



July 28, 2026

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

Re: On-Going Services
Ashland Section 7 Final 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 exceptions noted:

Final Plat

1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 7 Final 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.

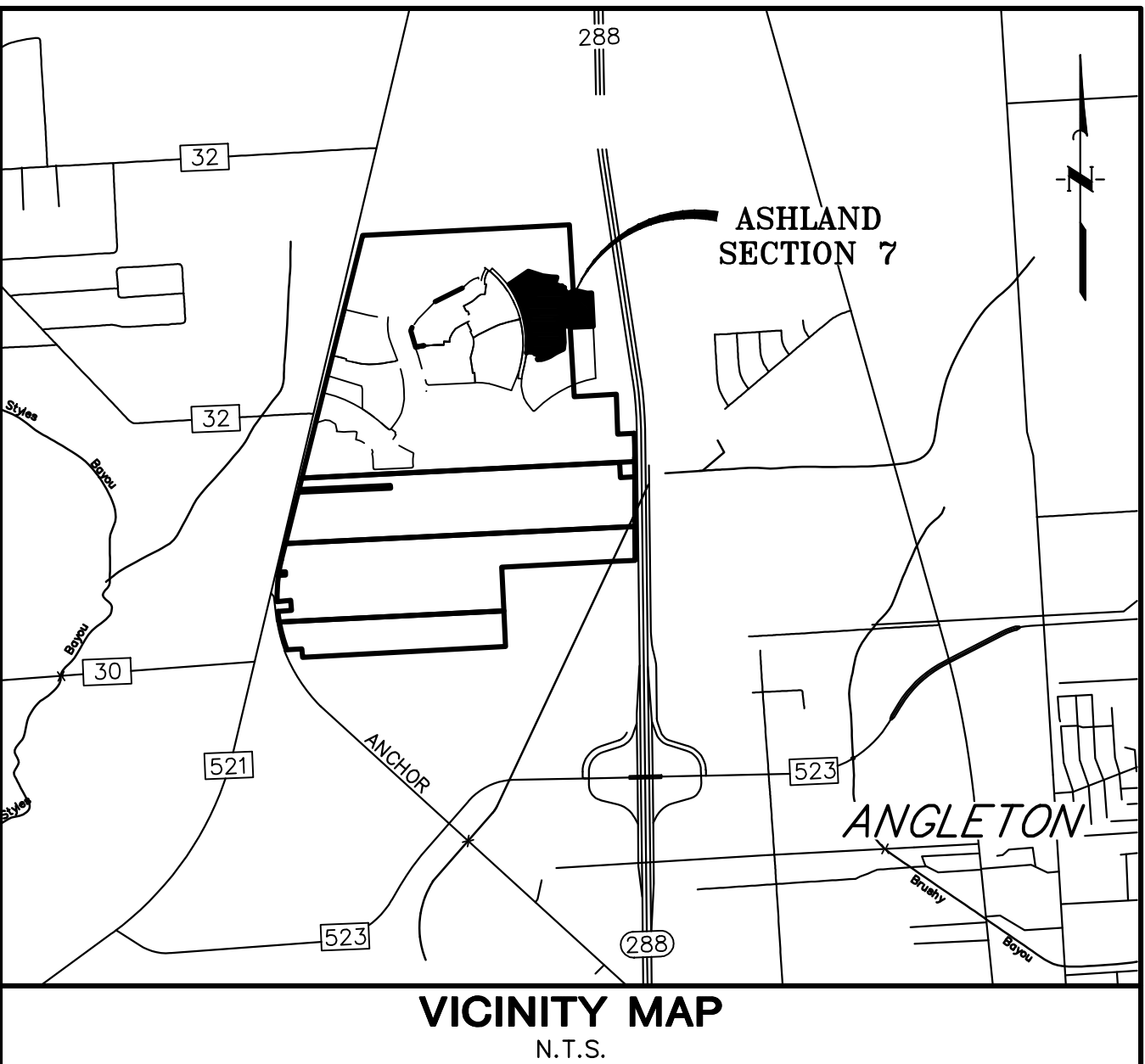
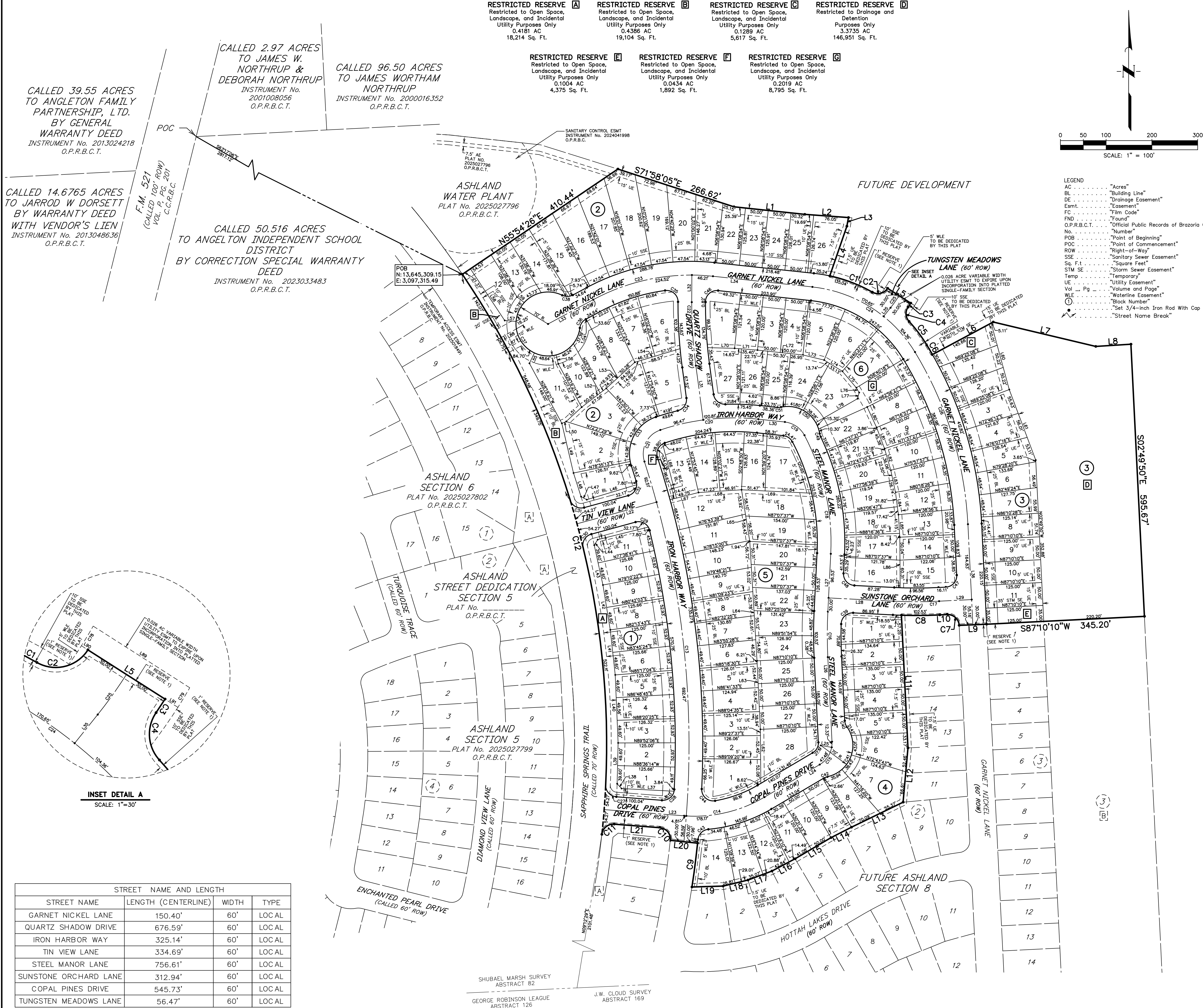
If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments



- General Notes:
- A one-foot reserve has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and be re-vested in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - HORIZONTAL DATUM: Bearings shown hereon are based on the Texas Coordinate System NAD 83, South Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
 - According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - Subject property lies within the Brazoria County Municipal Utility District No. 82 and is subject to all terms, conditions, and provisions of that certain waiver of special appraisal for the benefit of Brazoria County Municipal Utility District No. 82, recorded in/under Instrument No. 2024034533 of the real property records of Brazoria County, Texas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
 - 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.
 - Reserves A-C shall be owned and maintained by the Brazoria County MUD No. 82 and/or the Home Owners Association.
 - Incidental Utilities are including but not limited to the underground utility services.
 - Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

FINAL PLAT OF ASHLAND SECTION 7

A SUBDIVISION OF 30.92 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

117 LOTS 7 RESERVES 6 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLAND BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

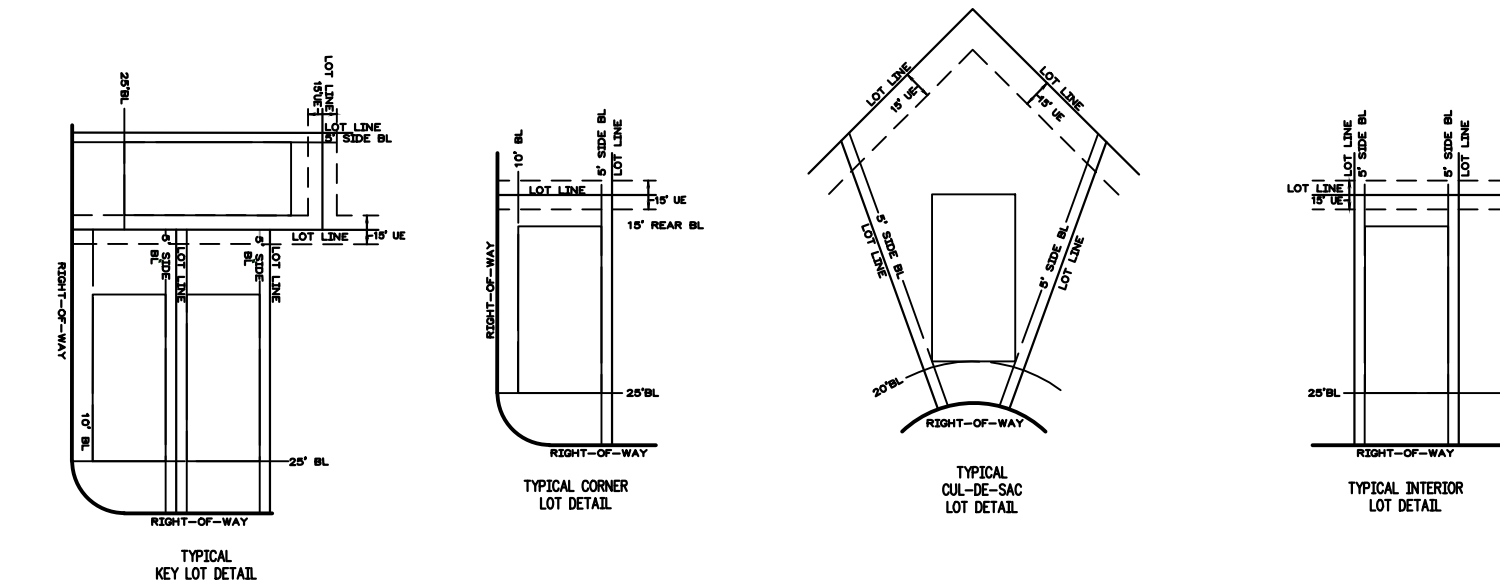
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 550, Bellaire, TX 77404 • 713.773.5337

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°57'54"E	155.71'
L2	S85°47'46"E	95.75'
L3	S10°39'10"W	19.33'
L4	S18°59'17"W	114.79'
L5	S57°26'09"E	60.00'
L6	N61°50'14"E	150.76'
L7	S76°37'53"E	230.18'
L8	N86°26'48"E	77.06'
L9	S87°28'42"W	60.00'
L10	S87°10'10"W	16.11'
L11	S02°49'50"E	290.42'
L12	S05°05'04"W	119.07'
L13	S64°10'18"W	125.45'
L14	S62°58'16"W	50.09'
L15	S59°28'27"W	91.08'
L16	S62°09'04"W	57.33'
L17	S69°19'32"W	55.95'
L18	S76°27'02"W	55.82'
L19	S88°19'51"W	68.13'
L20	N83°58'13"W	60.00'
L21	N85°34'42"W	100.04'
L22	N74°43'50"E	180.00'
L23	N85°34'42"W	175.19'
L24	N59°28'27"E	140.07'
L25	N79°59'08"W	24.23'
L26	N02°49'50"W	185.09'
L27	N02°52'23"E	126.53'
L28	N87°07'37"W	142.28'
L29	N87°10'10"E	71.11'
L30	N83°51'06"W	58.31'
L31	N07°41'44"W	119.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	N00°15'52"E	59.39'
L33	N61°40'39"E	112.10'
L34	N83°51'06"W	218.48'
L35	N38°44'25"E	24.13'
L36	N02°49'50"W	219.99'
L37	N87°04'33"W	114.71'
L38	N42°50'23"W	14.33'
L39	N01°23'46"E	89.19'
L40	N02°25'25"W	148.76'
L41	N06°14'36"W	99.19'
L42	N09°17'57"W	99.19'
L43	N12°21'19"W	89.19'
L44	N31°52'51"E	14.33'
L45	N76°07'01"E	113.81'
L46	N73°20'39"E	113.81'
L47	N62°09'03"W	14.26'
L48	N17°38'45"W	54.28'
L49	N13°14'37"W	111.47'
L50	N67°58'06"E	10.41'
L51	N47°10'31"E	46.12'
L52	N52°29'50"E	67.58'
L53	N47°36'48"E	84.59'
L54	N73°16'59"E	103.26'
L55	N25°18'56"E	25.00'
L56	N14°30'00"W	20.00'
L57	N85°21'18"W	25.00'
L58	N33°32'11"W	135.50'
L59	N52°03'57"W	20.04'
L60	N15°13'26"W	150.45'
L61	N20°34'52"W	164.74'
L62	N00°30'41"W	118.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N02°49'50"W	150.00'
L64	N03°28'38"W	261.42'
L65	N09°00'19"W	114.30'
L66	N14°17'15"W	122.23'
L67	N75°49'10"E	64.16'
L68	N86°22'06"E	94.15'
L69	N87°11'20"W	153.31'
L70	N88°39'16"W	59.09'
L71	N85°36'50"W	50.02'
L72	N83°51'06"W	100.00'
L73	N76°23'46"W	47.56'
L74	N58°22'10"W	46.87'
L75	N40°21'15"W	47.06'
L76	N30°20'12"W	12.20'
L77	N14°58'05"E	14.07'
L78	N60°16'22"E	105.00'
L79	N65°42'27"E	116.50'
L80	N24°53'18"W	49.24'
L81	N20°32'48"W	49.24'
L82	N16°12'18"W	49.24'
L83	N11°51'48"W	49.24'
L84	N07°31'19"W	49.24'
L85	N03°33'27"W	49.56'
L86	N00°27'57"W	110.35'
L87	N62°02'43"E	34.12'
L88	N60°26'18"E	38.16'
L89	S57°26'09"E	75.09'
L90	N57°26'09"W	5.00'
L91	N57°26'09"W	10.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	17°19'41"	99.80'	S69°04'08"E	99.42'	50.28'
C2	25.00'	87°01'52"	37.97'	N76°04'47"E	34.43'	23.74'
C3	330.00'	1°51'22"	10.69'	S33°29'32"W	10.69'	5.35'
C4	25.00'	76°55'55"	33.57'	S04°02'45"E	31.10'	19.86'
C5	330.00'	1°11'01"	64.41'	S36°55'12"E	64.31'	32.31'
C6	830.00'	1°41'46"	24.57'	S30°28'49"E	24.57'	12.29'
C7	25.00'	90°00'00"	39.27'	N47°49'50"W	35.36'	25.00'
C8	1030.00'	4°40'19"	83.99'	S89°30'19"W	83.96'	42.02'
C9	2045.00'	2°42'16"	96.53'	N07°22'55"E	96.52'	48.27'
C10	25.00'	91°36'29"	39.97'	N39°46'27"W	35.85'	25.71'
C11	25.00'	88°18'20"	38.53'	S50°16'08"W	34.83'	24.27'
C12	1835.00'	4°01'23"	1287.76'	N13°59'18"W	1261.50'	671.68'
C13	2015.00'	23°55'47"	841.57'	N05°56'06"W	835.47'	427.01'
C14	300.00'	34°56'52"	182.99'	N76°56'52"E	180.16'	94.44'
C15	55.00'	62°18'17"	59.81'	N28°19'18"E	56.90'	33.25'
C16	1000.00'	5°42'13"	99.55'	N00°01'16"E	99.50'	49.81'
C17	1000.00'	5°42'13"	99.55'	N89°58'44"W	99.50'	49.81'
C18	500.00'	30°47'00"	268.63'	N12°31'07"W	265.42'	137.64'
C19	55.00'	55°56'29"	53.70'	N55°52'51"W	51.59'	29.21'
C20	500.00'	24°53'54"	217.28'	N83°41'57"E	215.57'	110.38'
C21	55.00'	89°09'00"	85.58'	N26°40'30"E	77.20'	54.19'
C22	1000.00'	7°57'36"	138.93'	N03°42'56"W	138.82'	69.58'
C23	450.00'	34°28'15"	270.73'	N78°54'47"E	266.67'	139.60'
C24	300.00'	52°31'24"	275.01'	N57°35'24"W	265.48'	148.02'
C25	300.00'	6°10'34"	32.34'	N35°39'08"E	32.32'	16.18'
C26	800.00'	28°29'52"	397.90'	N17°04'46"W	393.81'	203.16'
C27	25.00'	88°18'20"	38.53'	N41°25'32"W	34.83'	24.27'



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	6380	1	7,277	1	6,728	1	8,326	1	10,024	1	8,437
2	6430	2	10,733	2	6,392	2	6,747	2	6,429	2	6,038
3	6447	3	9,495	3	6,556	3	6,750	3	6,400	3	6,000
4	6480	4	8,427	4	6,739	4	6,750	4	6,360	4	6,000
5	6447	5	9,672	5	7,050	5	6,560	5	6,383	5	7,862
6	6430	6	9,459	6	6,830	6	7,753	6	6,460	6	7,965
7	6430	7	7,702	7	6,591	7	10,254	7	6,586	7	7,998
8	6430	8	7,281	8	6,332	8	7,075	8	6,778	8	6,471
9	6430	9	6,829	9	6,250	9	6,076	9	7,039	9	6,471
10	6430	10	6,075	10	6,250	10	6,000	10	8,126	10	6,471
11	6377	11	8,174	11	6,200	11	6,266	11	8,443	11	6,471
		12	7,388			12	6,685	12	9,991	12	6,471
		13	6,256			13	6,851	13	6,358	13	6,275
		14	7,459			14	9,215	14	7,089	14	6,052
		15	9,596					15	7,143	15	7,644
		16	10,387					16	6,373	16	7,314
		17	11,360					17	9,652	17	6,467
		18	12,304					18	8,785	18	6,368
		19	10,434					19	8,330	19	6,361
		20	8,690					20	7,267	20	6,361
		21	7,457					21	6,991	21	6,363
		22	6,352					22	6,744	22	6,089
		23	6,293					23	6,689	23	8,137
		24	6,298					24	6,513	24	7,526
		25	6,309					25	6,250	25	6,010
		26	8,192					26	6,250	26	6,400
								27	6,250	27	7,796
								28	10,566		

STATE OF TEXAS §
COUNTY OF BRAZORIA §
A METES & BOUNDS description of a certain 30.92 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 and a called 35.07 acre tract of land conveyed to Parallel Holdings, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023034101, both of the Brazoria County Official Public Records (OPRBC); said 30.92 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, and being in the east line of F.M. 521 (called 100' right-of-way) 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 F.M. 521, South 14°02'37" 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 OPRBC 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 63°17'06" East, 2817.12 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the south corner of Ashland Water Plant, plot of which is recorded in Plat No. 2025027796 OPRBC, and being at the POINT OF BEGINNING of the herein described tract;

THENCE, North 55°54'26" East, along the southeast line of said Ashland Water Plant, 410.44 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the east corner of the said Ashland Water Plant;

THENCE, South 71°58'05" East, 266.62 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 83°57'54" East, 155.71 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 85°47'46" East, 95.75 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 10°39'10" West, 19.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 18°59'17" West, 114.79 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 330.00 feet, a central angle of 17°19'41", an arc length of 99.80 feet, and a long chord bearing South 69°04'08" East, 99.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 87°01'52", an arc length of 37.97 feet, and a long chord bearing North 76°04'47" East, 34.43 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 57°26'09" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 330.00 feet, a central angle of 01°51'22", an arc length of 10.69 feet, and a long chord bearing South 33°29'32" West, 10.69 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 76°55'55", an arc length of 33.57 feet, and a long chord bearing South 04°02'45" East, 31.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 330.00 feet, a central angle of 1°11'01", an arc length of 64.41 feet, and a long chord bearing South 36°55'12" East, 64.31 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") 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 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing South 30°28'49" East, 24.57 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 61°50'14" East, 150.76 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 76°37'53" East, 230.18 feet to a found 1/2-inch iron rod for corner in the north line of the aforementioned 35.07 acre tract, being the southwest corner of a called 43.308 acre tract of land conveyed to WRL, LLC by Warranty Deed recorded in Instrument No. 2017048421 and described in Instrument No. 2002063838, both of the OPRBC, from which a found 1/2-inch iron rod (with cap stamped "CBG Surveying") bears North 48°04'18" West, 5.00 feet;

THENCE, North 86°26'48" East, along the north line of said called 35.07 acre tract, being common with the south line of said called 43.308 acre tract, 77.06 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 02°49'50" East, 595.67 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the northwest corner of proposed Ashland Section 8;

THENCE, along the north boundary of proposed Ashland Section 8, the following nineteen (19) courses and distances:

- South 87°10'10" West, 345.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 87°28'42" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;
- Along the arc of said non-tangent curve to the left 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 47°49'50" West, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 87°10'10" West, 16.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing South 89°30'19" West, 83.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 02°49'50" East, 290.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 05°05'04" West, 119.07 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 64°10'18" West, 125.45 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 62°58'16" West, 50.09 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 59°28'27" West, 91.08 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 62°09'04" West, 57.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 69°19'32" West, 55.95 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 76°27'02" West, 55.82 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 88°19'51" West, 68.13 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;
- Along the arc of said non-tangent curve to the left having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet, and a long chord bearing North 07°22'55" East, 96.52 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 83°58'13" West, 60.00 feet to a

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 7, 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.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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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 §
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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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asset Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, 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 BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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 monuments shown thereon were properly placed under my supervision.

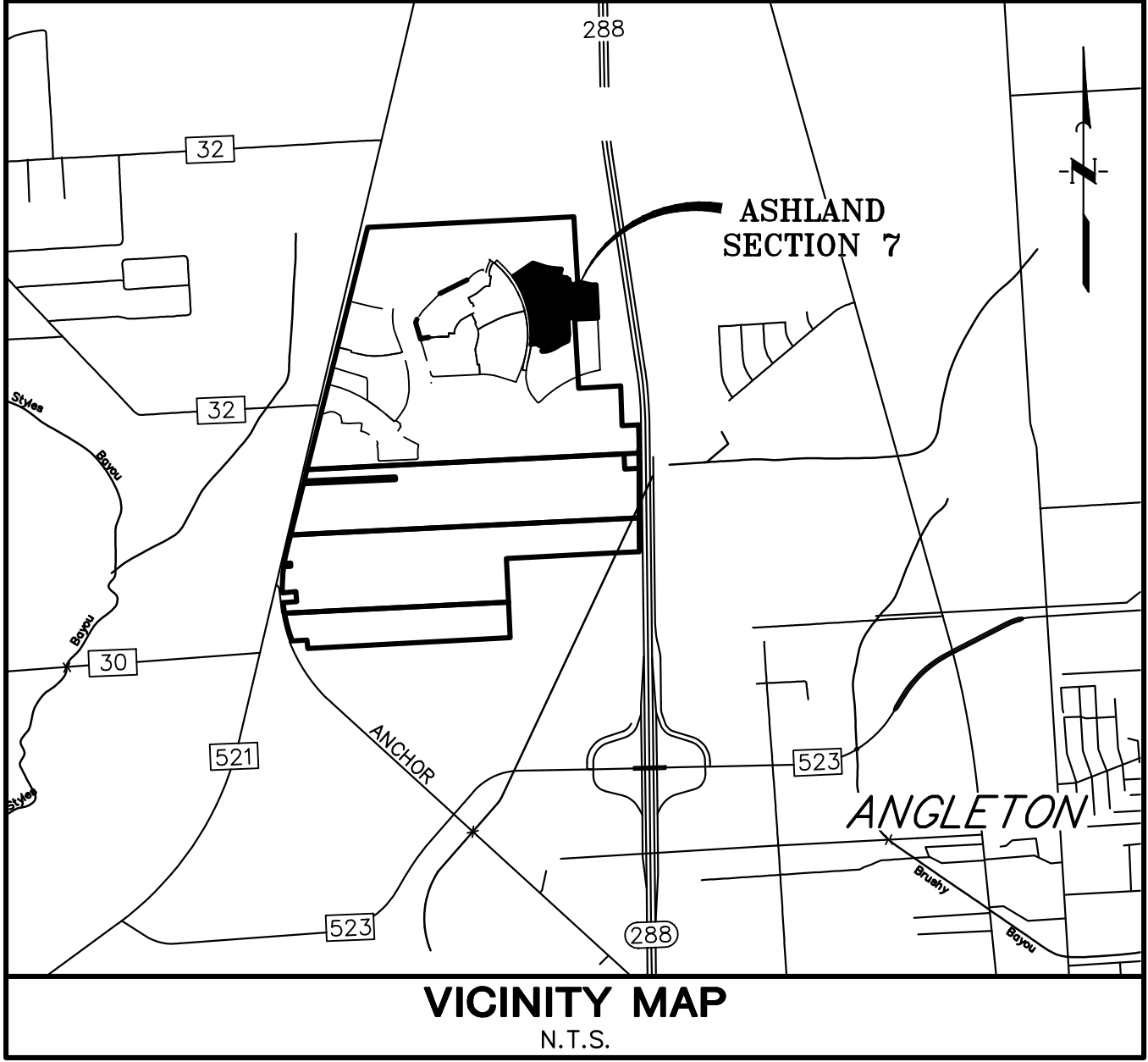
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just P.E., 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.

Courtney B. Just, P.E.
Professional Engineer
No. 152415



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.

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

FINAL PLAT OF ASHLAND SECTION 7

A SUBDIVISION OF 30.92 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

117 LOTS 7 RESERVES 6 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLAND BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337