



July 30, 2026

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

Re: On-Going Services
Ashland Street Dedication 5 Final Plat Review – 3rd 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

1. Proposed land use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 5 Final Plat Review 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 Land Surveyor registered 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,

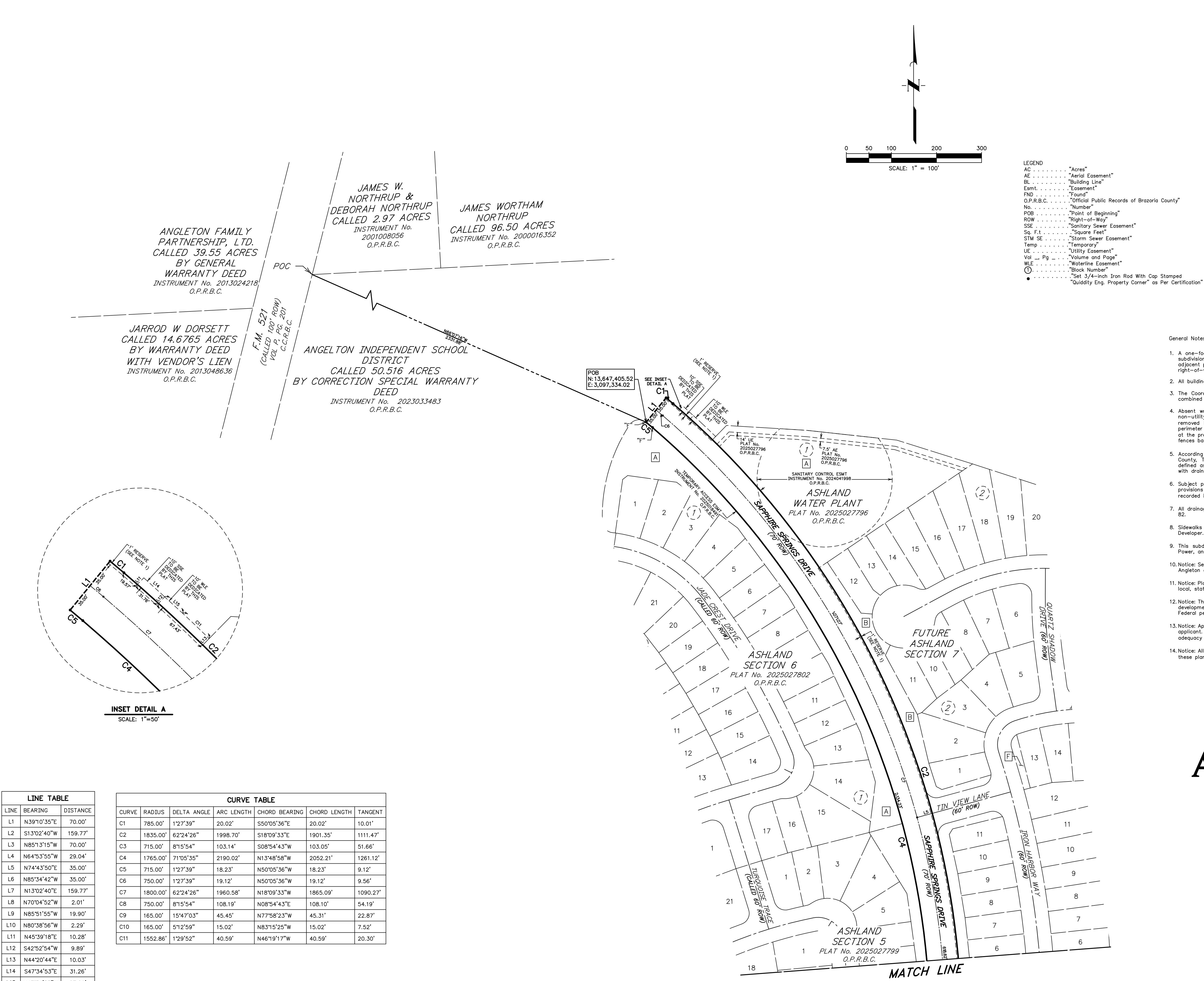
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°10'35"E	70.00'
L2	S13°02'40"W	159.77'
L3	N85°13'15"W	70.00'
L4	N64°53'55"W	29.04'
L5	N74°43'50"E	35.00'
L6	N85°34'42"W	35.00'
L7	N13°02'40"E	159.77'
L8	N70°04'52"W	2.01'
L9	N85°51'55"W	19.90'
L10	N80°38'56"W	2.29'
L11	N45°39'18"E	10.28'
L12	S42°52'54"W	9.89'
L13	N44°20'44"E	10.03'
L14	S47°34'53"E	31.26'
L15	N47°34'53"W	27.09'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	785.00'	1°27'39"	20.02'	S50°05'36"E	20.02'	10.01'
C2	1835.00'	62°24'26"	1998.70'	S18°09'33"E	1901.35'	1111.47'
C3	715.00'	8°15'54"	103.14'	S08°54'43"W	103.05'	51.66'
C4	1765.00'	7°10'5'35"	2190.02'	N13°48'58"W	2052.21'	1261.12'
C5	715.00'	1°27'39"	18.23'	N50°05'36"W	18.23'	9.12'
C6	750.00'	1°27'39"	19.12'	N50°05'36"W	19.12'	9.56'
C7	1800.00'	62°24'26"	1960.58'	N18°09'33"W	1865.09'	1090.27'
C8	750.00'	8°15'54"	108.19'	N08°54'43"E	108.10'	54.19'
C9	165.00'	15°47'03"	45.45'	N77°58'23"W	45.31'	22.87'
C10	165.00'	5°12'59"	15.02'	N83°15'25"W	15.02'	7.52'
C11	1552.86'	1°29'52"	40.59'	N46°19'17"W	40.59'	20.30'

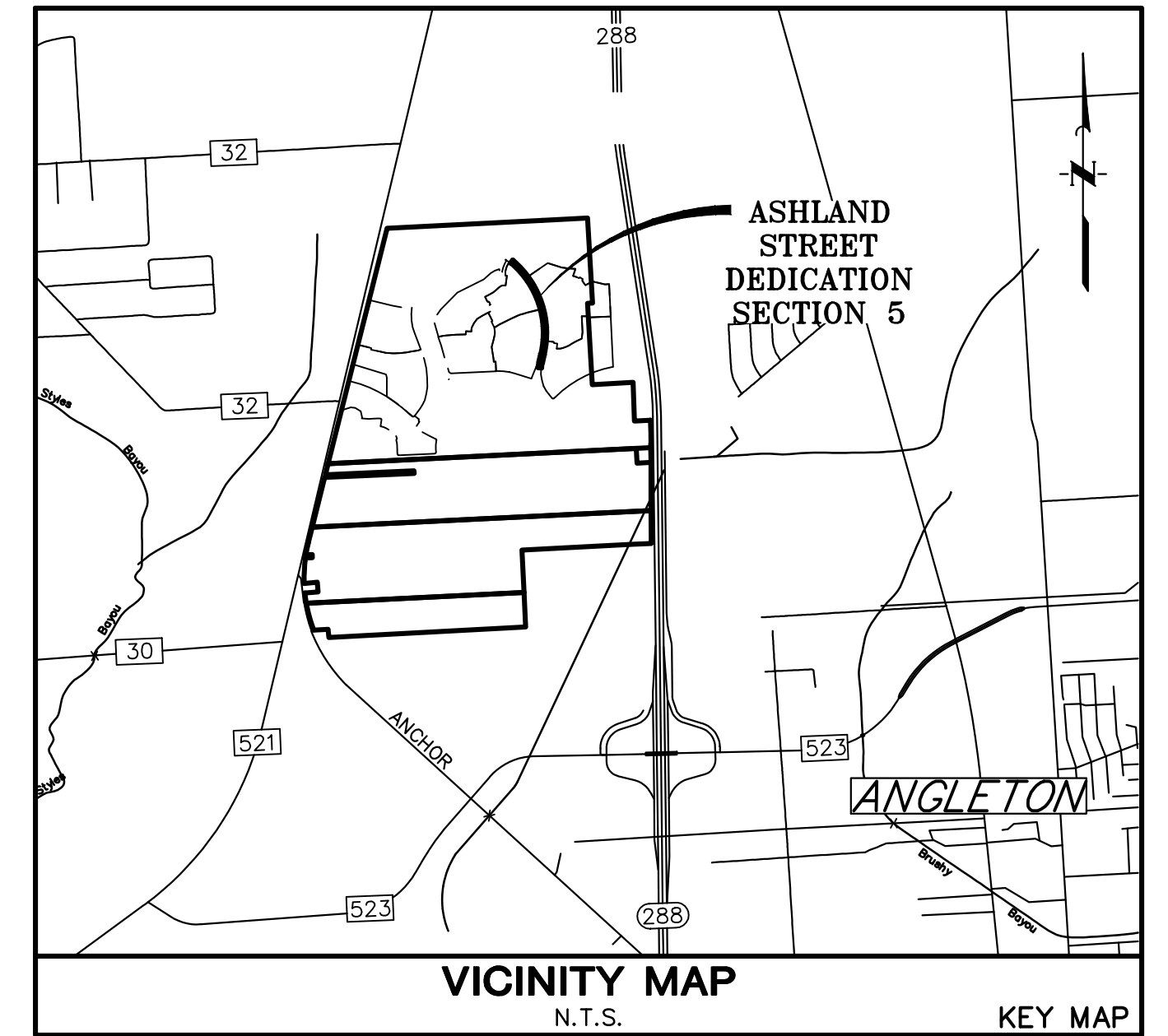
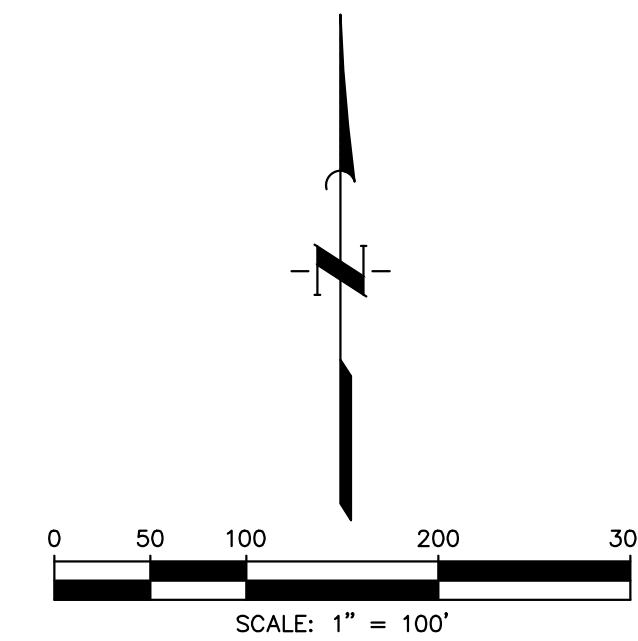
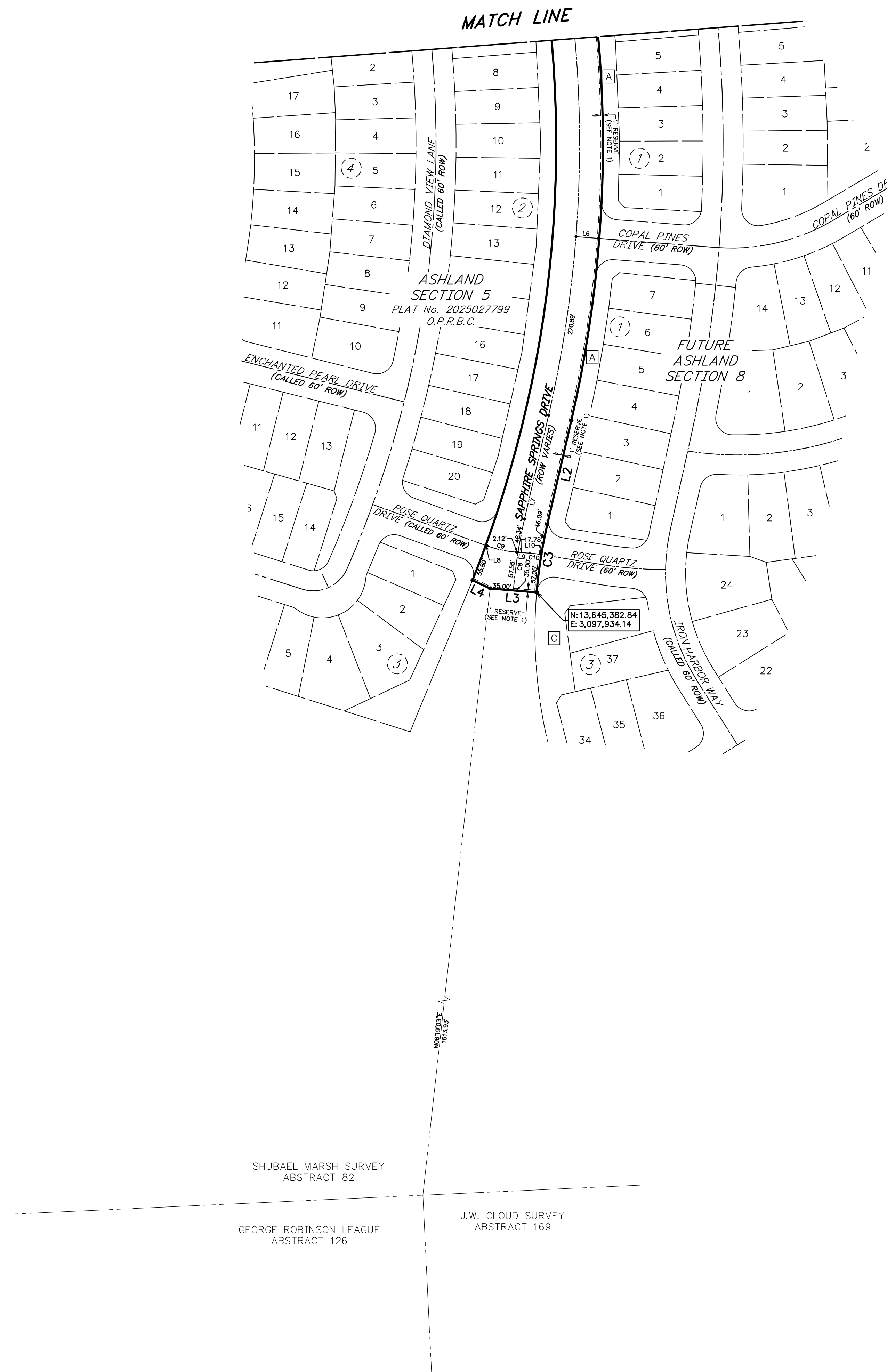


FINAL PLAT OF ASHLAND STREET DEDICATION SECTION 5

A SUBDIVISION OF 3.661 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 100493100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 3.661 acre tract of land situated in the Shubel Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Brazoria County Official Public Records (BCOPR), said 3.661 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 3/4-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") at the south end of a radial cutback at the north end of Ashland Section Six, plat of which is recorded in Plat No. 2025027802 OPRBC and being the south corner of Sapphire Springs Trails, plat of which is recorded in Plat No. 2025021641 OPRBC;

THENCE, North 39°10'35" East, 70.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 01°27'39", an arc length of 20.02 feet, and a long chord bearing South 50°05'36" East, 20.02 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 1835.00 feet, a central angle of 62°24'26", an arc length of 1998.70 feet, and a long chord bearing South 18°09'33" East, 1901.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 13°02'40" West, 159.77 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 715.00 feet, a central angle of 08°15'54", an arc length of 103.14 feet, and a long chord bearing South 08°54'43" West, 103.05 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 85°13'15" West, 70.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, North 64°53'55" West, 29.04 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of 71°05'35", an arc length of 2190.02 feet, and a long chord bearing North 13°48'58" West, 2052.21 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left 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 North 50°05'36" West, 18.23 feet to the POINT OF BEGINNING, CONTAINING 3.661 acres of land in Brazoria County, Texas.

FINAL PLAT OF ASHLAND STREET DEDICATION SECTION 5

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BRAZORIA COUNTY, TEXAS
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OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364



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 Street Dedication Section 5, 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 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.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Street Dedication Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 §

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

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of , 20__.

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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 monuments shown thereon were properly placed under my supervision.

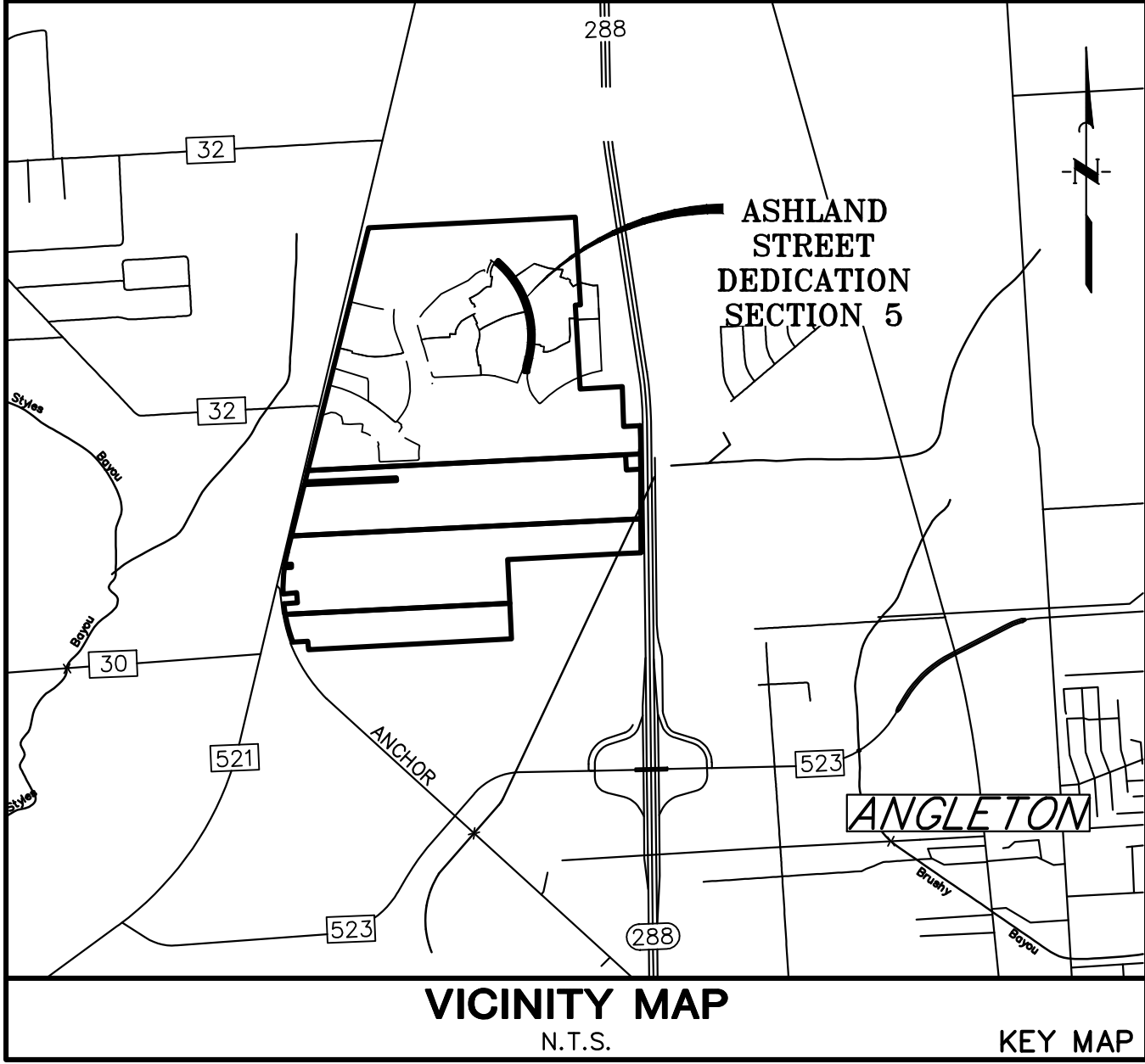
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just P.E., 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.

Courtney B. Just, P.E.
Professional Engineer
No. 152415



APPROVED this day of , 20__, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

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

Mayor

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

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