



August 29, 2025

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

Re: On-Going Services  
Ashland Section 9 Preliminary Plat Review – 2<sup>nd</sup> 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.
3. A LONO will be required from the pipeline company shown on the plate prior to construction and in accordance with LDC Sec. 23-16 Easements, K.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 9 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 Nine, 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.

Chairman, Planning and Zoning Commission

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

John Wright, 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

GENERAL NOTE:

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

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 (NAVD88), 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.) TO AND FROM AFOREMENTIONED STREETS.

- 19.) THERE IS A PIPELINE OR PIPELINE EASEMENT WITHIN THE PLATTED AREA SHOWN HEREON. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN BRAZORIA COUNTY CLERK'S FILE NO. 2024035087.

A METES & BOUNDS description of a certain 3163 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, and the J.W. Cloud Survey, Abstract No. 169 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 165.94 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2022002351, both of the Official Public Records of Brazoria County (OPRBC), said 3163 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. Highway 521, 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 FM 521, South 14°02'31" 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 BCOPR 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 40°19'22" East, 4719.20 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, North 45°26'20" East, 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 1940.00 feet, a central angle of 23°38'20", an arc length of 1002.43 feet, and a long chord bearing North 60°14'30" East, 991.32 feet to a point for corner;

THENCE, South 27°28'10" West, 605.34 feet to a point for corner;

THENCE, North 82°10'27" East, 160.76 feet to a point for corner;

THENCE, South 52°49'33" East, 14.14 feet to a point for corner;

THENCE, South 07°49'33" East, 120.13 feet to a point for corner;

THENCE, South 42°10'46" West, 25.00 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 70.00 feet, a central angle of 153°08'13", an arc length of 187.09 feet, and a long chord bearing South 28°44'52" West, 136.17 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 78°11'13", an arc length of 34.12 feet, and a long chord bearing South 66°13'22" West, 31.53 feet to a point for corner;

THENCE, South 27°07'45" West, 109 feet to a point for corner;

THENCE, South 62°52'16" East, 115.00 feet to a point for corner;

THENCE, South 17°52'16" East, 14.14 feet to a point for corner;

THENCE, South 27°07'45" West, 298.10 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 570.00 feet, a central angle of 10°05'13", an arc length of 100.35 feet, and a long chord bearing North 68°32'06" West, 100.22 feet to a point for corner;

THENCE, South 27°36'11" West, 60.01 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 630.00 feet, a central angle of 09°09'40", an arc length of 100.73 feet, and a long chord bearing South 67°58'04" East, 100.62 feet to a point for corner;

THENCE, South 27°07'45" West, 168.94 feet to a point for corner;

THENCE, South 72°07'45" West, 14.14 feet to a point for corner;

THENCE, North 62°52'16" West, 115.00 feet to a point for corner;

THENCE, South 27°07'45" West, 15.38 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 25.00 feet, a central angle of 77°53'20", an arc length of 33.99 feet, and a long chord bearing South 11°48'55" East, 31.43 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 70.00 feet, a central angle of 195°57'29", an arc length of 239.41 feet, and a long chord bearing South 47°13'10" West, 138.64 feet to a point for corner;

THENCE, South 55°11'54" West, 34.46 feet to a point for corner;

THENCE, North 73°13'04" West, 141.83 feet to a point for corner;

THENCE, South 26°39'23" West, 162.77 feet to a point for corner;

THENCE, South 66°13'56" West, 575.15 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 1035.00 feet, a central angle of 06°56'07", an arc length of 125.28 feet, and a long chord bearing North 20°18'00" West, 125.21 feet to a point for corner;

THENCE, North 23°46'06" West, 335.04 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 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 19°48'43" West, 110.42 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 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 23°46'04" West, 99.81 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 30.00 feet, a central angle of 87°56'36", an arc length of 46.05 feet, and a long chord bearing North 20°12'14" East, 41.66 feet to a point at the beginning of a reverse curve to the left;

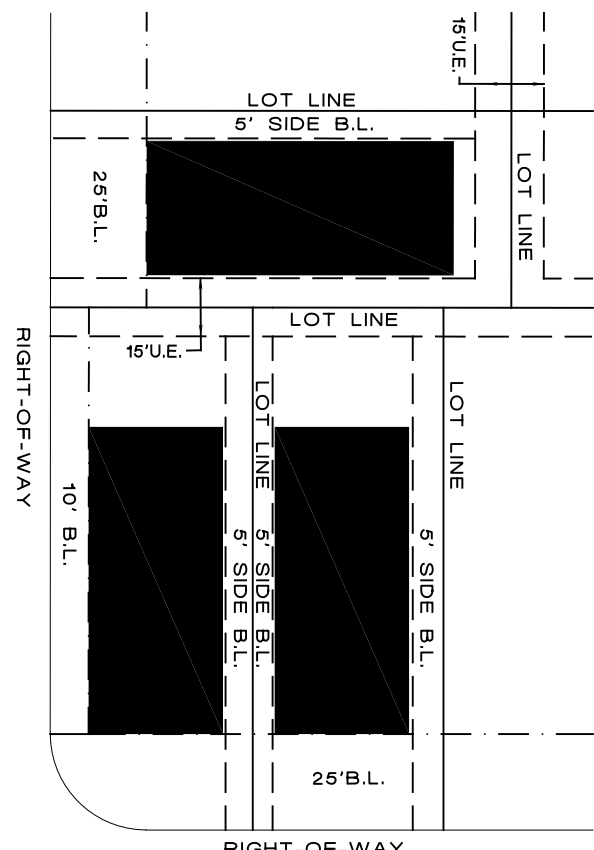
THENCE, along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 18°44'12", an arc length of 673.66 feet, and a long chord bearing North 54°48'26" East, 670.66 feet to a point for corner;

THENCE, North 45°26'20" East, 77.75 feet to a point at the beginning of a curve to the right;

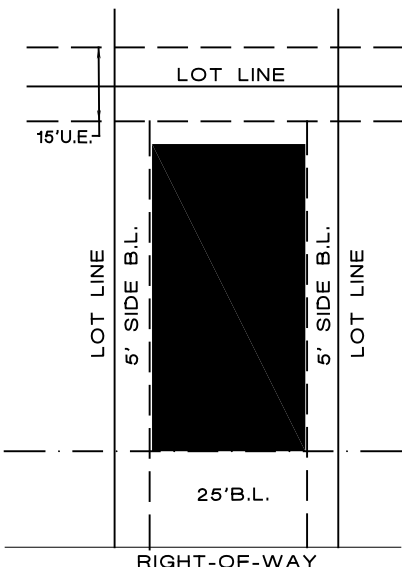
THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 89°33'40" East, 35.36 feet to a point for corner;

THENCE, North 45°26'20" East, 90.00 feet to a point at the beginning of a non-tangent curve to the right;

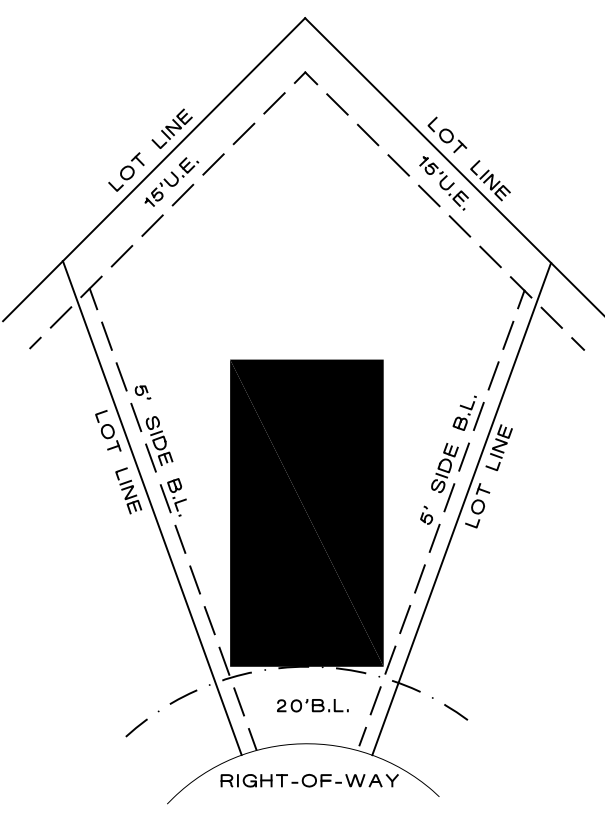
THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 00°26'20" East, 35.36 feet to the POINT OF BEGINNING, CONTAINING 3163 acres of land in Brazoria County, Texas.



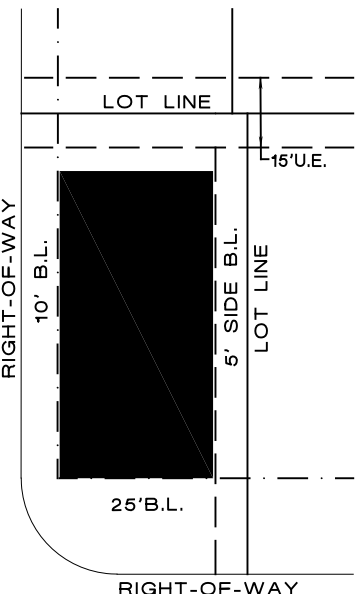
TYPICAL  
KEY LOT  
DETAIL  
(NOT TO SCALE)



TYPICAL  
INTERIOR  
LOT DETAIL  
(NOT TO SCALE)



TYPICAL  
CUL-DE-SAC  
LOT DETAIL  
(NOT TO SCALE)



TYPICAL  
CORNER  
LOT DETAIL  
(NOT TO SCALE)

SCALE: 1" = 100'  
0 100 200

# ASHLAND SECTION NINE

## BEING 31.94 ACRES OF LAND CONTAINING 103 LOTS (50' X 120' TYP.) AND SEVEN RESERVES IN FIVE BLOCKS.

OUT OF THE  
SHUBAEL MARSH SURVEY, A-81 & A-82  
BRAZORIA COUNTY, TEXAS

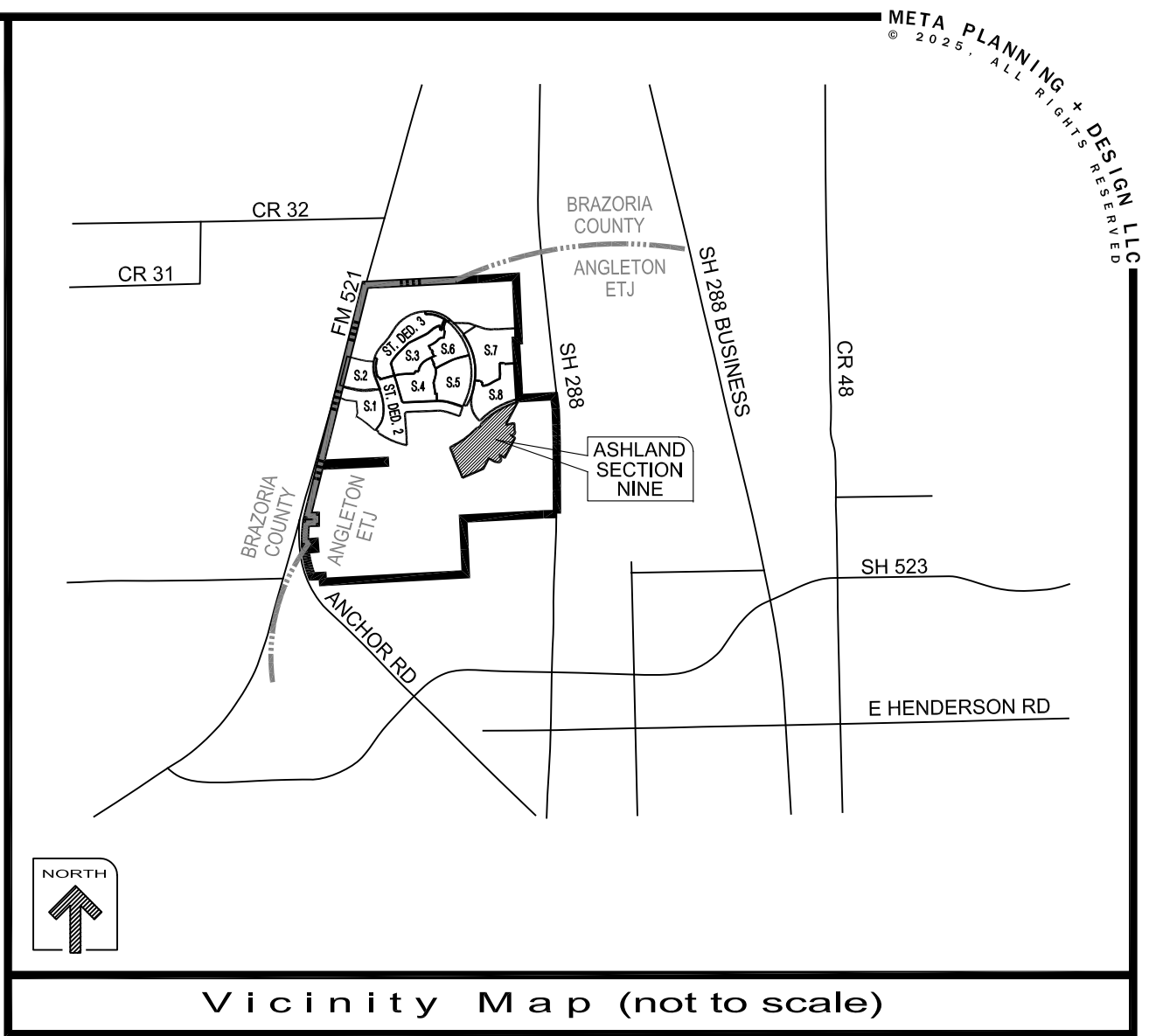
OWNER:  
**WILDROCK HOLDINGS LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

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



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
<b>A</b>	4.18	182,235	PIPELINE EASEMENT
<b>B</b>	0.04	1,821	LANDSCAPE/ OPEN SPACE
<b>C</b>	0.04	2,110	LANDSCAPE/ OPEN SPACE
<b>D</b>	2.01	87,854	PIPELINE EASEMENT
<b>E</b>	0.02	947	LANDSCAPE/ OPEN SPACE
<b>F</b>	0.21	9,408	LANDSCAPE/ OPEN SPACE
<b>G</b>	1.08	47,233	LANDSCAPE/ OPEN SPACE
	7.58	331,608	TOTAL

LINE DATA		
LINE	DISTANCE	BEARING
L1	32.88	S 45°28'20" W
L2	12.14	N 52°49'33" W
L3	25.99	S 42°10'46" W
L4	94.015	N 49°28'09" W
L5	19.52	S 17°52'15" E
L6	16.14	S 72°07'45" W
L7	14.15	N 62°52'15" W
L8	15.40	N 27°07'45" E
L9	34.47	S 55°11'54" W
L10	110.42	S 19°48'43" E
L11	19.78	S 50°24'30" S
L12	35.00	S 62°31'50" E
L13	35.00	N 62°52'15" W
L14	35.00	N 68°13'56" E
L15	35.00	S 44°58'53" E
L16	10.26	N 23°46'04" W
L17	14.81	N 50°72'18" E
L18	19.05	S 05°46'42" E
L19	120.124	S 51°19'30" E
L20	30.12	S 63°57'17" W
L21	20.10	N 83°30'35" W
L22	39.00	S 55°58'01" W
L23	14.07	S 79°00'03" E
L24	14.10	S 17°42'00" E
L25	14.14	S 60°37'43" W
L26	14.14	S 72°07'45" W
L27	14.14	S 71°52'15" W
L28	14.08	S 86°30'22" E
L29	20.00	S 71°53'34" W
L30	14.06	N 87°02'38" E
L31	25.00	N 38°19'42" E
L32	35.00	N 09°15'26" W
L33	25.00	S 21°13'56" W
L34	14.14	S 66°39'43" E
L35	14.03	S 66°39'43" E
L36	49.64	S 58°49'23" W
L37	49.64	S 56°09'40" W
L38	49.64	N 54°43'49" E
L39	49.64	S 53°21'58" W
L40	49.64	S 52°00'07" W
L41	49.64	S 50°38'16" W
L42	49.64	N 49°16'24" E
L43	49.64	N 47°54'53" E
L44	49.64	S 45°31'06" W
L45	49.64	S 45°28'20" W
L46	40.00	S 88°33'40" E
L47	20.00	N 33°14'28" W
L48	20.00	N 04°17'22" E
L49	31.82	S 51°09'31" E
L50	20.00	S 18°54'12" E
L51	12.22	N 44°15'15" E
L52	62.79	S 46°57'44" E
L53	85.75	N 49°07'49" W
L54	93.21	N 60°05'58" W
L55	25.95	S 43°49'20" W
L56	58.89	S 48°07'39" W
L57	59.929	S 50°52'22" W
L58	59.929	S 52°06'25" W
L59	51.29	S 53°19'11" W
L60	51.29	S 54°32'57" W
L61	51.29	S 55°46'44" W
L62	51.29	S 57°00'30" W
L63	51.29	N 58°14'16" E
L64	66.95	S 59°39'19" W

CURVE DATA	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2050.00	19°44'12"	673.66	S 54°49'26"E	670.86
C2	25.00	195°54'57"	239.36	S 89°33'40"E	35.36
C3	25.00	20°00'00"	39.27	S 00°26'07"W	5.36
C4	1940.00	23°29'20"	1002.43	N 60°14'30"E	991.32
C5	70.00	152°47'48"	188.68	S 28°34'50"W	136.07
C6	25.00	77°50'48"	33.97	N 11°47'39"W	31.41
C7	25.00	195°54'57"	239.36	S 47°14'25"W	138.65
C8	1035.00	06°56'07"	125.28	S 20°18'00"E	125.21
C9	500.00	05°57'21"	34.52	N 1°47'23"W	34.51
C10	500.00	03°57'21"	34.52	N 1°47'23"W	34.51
C11	300.00	91°56'16"	46.05	N 20°12'14"E	47.16
C12	300.00	91°56'16"	491.66	S 02°23'07"W	438.45
C13	500.00	31°54'10"	278.72	N 43°26'00"E	275.12
C14	300.00	21°53'41"	114.64	N 73°49'05"W	113.94
C15	600.00	10°09'59"	106.46	N 67°57'15"E	106.32
C16	1800.00	04°35'14"	144.11	N 21°28'27"W	144.08
C17	55.00	78°38'30"	75.49	S 20°08'25"W	69.75
C18	2240.00	14°26'33"	564.64	S 52°14'23"E	563.14
C19	30.00	10°34'39"	55.38	S 39°16'20"E	53.31
C20	25.00	92°05'18"	40.18	S 80°01'40"E	35.99
C21	470.00	28°27'31"	117.04	N 40°41'56"E	215.12
C22	25.00	77°50'48"	33.97	S 12°27'14"E	31.41
C23	70.00	276°31'07"	337.83	N 87°52'55"E	93.21
C24	25.00	18°40'18"	8.15	N 36°48'19"E	8.11
C25	530.00	27°04'52"	256.06	N 41°18'38"E	253.57
C26	25.00	77°50'48"	33.63	N 16°36'38"E	31.15
C27	330.00	21°20'17"	122.90	N 11°15'37"E	122.19
C28	25.00	55°29'02"	32.94	S 38°20'30"E	30.61
C29	330.00	13°13'16"	76.15	N 68°28'53"W	75.98
C30	25.00	18°40'18"	39.90	N 72°07'45"E	35.96
C31	25.00	18°40'18"	8.15	N 17°40'38"E	8.15
C32	70.00	123°43'19"	151.15	N 70°19'06"E	123.45
C33	25.00	77°50'48"	33.97	N 66°03'09"E	31.41
C34	25.00	90°37'15"	39.54	N 18°10'52"W	39.55
C35	570.00	10°05'13"	100.35	N 68°32'06"W	100.22
C36	630.00	09°09'40"	100.73	N 67°58'04"W	100.62
C37	25.00	89°29'00"	70.94	S 71°52'15"W	35.20
C38	70.00	80°36'09"	98.47	S 05°29'59"W	90.55
C39	25.00	18°40'18"	8.15	N 36°27'54"E	8.15
C40	25.00	90°00'00"	39.27	S 17°52'15"E	35.36
C41	270.00	10°43'35"	55.25	N 68°14'02"E	50.47
C42	25.00	18°40'18"	38.85	N 61°52'46"W	35.06
C43	330.00	31°58'58"	102.41	S 33°20'51"W	181.83
C44	2570.00	11°01'56"	494.84	S 54°51'18"E	494.08
C45	25.00	78°38'30"	36.71	S 18°18'06"W	33.50
C46	25.00	77°50'48"	33.97	S 62°41'28"E	31.41
C47	276°31'07"	337.83	36.71	S 36°38'41"W	93.21
C48	25.00	18°40'18"	8.15	S 14°23'55"E	8.11
C49	25.00	89°36'04"	39.10	N 68°34'06"E	35.23
C50	25.00	90°23'59"	39.14	S 21°25'04"W	35.48
C51	25.00	91°43'44"	40.52	N 67°30'15"W	35.88
C52	25.00	88°18'03"	38.03	S 22°28'50"E	34.83
C53	1830.00	02°03'38"	65.81	N 20°38'22"E	65.81
C54	25.00	78°11'46"	7.94	S 28°42'26"E	7.91
C55	70.00	115°57'42"	141.67	N 20°10'32"E	118.70
C56	25.00	19°03'59"	8.32	N 68°37'23"E	8.28
C57	2210.00	13°13'23"	512.61	N 52°26'42"E	511.46
C58	25.00	19°03'59"	8.32	N 36°16'01"E	8.28
C59	70.00	277°17'55"	338.78	N 14°37'01"E	92.49
C60	25.00	76°41'06"	33.46	N 85°41'24"W	31.02
C61	2275.00	12°06'49"	479.93	S 53°24'15"W	478.04
C62	25.00	78°38'30"	34.31	S 20°08'25"W	31.68
C63	1770.00	04°35'14"	141.71	S 21°28'27"E	141.67
C64	25.00	90°07'18"	41.84	S 71°49'43"E	37.19
C65	2510.00	10°46'18"	471.88	N 54°43'29"E	471.59
C66	270.00	20°24'52"	378.94	N 09°07'54"E	388.60
C67	150.00	26°34'29"	69.57	N 44°21'46"W	64.95
C68	300.00	13°05'21"	63.63	S 51°06'20"W	68.39
C69	2540.00	12°09'03"	558.56	S 55°24'52"W	537.89

## LOT AREA SUMMARY

LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.
<b>BLOCK 1</b>		<b>BLOCK 2</b>		<b>BLOCK 5</b>	
LOT 1	6.567	LOT 1	7.938	LOT 5	6.298
LOT 2	7.575	LOT 2	6.250	LOT 2	5.369
LOT 3	8.845	LOT 3	6.250	LOT 3	8.834
LOT 4	6.604	LOT 4	6.250	LOT 4	10.135
LOT 5	7.018	LOT 5	6.250	LOT 5	8.213
LOT 6	7.002	LOT 6	6.197	LOT 6	6.240
LOT 7	7.728	<b>BLOCK 3</b>		LOT 7	6.396
LOT 8	10.083	LOT 1	6.193	LOT 8	6.396
LOT 9	11.821	LOT 2	6.250	LOT 9	6.396
LOT 10	7.312	LOT 3	6.825	LOT 10	6.396
LOT 11	7.349	<b>BLOCK 4</b>		LOT 11	6.396
LOT 12	6.250	LOT 1	9.209	LOT 12	6.396
LOT 13	6.250	LOT 2	6.684	LOT 13	6.396
LOT 14	6.250	LOT 3	6.216	LOT 14	6.396
LOT 15	6.510	LOT 4	6.265	LOT 15	6.396
LOT 16	6.867	LOT 5	6.285	LOT 16	6.098
LOT 17	7.375	LOT 6	6.308	LOT 17	6.622
LOT 18	7.825	LOT 7	6.270	LOT 18	8.439
LOT 19	7.297	LOT 8	7.575	LOT 19	9.188
LOT 20	6.952	LOT 9	7.082	LOT 20	9.464
LOT 21	6.284	LOT 10	7.029	LOT 21	7.984
LOT 22	6.341	LOT 11	9.425	LOT 22	6.086
LOT 23	6.326	LOT 12	10.672	LOT 23	6.086
LOT 24	6.311	LOT 13	11.970	LOT 24	6.086
LOT 25	6.312	LOT 14	6.032	LOT 25	6.086
LOT 26	6.282	LOT 15	9.623	LOT 26	6.086
LOT 27	6.267	LOT 16	8.324	LOT 27	6.086
LOT 28	6.171	LOT 17	6.581	LOT 28	6.066
LOT 29	9.675	LOT 18	6.633	LOT 29	8.855
LOT 30	7.947	LOT 19	6.947	LOT 30	6.313
LOT 31	7.984	LOT 20	11.723	LOT 31	6.313
		LOT 21	6.165	LOT 32	6.313
		LOT 22	6.250	LOT 33	6.313
		LOT 23	6.250	LOT 34	6.313
		LOT 24	6.250	LOT 35	6.252
		LOT 25	6.250	LOT 36	6.252
		LOT 26	6.193	LOT 37	7.603

# ASHLAND

## SECTION NINE

**BEING 31.94 ACRES OF LAND  
CONTAINING 103 LOTS (50' X 120' TYP.) AND  
SEVEN RESERVES IN FIVE BLOCKS.**

OUT of THE  
SHUBAEL MARSH SURVEY, A-81 & A-82  
J.W. CLOUD SURVEY, A-169  
BRAZORIA COUNTY, TEXAS

OWNER:  
**WILDROCK HOLDINGS 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 LLC**  
**24285 KATY FREEWAY, SUITE 525**  
**KATY, TEXAS 77494 | TEL: 281-810-1422**