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 Coral Haven Street Dedication, 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:

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. McAshan, 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. McAshan, P.E. Professional Engineer No. 101133

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

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

APPROVED this _____ day of ____, 20__, by the City Council, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

City Secretary

Notary Public

State of Texas

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.

05115011 11075

1.) "U.E." INDICATES UTILITY EASEMENT.

2.) "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 revest in the dedicator, his heirs assigns, or successors.

3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

4.) 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.

5.) 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.

6.) 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.

7.) 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.

8.) 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.

9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY BRAZORIA COUNTY MUD 82 OR HOMEOWNER'S ASSOCIATION.

10.) 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.

11.) 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.

12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.

13.) 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.

14.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.

15.) 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:

2.) "AC." INDICATES ACREAGE.
3.) "R.O.W." INDICATES RIGHT-OF-WAY.
4.) "P.O.B." INDICATES POINT OF BEGINNING.

5.) "VOL." INDICATES VOLUME.

6.) "PG." INDICATES PAGE.

7.) " (2) " INDICATES BLOCK NUMBER.

"A" INDICATES RESERVE NUMBER.

10.) " — · — " INDICATES ANGLETON ETJ/BRAZORIA COUNTY LINE.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.23 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.23 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 being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37"West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 1510.45 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non—tangent curve to the left;

THENCE, over and across said 469.08 acre tract the following nineteen (19) courses and distances:

- 1. Along the arc of said non—tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing South 30°57'18" East, 35.35 feet to a point for corner;
- 2. South 75°57'13" East, 239.41 feet to a point for corner at the beginning of a curve to the right;
- 3. Along the arc of said curve to the right having a radius of 1230.00 feet, a central angle of 13°53'19", an arc length of 298.15 feet, and a long chord bearing South 69°00'33" East, 297.42 feet to a point for corner;
- 4. South 62°03'54" East, 133.32 feet to a point for corner at the beginning of a curve to the left;

5. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 86°14'47", an arc length of 37.63 feet, and a long chord bearing North 74°48'43" East, 34.18 feet to a point for corner at the beginning of a compound curve to the left;

6. Along the arch of said compound curve to the left having a radius of 815.00 feet, a central angle of 08°11'32", an arc length of 116.53 feet, and a long chord bearing South 27°35'33" West, 116.43 feet to a point for corner at the beginning of a compound curve to the left;

7. Along the arch of said compound curve to the left having a radius of 25.00 feet, a central angle of 85°33'41", an arc length of 37.33 feet, and a long chord bearing North 19°17'03" West, 33.96 feet to a point for corner;

8. North 62°03'54" West, 95.26 feet to a point for corner at the beginning of a curve to the left;

9. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 93°59'13", an arc length of 41.01 feet, and a long chord bearing South 70°56'30" West, 36.56 feet to a point for corner;

10. North 66°03'06" West, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the right;

11. Along the arc of said non-tangent curve to the right having a radius of 1020.00 feet, a central angle of 00°17'49", an arc length of 5.29 feet, and a long chord bearing North 24°05'48" East, 5.29 feet to a point for corner

12. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 89°54'46", an arc length of 39.23 feet, and a long chord bearing North 20°42'40" West, 35.33 feet to a point for corner at the

13. Along the arch of said compound curve to the left having a radius of 1160.00 feet, a central angle of 10°17'10", an arc length of 208.25 feet, and a long chord bearing North 70°48'38" West, 207.97 feet to a point for corner;

14. North 75°57'13" West, 25.03 feet to a point for corner at the beginning of a curve to the left;

15. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, 35.36 feet to a point for corner;

16. North 75°57'04" West, 60.00 feet to a point for corner at the beginning of a non—tangent curve to the left;

17. Along the arc of said non—tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing North 30°57'18" West, 35.35 feet to a point for corner;

18. North 75°57'13" West, 104.37 feet to a point for corner at the beginning of a curve to the left;

19. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, 35.36 feet to a point for corner being in the west line of said 469.08 acre tract being common with the east line of F.M. Highway 521, from which a found 1/2—inch Iron Rod with cap stamped "CBG" marking an angle point in bears South 14°02'37" West, 2980.55 feet;

THENCE, North 14°02'37" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 1.2404 acres of land in Brazoria County. Texas.

CORAL HAVEN STREET DEDICATION BEING 1.2405 ACRES OF LAND

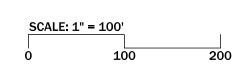
OUT of THE
SHUBAEL MARSH SURVEYS, A-81 & A-82
BRAZORIA COUNTY, TEXAS

OWNER:

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

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

QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 TBPELS Firm Registration No. 10046104



SURVEYOR

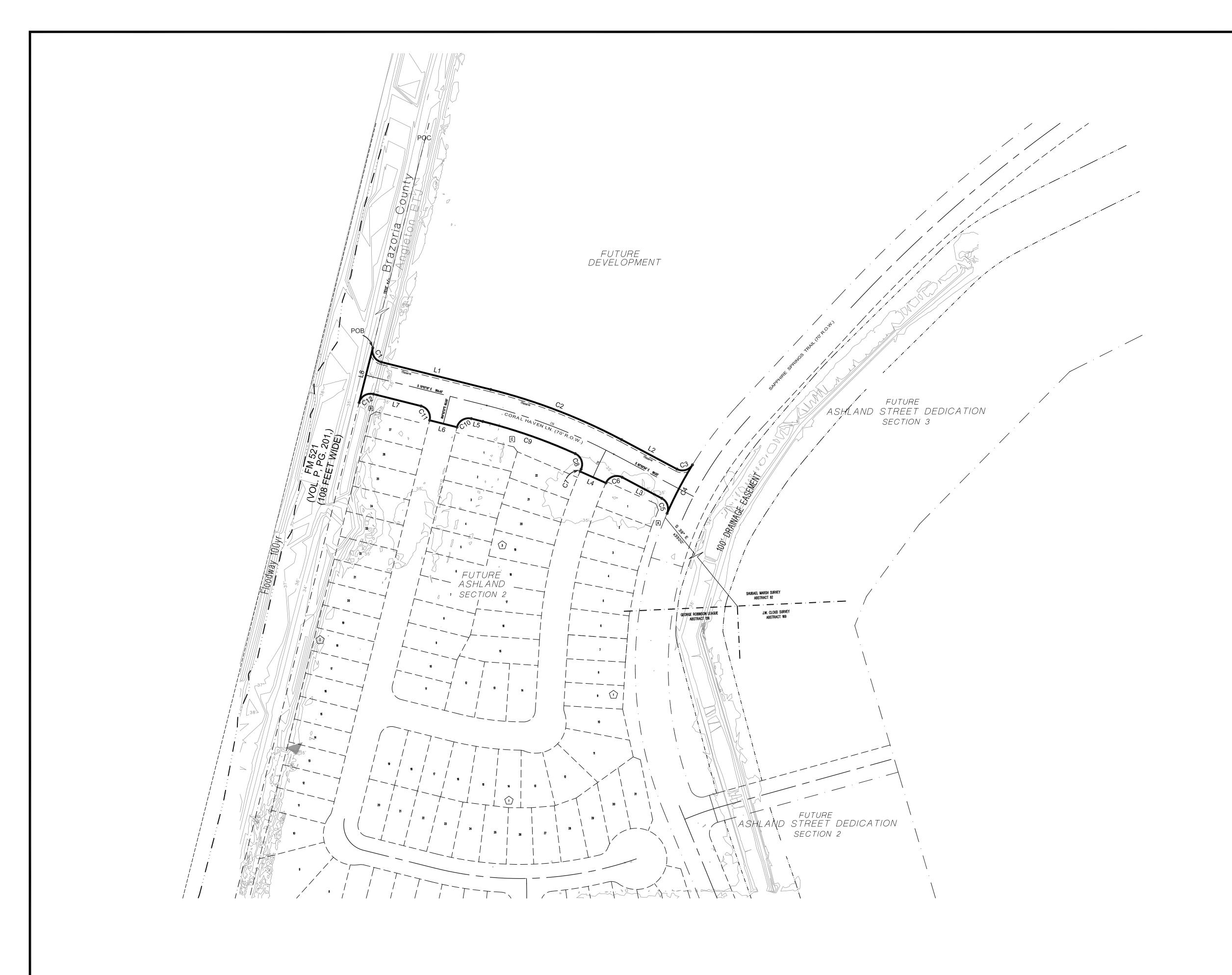
PLANNING + DESIGN

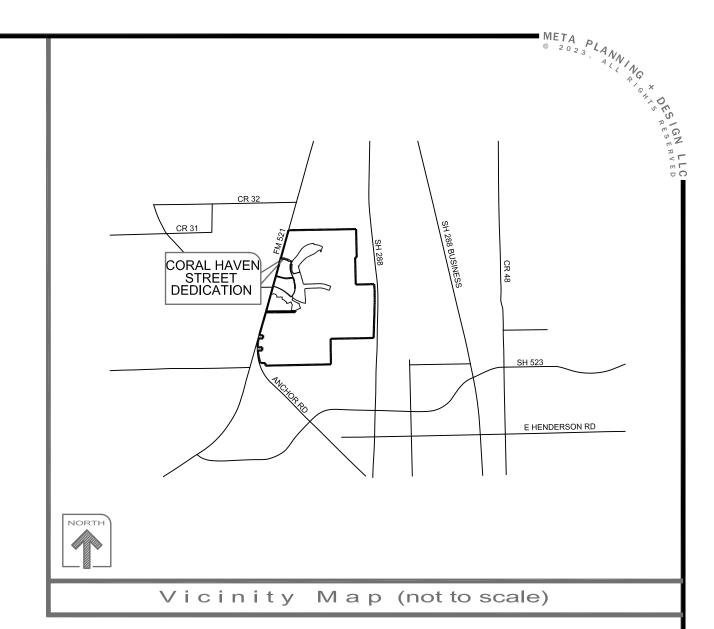
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

PLANNER:

APRIL 03, 2023 PAGE: 1 OF 2

MTA-78006







LINE TABLE						
LINE	DISTANCE	BEARING				
L1	239.47'	S 75°57'13" E				
L2	133.32'	S 62°03'54" E				
L3	95.26'	N 62°03'54" W				
L4	60.00'	N 66°03'06" W				
L5	25.03'	N 75°57'13" W				
L6	60.00'	N 75°57'23" W				
L7	104.37'	N 75°57'13" W				
L8	120.03'	S 14°00'56" W				

CURVE TABLE							
CURVE	RADIUS	ARC	CENTRAL ANGLE	TANGENT	BEARING	CHORD	
C1	25.00'	39.30'	90°03'37"	25.03'	S 30°55'24" E	35.37'	
C2	1230.00'	298.15'	13°53'19"	149.81'	S 69°00'33" E	297.42'	
C3	25.00'	37.63'	86°14'47"	23.41'	N 74°48'43" E	34.18'	
C4	815.00'	116.53'	08°11'32"	58.36'	S 27°35'33" W	116.43'	
C5	25.00'	37.33'	85°33'41"	23.13'	S 19°17'03" E	33.96'	
C6	25.00'	41.01'	93°59'13"	26.80'	S 70°56'30" W	36.56'	
C7	1020.00'	5.29'	00°17'49"	2.64'	N 24°05'48" E	5.29'	
C8	25.00'	39.23'	89°54'45"	24.96'	N 20°42'40" W	35.33'	
C9	1160.00'	208.25'	10°17'10"	104.41'	N 70°48'38" W	207.97'	
C10	25.00'	39.27'	90°00'10"	25.00'	S 59°02'42" W	35.36'	
C11	25.00'	39.27'	89°59'50"	25.00'	S 30°57'18" E	35.35'	
C12	25.00'	39.27'	90°00'10"	25.00'	S 59°02'42" W	35.36'	
C13	1195.00'	289.67'	13°53'19"	145.55'	S 69°00'33" E	288.96'	
C14	990.00'	63.74'	03°41'19"	31.88'	S 25°47'33" W	63.73'	

CORAL HAVEN STREET DEDICATION BEING 1.2405 ACRES OF LAND

SHUBAEL MARSH SURVEYS, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150

BELLAIRE, TEXAS 77401 TBPELS Firm Registration No. 10046104 PLANNING + DESIGN META PLANNING + DESIGN LLC

24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422

APRIL 03, 2023

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MTA-78006

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 AFOREMENTIONED 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

DISCLAIMER AND LIMITED WARRANTY THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE

THE PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PORPOSE OF GOIDANCE 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.