



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 3 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 (L1)
 - b. Metes and Bounds - Bearing does not match curve table (C13)
 - c. Metes and Bounds - Bearing does not match curve table (C6)
 - d. Metes and Bounds - Show information noted in an inset on the plat in connection to the point of commencement.

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. Verify and update label to read Proposed Ashland Section Four, Five and Six respectively.
3. Line L1 does not match metes and bounds description.
4. Curves C6 and C13 do not match metes and bounds description.
5. Label point of beginning.
6. Recommend providing contours in grayscale lineweight so other plat information is legible.
7. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).

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 3 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 3, 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.

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.42 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. B1 & B2 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 (OPRC); said 19.42 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 West, 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 F, 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 F.M. 521, South 14°02'37" West, 4811.00 feet;

Metes and Bounds - Bearing does not match curve table (C6)

THENCE, South 65°40'08" East, 2219.97 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 09°08'44", an arc length of 114.13 feet, and a long chord bearing South 55°23'48" East, with a chord length of 114.01 feet to a point for corner marking the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left, 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 South 81°13'29" West, with a chord length of 37.13 feet to a point for corner marking the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left, 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 South 15°41'20" West, with a chord length of 223.56 feet to a point for corner marking the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left, 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 South 42°38'21" East, with a chord length of 32.63 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 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing South 82°40'34" East, with a chord length of 8.15 feet to a point for corner;

THENCE, South 08°01'52" West, 187.02 feet to a point for corner;

THENCE, South 85°56'19" West, 57.37 feet to a point for corner;

THENCE, South 72°40'17" West, 38.31 feet to a point for corner;

THENCE, South 55°13'34" West, 52.20 feet to a point for corner;

THENCE, South 43°24'51" West, 30.35 feet to a point for corner;

THENCE, South 47°20'07" West, 54.69 feet to a point for corner;

THENCE, South 53°44'19" West, 53.98 feet to a point for corner;

THENCE, South 57°40'23" West, 54.03 feet to a point for corner;

THENCE, South 62°02'20" West, 54.22 feet to a point for corner;

THENCE, South 63°17'42" West, 66.00 feet to a point for corner;

THENCE, South 26°42'18" East, 95.00 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 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 71°42'18" East, with a chord length of 35.36 feet to a point for corner;

THENCE, South 26°42'18" East, 60.00 feet to a point for corner;

THENCE, South 63°17'42" West, 21.42 feet to a point for corner;

THENCE, South 26°42'18" East, 110.00 feet to a point for corner;

THENCE, South 71°42'18" East, 14.14 feet to a point for corner;

THENCE, South 63°17'42" West, 234.15 feet to a point for corner;

THENCE, South 55°35'04" West, 106.55 feet to a point for corner;

THENCE, South 39°10'31" West, 100.11 feet to a point for corner;

THENCE, South 24°54'06" West, 103.10 feet to a point for corner;

THENCE, South 05°32'39" West, 43.96 feet to a point for corner;

THENCE, South 02°55'07" West, 26.10 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 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing North 88°04'34" West, with a chord length of 105.20 feet to a point for corner;

THENCE, South 00°55'44" West, 60.00 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 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing South 87°14'43" West, with a chord length of 381.63 feet to a point for corner marking the beginning of a compound curve to the left;

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

THENCE, along the arc of said compound curve to the left, 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 South 79°09'22" West, with a chord length of 149.14 feet to a point for corner;

Metes and Bounds - Bearing does not match curve table (C13)

THENCE, North 16°30'19" West, 324.58 feet to a point for corner;

THENCE, North 21°46'37" East, 66.45 feet to a point for corner;

THENCE, North 36°12'11" East, 190.26 feet to a point for corner;

THENCE, North 44°34'38" East, 455.00 feet to a point for corner;

THENCE, North 63°17'42" East, 570.00 feet to a point for corner;

THENCE, North 47°48'28" East, 178.80 feet to a point for corner;

THENCE, North 58°30'09" East, 91.70 feet to a point for corner;

THENCE, North 70°08'52" East, 90.29 feet to a point for corner;

THENCE, South 14°01'46" East, 125.00 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 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing North 76°36'28" East, with a chord length of 7.12 feet to a point for corner marking the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 77°42'59", an arc length of 33.91 feet, and a long chord bearing North 38°23'15" East, with a chord length of 31.37 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 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing North 16°33'43" East, with a chord length of 251.91 feet to a point for corner marking the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing North 13°11'15" West, with a chord length of 36.44 feet to the POINT OF BEGINNING, CONTAINING 19.42 acres of land in Brazoria County, Texas.

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 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:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "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.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 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 (NAVOD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 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.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 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.
- PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- 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:

- "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.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- "NO." INDICATES NUMBER.
- "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- " " INDICATES STREET NAME CHANGE.
- " " INDICATES BLOCK NUMBER.
- " " INDICATES RESERVE NUMBER.

ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT 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

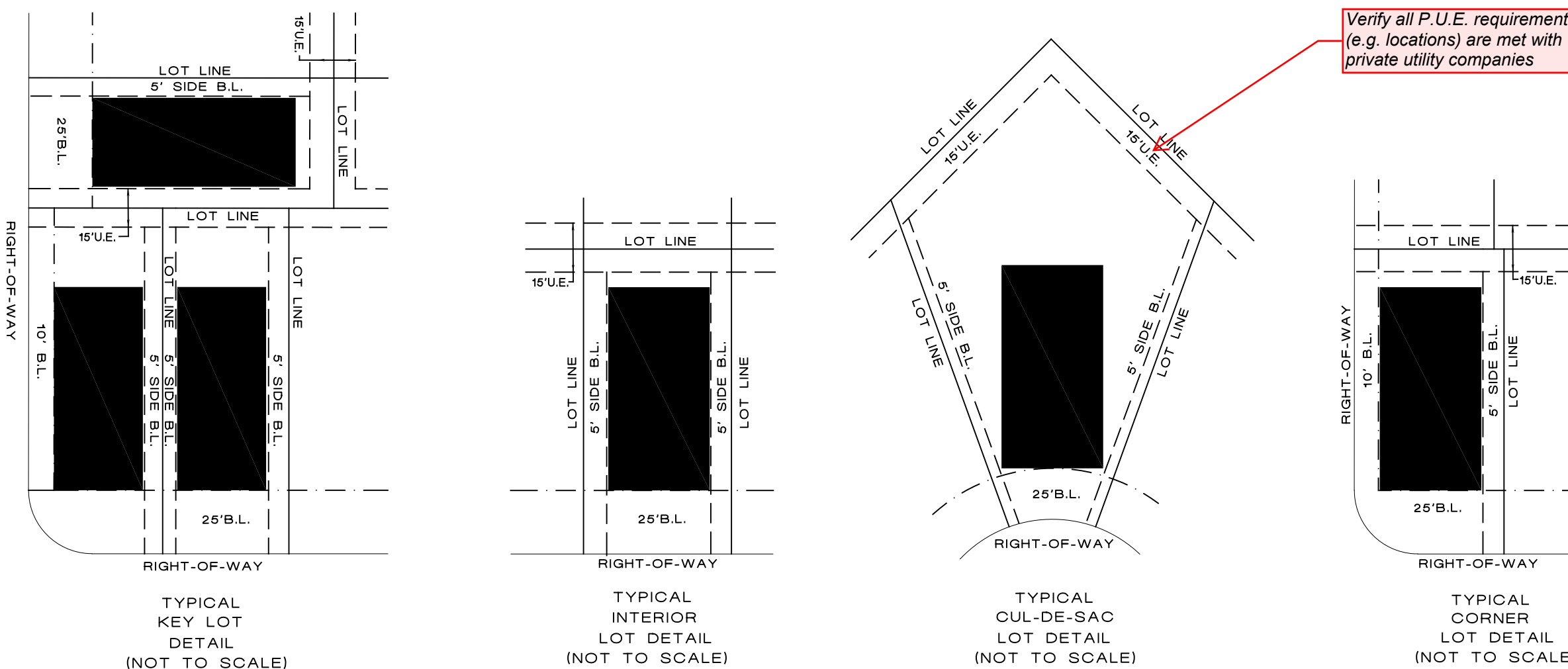
PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

AUGUST 02, 2023

PAGE: 1 OF 2

MTA-78006



Verify all P.U.E. requirements (e.g. locations) are met with private utility companies

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	01°16'31"	7.12'	N 76°36'28" E	7.12'
C2	25.00'	77°42'59"	33.91'	N 38°23'15" E	31.37'
C3	430.00'	34°03'55"	255.66'	N 16°33'43" E	251.91'
C4	25.00'	93°33'50"	40.82'	N 13°11'15" W	36.44'
C5	715.00'	09°08'44"	114.13'	S 55°23'48" E	114.01'
C6	25.00'	95°54'12"	41.85'	N 8°17'50" E	37.13'
C7	370.00'	35°10'04"	227.10'	S 15°41'20" W	225.66'
C8	25.00'	81°29'18"	35.56'	S 42°38'21" E	32.63'
C9	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C10	25.00'	90°00'00"	39.27'	S 71°42'18" E	35.36'
C11	3030.00'	01°59'22"	105.21'	N 88°04'34" W	105.20'
C12	2970.00'	07°22'02"	381.89'	S 87°14'43" W	381.63'
C13	970.00'	08°49'05"	149.29'	S 79°09'10" W	149.14'
C14	1000.00'	08°51'20"	154.56'	N 79°08'02" E	154.40'
C15	3000.00'	07°22'02"	385.75'	N 87°14'43" E	385.49'
C16	780.00'	68°43'54"	911.69'	N 28°55'45" E	858.00'
C17	500.00'	16°10'08"	141.10'	N 55°12'38" E	140.63'
C18	300.00'	50°54'18"	266.54'	N 72°34'43" E	257.86'
C19	400.00'	39°39'00"	276.81'	N 17°31'39" E	271.32'
C20	480.00'	70°14'13"	563.90'	S 28°10'36" W	529.25'
C21	1030.00'	07°22'02"	132.44'	N 78°21'16" E	132.35'
C22	25.00'	81°34'16"	35.59'	N 41°15'10" E	32.66'
C23	790.00'	62°49'40"	866.28'	N 31°52'52" E	823.52'
C24	470.00'	16°10'08"	132.63'	N 55°12'38" E	132.19'
C25	330.00'	31°39'53"	182.38'	N 62°57'31" E	180.06'
C26	25.00'	80°46'58"	35.25'	N 38°23'58" E	32.40'
C27	430.00'	01°31'17"	11.42'	N 01°13'53" W	11.42'
C28	270.00'	50°54'18"	239.88'	S 72°34'43" W	232.07'
C29	530.00'	16°10'08"	149.57'	S 55°12'38" W	149.07'
C30	25.00'	90°00'00"	39.27'	S 18°17'42" W	35.36'
C31	430.00'	59°09'59"	444.04'	S 33°42'42" W	424.57'
C32	25.00'	93°22'00"	40.74'	N 42°33'17" W	36.38'
C33	3030.00'	00°10'01"	8.83'	S 89°09'16" E	8.83'
C34	25.00'	96°22'31"	42.05'	S 46°41'53" E	37.27'
C35	730.00'	61°48'20"	787.46'	N 32°23'33" E	749.83'
C36	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 18°17'42" E	35.36'
C38	490.00'	60°06'28"	514.05'	S 33°14'28" W	490.80'
C39	25.00'	85°30'24"	37.31'	S 45°56'26" W	33.94'
C40	3030.00'	03°34'47"	189.31'	S 86°54'15" W	189.28'

Curves C6 and C13 do not match metes and bounds description.

LINE	DISTANCE	BEARING
L1	66.45'	S 21°48'37" W
L2	125.00'	S 14°01'46" E
L3	187.02'	S 08°01'52" W
L4	57.37'	S 85°56'19" W
L5	38.31'	S 72°40'17" W
L6	52.20'	S 55°13'34" W
L7	30.35'	S 43°24'51" W
L8	54.69'	S 47°20'07" W
L9	53.98'	S 53°44'19" W
L10	54.03'	S 57°40'23" W
L11	54.22'	S 62°02'20" W
L12	66.00'	S 63°17'42" W
L13	60.00'	S 26°42'18" E
L14	21.42'	S 63°17'42" W
L15	110.00'	S 26°42'18" E
L16	14.14'	S 71°42'18" E
L17	234.15'	S 63°17'42" W
L18	106.55'	S 55°35'04" W
L19	100.11'	S 39°10'31" W
L20	103.10'	S 24°54'06" W
L21	43.96'	S 05°32'39" W
L22	26.10'	N 02°55'07" E
L23	60.00'	S 00°55'44" W
L24	50.27'	S 63°17'42" W
L25	14.14'	N 45°06'14" W
L26	14.88'	N 30°45'26" E
L27	14.42'	S 49°24'40" W
L28	14.75'	S 48°52'41" W
L29	97.26'	N 06°23'59" E
L30	107.26'	N 16°29'14" E
L31	107.26'	N 28°34'28" E
L32	107.26'	N 38°39'42" E
L33	107.26'	N 46°44'56" E
L34	53.68'	N 54°18'52" E
L35	53.68'	N 59°21'29" E
L36	54.63'	N 63°06'00" E
L37	176.00'	N 63°17'42" E

Line L1 does not match metes and bounds description.

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

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

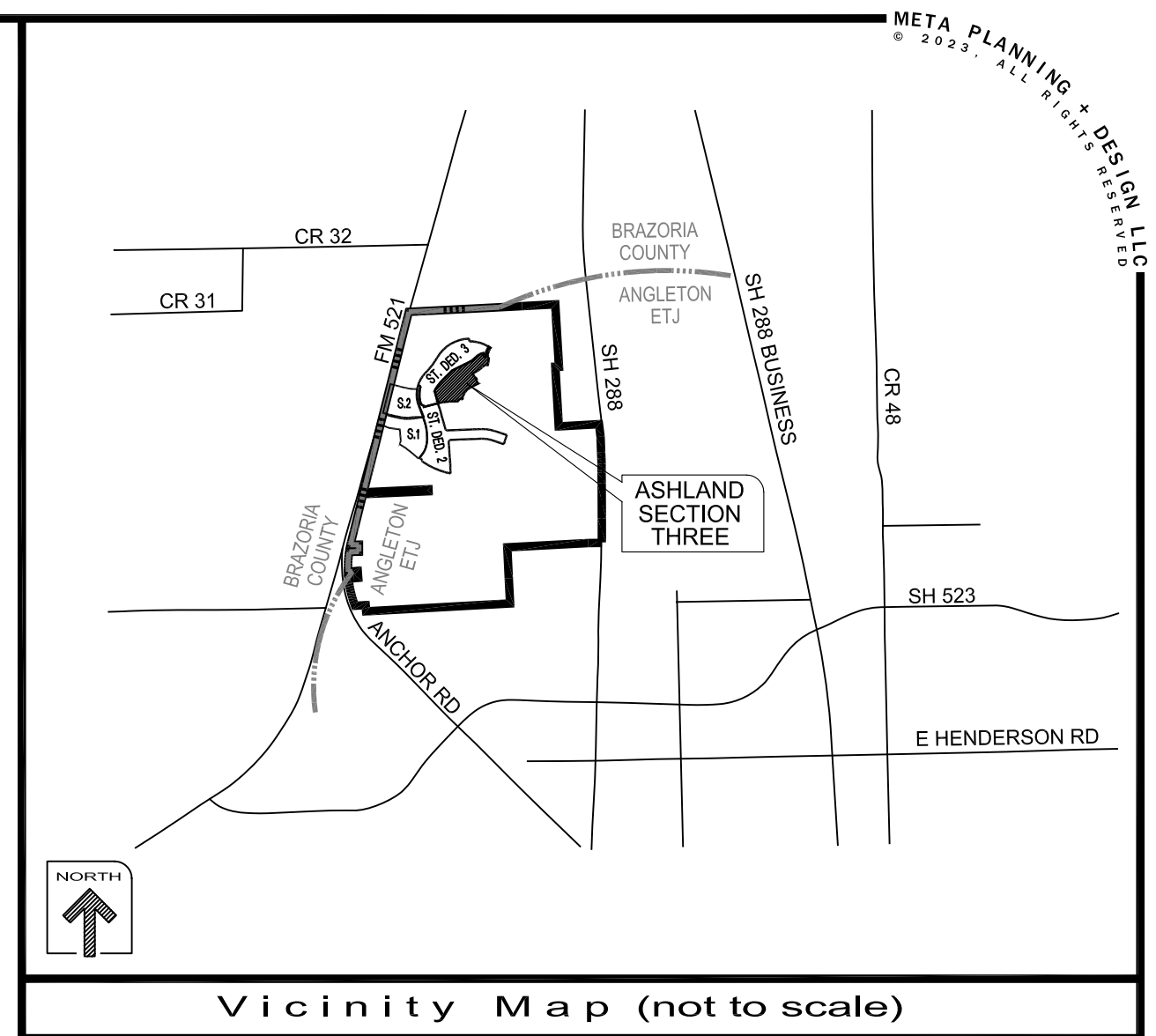
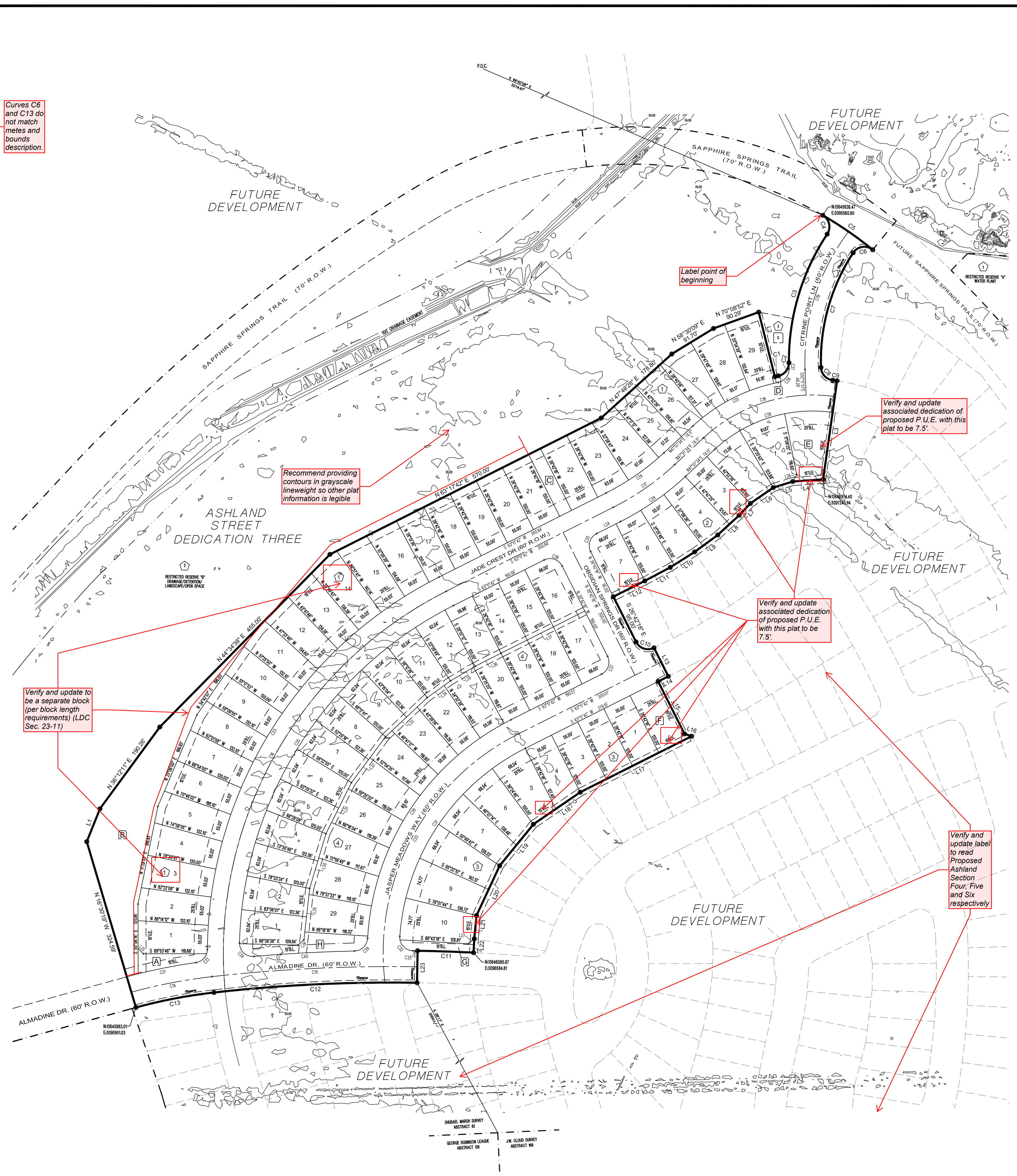
Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'.

Verify and update label to read Proposed Ashland Section Four, Five and Six respectively.

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.			
BLOCK 1			BLOCK 2			BLOCK 4		
LOT 1	7,492	LOT 1	8,718	LOT 1	7,112			
LOT 2	7,709	LOT 2	8,064	LOT 2	7,161			
LOT 3	7,545	LOT 3	6,683	LOT 3	7,161			
LOT 4	7,545	LOT 4	7,136	LOT 4	7,161			
LOT 5	7,709	LOT 5	7,053	LOT 5	7,161			
LOT 6	7,545	LOT 6	6,944	LOT 6	7,161			
LOT 7	7,545	LOT 7	7,785	LOT 7	7,161			
LOT 8	7,709	LOT 8	7,785	LOT 8	7,161			
LOT 9	7,545	LOT 9	7,545	LOT 9	7,161			
LOT 10	7,545	LOT 10	7,545	LOT 10	7,161			
LOT 11	7,755	LOT 11	6,600	LOT 11	7,098			
LOT 12	7,760	LOT 12	6,600	LOT 12	7,098			
LOT 13	7,877	LOT 13	6,600	LOT 13	6,737			
LOT 14	6,231	LOT 14	6,804	LOT 14	6,800			
LOT 15	7,885	LOT 15	8,071	LOT 15	6,800			
LOT 16	7,617	LOT 16	8,289	LOT 16	7,785			
LOT 17	7,291	LOT 17	8,494	LOT 17	7,785			
LOT 18	7,150	LOT 18	8,585	LOT 18	6,800			
LOT 19	7,150	LOT 19	8,332	LOT 19	6,800			
LOT 20	7,150	LOT 20	9,211	LOT 20	6,721			
LOT 21	7,150	LOT 21	7,027	LOT 21	7,027			
LOT 22	7,150	LOT 22	7,009	LOT 22	7,009			
LOT 23	7,709	LOT 23	6,918	LOT 23	6,918			
LOT 24	7,719	LOT 24	6,967	LOT 24	6,967			
LOT 25	7,151	LOT 25	7,891	LOT 25	7,891			
LOT 26	7,368	LOT 26	7,552	LOT 26	7,552			
LOT 27	7,911	LOT 27	7,602	LOT 27	7,602			
LOT 28	8,095	LOT 28	7,589	LOT 28	7,589			
LOT 29	8,052	LOT 29	7,553	LOT 29	7,553			

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.07	3,116	LANDSCAPE/ OPEN SPACE
B	0.84	41,067	DRAINAGE/RETENTION/ LANDSCAPE/ OPEN SPACE
C	0.07	3,250	LANDSCAPE/ OPEN SPACE
D	0.01	309	LANDSCAPE/ OPEN SPACE
E	0.21	8,958	LANDSCAPE/ OPEN SPACE
F	0.16	7,147	LANDSCAPE/ OPEN SPACE
G	0.08	3,372	LANDSCAPE/ OPEN SPACE
H	0.14	6,113	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.



ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT 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: QUIDDY ENGINEERING, LLC
 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 (713)-777-5337

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

