

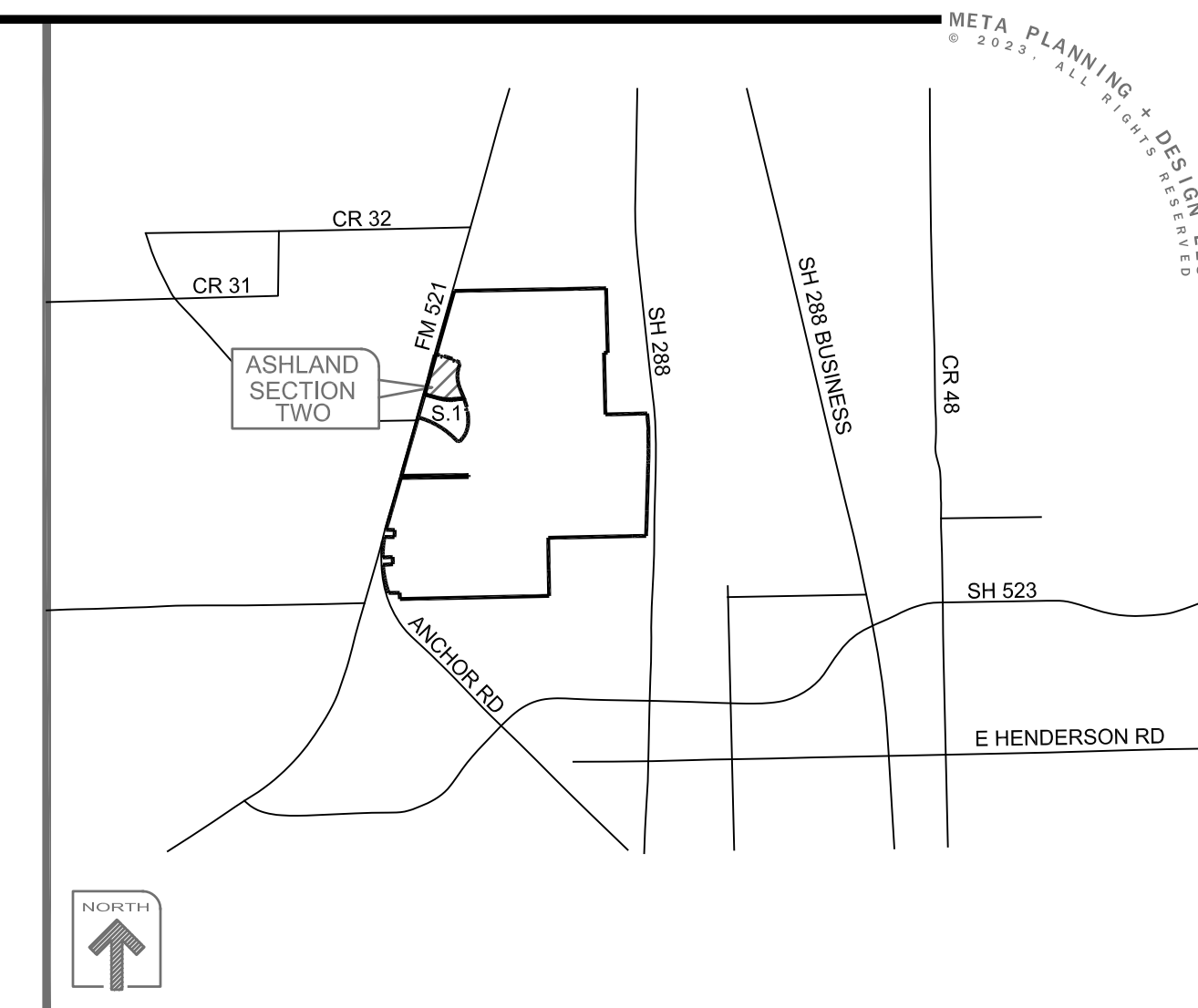
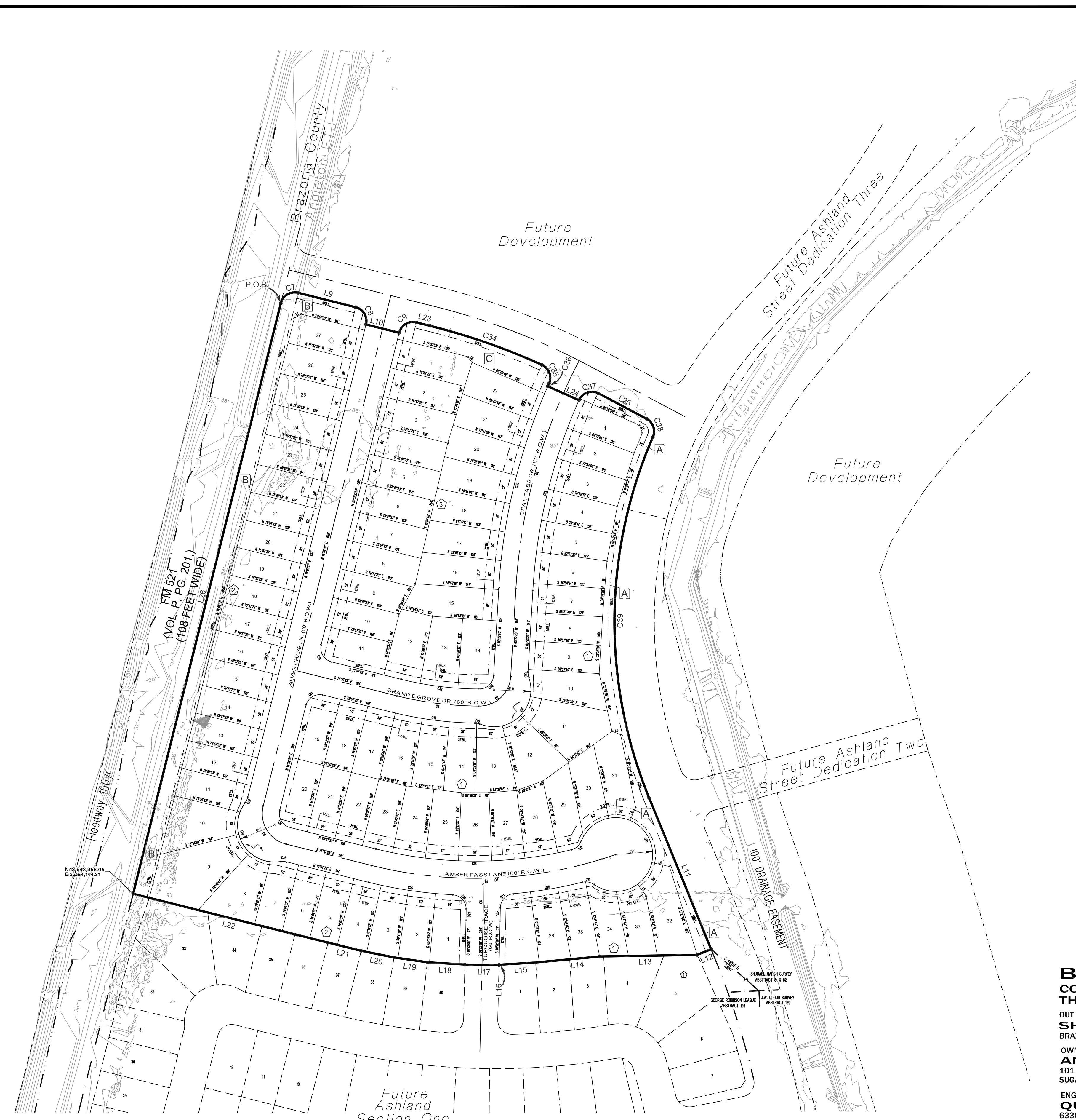


LINE DATA

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 88°28'25" W
L16	1.02'	S 01°22'08" W
L17	60.00'	N 88°37'52" E
L18	66.17'	S 88°32'45" E
L19	59.15'	N 81°45'53" W
L20	58.96'	N 78°32'29" W
L21	60.00'	N 76°08'07" 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	1600.00'	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'	S 59°02'42" E	35.36'
C10	25.00'	22°44'49"	9.93'	5.03'	S 08°00'04" E	9.86'
C11	85.00'	131°17'46"	148.95'	143.61'	S 46°16'24" W	118.43'
C12	25.00'	21°10'23"	9.24'	4.87'	N 78°39'54" W	9.19'
C13	630.00'	13°17'43"	146.19'	73.42'	N 82°36'14" W	145.88'
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" E	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" E	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	1180.00'	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'	89°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'



Vicinity Map (not to scale)

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.			
BLOCK 1			BLOCK 2			BLOCK 3		
LOT 1	6,523	LOT 34	6,141	LOT 1	7,030			
LOT 2	6,608	LOT 35	6,531	LOT 2	6,945			
LOT 3	6,608	LOT 36	6,590	LOT 3	6,819			
LOT 4	6,608	LOT 37	7,476	LOT 4	6,781			
LOT 5	6,608	BLOCK 2			LOT 5	6,832		
LOT 6	6,597	LOT 1	6,947	LOT 6	6,883			
LOT 7	6,336	LOT 2	6,293	LOT 7	6,934			
LOT 8	6,250	LOT 3	6,251	LOT 8	6,979			
LOT 9	6,250	LOT 4	6,128	LOT 9	6,579			
LOT 10	7,207	LOT 5	5,988	LOT 10	6,240			
LOT 11	10,525	LOT 6	6,000	LOT 11	6,885			
LOT 12	8,224	LOT 7	5,904	LOT 12	7,393			
LOT 13	6,826	LOT 8	6,259	LOT 13	7,338			
LOT 14	6,443	LOT 9	13,764	LOT 14	7,338			
LOT 15	6,361	LOT 10	8,848	LOT 15	7,294			
LOT 16	6,355	LOT 11	6,148	LOT 16	7,652			
LOT 17	6,031	LOT 12	6,250	LOT 17	7,350			
LOT 18	6,000	LOT 13	6,250	LOT 18	7,117			
LOT 19	6,585	LOT 14	6,250	LOT 19	7,048			
LOT 20	6,585	LOT 15	6,250	LOT 20	7,107			
LOT 21	6,000	LOT 16	6,250	LOT 21	7,169			
LOT 22	6,000	LOT 17	6,250	LOT 22	7,377			
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	6,250					
LOT 28	6,874	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	9,944							

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.

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



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

SCALE: 1" = 100'

APRIL 03, 2023

PAGE: 2 OF 2

MTA-78006

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 AFORESAID 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.