

BL	.....	"Building Line"
C.C.F.	.....	"County Clerk's File"
DE	.....	"Drainage Easement"
Eem	.....	"Easement"
FC	.....	"Film Code"
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"
Strm SE	.....	"Storm Sewer Easement"
Temp	.....	"Temporary"
UE	.....	"Utility Easement"
Vol	.....	"Volume and Page"
WLE	.....	"Waterline Easement"
W	.....	"Block Number"
•	.....	"Set 3/4-inch Iron Rod (with Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER') as per Certification"

- General Notes
1. 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 the City of Angleton. The public right-of-way shall be adjacent acreage from the condition of such dedication. 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 revest in the dedicator, his heirs, assigns or successors.
 2. Easements and other rights of way shown on the right-of-way map shall be shown on the plat.
 3. The Coordinates shown herein 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 0.9999870017.
 4. All easements, whether or not 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. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nAD83), South Central Zone.
 6. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Stationing Equipment and are based on National Geodetic Survey Monument Designation: D06956 DMI CLUTE COOP CORP ARP D13490 TXBC Bay City CORP ARP D13614 TXLM LA MARQUE CORP ARP
 7. According to Map No. 4830390CA03 dated December 30, 2020, the subject tract is situated within: Shaded Zone A, 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 therein will be free from flooding or flood damage. No 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 any liability on the part of the surveyor.
8. All drainage easements shown herein shall be dedicated to the public and shall be maintained by the MUD.
 9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 10. Easements for utilities shall be constructed in accordance with the Development Code of the City of Angleton, Texas and State platting statutes and is subject to fines and withholding of utilities and bonding permits.
 11. 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 law.
 12. 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.
 13. Notice: The applicant shall be responsible for obtaining a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Boundary Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submission where or not the application is reviewed for code compliance by the City Engineer.
 14. 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 neither endorses nor certifies the design, engineering and/or survey of record.
 15. Reserves A shall be owned and maintained by the Brazoria County MUD No. 82.

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


FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

**A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2024**

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

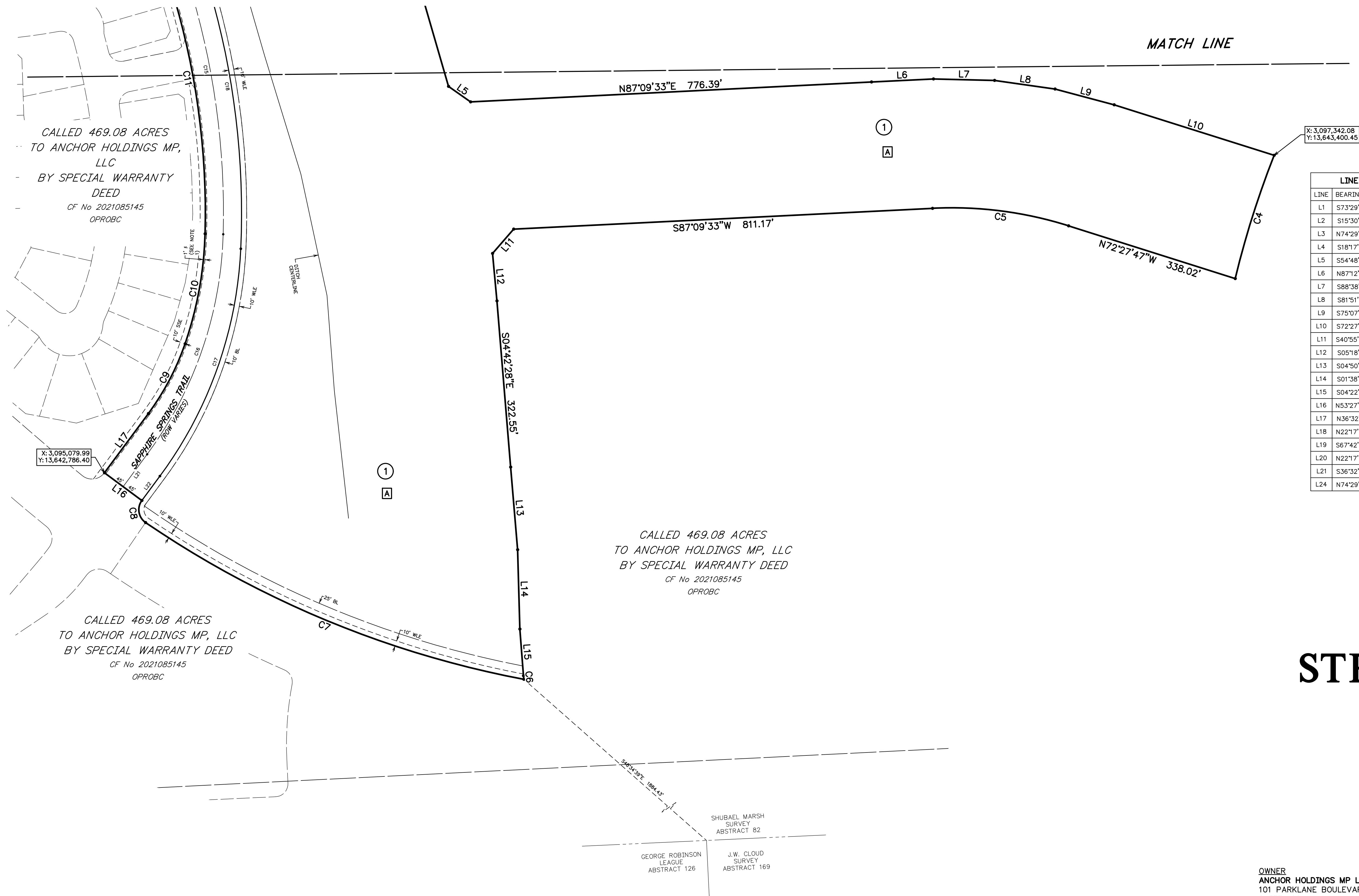
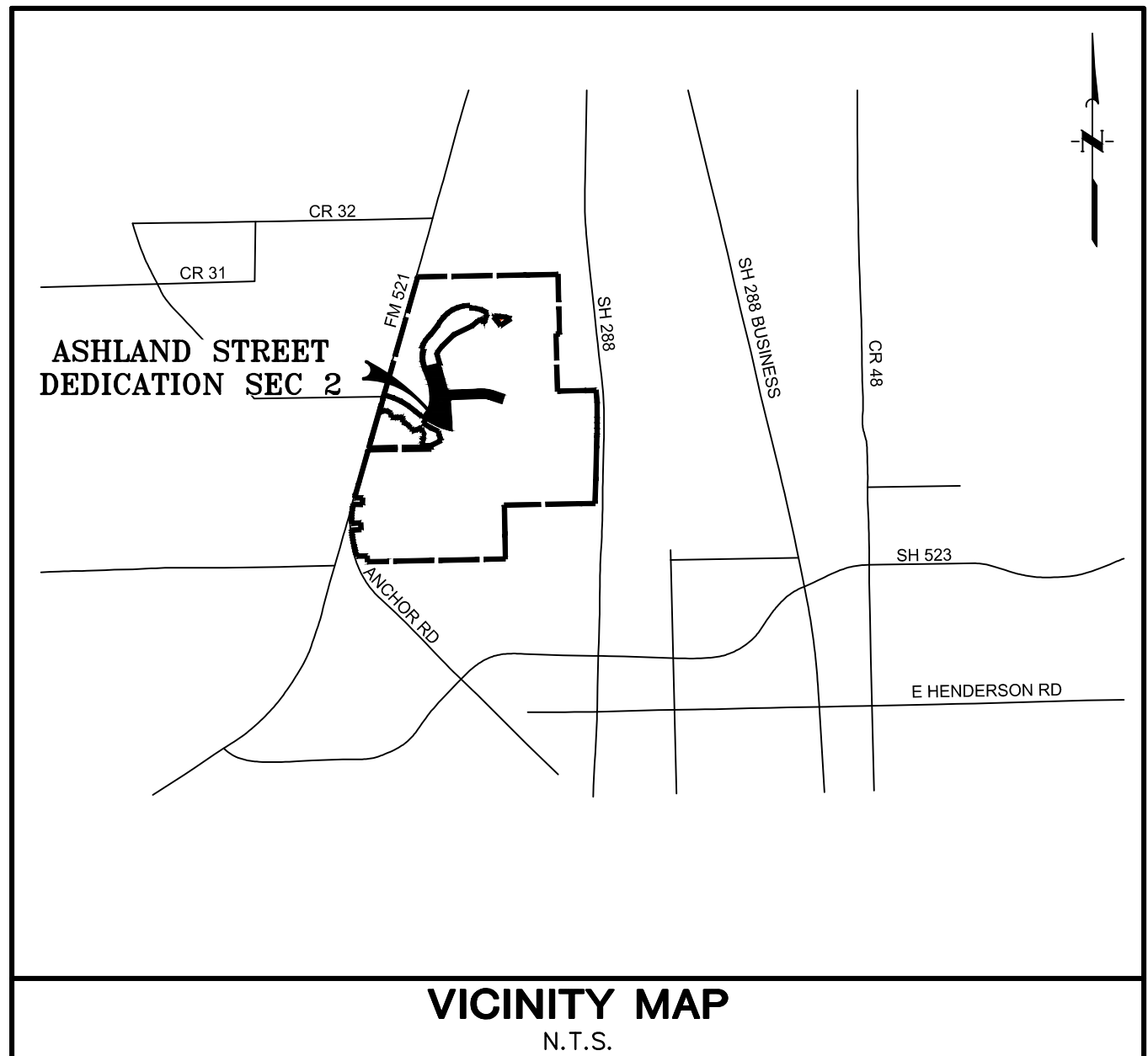
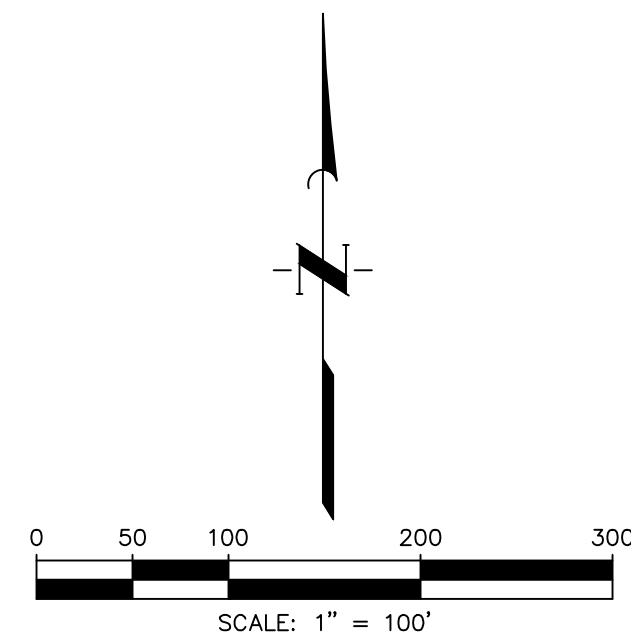
ENGINEER/SURVEYOR:

 **QUIDDITY**

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Restricted to Detention,
Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
L5	S58°48'09"E	52.14'
L6	N87°12'27"E	119.98'
L7	S88°38'15"E	118.17'
L8	S81°54'46"E	118.17'
L9	S75°07'34"E	118.39'
L10	S72°27'44"E	324.50'
L11	S40°55'40"W	62.26'
L12	S05°18'13"E	92.21'
L13	S04°50'23"E	160.40'
L14	S01°38'07"E	153.48'
L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N221°72'56"W	302.10'
L19	S67°42'34"W	9.43'
L20	N221°72'56"W	302.10'
L21	S36°32'41"W	77.79'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CURVE BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	2°19'43"	25.61'	S17°39'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	S02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	N02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'


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1 RESERVE 1 BLOCK
MAY 2024**

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PLANNER
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24275 KATY FREEWAY
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ENGINEER/SURVEYOR:

 **QUIDDITY**

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STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land 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; said 31.51-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 at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at 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 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left 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 South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following nine (9) courses and distances;

- South 16°09'42" East, 249.50 feet to a point for corner;
- South 16°45'51" East, 290.01 feet to a point for corner;
- South 54°48'09" East, 47.26 feet to a point for corner;
- North 87°09'33" East, 776.39 feet to a point for corner;
- North 87°12'27" East, 119.98 feet to a point for corner;
- South 88°38'15" East, 118.17 feet to a point for corner;
- South 81°51'46" East, 118.17 feet to a point for corner;
- South 75°07'34" East, 118.39 feet to a point for corner;
- South 72°27'47" East, 324.50 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following (7) courses and distances;

- South 87°09'33" West, 811.17 feet to a point for corner;
- South 40°55'40" West, 62.26 feet to a point for corner;
- South 05°18'13" East, 92.21 feet to a point for corner;
- South 04°42'28" East, 322.55 feet to a point for corner;
- South 04°50'23" East, 160.40 feet to a point for corner;
- South 01°38'07" East, 153.48 feet to a point for corner;
- South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'36" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51-acres of land in Brazoria County, Texas.

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 Final Plat of Ashland Street Dedication Sec 2, 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.

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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by _____, Authorized Signer, thereunto , this ____ day of _____, 20____.

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 BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, TITLE, 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

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.

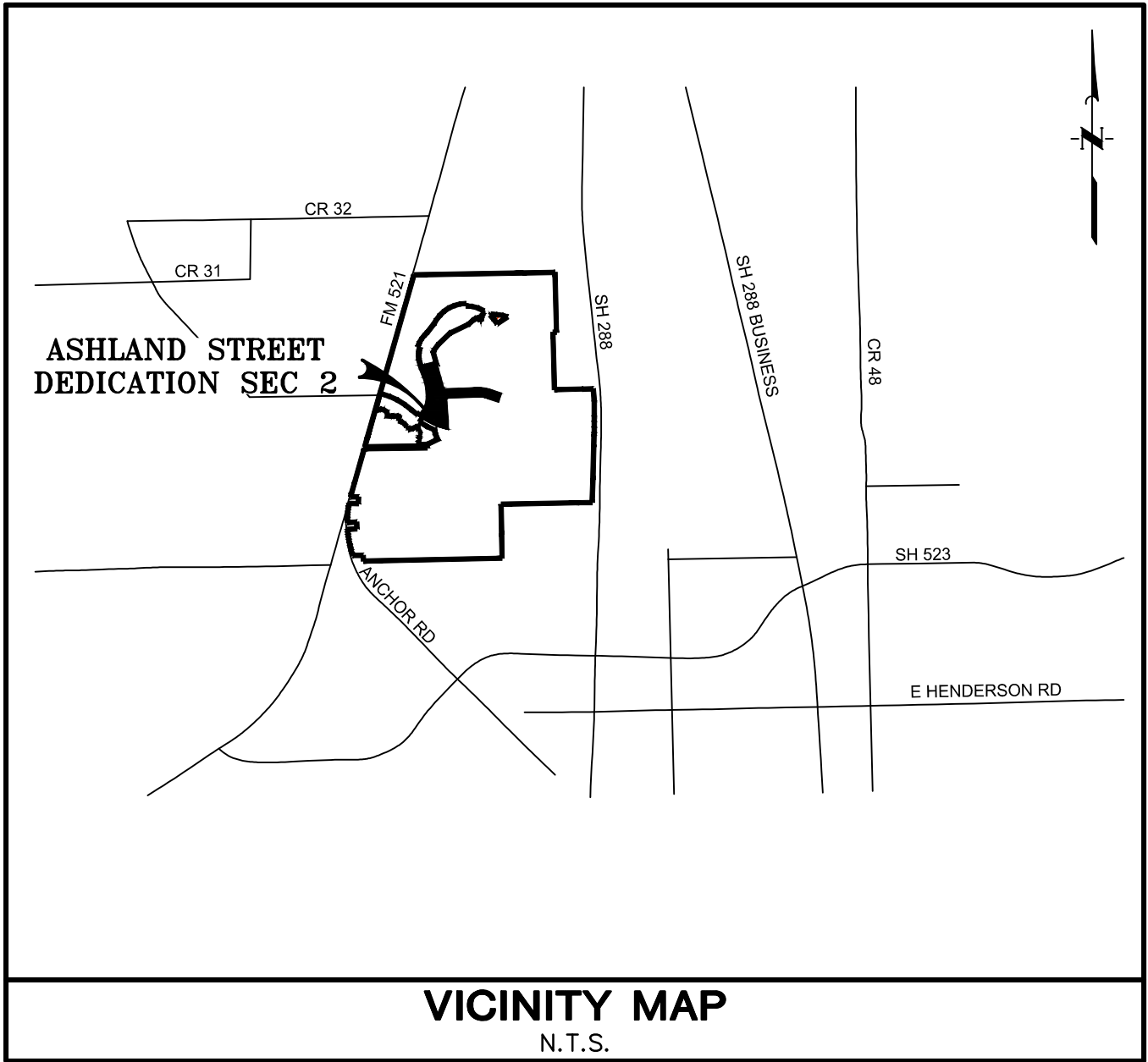
Mayor

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




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