



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 7B 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. An updated landplan shall be submitted to reflect the updated development phasing.
2. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots to follow the restrictions outlined.
3. 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.
4. 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 7B 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 7B, 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

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.

- 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 (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 #B2, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

A METES & BOUNDS description of a certain 18.47 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 of the Official Public Records of Brazoria County (OPRBC); said 18.47 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENTING 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 (CCRB), 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. 2022099979 BCOFR 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 68°05'38" East, 2302.63 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, South 84°34'07" East, 85.12 feet to a point for corner;

THENCE, North 38°09'22" East, 914.9 feet to a point for corner;

THENCE, North 28°57'50" East, 86.35 feet to a point for corner;

THENCE, North 55°53'37" East, 92.43 feet to a point for corner;

THENCE, North 74°34'08" East, 102.20 feet to a point for corner;

THENCE, South 83°47'47" East, 140.20 feet to a point for corner;

THENCE, North 65°43'39" East, 151.91 feet to a point for corner;

THENCE, South 87°41'44" East, 56.32 feet to a point for corner;

THENCE, North 88°38'51" East, 307.28 feet to a point for corner;

THENCE, South 87°25'34" East, 79.15 feet to a point for corner;

THENCE, South 35°20'38" East, 97.97 feet to a point for corner;

THENCE, North 86°35'50" East, 147.21 feet to a point for corner;

THENCE, South 25°39'30" East, 29.78 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 88°44'30", an arc length of 108.42 feet, and a long chord bearing South 71°17'15" East, 97.90 feet to a point for corner;

THENCE, North 63°05'00" East, 25.00 feet to a point for corner;

THENCE, North 86°35'50" East, 310.89 feet to a point for corner;

THENCE, South 03°24'10" East, 733.71 feet to a point for corner;

THENCE, North 76°37'53" West, 230.18 feet to a point for corner;

THENCE, South 61°50'14" West, 150.76 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the left having a radius of 830.00 feet, a central angle of 01°47'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 330.00 feet, a central angle of 11°11'01", an arc length of 64.41 feet, and a long chord bearing North 36°55'12" West, 64.31 feet to a point for corner;

THENCE, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 76°55'55", an arc length of 33.57 feet, and a long chord bearing North 04°02'45" West, 31.10 feet to a point for corner;

THENCE, along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 01°57'22", an arc length of 10.69 feet, and a long chord bearing North 33°29'32" East, 10.69 feet to a point for corner;

THENCE, North 57°26'09" West, 60.00 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 87°01'52", an arc length of 37.97 feet, and a long chord bearing South 76°04'47" West, 34.43 feet to a point for corner;

THENCE, along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 17°19'41", an arc length of 99.80 feet, and a long chord bearing North 69°04'08" West, 99.42 feet to a point for corner;

THENCE, North 18°59'17" East, 114.79 feet to a point for corner;

THENCE, North 10°39'10" East, 19.33 feet to a point for corner;

THENCE, North 85°47'46" West, 95.75 feet to a point for corner;

THENCE, North 83°57'54" West, 155.71 feet to a point for corner;

THENCE, North 72°12'28" West, 442.97 feet to a point for corner;

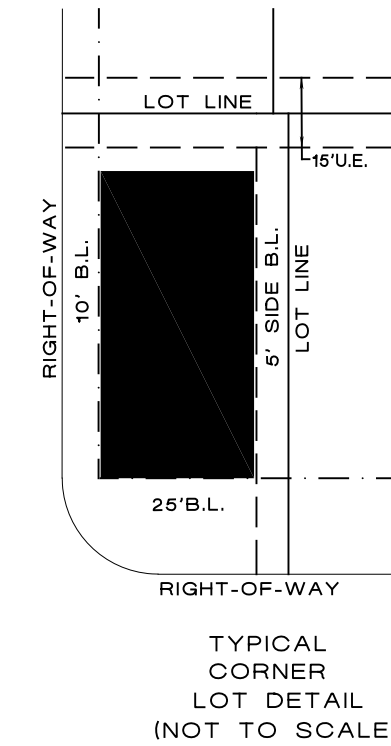
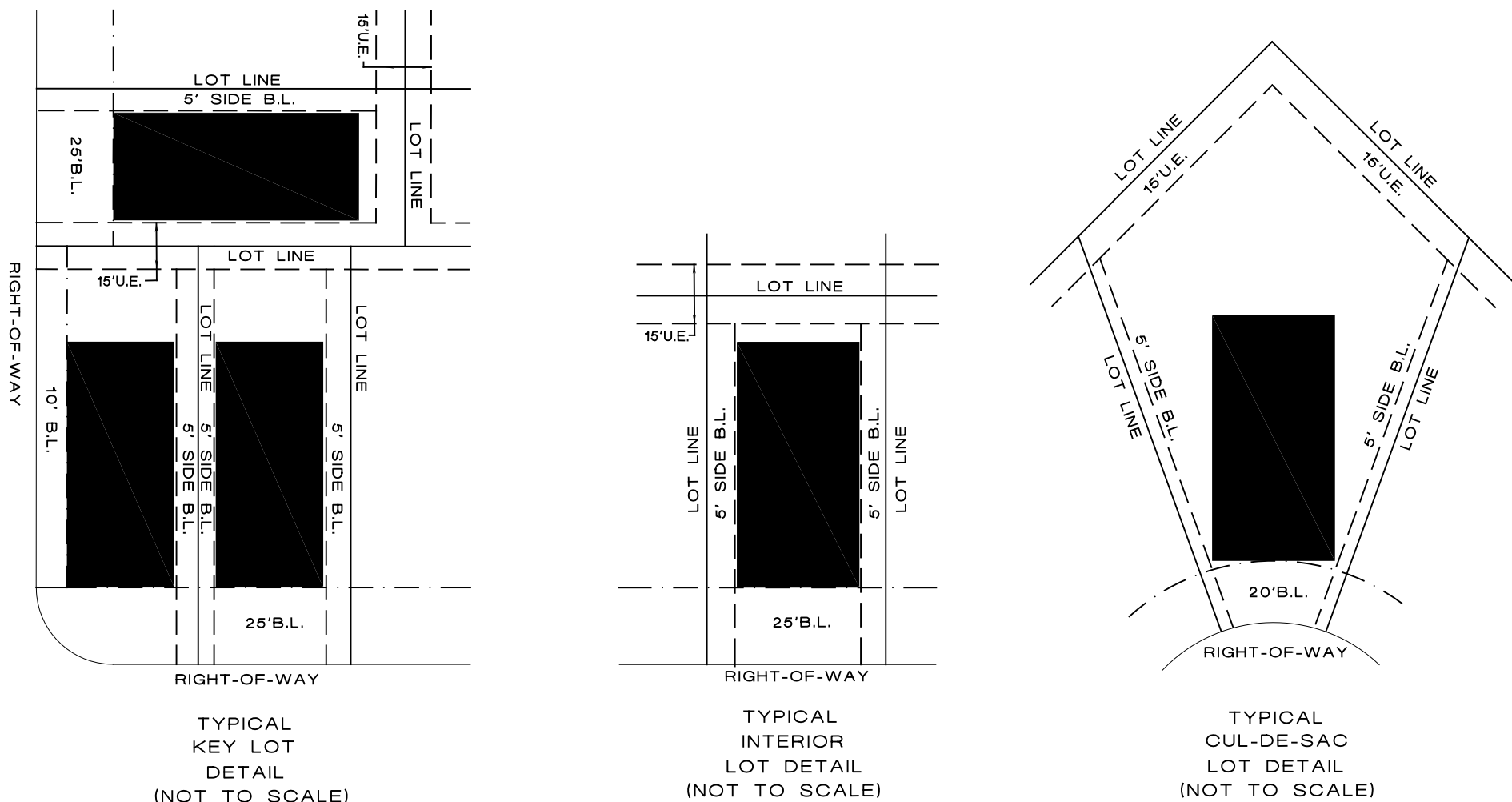
THENCE, North 83°47'48" West, 200.83 feet to a point for corner;

THENCE, North 86°30'38" West, 178.28 feet to a point for corner;

THENCE, South 44°20'44" West, 44.38 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 03°42'30", an arc length of 118.76 feet, and a long chord bearing North 47°30'31" West, 118.74 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to the POINT OF BEGINNING, CONTAINING 18.47 acres of land in XX County, Texas.



SCALE: 1" = 100'  
0 100 200

REV: AUGUST 27, 2025

PAGE: 1 OF 2

MTA-78006

# ASHLAND SECTION 7B

BEING 18.5 ACRES OF LAND CONTAINING 59 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FOUR BLOCKS.

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

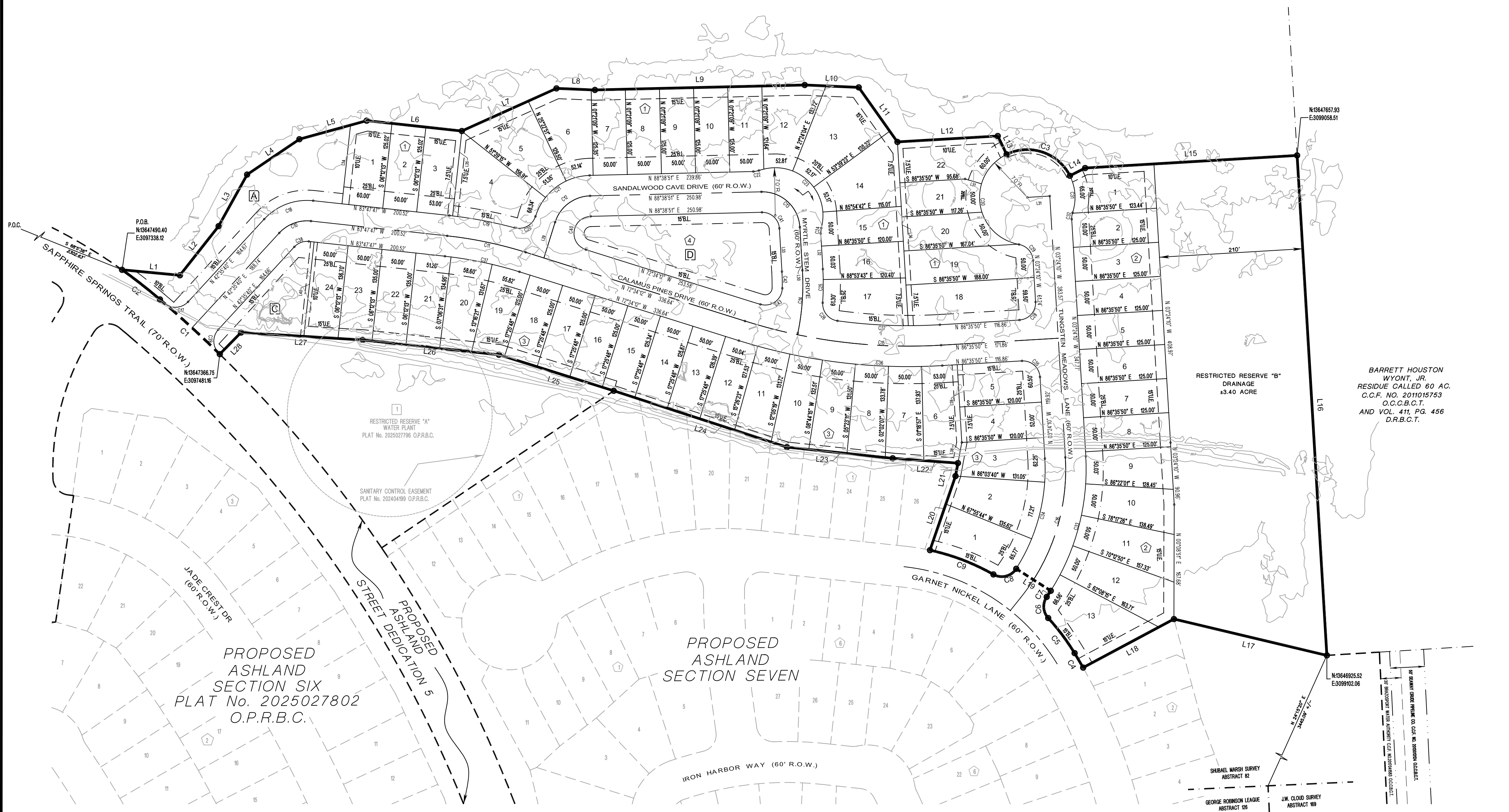
OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°34'07" W	85.12'
L2	N 38°09'22" E	91.49'
L3	N 28°57'50" E	86.35'
L4	S 55°53'37" W	92.43'
L5	N 74°34'08" E	102.20'
L6	S 83°47'47" E	140.20'
L7	N 65°43'39" E	151.91'
L8	S 87°41'44" E	56.32'
L9	N 88°39'51" E	307.28'
L10	N 87°25'34" W	79.15'
L11	S 35°20'38" E	97.97'
L12	N 86°35'50" E	147.21'
L13	N 25°39'30" W	29.78'
L14	S 63°05'00" W	25.00'
L15	N 86°35'50" E	310.89'
L16	S 03°24'10" E	733.71'
L17	N 76°37'53" W	230.18'
L18	S 61°50'14" W	50.76'
L19	S 57°26'09" E	60.00'
L20	N 18°59'17" E	114.79'
L21	N 10°39'10" E	19.33'
L22	N 85°47'46" W	95.75'
L23	N 83°57'54" W	155.71'
L24	N 71°58'07" W	266.79'
L25	N 72°34'12" W	176.18'
L26	N 83°47'48" W	200.83'
L27	N 86°30'38" W	178.29'
L28	S 44°20'44" W	44.38'
L29	N 17°25'48" E	55.00'
L30	N 03°24'10" W	63.41'
L31	S 86°35'50" W	33.00'
L32	N 03°24'10" W	52.30'
L33	N 03°24'10" W	63.41'
L34	N 06°12'13" E	115.98'
L35	S 06°12'13" W	125.02'
L36	S 03°24'10" E	269.62'
L37	N 73°29'50" W	25.00'
L38	N 10°39'10" W	30.84'
L39	N 03°24'10" W	114.00'
L40	N 06°12'13" E	139.07'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1653.87'	04°06'52"	118.76'	N 47°30'38" W	118.74'
C2	785.00'	05°08'44"	70.50'	N 51°56'08" W	70.47'
C3	70.00'	88°44'30"	108.42'	S 71°17'15" E	97.90'
C4	830.00'	01°41'46"	24.57'	N 30°28'49" W	24.57'
C5	330.00'	11°11'01"	64.41'	N 36°55'12" W	64.31'
C6	25.00'	76°55'55"	33.57'	N 04°02'45" W	31.10'
C7	330.00'	01°51'22"	10.69'	N 33°29'32" E	10.69'
C8	25.00'	87°01'52"	37.97'	S 76°04'47" W	34.43'
C9	330.00'	17°19'41"	99.80'	N 69°04'08" W	99.42'
C10	55.00'	53°36'33"	51.46'	S 69°23'56" W	49.60'
C11	600.00'	11°13'35"	117.56'	N 78°11'00" W	117.37'
C12	55.00'	71°13'03"	68.36'	N 53°02'19" E	64.05'
C13	55.00'	87°57'00"	84.43'	S 47°22'40" E	76.38'
C14	350.00'	15°08'15"	92.47'	S 04°09'58" W	92.20'
C15	800.00'	20°49'57"	290.88'	S 82°56'11" E	289.28'
C16	300.00'	35°58'00"	188.32'	S 14°34'51" W	185.24'
C17	25.00'	88°12'13"	38.49'	S 86°41'46" W	34.80'
C18	85.00'	53°36'33"	79.53'	S 69°23'56" W	76.66'
C19	630.00'	08°52'09"	97.52'	N 79°21'43" W	97.42'
C20	25.00'	87°55'54"	38.37'	N 61°06'25" E	34.71'
C21	85.00'	71°30'22"	106.08'	N 52°53'39" E	99.33'
C22	25.00'	18°40'18"	8.15'	S 79°18'41" W	8.11'
C23	70.00'	125°17'36"	153.07'	S 47°22'40" E	124.35'
C24	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C25	380.00'	07°25'31"	49.25'	N 00°18'36" E	49.21'
C26	25.00'	86°14'21"	37.63'	N 39°05'49" W	34.18'
C27	770.00'	11°11'10"	150.33'	S 87°48'34" E	150.09'
C28	25.00'	90°00'00"	39.27'	S 41°35'50" W	35.36'
C29	25.00'	76°36'31"	33.43'	N 41°42'25" W	30.99'
C30	70.00'	144°21'10"	176.36'	N 07°50'05" W	133.28'
C31	70.00'	45°39'00"	55.77'	N 04°05'30" W	54.31'
C32	25.00'	22°08'10"	9.66'	N 07°39'55" E	9.60'
C33	330.00'	35°58'00"	207.15'	S 14°34'51" W	203.77'
C34	270.00'	35°58'00"	169.49'	N 14°34'51" E	166.72'
C35	25.00'	90°00'00"	39.27'	N 48°24'10" W	35.36'
C36	830.00'	20°49'57"	301.78'	N 82°59'11" W	300.13'
C37	570.00'	11°13'35"	111.68'	S 78°11'00" E	111.50'
C38	25.00'	53°36'33"	23.39'	N 69°23'56" E	22.55'
C39	25.00'	88°18'20"	38.53'	N 01°33'30" E	34.83'
C40	25.00'	161°13'03"	70.34'	S 08°02'19" W	49.33'
C41	25.00'	87°57'00"	38.38'	S 47°22'40" E	34.71'
C42	320.00'	04°23'33"	24.52'	S 01°12'28" E	24.52'
C43	25.00'	105°22'50"	45.98'	S 53°40'39" W	39.77'

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 3</b>	
LOT 1	7,396	LOT 1	7,715	LOT 1	8,846
LOT 2	6,250	LOT 2	6,245	LOT 2	8,629
LOT 3	6,250	LOT 3	6,240	LOT 3	7,237
LOT 4	10,977	LOT 4	6,250	LOT 4	6,240
LOT 5	9,809	LOT 5	6,250	LOT 5	7,305
LOT 6	8,802	LOT 6	6,250	LOT 6	7,605
LOT 7	6,250	LOT 7	6,250	LOT 7	7,927
LOT 8	6,250	LOT 8	6,250	LOT 8	6,938
LOT 9	6,250	LOT 9	6,888	LOT 9	6,902
LOT 10	6,250	LOT 10	7,442	LOT 10	6,990
LOT 11	6,228	LOT 11	8,362	LOT 11	6,768
LOT 12	13,379	LOT 12	9,818	LOT 12	6,514
LOT 13	11,427	LOT 13	11,073	LOT 13	6,306
LOT 14	9,385			LOT 14	6,280
LOT 15	9,957			LOT 15	6,255
LOT 16	7,444			LOT 16	6,250
LOT 17	7,931			LOT 17	6,250
LOT 18	11,312			LOT 18	6,250
LOT 19	9,271			LOT 19	6,782
LOT 20	8,682			LOT 20	7,238
LOT 21	5,731			LOT 21	6,829
LOT 22	8,754			LOT 22	6,750
				LOT 23	6,780
				LOT 24	6,894

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.50	22,146	LANDSCAPE/ OPEN SPACE
B	3.40	148,320	DRAINAGE
C	0.25	11,071	LANDSCAPE/ OPEN SPACE
D	0.64	27,908	LANDSCAPE/ OPEN SPACE
	4.79	209,445	TOTAL

**BEING 18.5 ACRES OF LAND  
CONTAINING 59 LOTS (50' X 120' TYP.) AND  
FOUR RESERVES IN FOUR BLOCKS.**

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

**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

