



July 28, 2026

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

Re: On-Going Services
Ashland Section 8 Final Plat Review – 2nd 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 lands 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. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. 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 Section 8 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.

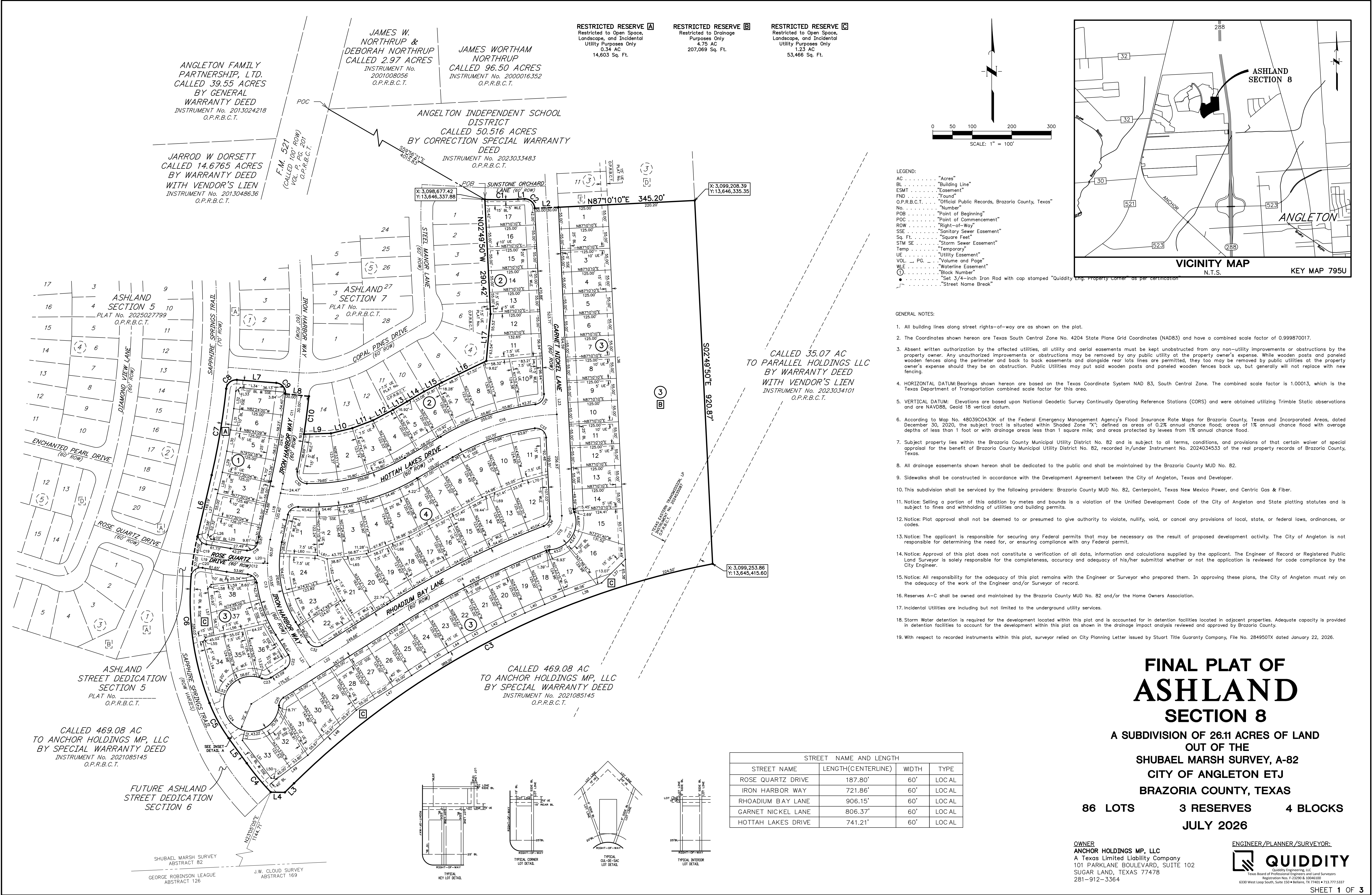
If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments

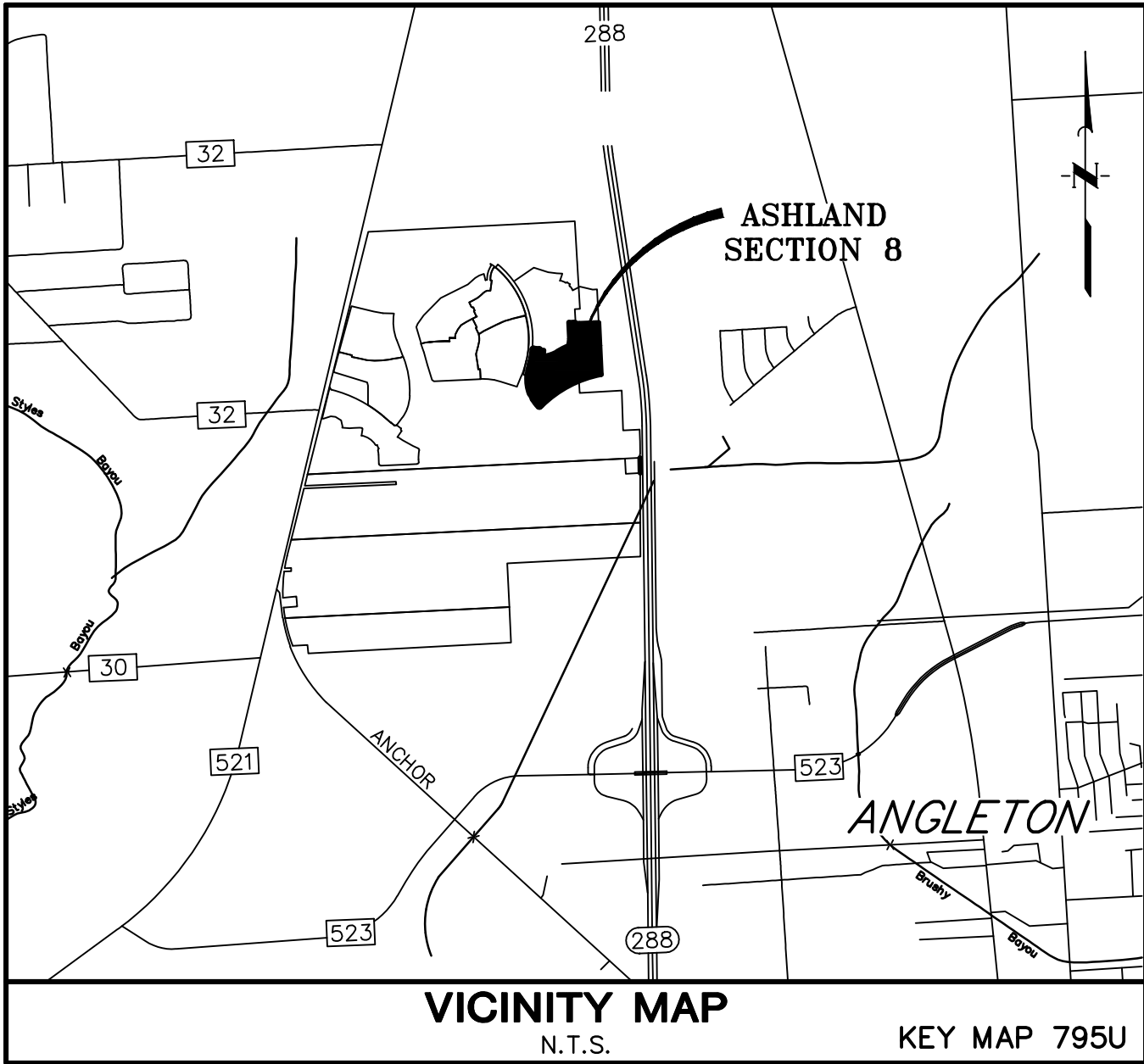
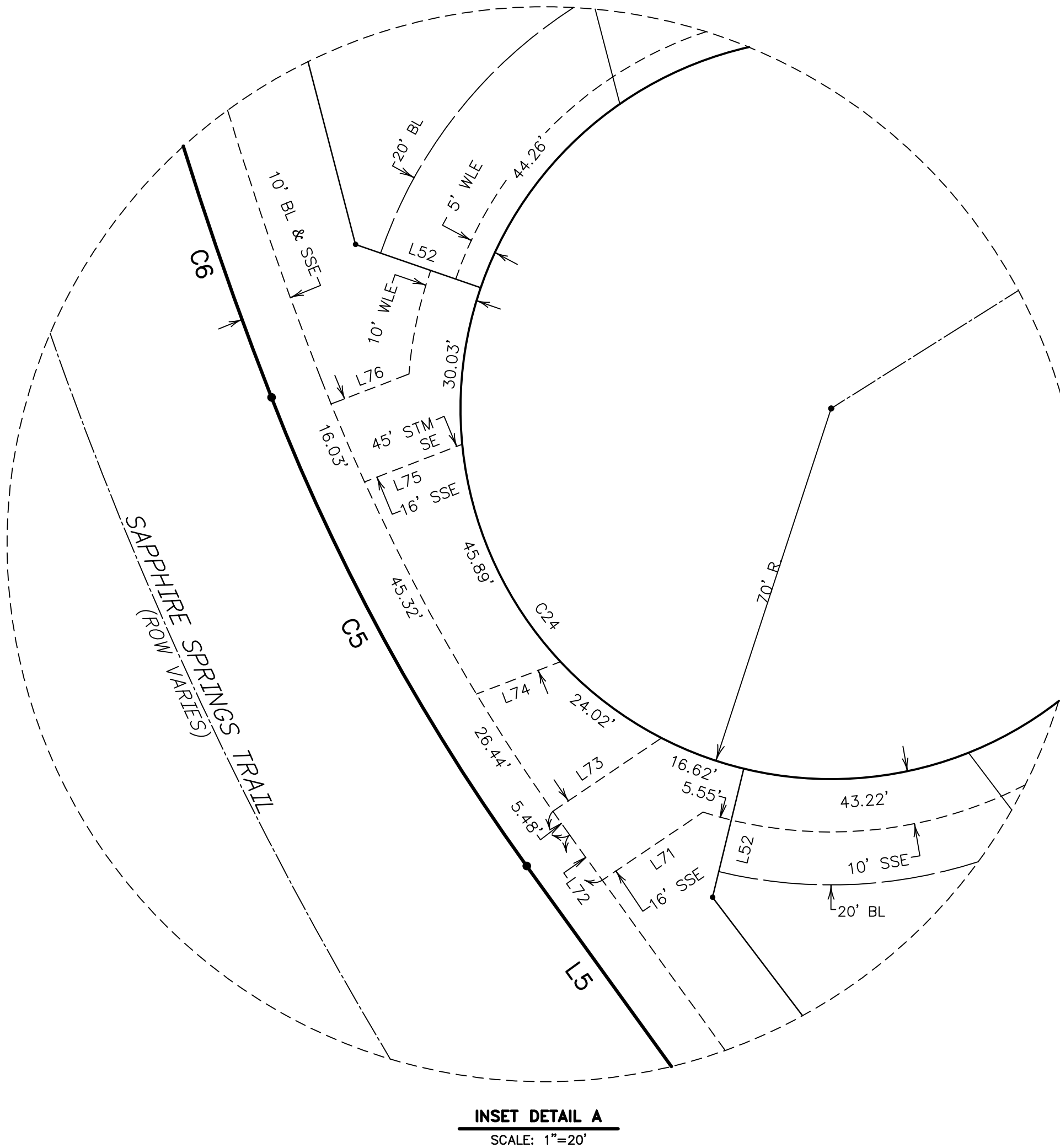


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°10'10"E	16.11'
L2	N87°28'42"E	60.00'
L3	S45°26'20"W	32.58'
L4	N89°03'07"W	35.67'
L5	N35°49'19"W	78.74'
L6	N13°02'40"E	159.77'
L7	S85°34'42"E	100.04'
L8	S83°58'13"E	60.00'
L9	N88°19'51"E	68.13'
L10	N76°27'02"E	55.82'
L11	N69°19'32"E	55.95'
L12	N62°09'04"E	57.33'
L13	N59°28'27"E	41.08'
L14	N59°28'27"E	50.00'
L15	N62°58'16"E	50.09'
L16	N64°10'18"E	125.45'
L17	N05°05'04"E	119.07'
L18	S12°29'56"W	144.88'
L19	S80°38'56"E	88.85'
L20	S89°03'27"E	10.89'
L21	S32°12'11"E	115.41'
L22	S57°47'49"W	425.21'
L23	N02°49'50"W	780.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N59°28'27"E	105.00'
L25	N81°31'40"W	115.77'
L26	N34°14'30"W	13.57'
L27	S13°02'40"W	107.33'
L28	S12°59'49"W	55.00'
L29	S11°48'09"W	54.60'
L30	S10°07'16"W	54.56'
L31	S08°26'26"W	54.56'
L32	S06°45'35"W	44.56'
L33	N51°20'22"E	14.25'
L34	N84°04'50"W	114.71'
L35	N84°44'28"E	141.52'
L36	N02°49'50"W	964.04'
L37	N45°19'00"E	84.53'
L38	N69°58'29"E	99.12'
L39	N67°51'44"E	54.61'
L40	N66°21'42"E	54.61'
L41	N64°51'39"E	54.61'
L42	N63°21'37"E	54.61'
L43	N61°51'35"E	54.61'
L44	N60°21'32"E	54.61'
L45	N58°51'30"E	54.61'
L46	N57°49'45"E	54.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S57°47'49"W	165.00'
L48	N47°05'20"E	167.92'
L49	S52°46'55"W	98.80'
L50	N82°13'05"W	14.14'
L51	N37°13'05"W	120.02'
L52	N13°37'38"E	25.00'
L53	S70°57'54"E	25.00'
L54	S14°35'50"E	129.55'
L55	N31°09'41"E	13.95'
L56	N76°55'12"E	164.25'
L57	S07°33'56"E	119.05'
L58	N38°03'37"E	13.99'
L59	S83°41'10"W	113.54'
L60	S86°36'42"E	94.82'
L61	S70°18'07"E	26.01'
L62	S08°37'13"E	55.96'
L63	S26°50'16"E	56.31'
L64	S32°12'11"E	71.00'
L65	S82°22'15"W	100.62'
L66	S67°58'28"W	116.14'
L67	S61°48'14"W	57.28'
L68	S61°56'23"W	152.76'
L69	S67°54'52"W	110.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L70	S74°39'26"W	66.53'
L71	N55°56'31"E	22.95'
L73	N55°56'31"E	24.76'
L74	N68°55'34"E	17.00'
L75	N68°55'34"E	19.75'
L76	S68°55'34"W	15.76'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1030.00'	4°40'19"	83.99'	N89°30'19"E	83.96'
C2	25.00'	90°00'00"	39.27'	S47°49'50"E	35.36'
C3	2060.00'	33°45'32"	1213.76'	S62°19'06"W	1196.28'
C4	705.00'	7°43'15"	95.00'	N39°40'57"W	94.93'
C5	400.00'	14°28'32"	101.06'	N28°35'03"W	100.79'
C6	715.00'	34°23'27"	429.17'	N04°09'04"W	422.75'
C7	1835.00'	6°55'41"	221.89'	N09°34'49"E	221.75'
C8	25.00'	88°18'20"	38.53'	N50°16'08"E	34.83'
C9	25.00'	91°36'29"	39.97'	S39°46'27"E	35.85'
C10	2045.00'	2°42'16"	96.53'	S07°22'55"W	96.52'
C11	2015.00'	6°28'09"	227.51'	N09°15'52"E	227.39'
C12	600.00'	8°24'32"	88.06'	S84°51'11"E	87.98'
C13	300.00'	44°42'07"	234.06'	S09°51'07"E	228.17'
C14	2240.00'	11°11'48"	437.74'	S63°23'43"W	437.04'
C15	55.00'	71°49'27"	68.95'	N33°04'54"E	64.52'
C16	600.00'	28°02'27"	293.64'	S73°29'40"W	290.72'
C17	500.00'	39°15'19"	342.57'	N79°06'06"E	335.91'
C18	25.00'	85°01'05"	37.10'	N52°35'58"E	33.79'
C19	25.00'	93°41'35"	40.88'	S33°48'08"E	36.48'
C20	25.00'	94°34'19"	41.26'	S52°03'55"W	36.74'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	77°47'06"	33.94'	N46°39'47"W	31.39'
C22	25.00'	90°00'00"	39.27'	N12°47'49"E	35.36'
C23	25.00'	54°37'24"	23.83'	N85°06'31"E	22.94'
C24	70.00'	289°14'49"	353.38'	S32°12'11"E	81.05'
C25	25.00'	54°37'24"	23.83'	S30°29'07"W	22.94'
C26	25.00'	19°03'59"	8.32'	S78°06'35"W	8.28'
C27	70.00'	109°08'43"	133.35'	N33°04'13"E	114.08'
C28	25.00'	18°40'18"	8.15'	S12°09'59"E	8.11'
C29	25.00'	85°30'02"	37.31'	N39°55'11"E	33.94'
C30	25.00'	100°17'13"	43.76'	S38°42'01"E	38.38'
C31	25.00'	80°53'24"	35.29'	S52°56'38"W	32.44'
C32	25.00'	90°00'00"	39.27'	S77°12'11"E	35.36'
C33	25.00'	95°24'36"	41.63'	N50°32'08"W	36.98'

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	7,257	1	10,848	1	6,875	20	7,037	1	9,702
2	6,916	2	8,176	2	6,875	21	7,037	2	7,922
3	6,888	3	8,139	3	6,875	22	7,037	3	8,034
4	7,042	4	7,399	4	6,875	23	7,037	4	7,736
5	7,056	5	6,960	5	6,875	24	7,037	5	7,462
6	7,056	6	7,272	6	6,875	25	6,907	6	7,266
7	7,006	7	7,399	7	6,875	26	6,875	7	6,952
		8	7,754	8	6,875	28	6,875	8	7,262
		9	7,911	9	6,875	29	7,161	9	8,007
		10	8,915	10	6,875	30	7,733	10	7,991
		11	8,199	11	6,875	31	8,164	11	9,506
		12	7,085	12	6,875	32	7,360	12	9,726
		13	6,875	13	6,875	33	7,307	13	7,010
		14	6,875	14	6,873	34	7,723	14	7,010
		15	6,875	15	6,586	35	6,705	15	6,840
		16	6,875	16	11,810	36	10,475	16	6,729
		17	8,336	17	8,291	37	8,129	17	6,694
				18	7,037	38	7,637	18	6,911
				19	7,037			19	7,389
								20	8,294
								21	9,958
								22	8,713
								23	9,337
								24	10,212

STATE OF TEXAS 5
COUNTY OF FORT BEND 5

A METES & BOUNDS description of a certain 26.11 acre tract of land situated in the Shubael 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 and a called 35.07 acre tract of land conveyed to Svag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023033514, both of the Brazoria County Official Public Records (BCOPR); said 26.11 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 at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being 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 Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") bears along the east line of said F.M. 521, South 14°02'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 59°56'21" East, 4015.83 feet to a point in a south line of proposed Ashland Section Seven being at the beginning of a non-tangent curve to the left at the POINT OF BEGINNING of the herein described tract;

THENCE, along the south line of proposed Ashland Section Seven, the following five (5) courses and distances:

- Along the arc of said non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 0°40'19", an arc length of 83.99 feet, and a long chord bearing North 89°30'19" East, 83.96 feet to a point for corner;
- North 87°10'10" East, 16.11 feet to a point at the beginning of a curve to the right;
- Along the arc of said 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 South 47°49'50" East, 35.36 feet to a point for corner;
- North 87°28'42" East, 60.00 feet to a point for corner;
- North 87°10'10" East, 345.20 feet to a point for corner;

THENCE, South 02°49'50" East, 920.87 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 33°45'32", an arc length of 1213.76 feet, and a long chord bearing South 62°19'06" West, 1196.28 feet to a point for corner;

THENCE, South 45°26'20" West, 32.58 feet to a point for corner;

THENCE, North 89°03'07" West, 35.67 feet to a point 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 705.00 feet, a central angle of 07°43'15", an arc length of 95.00 feet, and a long chord bearing North 39°40'57" West, 94.93 feet to a point for corner;

THENCE, North 35°49'19" West, 78.74 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing North 28°35'03" West, 100.79 feet to a point for corner;

THENCE, along the arc of said compound curve to the right having a radius of 715.00 feet, a central angle of 34°23'27", an arc length of 429.17 feet, and a long chord bearing North 04°09'04" West, 422.75 feet to a point for corner;

THENCE, North 13°02'40" East, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1835.00 feet, a central angle of 06°55'41", an arc length of 221.89 feet, and a long chord bearing North 09°34'49" East, 221.75 feet to a point at the beginning of a reverse curve to the right in the south line of proposed Ashland Section Seven;

THENCE, along the south line of proposed Ashland Section Seven, the following fifteen (15) courses and distances:

- Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing North 50°16'08" East, 34.83 feet to a point for corner;
- South 85°34'42" East, 100.04 feet to a point at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing South 39°46'27" East, 35.85 feet to a point for corner;
- South 83°58'13" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;
- Along the arc of said non-tangent curve to the right having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet and a long chord bearing South 07°22'55" West, 96.52 feet to a point for corner;
- North 88°19'51" East, 68.13 feet to a point for corner;
- North 76°27'02" East, 55.82 feet to a point for corner;
- North 69°19'32" East, 55.95 feet to a point for corner;
- North 62°09'04" East, 57.33 feet to a point for corner;
- North 59°28'27" East, 41.08 feet to a point for corner;
- North 59°28'27" East, 50.00 feet to a point for corner;
- North 62°58'16" East, 50.09 feet to a point for corner;
- North 64°10'18" East, 125.45 feet to a point for corner;
- North 05°05'04" East, 119.07 feet to a point for corner;
- North 02°49'50" West, 290.42 feet to the POINT OF BEGINNING, CONTAINING 26.11 acres of land in Brazoria County, Texas.

FINAL PLAT OF ASHLAND SECTION 8

A SUBDIVISION OF 26.11 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

86 LOTS 3 RESERVES 4 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
A Texas Limited Liability Company
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100490100
6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.773.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 8, 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 Section 8 where building setback lines or public utility easement 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 FORT BEND §

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, easments 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 §

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 monument shown thereon were properly placed under my supervision.

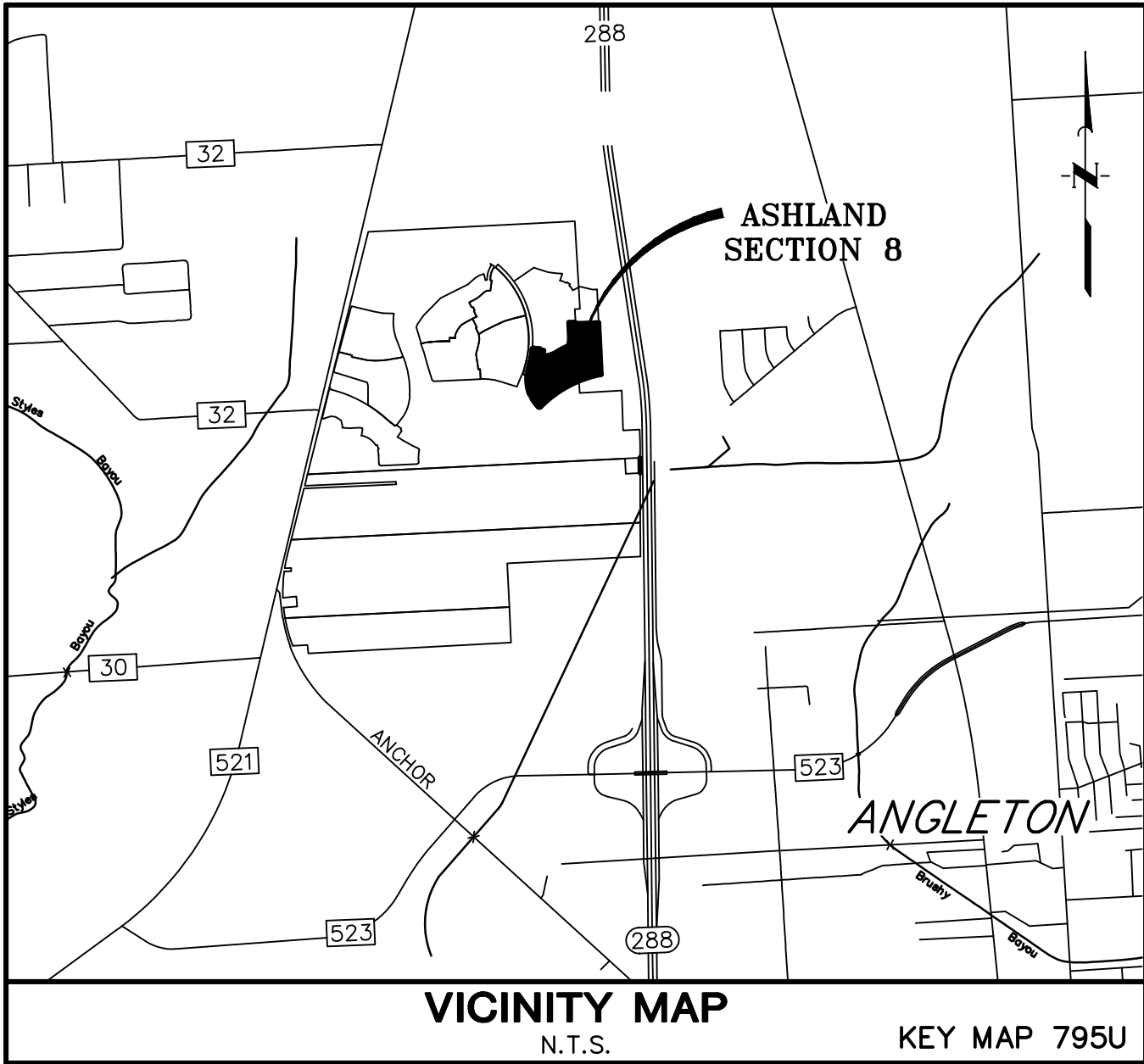
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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.

Darren J. McAfee, P.E.
Professional Engineer
No. 137808



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

FINAL PLAT OF ASHLAND SECTION 8

A SUBDIVISION OF 26.11 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

86 LOTS 3 RESERVES 4 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
A Texas Limited Liability Company
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

SHEET 3 OF 3