

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.11 AC
4,672 Sq Ft

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
3,125 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.17 AC
7,389 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.15 AC
6,331 Sq Ft

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,486 Sq Ft

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.27 AC
11,870 Sq Ft

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

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN
C.C.F. No. 2013048636
O.P.R.B.C.T.

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

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

ANCHOR HOLDINGS
MP, LLC
CALLED 469.08
ACRES
by SPECIAL
WARRANTY DEED
C.C.F. No. 2021085145
O.P.R.B.C.T.

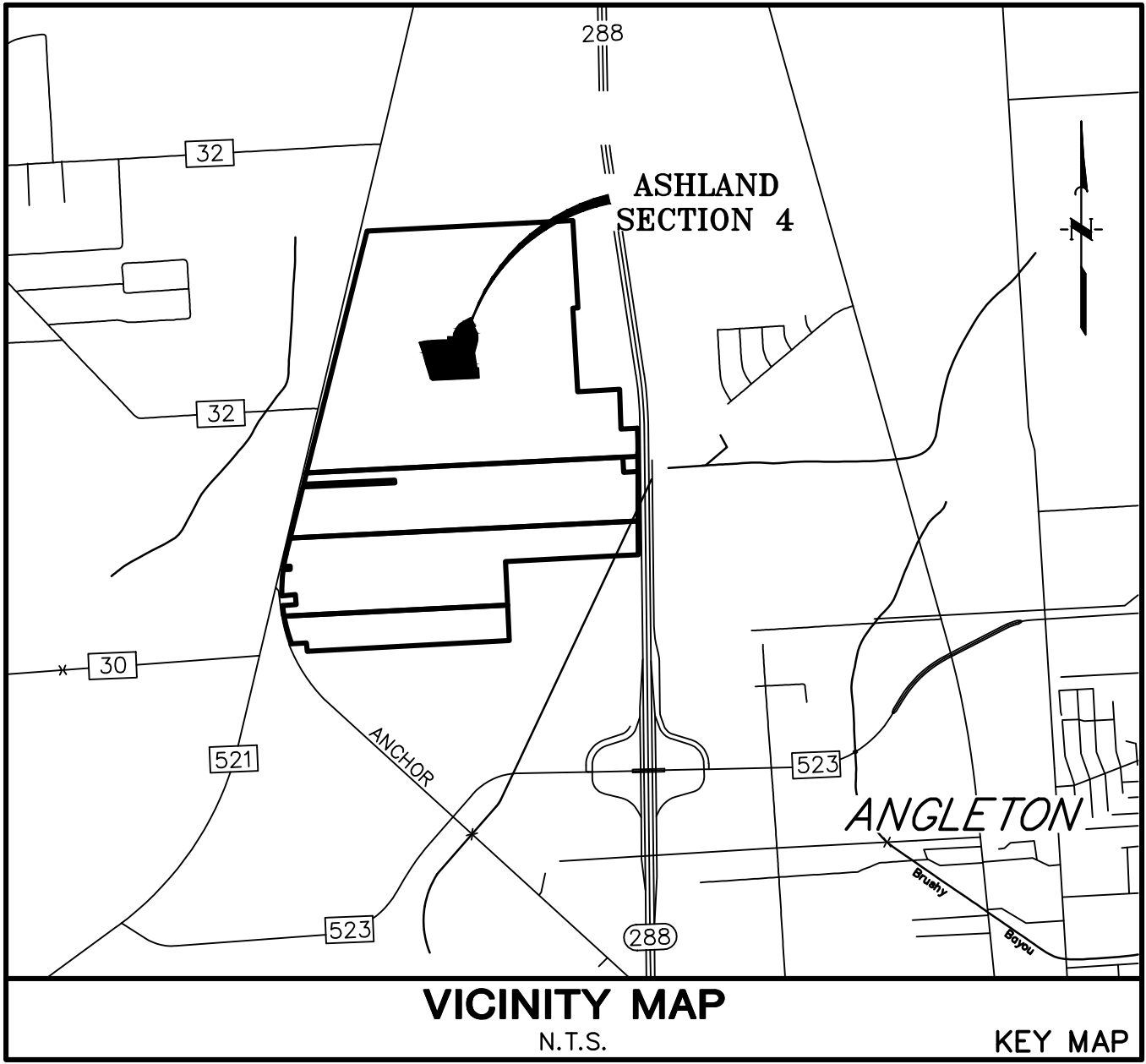
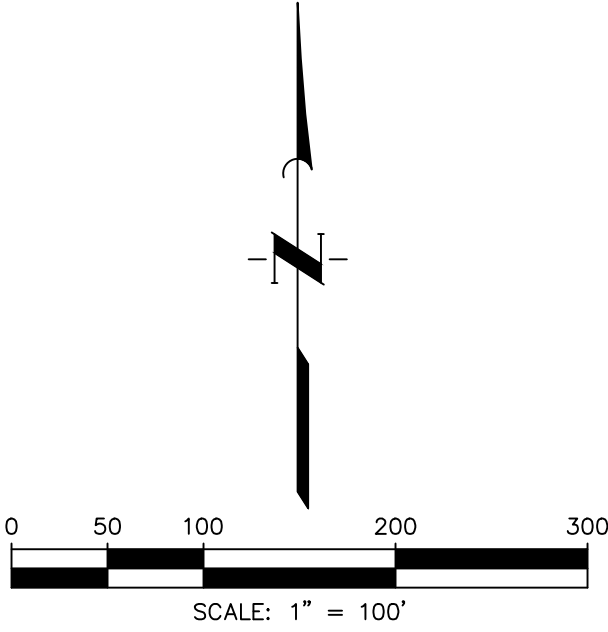
LINE	BEARING	DISTANCE
L1	N74°29'44"E	7.38'
L2	N00°55'44"E	60.00'
L3	N02°55'07"E	26.10'
L4	N05°32'39"E	43.96'
L5	N24°54'06"E	103.10'
L6	N39°10'31"E	100.11'
L7	N55°35'04"E	106.55'
L8	N63°17'42"E	135.90'
L9	S26°42'18"E	180.00'
L10	S63°17'42"W	21.37'
L11	S26°42'18"E	130.75'
L12	S06°24'33"E	67.37'
L13	S02°02'25"W	54.59'
L14	S08°09'53"W	48.84'
L15	S11°44'21"W	50.00'
L16	S15°56'18"W	158.16'
L17	S09°18'28"E	229.26'
L18	S06°28'10"E	60.52'
L19	N87°09'33"E	36.21'
L20	S02°50'27"E	185.08'
L21	S87°12'27"W	95.35'
L22	S87°09'33"W	776.39'

LINE	BEARING	DISTANCE
L23	N54°48'09"W	47.26'
L24	N16°45'51"W	290.01'
L25	N16°09'42"W	249.50'
L26	S16°09'42"E	411.62'
L27	N87°09'33"E	739.12'
L28	S16°09'42"E	429.94'
L29	S16°09'42"E	313.60'
L30	S63°17'42"W	74.56'
L31	N31°28'05"E	13.26'
L32	N02°50'27"W	125.00'
L33	N02°50'27"W	125.00'
L34	N68°37'21"W	11.83'
L35	S10°58'15"E	47.79'
L36	S15°27'49"E	54.31'
L37	N16°09'42"W	374.77'
L38	S14°27'49"E	58.75'
L39	N11°55'50"W	101.03'
L40	N16°09'42"W	325.81'
L41	S14°25'51"E	48.95'
L42	S08°53'15"E	58.95'
L43	S89°12'09"W	140.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	970.00'	8°49'05"	149.29'	N79°09'22"E	149.14'	74.79'
C2	2970.00'	7°22'02"	381.89'	N87°14'43"E	381.63'	191.21'
C3	3030.00'	1°59'22"	105.21'	S88°04'34"E	105.20'	52.61'
C4	5868.77'	1°38'32"	168.21'	N19°02'10"W	168.21'	84.11'
C5	760.00'	10°43'30"	142.26'	S10°47'57"E	142.05'	71.34'
C6	55.00'	76°40'46"	73.61'	S54°30'05"E	68.24'	43.50'
C7	400.00'	13°31'47"	94.45'	N09°23'48"W	94.24'	47.45'
C8	460.00'	9°13'11"	74.02'	S11°33'06"E	73.94'	37.09'
C9	700.00'	13°26'24"	164.20'	N09°26'30"W	163.83'	82.48'
C10	300.00'	79°27'24"	416.03'	S23°34'00"W	383.49'	249.32'
C11	3000.00'	5°03'36"	264.94'	N86°32'27"W	264.86'	132.56'
C12	200.00'	112°50'36"	393.90'	N08°50'19"E	333.25'	301.27'
C13	25.00'	9°11'13"	39.79'	N52°53'45"W	35.72'	25.53'
C14	25.00'	19°11'17"	8.37'	N06°34'03"W	8.33'	4.23'
C15	65.00'	115°03'20"	130.53'	S54°30'05"E	109.67'	102.14'
C16	25.00'	19°11'17"	8.37'	S77°33'54"W	8.33'	4.23'
C17	25.00'	92°30'28"	40.36'	S38°47'22"W	36.12'	26.12'
C18	25.00'	98°55'40"	43.17'	N37°41'42"E	38.00'	29.23'
C19	25.00'	82°09'56"	35.85'	N50°09'43"W	32.86'	21.80'
C20	25.00'	102°27'36"	44.71'	S39°41'56"W	38.98'	31.13'
C21	25.00'	83°14'32"	36.32'	S51°13'11"E	33.21'	22.21'
C22	25.00'	94°45'42"	41.35'	N39°46'42"E	36.79'	27.17'
C23	25.00'	81°55'24"	35.75'	N44°01'59"W	32.78'	21.70'
C24	25.00'	80°16'46"	35.03'	N54°53'44"E	32.23'	21.08'
C25	25.00'	87°08'01"	38.02'	S09°23'17"W	34.46'	23.78'
C26	25.00'	70°34'09"	30.79'	S19°07'22"W	28.88'	17.69'
C27	25.00'	85°56'00"	37.50'	S49°52'27"E	34.08'	23.29'
C28	25.00'	135°00'36"	58.91'	S75°38'26"E	46.20'	60.37'
C29	25.00'	135°00'36"	58.91'	N87°45'46"W	46.20'	60.37'

JOE HEIM ESTATE RESIDUE
CALLED 541.131 AC.
C.C.F. No. 2001016151
OCCBCT
DESC. IN CCF NO 94-006773
OCCBCT

STREET NAME	LENGTH(CENTERLINE)	TYPE
ALMADINE DRIVE	265'	LOCAL
JADE CREST DRIVE	591'	LOCAL
JASPER MEADOWS WAY	598'	LOCAL
MORGANITE MIST DRIVE	776'	LOCAL
ONYX VALLEY DRIVE	394'	LOCAL
TOPAZ RIDGE DRIVE	968'	LOCAL




- General Notes
- AC "Acres"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FND "Found"
OCCBCT "Official County Clerk, Brazoria County, Texas"
OPRBOC "Official Public Records of Brazoria County"
No "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
⊙ "Block Number"
⊙ "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
⊙ "Street Name Break"
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 subdivision plats 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American datum of 1983 (NAD83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAV88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HC06_14012.
8. 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.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County MUD #82, Centertpoint, Texas New Mexico Power, and Centric Gas & Fiber.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Reserves A-F shall be owned and maintained by the Home Owners Association.
18. Incidental Utilities are including but not limited to the underground utility services.

ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

88 LOTS 6 RESERVES 6 BLOCKS
MAY 2024

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

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
6330 West Loop South, Suite 150 • Houston, TX 77054 • 713.777.5337

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 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 §

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, 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 §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McFee, P.E., 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.

Darren J. McFee, P.E.
Professional Engineer
No. 137808

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

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 (OPRBC); 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 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 "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, 7.38 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 381.63 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°02'10" West, with a chord length of 168.21 feet, to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.

LOT AREA SUMMARY

BLOCK 1	
LOT	SQ. FT.
1	7,165
2	6,795
3	6,364
4	6,250
5	6,250
6	6,250
7	6,250
8	6,247
9	6,223
10	6,197
11	6,202
12	9,542
13	10,673
14	6,884
15	6,250
16	6,250
17	6,250
18	6,250
19	6,250
20	6,250
21	6,250
22	6,250
23	6,250
24	6,250
25	6,250
26	6,250
27	6,251
28	6,253
29	3,125

BLOCK 2	
LOT	SQ. FT.
1	7,069
2	6,864
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	8,237
11	8,585
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,600
19	6,668
20	7,028
21	7,389

BLOCK 3	
LOT	SQ. FT.
1	6,882
2	6,092
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,146
10	8,077
11	8,097
12	6,420
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,569
20	6,846
21	6,331

Block 4	
LOT	SQ. FT.
1	9,118
2	8,715
3	8,496
4	8,170
5	7,595
6	7,073
7	6,600
8	2,486

BLOCK 5	
LOT	SQ. FT.
1	8,382
2	7,772
3	7,670
4	7,489
5	7,246
6	7,802
7	9,529
8	11,032
9	7,562
10	6,559
11	6,489
12	6,343
13	7,721

ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

88 LOTS

6 RESERVES

6 BLOCKS

MAY 2024

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

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337