



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 4 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 C1 information does not match metes and bounds description.
2. Unresolved comment: Line L1 distance does not match metes and bounds description (7.38').

HDR takes no objection to the proposed Ashland Section 4 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 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:

I, Steven Jores, 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 Jores
 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.

- 4.) 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 dedicator, 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 (NAV88), 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. 485458, 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 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;

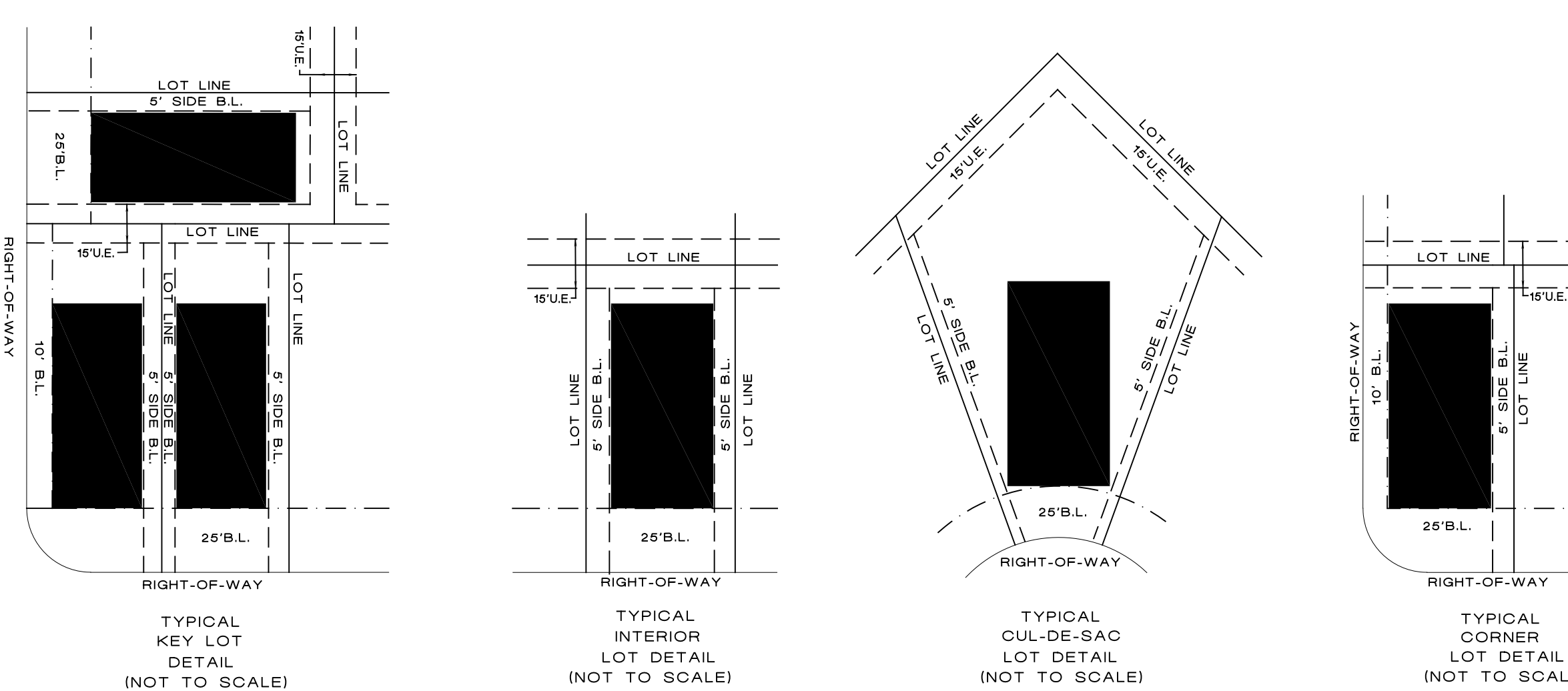
THENCE, North 16°45'51" West, 290.01 feet to a point for corner;

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.

Metes and Bounds - Information does not match line table for line L1

Metes and Bounds - Information does not match curve table for curve C1.



- 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.) "VOL." INDICATES VOLUME.
 - 9.) "PG." INDICATES PAGE.
 - 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 11.) "NO." INDICATES NUMBER.
 - 12.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 13.) "ST" INDICATES STREET NAME CHANGE.
 - 14.) "B" INDICATES BLOCK NUMBER.
 - 15.) "R" INDICATES RESERVE NUMBER.
 - 16.) "A" INDICATES RESERVE NUMBER.
 - 17.) "65R" INDICATES 65' CUL-DE-SAC RADIUS.
 - 18.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

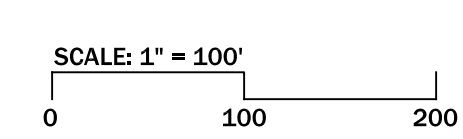
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	970.00'	09°03'58"	153.49'	S 79°01'43" W	153.33'
C2	2970.00'	07°22'02"	381.89'	N 87°14'43" E	381.63'
C3	3030.00'	01°59'22"	105.21'	S 88°04'34" E	105.20'
C4	3000.00'	05°03'36"	264.94'	S 86°32'27" E	264.86'
C5	200.00'	112°50'36"	393.90'	S 08°50'19" W	333.25'
C6	300.00'	79°27'24"	416.03'	N 23°34'00" E	383.49'
C7	700.00'	13°31'47"	165.30'	S 09°23'48" E	164.91'
C8	400.00'	13°31'47"	94.45'	N 09°23'48" W	94.24'
C9	460.00'	09°13'11"	74.02'	S 11°33'08" E	73.94'
C10	55.00'	76°40'46"	73.61'	N 54°30'05" W	68.24'
C11	760.00'	10°43'30"	142.26'	N 10°47'57" W	142.05'
C12	3030.00'	02°07'01"	111.94'	N 86°01'23" W	111.94'
C13	25.00'	80°16'46"	35.03'	N 54°53'44" E	32.23'
C14	330.00'	48°32'21"	279.57'	N 39°01'32" E	271.28'
C15	270.00'	10°20'25"	48.73'	S 58°07'30" W	48.66'
C16	25.00'	87°08'01"	38.02'	S 09°23'17" W	34.46'
C17	230.00'	88°35'10"	355.61'	S 10°06'52" W	321.23'
C18	25.00'	70°34'09"	30.79'	S 19°07'22" W	28.88'
C19	730.00'	09°15'15"	117.91'	N 11°32'04" W	117.78'
C20	25.00'	85°56'00"	37.50'	N 49°52'27" W	34.08'
C21	25.00'	19°11'17"	8.37'	S 77°33'54" W	8.33'
C22	65.00'	115°03'20"	130.53'	N 54°30'05" W	109.67'
C23	25.00'	19°11'17"	8.37'	S 08°34'03" E	8.33'
C24	790.00'	08°51'45"	122.20'	N 11°43'50" W	122.07'
C25	25.00'	91°11'35"	39.79'	N 52°53'45" W	35.72'
C26	2970.00'	04°04'34"	211.29'	S 87°01'58" E	211.25'
C27	25.00'	81°55'24"	35.75'	S 44°01'59" E	32.78'
C28	330.00'	13°05'25"	75.39'	S 09°37'00" E	75.23'
C29	670.00'	08°33'33"	100.09'	S 11°52'55" E	99.99'
C30	25.00'	94°45'42"	41.35'	S 39°46'42" W	36.79'
C31	25.00'	83°14'32"	36.32'	N 51°13'11" W	33.21'
C32	430.00'	06°33'46"	49.25'	N 12°52'49" W	49.23'
C33	430.00'	04°37'50"	34.75'	S 13°50'47" E	34.74'
C34	25.00'	102°27'36"	44.71'	N 39°41'56" E	38.98'
C35	25.00'	82°09'56"	35.85'	N 50°08'43" W	32.86'
C36	490.00'	07°04'57"	60.57'	S 12°37'14" E	60.53'
C37	370.00'	04°22'34"	28.37'	N 13°57'55" W	28.36'
C38	25.00'	98°55'40"	43.17'	S 37°41'42" W	38.00'
C39	25.00'	76°40'46"	33.46'	N 54°30'05" W	31.02'
C40	730.00'	08°41'51"	110.81'	S 11°48'47" E	110.71'
C41	25.00'	92°30'28"	40.36'	N 38°47'22" E	36.12'
C42	25.00'	135°00'36"	58.91'	N 87°45'46" W	46.20'
C43	170.00'	57°06'45"	169.46'	S 08°17'54" W	162.53'
C44	25.00'	135°00'36"	58.91'	N 75°38'26" W	46.20'
C45	270.00'	32°52'04"	154.89'	N 08°17'54" E	152.77'

Curve C1 information does not match metes and bounds description.

Line L1 distance does not match metes and bounds description (7.38').

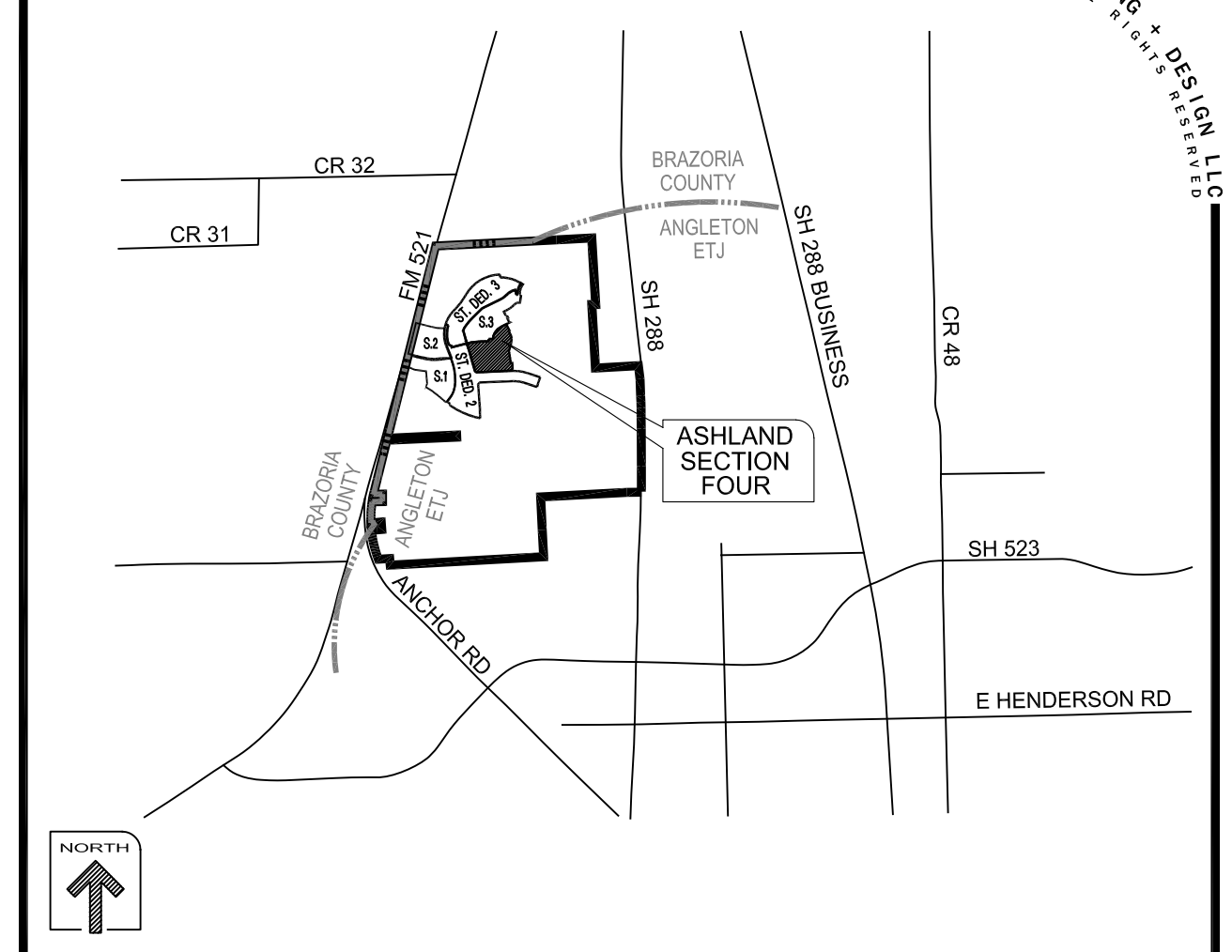
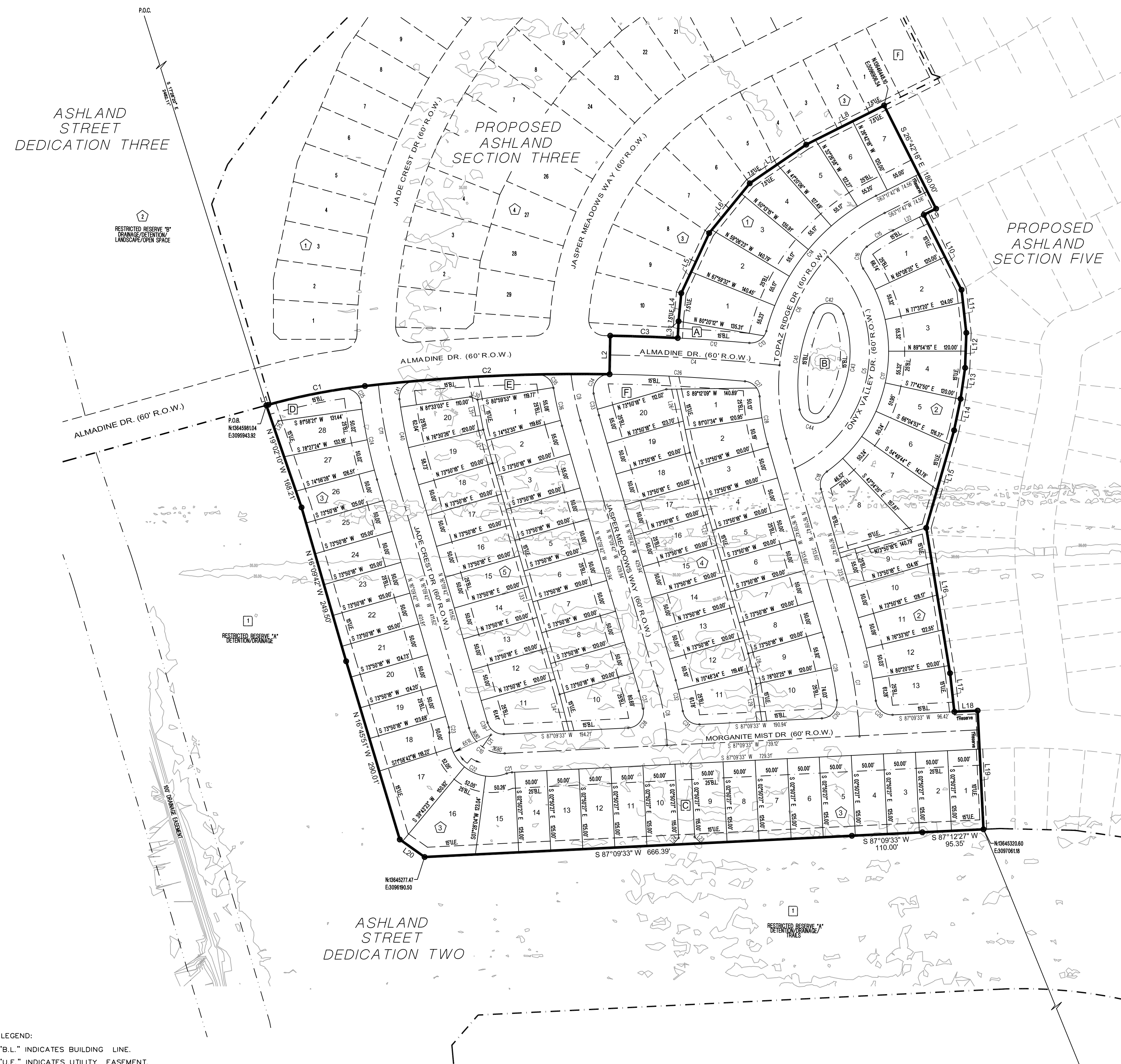
LINE	DISTANCE	BEARING
L1	3.17'	N 74°29'44" E
L2	60.00'	N 00°55'44" E
L3	26.10'	N 02°55'07" E
L4	43.96'	N 05°32'39" E
L5	103.10'	N 24°54'06" E
L6	100.11'	N 39°10'31" E
L7	106.55'	N 55°35'04" E
L8	135.90'	N 63°17'42" E
L9	21.37'	S 63°17'42" W
L10	130.75'	S 26°42'18" E
L11	67.37'	S 06°24'33" E
L12	54.59'	S 02°02'25" W
L13	48.84'	S 08°09'53" W
L14	50.00'	S 11°44'21" W
L15	158.16'	S 15°56'18" W
L16	229.26'	S 09°18'28" E
L17	60.52'	S 06°28'10" E
L18	36.21'	N 87°09'33" E
L19	185.08'	S 02°50'27" E
L20	47.26'	N 54°48'09" W
L21	23.13'	N 35°29'55" E
L22	53.19'	S 63°17'42" W
L23	14.14'	N 47°50'27" W
L24	14.14'	S 42°09'33" W
L25	12.72'	N 31°28'05" E
L26	101.03'	S 11°55'50" E
L27	325.81'	S 16°09'42" E
L28	48.95'	S 14°25'51" E
L29	58.95'	S 08°53'15" E
L30	11.83'	S 68°37'21" E
L31	47.79'	S 10°58'15" E
L32	54.31'	S 15°27'49" E
L33	374.77'	S 16°09'42" E
L34	58.75'	S 14°27'49" E

- 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.
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 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "O.P.R.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - "S" INDICATES STREET NAME CHANGE.
 - "B" INDICATES BLOCK NUMBER.
 - "A" INDICATES RESERVE NUMBER.
 - "S 65° R." INDICATES 65' CUL-DE-SAC RADIUS.
 - "P.O.C." INDICATES POINT OF COMMENCEMENT.

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

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.06	2,486	LANDSCAPE/ OPEN SPACE
B	0.27	11,670	LANDSCAPE/ OPEN SPACE
C	0.07	3,228	LANDSCAPE/ OPEN SPACE
D	0.11	4,863	LANDSCAPE/ OPEN SPACE
E	0.17	7,389	LANDSCAPE/ OPEN SPACE
F	0.14	6,331	LANDSCAPE/ OPEN SPACE

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 & 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.



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1				BLOCK 3			
LOT 1	9.118	LOT 1	6.252	LOT 1	6.846	LOT 1	7.027
LOT 2	8.715	LOT 2	6.250	LOT 2	6.569	LOT 2	6.668
LOT 3	8.496	LOT 3	6.250	LOT 3	6.000	LOT 3	6.600
LOT 4	8.169	LOT 4	6.250	LOT 4	6.000	LOT 4	6.000
LOT 5	7.594	LOT 5	6.250	LOT 5	6.000	LOT 5	6.000
LOT 6	7.072	LOT 6	6.250	LOT 6	6.000	LOT 6	6.000
LOT 7	6.600	LOT 7	6.250	LOT 7	6.000	LOT 7	6.000
LOT 8	6.250	LOT 8	6.250	LOT 8	6.000	LOT 8	6.000
LOT 9	6.200	LOT 9	6.200	LOT 9	6.420	LOT 9	6.000
BLOCK 2				BLOCK 4			
LOT 1	6.200	LOT 10	6.200	LOT 10	8.097	LOT 10	8.585
LOT 2	8.382	LOT 11	6.250	LOT 11	8.077	LOT 11	8.236
LOT 3	7.659	LOT 12	6.250	LOT 12	6.145	LOT 12	6.000
LOT 4	7.488	LOT 13	6.250	LOT 13	6.000	LOT 13	6.000
LOT 5	7.246	LOT 14	6.250	LOT 14	6.000	LOT 14	6.000
LOT 6	7.801	LOT 15	6.884	LOT 15	6.000	LOT 15	6.000
LOT 7	9.528	LOT 16	10.873	LOT 16	6.000	LOT 16	6.000
LOT 8	11.031	LOT 17	9.541	LOT 17	6.000	LOT 17	6.000
LOT 9	7.561	LOT 18	8.201	LOT 18	6.000	LOT 18	6.000
LOT 10	6.558	LOT 19	6.196	LOT 19	6.092	LOT 19	6.884
LOT 11	6.488	LOT 20	6.223	LOT 20	6.881	LOT 20	7.069
LOT 12	6.343	LOT 21	6.246				
LOT 13	7.720	LOT 22	6.250				
		LOT 23	6.250				
		LOT 24	6.250				
		LOT 25	6.250				
		LOT 26	6.359				
		LOT 27	6.766				
		LOT 28	7.139				

ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX 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 LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422

