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 2, 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

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,

Mayor

City Secretary

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

Notary Public State of Texas

LEGEND:

IN THE PRELIMINARY SUBDIVISION PLAT

1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "AC." INDICATES ACREAGE. 4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING. 6.) "VOL." INDICATES VOLUME.

7.) "PG." INDICATES PAGE.

8.) "NO." INDICATES NUMBER 9.) "CT." INDICATES COURT.

10.) "DR." INDICATES DRIVE.

11.) " _ " INDICATES STREET NAME CHANGE.

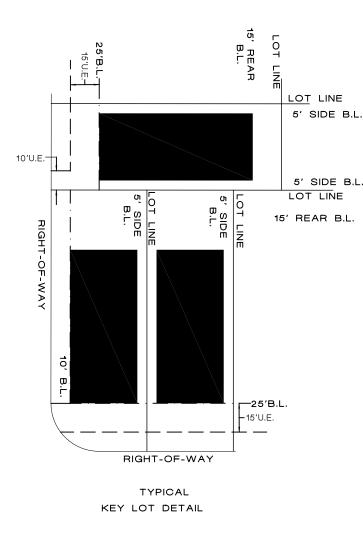
12.) " (2) " INDICATES BLOCK NUMBER.

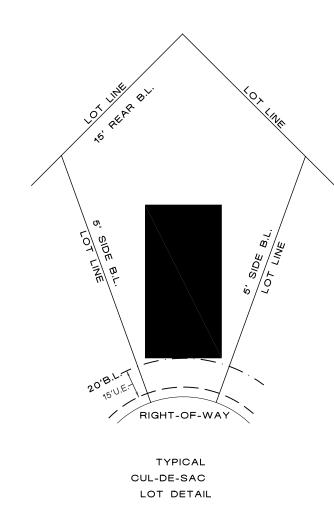
14.) "A " INDICATES RESERVE NUMBER. 15.) " 50'R. " INDICATES 50' CUL-D-SAC RADIUS.

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

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





15' REAR B.L.

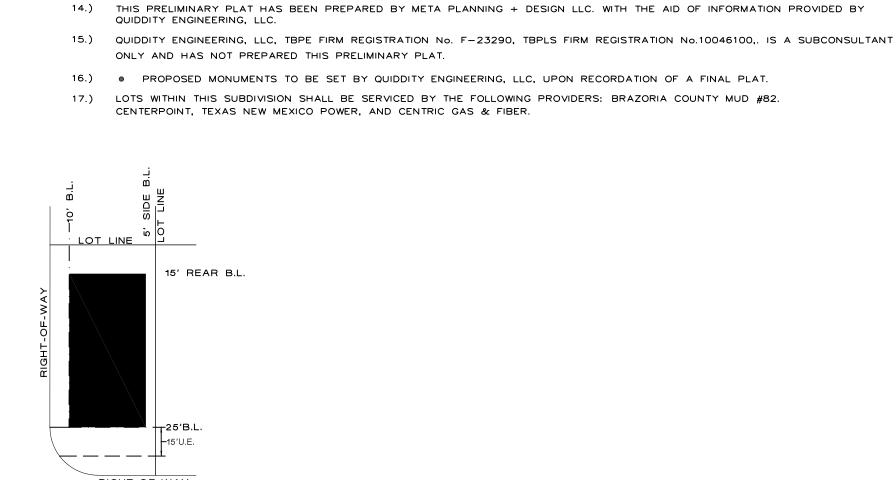
25'B.L.

15'U.E.-

RIGHT-OF-WAY

TYPICAL INTERIOR

LOT DETAIL



STATE OF TEXAS §

COUNTY OF BRAZORIA §

87°05'19"East, 2947.41 feet;

the beginning of a compound curve to the right;

beginning of a reverse curve to the left;

15. South 22°17'26" East, 287.46 feet to a point for corner;

16. South 67°42'34" West, 26.42 feet to a point for corner; 17. South 89°02'42" West, 171.62 feet to a point for corner;

18. South 84°38'24" West, 112.86 feet to a point for corner; 19. South 86°26'25" West, 64.50 feet to a point for corner;

20. South 01°22'08" West, 1.02 feet to a point for corner; 21. North 88°37'52" West, 60.00 feet to a point for corner

22. North 86'32'45" West, 66.17 feet to a point for corner;

23. North 81°45'53" West, 59.15 feet to a point for corner;

24. North 78°32'29" West, 58.96 feet to a point for corner; 25. North 76°06'07" West. 60.00 feet to a point for corner:

26. North 75°57'23" West, 353.23 feet to a point for corner;

18.99 acres of land in Brazoria County, Texas.

GENERAL NOTE:

1,) "B.L." INDICATES BUILDING LINE

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

3.) "1' RES." INDICATES ONE FOOT RESERVE.

THENCE, North 14°02'37" East, 1069.98 feet to the POINT OF BEGINNING, CONTAINING

dedicated to the public in fee as a buffer separation between the

side or end of streets where such streets abut adjacent acreage

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.

5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE

THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF

ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88),

13.) 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

GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

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

9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS

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

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

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

ENGINEER AND/OR SURVEYOR OF RECORD.

1983 (NAD83), SOUTH CENTRAL ZONE.

12.) HORIZONTAL DATUM:

INCORPORATED AREAS.

tracts, the condition of such dedication being that when the adjacent

A METES & BOUNDS description of a certain 18.99 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 18.99 acre tract being more particularly described as follows with all bearings

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

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

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said

3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°59'50", an arc

Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup &

Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North

F.M. 521, 1630.45 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a

1. Along the arc of said non—tangent curve to the right 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 North 59°02'42" East, 35.36 feet to a point

THENCE, over and across said 469.08 acre tract the following twenty—six (26) courses and distances:

2. South 75°57'13" East, 104.37 feet to a point for corner at the beginning of a curve to the right;

length of 39.27 feet, and a long chord bearing South 30°57'18" East, 35.35 feet to a point for corner;

6. South 75°57'13" East, 25.03 feet to a point for corner at the beginning of a curve to the right;

4. South 75°57'04" East, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the

5. Along the arc of said non—tangent curve to the right 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 North 59°02'42" East, 35.36 feet to a point

7. Along the arc of said curve to the right having a radius of 1160.00 feet, a central angle of 10°17'10", an

89°54'46", an arc length of 39.23 feet, and a long chord bearing South 20°42'40" East, 35.33 feet to a point

00°17'49", an arc length of 5.29 feet, and a long chord bearing South 24°05'48" West, 5.29 feet to a point for

10. South 66°03'06" East, 60.00 feet to a point for corner at the beginning of a non—tangent curve to the

11. Along the arc of said non—tangent curve to the right 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 North 70°56'30" East, 36.56 feet to a point

13. Along the arc of said curve to the right 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 South 1917'03" East, 33.96 feet to a point for corner at the

14. Along the arc of said reverse curve to the left having a radius of 815.00 feet, a central angle of 45°47'14",

an arc length of 651.30 feet, and a long chord bearing South 00°36'11" West, 634.10 feet to a point for corner;

12. South 62°03'54" East, 95.26 feet to a point for corner at the beginning of a curve to the right;

8. Along the arch of said compound curve to the right having a radius of 25.00 feet, a central angle of

9. Along the arc of said reverse curve to the left having a radius of 1020.00 feet, a central angle of

arc length of 208.25 feet, and a long chord bearing South 70'48'38" East, 207.97 feet to a point for corner at

being based on the Texas Coordinate System of 1983, South Central Zone;

RIGHT-OF-WAY TYPICAL CORNER

LOT DETAIL

ASHLAND **SECTION TWO**

BEING 18.99 ACRES OF LAND

PAGE: 1 OF 2

CONTAINING 86 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE 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

SCALE: 1" - 100'

APRIL 03, 2023



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

MTA-78006

LINE DATA

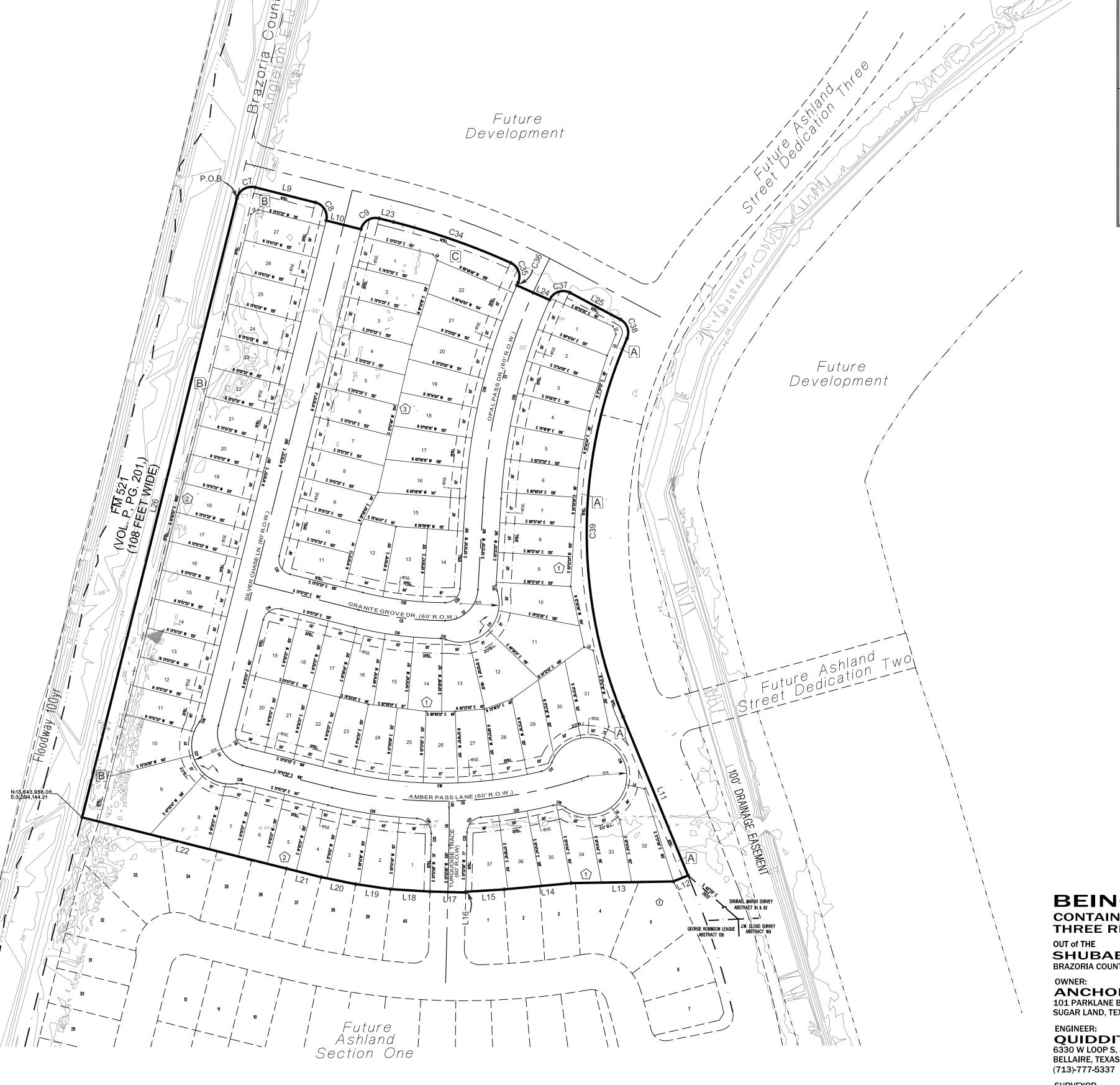
LINE	DISTANCE	BEARING	
L1	14.35' S 21°42'16" E		
L2	38.83'	S 22°27'28" W	
L3	16.30'	N 68°42'18" W	
L4	25.00'	S 22°46'39" W	
L5	31.74'	S 77°23'03" E	
L6	25.00'	S 36°15'50" E	
L7	14.14'	S 59°02'37" W	
L8	12.53'	N 36°10'23" W	
L9	104.37'	S 75°57'13" E	
L10	60.00'	S 75°57'23" E	
L11	287.46'	S 22°17'26" E	
L12	26.42'	S 67°42'34" W	
L13	171.62'	N 89°02'42" E	
L14	112.86'	S 84°38'24" W	
L15	64.50'	S 86°26'25" W	
L16	1.02'	S 01°22'08" W	
L17	60.00'	N 88°37'52" W	
L18	66.17'	S 86°32'45" E	
L19	59.15'	N 81°45'53" W	
L20	58.96'	N 78°32'29" W	
L21	60.00'	N 76°06'07" W	
L22	353.23'	N 75°57'23" W	
L23	25.03'	S 75°57'13" E	
L24	60.00'	N 66°03'06" W	
L25	95.26'	S 62°03'54" E	
L26	1069.98'	N 14°02'37" E	

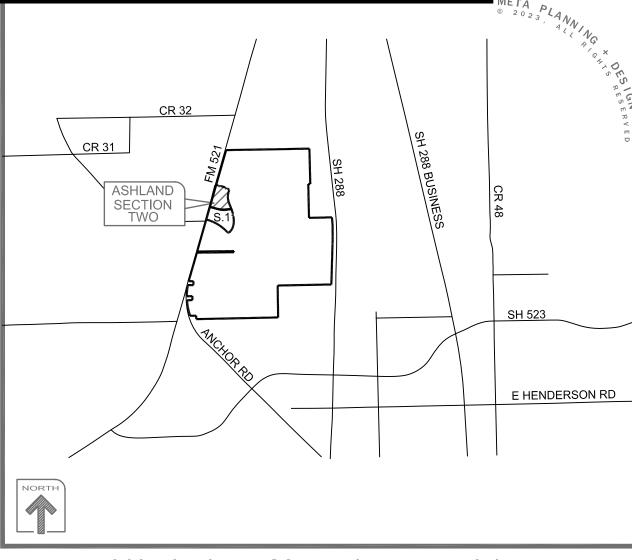
CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC	TANGENT	BEARING	CHORD
C1	990.00'	24°15'53"	419.27'	212.82'	N 15°30'17" E	416.14'
C2	55.00'	86°40'28"	83.20'	51.90'	S 46°42'34" W	75.49'
C3	600.00'	13°59'49"	146.58'	73.66'	S 82°57'17" E	146.21'
C4	55.00'	90°00'00"	86.39'	55.00'	N 30°57'23" W	77.78'
C5	750.00'	33°15'45"	435.41'	224.03'	N 87°24'45" E	429.32'
C6	1500.00'	02°24'27"	63.03'	31.52'	S 00°09'54" W	63.02'
C7	25.00'	90°00'10"	39.27'	25.00'	S 59°02'42" W	35.36'
C8	25.00'	89°59'50"	39.27'	25.00'	S 30°57'18" E	35.35'
C9	25.00'	90°00'10"	39.27'	25.00'	N 59°02'42" E	35.36'
C10	25.00'	22°44'49"	9.93'	5.03'	S 08°00'04" E	9.86'
C11	65.00'	131°17'46"	148.95'	143.61'	S 46°16'24" W	118.43'
C12	25.00'	21°10'23"	9.24'	4.67'	N 78°39'54" W	9.19'
C13	630.00'	13°17'43"	146.19'	73.42'	N 82°36'14" W	145.86'
C14	25.00'	90°00'00"	39.27'	25.00'	S 59°02'37" W	35.36'
C15	25.00'	90°00'00"	39.27'	25.00'	N 30°57'23" W	35.36'
C16	720.00'	27°36'24"	346.92'	176.89'	S 89°45'34" E	343.57'
C17	25.00'	55°12'43"	24.09'	13.07'	S 48°49'52" W	23.17'
C18	65.00'	284°33'36"	322.82'	50.27'	S 16°29'41" E	79.53'
C19	25.00'	49°44'57"	21.71'	11.59'	N 79°05'21" W	21.03'
C20	780.00'	09°02'54"	123.18'	61.72'	S 80°33'37" W	123.05'
C21	25.00'	84°34'00"	36.90'	22.73'	S 42°48'04" W	33.64'
C22	1530.00'	00°51'03"	22.72'	11.36'	N 00°56'36" E	22.72'
C23	1470.00'	00°44'08"	18.87'	9.44'	S 01°00'03" W	18.87'
C24	25.00'	87°42'37"	38.27'	24.02'	N 43°13'19" W	34.64'
C25	780.00'	11°07'16"	151.40'	75.94'	N 81°31'00" W	151.16'
C26	25.00'	23°33'23"	10.28'	5.21'	S 87°44'04" E	10.21'
C27	65.00'	137°06'47"	155.55'	165.49'	N 30°57'23" W	121.00'
C28	25.00'	23°33'23"	10.28'	5.21'	S 25°49'19" W	10.21'
C29	960.00'	20°34'34"	344.75'	174.25'	S 13°39'37" W	342.91'
C30	1020.00'	20°34'34"	366.30'	185.15'	N 13°39'37" E	364.34'
C31	25.00'	90°00'00"	39.27'	25.00'	N 30°57'23" W	35.36'
C32	570.00'	13°59'49"	139.25'	69.97'	S 82°57'17" E	138.90'
C33	25.00'	86°40'28"	37.82'	23.59'	S 46°42'34" W	34.31'
C34	1160.00'	10°17'10"	208.25'	104.41'	N 70°48'38" W	207.97'
C35	25.00'	89°54'45"	39.23'	24.96'	S 20°42'40" E	35.33'
C36	1020.00'	00°17'49"	5.29'	2.64'	N 24°05'48" E	5,29'
C37	25.00'	93°59'13"	41.01'	26.80'	S 70°56'30" W	36.56'
C38	25.00'	85°33'41"	37.33'	23.13'	N 19°17'03" W	33.96'
C39	815.00'	45°47'14"	651.30'	344.16'	N 00°36'11" E	634.10'

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.





Vicinity Map (not to scale)

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK	1
LOT 1	6,523	LOT 34	6,141
LOT 2	6,608	LOT 35	6,531
LOT 3	6,608	LOT 36	6,590
LOT 4	6,608	LOT 37	7,476
LOT 5	6,608	BLOCK	2
LOT 6	6,597	LOT 1	6,947
LOT 7	6,336	LOT 2	6,293
LOT 8	6,250	LOT 3	6,251
LOT 9	6,250	LOT 4	6,128
LOT 10	7,207	LOT 5	5,988
LOT 11	10,525	LOT 6	6,000
LOT 12	8,224	LOT 7	5,904
LOT 13	6,826	LOT 8	8,259
LOT 14	6,443	LOT 9	13,764
LOT 15	6,361	LOT 10	8,848
LOT 16	6,355	LOT 11	6,148
LOT 17	6,031	LOT 12	6,250
LOT 18	6,000	LOT 13	6,250
LOT 19	6,585	LOT 14	6,250
LOT 20	6,585	LOT 15	6,250
LOT 21	6,000	LOT 16	6,250
LOT 22	6,000	LOT 17	6,250
LOT 23	6,232	LOT 18	6,250
LOT 24	6,505	LOT 19	6,250
LOT 25	6,505	LOT 20	6,250
LOT 26	6,456	LOT 21	6,250
LOT 27	6,456	LOT 22	6,190
LOT 28	6,674	LOT 23	6,875
LOT 29	6,839	LOT 24	6,875
LOT 30	6,387	LOT 25	6,875
LOT 31	7,217	LOT 26	6,875
LOT 32	9,486	LOT 27	6,822
LOT 33	5,944		

LAND USE TABLE					
RESERVE	ACREAGE	SQ. FT.	LAND USE		
A	0.55	23,956	LANDSCAPE/ OPEN SPACE		
B	0.83	36,325	LANDSCAPE/ OPEN SPACE		
C	0.25	10,923	LANDSCAPE/ OPEN SPACE		

ASHLAND SECTION TWO

BEING 18.99 ACRES OF LAND

CONTAINING 86 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS.

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

WNER:

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

QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401

SURVEYOR

QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

SCALE: 1" = 100'
0 100 200



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

APRIL 03, 2023 PAG

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