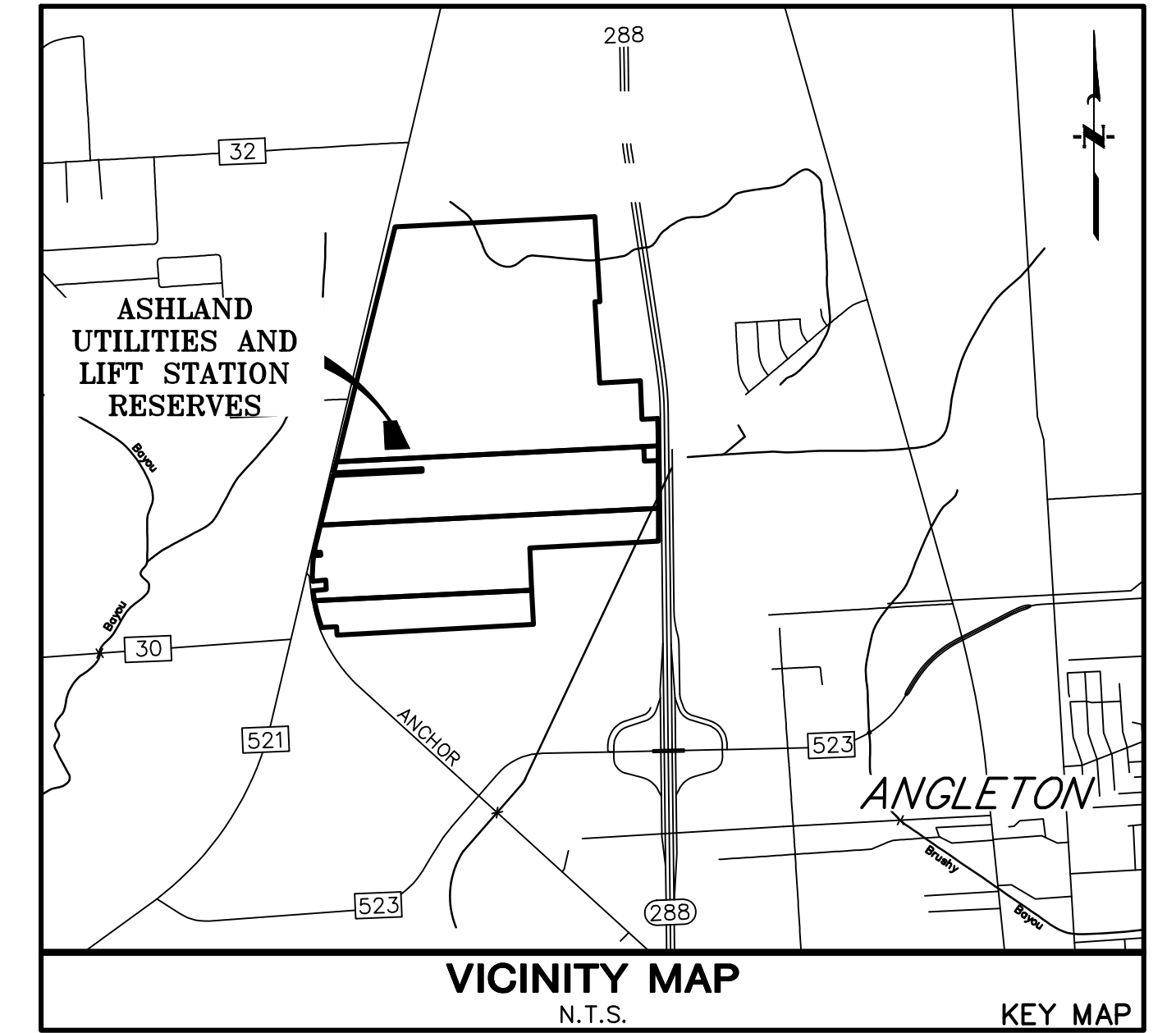
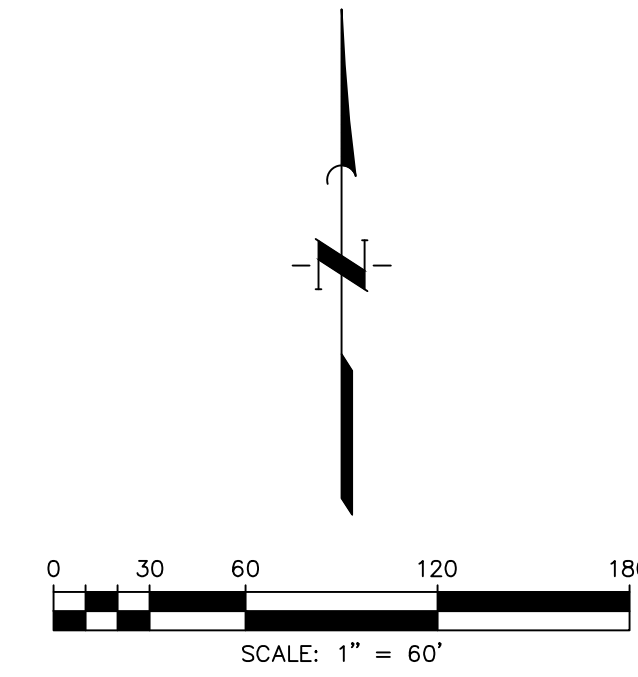
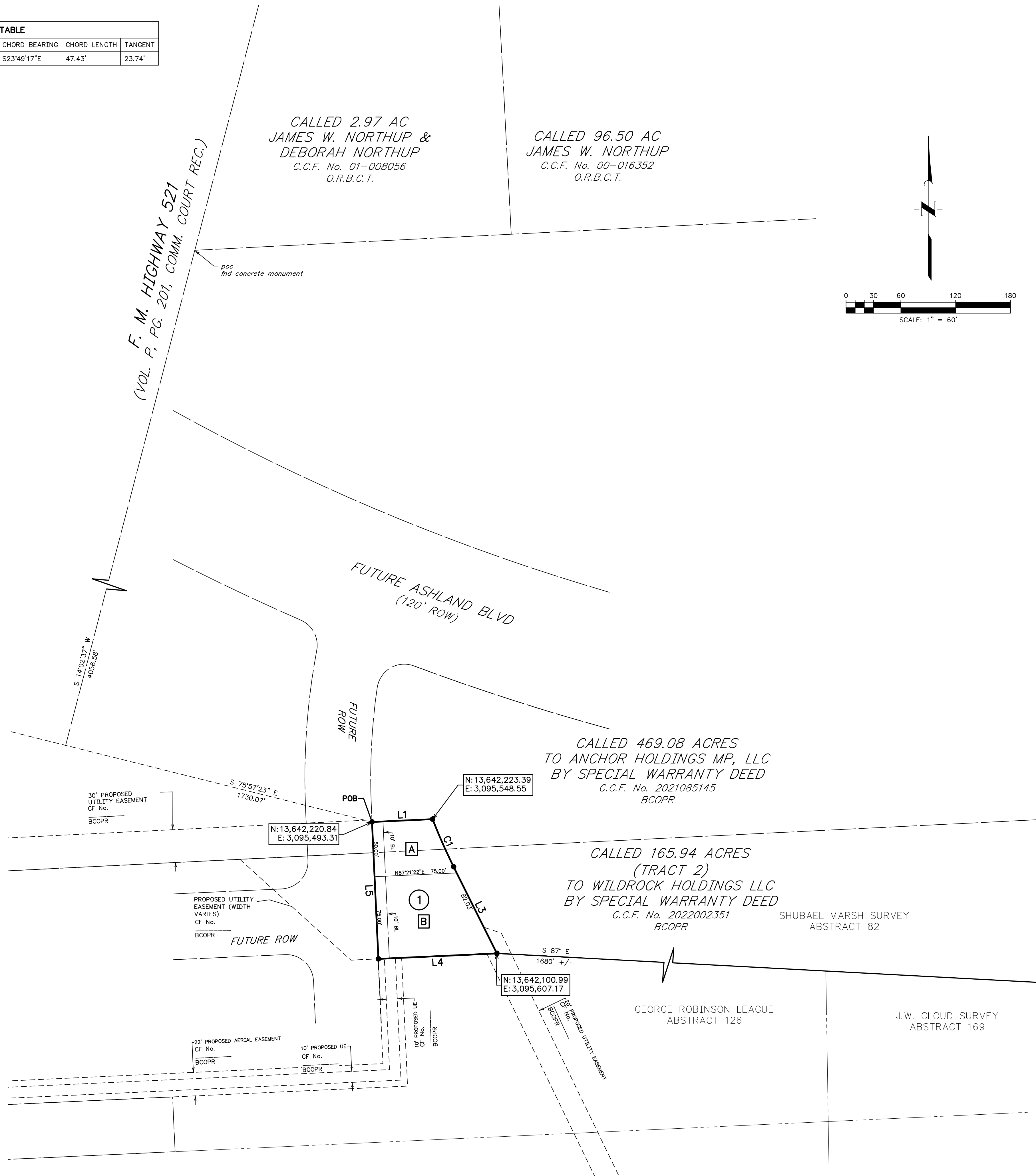


LINE	BEARING	DISTANCE
L1	N87°21'22"E	55.31'
L3	S26°32'24"E	88.34'
L4	S87°21'22"W	108.23'
L5	N02°38'38"W	125.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	S°26'14"	47.45'	S23°49'17"E	47.43'

RESTRICTED RESERVE A
Restricted to Utilities
Purposes Only
0.07 AC
3,233 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Lift Station
Purposes Only
0.16 AC
6,871 Sq. Ft.



Legend

- AC Acres
- BCOPR Brazoria County Official Public Records
- C.C.F. County Clerk's File
- D.R.B.C. Deed Records Brazoria County
- FND Found
- NO. Number
- O.P.R.O.B.C. Official Public Records Brazoria County
- O.C.C.B.C.T. Official County Clerk Brazoria County, Texas
- PG Page
- P.O.B. Point Of Beginning
- R.O.W. Right Of Way
- VOL. Volume
- ⊙ Set 3/4-inch iron rod with cap stamped "Quiddity Eng. Property Corner" as per certification
- ⊙ Block Number

General Notes

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 1) 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. 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.

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.

Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: D08658 DWHI QUITE CORS ARP DL3490 TXBC BAY CITY CORS ARP D15814 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. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82

FINAL PLAT OF ASHLAND UTILITY AND LIFT STATION RESERVES

A SUBDIVISION OF 0.2320 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
2 RESERVES 1 BLOCK
DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TX 77478
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281.342.2033

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 UTILITIES AND LIFT STATION RESERVES, 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.

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 authority, on this day personally appeared _____ Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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.

Steven Jares
RPLS No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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. 137806

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 Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

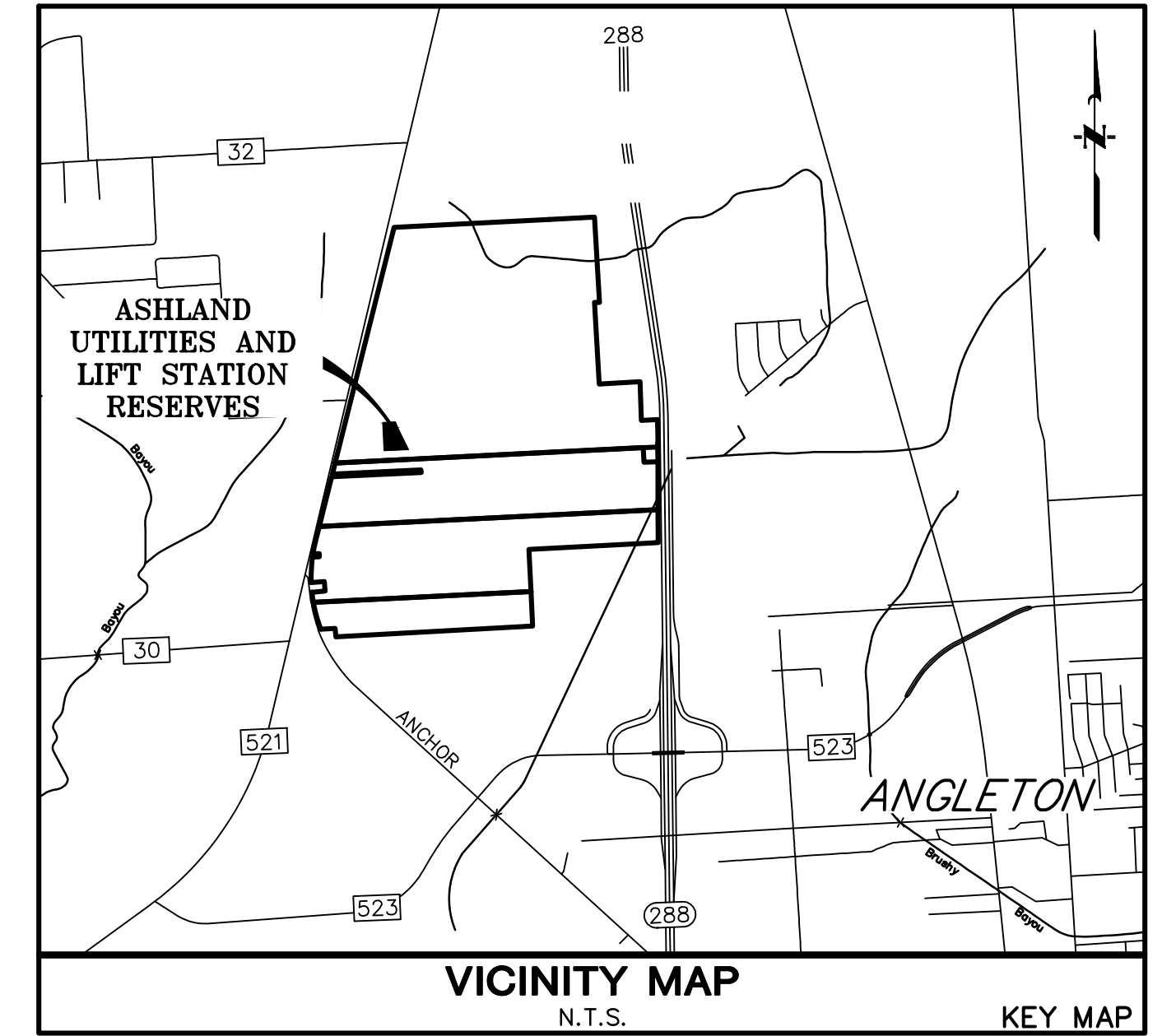
A METES & BOUNDS description of a certain 0.2320-acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 0.2320-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 at the northwest corner of said 469.08-acre tract, 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 Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1527.59 feet to a point for corner, from which a found 1/2-inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 554.42 feet;


THENCE, over and across said 469.08-acre tract the following six (6) courses and distances:

1. South 75°57'23" East, 1730.07 feet to a point for corner marking the POINT OF BEGINNING of the herein described subject tract;
2. North 87°21'22" East, 55.31 feet to a point for corner marking 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 500.00 feet, a central angle of 05°26'14", an arc length of 47.45 feet, and a long chord bearing South 23°49'17" East, with a chord length of 47.43 feet to a point for corner;
4. South 28°32'24" East, 88.34 feet to a point for corner;
5. South 87°21'22" West, 108.23 feet to a point for corner;
6. North 02°38'38" West, 125.00 feet to the POINT OF BEGINNING, CONTAINING 0.2320 acres of land situated in Brazoria County, Texas.



**FINAL PLAT OF
ASHLAND
UTILITY AND
LIFT STATION
RESERVES**
A SUBDIVISION OF 0.2320 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
2 RESERVES 1 BLOCK
DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TX 77478
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & S046100
1329 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033