RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.19 AC 8,124 Sq. Ft.

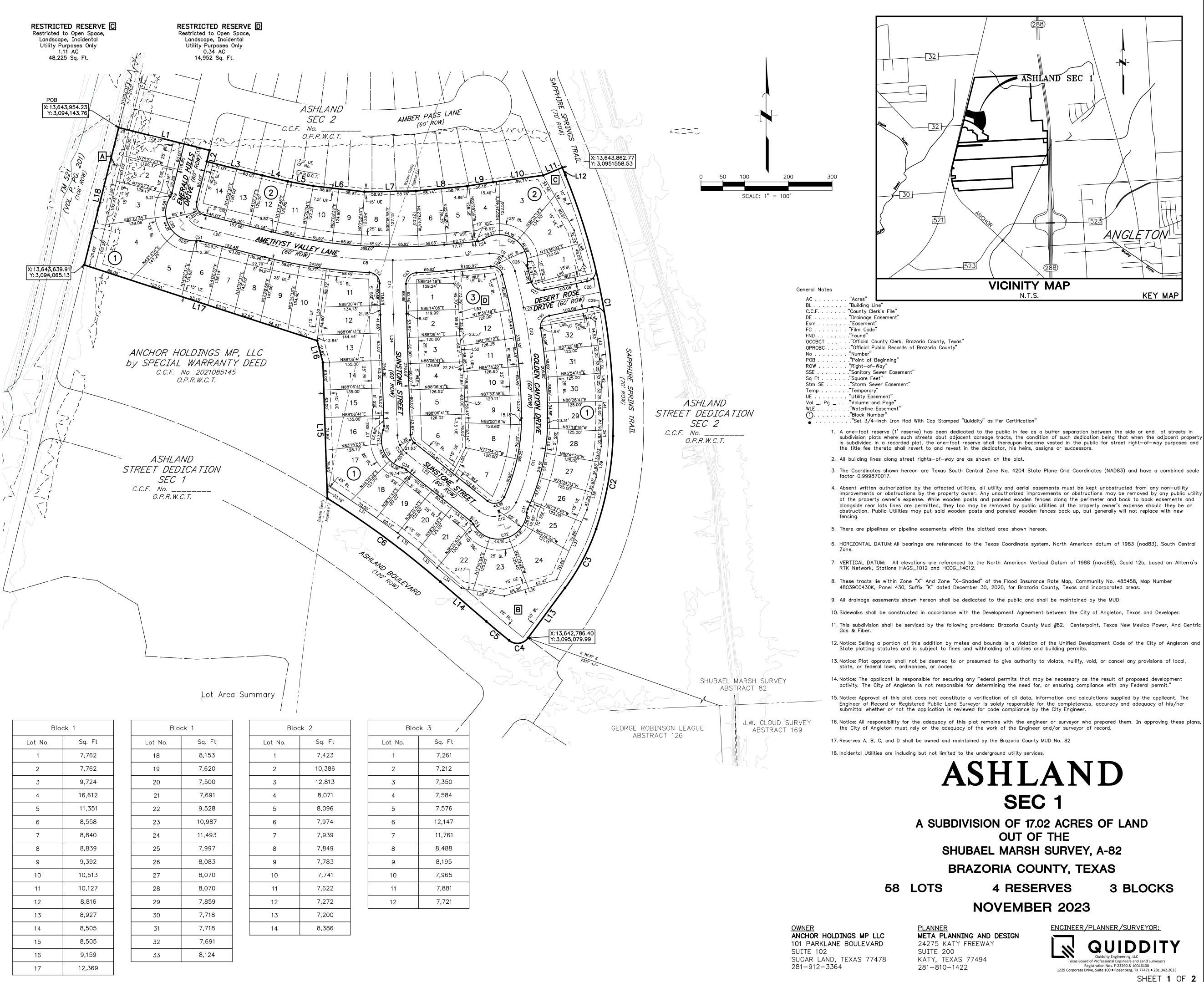
RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.25 AC 10,972 Sq. Ft.

LINE TABLE			LINE TABLE			LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	
L1	N75 ° 57'23"W	214.38'	L23	N51°28'17"W	213.25'	L45	N80°46'51"E	115.95'	
L2	N14°02'37"E	26.43'	L24	N01 * 53'19"W	276.69'	L46	N73 ° 56'02"E	114.40'	
L3	N75 ° 57'23"W	131.00'	L25	S59 ° 02'37"W	19.64'	L47	N29°31'51"E	15.66'	
L4	N76°48'30"W	59.87'	L26	N27 ° 06'16"E	18.28'	L48	N15°32'47"W	81.38'	
L5	N79 ° 40'46"W	59.08'	L27	S12 ° 19'49"E	12.23'	L49	N29°26'01"W	144.17'	
L6	N83°34'43"W	117.91'	L28	S63*19'12"W	25.26'	L50	S27°52'45"W	65.53'	
L7	S89*09'01"W	117.69'	L29	N14°02'37"E	325.78'	L51	N01°24'46"W	174.45'	
L8	S84°32'11"W	117.51'	L30	N07°21'55"E	165.77'	L52	N06°38'41"W	82.45'	
L9	S81°08'49"W	60.84'	L31	N55°18'02"W	197.79'	L53	N01 * 53'19"W	109.67'	
L10	S82*25'29"W	115.20'	L32	S51°28'17"E	60.00'	L54	N46°13'37"W	14.30'	
L11	S67 * 42'34"W	47.25'	L33	N45°20'22"W	60.35'				
L12	N22°17'26"W	18.96'	L34	S50°05'32"E	71.93'				
L13	N36°32'41"E	142.60'	L35	S79°31'01"E	99.89'				
L14	S49"11'44"E	142.96'	L36	N72°23'56"E	125.74'				
L15	S01°53'19"E	311.03'	L37	S23*32'13"W	173.77'				
L16	S14*45'48"E	51.62'	L38	N15*55'27"E	77.08'				
L17	S71*59'47"E	560.10'	L39	N09"18'34"E	71.66'				
L18	S14°02'37"W	324.05'	L40	N02*41'41"E	62.57'				
L19	N14°02'37"E	121.43'	L41	N01°31'19"W	72.90'				
L20	N75 ° 57'23"W	157.06'	L42	N04°05'16"W	64.49'				
L21	N84°30'04"E	100.92'	L43	N06°39'12"W	86.77'				
L22	S78*38'33"W	180.00'	L44	N52*56'11"W	13.82'				

CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	1465.00'	23 ° 53'41"	610.97'	N10°20'36"W	606.55'	309.99'	
C2	715.00'	17 ° 23'49"	217.10'	N10°18'10"E	216.27'	109.39'	
C3	500.00'	17 ° 32'37"	153.10'	N27°46'22"E	152.50'	77.15'	
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'	
C5	1940.00'	2*00'36"	68.06'	S5012'02"E	68.05'	34.03'	
C6	2060.00'	8 * 50'10"	317.69'	S53•36'49"E	317.38'	159.16'	
C7	55.00'	90 ° 00'00"	86.39'	S30*57'23"E	77.78'	55.00'	
C8	1200.00'	19 ° 32'33"	409.30'	S85*43'39"E	407.32'	206.66'	
C9	55.00'	80°19'29"	77.11'	N55°20'11"W	70.95'	46.42'	
C10	1285.00'	15 ° 10'15"	340.24'	N07°35'19"W	339.25'	171.12'	
C11	465.00'	24 ° 31'56"	199.10'	N12°15'46"E	197.58'	101.10'	
C12	55.00'	103 ° 59'59"	99.83'	N76°31'44"E	86.68'	70.40'	
C13	55.00'	49*34'58"	47.60'	S26*40'48"E	46.12'	25.40'	
C14	3000.00'	2*22'16"	124.15'	S00*42'11"E	124.14'	62.08'	
C19	25.00'	19"11'17"	8.37'	N23°38'16"E	8.33'	4.23'	
C20	65.00'	128 ° 22'35"	145.64'	S30*57'23"E	117.03'	134.39'	
C21	25.00'	19"11'17"	8.37'	N85°33'01"W	8.33'	4.23'	
C22	25.00'	86*41'32"	37.83'	N43°52'35"W	34.32'	23.60'	
C23	25.00'	88"18'48"	38.53'	S43•35'48"W	34.83'	24.27'	
C24	25.00'	28*32'28"	12.45'	N70"13'50"E	12.33'	6.36'	

	CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C25	65.00'	127 ° 28'40"	144.62'	N60 ° 18'04"W	116.58'	131.74'	
C26	25.00'	18°32'43"	8.09'	S05*50'06"E	8.06'	4.08'	
C27	25.00'	87*38'52"	38.24'	S57 ° 32'01"E	34.62'	23.99'	
C28	25.00'	92 ° 11'18"	40.22'	N32*32'54"E	36.02'	25.97 '	
C29	25.00'	92"11'22"	40.23'	N55 ° 15'46"W	36.02'	25.97 '	
C30	25.00'	87•38'52"	38.24'	S34°49'07"W	34.62'	23.99'	
C31	25.00'	20°44'45"	9.05'	S14 ° 27'51"W	9.00'	4.58'	
C32	65.00'	147 ° 11'04"	166.98'	N77 * 41'00"E	124.71'	220.74'	
C33	25.00'	22°44'49"	9.93'	N40°05'53"W	9.86'	5.03'	
C34	25.00'	22°44'49"	9.93'	N62 * 50'41"W	9.86'	5.03'	
C35	65.00'	95°04'36"	107.86'	S26*40'48"E	95.90'	71.03'	
C36	25.00'	22°44'49"	9.93'	N09°29'06"E	9.86'	5.03'	

Street Name and Length					
Street Name	Length (Centerline)	Туре			
Emerald Hills Drive	164.63 Ft	Public			
Amethyst Valley Lane	749.03 Ft	Public			
Golden Canyon Drive	627.81 Ft	Public			
Sunstone Street	711.60 Ft	Public			
Dessert Rose Drive	180.00 Ft	Public			



		Г	
Bloc	Block 1		
Lot No.	Sq. Ft		
1	7,762		
2	7,762		
3	9,724		
4	16,612		
5	11,351		
6	8,558		
7	8,840		
8	8,839		
9	9,392		
10	10,513		
11	10,127		
12	8,816		
13	8,927		
14	8,505		
15	8,505		
16	9,159		
17	12,369		

Bloc	ck 1
Lot No.	Sq.
18	8,15
19	7,62
20	7,50
21	7,69
22	9,52
23	10,98
24	11,49
25	7,99
26	8,08
27	8,07
28	8,07
29	7,85
30	7,71
31	7,71
32	7,69
33	8,12

K:\16759\16759-0010-11 Ashland - Phase 1A - Paving\2 Design Phase\Planning\SF Sec 1\Ashland Sec 1 - PLAT.dwg Nov 02,2023 - 9:24am CKJ

STATE	OF	TEXAS	

COUNTY	OF	BRAZORIA	§	i

NOW THEREFORE KNOW ALL MEN BY THESE DRESENTS.

§

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT acting herein by and through its duly authorized officers, does hereby adopt this pla designating the hereinabove described property as Ashland Sec 1, 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 stree 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 may also be used fo 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 thhe 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 of interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities and 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.	, t t t t t l
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).	Э
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.	,
Duly Authorized Agent	
STATE OF TEXAS §	
COUNTY OF §	
BEFORE ME, the undersigned authority, on this day personally appeared,,,, 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, Steve Jares, do hereby certify that I preppared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.	

Registered Professional Land Surveyor Texas Registration No 5317

Steve Jares

STATE OF TEXAS

COUNTY OF BRAZORIA Ş

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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. McAshan, P.E. Professional Engineer STATE OF TEXAS § COUNTY OF BRAZORIA § A METES & BOUNDS description of a certain 17.02 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 17.02 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. OI-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; THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract; THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances: I. South 75°57′23″ East, 214.38 feet to a point for corner; 2.South 14°02'37" West, 26.43 feet to a point for corner; 3.South 75°57′23″ West, 131.00 feet to a point for corner; 4.South 76°48'30" East, 59.87 feet to a point for corner; 5.South 79°40′46″ East, 59.08 feet to a point for corner; 6.South 83°34′43″ East, 117.91 feet to a point for corner; 7.North 89°09′01″ East, 117.69 feet to a point for corner; 8.North 84°32'II" East, II7.51 feet to a point for corner; 9.North 81°08′49″ East, 60.84 feet to a point for corner; IO. North 82°25′29" East, II5.20 feet to a point for corner; II. North 67°42′34″ East, 47.25 feet to a point for corner; 12. South 22°17′26″ East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right; 13. Along the arc of said tangent curve to the right, having a radius of 1465.00 feet, a central angle of 23°53′41″, an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right; 14. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23′49″, an arc length of 217.10 feet, and a long chord bearing South 10°18′10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right; 15. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32′37", an arc length of 153.10 feet, and a long chord bearing South 27°46′22″ West, with a chord length of 152.50 feet to a point for corner;

16. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;

17. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14′59″, an arc length of 48.30 feet, and a long chord bearing South 82°40′10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right; 18. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing North 50°12′02″ West, with a chord length of 68.05 feet to a point for corner;

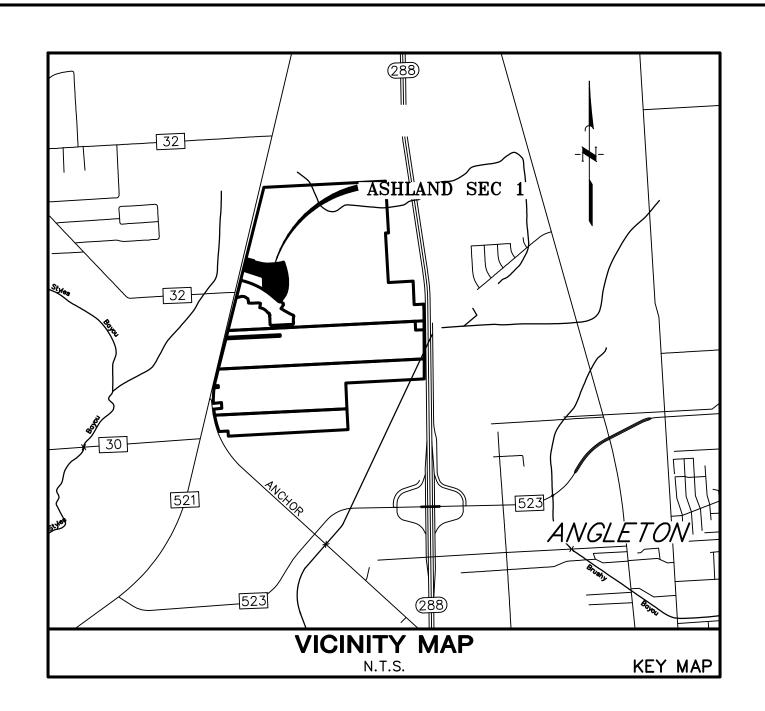
19. North 49°11′44″ West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;

20. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50′10″, an arc length of 317.69 feet, and a long chord bearing North 53°36′49″ West, with a chord length of 317.38 feet to a point for corner;

21. North Ol°53'19" West, 311.02 feet to a point for corner; 22. North 14°45′48″ West, 51.62 feet to a point for corner;

23. North 71°59′47″ West, 560.10 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

_____ City Secretary

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

_____ Mayor

City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA This instrument was acknowledged before me on the __ day of _____, 20__, by

Name

Title On behalf of the Notary Public, State of Texas

ASHLAND SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

58 LOTS

4 RESERVES **NOVEMBER 2023**

3 BLOCKS

SHEET 2 OF 2

<u>OWNER</u> ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD SUITE 102 SUGAR LAND, TEXAS 77478 281-912-3364

<u>PLANNER</u> META PLANNING AND DESIGN 24275 KATY FREEWAY SUITE 200 KATY, TEXAS 77494 281-810-1422

ENGINEER/PLANNER/SURVEYOR: Ouiddity Engineering, LLC exas Board of Professional Engineers and Land Surveyor Registration Nos E-23290 & 10046100 1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033