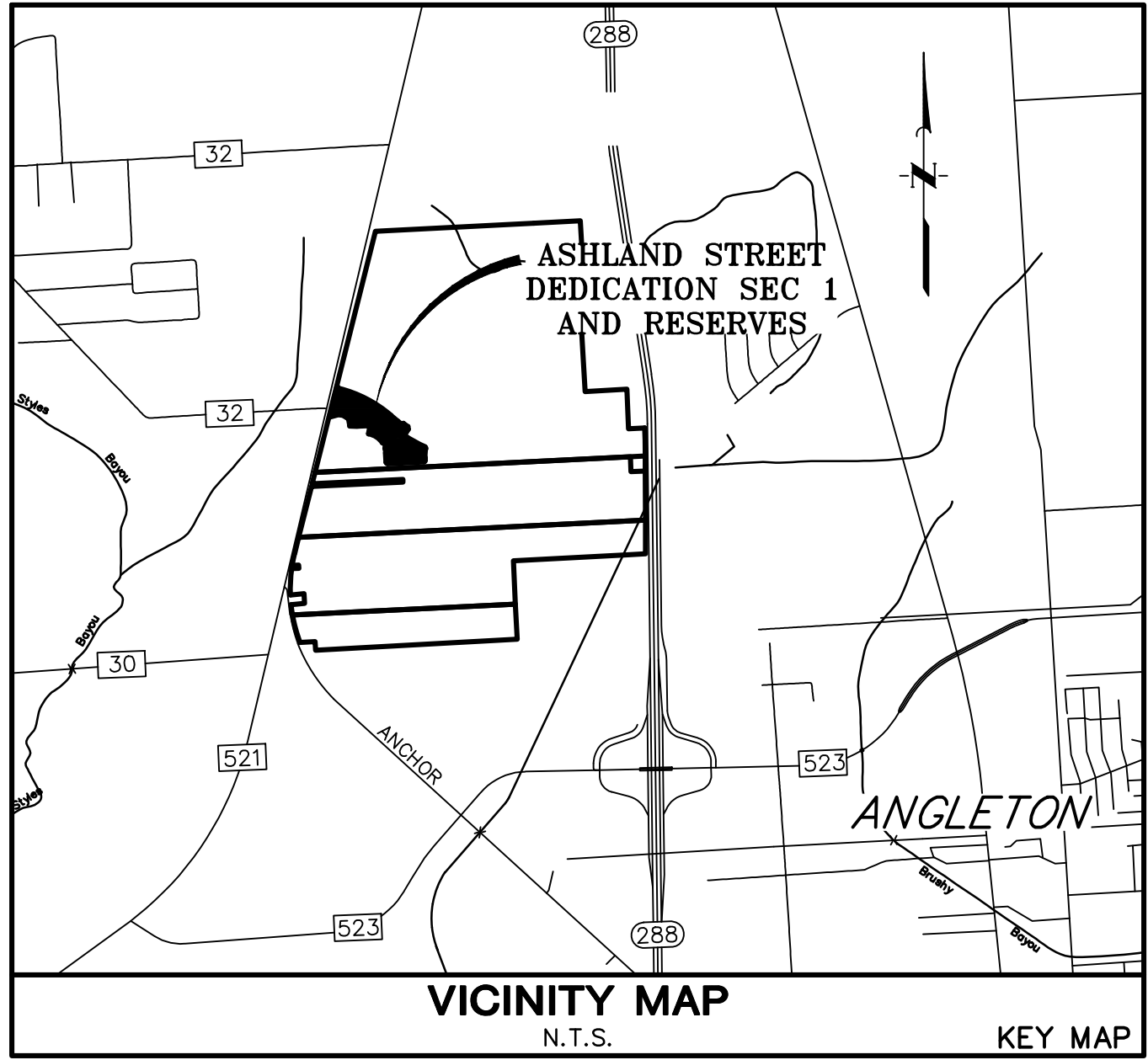
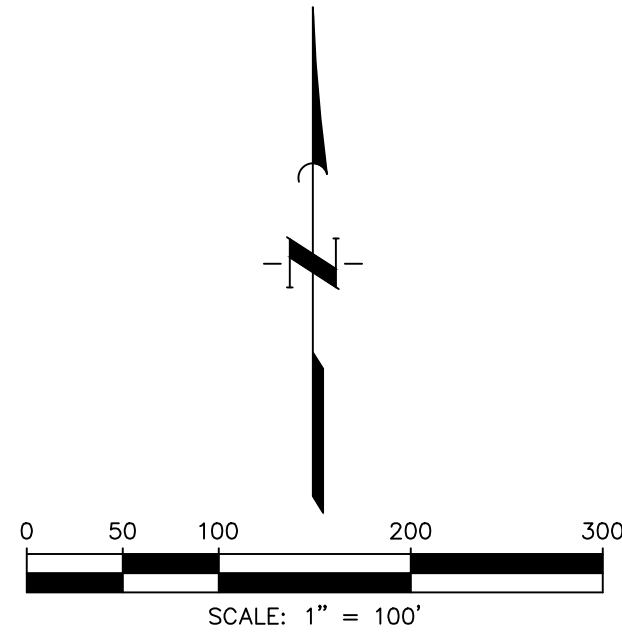


ANGLETON FAMILY PARTNERSHIP, LTD.  
CALLED 39.55 ACRES  
by GENERAL WARRANTY DEED  
C.C.F. No. 2013024218  
O.P.R.B.C.T.

JAMES W. NORTHROP & DEBORAH NORTHROP  
CALLED 2.97 AC.  
C.C.F. NO. 2001008056  
O.R.B.C.T.

JAMES WORTHAM NORTHROP  
CALLED 96.50 AC.  
C.C.F. NO. 2000016352  
O.R.B.C.T.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	8.03	ANCHOR HOLDINGS MP, LLC
B	RECREATION CENTER	5.17	ANCHOR HOLDINGS MP, LLC




- BL . . . . . "Building Line"  
C.C.F. . . . . "County Clerk's File"  
DE . . . . . "Drainage Easement"  
Eam . . . . . "Easement"  
FC . . . . . "Firm Code"  
FND . . . . . "Found"  
O.C.C.B.T. . . . . "Official County Clerk, Brazoria County, Texas"  
No. . . . . "Number"  
ROW . . . . . "Right-of-Way"  
SSE . . . . . "Sanitary Sewer Easement"  
Sq Ft . . . . . "Square Feet"  
Stm SE . . . . . "Storm Sewer Easement"  
Temp . . . . . "Temporary"  
UE . . . . . "Utility Easement"  
Vol. . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"  
① . . . . . "Block Number"  
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated 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 title fee thereto shall revert to and re-vest in the dedicatior, his heirs, assigns or successors.
  - All building lines along street rights-of-way are as shown on the plat.
  - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.000114934.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.
  - Stations HACS-1012 and HCOG-14012.
  - According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
  - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
  - 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 plotting 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 where 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.
  - Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 87.
  - Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:  
D69256 DWM1 CLUTE COOP CORS ARP  
DL3490 TXBC BAY CITY CORS ARP  
DH3614 TXLM LA MARQUE CORS ARP

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEYS, A - 81 & 82  
BRAZORIA COUNTY, TEXAS  
2 RESERVES 2 BLOCKS  
MAY 2024

OWNER  
ANCHOR HOLDINGS MP, LC  
101 PARKLANE BOULEVARD,  
SUITE 102  
SUGAR LAND, TEXAS 77478  
281.912.3364

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°02'37"E	514.82'
L2	S75°56'55"E	5.31'
L3	S49°11'44"E	142.96'
L4	S53°27'23"E	90.00'
L5	S34°17'37"W	120.00'
L6	S02°38'38"E	46.21'
L7	S87°21'22"W	590.66'
L8	N02°38'38"W	148.59'
L9	N22°46'42"W	60.01'
L10	N09°32'52"E	115.00'
L11	N35°27'08"W	14.14'
L12	N80°27'08"W	39.99'
L13	S87°00'33"W	102.41'
L14	S87°02'50"W	60.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N86°35'27"W	118.93'
L16	N09°08'42"E	23.28'
L17	N12°07'46"W	97.00'
L18	N59°09'04"W	107.91'
L19	N82°39'43"W	73.37'
L20	S73°49'38"W	131.51'
L21	N75°57'23"W	17.00'
L22	S75°56'55"E	35.29'
L23	N49°11'44"W	142.96'
L24	S36°32'41"W	181.09'
L25	N40°31'06"E	79.84'
L26	S36°32'41"W	0.96'
L27	S56°07'07"W	92.87'
L28	S36°32'41"W	0.96'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'32"	47.12'	S30°57'09"E	42.42'	30.00'
C2	2060.00'	26°45'10"	961.87'	S62°34'20"E	953.15'	489.87'
C3	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	2060.00'	10°42'36"	385.07'	S61°03'41"E	384.51'	193.10'
C7	25.00'	77°03'36"	33.62'	S27°53'12"E	31.15'	19.91'
C8	630.00'	13°17'14"	146.10'	S03°59'59"W	145.77'	73.38'
C9	25.00'	90°00'00"	39.27'	S42°21'22"W	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°38'38"W	35.36'	25.00'
C11	330.00'	12°45'28"	73.48'	N09°01'22"W	73.33'	36.89'
C12	25.00'	82°37'24"	36.05'	N25°54'36"E	33.01'	21.97'
C13	519.99'	0°24'12"	3.66'	S67°25'24"W	3.66'	1.83'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C14	25.00'	77°55'52"	34.00'	N72°12'01"W	31.44'	20.22'
C15	330.00'	47°13'02"	271.95'	N56°50'37"W	264.32'	144.23'
C16	2000.00'	26°45'10"	933.85'	N62°34'20"W	925.39'	475.60'
C17	2000.00'	6°30'39"	227.27'	S52°27'04"E	227.15'	113.76'
C18	550.00'	30°40'38"	294.48'	N51°52'59"E	290.97'	150.86'
C19	30.00'	90°00'28"	47.13'	S59°02'51"W	42.43'	30.00'
C20	30.00'	87°56'23"	46.05'	N07°25'42"W	41.66'	28.94'
C21	505.00'	3°58'25"	35.02'	N38°31'53"E	35.02'	17.52'
C22	300.00'	21°16'48"	111.42'	N51°09'30"E	110.78'	56.36'
C23	2060.00'	0°11'38"	6.97'	N55°36'34"W	6.97'	3.49'
C24	30.00'	87°56'34"	46.05'	S80°30'58"W	41.66'	28.94'
C25	595.00'	1°13'27"	12.71'	N37°09'24"E	12.71'	6.36'
C26	300.00'	18°20'59"	96.08'	N46°56'38"E	95.67'	48.45'

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as \_\_\_\_\_, 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 §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares  
Registered Professional Land Surveyor  
Texas Registration No 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°21'22" West, with a chord length of 35.36 feet to a point for corner;

15. South 87°21'22" West, 590.66 feet to a point for corner marking the beginning of a curve to the right;

16. Along the arc of said 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 47°38'38" West, with a chord length of 35.36 feet to a point for corner;

17. North 02°38'38" West, 148.59 feet to a point for corner marking the beginning of a curve to the left;

18. Along the arc of said curve to the left having a radius of 330.00 feet, a central angle of 12°45'28", an arc length of 73.48 feet, and a long chord bearing North 09°01'22" West, with a chord length of 73.33 feet to a point for corner marking the beginning of a reverse curve to the right;

19. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing North 25°54'36" East, with a chord length of 33.01 feet to a point for corner;

20. North 22°46'42" West, 60.01 feet to a point for corner marking the beginning of a non-tangent curve to the right;

21. Along the arc of said non-tangent curve to the right having a radius of 519.99 feet, a central angle of 00°24'12", an arc length of 3.66 feet, and a long chord bearing South 67°25'24" West, with a chord length of 3.66 feet to a point for corner marking the beginning of a compound curve to the right;

22. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°55'52", an arc length of 34.00 feet, and a long chord bearing North 72°12'01" West, with a chord length of 31.44 feet to a point for corner marking the beginning of a reverse curve to the left;

23. Along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 47°13'02", an arc length of 271.95 feet, and a long chord bearing North 56°50'37" West, with a chord length of 264.32 feet to a point for corner;

24. North 09°32'52" East, 115.00 feet to a point for corner;

25. North 35°27'08" West, 14.14 feet to a point for corner;

26. North 80°27'08" West, 39.99 feet to a point for corner;

27. South 87°00'33" West, 102.41 feet to a point for corner;

28. South 87°02'50" West, 60.12 feet to a point for corner;

29. North 86°35'27" West, 118.93 feet to a point for corner;

30. North 09°08'42" East, 23.28 feet to a point for corner;

31. North 12°07'46" West, 97.00 feet to a point for corner;

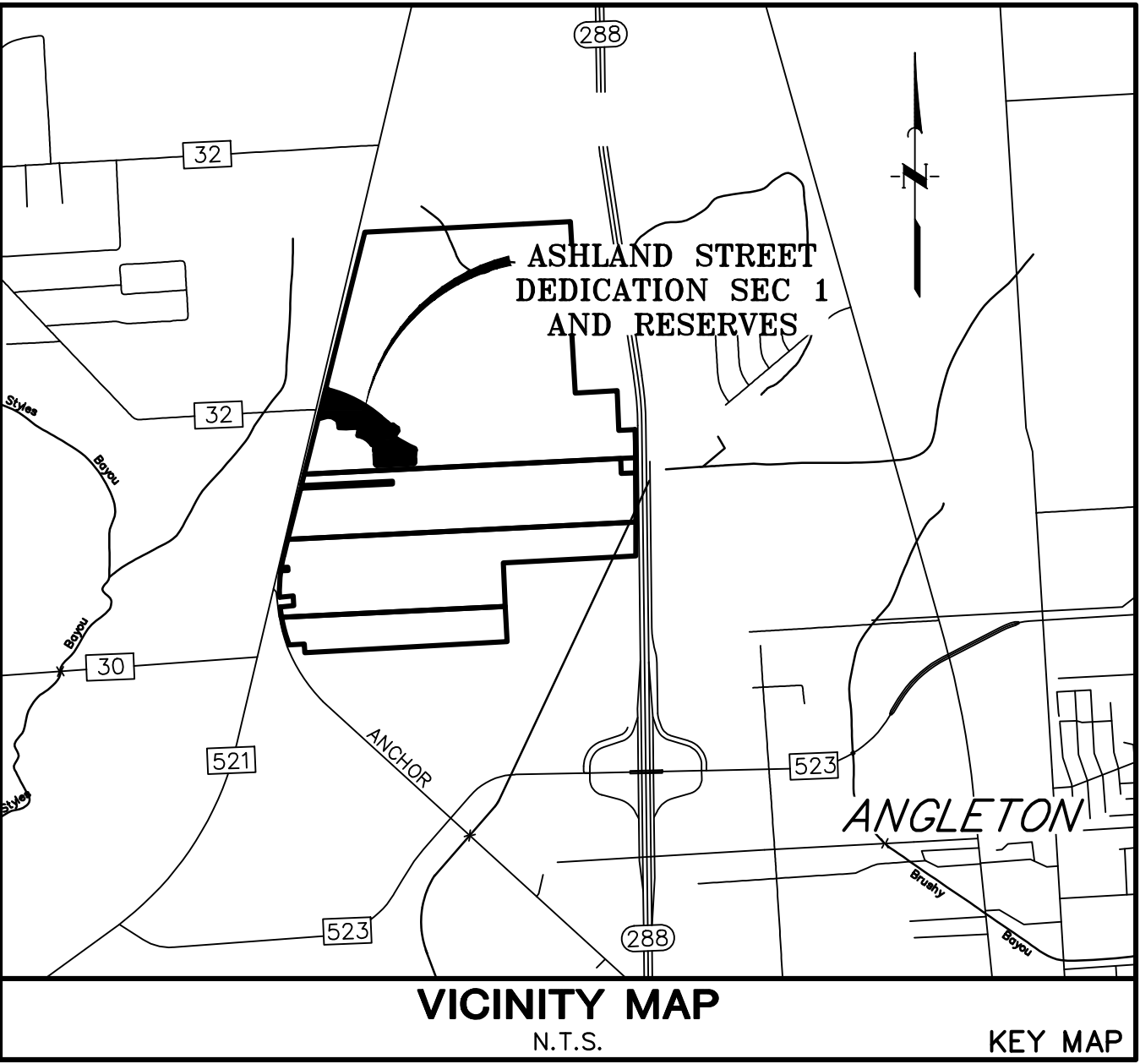
32. North 59°09'04" West, 107.91 feet to a point for corner;

33. North 82°39'43" West, 73.37 feet to a point for corner;

34. South 73°49'38" West, 131.51 feet to a point for corner;

35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08-acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



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 Notary Public, State of Texas

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEYS, A - 81 & 82  
BRAZORIA COUNTY, TEXAS  
2 RESERVES 2 BLOCKS  
MAY 2024

OWNER  
ANCHOR HOLDINGS MP, LC  
101 PARKLANE BOULEVARD,  
SUITE 102  
SUGAR LAND, TEXAS 77478  
281.912.3364

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-22780 & 10494100  
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337