



September 7, 2023

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

Re: On-Going Services
Ashland Section 4 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the preliminary plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
 - b. Metes and Bounds - Information does not match curve table for curve C1.
 - c. Metes and Bounds - Bearing does not match line table (L1).
 - d. Metes and Bounds - Bearing does not match plat drawing.
 - e. Metes and Bounds - Information does not match line table for line L1.

Sheet 2 of 2

1. Recommend providing contours in grayscale lineweight so other plat information is legible
2. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
3. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).
4. Show bearing and distance found in the metes and bounds description.
5. Label point of beginning on plat.

6. Line L4 bearing does not match metes and bounds description.
7. Line L1 distance does not match metes and bounds description.
8. Curve C1 information does not match metes and bounds description.
9. Verify and update label to read Proposed Ashland Section Six.
10. Provide a plat legend for this sheet.
11. Show linetypes in plat legend or label on plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 4 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

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 4, 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. 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 _____
 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:
 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 §
 COUNTY OF BRAZORIA §

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

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

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "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 re-vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) 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.
- 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 THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) 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.
- 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 ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) 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.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) 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.
- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS-NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

Remove plat note #18 if not applicable.

Metes and Bounds - Information does not match line table for line L1

Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement

Metes and Bounds - Information does not match curve table for curve C1

Metes and Bounds - Bearing does not match line table (L1)

Metes and Bounds - Bearing does not match plat drawing

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

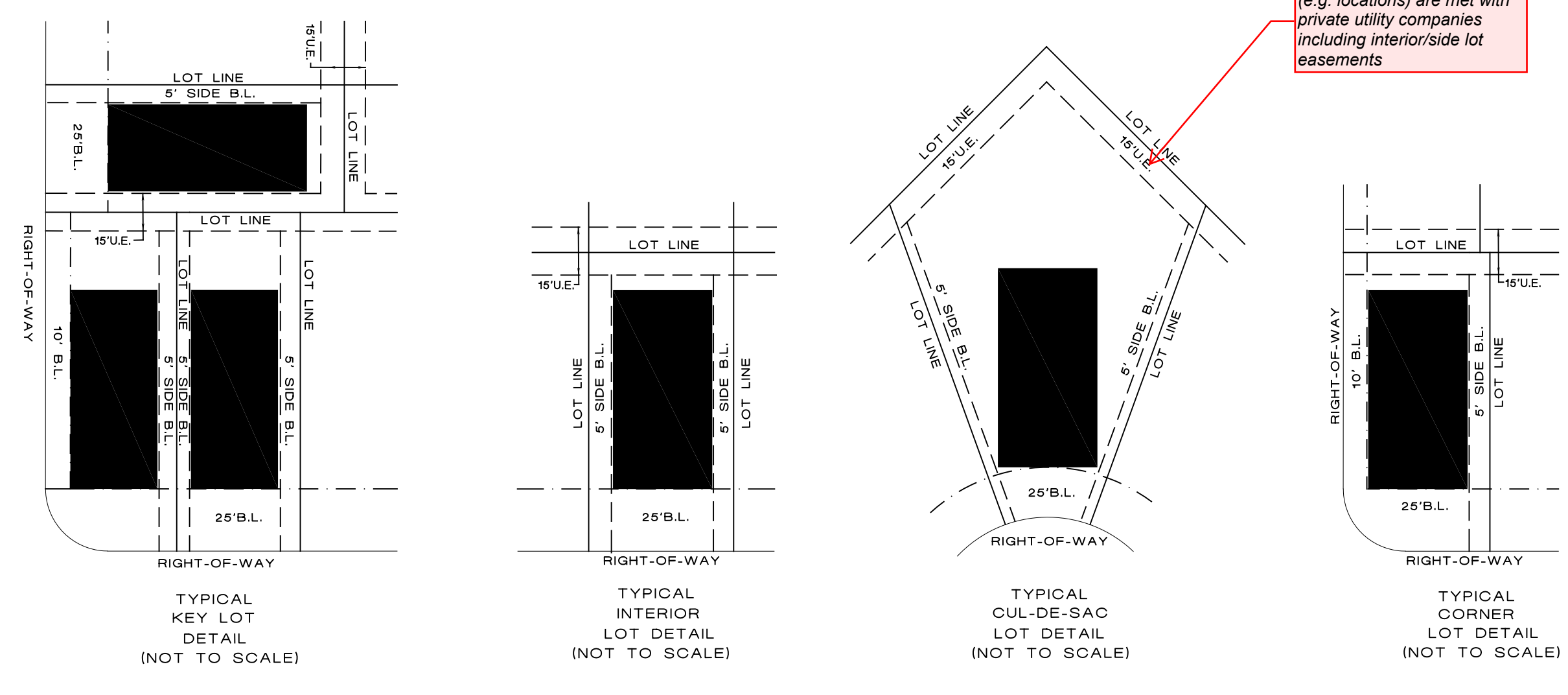
A METES & BOUNDS description of a certain 19.38 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPREC); said 19.38 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 for the northwest corner of said 469.08 acre tract, 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 Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of FM Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

- THENCE, South 17°23'56" East, 2482.00 feet to the POINT OF BEGINNING of the herein described subject tract;
- THENCE, North 74°29'44" East, 7.39 feet to a point for corner marking 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 970.00 feet, a central angle of 08°49'05", an arc length of 149.29 feet, and a long chord bearing North 79°09'22" East, with a chord length of 149.14 feet, to a point for corner marking the beginning of a compound curve to the right;
- THENCE, along the arc of said compound curve to the right having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing North 87°14'43" East, with a chord length of 381.83 feet, to a point for corner;
- THENCE, North 00°55'44" East, 60.00 feet to a point for corner marking 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 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing South 88°04'34" East, with a chord length of 105.20 feet, to a point for corner;
- THENCE, North 02°55'07" East, 26.10 feet to a point for corner;
- THENCE, North 05°32'39" East, 43.96 feet to a point for corner;
- THENCE, North 24°54'06" East, 103.10 feet to a point for corner;
- THENCE, North 39°10'31" East, 100.11 feet to a point for corner;
- THENCE, North 55°35'04" East, 106.55 feet to a point for corner;
- THENCE, North 63°17'42" East, 135.90 feet to a point for corner;
- THENCE, South 26°42'18" East, 180.00 feet to a point for corner;
- THENCE, South 63°17'42" West, 21.37 feet to a point for corner;
- THENCE, South 26°42'18" East, 130.75 feet to a point for corner;
- THENCE, South 06°24'33" East, 67.37 feet to a point for corner;
- THENCE, South 02°02'25" West, 54.59 feet to a point for corner;
- THENCE, South 08°09'53" West, 48.84 feet to a point for corner;
- THENCE, South 11°44'21" West, 50.00 feet to a point for corner;
- THENCE, South 15°56'18" West, 158.16 feet to a point for corner;
- THENCE, South 09°18'28" East, 229.26 feet to a point for corner;
- THENCE, South 06°28'10" East, 60.52 feet to a point for corner;
- THENCE, North 87°09'33" East, 36.21 feet to a point for corner;
- THENCE, South 02°50'27" East, 185.08 feet to a point for corner;
- THENCE, South 87°12'27" West, 95.35 feet to a point for corner;
- THENCE, South 87°09'33" West, 776.39 feet to a point for corner;
- THENCE, North 54°48'09" West, 47.26 feet to a point for corner;
- THENCE, North 16°45'51" West, 290.01 feet to a point for corner;
- THENCE, North 16°09'42" West, 249.50 feet to a point for corner marking 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 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing North 19°02'01" West, with a chord length of 168.21 feet, to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "Pg." INDICATES PAGE.
- 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 11.) "NO." INDICATES NUMBER.
- 12.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 13.) " " INDICATES STREET NAME CHANGE.
- 14.) " " INDICATES BLOCK NUMBER.
- 15.) " [A] " INDICATES RESERVE NUMBER.
- 16.) " 65' R. " INDICATES 65' CUL-D-SAC RADIUS.



ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE 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'

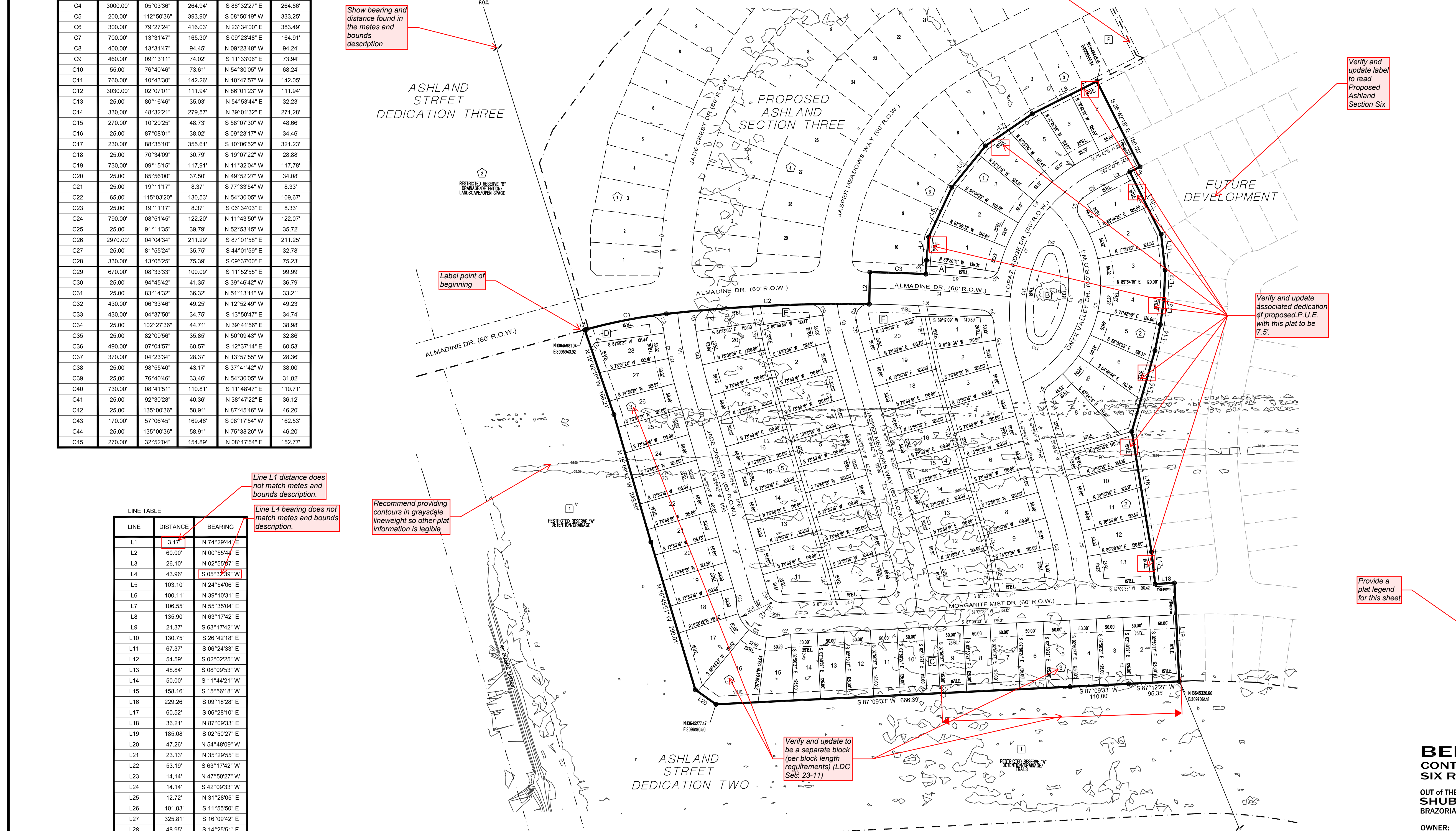
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|---------------|------------|---------------|--------------|
| C1 | 970.00' | 09°03'58" | 153.49' | S 79°01'43" W | 153.33' |
| C2 | 2970.00' | 07°22'02" | 381.89' | N 87°14'43" E | 381.63' |
| C3 | 3030.00' | 01°59'22" | 105.21' | N 88°04'34" W | 105.20' |
| C4 | 3000.00' | 05°03'36" | 264.94' | S 86°32'27" E | 264.86' |
| C5 | 200.00' | 112°50'36" | 393.90' | S 08°50'19" W | 333.25' |
| C6 | 300.00' | 79°27'24" | 416.03' | N 23°34'00" E | 383.49' |
| C7 | 700.00' | 13°31'47" | 165.30' | S 09°23'48" E | 164.91' |
| C8 | 400.00' | 13°31'47" | 94.45' | N 09°23'48" W | 94.24' |
| C9 | 460.00' | 09°13'11" | 74.02' | S 11°33'08" E | 73.94' |
| C10 | 55.00' | 76°40'46" | 73.61' | N 54°30'05" W | 68.24' |
| C11 | 760.00' | 10°43'30" | 142.26' | N 10°47'57" W | 142.05' |
| C12 | 3030.00' | 02°07'01" | 111.94' | N 86°01'23" W | 111.94' |
| C13 | 25.00' | 80°16'46" | 35.03' | N 54°53'44" E | 32.23' |
| C14 | 330.00' | 48°32'21" | 279.57' | N 39°01'32" E | 271.28' |
| C15 | 270.00' | 10°20'25" | 48.73' | S 58°07'30" W | 48.66' |
| C16 | 25.00' | 87°08'01" | 38.02' | S 09°23'17" W | 34.46' |
| C17 | 230.00' | 88°35'10" | 355.61' | S 10°06'52" W | 321.23' |
| C18 | 25.00' | 70°34'09" | 30.79' | S 19°07'22" W | 28.88' |
| C19 | 730.00' | 09°15'15" | 117.91' | N 11°32'04" W | 117.78' |
| C20 | 25.00' | 85°56'00" | 37.50' | N 49°52'27" W | 34.08' |
| C21 | 25.00' | 19°11'17" | 8.37' | S 77°33'54" W | 8.33' |
| C22 | 65.00' | 115°03'20" | 130.53' | N 54°30'05" W | 109.67' |
| C23 | 25.00' | 19°11'17" | 8.37' | S 08°34'03" E | 8.33' |
| C24 | 790.00' | 08°51'45" | 122.20' | N 11°43'50" W | 122.07' |
| C25 | 25.00' | 91°11'35" | 39.79' | N 52°53'45" W | 35.72' |
| C26 | 2970.00' | 04°04'34" | 211.29' | S 87°01'58" E | 211.25' |
| C27 | 25.00' | 81°55'24" | 35.75' | S 44°01'59" E | 32.78' |
| C28 | 330.00' | 13°05'25" | 75.39' | S 09°37'00" E | 75.23' |
| C29 | 670.00' | 08°33'33" | 100.09' | S 11°52'55" E | 99.99' |
| C30 | 25.00' | 94°45'42" | 41.35' | S 39°46'42" W | 36.79' |
| C31 | 25.00' | 83°14'32" | 36.32' | N 51°13'11" W | 33.21' |
| C32 | 430.00' | 06°33'46" | 49.25' | N 12°52'49" W | 49.23' |
| C33 | 430.00' | 04°37'50" | 34.75' | S 13°50'47" E | 34.74' |
| C34 | 25.00' | 102°27'36" | 44.71' | N 39°41'56" E | 38.98' |
| C35 | 25.00' | 82°09'56" | 35.85' | N 50°09'43" W | 32.86' |
| C36 | 490.00' | 07°04'57" | 60.57' | S 12°37'14" E | 60.53' |
| C37 | 370.00' | 04°22'34" | 28.37' | N 13°57'55" W | 28.36' |
| C38 | 25.00' | 98°55'40" | 43.17' | S 37°41'42" W | 38.00' |
| C39 | 25.00' | 76°40'46" | 33.46' | N 54°30'05" W | 31.02' |
| C40 | 730.00' | 08°41'51" | 110.81' | S 11°48'47" E | 110.71' |
| C41 | 25.00' | 92°30'28" | 40.36' | N 38°47'22" E | 36.12' |
| C42 | 25.00' | 135°00'36" | 58.91' | N 87°45'46" W | 46.20' |
| C43 | 170.00' | 57°06'45" | 169.46' | S 08°17'54" W | 162.53' |
| C44 | 25.00' | 135°00'36" | 58.91' | N 75°38'26" W | 46.20' |
| C45 | 270.00' | 32°52'04" | 154.89' | N 08°17'54" E | 152.77' |

Curve C1 information does not match metes and bounds description.

Show bearing and distance found in the metes and bounds description

Show linetypes in plat legend or label on plat drawing

Verify and update label to read Proposed Ashland Section Six



Label point of beginning

Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'

Line L1 distance does not match metes and bounds description.
Line L4 bearing does not match metes and bounds description.

Recommend providing contours in grayscale line weight so other plat information is legible

Provide a plat legend for this sheet

Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11)

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 3.17' | N 74°29'44" E |
| L2 | 60.00' | N 00°55'44" E |
| L3 | 26.10' | N 02°55'57" E |
| L4 | 43.96' | S 05°32'59" W |
| L5 | 103.10' | N 24°54'06" E |
| L6 | 100.11' | N 39°10'31" E |
| L7 | 106.55' | N 55°35'04" E |
| L8 | 135.90' | N 63°17'42" E |
| L9 | 21.37' | S 63°17'42" W |
| L10 | 130.75' | S 26°42'18" E |
| L11 | 67.37' | S 06°24'33" E |
| L12 | 54.59' | S 02°02'25" W |
| L13 | 48.84' | S 08°09'53" W |
| L14 | 50.00' | S 11°44'21" W |
| L15 | 158.16' | S 15°56'18" W |
| L16 | 229.26' | S 09°18'28" E |
| L17 | 60.52' | S 06°28'10" E |
| L18 | 36.21' | N 87°09'33" E |
| L19 | 185.08' | S 02°50'27" E |
| L20 | 47.26' | N 54°48'09" W |
| L21 | 23.13' | N 35°29'55" E |
| L22 | 53.19' | S 63°17'42" W |
| L23 | 14.14' | N 47°50'27" W |
| L24 | 14.14' | S 42°09'33" W |
| L25 | 12.72' | N 31°28'05" E |
| L26 | 101.03' | S 11°55'50" E |
| L27 | 325.81' | S 16°09'42" E |
| L28 | 48.95' | S 14°25'51" E |
| L29 | 58.95' | S 08°53'15" E |
| L30 | 11.83' | S 68°37'21" E |
| L31 | 47.79' | S 10°58'15" E |
| L32 | 54.31' | S 15°27'49" E |
| L33 | 374.77' | S 16°09'42" E |
| L34 | 58.75' | S 14°27'49" E |

| RESERVE | ACREAGE | SQ. FT. | LAND USE |
|---------|---------|---------|-----------------------|
| (A) | 0.06 | 2,486 | LANDSCAPE/ OPEN SPACE |
| (B) | 0.27 | 11,670 | LANDSCAPE/ OPEN SPACE |
| (C) | 0.07 | 3,225 | LANDSCAPE/ OPEN SPACE |
| (D) | 0.11 | 4,863 | LANDSCAPE/ OPEN SPACE |
| (E) | 0.17 | 7,369 | LANDSCAPE/ OPEN SPACE |
| (F) | 0.14 | 6,331 | LANDSCAPE/ OPEN SPACE |

| LOT NO. | LOT AREA SQ. FT. | LOT NO. | LOT AREA SQ. FT. | LOT NO. | LOT AREA SQ. FT. | LOT NO. | LOT AREA SQ. FT. |
|----------------|------------------|---------|------------------|---------|------------------|---------|------------------|
| BLOCK 1 | | | | | | | |
| LOT 1 | 9,118 | LOT 1 | 6,252 | LOT 1 | 6,846 | LOT 1 | 7,027 |
| LOT 2 | 8,715 | LOT 2 | 6,250 | LOT 2 | 6,569 | LOT 2 | 6,668 |
| LOT 3 | 8,496 | LOT 3 | 6,250 | LOT 3 | 6,000 | LOT 3 | 6,600 |
| LOT 4 | 8,169 | LOT 4 | 6,250 | LOT 4 | 6,000 | LOT 4 | 6,000 |
| LOT 5 | 7,594 | LOT 5 | 6,250 | LOT 5 | 6,000 | LOT 5 | 6,000 |
| LOT 6 | 7,072 | LOT 6 | 6,250 | LOT 6 | 6,000 | LOT 6 | 6,000 |
| LOT 7 | 6,600 | LOT 7 | 6,250 | LOT 7 | 6,000 | LOT 7 | 6,000 |
| LOT 8 | 6,250 | LOT 8 | 6,250 | LOT 8 | 6,000 | LOT 8 | 6,000 |
| LOT 9 | 6,200 | LOT 9 | 6,200 | LOT 9 | 6,420 | LOT 9 | 6,000 |
| LOT 10 | 6,200 | LOT 10 | 8,097 | LOT 10 | 8,585 | LOT 10 | 8,585 |
| LOT 11 | 8,382 | LOT 11 | 6,250 | LOT 11 | 8,077 | LOT 11 | 8,236 |
| LOT 12 | 7,771 | LOT 12 | 6,250 | LOT 12 | 6,145 | LOT 12 | 6,000 |
| LOT 13 | 7,659 | LOT 13 | 6,250 | LOT 13 | 6,250 | LOT 13 | 6,000 |
| LOT 14 | 7,488 | LOT 14 | 6,250 | LOT 14 | 6,000 | LOT 14 | 6,000 |
| LOT 15 | 7,246 | LOT 15 | 6,884 | LOT 15 | 6,000 | LOT 15 | 6,000 |
| LOT 16 | 7,801 | LOT 16 | 10,673 | LOT 16 | 6,000 | LOT 16 | 6,000 |
| LOT 17 | 9,528 | LOT 17 | 9,541 | LOT 17 | 6,000 | LOT 17 | 6,000 |
| LOT 18 | 11,031 | LOT 18 | 8,201 | LOT 18 | 6,000 | LOT 18 | 6,000 |
| LOT 19 | 7,561 | LOT 19 | 6,196 | LOT 19 | 6,092 | LOT 19 | 6,884 |
| LOT 20 | 6,558 | LOT 20 | 6,223 | LOT 20 | 6,881 | LOT 20 | 7,069 |
| LOT 21 | 6,488 | LOT 21 | 6,246 | | | | |
| LOT 22 | 6,343 | LOT 22 | 6,250 | | | | |
| LOT 23 | 6,250 | LOT 23 | 6,250 | | | | |
| LOT 24 | 6,250 | LOT 24 | 6,250 | | | | |
| LOT 25 | 6,250 | LOT 25 | 6,250 | | | | |
| LOT 26 | 6,359 | LOT 26 | 6,359 | | | | |
| LOT 27 | 6,766 | LOT 27 | 6,766 | | | | |
| LOT 28 | 7,139 | LOT 28 | 7,139 | | | | |

ASHLAND SECTION FOUR

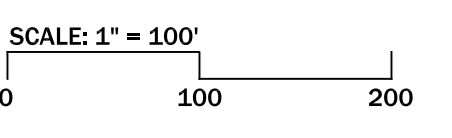
BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

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



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.