

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 3, 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.

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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.

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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.

Owner  
 Duly Authorized Agent

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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 Jares, 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 Jares  
 Registered Professional Land Surveyor  
 No. 5317

STATE OF TEXAS §  
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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

City Secretary

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

Mayor

City Secretary

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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:

- "B.L." INDICATES BUILDING LINE.
- "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 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 revert in the dedicator, his heirs assigns, or successors.

- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- 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 HAGS\_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 48039C0430K, PANEL 430, SUFFIX "K" 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, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION 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.

LEGEND:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "R.O.W." INDICATES RIGHT-OF-WAY.
- "P.O.B." INDICATES POINT OF BEGINNING.
- "FND" INDICATES FOUND.
- "IP" INDICATES IRON PIPE.
- "IR" INDICATES IRON ROD.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- "NO." INDICATES NUMBER.
- "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- "↔" INDICATES STREET NAME CHANGE.
- "②" INDICATES BLOCK NUMBER.
- "[A]" INDICATES RESERVE NUMBER.
- "P.O.C." INDICATES POINT OF COMMENCEMENT.

# ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT 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

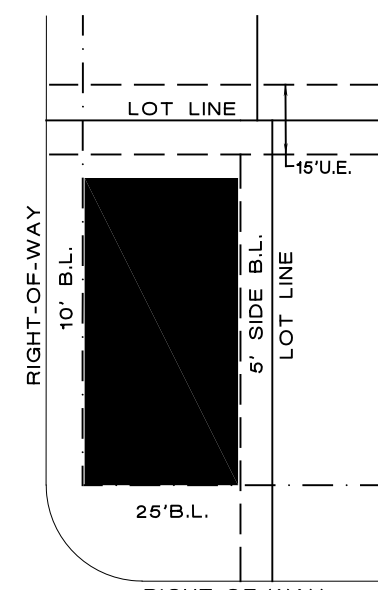
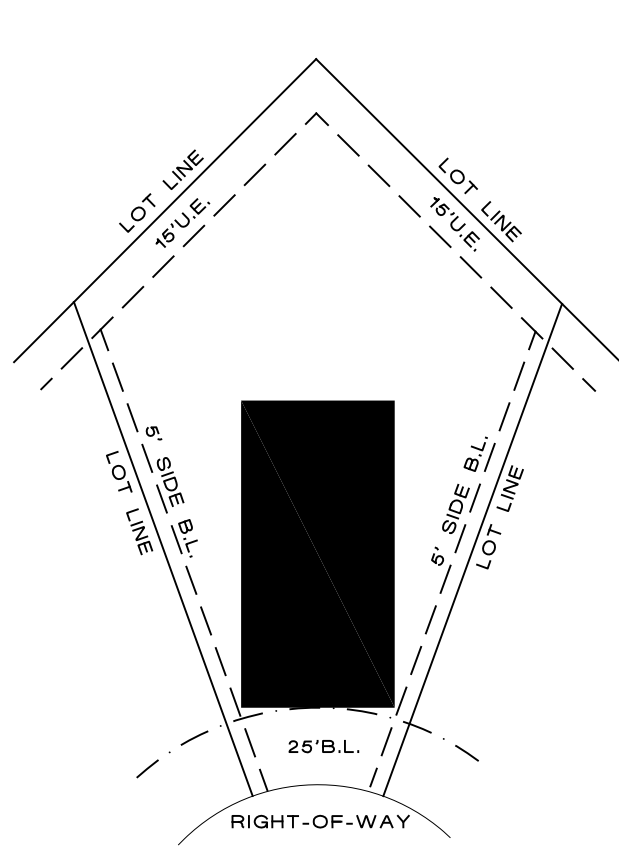
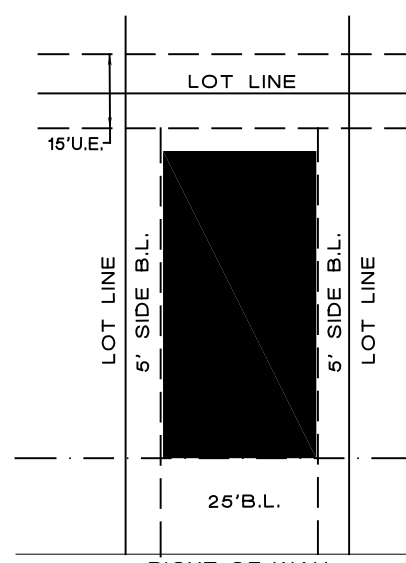
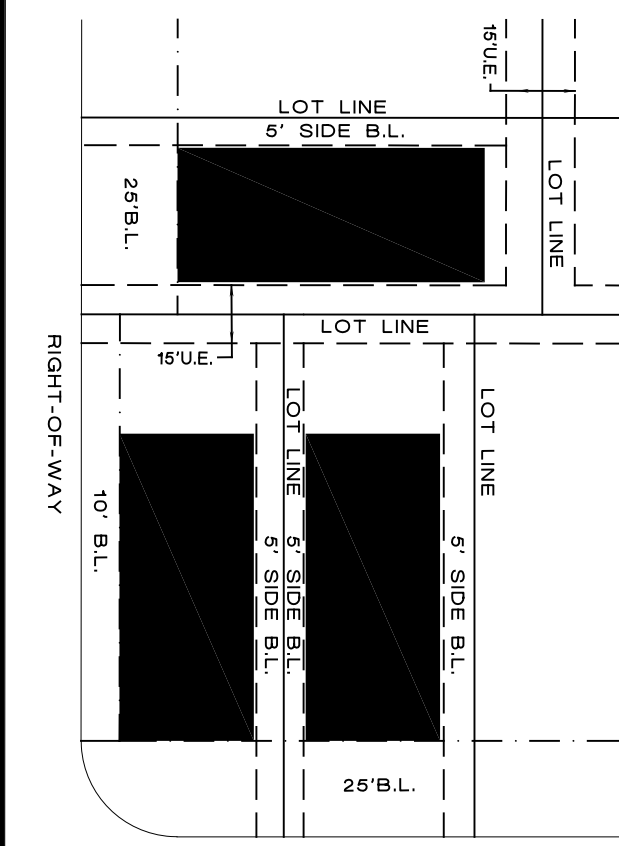
PLANNER:  
**META PLANNING + DESIGN**  
 META PLANNING + DESIGN LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
 0 100 200

SEPTEMBER 20, 2023

PAGE: 1 OF 2

MTA-78006



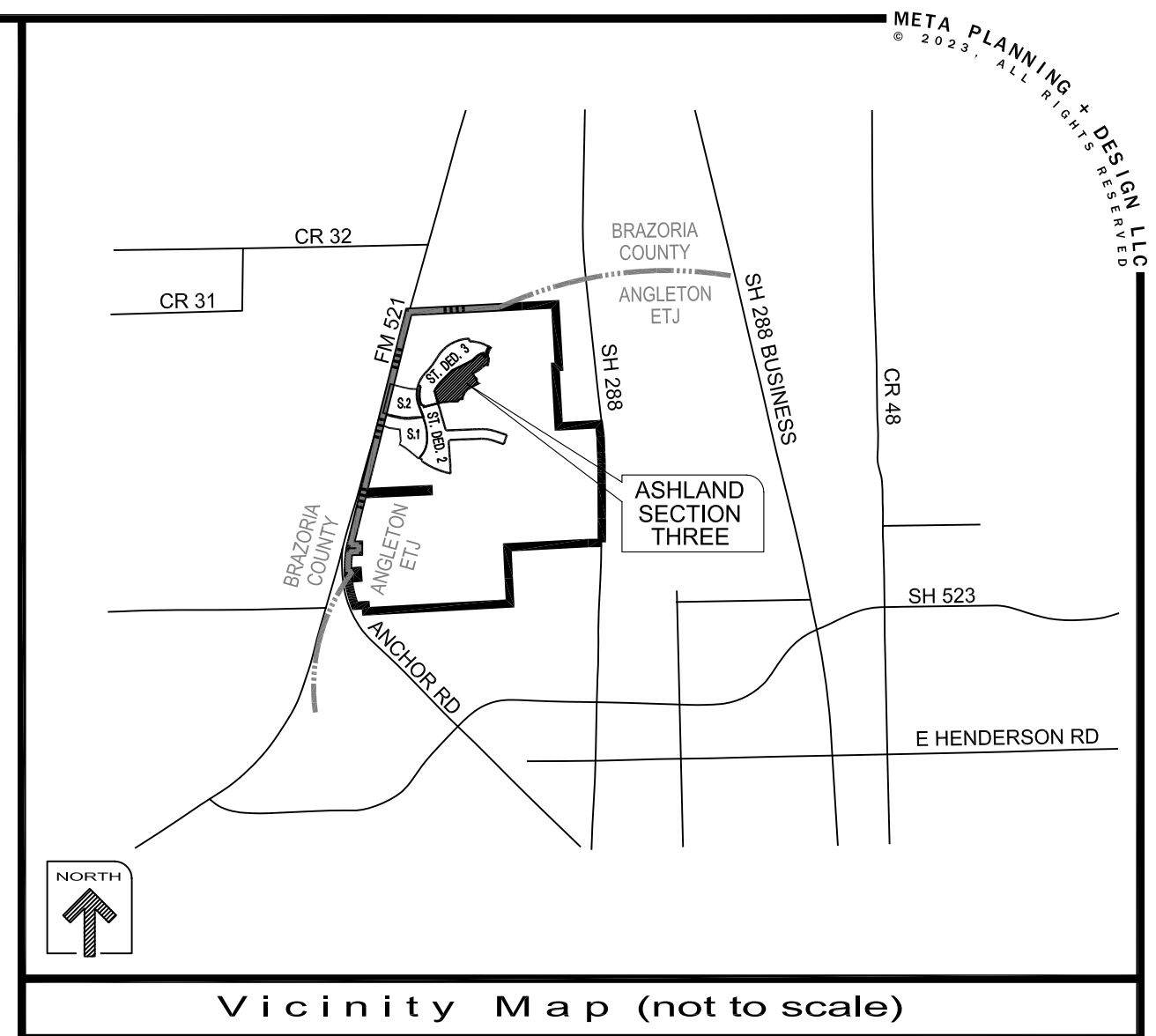
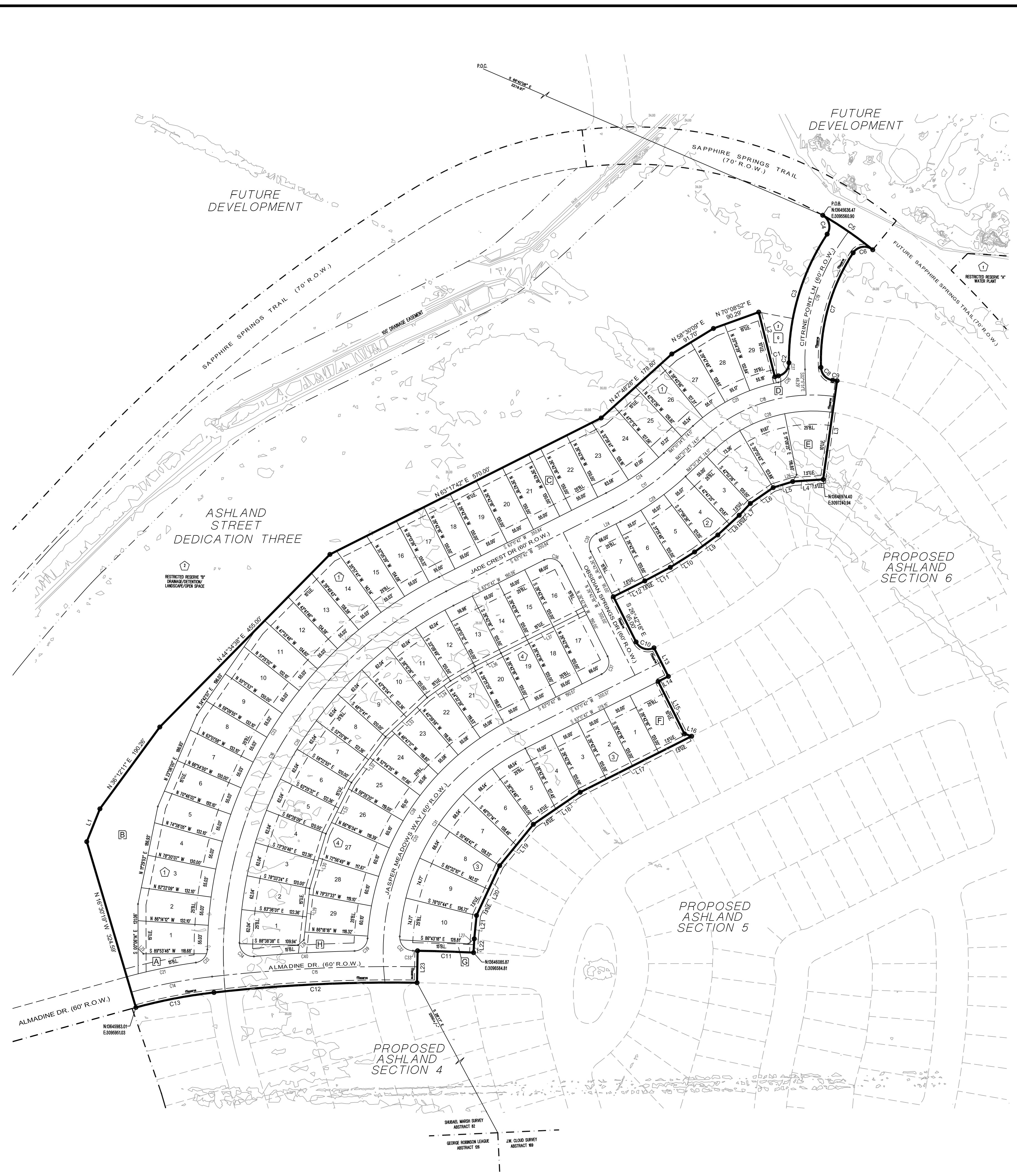
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	01°16'31"	7.12'	N 76°36'28" E	7.12'
C2	25.00'	77°42'59"	33.91'	N 38°23'15" E	31.37'
C3	430.00'	34°03'55"	255.66'	N 16°33'43" E	251.91'
C4	25.00'	93°33'50"	40.82'	N 13°11'15" W	36.44'
C5	715.00'	09°08'44"	114.13'	S 55°23'48" E	114.01'
C6	25.00'	95°54'12"	41.85'	S 81°13'29" W	37.13'
C7	370.00'	35°10'04"	227.10'	S 15°41'20" W	223.56'
C8	25.00'	81°29'18"	35.56'	S 42°38'21" E	32.63'
C9	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C10	25.00'	90°00'00"	39.27'	S 71°42'18" E	35.36'
C11	3030.00'	01°59'22"	105.21'	N 88°04'34" W	105.20'
C12	2970.00'	07°22'02"	381.89'	S 87°14'43" W	381.63'
C13	970.00'	08°49'05"	149.29'	S 79°09'22" W	149.14'
C14	1000.00'	08°51'20"	154.56'	N 79°08'02" E	154.40'
C15	3000.00'	07°22'02"	385.75'	N 87°14'43" E	385.49'
C16	780.00'	68°43'54"	911.69'	N 28°55'45" E	858.00'
C17	500.00'	16°10'08"	141.10'	N 55°12'38" E	140.63'
C18	300.00'	50°54'18"	266.54'	N 72°34'43" E	257.86'
C19	400.00'	39°39'00"	276.81'	N 17°31'39" E	271.32'
C20	480.00'	70°14'13"	563.90'	S 28°10'36" W	529.25'
C21	1030.00'	07°22'02"	132.44'	N 78°21'16" E	132.35'
C22	25.00'	81°34'16"	35.59'	N 41°15'10" E	32.66'
C23	790.00'	62°49'40"	866.28'	N 31°52'52" E	823.52'
C24	470.00'	16°10'08"	132.63'	N 55°12'38" E	132.19'
C25	330.00'	31°39'53"	182.38'	N 62°57'31" E	180.06'
C26	25.00'	80°46'58"	35.25'	N 38°23'58" E	32.40'
C27	430.00'	01°31'17"	11.42'	N 01°13'53" W	11.42'
C28	270.00'	50°54'18"	239.88'	S 72°34'43" W	232.07'
C29	530.00'	16°10'08"	149.57'	S 55°12'38" W	149.07'
C30	25.00'	90°00'00"	39.27'	S 18°17'42" W	35.36'
C31	430.00'	59°09'59"	444.04'	S 33°42'42" W	424.57'
C32	25.00'	93°22'00"	40.74'	N 42°33'17" W	36.38'
C33	3030.00'	00°10'01"	8.83'	S 89°09'16" E	8.83'
C34	25.00'	96°22'31"	42.05'	S 46°41'53" E	37.27'
C35	730.00'	61°48'20"	787.46'	N 32°23'33" E	749.83'
C36	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 18°17'42" E	35.36'
C38	490.00'	60°06'28"	514.05'	S 33°14'28" W	490.80'
C39	25.00'	85°30'24"	37.31'	S 45°56'26" W	33.94'
C40	3030.00'	03°34'47"	189.31'	S 86°54'15" W	189.28'

LINE TABLE

LINE	DISTANCE	BEARING
L1	66.45'	N 21°48'37" E
L2	125.00'	S 14°01'46" E
L3	187.02'	S 08°01'52" W
L4	57.37'	S 85°56'19" W
L5	38.31'	S 72°40'17" W
L6	52.20'	S 55°13'34" W
L7	30.35'	S 43°24'51" W
L8	54.69'	S 47°20'07" W
L9	53.98'	S 53°44'19" W
L10	54.03'	S 57°40'23" W
L11	54.22'	S 62°02'20" W
L12	66.00'	S 63°17'42" W
L13	60.00'	S 26°42'18" E
L14	21.42'	S 63°17'42" W
L15	110.00'	S 26°42'18" E
L16	14.14'	S 71°42'18" E
L17	234.15'	S 63°17'42" W
L18	106.55'	S 55°35'04" W
L19	100.11'	S 39°10'31" W
L20	103.10'	S 24°54'06" W
L21	43.96'	S 05°32'39" W
L22	26.10'	S 02°55'07" W
L23	60.00'	S 00°55'44" W
L24	50.27'	S 63°17'42" W
L25	14.14'	N 45°06'14" W
L26	14.88'	N 30°45'26" E
L27	14.42'	S 49°24'40" W
L28	14.75'	S 48°52'41" W
L29	97.26'	N 06°23'59" E
L30	107.26'	N 16°29'14" E
L31	107.26'	N 28°34'28" E
L32	107.26'	N 38°39'42" E
L33	107.26'	N 46°44'56" E
L34	53.68'	N 54°18'52" E
L35	53.68'	N 59°21'29" E
L36	54.63'	N 63°06'00" E
L37	176.00'	N 63°17'42" E

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.07	3,116	LANDSCAPE/ OPEN SPACE
B	0.84	41,067	DRAINAGE/RETENTION/ LANDSCAPE/ OPEN SPACE
C	0.07	3,250	LANDSCAPE/ OPEN SPACE
D	0.01	309	LANDSCAPE/ OPEN SPACE
E	0.21	8,958	LANDSCAPE/ OPEN SPACE
F	0.16	7,147	LANDSCAPE/ OPEN SPACE
G	0.08	2,372	LANDSCAPE/ OPEN SPACE
H	0.14	6,113	LANDSCAPE/ OPEN SPACE

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 AND 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 OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
<b>BLOCK 1</b>					
LOT 1	7,492	LOT 1	8,718	LOT 1	7,712
LOT 2	7,709	LOT 2	8,064	LOT 2	7,761
LOT 3	7,545	LOT 3	6,683	LOT 3	7,161
LOT 4	7,545	LOT 4	7,136	LOT 4	7,161
LOT 5	7,709	LOT 5	7,093	LOT 5	7,161
LOT 6	7,545	LOT 6	6,944	LOT 6	7,161
LOT 7	7,545	LOT 7	7,785	LOT 7	7,161
LOT 8	7,709	LOT 8	7,161	LOT 8	7,161
LOT 9	7,545	LOT 9	7,161	LOT 9	7,161
LOT 10	7,545	LOT 10	7,161	LOT 10	7,161
LOT 11	7,765	LOT 11	6,600	LOT 11	7,098
LOT 12	7,760	LOT 12	6,600	LOT 12	7,098
LOT 13	7,877	LOT 13	6,600	LOT 13	6,737
LOT 14	8,231	LOT 14	6,804	LOT 14	6,600
LOT 15	7,985	LOT 15	8,011	LOT 15	6,600
LOT 16	7,617	LOT 16	8,289	LOT 16	7,785
LOT 17	7,291	LOT 17	8,494	LOT 17	7,785
LOT 18	7,150	LOT 18	8,585	LOT 18	6,600
LOT 19	7,150	LOT 19	9,332	LOT 19	6,600
LOT 20	7,150	LOT 20	9,211	LOT 20	6,721
LOT 21	7,150	LOT 21	7,027	LOT 21	7,027
LOT 22	7,150	LOT 22	7,029	LOT 22	7,029
LOT 23	7,709	LOT 23	6,918	LOT 23	6,918
LOT 24	7,779	LOT 24	6,967	LOT 24	6,967
LOT 25	7,151	LOT 25	7,591	LOT 25	7,591
LOT 26	7,368	LOT 26	7,552	LOT 26	7,552
LOT 27	7,591	LOT 27	6,922	LOT 27	6,922
LOT 28	8,095	LOT 28	7,589	LOT 28	7,589
LOT 29	8,052	LOT 29	7,553	LOT 29	7,553

- LEGEND:
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  - "U.E." INDICATES UTILITY EASEMENT.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL." INDICATES VOLUME.
  - "PG." INDICATES PAGE.
  - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - "NO." INDICATES NUMBER.
  - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - " " INDICATES STREET NAME CHANGE.
  - " " INDICATES BLOCK NUMBER.
  - " " INDICATES RESERVE NUMBER.
  - "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

—	PLAT BOUNDARY
---	LOT LINE, R.O.W.
- - - -	UTILITY EASEMENT, 1' RESERVE
- · - · -	BUILDING LINE
- · - - -	CENTER LINE

# ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT 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 LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-820-1422

