

August 27, 2025

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

Re: ASHLAND SECTION 9 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 22, 2025, for the above referenced plat.

Sheet 1 of 2

1. A metes and bounds legal description will be required for final plat.
Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.
2. Provide plat note regarding existing pipeline within the subdivision and reference to any agreements or restrictions within this 100-ft easement.
Response: Plat has been updated. Please see updated plat.
3. Note 18 - Update text "Lots or Reserves..".
Response: Plat has been updated. Please see updated plat.
4. Note 18 - Include " and Ashland Boulevard".
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. A point of beginning shall be shown that correlates with the metes and bounds.
Response: Plat has been updated. Please see updated plat.
2. Update Reserves to indicate Pipeline Easement and verify notification per LDC section noted below:
 - a. K. Petroleum and natural gas lines.
 1. Identification. High-pressure flammable gas or petroleum lines are defined as those which.[...]
 2. Notification to utility company. The subdivider or developer shall provide written..[..]**Response: A LONO will be provided at time of subdivision construction plan review by the City of Angleton. The Engineer will be coordinating that with the City and Pipeline Company.**
3. Notate filing information and Owner of pipeline easement.
Response: This information will be provided at final.

4. Provide a corner tie to the original abstract survey.

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

5. Verify: Is Saturn Valley Lane 60-ft instead of Varies? It appears Sapphire Springs varies instead.

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

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

Sincerely,

Jacob Guerrero

Jacob Guerrero