



September 22, 2023

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Ashland Section 5 Subdivision Preliminary Plat – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the preliminary plat for the above referenced subdivision and offers the following comments:

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes any applicable referral agency such as Brazoria County, Drainage District, TxDOT.
2. Applicable subdivision improvement plans shall be submitted for review.

Sheet 2 of 2

1. Unresolved comment: Curve C2 information (central angle) does not match metes and bounds description.
2. Label missing "Proposed Ashland Section Three".

HDR takes no objection to the proposed Ashland Section 5 Subdivision Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

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 5, 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. 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:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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. McAshon, 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 City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets 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 fee title thereto shall revert to and revest in the dedicant, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) 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 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Survey, 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 (OPRC); 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 radius of 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 (OPRC), 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, 4511.00 feet;
THENCE, South 39°48'35" 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 the point for corner marking the beginning of a tangent curve to the right;

Metes and Bounds - Information does not match curve table for curve C2.

THENCE, along the arc of said tangent curve to the right, having a radius of 1265.00 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°01'51", 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.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) " " INDICATES STREET NAME CHANGE.
- 9.) " " INDICATES BLOCK NUMBER.
- 10.) " " INDICATES RESERVE NUMBER.
- 11.) " " INDICATES RESERVE NUMBER.
- 12.) " " INDICATES 65' CUL-DE-SAC RADIUS.
- 13.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

ASHLAND SECTION FIVE

BEING 22.75 ACRES OF LAND CONTAINING 102 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

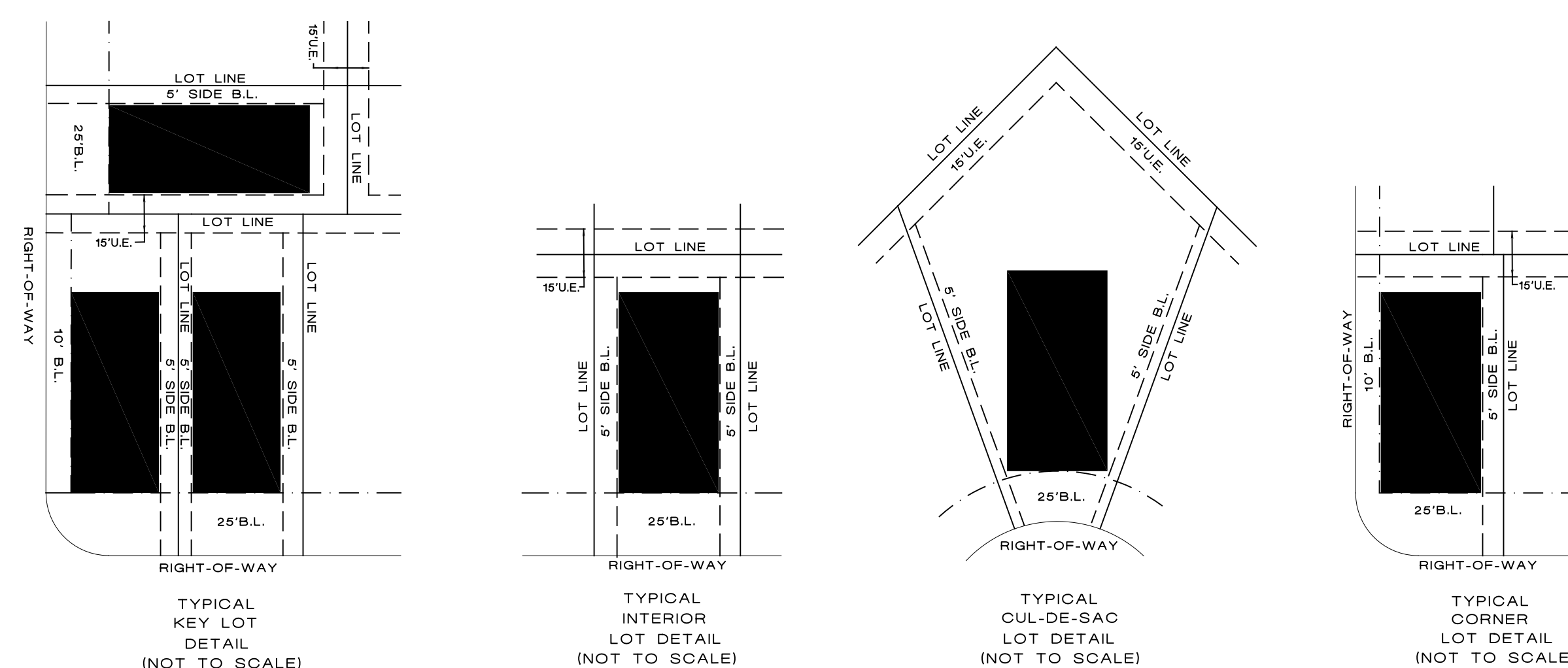
PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

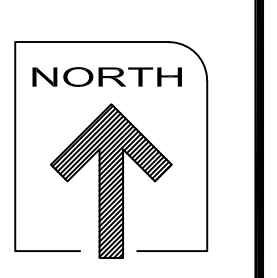
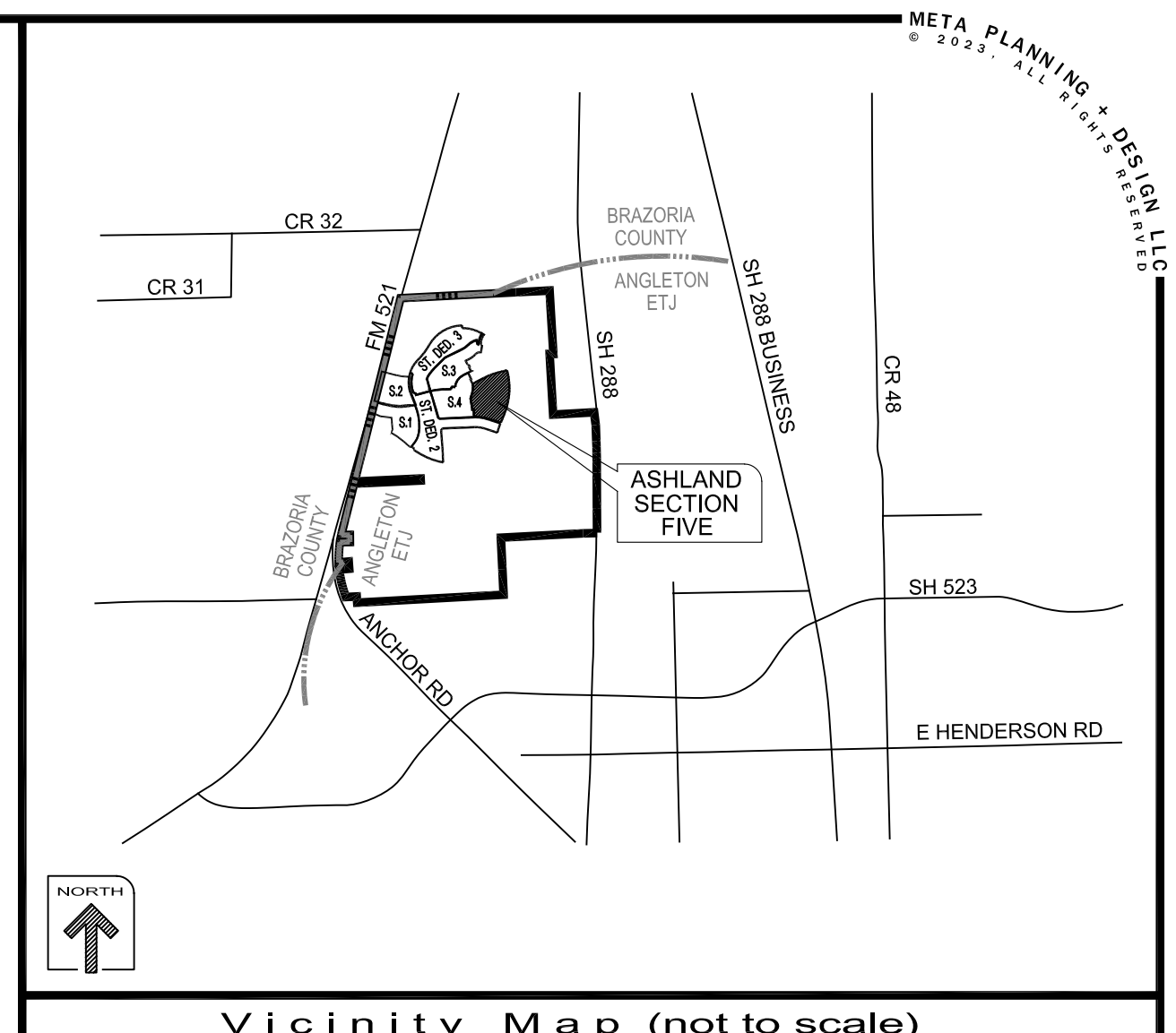
SCALE: 1" = 100'
0 100 200

SEPTEMBER 20, 2023

PAGE: 1 OF 2

MTA-78006





CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1765.00'	37°35'46"	1158.15'	S 03°40'12" W	1137.48'
C2	1834.82'	01°01'30"	32.83'	S 21°57'20" W	32.83'
C3	1155.00'	20°22'41"	410.79'	S 82°39'07" E	408.63'
C4	55.00'	83°51'50"	80.50'	N 65°36'18" E	73.51'
C5	1585.00'	31°05'09"	859.94'	N 08°07'49" E	849.43'
C6	55.00'	87°38'52"	84.14'	N 32°04'18" W	76.17'
C7	1285.00'	14°10'33"	317.93'	N 04°39'51" E	317.12'
C8	300.00'	22°06'09"	115.73'	N 13°28'30" W	115.01'
C9	55.00'	93°51'52"	90.10'	N 54°20'42" W	80.36'
C10	1000.00'	15°25'40"	269.27'	S 71°00'32" W	268.45'
C11	55.00'	61°43'52"	59.26'	S 32°25'46" W	56.43'
C12	500.00'	10°10'31"	88.80'	N 06°39'05" E	88.68'
C13	500.00'	18°55'44"	165.19'	N 02°18'29" E	164.44'
C14	1000.00'	04°42'02"	82.04'	S 04°50'22" E	82.02'
C15	1165.00'	02°14'46"	46.45'	N 88°16'56" E	46.45'
C16	25.00'	95°26'15"	41.64'	N 41°11'11" E	36.99'
C17	970.00'	01°09'27"	19.59'	S 08°36'40" E	19.59'
C18	530.00'	18°55'44"	175.10'	N 02°18'29" E	174.30'
C19	470.00'	08°17'18"	67.99'	S 07°35'42" W	67.93'
C20	25.00'	21°00'34"	9.17'	S 07°03'14" E	9.12'
C21	65.00'	100°02'31"	113.49'	N 32°27'44" E	99.62'
C22	25.00'	19°11'17"	8.37'	S 72°53'21" W	8.33'
C23	1030.00'	06°35'18"	118.44'	N 66°35'21" E	118.37'
C24	25.00'	87°00'42"	37.97'	N 26°22'39" E	34.42'
C25	25.00'	87°00'42"	37.97'	S 60°38'03" E	34.42'
C26	1030.00'	02°20'03"	41.96'	N 77°01'38" E	41.96'
C27	25.00'	23°18'47"	10.17'	N 66°32'16" E	10.10'
C28	65.00'	136°20'59"	154.68'	S 56°56'56" E	120.68'
C29	25.00'	18°39'52"	8.14'	N 01°53'56" E	8.11'
C30	1615.00'	25°25'50"	716.81'	S 01°05'54" W	710.94'
C31	25.00'	88°04'41"	38.43'	N 26°02'31" W	34.78'
C32	25.00'	91°48'41"	40.06'	N 64°00'48" E	35.91'
C33	25.00'	91°48'41"	40.06'	S 24°10'32" E	35.91'
C34	25.00'	88°04'41"	38.43'	S 65°52'47" W	34.76'
C35	1615.00'	01°35'57"	45.08'	S 22°38'25" W	45.08'
C36	25.00'	18°39'52"	8.14'	N 14°06'28" E	8.11'
C37	65.00'	121°56'59"	138.35'	S 65°45'01" W	113.67'
C38	25.00'	19°11'17"	8.37'	N 62°52'08" W	8.33'
C39	1125.00'	20°22'41"	400.12'	N 82°39'07" W	398.01'
C40	25.00'	80°09'04"	34.97'	S 45°15'44" E	32.19'
C41	1030.00'	02°00'11"	36.01'	S 06°11'18" E	36.01'
C42	470.00'	18°55'44"	155.27'	N 02°18'29" E	154.57'
C43	530.00'	10°10'31"	94.12'	N 06°39'05" E	94.00'
C44	25.00'	61°43'52"	26.94'	N 32°25'46" E	25.65'
C45	25.00'	105°43'24"	46.13'	S 63°50'36" E	39.88'
C46	270.00'	08°33'28"	40.33'	S 08°42'09" E	40.29'
C47	1255.00'	13°21'17"	292.52'	S 04°15'13" W	291.86'
C48	25.00'	28°12'41"	12.31'	N 25°02'12" E	12.19'
C49	65.00'	134°13'34"	152.27'	S 27°58'14" E	119.77'
C50	25.00'	19°11'17"	8.37'	S 85°29'23" E	8.33'
C51	25.00'	92°03'36"	40.17'	S 29°51'56" E	35.99'
C52	1555.00'	07°30'31"	203.78'	S 19°55'08" W	203.64'
C53	25.00'	83°51'50"	36.59'	S 65°36'18" W	33.41'
C54	1185.00'	12°52'29"	266.28'	N 78°54'01" W	265.72'
C55	25.00'	92°03'36"	40.17'	S 58°04'28" E	35.99'
C56	25.00'	87°38'52"	38.24'	N 32°04'18" W	34.62'
C57	1315.00'	14°10'33"	325.35'	N 04°39'51" E	324.52'
C58	330.00'	13°15'07"	76.33'	N 09°02'59" W	76.16'
C59	25.00'	82°13'24"	35.88'	S 25°28'10" W	32.88'
C60	970.00'	12°10'31"	206.12'	N 72°38'07" E	205.74'
C61	25.00'	93°51'52"	40.96'	S 54°20'42" E	36.53'
C62	1555.00'	19°27'25"	528.06'	S 02°18'57" W	525.53'

LINE TABLE

LINE	DISTANCE	BEARING
L1	36.21'	S 87°09'33" W
L2	60.52'	N 06°28'10" W
L3	229.26'	N 09°18'28" W
L4	158.16'	N 15°56'18" E
L5	50.00'	N 11°44'21" E
L6	48.84'	N 08°09'53" E
L7	54.59'	N 02°02'25" E
L8	67.37'	N 06°24'33" W
L9	113.51'	N 57°51'47" E
L10	275.00'	N 63°17'42" E
L11	50.00'	N 63°56'38" E
L12	54.29'	N 66°31'30" E
L13	70.23'	N 69°37'38" E
L14	60.00'	N 72°44'57" E
L15	65.92'	N 73°30'38" E
L16	180.20'	N 75°56'46" E
L17	24.62'	S 87°12'27" W
L18	10.38'	N 87°09'33" E
L19	21.50'	N 24°11'13" W
L20	16.55'	N 63°32'58" E
L21	16.61'	S 32°40'43" W
L22	25.75'	S 57°58'01" E
L23	10.38'	S 87°09'33" W
L24	10.38'	N 87°09'33" E
L25	14.14'	S 63°10'18" W
L26	13.77'	S 21°49'49" E
L27	14.14'	S 27°27'47" E
L28	14.14'	S 62°32'13" W
L29	12.33'	S 20°02'27" E
L30	165.07'	N 74°11'41" W
L31	156.21'	N 75°53'45" W
L32	126.51'	S 02°40'51" W
L33	121.09'	N 14°14'40" W
L34	102.03'	N 05°11'36" E
L35	83.41'	N 14°36'20" E
L36	98.58'	N 06°56'14" E
L37	49.35'	N 00°43'29" E
L38	57.10'	S 08°57'33" W
L39	62.45'	S 11°39'35" W
L40	98.95'	N 08°26'13" E
L41	98.95'	N 04°29'07" E
L42	98.95'	N 00°32'01" E
L43	49.48'	N 02°25'48" W
L44	49.48'	N 06°11'11" W
L45	63.79'	N 09°42'08" W

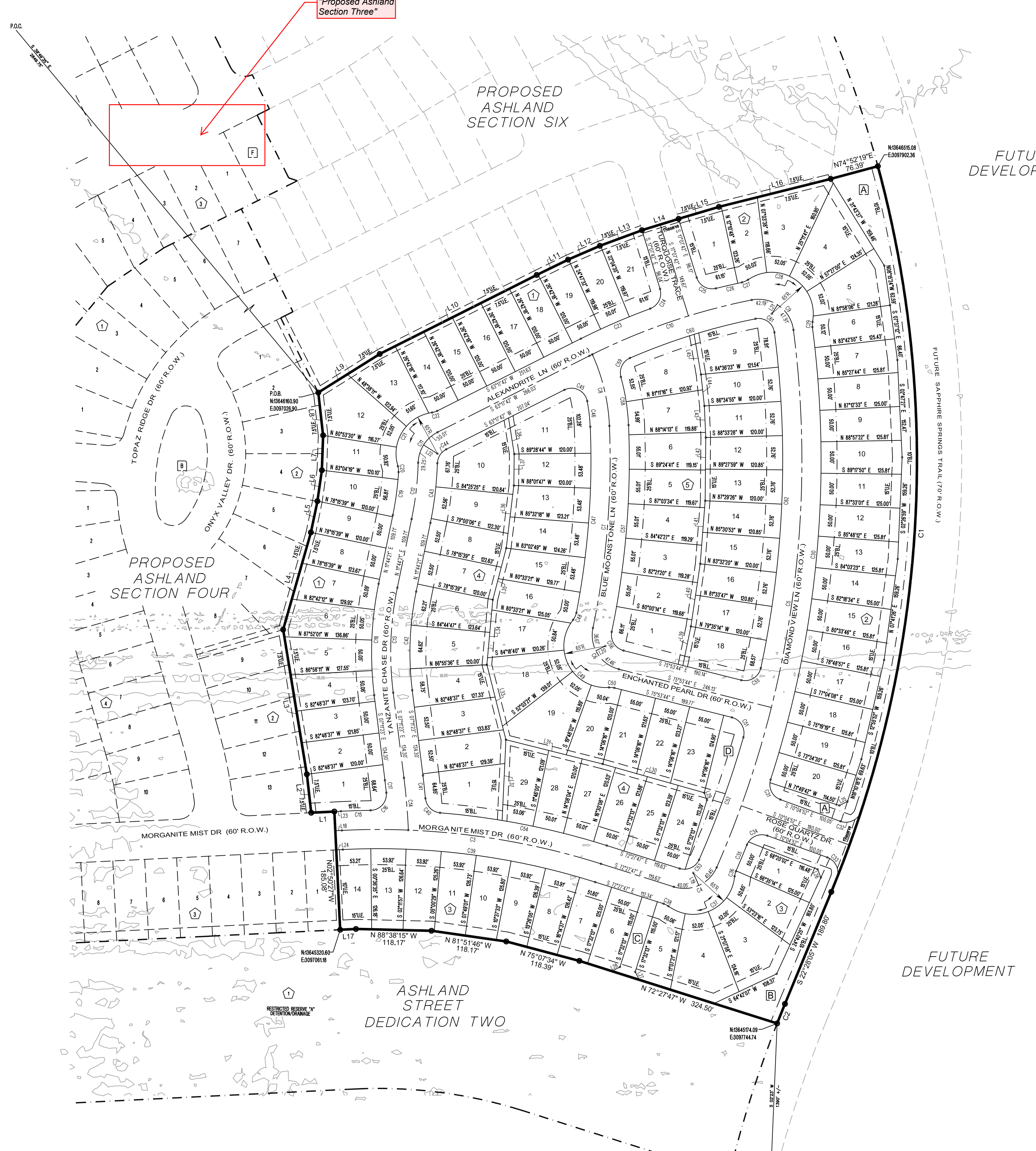
- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - " " INDICATES STREET NAME CHANGE.
 - " " INDICATES BLOCK NUMBER.
 - " " INDICATES RESERVE NUMBER.
 - " " INDICATES 65' CUL-D-SAC RADIUS.
 - "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

————	PLAT BOUNDARY
-----	LOT LINE, R.O.W.
- - - - -	UTILITY EASEMENT, 1' RESERVE
————	BUILDING LINE
————	CENTER LINE

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.73	32,052	LANDSCAPE/ OPEN SPACE
B	0.29	12,556	LANDSCAPE/ OPEN SPACE
C	0.07	3,226	LANDSCAPE/ OPEN SPACE
D	0.15	6,783	LANDSCAPE/ OPEN SPACE



BLOCK	LOT NO	LOT AREA SQ. FT.	BLOCK	LOT NO	LOT AREA SQ. FT.	BLOCK	LOT NO	LOT AREA SQ. FT.
BLOCK 1	LOT 1	7,713	BLOCK 3	LOT 1	6,387	BLOCK 5	LOT 1	8,091
	LOT 2	6,046		LOT 2	7,094		LOT 2	6,730
	LOT 3	6,138		LOT 3	9,883		LOT 3	6,748
	LOT 4	6,608		LOT 4	9,764		LOT 4	6,730
	LOT 5	7,074		LOT 5	6,645		LOT 5	6,744
	LOT 6	7,265		LOT 6	6,200		LOT 6	6,743
	LOT 7	6,701		LOT 7	6,398		LOT 7	7,132
	LOT 8	6,091		LOT 8	6,589		LOT 8	9,309
	LOT 9	6,000		LOT 9	6,544		LOT 9	8,969
	LOT 10	6,496		LOT 10	6,683		LOT 10	6,231
	LOT 11	6,146		LOT 11	6,569		LOT 11	6,193
	LOT 12	9,530		LOT 12	6,555		LOT 12	6,214
	LOT 13	7,434		LOT 13	6,589		LOT 13	6,214
	LOT 14	5,985		LOT 14	6,486		LOT 14	6,214
	LOT 15	6,000		LOT 15	6,214		LOT 15	6,214
	LOT 16	6,000		LOT 16	6,214		LOT 16	6,214
	LOT 17	6,000		LOT 17	6,214		LOT 17	6,214
LOT 18	6,000	LOT 18	6,214	LOT 18	6,214			
LOT 19	6,136	LOT 19	6,895					
LOT 20	6,188	LOT 20	6,855					
LOT 21	7,549	LOT 21	6,956					
LOT 22	6,358	LOT 22	7,273					
LOT 23	10,316	LOT 23	7,166					
LOT 24	10,237	LOT 24	7,369					
LOT 25	8,189	LOT 25	6,576					
LOT 26	6,370	LOT 26	6,532					
LOT 27	6,446	LOT 27	6,428					
LOT 28	6,407	LOT 28	6,589					
LOT 29	6,407	LOT 29	6,527					
LOT 30	6,461	LOT 30	7,041					
LOT 31	6,407	LOT 31	9,075					
LOT 32	6,407	LOT 32	9,588					
LOT 33	6,461	LOT 33	6,248					
LOT 34	6,407	LOT 34	6,544					
LOT 35	6,407	LOT 35	6,734					
LOT 36	6,461	LOT 36	6,824					
LOT 37	6,407							
LOT 38	6,407							
LOT 39	6,461							
LOT 40	6,356							

ASHLAND SECTION FIVE

BEING 22.75 ACRES OF LAND CONTAINING 102 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

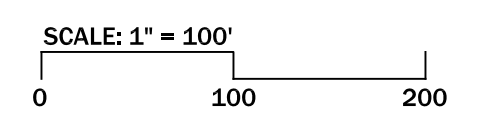
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF QUANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.