



June 16, 2025

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

Re: On-Going Services
Ashland Section 7 Preliminary Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
2. Courses shown do not match lines and curves between L2 and L8.
3. Bearing does not match table for Line L8.
4. Bearing does not match table for Line L2.
5. Bearing does not match table for Line L10.
6. Bearing does not match table for Line L12.
7. Bearing does not match table for Line L16.
8. Bearing does not match table for Line L18.
9. Bearing and distance to be provided for Curve C4 here.
10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

Sheet 2 of 2

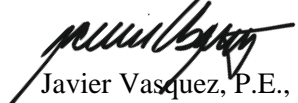
11. Provide lot numbering for all of Ashland Sec. 5.
12. Confirm this to be noted as Proposed Ashland Sec. 8.
13. Show boundary of Street Dedication #5.
14. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
15. See metes and bounds description for errors noted for each line and curve indicated.
16. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical).
17. Proposed 15'UE is shown outside the plat boundary where noted.
18. Update courses boxed in red in the metes and bounds.
19. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 7 Preliminary Plat Review be Revised and Resubmitted.

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 (10420700)

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 7, 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 Quiditty 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

MOVE BLOCK UP

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 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 (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.

- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

A METES & BOUNDS description of a certain 34.17 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 468.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202008545 and a called 35.07 acre tract of land conveyed to Sag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 202009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "OBG Surveying" bears North 48°04'18" West, 5.00 feet; from which a found 1/2-inch iron rod (with cap stamped "OBG Surveying" bears North 48°04'18" West, 5.00 feet;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2020033483 OPRBC, being 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 Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CORBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones[Carter Property Corner"] bears along the east line of said F.M. 521, South 14°02'37" West, 4039.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 63°17'06" East, 2817.12 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the south corner of the proposed Ashland Water Plant at the POINT OF BEGINNING of the herein described tract;

THENCE, North 55°54'26" East, 410.44 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the east corner of the proposed Ashland Water Plant for corner;

THENCE, South 71°58'05" East, 266.62 feet to a point for corner;

THENCE, South 83°57'54" East, 155.71 feet to a point for corner;

THENCE, North 80°27'46" East, 55.70 feet to a point for corner;

THENCE, South 89°50'38" East, 142.32 feet to a point for corner;

THENCE, North 86°36'09" East, 419.97 feet to a point for corner;

THENCE, South 03°24'13" East, 323.00 feet to a found 1/2-inch iron rod for corner in the north line of the aforementioned called 35.07 acre tract, from which a found 1/2-inch iron rod (with cap stamped "OBG Surveying" bears North 48°04'18" West, 5.00 feet;

THENCE, North 86°26'48" East, along the north line of said called 35.07 acre tract, 77.06 feet to a point for corner;

THENCE, South 02°49'50" East, 595.67 feet to a point at the northwest corner of proposed Ashland Section 8;

THENCE, along the north boundary of proposed Ashland Section 8, the following twenty (20) courses and distances:

1. South 87°10'10" West, 345.20 feet to a point for corner;

2. South 87°28'42" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

3. Along the arc of said non-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 North 47°49'50" West, 35.36 feet to a point for corner;

4. South 87°10'10" West, 16.11 feet to a point at the beginning of a curve to the right;

5. Along the arc of said curve to the right having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing South 89°30'19" West, 83.96 feet to a point for corner;

6. South 02°49'50" East, 290.42 feet to a point for corner;

7. South 06°05'04" West, 119.07 feet to a point for corner;

8. South 64°10'18" West, 125.45 feet to a point for corner;

9. South 62°58'16" West, 50.09 feet to a point for corner;

10. South 59°28'27" West, 50.00 feet to a point for corner;

11. South 59°28'27" West, 41.08 feet to a point for corner;

12. South 62°09'04" West, 57.33 feet to a point for corner;

13. South 69°19'32" West, 55.95 feet to a point for corner;

14. South 76°27'02" West, 55.82 feet to a point for corner;

15. South 88°19'57" West, 68.13 feet to a point for corner;

16. North 07°22'55" East, 96.52 feet to a point for corner;

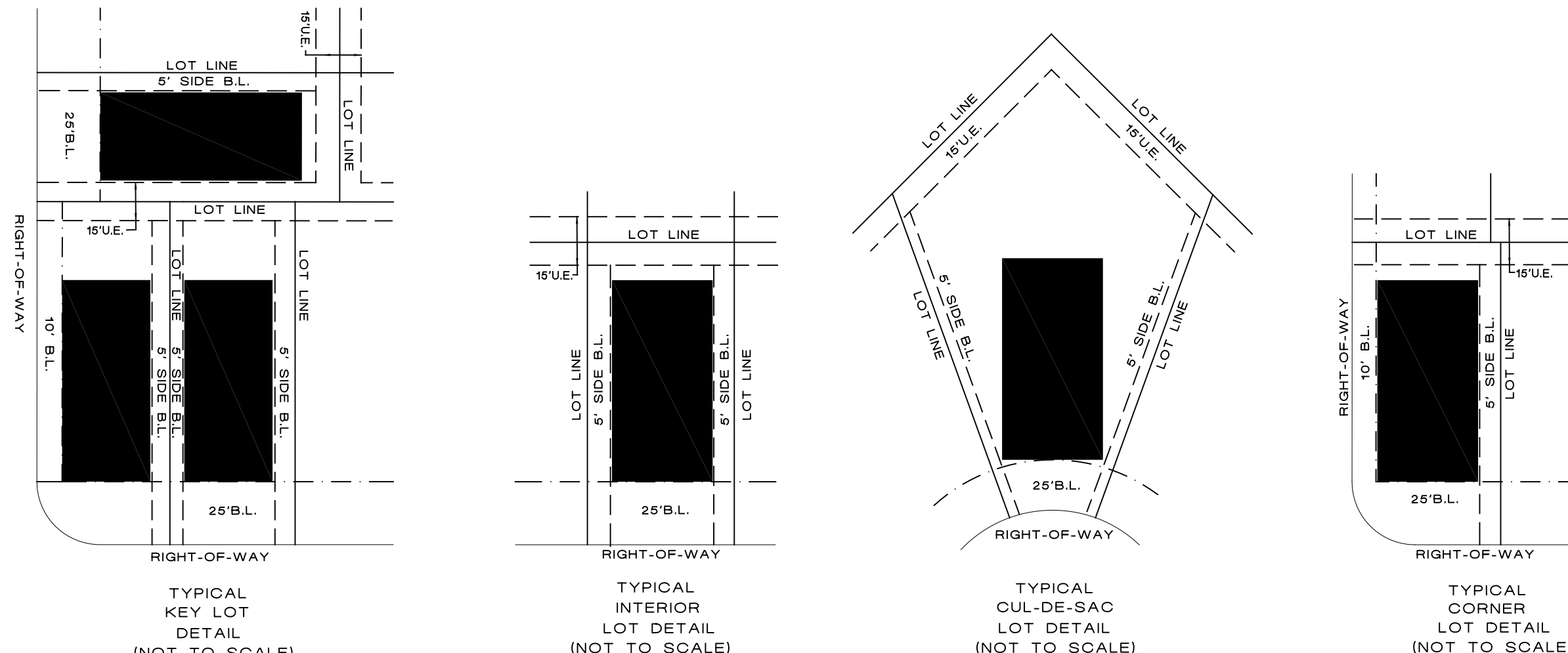
17. North 83°58'13" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

18. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing North 39°46'27" West, 35.85 feet to a point for corner;

19. North 85°34'42" West, 100.04 feet to a point at the beginning of a curve to the left;

20. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing South 50°16'08" West, 34.83 feet to a point in the east line of proposed Ashland Street Dedication Section Five;

THENCE, along the east line of proposed Ashland Street Dedication Section Five and along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 40°12'32", an arc length of 1287.76 feet, and a long chord bearing North 13°59'18" West, 1261.50 feet to the POINT OF BEGINNING, CONTAINING 34.17 acres of land in Brazoria County, Texas.



ASHLAND SECTION SEVEN

BEING 30.92 ACRES OF LAND CONTAINING 117 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN SIX 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

See metes and bounds description for errors noted for each line and curve indicated.

LINE DATA			CURVE DATA				
LINE	DISTANCE	BEARING	CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
L1	410.43	S 55°54'28" W	C1	1835.00	40°12'32"	1287.76	N 13°59'18" W
L2	266.62	S 71°56'07" E	C2	25.00	90°00'00"	38.27	N 47°49'50" W
L3	155.71	N 83°57'34" W	C3	1030.00	04°40'19"	83.89	S 89°30'19" W
L4	86.76	N 85°47'46" W	C4	204.26	104°42'16"	96.53	N 07°22'55" E
L5	19.33	N 10°39'10" E	C5	25.00	91°36'29"	39.87	N 30°46'27" W
L6	174.79	S 18°59'17" W	C6	25.00	88°18'20"	38.53	S 50°16'08" W
L7	60.00	N 57°26'09" W	C7	2015.00	23°55'47"	841.57	N 05°56'06" W
L8	77.00	S 02°49'50" E	C8	65.00	89°09'00"	85.68	N 26°40'30" E
L9	68.00	S 02°49'50" E	C9	500.00	24°53'54"	217.26	N 83°41'59" E
L10	345.20	N 87°10'10" E	C10	65.00	59°59'29"	53.70	S 59°52'51" E
L11	68.00	S 87°28'42" W	C11	500.00	30°47'00"	288.63	S 12°31'07" E
L12	16.11	N 02°49'50" E	C12	1000.00	05°42'13"	99.59	S 00°01'16" W
L13	280.47	S 02°49'50" E	C13	300.00	34°56'52"	182.89	S 76°56'52" W
L14	18.07	S 05°05'04" W	C14	1000.00	07°57'36"	138.63	S 03°42'56" E
L15	125.52	S 04°00'18" W	C15	450.00	34°28'15"	270.73	N 78°54'47" E
L16	50.06	N 62°34'29" E	C16	300.00	52°13'24"	275.01	N 57°35'24" W
L17	50.00	S 50°28'22" W	C17	800.00	28°29'52"	397.90	S 17°04'46" E
L18	41.08	N 02°49'50" E	C18	1000.00	05°42'13"	99.59	N 89°58'44" W
L19	67.33	S 62°09'04" W	C19	25.00	88°18'20"	38.53	N 61°07'00" W
L20	55.85	S 69°19'32" W	C20	25.00	91°36'29"	39.87	N 28°55'36" E
L21	55.82	S 76°27'02" W	C21	1985.00	01°01'21"	35.43	N 17°23'19" W
L22	68.13	S 88°19'51" E	C22	65.00	89°09'00"	132.26	N 26°40'30" E
L23	60.00	S 83°58'13" E	C23	500.00	05°22'01"	49.64	N 73°56'01" E
L24	100.04	N 80°34'42" W	C24	25.00	84°18'49"	36.79	N 34°27'38" E
L25	34.54	N 81°40'39" E	C25	1030.00	07°59'23"	143.63	S 03°42'00" E
L26	34.54	N 81°40'39" E	C26	25.00	98°02'01"	42.78	N 48°43'22" W
L27	41.53	N 02°52'23" E	C27	420.00	20°34'59"	150.89	S 71°58'08" W
L28	38.36	N 83°51'06" W	C28	25.00	54°37'24"	23.83	S 34°21'57" W
L29	16.11	N 87°10'10" E	C29	70.00	289°14'49"	353.38	N 28°19'12" E
L30	14.26	N 62°09'03" W	C30	25.00	54°37'24"	23.83	N 88°59'21" E
L31	10.41	S 67°58'06" W	C31	480.00	34°28'15"	288.78	N 78°54'47" E
L32	46.12	S 47°10'31" W	C32	330.00	17°19'41"	99.80	S 69°04'08" E
L33	67.58	N 52°29'50" E	C33	25.00	87°01'52"	37.87	N 76°04'47" E
L34	84.59	N 47°38'48" E	C34	330.00	01°51'22"	10.69	S 33°29'32" W
L35	103.29	N 73°16'59" E	C35	25.00	76°55'55"	33.57	S 04°02'45" E
L36	25.00	S 15°14'27" E	C36	330.00	01°11'01"	64.41	S 36°55'12" E
L37	25.00	S 25°18'56" W	C37	1030.00	01°01'54"	18.55	S 87°38'34" E
L38	25.00	N 80°21'18" W	C38	25.00	91°30'57"	39.83	S 47°06'54" W
L39	25.00	N 47°51'15" W	C39	970.00	04°11'55"	70.89	S 00°44'12" E
L40	150.76	N 81°50'14" E	C40	25.00	32°59'13"	14.24	N 19°08'56" W
L41	236.19	S 76°37'48" E	C41	70.00	113°36'48"	138.80	S 21°20'21" W
L42	13.47	S 62°54'09" E	C42	25.00	18°40'18"	8.15	S 86°48'45" W
L43	14.14	N 42°10'10" E	C43	330.00	25°20'49"	145.99	S 72°05'51" W
L44	14.33	S 42°50'23" E	C44	25.00	79°00'51"	34.40	S 45°18'49" W
L45	14.33	S 31°52'51" W	C45	2045.00	00°13'23"	7.96	S 05°55'05" W
L46	64.16	S 75°49'10" W	C46	25.00	88°18'20"	38.53	N 41°25'32" E
L47	94.15	N 96°22'08" E	C47	25.00	91°36'29"	39.87	N 48°37'04" E
L48	183.31	S 87°11'20" E	C48	1985.00	18°28'31"	570.78	N 05°25'28" W
L49	114.30	S 09°00'19" E	C49	25.00	91°36'29"	39.87	N 59°27'56" W
L50	261.42	S 03°28'38" E	C50	25.00	88°18'20"	38.53	S 30°34'00" W
L51	150.00	S 02°49'50" E	C51	25.00	102°11'03"	44.59	N 49°23'30" W
L52	118.04	S 00°30'41" E	C52	2045.00	20°30'51"	735.57	N 07°35'58" W
L53	59.09	N 88°38'16" W	C53	25.00	89°09'00"	38.80	N 26°40'30" W
L54	50.02	N 80°38'50" W	C54	470.00	24°53'54"	204.24	N 83°41'59" E
L55	150.00	S 83°51'08" E	C55	25.00	59°59'29"	24.41	S 59°52'51" E
L56	47.56	S 76°27'02" W	C56	470.00	30°47'00"	252.52	S 12°31'07" E
L57	48.87	N 58°22'10" W	C57	1030.00	05°42'13"	102.53	S 00°01'16" W
L58	47.86	S 40°21'19" E	C58	25.00	62°18'17"	27.19	N 28°19'18" E
L59	12.00	S 30°20'12" E	C59	270.00	21°02'32"	99.16	S 69°59'42" E
L60	14.07	N 14°58'09" E	C60	25.00	84°18'49"	36.79	S 49°51'07" E
L61	38.35	S 25°22'07" E	C61	970.00	07°57'36"	134.76	S 03°42'56" E
L62	10.88	S 23°11'52" E	C62	25.00	95°03'03"	41.84	N 48°12'23" E
L63	49.24	S 20°32'48" E	C63	270.00	52°13'24"	247.51	S 57°35'24" W
L64	49.24	N 16°12'18" W	C64	770.00	28°29'52"	382.98	S 17°04'46" E
L65	49.24	S 11°51'48" E	C65	25.00	90°00'00"	39.27	S 42°10'10" W
L66	49.24	S 07°31'19" E	C66	970.00	05°42'13"	96.50	N 89°58'44" W
L67	49.56	S 03°33'27" E	C67	25.00	90°00'00"	39.27	N 42°07'33" W
L68	110.39	S 00°27'57" E	C68	530.00	28°40'18"	265.52	N 11°27'46" W
L69	24.13	N 35°44'25" E	C69	25.00	17°01'56"	7.43	S 17°16'55" E
L70	70.00	S 04°45'25" E	C70	70.00	89°45'25"	114.59	N 53°36'42" W
L71	25.00	18°40'18"	C71	25.00	18°40'18"	8.15	S 86°48'45" W
L72	530.00	08°09'24"	C72	530.00	08°09'24"	75.45	N 87°55'48" W
L73	830.00	01°41'46"	C73	830.00	01°41'46"	24.57	N 30°28'49" W
L74	330.00	08°07'08"	C74	330.00	08°07'08"	35.24	S 80°47'32" E
L75	830.00	28°48'06"	C75	830.00	28°48'06"	388.26	S 16°13'53" E
L76	300.00	06°10'54"	C76	300.00	06°10'54"	32.34	N 35°39'08" E

Recommend distinguishing the reserves outside of the subdivision with a different line type such as that done with the blocks

Provide lot numbering for all of Ashland Sec. 5

Show boundary of Street Dedication H5

Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

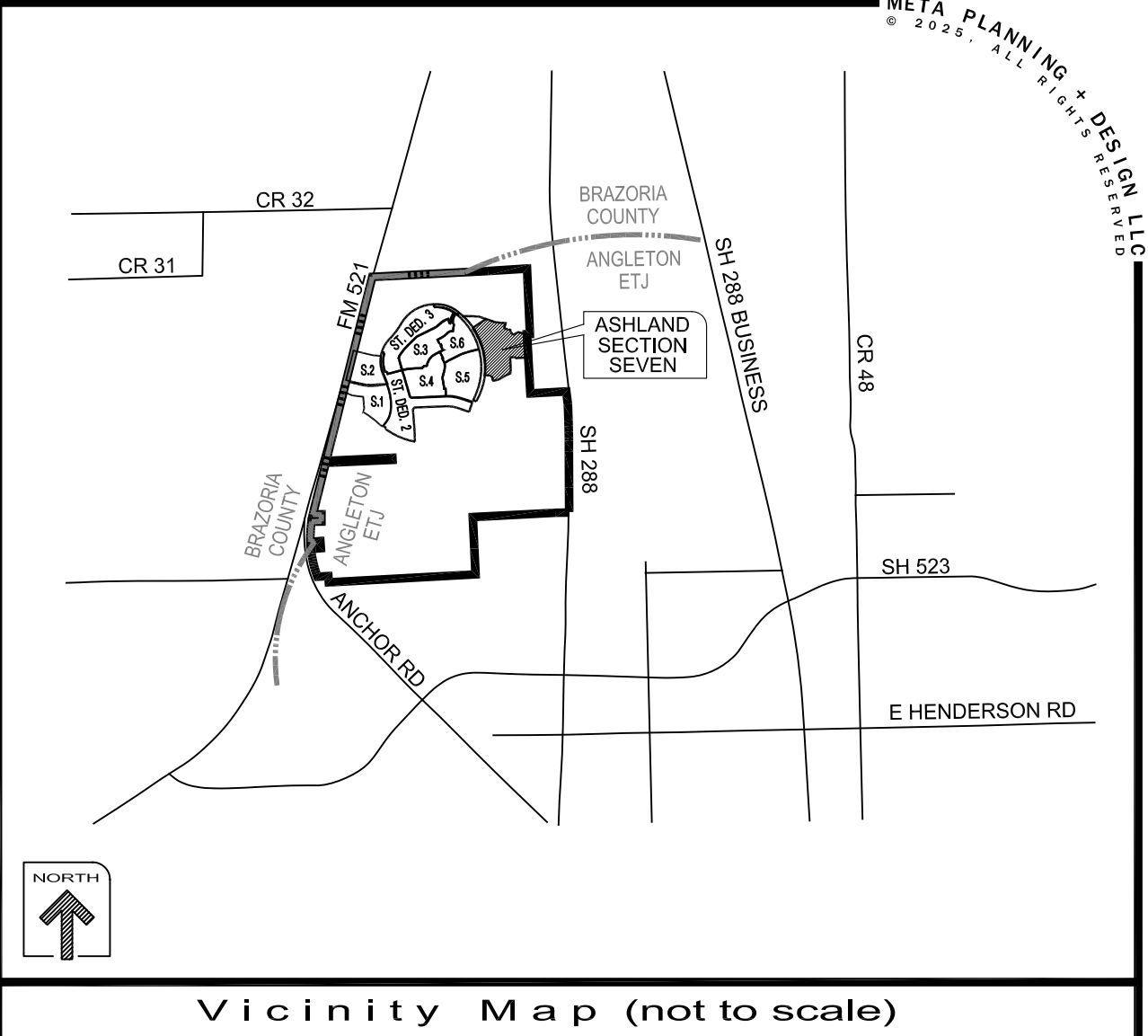
Update courses boxed in red in the metes and bounds

BARRETT HOUSTON
WYOM, JR.
RESERVE CALLED 60 AC.
C.S.F. NO. 201016753
O.G.B.G.T.
AND VOL. 411, PG. 456
D.R.B.G.T.

Proposed 15'UE is shown outside the plat boundary

Confirm this to be noted as Proposed Ashland Sec. 8

For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical)



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		BLOCK 5		BLOCK 6	
LOT 1	7.276	LOT 1	8.540	LOT 1	6.357	LOT 1	8.436
LOT 2	10.733	LOT 2	6.905	LOT 2	7.088	LOT 2	6.038
LOT 3	9.495	LOT 3	6.750	LOT 3	7.143	LOT 3	6.000
LOT 4	8.427	LOT 4	6.750	LOT 4	6.372	LOT 4	6.000
LOT 5	9.671	LOT 5	6.524	LOT 5	9.651	LOT 5	7.861
LOT 6	9.459	LOT 6	7.826	LOT 6	8.784	LOT 6	7.965
LOT 7	7.701	LOT 7	9.984	LOT 7	8.329	LOT 7	7.998
LOT 8	7.281	LOT 8	6.932	LOT 8	7.266	LOT 8	6.463
LOT 9	6.829	LOT 9	6.076	LOT 9	6.990	LOT 9	6.471
LOT 10	6.051	LOT 10	6.000	LOT 10	6.743	LOT 10	6.471
LOT 11	8.197	LOT 11	6.266	LOT 11	6.688	LOT 11	6.471
LOT 12	7.406	LOT 12	6.685	LOT 12	6.512	LOT 12	6.471
LOT 13	6.237	LOT 13	6.850	LOT 13	6.250	LOT 13	6.274
LOT 14	7.459	LOT 14	9.215	LOT 14	6.250	LOT 14	6.051
LOT 15	9.956	BLOCK 4		LOT 15	6.250	LOT 15	7.644
LOT 16	10.387	LOT 1	6.380	LOT 16	10.565	LOT 16	7.400
LOT 17	11.360	LOT 2	6.430	LOT 17	10.024	LOT 17	6.380
LOT 18	12.304	LOT 3	6.446	LOT 18	6.429	LOT 18	6.367
LOT 19	10.433	LOT 4	6.479	LOT 19	6.399	LOT 19	6.360
LOT 20	8.889	LOT 5	6.446	LOT 20	6.360	LOT 20	6.361
LOT 21	7.457	LOT 6	6.430	LOT 21	6.382	LOT 21	6.362
LOT 22	6.352	LOT 7	6.430	LOT 22	6.460	LOT 22	6.097
LOT 23	6.292	LOT 8	6.430	LOT 23	6.585	LOT 23	7.920
LOT 24	6.297	LOT 9	6.430	LOT 24	6.777	LOT 24	7.459
LOT 25	6.309	LOT 10	6.430	LOT 25	7.038	LOT 25	5.965
LOT 26	6.191	LOT 11	6.377	LOT 26	6.126	LOT 26	6.344
BLOCK 2				LOT 27	8.443	LOT 27	8.179
LOT 1	6.728			LOT 28	9.991		
LOT 2	6.392						
LOT 3	6.555						
LOT 4	6.739						
LOT 5	7.050						
LOT 6	6.829						
LOT 7	6.590						
LOT 8	6.332						
LOT 9	6.250						
LOT 10	6.250						
LOT 11	6.250						