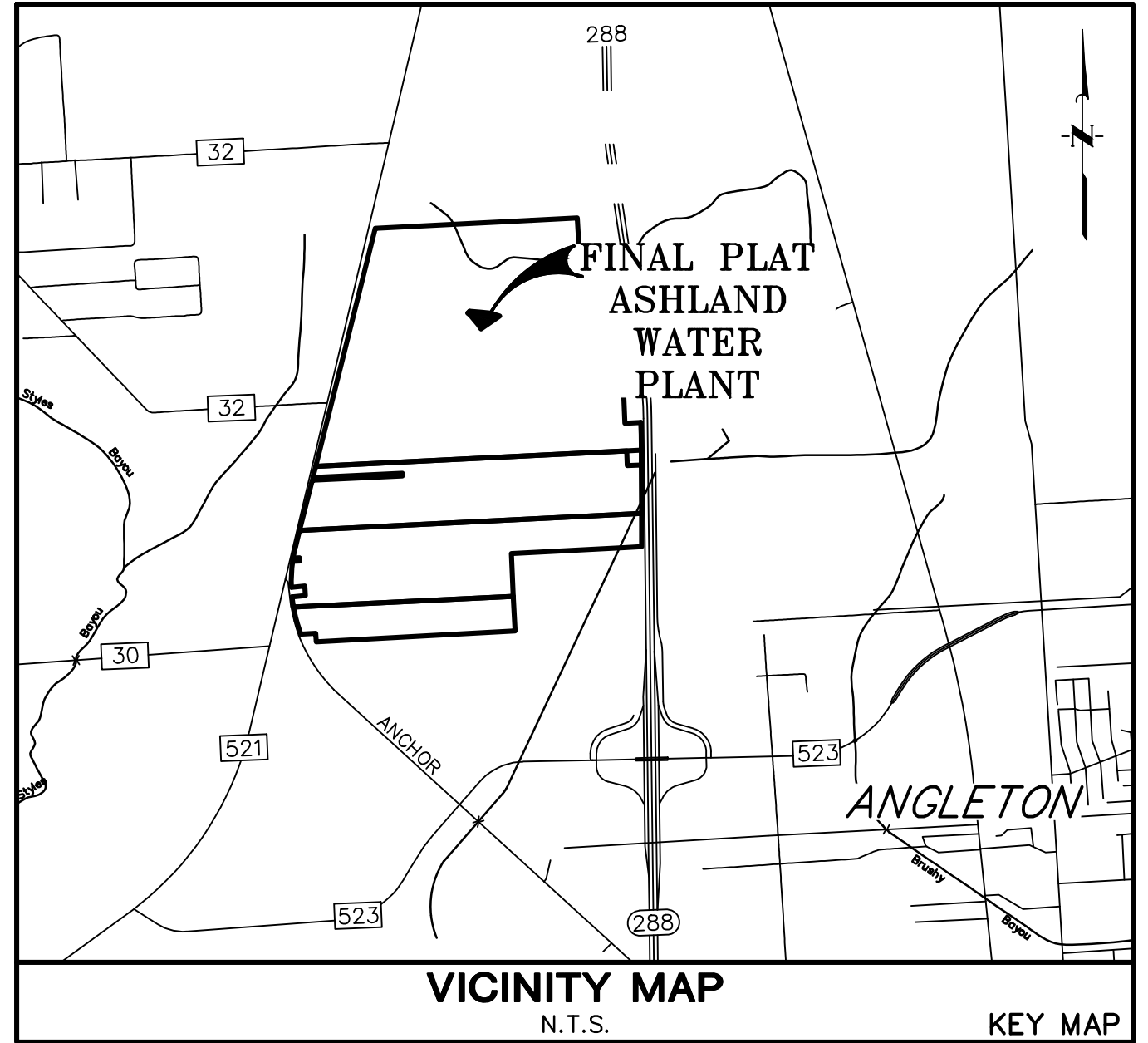
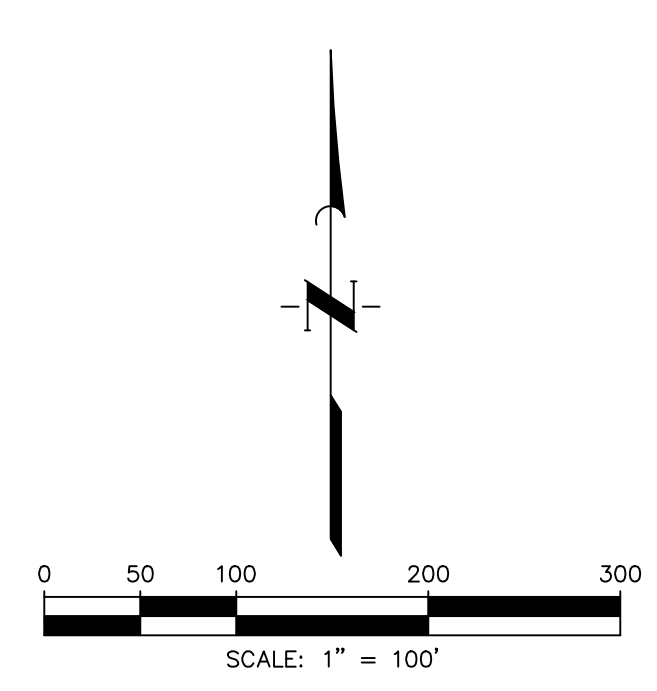
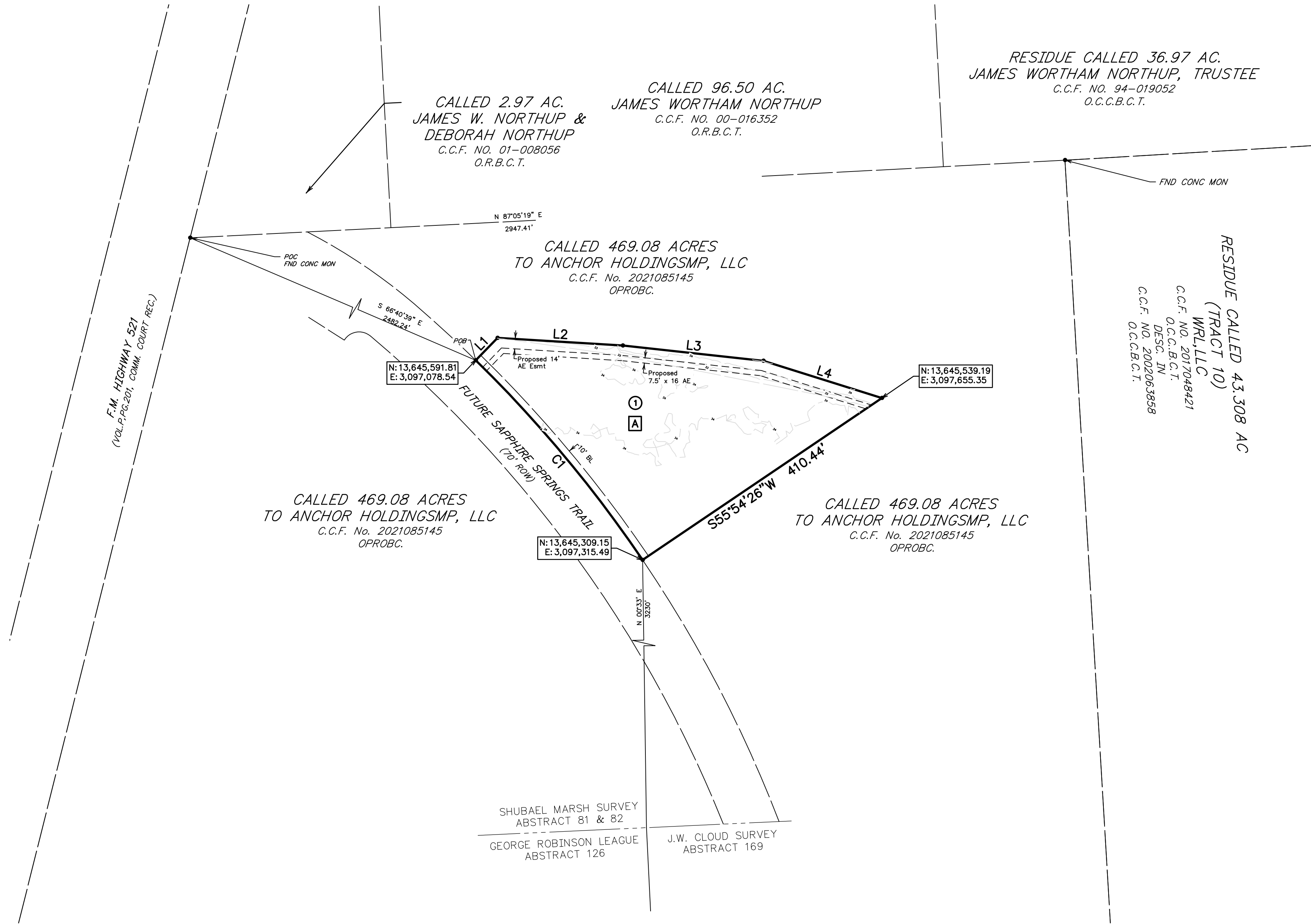


RESTRICTED RESERVE A
 Restricted to
 Water Plant Uses
 2.095 AC
 91,244 Sq. Ft.



- LEGEND:**
- AC. "Acreage"
 - AE. "Aerial Easement"
 - BL. "Building Line"
 - D.R.B.C. "Deed Records Brazoria County"
 - ESMT. "Easement"
 - FND. "Found"
 - IP. "Iron Pipe"
 - IR. "Iron Rod"
 - NO. "Number"
 - O.P.R.B.C. "Official Public Records of Brazoria County"
 - PS. "Page"
 - P.O.B. "Point of Beginning"
 - R.O.W. "Right-of-way"
 - UE. "Utility Easement"
 - VOL. "Volume"
 - ⓪. "Block Number"
 - Set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner")

- GENERAL NOTE:**
1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
 2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 3. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: DG6956 DW11 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP
 4. 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 utilizes and building permits.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. Restricted Reserve "A" is restricted to water plant uses.
 10. This reserve shall be owned and maintained by the Brazoria County MUD No. 82.
 11. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
 12. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°20'44"E	44.38'
L2	S86°30'38"E	178.28'
L3	S83°47'48"E	200.83'
L4	S72°34'12"E	176.35'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1835.00'	11°33'43"	370.29'	N39°52'25"W	369.66'	185.78'

FINAL PLAT ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
 OUT OF THE SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 1 RESERVE 1 BLOCK
 DECEMBER 2024

OWNER
 ANCHOR HOLDINGS MP, LLC
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77401
 281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-22790 & 20084100
 6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.777.5337

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 WATER PLANT, 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:

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 _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee P.E., do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

Darren J. McAfee P.E.
Professional Engineer
No. 137808

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.095-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08-acres tract of land 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, said 2.095-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, and the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Official Records of Brazoria County, Texas and in the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a found concrete monument for the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup, recorded in Clerk's File No. 00-016352 in the Official Records of Brazoria County, Texas, common with the southwest corner a residue called 36.97-acre tract conveyed to James Wortham Northrup, recorded in Clerk's File No. 94-019052 in the Office of the County Clerk's, Brazoria County, Texas bears North 87°05'19" East, 2947.41 feet;

THENCE, South 66°40'39" East, over and across said 469.08-acre tract, 2482.24 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for the POINT OF BEGINNING of the herein described tract.

THENCE, North 44°20'44" East, 44.38 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");

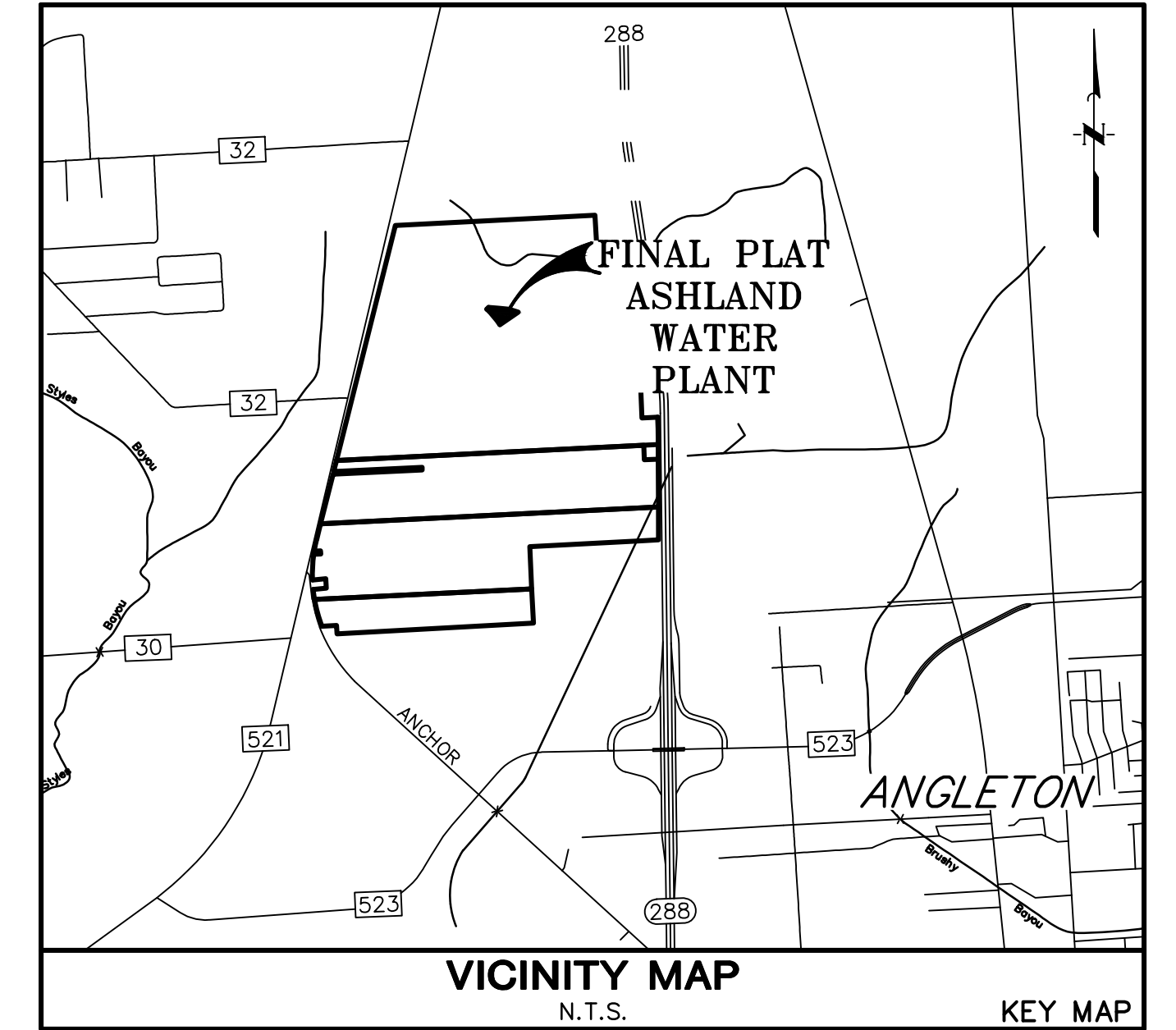
THENCE, South 86°30'38" East, 178.28 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 83°47'48" East, 200.83 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 72°34'12" East, 176.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 55°54'26" West, 410.44 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 11°33'43", an arc length of 370.29 feet, and a long chord bearing North 39°52'25" West, 369.66 feet to the POINT OF BEGINNING, CONTAINING 2.095-acres of land in Brazoria County, Texas.



FINAL PLAT ASHLAND WATER PLANT


A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 20048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337