



May 29, 2025

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

Re: On-Going Services
Ashland Section 8 Preliminary 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:

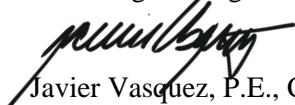
1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 8 Preliminary 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

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 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.

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.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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, Steven Jores, 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 Quiddity Engineering, LLC.

Steven Jores
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.

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ City of Angleton, on behalf of the City.

Notary Public State of Texas

My Commission Expires

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ROSE QUARTZ DRIVE	187.80	60'	LOCAL
IRON HARBOR WAY	721.85	60'	LOCAL
HOTTAR LAKES DRIVE	741.21	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
ROADDIUM BAY LANE	931.89	60'	LOCAL

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

- 4.) 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.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) 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 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHERE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

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 OPRBG, 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 OPRBG, 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 (CCORBC), 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. 2022009919 OPRBG 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, 13642.23 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:

1. Along the arc of said non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 04°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;
2. North 87°10'10" East, 16.11 feet to a point at the beginning of a curve to the right;
3. 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;
4. North 87°28'42" East, 60.00 feet to a point for corner;
5. 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°16'06" West, 1196.28 feet to a point for corner;

THENCE, South 45°26'20" West, 32.58 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 25.00 feet, a central angle of 91°07'06", an arc length of 39.71 feet, and a long chord bearing North 89°03'07" West, 35.67 feet to a point 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 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:

1. 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;
2. South 85°34'42" East, 100.04 feet to a point at the beginning of a curve to the right;
3. 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;
4. South 83°58'13" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;
5. 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;
6. North 88°19'51" East, 68.13 feet to a point for corner;
7. North 76°27'02" East, 55.82 feet to a point for corner;
8. North 69°19'32" East, 55.95 feet to a point for corner;
9. North 62°09'04" East, 57.33 feet to a point for corner;
10. North 59°28'27" East, 41.08 feet to a point for corner;
11. North 59°28'27" East, 50.00 feet to a point for corner;
12. North 62°58'16" East, 50.09 feet to a point for corner;
13. North 64°10'18" East, 125.45 feet to a point for corner;
14. North 05°05'04" East, 119.07 feet to a point for corner;
15. North 02°49'50" West, 290.42 feet to the POINT OF BEGINNING, CONTAINING 26.11 acres of land in Brazoria County, Texas.

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND
CONTAINING 86 LOTS (55' X 120' TYP.) AND
FOUR RESERVES IN FOUR BLOCKS.

OUT OF THE
SHUBAEL MARSH SURVEY, 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
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

LINE DATA			CURVE DATA					
LINE	DISTANCE	BEARING	CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	100.04	S 85°34'42" E	C1	25.00	88°18'20"	38.53	S 50°16'08" W	34.83
L2	60.00	S 83°58'13" E	C2	25.00	91°36'29"	39.97	S 39°46'27" E	35.80
L3	68.13	S 88°19'51" W	C3	2045.00	02°42'16"	96.53	S 07°22'50" E	96.52
L4	55.82	S 76°27'02" W	C4	1030.00	04°40'19"	83.99	S 89°30'19" W	83.96
L5	55.95	N 69°19'32" E	C5	25.00	90°00'00"	39.27	S 47°49'50" E	35.30
L6	57.33	N 62°09'04" E	C6	2060.00	33°45'32"	1213.76	S 62°19'06" W	1196.28
L7	41.08	S 59°28'27" W	C7	25.00	91°01'00"	39.71	S 89°03'07" E	35.67
L8	50.00	N 69°28'27" E	C8	705.00	07°43'15"	95.00	N 39°40'57" W	94.93
L9	50.09	N 62°58'16" E	C9	400.00	14°28'32"	101.06	N 28°30'03" W	100.79
L10	125.45	N 64°10'18" E	C10	715.00	34°23'27"	420.17	N 04°09'04" W	422.75
L11	119.07	N 05°00'04" E	C11	600.00	08°24'32"	86.06	S 84°51'11" E	87.98
L12	290.42	N 02°49'50" W	C12	300.00	44°42'07"	234.06	N 09°51'07" W	228.17
L13	16.11	N 87°10'10" E	C13	2015.00	06°28'09"	227.51	N 09°15'52" E	227.39
L14	60.00	N 87°28'42" E	C14	500.00	39°15'19"	342.57	N 79°06'06" E	335.91
L15	345.20	N 87°10'10" E	C15	600.00	28°02'27"	293.64	N 73°29'40" E	290.72
L16	520.87	S 02°49'50" E	C16	55.00	71°49'27"	68.95	N 33°04'54" E	64.52
L17	32.58	N 45°26'20" E	C17	2240.00	11°11'48"	437.74	S 63°23'43" W	437.04
L18	78.74	N 35°49'19" W	C18	25.00	93°41'35"	40.88	N 33°48'08" W	36.48
L19	159.77	S 13°02'40" W	C19	570.00	04°14'34"	42.21	S 82°46'13" E	42.30
L20	10.89	N 09°03'07" W	C20	25.00	89°01'05"	37.10	N 52°35'58" E	33.79
L21	13.57	N 34°14'30" W	C21	330.00	02°24'30"	13.87	N 11°17'47" E	13.87
L22	14.25	N 51°20'22" E	C22	1985.00	06°28'09"	224.12	N 09°15'52" E	224.00
L23	141.52	S 84°44'28" W	C23	2045.00	02°42'33"	96.69	S 10°05'19" W	96.68
L24	14.14	N 47°49'50" W	C24	25.00	100°17'13"	43.76	S 38°42'01" E	38.38
L25	14.14	N 62°13'05" W	C25	470.00	31°40'56"	299.89	N 75°18'55" E	296.59
L26	25.00	S 13°37'38" W	C26	630.00	23°11'46"	255.09	N 71°04'16" E	253.32
L27	25.00	S 70°57'54" E	C27	25.00	80°30'02"	37.31	S 39°55'11" W	33.94
L28	25.00	N 29°17'30" W	C28	25.00	18°40'18"	8.15	S 12°09'59" E	8.11
L29	13.95	S 31°09'41" W	C29	70.00	109°08'43"	133.35	S 33°04'13" W	114.08
L30	164.29	N 76°58'12" E	C30	25.00	19°03'58"	8.32	S 78°06'30" E	8.28
L31	13.99	S 38°03'37" W	C31	2210.00	10°46'48"	415.79	S 63°11'12" W	415.17
L32	34.82	N 86°36'42" E	C32	25.00	54°37'24"	23.83	N 30°29'07" E	22.94
L33	26.01	S 70°18'07" E	C33	70.00	289°14'49"	353.38	N 32°12'11" W	81.00
L34	109.62	N 82°22'19" E	C34	25.00	54°37'24"	23.83	N 85°06'31" E	22.94
L35	116.14	N 67°58'28" E	C35	25.00	90°00'00"	39.27	N 12°47'46" E	35.30
L36	57.28	N 61°48'14" E	C36	330.00	24°25'57"	140.72	N 19°59'12" W	139.66
L37	152.70	N 61°56'23" E	C37	25.00	77°47'08"	33.94	S 46°39'47" E	31.39
L38	110.03	N 67°54'52" E	C38	630.00	04°54'24"	53.99	N 83°06'08" W	53.94
L39	86.53	N 74°39'26" E	C39	25.00	94°34'19"	41.26	S 52°03'50" W	36.74
L40	55.96	S 08°37'13" E	C40	25.00	90°00'00"	39.27	S 77°12'11" E	35.30
L41	86.31	S 26°50'18" E	C41	270.00	44°42'07"	210.69	N 09°51'07" W	205.39
L42	71.00	S 32°12'11" E	C42	25.00	80°53'24"	35.29	S 52°56'38" W	32.44
			C43	530.00	33°54'54"	313.72	N 76°25'54" E	309.16
			C44	570.00	22°17'08"	221.70	N 70°37'00" E	220.31
			C45	25.00	95°24'36"	41.63	N 50°32'08" W	36.88
			C46	25.00	71°49'27"	31.34	N 33°04'54" E	29.33
			C47	2270.00	11°11'48"	443.60	N 63°23'43" E	442.90
			C48	1835.00	06°55'41"	221.89	S 09°34'49" W	221.75

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) " " INDICATES STREET NAME CHANGE.
- 9.) " " INDICATES BLOCK NUMBER.
- 10.) " [A] " INDICATES RESERVE NUMBER.
- 11.) " 55' R. " INDICATES 65' CUL-DE-SAC RADIUS.
- 12.) "P.O.C." INDICATES POINT OF COMMENCEMENT.
- 13.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

- PLAT BOUNDARY
- LOT LINE, R.O.W.
- UTILITY EASEMENT, 1' RESERVE
- BUILDING LINE
- CENTER LINE
- EXISTING SECTION BOUNDARY

DISCLAIMER AND LIMITED WARRANTY

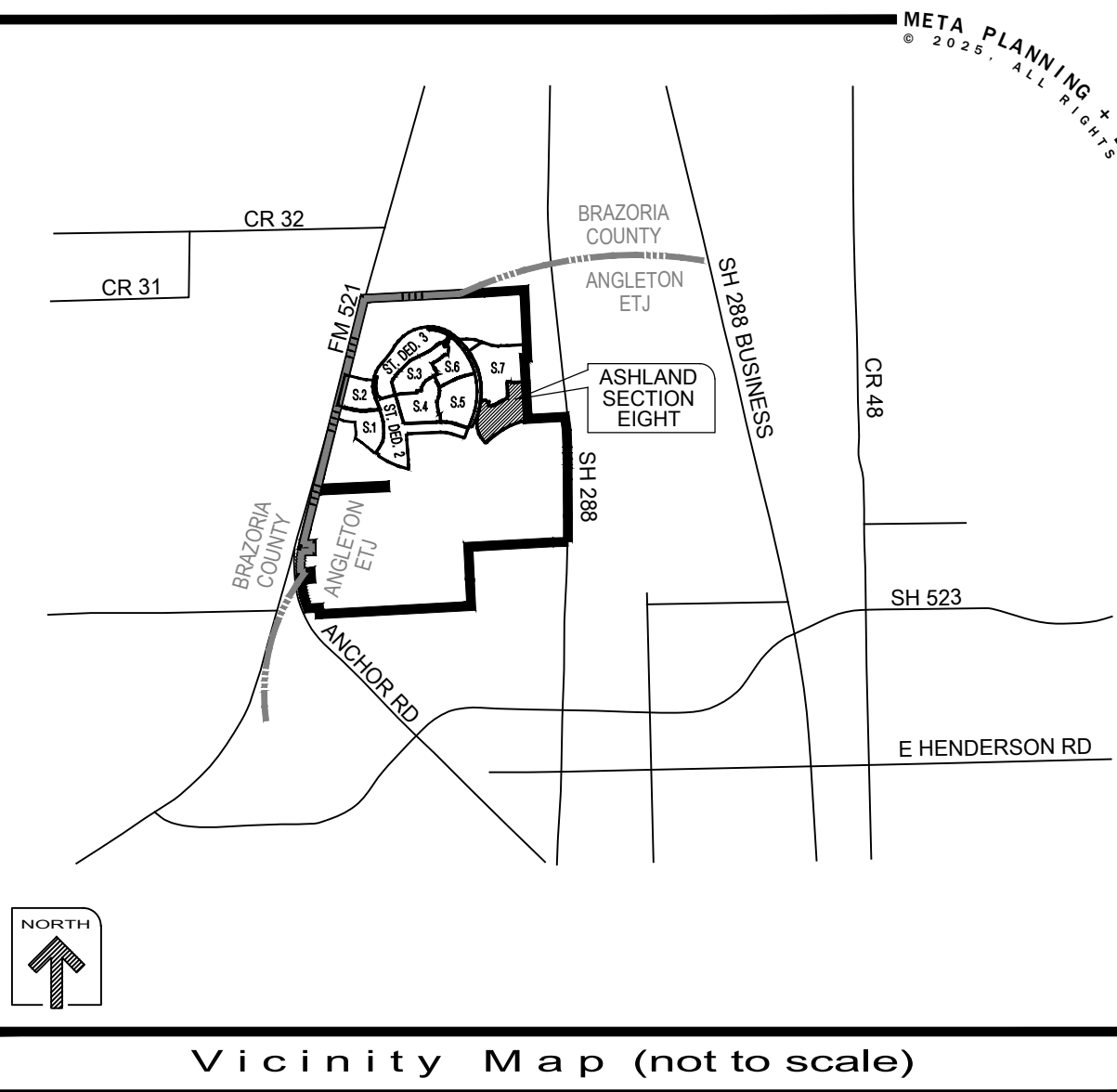
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE 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 OR ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	0.33	14,603	LANDSCAPE/ OPEN SPACE
[B]	0.001	50	LANDSCAPE/ OPEN SPACE
[C]	4.75	207,069	DRAINAGE
[D]	1.23	53,660	LANDSCAPE/ OPEN SPACE
	6.311	275,372	TOTAL

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ROSE QUARTZ DRIVE	187.80	60'	LOCAL
IRON HARBOR WAY	721.85	60'	LOCAL
HOTTAH LAKES DRIVE	741.21	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
RHOADIUM BAY LANE	931.89	60'	LOCAL



LOT AREA SUMMARY					
LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT
BLOCK 1		BLOCK 3		BLOCK 4	
LOT 1	7,257	LOT 1	6,825	LOT 1	9,702
LOT 2	6,916	LOT 2	6,875	LOT 2	7,922
LOT 3	6,888	LOT 3	6,875	LOT 3	8,034
LOT 4	7,042	LOT 4	6,875	LOT 4	7,736
LOT 5	7,056	LOT 5	6,875	LOT 5	7,462
LOT 6	7,056	LOT 6	6,875	LOT 6	7,266
LOT 7	7,006	LOT 7	6,875	LOT 7	6,952
BLOCK 2		LOT 8	6,875	LOT 8	7,252
LOT 1	10,845	LOT 9	6,875	LOT 9	8,007
LOT 2	8,176	LOT 10	6,875	LOT 10	7,991
LOT 3	8,139	LOT 11	6,875	LOT 11	9,506
LOT 4	7,399	LOT 12	6,875	LOT 12	9,726
LOT 5	6,960	LOT 13	6,875	LOT 13	7,010
LOT 6	7,272	LOT 14	6,873	LOT 14	7,010
LOT 7	7,399	LOT 15	6,886	LOT 15	6,840
LOT 8	7,754	LOT 16	6,810	LOT 16	6,729
LOT 9	7,911	LOT 17	6,291	LOT 17	6,694
LOT 10	8,915	LOT 18	7,037	LOT 18	6,911
LOT 11	8,199	LOT 19	7,037	LOT 19	7,389
LOT 12	7,085	LOT 20	7,037	LOT 20	8,294
LOT 13	6,875	LOT 21	7,037	LOT 21	9,958
LOT 14	6,875	LOT 22	7,037	LOT 22	8,713
LOT 15	6,875	LOT 23	7,037	LOT 23	9,337
LOT 16	6,875	LOT 24	7,037	LOT 24	10,212
LOT 17	8,336	LOT 25	6,907		

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND CONTAINING 86 LOTS (55' X 120' TYP.) AND FOUR RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, 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
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-610-1422