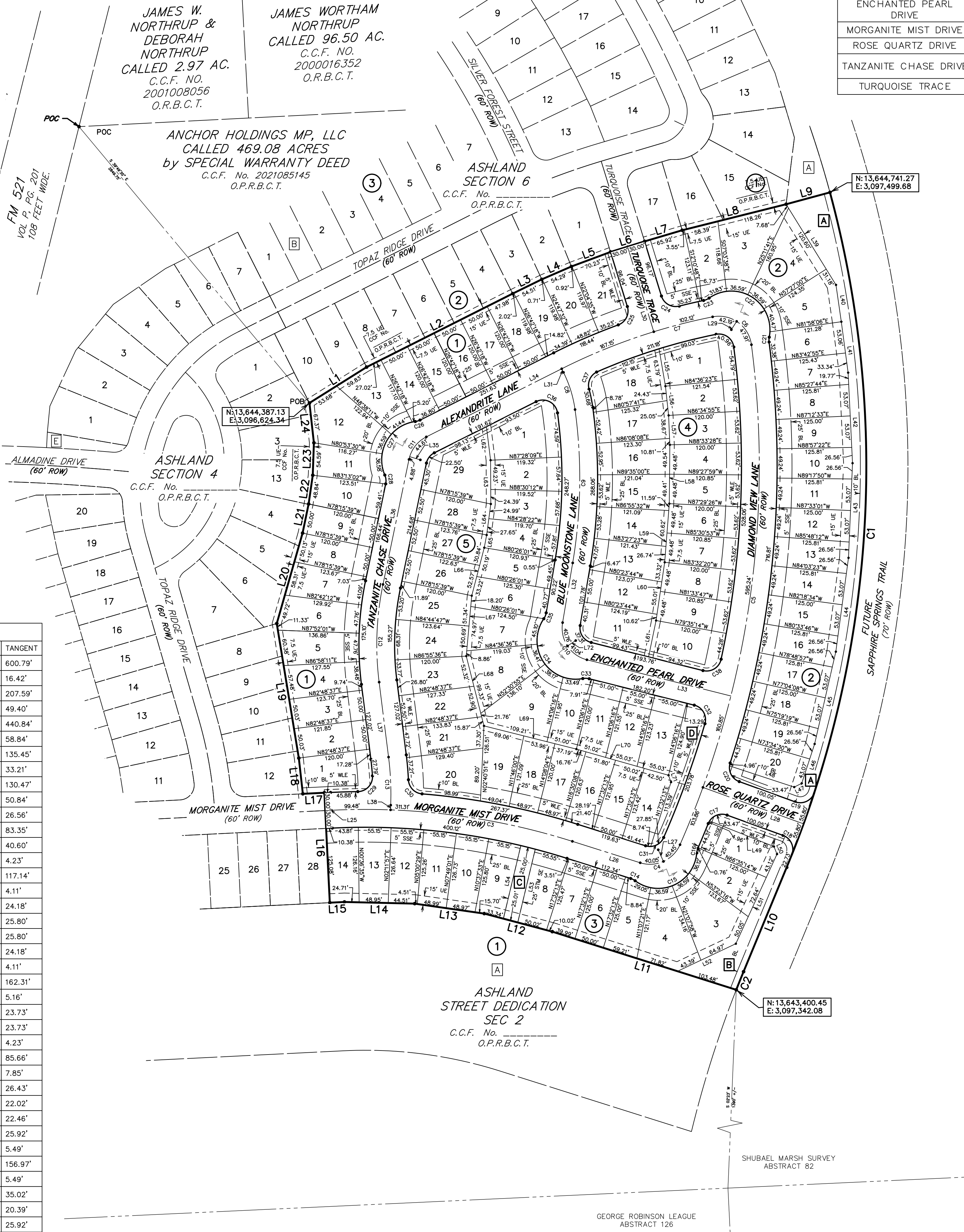


A	B	C	D
RESTRICTED RESERVE "A"	RESTRICTED RESERVE "B"	RESTRICTED RESERVE "C"	RESTRICTED RESERVE "D"
Restricted to Open Space, Landscape, Incidental Utility Purposes Only	Restricted to Open Space, Landscape, Incidental Utility Purposes Only	Restricted to Open Space, Landscape, Incidental Utility Purposes Only	Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.74 AC	0.29 AC	0.07 AC	0.16 AC
32,032.51 Sq. Ft.	12,556.41 Sq. Ft.	3,165.36 Sq. Ft.	6,783.43 Sq. Ft.

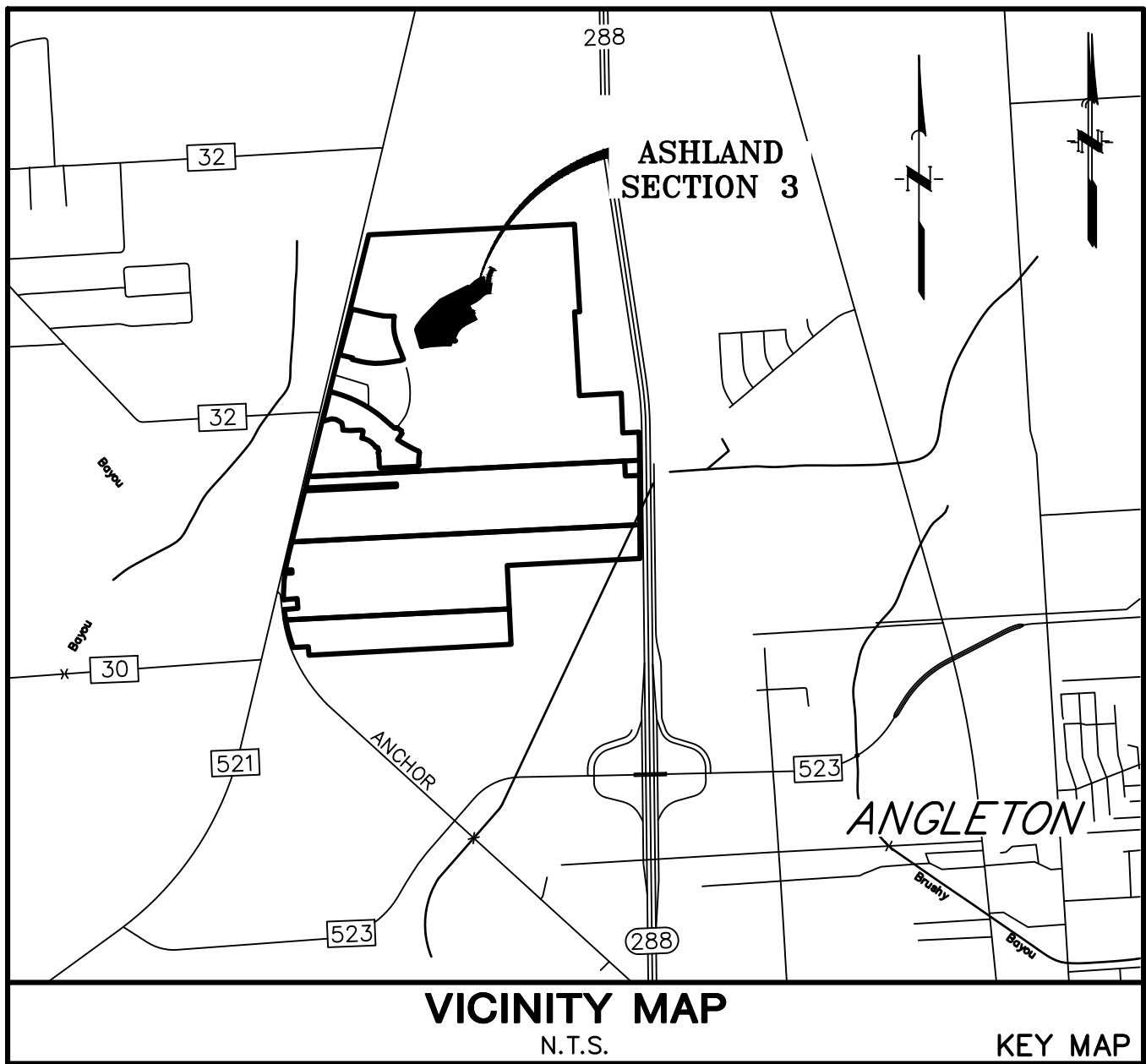
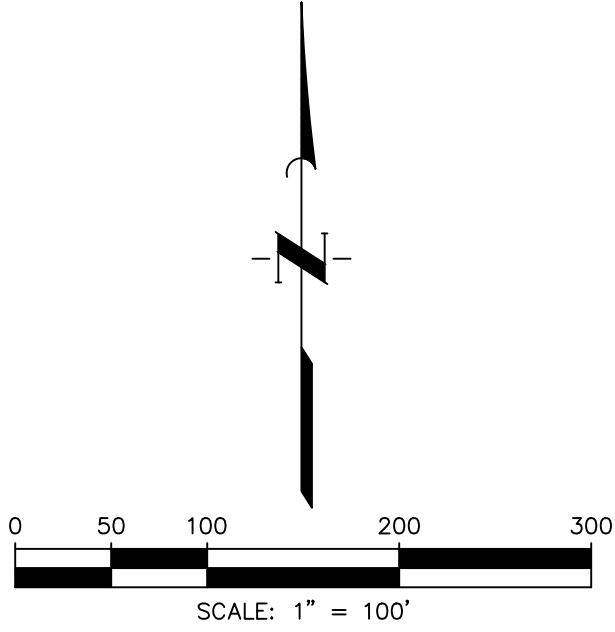
LINE	BEARING	DISTANCE
L1	N57°51'47"E	113.51'
L2	N63°17'42"E	275.00'
L3	N63°56'38"E	54.51'
L4	N66°31'30"E	54.29'
L5	N69°37'38"E	70.23'
L6	N72°44'57"E	60.00'
L7	N73°30'38"E	65.92'
L8	N75°56'46"E	180.20'
L9	N74°52'19"E	76.39'
L10	S22°28'05"W	189.80'
L11	N72°27'47"W	324.50'
L12	N75°07'34"W	118.39'
L13	N81°51'48"W	118.17'
L14	N88°38'15"W	118.17'
L15	S87°12'27"W	24.62'
L16	N02°50'27"W	185.08'
L17	S87°09'33"W	36.21'
L18	N06°28'10"W	60.52'
L19	N09°18'28"W	229.26'
L20	N15°56'18"E	158.16'
L21	N11°44'21"E	50.00'
L22	N08°09'53"E	48.84'
L23	N02°02'25"E	54.59'
L24	N06°24'33"W	67.37'
L25	S87°09'33"W	10.38'
L26	N72°27'47"W	119.63'
L27	S24°11'13"E	21.50'
L28	S70°04'52"E	180.00'
L29	N32°40'43"E	16.61'
L30	S17°07'42"E	149.67'
L31	N26°42'18"W	6.75'
L32	S09°36'16"W	102.05'
L33	S75°53'44"E	249.75'
L34	N63°17'42"E	254.88'
L35	N73°10'52"W	18.70'
L36	N11°44'21"E	214.68'

LINE	BEARING	DISTANCE
L1	N07°11'23"W	127.02'
L38	N02°05'39"E	7.93'
L39	N31°43'37"W	159.46'
L40	N08°15'24"W	62.59'
L41	S07°37'12"E	86.40'
L42	S02°47'27"E	152.47'
L43	S02°26'59"W	159.26'
L44	N07°41'26"E	159.26'
L45	S12°55'52"W	159.26'
L46	N18°10'18"E	69.63'
L47	S63°10'18"W	14.14'
L48	N71°49'42"W	114.50'
L49	N68°20'02"W	116.48'
L50	N21°49'49"W	13.77'
L51	S24°40'25"W	165.80'
L52	S64°42'07"W	108.37'
L53	N13°26'05"E	126.74'
L54	N13°26'05"E	126.39'
L55	N09°42'06"W	63.79'
L56	N06°11'11"W	49.48'
L57	N02°25'48"W	49.48'
L58	N00°32'01"E	98.95'
L59	N04°29'07"E	98.95'
L60	N08°26'13"E	98.95'
L61	N11°39'35"E	62.45'
L62	N07°04'20"W	56.92'
L63	N00°17'03"W	73.63'
L64	N07°38'37"E	52.63'
L65	S10°39'06"W	21.70'
L66	N14°36'20"E	83.41'
L67	N05°11'36"E	102.03'
L68	N14°14'40"W	121.09'
L69	N75°53'45"W	160.21'
L70	S74°09'09"E	161.07'
L71	S20°02'27"E	12.33'
L72	S56°51'16"W	16.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1765.00'	37°35'46"	1158.15'	S03°40'12"W	1137.48'	600.79'
C2	1834.82'	17°01'31"	32.83'	S21°57'20"W	32.83'	16.42'
C3	1155.00'	20°22'41"	410.79'	N82°39'07"W	408.63'	207.59'
C4	55.00'	83°51'50"	80.50'	N65°36'18"E	73.51'	49.40'
C5	1585.00'	31°05'09"	859.94'	N08°07'49"E	849.43'	440.84'
C6	55.00'	93°51'52"	90.10'	N54°20'42"W	80.36'	58.84'
C7	1000.00'	15°25'40"	269.27'	S71°00'32"W	268.45'	135.45'
C8	200.00'	18°51'22"	65.82'	N17°16'37"W	65.52'	33.21'
C9	850.00'	17°27'12"	258.93'	N00°52'40"E	257.93'	130.47'
C10	55.00'	85°30'00"	82.07'	S33°08'44"E	74.67'	50.84'
C11	55.00'	51°33'21"	49.49'	S37°31'01"W	47.84'	26.56'
C12	500.00'	18°55'44"	165.19'	S02°16'29"W	164.44'	83.35'
C13	500.00'	9°17'02"	81.02'	N02°32'52"W	80.93'	40.60'
C14	25.00'	19°11'17"	8.37'	N62°52'08"W	8.33'	4.23'
C15	65.00'	121°56'59"	138.35'	N65°45'01"E	113.67'	117.14'
C16	25.00'	18°39'52"	8.14'	S14°06'28"W	8.11'	4.11'
C17	25.00'	88°04'41"	38.43'	S65°52'47"W	34.76'	24.18'
C18	25.00'	91°48'41"	40.06'	N24°10'32"W	35.91'	25.80'
C19	25.00'	91°48'41"	40.06'	N64°00'48"E	35.91'	25.80'
C20	25.00'	88°04'41"	38.43'	S26°02'31"E	34.76'	24.18'
C21	25.00'	18°39'52"	8.14'	S01°53'56"W	8.11'	4.11'
C22	65.00'	136°20'59"	154.68'	N56°56'38"W	120.68'	162.31'
C23	25.00'	23°18'47"	10.17'	N66°32'16"E	10.10'	5.16'
C24	25.00'	87°00'42"	37.97'	S60°38'03"E	34.42'	23.73'
C25	25.00'	87°00'42"	37.97'	N26°22'39"E	34.42'	23.73'
C26	25.00'	19°11'17"	8.37'	N72°53'21"E	8.33'	4.23'
C27	65.00'	105°36'53"	119.82'	S29°40'33"W	103.56'	85.66'
C28	25.00'	34°52'15"	15.22'	N05°41'47"W	14.98'	7.85'
C29	25.00'	93°10'45"	40.66'	N42°47'16"E	36.32'	26.43'
C30	25.00'	82°44'25"	36.10'	S44°01'14"E	33.05'	22.02'
C31	25.00'	83°51'50"	36.59'	N65°36'18"E	33.41'	22.46'
C32	25.00'	92°03'36"	40.17'	N29°51'56"W	35.99'	25.92'
C33	25.00'	24°45'24"	10.80'	N88°16'26"W	10.72'	5.49'
C34	65.00'	135°00'47"	153.17'	S33°08'44"E	120.11'	156.97'
C35	25.00'	24°45'24"	10.80'	N21°58'58"E	10.72'	5.49'
C36	25.00'	108°57'44"	47.54'	N62°13'26"W	40.70'	35.02'
C37	25.10'	78°10'55"	34.25'	S23°40'53"W	31.65'	20.39'
C38	25.00'	92°03'36"	40.17'	N58°04'28"E	35.99'	25.92'



STREET	NAME AND LENGTH	
STREET NAME	LENGTH(CENTERLINE)	TYPE
ALEXANDRITE LANE	611'	LOCAL
BLUE MOONSTONE LANE	474'	LOCAL
DIAMOND VIEW LANE	946'	LOCAL
ENCHANTED PEARL DRIVE	291'	LOCAL
MORGANITE MIST DRIVE	581'	LOCAL
ROSE QUARTZ DRIVE	180'	LOCAL
TANZANITE CHASE DRIVE	601'	LOCAL
TURQUOISE TRACE	150'	LOCAL



- General Notes
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FC "Firm Code"
 - FND "Found"
 - OCBCB "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 "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng." 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 dedicant, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown herein 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 of 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.
 - 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 HAGS_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 herein 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 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.
 - Reserves A, B, C and D shall be owned and maintained by the Homeowners Association.
 - Incidental Utilities are including but not limited to the underground utility services.

ASHLAND SECTION 5

A SUBDIVISION OF 22.75 ACRES OF LAND OUT OF THE LEAGUE SHUBEAL MARSH SURVEY, A- 81 AND 82, BRAZORIA COUNTY, TEXAS

102 LOTS 4 RESERVES 5 BLOCKS

MAY 2024

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 2004100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 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 22.75 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 39°49'35" East, 2849.75 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, North 57°51'47" East, 113.51 feet to a point for corner;

THENCE, North 63°17'42" East, 275.00 feet to a point for corner;

THENCE, North 63°56'38" East, 54.51 feet to a point for corner;

THENCE, North 66°31'30" East, 54.29 feet to a point for corner;

THENCE, North 69°37'38" East, 70.23 feet to a point for corner;

THENCE, North 72°44'57" East, 60.00 feet to a point for corner;

THENCE, North 73°30'38" East, 65.92 feet to a point for corner;

THENCE, North 75°56'46" East, 180.20 feet to a point for corner;

THENCE, North 74°52'19" East, 76.39 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 1765.00 feet, a central angle of 37°35'46", an arc length of 1158.15 feet, and a long chord bearing South 03°40'12" West, with a chord length of 1137.48 feet to a point for corner;

THENCE, South 22°28'05" West, 189.80 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 1834.82 feet, a central angle of 01°01'31", an arc length of 32.83 feet, and a long chord bearing South 21°57'20" West, with a chord length of 32.83 feet to a point for corner;

THENCE, North 72°27'47" West, 324.50 feet to a point for corner;

THENCE, North 75°07'34" West, 118.39 feet to a point for corner;

THENCE, North 81°51'46" West, 118.17 feet to a point for corner;

THENCE, North 88°38'15" West, 118.17 feet to a point for corner;

THENCE, South 87°12'27" West, 24.62 feet to a point for corner;

THENCE, North 02°50'27" West, 185.08 feet to a point for corner;

THENCE, South 87°09'33" West, 36.21 feet to a point for corner;

THENCE, North 06°28'10" West, 60.52 feet to a point for corner;

THENCE, North 09°18'28" West, 229.26 feet to a point for corner;

THENCE, North 15°56'18" East, 158.16 feet to a point for corner;

THENCE, North 11°44'21" East, 50.00 feet to a point for corner;

THENCE, North 08°09'53" East, 48.84 feet to a point for corner;

THENCE, North 02°02'25" East, 54.59 feet to a point for corner;

THENCE, North 06°24'33" West, 67.37 feet to the POINT OF BEGINNING, CONTAINING 22.75 acres of land in Brazoria County, Texas.

BLOCK 1		BLOCK 2		BLOCK 3	
Lot No.	Lot Area (sq ft)	Lot No.	Lot Area (sq ft)	Lot No.	Lot Area (sq ft)
1	7,691	1	7,668	1	6,388
2	6,046	2	6,358	2	7,095
3	6,139	3	10,317	3	9,863
4	6,608	4	10,227	4	9,764
5	7,075	5	8,189	5	6,404
6	7,266	6	6,370	6	6,250
7	6,701	7	6,447	7	6,252
8	6,092	8	6,407	8	6,887
9	6,000	9	6,407	9	6,544
10	6,580	10	6,461	10	6,583
11	6,173	11	6,407	11	6,570
12	9,530	12	6,407	12	6,556
13	7,435	13	6,461	13	6,589
14	5,985	14	6,407	14	6,487
15	6,000	15	6,407		
16	6,000	16	6,461		
17	6,000	17	6,407		
18	6,000	18	6,407		
19	6,136	19	6,461		
20	6,188	20	6,357		
21	7,550				

BLOCK 4		BLOCK 5	
Lot No.	Lot Area (sq ft)	Lot No.	Lot Area (sq ft)
1	8,969	1	9,790
2	6,232	2	6,396
3	6,194	3	6,369
4	6,215	4	6,443
5	6,215	5	6,156
6	6,215	6	6,500
7	6,215	7	7,012
8	6,215	8	8,794
9	6,215	9	10,118
10	7,829	10	5,896
11	8,315	11	6,160
12	6,799	12	6,731
13	6,951	13	6,823
14	6,888	14	6,166
15	6,938	15	6,134
16	6,914	16	6,145
17	7,223	17	6,191
18	9,600	18	6,193
		19	7,242
		20	8,972
		21	6,995
		22	6,855
		23	6,957
		24	7,274
		25	7,117
		26	6,369
		27	6,491
		28	6,399
		29	10,256

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 45, 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 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 BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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.

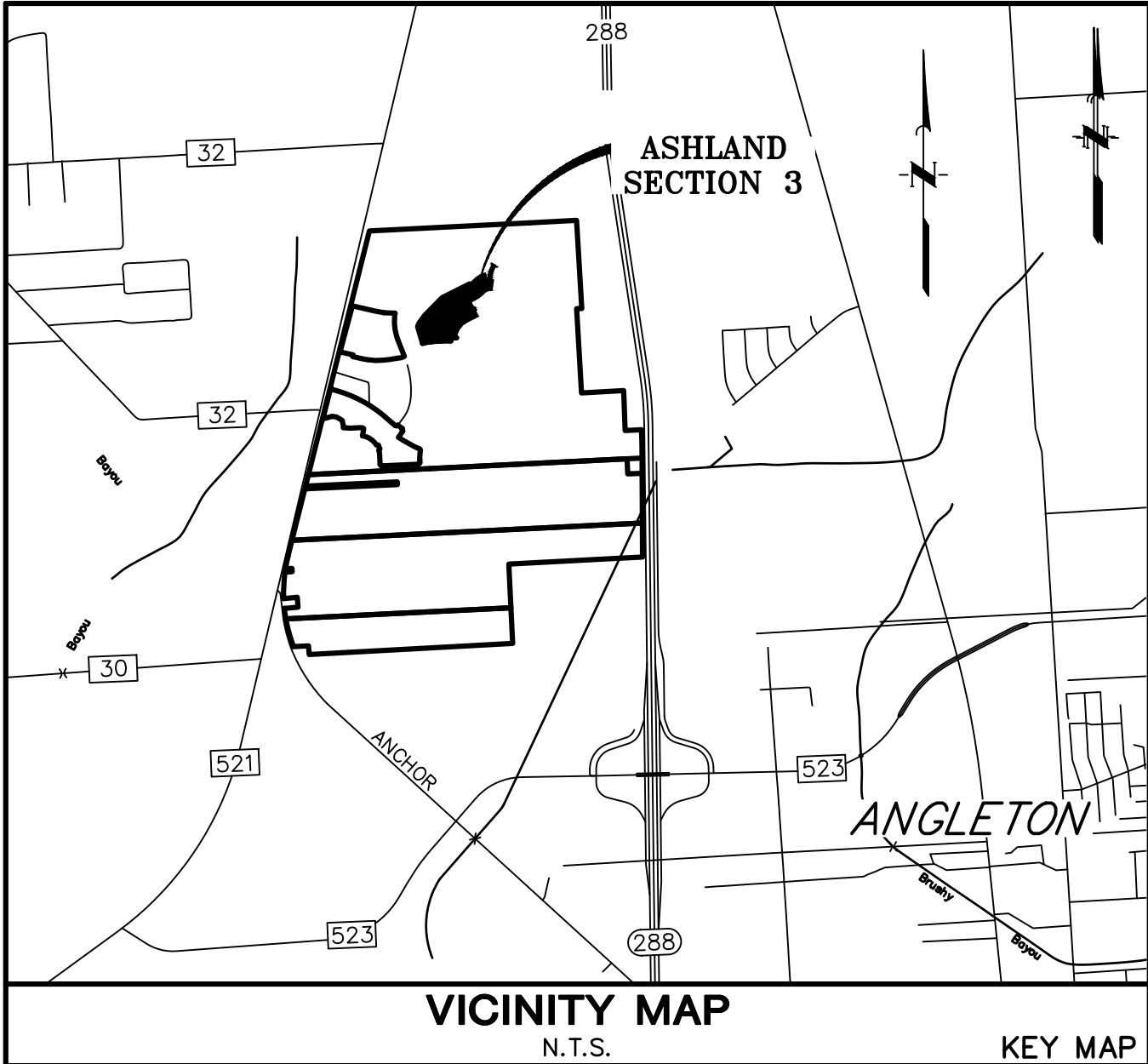
Darren J. McAfee
Professional Engineer No. 137808

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



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 5

A SUBDIVISION OF 22.75 ACRES OF LAND
OUT OF THE
LEAGUE SHUBAEEL MARSH SURVEY, A- 81 AND 82,
BRAZORIA COUNTY, TEXAS
102 LOTS 4 RESERVES 5 BLOCKS
MAY 2024

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:

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