



August 29, 2025

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

Re: On-Going Services
Ashland Street Dedication 6 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.
3. Coordination shall be provided for any plat updates to adjacent sections.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 6 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 Street Dedication 6, 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 _____, 20____.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve 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.

Steve Jares
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 Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- "U.E." INDICATES UTILITY EASEMENT.
- "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, about 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.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 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 (NAVOD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HACS_1012 AND HCOG_14012.
- THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4802430R, PANEL 430, SUFFIX "X" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY, AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- "B" PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDEMENT OF A FINAL PLAT.
- LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

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.

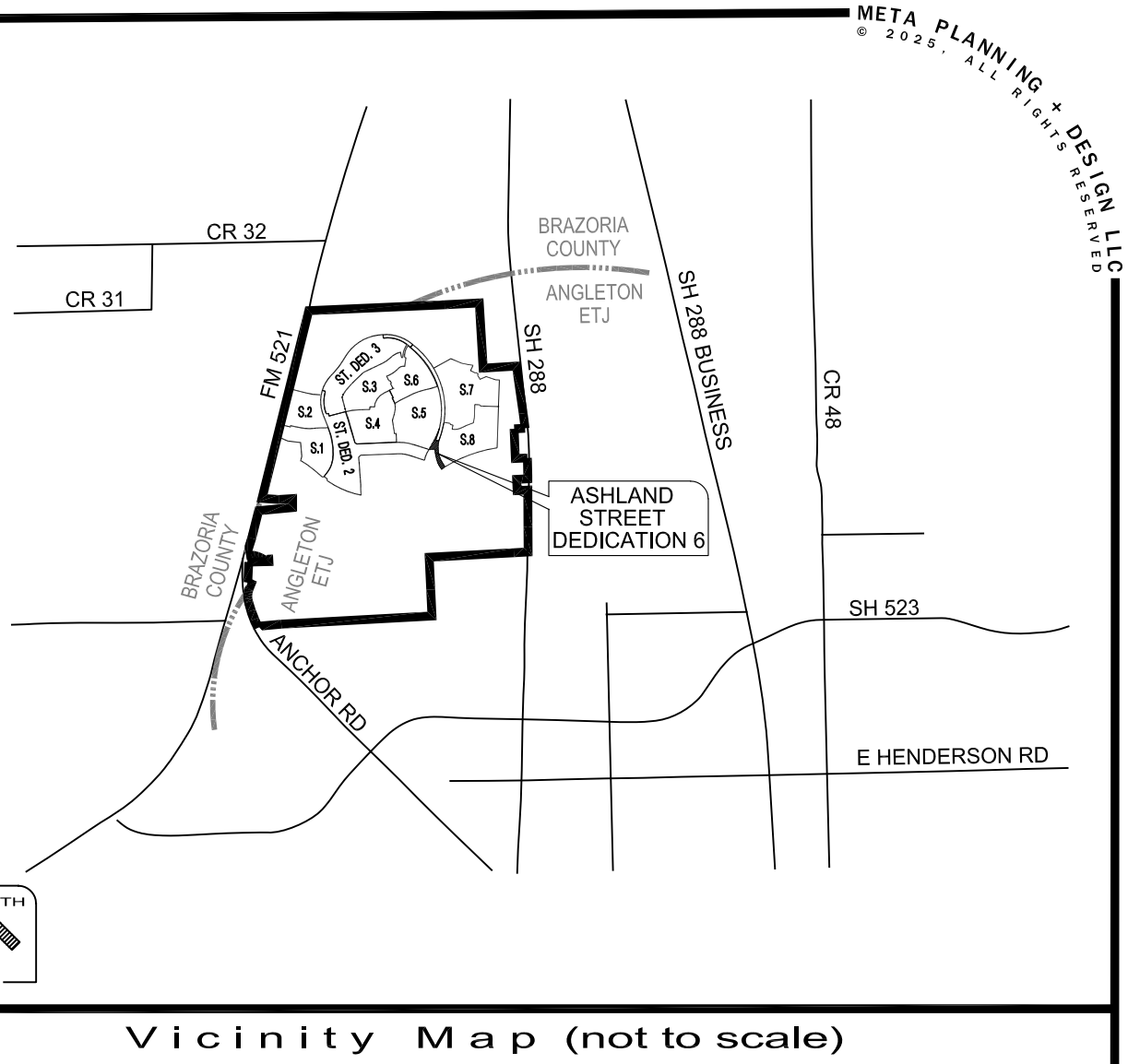
LINE TABLE

LINE	DISTANCE	BEARING
L1	70.00'	S 85°13'15" E
L2	78.74'	S 35°49'19" E
L3	90.00'	S 46°27'26" W
L4	76.16'	N 20°51'40" W
L5	129.18'	S 80°36'30" W
L6	189.80'	N 22°28'05" E
L7	159.77'	S 13°02'40" W
L8	29.04'	S 64°53'55" E

CURVE TABLE

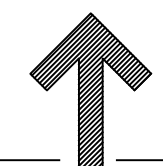
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	26°07'32"	326.03'	S 08°17'01" E	323.21'
C2	400.00'	14°28'32"	101.06'	S 28°35'03" E	100.79'
C3	705.00'	07°43'15"	95.00'	S 39°40'57" E	94.93'
C4	795.00'	07°43'15"	107.13'	N 39°40'57" W	107.05'
C5	500.00'	14°57'40"	130.56'	N 28°20'29" W	130.19'
C6	785.00'	11°28'10"	157.14'	N 15°07'35" W	156.88'
C7	1834.82'	01°01'31"	32.83'	N 21°57'20" E	32.83'
C8	1765.00'	09°25'25"	290.30'	N 17°45'22" E	289.97'
C9	785.00'	08°15'54"	113.24'	S 08°54'43" W	113.14'
C10	750.00'	48°19'19"	632.53'	S 19°22'54" E	613.95'
C11	785.00'	14°10'16"	194.15'	S 02°18'22" E	193.66'

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.34	15,212	LANDSCAPE/ OPEN SPACE
	0.34	15,212	TOTAL



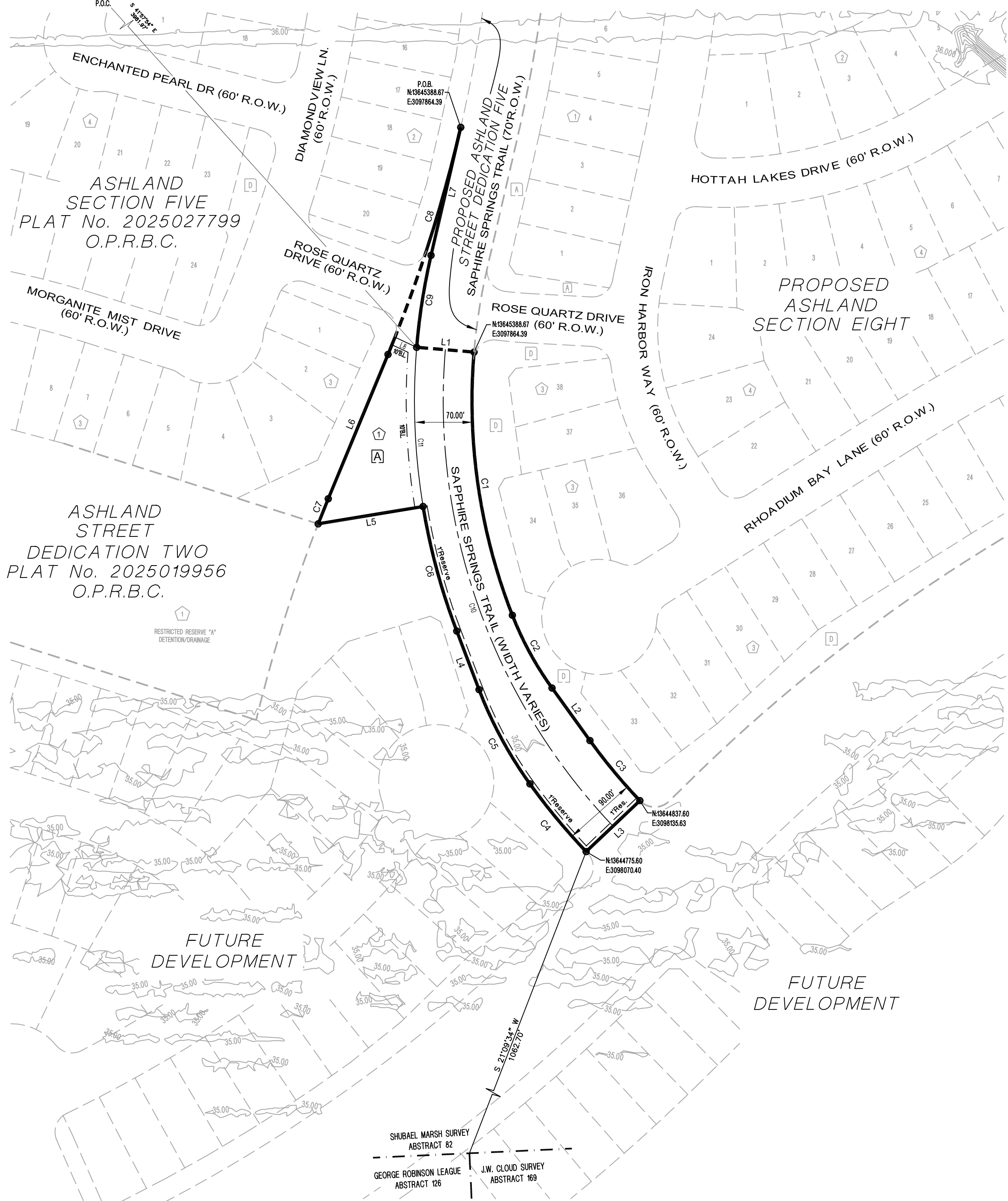
Vicinity Map (not to scale)

NORTH



STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
SAPPHIRE SPRINGS TRAIL	632.53'	VARIES	LOCAL



A METES & BOUNDS description of a certain 151 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 489.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022085M45 of the Official Public Records of Brazoria County (OPRBC); said 151 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 2.91 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-006056 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 (CORBC), 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. 2022009919 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, 136423 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 45°14'31" East, 3825.21 feet to the POINT OF BEGINNING of the herein described tract in a west line of proposed Ashland Street Dedication No. 5;

THENCE, South 13°02'40" West, along a west line of proposed Ashland Street Dedication No. 5, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, continuing along a west line of proposed Ashland Street Dedication No. 5 and along the arc of said curve to the left having a radius of 785.00 feet, a central angle of 08°15'54", an arc length of 113.24 feet, and a long chord bearing South 08°54'43" West, 113.14 feet to a point southwest corner of proposed Ashland Street Dedication No. 5;

THENCE, South 85°13'15" East, along the south line of proposed Ashland Street Dedication Section 5, 70.00 feet to a point at the beginning of a non-tangent curve to the left in a west line of proposed Ashland Section 8;

THENCE, along the west lines of proposed Ashland Section 8, the following four (4) courses and distances:

- Along the arc of said non-tangent curve to the left having a radius of 715.00 feet, a central angle of 26°07'32", an arc length of 326.03 feet, and a long chord bearing South 39°40'57" East, 323.21 feet to a point at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left 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 South 28°35'03" East, 100.79 feet to a point for corner;
- South 35°49'19" East, 78.74 feet to a point at the beginning of a curve to the left;
- Along the arc of said curve to the left 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 South 39°40'57" East, 94.93 feet to a point for corner;

THENCE, South 46°27'26" West, 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 795.00 feet, a central angle of 07°43'15", an arc length of 107.13 feet, and a long chord bearing North 39°40'57" West, 107.05 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 500.00 feet, a central angle of 14°57'40", an arc length of 130.56 feet, and a long chord bearing North 28°20'29" West, 130.19 feet to a point for corner;

THENCE, North 20°51'40" West, 76.16 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 785.00 feet, a central angle of 11°28'10", an arc length of 157.14 feet, and a long chord bearing North 15°07'35" West, 156.88 feet to a point for corner;

THENCE, South 80°36'30" West, 129.18 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 1834.82 feet, a central angle of 01°01'31", an arc length of 32.83 feet, and a long chord bearing North 21°57'20" East, 32.83 feet to a point for corner;

THENCE, North 22°28'05" East, 189.80 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 1765.00 feet, a central angle of 09°25'25", an arc length of 290.30 feet, and a long chord bearing North 17°45'22" East, 289.97 feet to the POINT OF BEGINNING, CONTAINING 151 acres of land in Brazoria County, Texas.

LEGEND:

- "AC." INDICATES ACREAGE.
- "R.O.W." INDICATES RIGHT-OF-WAY.
- "P.O.B." INDICATES POINT OF BEGINNING.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "B" INDICATES BLOCK NUMBER.
- "A" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

- PLAT BOUNDARY
- UTILITY EASEMENT, 1' RESERVE
- CENTER LINE
- EXISTING SECTION BOUNDARY

A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 6 BEING 1.51 ACRES OF LAND CONTAINING ONE RESERVE IN ONE BLOCK.

OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

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'

REV: AUGUST 27, 2025

MTA-78006