



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 6 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. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Bearing does not match line table (L19)
 - b. Metes and Bounds - Bearing does not match line table (L23)
 - c. Metes and Bounds - Bearing does not match line table (L1)
 - d. Metes and Bounds - Bearing does not match line table (L2)
 - e. Metes and Bounds - Bearing does not match line table (L7)
 - f. Metes and Bounds - Bearing does not match line table (L10)
 - g. Metes and Bounds - Bearing does not match line table (L14)
 - h. Metes and Bounds - Information does not match curve table for curve C2.

Sheet 2 of 2

1. 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.
2. Recommend providing contours in grayscale lineweight so other plat information is legible.
3. Label point of beginning on the plat.
4. Line L1, L2, L7, L10, L14, L19, and L23 bearings does not match metes and bounds description.
5. Curve C2 information (bearing) does not match metes and bounds description.
6. 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 6 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 6, 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.

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 §
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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 Jores, 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 Jores
 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

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 REORIZATION 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 SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 acre tract of land situated in Shubael Marsh Survey, 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 (OPRBC); said 15.20 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 F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBO") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

THENCE, South 66°07'16" East, 2331.68 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;
 THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°03'36" East, with a chord length of 18.23 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 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.90 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;
 THENCE, South 74°52'19" West, 76.39 feet to a point for corner;
 THENCE, South 75°56'46" West, 180.20 feet to a point for corner;

THENCE, South 73°30'38" West, 65.92 feet to a point for corner;
 THENCE, South 72°44'57" West, 60.00 feet to a point for corner;
 THENCE, South 69°37'38" West, 70.23 feet to a point for corner;

THENCE, South 66°31'30" West, 54.29 feet to a point for corner;
 THENCE, South 63°56'38" West, 54.51 feet to a point for corner;
 THENCE, South 63°17'42" West, 275.00 feet to a point for corner;
 THENCE, South 57°51'47" West, 113.51 feet to a point for corner;

THENCE, North 26°42'18" West, 130.75 feet to a point for corner;
 THENCE, North 63°17'42" East, 21.37 feet to a point for corner;
 THENCE, North 26°42'18" West, 180.00 feet to a point for corner;
 THENCE, North 63°17'42" East, 98.24 feet to a point for corner;

THENCE, North 71°42'18" West, 14.14 feet to a point for corner;
 THENCE, North 26°42'18" West, 110.00 feet to a point for corner;
 THENCE, North 63°17'42" East, 21.42 feet to a point for corner;

THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;
 THENCE, along the arc of said tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

THENCE, North 26°42'18" West, 95.00 feet to a point for corner;
 THENCE, North 63°17'42" East, 66.00 feet to a point for corner;
 THENCE, North 62°02'20" East, 54.22 feet to a point for corner;

THENCE, North 57°40'23" East, 54.03 feet to a point for corner;
 THENCE, North 53°44'19" East, 53.98 feet to a point for corner;
 THENCE, North 47°20'07" East, 54.69 feet to a point for corner;
 THENCE, North 43°24'51" East, 30.35 feet to a point for corner;

THENCE, North 55°13'34" East, 52.20 feet to a point for corner;
 THENCE, North 72°40'17" East, 38.31 feet to a point for corner;
 THENCE, North 85°56'19" East, 57.37 feet to a point for corner;
 THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing North 82°40'34" West, with a chord length of 8.15 feet to a point for corner marking the beginning of a reverse curve to the right;
 THENCE, along the arc of said reverse curve to the right, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 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 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 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 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.

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

Metes and Bounds - Bearing does not match line table (L19)

Metes and Bounds - Bearing does not match line table (L23)

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

Metes and Bounds - Bearing does not match line table (L2)

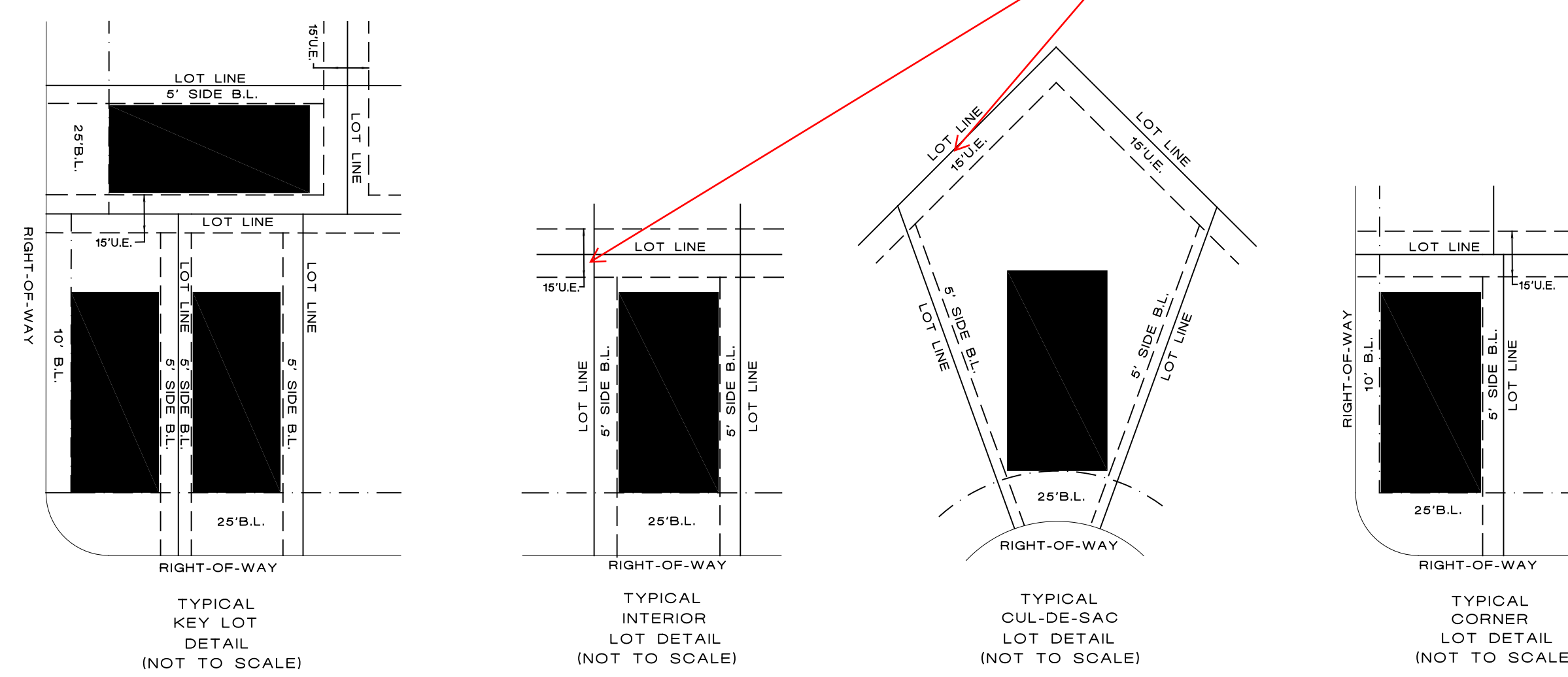
Metes and Bounds - Bearing does not match line table (L7)

Metes and Bounds - Bearing does not match line table (L10)

Metes and Bounds - Bearing does not match line table (L14)

Metes and Bounds - Information does not match curve table for curve C2.

Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements



ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE 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

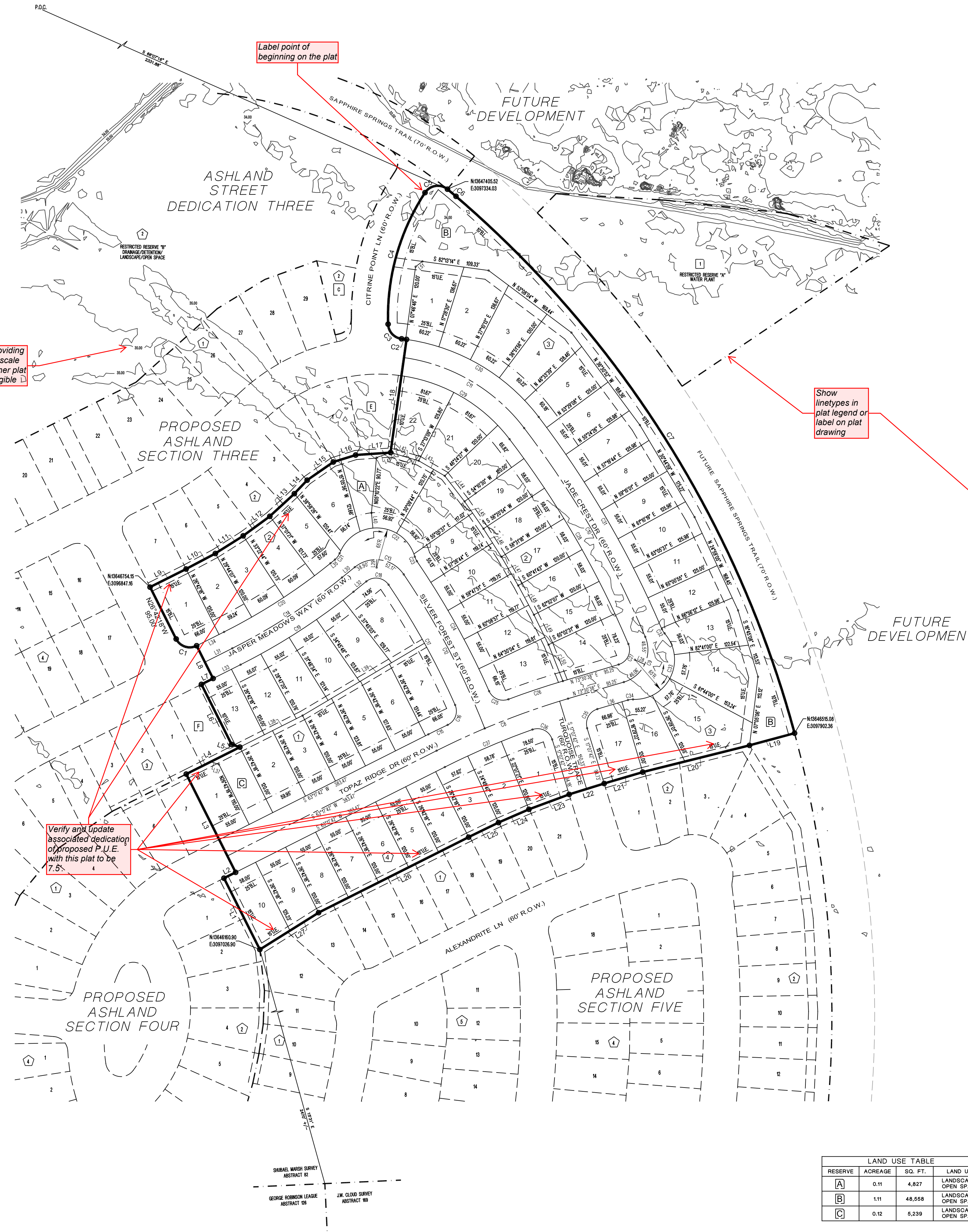
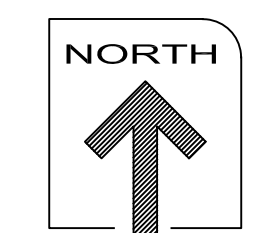
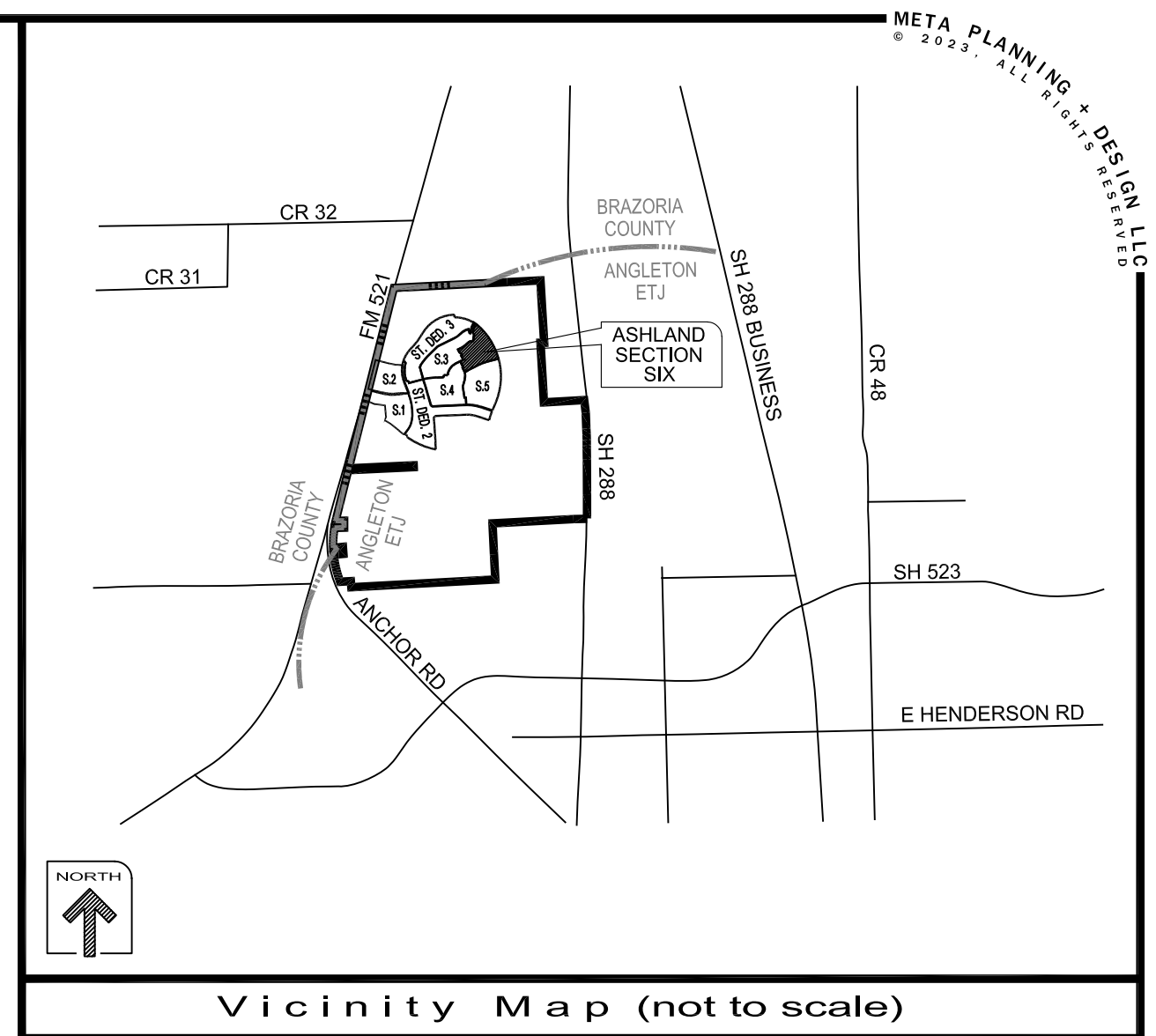
SURVEYOR:
QUIDDITY ENGINEERING, LLC
 6330 W LOOP S, SUITE 150
 BELLAIRE, TEXAS 77401
 TBPLS FIRM REGISTRATION No. 10046104



SCALE: 1" = 100'
 0 100 200

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C2	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C3	25.00'	81°29'18"	35.56'	N 42°38'21" W	32.63'
C4	370.00'	35°10'04"	227.10'	N 15°41'20" E	223.56'
C5	25.00'	95°54'12"	41.85'	N 81°13'29" E	37.13'
C6	715.00'	01°27'39"	18.23'	S 50°05'36" E	18.23'
C7	1765.00'	34°14'05"	1054.60'	S 32°14'43" E	1038.99'
C8	1300.00'	10°12'56"	231.76'	N 68°24'10" E	231.48'
C9	55.00'	96°28'30"	92.61'	N 25°16'23" E	82.05'
C10	1585.00'	14°19'01"	396.06'	N 30°07'22" W	395.03'
C11	300.00'	44°41'15"	233.98'	N 59°37'30" W	228.10'
C12	1285.00'	12°43'40"	285.45'	N 27°44'24" W	284.87'
C13	55.00'	94°52'12"	91.07'	N 81°32'20" W	81.02'
C14	1000.00'	12°16'08"	214.13'	S 57°09'38" W	213.72'
C15	1330.00'	01°30'43"	35.10'	N 64°03'04" E	35.09'
C16	25.00'	88°37'36"	38.67'	N 20°29'37" E	34.93'
C17	1255.00'	10°17'03"	225.27'	N 28°57'43" W	224.96'
C18	25.00'	94°52'12"	41.39'	N 81°32'20" W	36.83'
C19	1030.00'	12°16'08"	220.56'	S 57°09'38" W	220.14'
C20	970.00'	12°16'08"	207.71'	N 57°09'38" E	207.31'
C21	25.00'	29°55'35"	13.06'	S 36°03'46" W	12.91'
C22	65.00'	143°05'13"	162.33'	S 87°21'25" E	123.31'
C23	25.00'	18°32'43"	8.09'	N 25°05'10" W	8.06'
C24	1315.00'	10°37'03"	243.66'	S 29°03'00" E	243.33'
C25	25.00'	86°47'54"	37.87'	S 67°08'26" E	34.35'
C26	1330.00'	04°03'02"	94.02'	N 71°29'07" E	94.00'
C27	25.00'	96°28'30"	42.10'	N 25°16'23" E	37.30'
C28	1555.00'	14°19'01"	388.56'	N 30°07'22" W	387.55'
C29	270.00'	44°41'15"	210.59'	N 59°37'30" W	205.29'
C30	330.00'	44°41'15"	257.38'	S 59°37'30" E	250.91'
C31	1615.00'	14°17'10"	402.69'	S 30°08'18" E	401.64'
C32	25.00'	18°39'52"	8.14'	S 32°19'39" E	8.11'
C33	65.00'	134°21'30"	152.42'	S 25°31'10" W	119.82'
C34	25.00'	19°11'17"	8.37'	S 83°06'17" W	8.33'
C35	25.00'	90°38'20"	39.55'	S 28°11'28" W	35.55'
C36	25.00'	92°31'55"	40.37'	N 63°23'39" W	36.13'
C37	1270.00'	07°02'41"	156.15'	S 66°49'03" W	156.05'

Curve C2 information (bearing) does not match metes and bounds description.



Recommend providing contours in grayscale lineweight so other plat information is legible.

Show linetypes in plat legend or label on plat drawing.

LINE	BEARING	DISTANCE
L1	S 26°42'18" E	130.75'
L2	S 63°17'42" W	21.37'
L3	N 26°42'18" W	180.00'
L4	N 63°17'42" E	98.24'
L5	N 71°42'18" W	14.14'
L6	N 26°42'18" W	110.00'
L7	S 63°17'42" W	21.42'
L8	N 26°42'18" W	60.00'
L9	N 63°17'42" E	66.00'
L10	S 62°02'20" W	54.22'
L11	N 57°40'23" E	54.03'
L12	N 53°44'19" E	53.98'
L13	N 47°20'07" E	54.69'
L14	S 43°24'51" W	30.35'
L15	N 55°13'34" E	52.20'
L16	N 72°40'17" E	38.31'
L17	N 85°56'19" E	57.37'
L18	N 08°01'52" E	187.02'
L19	N 74°52'19" E	76.39'
L20	S 75°56'46" W	180.20'
L21	S 73°30'38" W	65.92'
L22	S 72°44'57" W	60.00'
L23	N 69°37'38" E	70.23'
L24	S 66°31'30" W	54.29'
L25	S 63°56'38" W	54.51'
L26	S 63°17'42" W	275.00'
L27	S 57°51'47" W	113.51'
L28	N 64°28'06" W	17.65'
L29	S 01°32'43" W	12.91'
L30	S 51°01'34" W	27.03'
L31	S 63°17'42" W	50.27'
L32	S 51°01'34" W	27.03'
L33	N 63°17'42" E	50.27'
L34	S 63°17'42" W	50.27'
L35	N 51°01'34" E	9.48'
L36	S 73°30'38" W	52.29'
L37	S 71°42'18" E	14.14'
L38	N 63°17'42" E	114.95'
L39	N 59°19'38" E	232.16'
L40	N 05°25'16" W	25.00'
L41	N 70°28'12" E	24.54'
L42	N 73°48'44" W	47.88'
L43	S 59°50'27" E	49.37'
L44	S 37°45'48" E	52.96'
L45	N 34°44'18" W	54.43'
L46	S 32°33'54" E	54.43'
L47	S 30°23'30" E	54.43'
L48	S 28°13'05" E	54.43'
L49	S 26°02'41" E	54.43'
L50	S 21°32'20" E	64.04'
L51	N 52°46'46" E	14.14'

Line L1, L2, L7, L10, L14, L19, and L23 bearings does not match metes and bounds description.

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

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				BLOCK 2			
LOT 1	6.550	LOT 11	7.785	LOT 1	8.812	LOT 11	8.935
LOT 2	7.194	LOT 2	6.902	LOT 2	9.527	LOT 2	6.867
LOT 3	6.600	LOT 3	6.979	LOT 3	8.862	LOT 3	6.786
LOT 4	6.704	LOT 4	7.026	LOT 4	8.746	LOT 4	6.600
LOT 5	6.914	LOT 5	6.984	LOT 5	8.147	LOT 5	6.600
LOT 6	7.124	LOT 6	8.272	LOT 6	7.051	LOT 6	6.600
LOT 7	8.839	LOT 7	8.636	LOT 7	7.123	LOT 7	6.600
LOT 8	9.321	LOT 8	8.293	LOT 8	7.051	LOT 8	6.600
LOT 9	7.213	LOT 9	6.749	LOT 9	7.051	LOT 9	6.743
LOT 10	6.954	LOT 10	6.762	LOT 10	7.123	LOT 10	7.423
LOT 11	6.980	LOT 11	6.762	LOT 11	7.051		
LOT 12	6.770	LOT 12	6.762	LOT 12	7.051		
LOT 13	6.550	LOT 13	8.198	LOT 13	7.950		
		LOT 14	8.703	LOT 14	11.426		
		LOT 15	6.814	LOT 15	12.363		
		LOT 16	6.814	LOT 16	7.210		
		LOT 17	6.814	LOT 17	7.852		
		LOT 18	6.814				
		LOT 19	6.814				
		LOT 20	7.361				
		LOT 21	8.652				
		LOT 22	8.816				

- 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.
 - "- - -" INDICATES STREET NAME CHANGE.
 - "Ⓜ" INDICATES BLOCK NUMBER.
 - "Ⓜ" INDICATES BLOCK NUMBER.
 - "A" INDICATES RESERVE NUMBER.
 - "65'±" INDICATES 65' CUL-D-SAC RADIUS.

ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

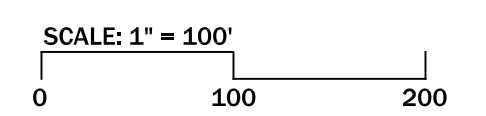
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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: 281-820-1422



RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.11	4,827	LANDSCAPE/ OPEN SPACE
B	1.11	48,058	LANDSCAPE/ OPEN SPACE
C	0.12	5,239	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.