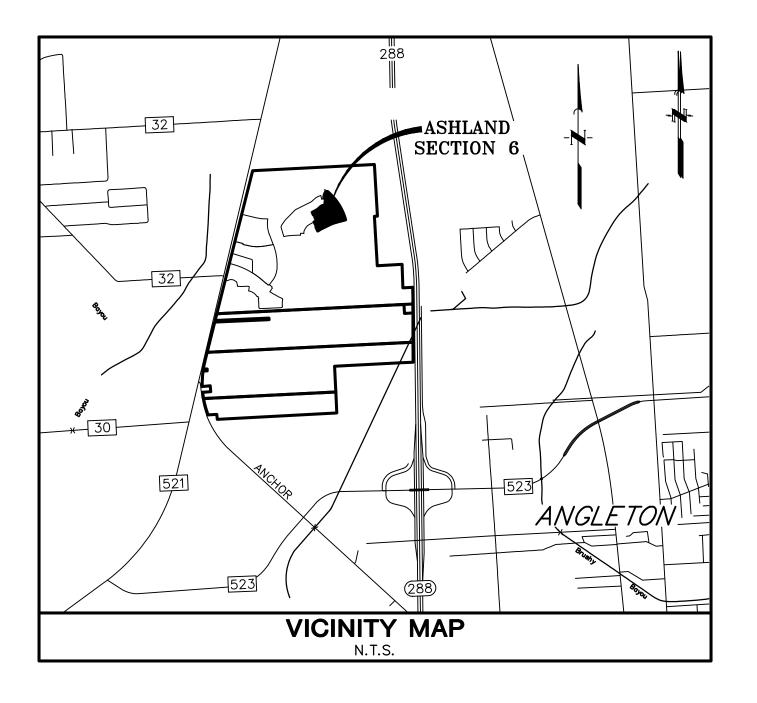
Drainage District Certificatio n Block

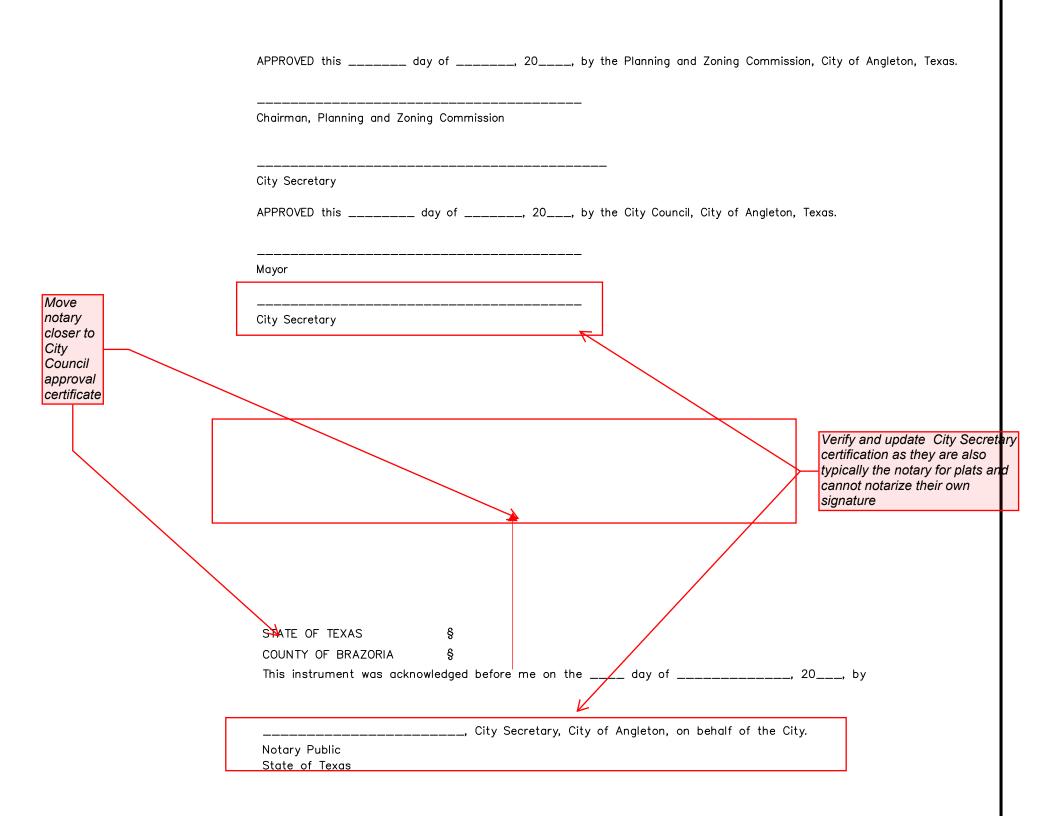
THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing North 82°40'34" West, with a chord length of 8.15 feet to a point for corner marking the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 370.00 feet, a central angle of 3510'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.





ASHLAND **SECTION 6**

A SUBDIVISION OF 15.20 ACRES OF LAND OUT OF THE LEAGUE SHUBEAEL MARSH SURVEY, A-82,

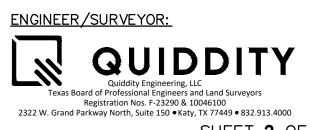
BRAZORIA COUNTY, TEXAS

62 LOTS

3 RESERVES 4 BLOCKS

MARCH 2025

ANCHOR HOLDINGS MP, LLC A TEXAS LIMITED LIABILITY COMPANY 101 PARKLANE BLVD., STE. 102 SUGARLAND, TX 77478 281 221 2699



K:\16759\16759-0023-01 Ashland - Takedown 3 - WSD\Section 6\2 Design Phase\Planning\Ashland Sec 6-PLAT.dwg Mar 06,2025 - 4:34pm cjs

SHEET 2 OF 2