

RESTRICTED RESERVE [A] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,755 Sq. Ft.

RESTRICTED RESERVE [B] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.01 AC 309 Sq. Ft.

RESTRICTED RESERVE [C] Restricted to Drainage, Detention, Landscape, Open Space 1.01 AC 44,182 Sq. Ft.

RESTRICTED RESERVE [D] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.05 AC 2,320 Sq. Ft.

RESTRICTED RESERVE [E] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.14 AC 6,113 Sq. Ft.

RESTRICTED RESERVE [F] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.21 AC 8,957 Sq. Ft.

RESTRICTED RESERVE [G] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 3,115 Sq. Ft.

RESTRICTED RESERVE [H] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.16 AC 7,147 Sq. Ft.

LOT AREA SUMMARY

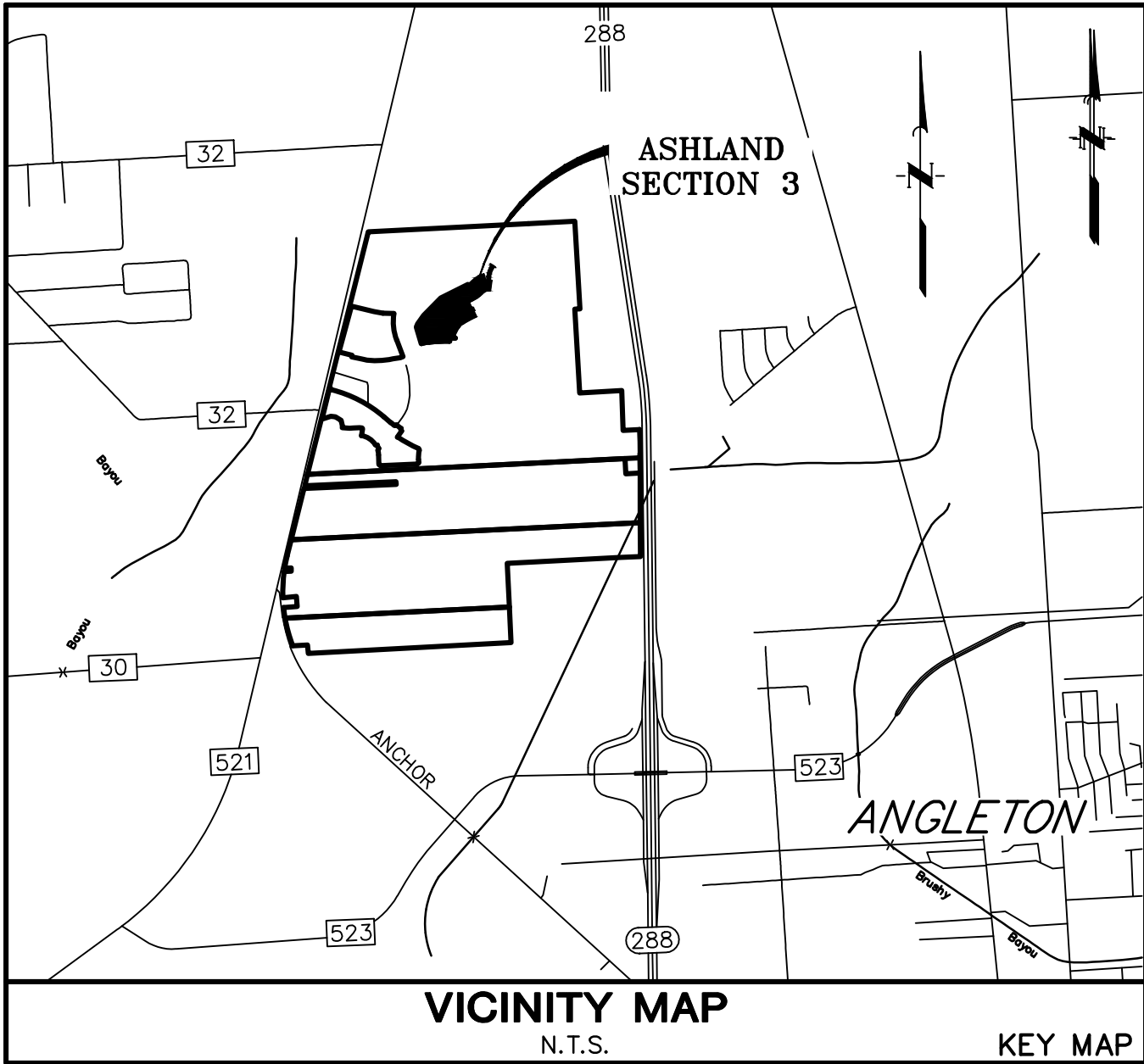
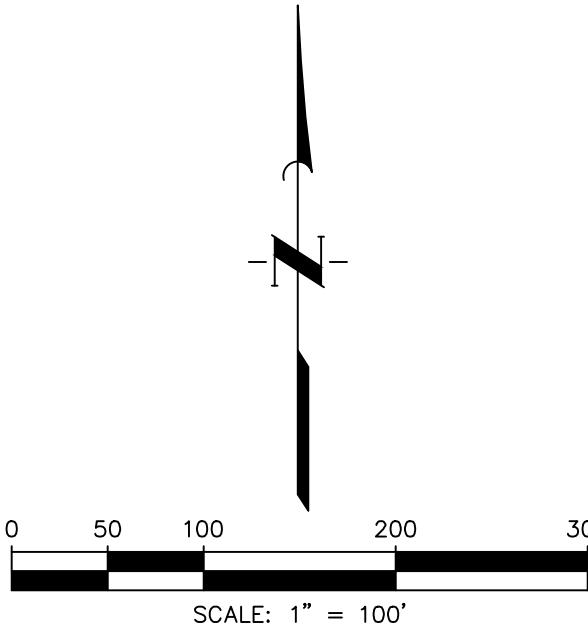
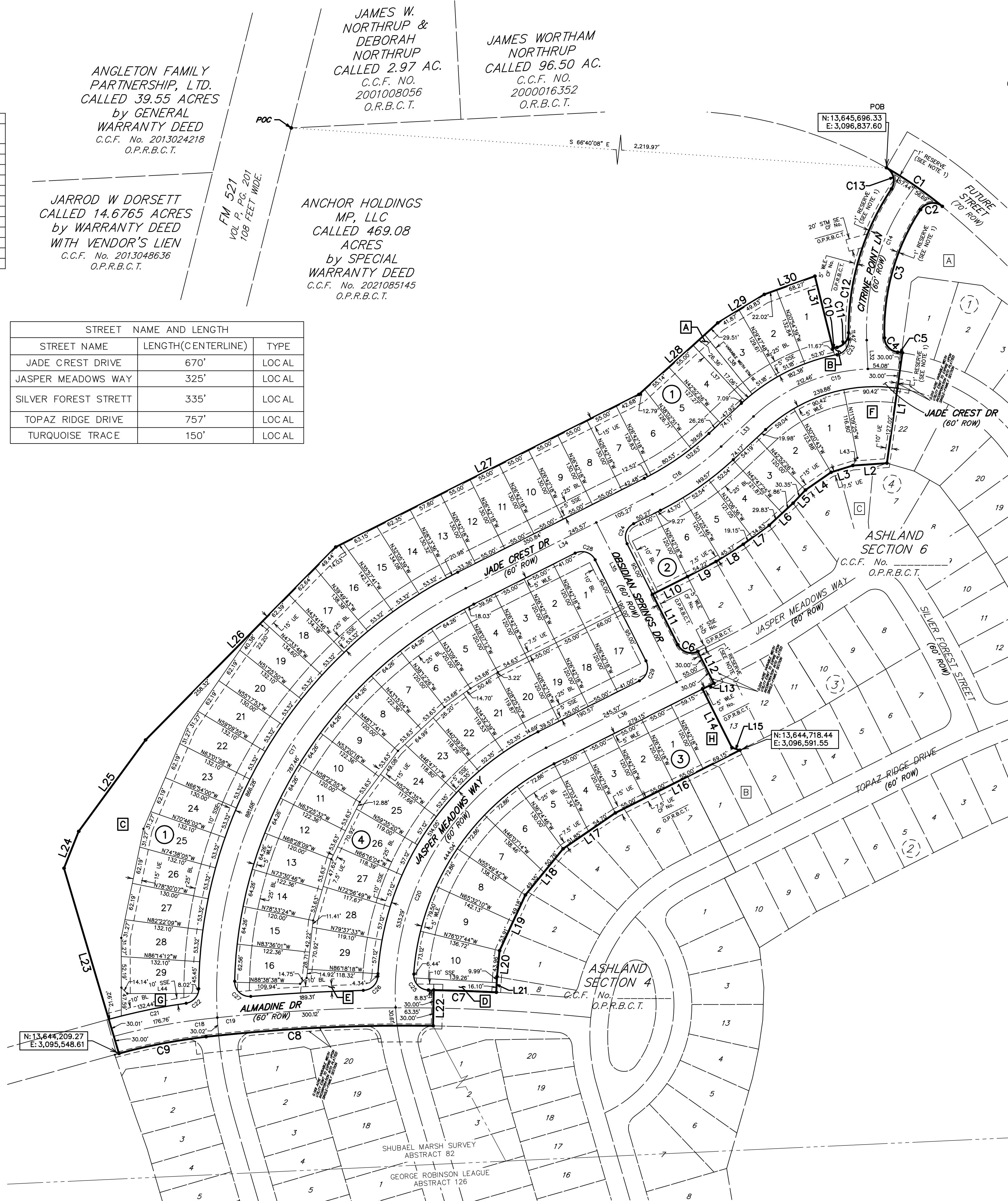
BLOCK 1		BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	8,052	17	7,878	1	8,719	1	6,600	1	6,600
2	8,096	18	7,760	2	8,065	2	6,600	2	6,600
3	7,911	19	7,766	3	6,684	3	6,600	3	6,600
4	6,982	20	7,546	4	7,137	4	6,754	4	6,754
5	7,705	21	7,546	5	7,054	5	8,062	5	8,062
6	8,667	22	7,709	6	6,944	6	8,290	6	8,290
7	7,149	23	7,546	7	7,786	7	8,495	7	8,495
8	7,150	24	7,546	8	8,585	8	8,585	8	8,585
9	7,150	25	7,709	9	9,332	9	9,332	9	9,332
10	7,150	26	7,546	10	9,264	10	9,264	10	9,264
11	7,150	27	7,546	11	7,148	11	7,148	11	7,148
12	7,150	28	7,709	12	2,320	12	2,320	12	2,320
13	7,291	29	7,492						
14	7,618	30	2,755						
15	7,986	31	44,183						
16	8,232								

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°01'52"W	187.02'
L2	S85°56'19"W	57.37'
L3	S72°40'17"W	38.31'
L4	S55°13'34"W	52.20'
L5	S43°24'51"W	30.35'
L6	S47°20'07"W	54.69'
L7	S53°44'19"W	53.98'
L8	S57°40'23"W	54.03'
L9	S62°02'20"W	54.22'
L10	S63°17'42"W	66.00'
L11	S26°42'18"E	95.00'
L12	S26°42'18"E	60.00'
L13	S63°17'42"W	21.42'
L14	S26°42'18"E	110.00'
L15	S71°42'18"E	14.14'
L16	S63°17'42"W	234.15'
L17	S55°35'04"W	106.55'
L18	S39°10'31"W	100.11'
L19	S24°54'06"W	103.10'
L20	S05°32'39"W	43.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S02°55'07"W	26.10'
L22	S00°55'44"W	60.00'
L23	N16°30'19"W	324.58'
L24	N21°46'37"E	66.45'
L25	N36°12'11"E	190.26'
L26	N44°34'38"E	455.00'
L27	N63°17'42"E	570.00'
L28	N47°48'28"E	178.80'
L29	N58°30'09"E	91.70'
L30	N70°08'52"E	90.29'
L31	S14°01'46"E	125.00'
L32	S02°17'51"E	48.29'
L33	S47°07'34"W	74.17'
L34	S63°17'42"W	350.84'
L35	N26°42'18"W	300.00'
L36	S63°17'42"W	300.57'
L37	S42°52'26"E	126.69'
L38	N38°40'56"W	127.53'

STREET NAME AND LENGTH		
STREET NAME	LENGTH(CENTERLINE)	TYPE
JADE CREST DRIVE	670'	LOCAL
JASPER MEADOWS WAY	325'	LOCAL
SILVER FOREST STRETT	335'	LOCAL
TOPAZ RIDGE DRIVE	757'	LOCAL
TURQUOISE TRACE	150'	LOCAL

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	9°08'44"	114.13'	S55°23'48"E	114.01'
C2	25.00'	95°54'12"	41.85'	S81°13'29"W	37.13'
C3	370.00'	35°10'04"	227.10'	S15°41'20"W	223.56'
C4	25.00'	81°29'18"	35.56'	S42°38'21"E	32.63'
C5	330.00'	1°24'52"	8.15'	S82°40'34"E	8.15'
C6	25.00'	90°00'00"	39.27'	S71°42'18"E	35.36'
C7	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'
C8	2970.00'	7°22'02"	381.89'	S87°14'43"W	381.63'
C9	970.00'	8°49'05"	149.29'	S79°09'22"W	149.14'
C10	320.00'	1°16'31"	7.12'	N76°36'28"E	7.12'
C11	25.00'	77°42'59"	33.91'	N38°23'15"E	31.37'
C12	430.00'	34°03'55"	255.66'	N16°33'43"E	251.91'
C13	25.00'	93°33'50"	40.82'	N13°11'15"W	36.44'
C14	400.00'	39°39'00"	276.81'	S17°31'39"W	271.32'
C15	300.00'	50°54'18"	266.54'	S72°34'43"W	257.86'
C16	900.00'	16°10'08"	141.10'	N55°12'38"E	140.63'
C17	760.00'	68°43'54"	911.69'	S28°55'45"W	858.00'
C18	1000.00'	8°51'20"	154.56'	S79°08'02"W	154.40'
C19	3000.00'	7°22'02"	385.75'	S87°14'43"W	385.49'
C20	460.00'	70°14'13"	563.90'	S28°10'36"W	529.25'
C21	1030.00'	6°08'52"	110.52'	S78°57'52"W	110.46'
C22	25.00'	63°10'57"	27.57'	N50°26'49"E	26.19'
C23	25.00'	80°46'58"	35.25'	N38°23'58"E	32.40'
C24	25.00'	90°00'00"	39.27'	S18°17'42"W	35.36'
C25	25.00'	78°36'18"	34.30'	S49°56'08"E	31.67'
C26	25.00'	85°30'24"	37.31'	N45°56'26"E	33.94'
C27	25.00'	92°28'18"	40.35'	S48°38'59"E	36.11'
C28	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'
C29	25.00'	90°00'00"	39.27'	N18°17'42"E	35.36'



- General Notes
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FC "Firm Code"
 - FND "Found"
 - OCBCOT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "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"
 - W.E "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"


- 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 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 South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- 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.
- There are no pipelines or pipeline easements within the plotted area shown hereon.
- 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 Altimera's RTK Network, Stations HASS_1012 and HC06_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.
- 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.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- 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 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.
- Reserves A, B, D, E, F, G and H shall be owned and maintained by the Home Owners Association.
- Reserve C shall be owned and maintained by Brazoria County MUD No. 82.
- Incidental Utilities are including but not limited to the underground utility services.

ASHLAND SECTION 3

A SUBDIVISION OF 1942 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A-81 & A-82
BRAZORIA COUNTY, TEXAS

75 LOTS 8 RESERVES 4 BLOCKS
MAY 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
PHONE

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046300
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

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 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, 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:

That I, Steve Jores, 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 Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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. McAfee, 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 19.42 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 19.42 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 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 66°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 351°0'04", 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;

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;

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;

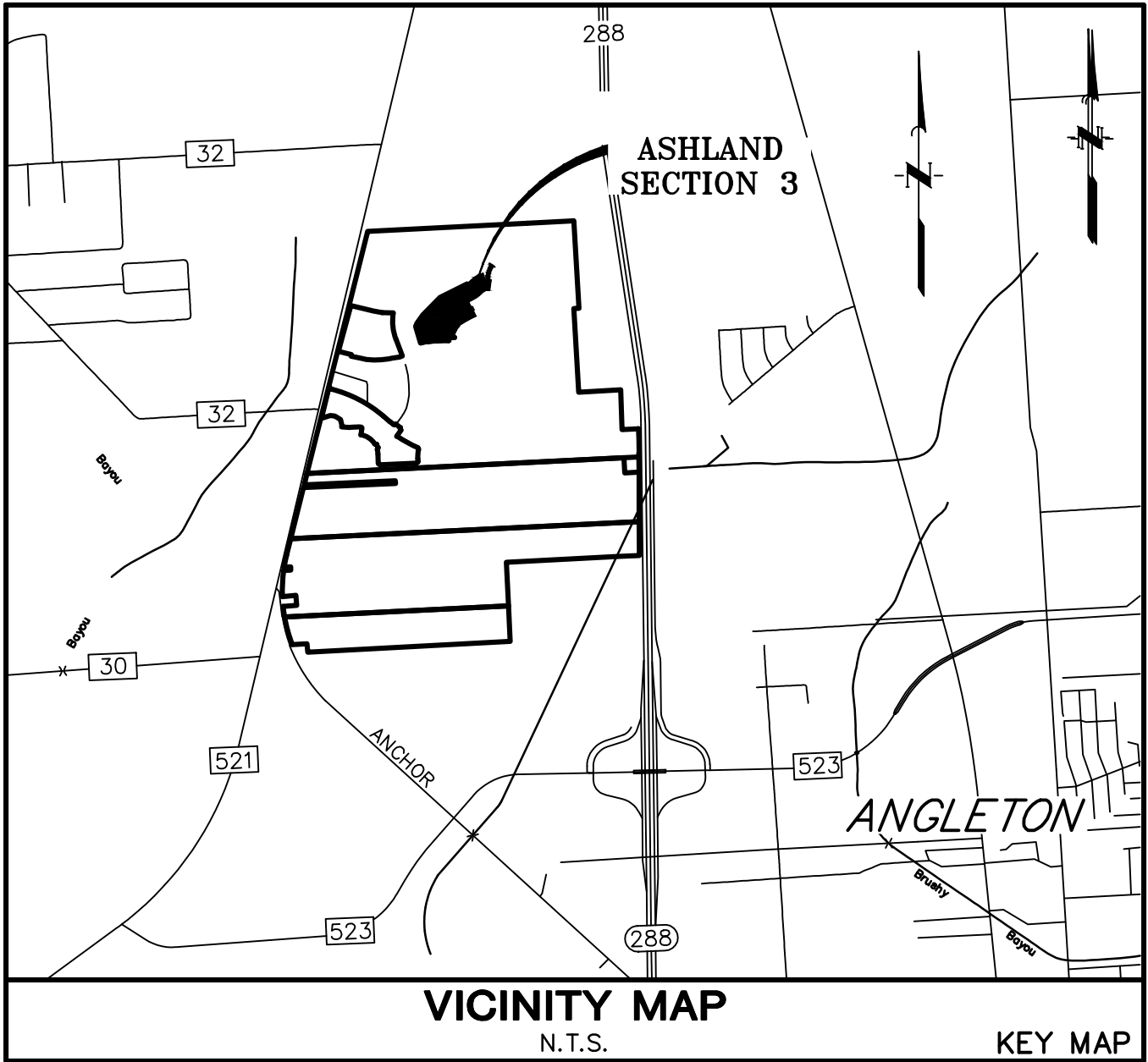
THENCE, South 14°01'46" East, 125.00 feet to a point for corner marking the beginning of a tangent curve to the right;

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.



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

ASHLAND SECTION 3

A SUBDIVISION OF 1942 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A-81 & A-82
BRAZORIA COUNTY, TEXAS

75 LOTS 8 RESERVES 4 BLOCKS
MAY 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
PHONE

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10040100
1229 Corporate Drive, Suite 100 • Houston, TX 77061 • 281.342.2033