



November 13, 2025

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

Re: On-Going Services
Ashland Section 7B Preliminary Plat Review – 3rd 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:

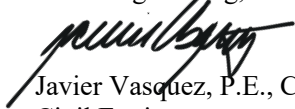
1. For final plat, provide updates to the City approval block and label Reserve “C” to match graphic/label on table.
2. An updated land plan shall be submitted to reflect the updated development phasing.
3. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots to follow the restrictions outlined.
4. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
5. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 7B Preliminary Plat Review 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 Land Surveyor registered 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 (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 7B, 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.

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

APPROVED this _____ day of _____ 20____ by the City Council, City of Angleton, Texas.

John Wright, Mayor

Michelle Perez, 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 dedicatior, 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 18.41 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 489.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC), said 18.41 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the west corner of the Ashland Water Plant, plat of which is recorded in Instrument No. 2025027396 of the Plat Records of Brazoria County (PRBC), and being in the north right-of-way of proposed Sapphire Springs Drive, said iron rod also being at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1835.00 feet, a central angle of 03°42'30", an arc length of 118.76 feet, and a long chord bearing North 47°30'31" West, 118.74 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to a point for corner;

THENCE, South 84°34'07" East, 85.12 feet to a point for corner;

THENCE, North 38°09'22" East, 91.49 feet to a point for corner;

THENCE, North 28°57'50" East, 86.35 feet to a point for corner;

THENCE, North 55°53'37" East, 92.43 feet to a point for corner;

THENCE, North 61°39'18" East, 48.81 feet to a point for corner;

THENCE, South 57°12'13" East, 14.14 feet to a point for corner;

THENCE, South 83°47'47" East, 185.00 feet to a point for corner;

THENCE, North 65°43'39" East, 142.69 feet to a point for corner;

THENCE, North 88°38'51" East, 371.98 feet to a point for corner;

THENCE, South 87°25'34" East, 79.15 feet to a point for corner;

THENCE, South 35°20'38" East, 97.97 feet to a point for corner;

THENCE, South 03°24'10" East, 15.00 feet to a point for corner;

THENCE, North 86°35'50" East, 129.84 feet to a point for corner;

THENCE, South 38°53'57" East, 23.86 feet to a point at 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 70.00 feet, a central angle of 90°55'08", an arc length of 122.07 feet, and a long chord bearing South 77°36'19" East, 107.18 feet to a point for corner;

THENCE, North 62°21'15" East, 20.00 feet to a point for corner;

THENCE, North 86°35'50" East, 317.94 feet to a point for corner;

THENCE, South 03°24'10" East, 732.76 feet to a point for corner;

THENCE, North 76°37'53" West, 230.18 feet to a point for corner;

THENCE, South 61°50'14" West, 150.76 feet to a point 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 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 330.00 feet, a central angle of 11°11'01", an arc length of 64.41 feet, and a long chord bearing North 36°55'12" West, 64.31 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 76°55'55", an arc length of 33.57 feet, and a long chord bearing North 04°02'45" West, 31.10 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 01°51'22", an arc length of 10.69 feet, and a long chord bearing North 33°29'32" East, 10.69 feet to a point for corner;

THENCE, North 57°26'09" West, 60.00 feet to a point at 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 25.00 feet, a central angle of 87°01'52", an arc length of 37.97 feet, and a long chord bearing South 76°04'47" West, 34.43 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 17°19'41", an arc length of 99.80 feet, and a long chord bearing North 69°04'08" West, 99.42 feet to a point for corner;

THENCE, North 18°59'17" East, 114.79 feet to a point for corner;

THENCE, North 10°39'10" East, 19.33 feet to a point for corner;

THENCE, North 85°47'46" West, 95.75 feet to a point for corner;

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

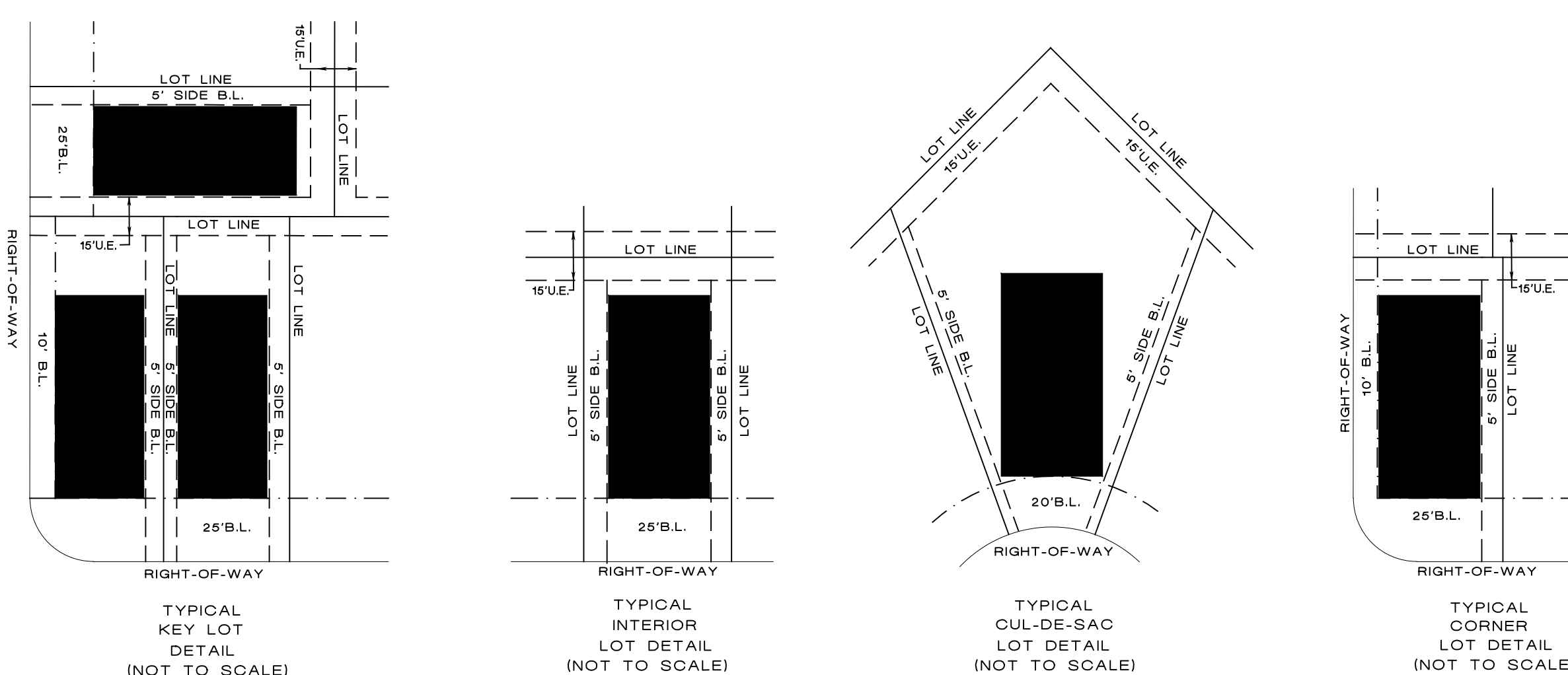
THENCE, North 71°58'05" West, 266.62 feet to a point for corner;

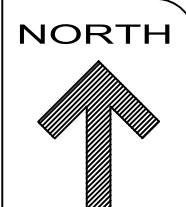
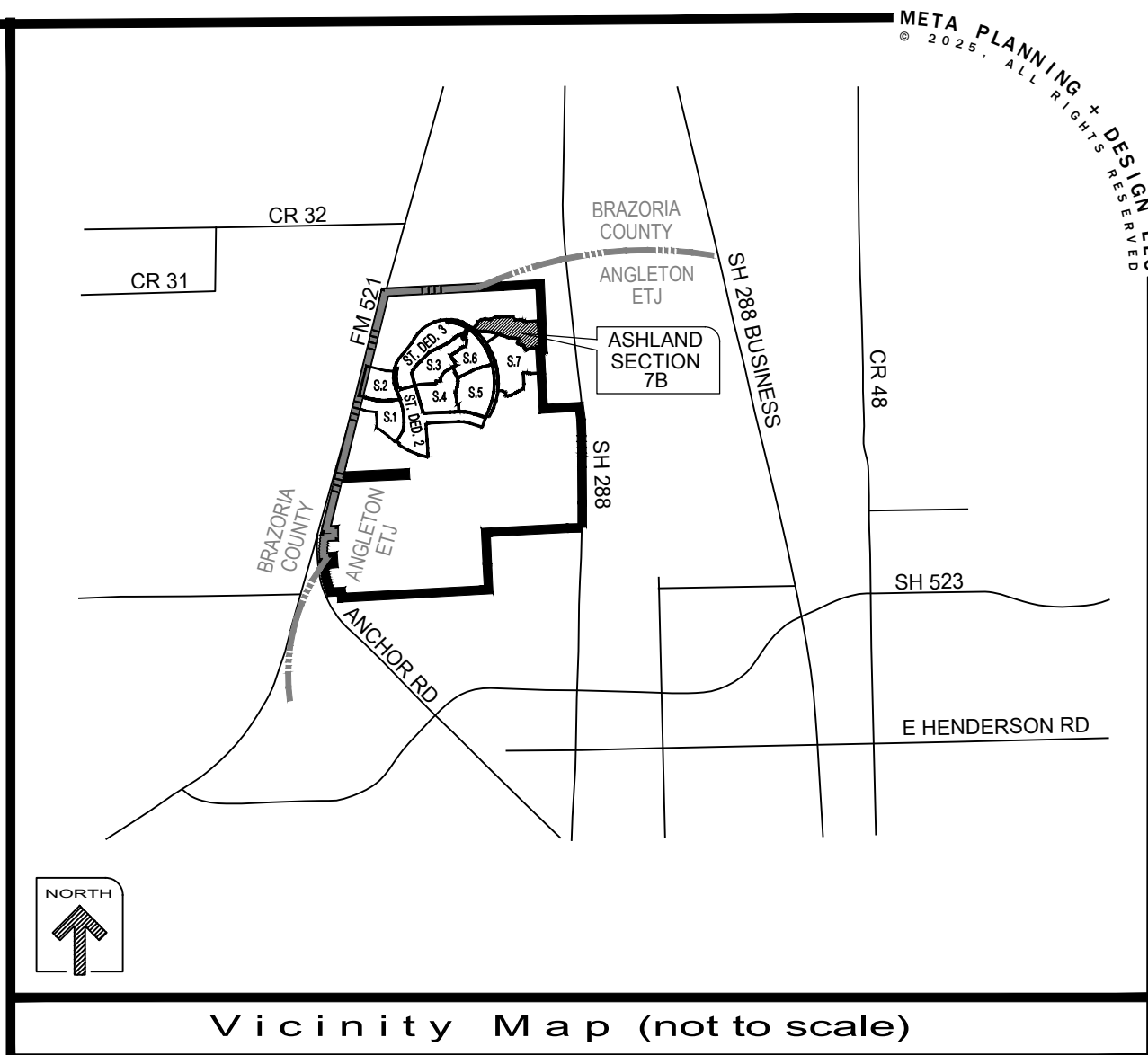
THENCE, North 72°34'12" West, 176.35 feet to a point for corner;

THENCE, North 83°47'48" West, 200.83 feet to a point for corner;

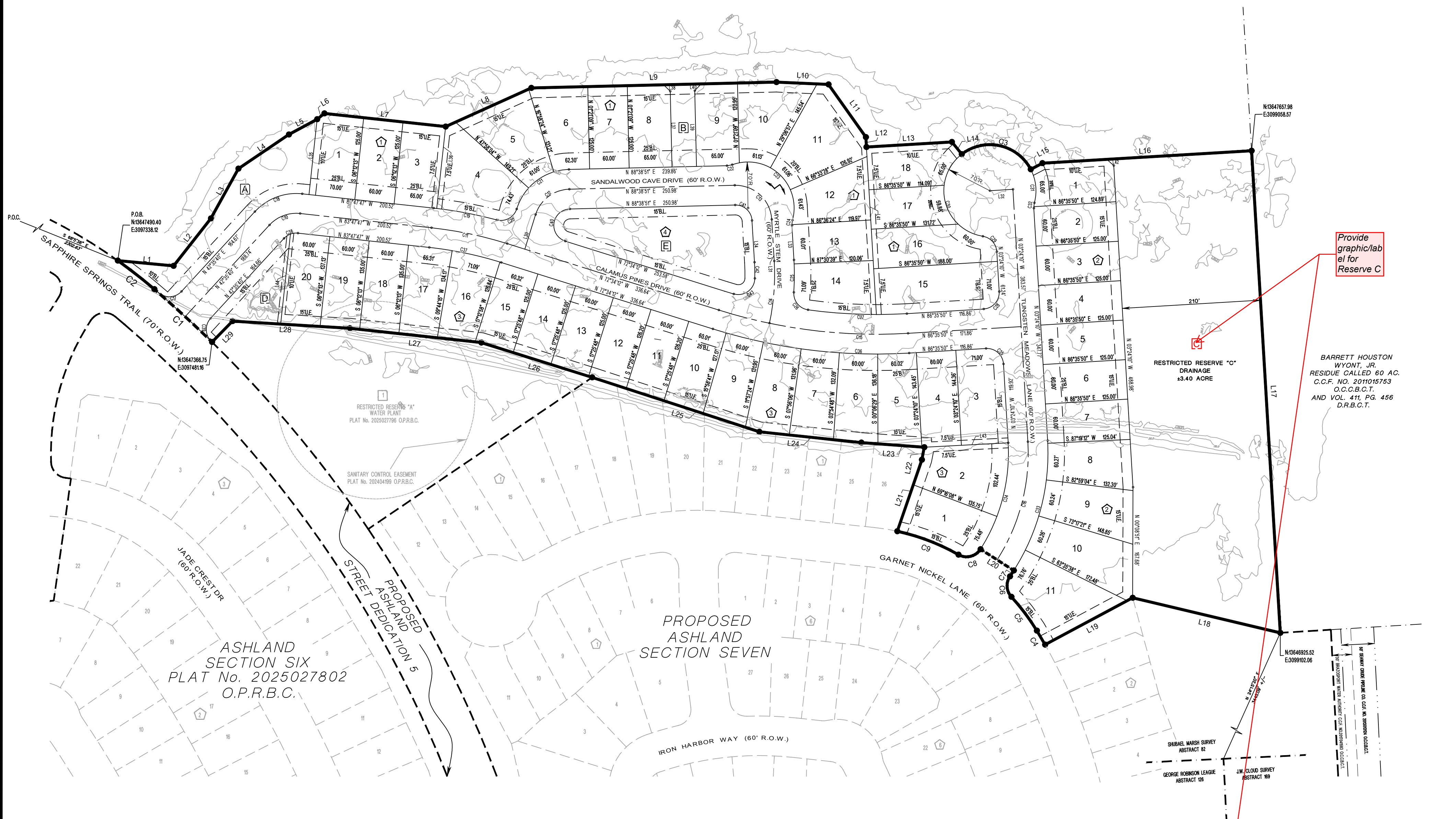
THENCE, North 86°30'38" West, 178.28 feet to a point for corner;

THENCE, South 44°20'44" West, 44.38 feet to the POINT OF BEGINNING, CONTAINING 18.41 acres of land in Brazoria County, Texas.





FUTURE
DEVELOPMENT



Provide
graphic/lab
el for
Reserve C

BARRETT HOUSTON
WYOMI, JR.
RESIDUE CALLED 60 AC.
C.C.F. NO. 201015753
O.C.B.C.T.
AND VOL. 411, PG. 456
D.B.C.T.

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
CALAMUS PINES DRIVE	1357.66	60'	LOCAL
TUNGSTEN MEADOWS LANE	571.89	60'	LOCAL
MYRTLE STEM DRIVE	240.58	60'	LOCAL
SANDALWOOD CAVE DRIVE	374.34	60'	LOCAL

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

- 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.
 - "END" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "- " INDICATES STREET NAME CHANGE.
 - "- " INDICATES BLOCK NUMBER.
 - "[A]" INDICATES RESERVE NUMBER.
 - "20' R." INDICATES 70' CUL-DE-SAC RADIUS.
 - "P.O.C." INDICATES POINT OF COMMENCEMENT.

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 AFOREMENTIONED 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 GUIDANCE 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.

LINE	BEARING	DISTANCE
L1	S 84°34'07" E	85.12'
L2	N 38°09'22" E	91.49'
L3	N 28°57'50" E	86.35'
L4	N 55°53'37" E	92.43'
L5	N 61°39'14" E	48.80'
L6	N 51°12'13" E	14.14'
L7	S 83°47'47" E	185.00'
L8	N 65°43'39" E	142.69'
L9	N 88°38'51" E	371.98'
L10	S 87°25'34" E	79.15'
L11	S 35°20'38" E	97.97'
L12	S 03°24'10" E	15.00'
L13	N 86°35'50" E	129.84'
L14	S 38°53'57" E	23.86'
L15	N 62°21'15" E	20.00'
L16	N 86°35'50" E	317.94'
L17	S 03°24'10" E	732.76'
L18	N 76°37'53" W	230.18'
L19	S 61°50'14" W	150.76'
L20	N 57°26'09" W	60.00'
L21	N 18°59'17" E	114.79'
L22	N 10°39'10" E	99.33'
L23	N 85°47'46" W	15.75'
L24	N 83°57'54" W	155.71'
L25	N 71°58'07" W	266.62'
L26	N 72°34'12" W	176.35'
L27	N 83°47'48" W	200.83'
L28	N 86°30'38" W	178.28'
L29	S 44°20'44" W	44.38'
L30	N 17°25'48" E	55.00'
L31	N 03°24'10" W	63.41'
L32	S 86°35'50" W	36.00'
L33	N 03°24'10" W	52.30'
L34	N 03°24'10" W	63.41'
L35	N 06°12'13" E	115.00'
L36	N 06°12'13" E	125.02'
L37	N 01°21'09" W	115.00'
L38	N 46°21'09" W	14.14'
L39	S 01°21'09" E	115.00'
L40	N 43°38'51" E	14.14'
L41	S 03°24'10" E	254.62'
L42	N 48°24'10" W	14.14'
L43	S 87°02'49" W	127.49'
L44	N 06°12'13" E	137.33'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1835.00'	03°42'30"	118.76'	N 47°30'31" W	118.74'
C2	785.00'	05°08'44"	70.50'	N 51°56'08" W	70.47'
C3	70.00'	99°55'08"	122.07'	S 77°36'19" E	107.18'
C4	830.00'	01°41'46"	24.57'	N 30°28'49" W	24.57'
C5	330.00'	11°11'01"	64.41'	N 36°55'12" W	64.31'
C6	25.00'	76°55'55"	33.57'	N 04°02'45" W	31.10'
C7	330.00'	01°51'22"	10.69'	N 33°29'32" E	10.69'
C8	25.00'	87°01'52"	37.97'	S 76°04'47" W	34.43'
C9	330.00'	17°19'41"	99.80'	N 69°04'08" W	99.42'
C10	55.00'	53°36'33"	51.46'	S 69°23'56" W	49.60'
C11	600.00'	11°13'35"	117.56'	N 78°11'00" W	117.37'
C12	55.00'	71°13'03"	68.36'	S 53°02'19" W	64.05'
C13	55.00'	87°57'00"	84.43'	N 47°22'40" W	76.38'
C14	350.00'	15°32'02"	94.89'	N 04°21'51" E	94.60'
C15	800.00'	20°49'57"	290.88'	N 82°59'11" W	289.28'
C16	300.00'	35°57'59"	188.32'	S 14°34'50" W	185.24'
C17	25.00'	88°12'13"	38.49'	S 86°41'46" W	34.80'
C18	85.00'	53°36'33"	79.53'	S 69°23'56" W	76.66'
C19	630.00'	08°52'09"	97.52'	N 79°21'43" W	97.42'
C20	25.00'	87°55'54"	38.37'	S 61°06'25" W	34.71'
C21	85.00'	71°30'22"	106.08'	N 52°53'39" E	99.33'
C22	25.00'	18°40'18"	8.15'	N 79°18'41" E	8.11'
C23	70.00'	125°17'36"	153.07'	S 47°22'40" E	124.35'
C24	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C25	380.00'	07°25'31"	49.25'	N 00°18'36" E	49.21'
C26	25.00'	86°14'21"	37.63'	N 39°05'49" W	34.18'
C27	770.00'	11°11'10"	150.33'	S 87°48'34" E	150.09'
C28	25.00'	90°00'00"	39.27'	N 41°35'50" E	35.36'
C29	25.00'	77°50'48"	33.97'	N 42°19'34" W	31.41'
C30	70.00'	133°41'05"	163.33'	N 14°24'25" W	128.72'
C31	70.00'	42°54'53"	52.43'	N 06°11'18" W	51.21'
C32	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C33	330.00'	35°58'00"	207.15'	S 14°34'50" W	203.77'
C34	270.00'	35°58'00"	169.49'	N 14°34'51" E	166.72'
C35	25.00'	90°00'00"	39.27'	N 48°24'10" W	35.36'
C36	830.00'	20°49'57"	301.78'	N 82°59'11" W	300.13'
C37	570.00'	11°13'35"	111.68'	N 78°11'00" W	111.50'
C38	25.00'	53°36'33"	23.39'	S 69°23'56" W	22.55'
C39	25.00'	88°18'20"	38.53'	S 01°33'30" E	34.83'
C40	25.00'	161°13'03"	70.34'	N 08°02'19" E	49.33'
C41	25.00'	87°57'00"	38.38'	N 47°22'40" W	34.72'
C42	320.00'	04°23'23"	24.52'	N 01°12'28" W	24.51'
C43	25.00'	105°22'50"	45.98'	S 53°40'39" W	39.77'

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 1	8,700
LOT 2	7,500
LOT 3	8,125
LOT 4	12,563
LOT 5	11,083
LOT 6	9,119
LOT 7	7,500
LOT 8	8,075
LOT 9	8,040
LOT 10	10,565
LOT 11	12,986
LOT 12	8,796
LOT 13	7,267
LOT 14	9,210
LOT 15	13,192
LOT 16	10,277
LOT 17	7,063
LOT 18	8,330

LOT NO.	LOT AREA SQ. FT.
BLOCK 2	
LOT 1	7,835
LOT 2	7,499
LOT 3	7,500
LOT 4	7,500
LOT 5	7,500
LOT 6	7,500
LOT 7	7,500
LOT 8	8,511
LOT 9	9,427
LOT 10	12,886
LOT 11	12,842

LOT NO.	LOT AREA SQ. FT.
BLOCK 3	
LOT 1	9,488
LOT 2	11,459
LOT 3	10,135
LOT 4	8,646
LOT 5	8,729
LOT 6	8,436
LOT 7	8,276
LOT 8	8,377
LOT 9	8,110
LOT 10	7,718
LOT 11	7,553
LOT 12	7,515
LOT 13	7,499
LOT 14	7,499
LOT 15	7,530
LOT 16	8,634
LOT 17	8,457
LOT 18	8,099
LOT 19	8,147
LOT 20	8,303

LAND USE TABLE		
RESERVE	ACREAGE	LAND USE
[A]	0.43	LANDSCAPE/ OPEN SPACE
[B]	0.11	LANDSCAPE/ OPEN SPACE
[C]	3.40	DRAINAGE
[D]	0.19	LANDSCAPE/ OPEN SPACE
[E]	0.64	LANDSCAPE/ OPEN SPACE
	4.77	TOTAL

ASHLAND SECTION 7B

BEING 18.41 ACRES OF LAND
CONTAINING 49 LOTS (60' X 120' TYP.) AND
FIVE RESERVES IN FOUR 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

