

June 27, 2025

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

Re: ASHLAND SECTION 7 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated June 16, 2025, for the above referenced plat.

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
Response: The M&Bs have been updated. Please see the revised plat.
2. Courses shown do not match lines and curves between L2 and L8.
Response: The M&Bs have been updated. Please see the revised plat.
3. Bearing does not match table for Line L8.
Response: The M&Bs have been updated. Please see the revised plat.
4. Bearing does not match table for Line L2.
Response: The M&Bs have been updated. Please see the revised plat.
5. Bearing does not match table for Line L10.
Response: The M&Bs have been updated. Please see the revised plat.
6. Bearing does not match table for Line L12.
Response: The M&Bs have been updated. Please see the revised plat.
7. Bearing does not match table for Line L16.
Response: The M&Bs have been updated. Please see the revised plat.
8. Bearing does not match table for Line L18.
Response: The M&Bs have been updated. Please see the revised plat.
9. Bearing and distance to be provided for Curve C4 here.
Response: The M&Bs have been updated. Please see the revised plat.

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10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

City Approval certifications has been updated. Please see updated plat.

Sheet 2 of 2

11. Provide lot numbering for all of Ashland Sec. 5.

12. Response: Plat has been updated. Please see updated plat.

13. Confirm this to be noted as Proposed Ashland Sec. 8.

Response: Plat has been updated. Please see updated plat.

14. Show boundary of Street Dedication #5.

Response: Plat has been updated. Please see updated plat.

15. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.

Response: Plat has been updated. Please see updated plat.

16. See metes and bounds description for errors noted for each line and curve indicated.

Response: The M&Bs have been updated. Please see the revised plat.

17. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical).

Response: Split U.E.s have been shown where necessary.

18. Proposed 15'UE is shown outside the plat boundary where noted.

19. Response: The 15'UE shown outside the plat boundary will be recorded by a separate instrument at the time of final plat submittal.

20. Update courses boxed in red in the metes and bounds.

Response: The M&Bs have been updated. Please see the revised plat.

21. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

Response: No changes are currently proposed to the Nature Preserve area. A revised phasing plan will be provided if changes are made in the future.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero

Jacob Guerrero