



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 03, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, APRIL 3, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on March 6, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.
3. Discussion and possible action on the Final Plat of Ashland Section 3, located east of Sections 1 & 2 off Almadine Dr.
4. Discussion and possible action on the Final Plat of Ashland Development , Section 4, located south of Section 3.
5. Discussion and possible action on the Final Plat of Ashland Development Section 5, located directly east of Section 4.
6. Discussion and possible action on the Final Plat of Ashland Section 6, located south of future Saphire Springs Trail.

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, March 28, 2025 2025, by 5:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on March 6, 2025.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on March 6, 2025.

RECOMMENDATION: Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MARCH 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MARCH 6, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Deborah Spoor, Commission Member Regina Bieri, Commission Member Jeff Roberson, and Commission Member Will Clark.

Absent were: Commission Member Andrew Heston and Commission Member Michelle Townsend.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 6, 2025.

Commission Action:

The motion was made by Commission Member Rick Clark to approve the meeting minutes for February 6, 2025; Commission Member Regina Bieri seconded the motion. The motion carried, and the minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS: None.

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Section 1B of Austin Colony Subdivision, located west of the terminus of Tigner St.

DS Director Otis Spriggs presented this item, giving the following summary:

We are entertaining a preliminary plan for Section 1B of Austin Colony Subdivision as described. The property is part of a major development that's in the (PD) Plan District Development District for 561 residential lots with potentially Section 9, lots possibly being marketed for commercial.

The preliminary plat was forwarded to our City Engineer, and we have copied the P&Z Commission on the preliminary comments, which, since posting, have been submitted with a response letter from Baker and Lawson. All of those textual items have now been cleared.

Mr. Doug Roesler, Baker & Lawson appeared before the Commission and explained the Tigner Road concept and East/West connection. Tigner will be a boulevard with a medium and 2 lanes in each direction to this point here and run to CR44 where the church is at the intersection. The city will have to deal with adjacent property owner for coordination.

Mr. Wayne “Sandy” Rea appeared before the Commission and answered Mr. Clark’s question regarding the timing of the road extension from Walmart.

Mr. Rea added that the plan today is to start on Section 1A as soon as possible with the approved final plat, hopefully within 60 days. Once that section is completed, we would then move to Section 1B and then open it up to Tiger Street, which will cost \$3 million. The question was asked of the first 50 lots of whether they are 50-ft. or 60-ft. wide. Mr. Rea explained that along the Austin Colony Blvd., there are to be 60-ft. wide lots.

Commission Action:

The motion was made by Commission Member Rick Clark to approve Section 1B, Preliminary Plat for Austin Colony, subject to any and all the engineering comments and concerns being addressed, and to forward it to the City Council for final action and consideration. Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat was approved.

3. Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

DS Director Otis Spriggs presented this item, giving the following summary:

This is a proposal for the final plat as stated for Windrose Green Section 4, for 65 lots on 2 reserves, 3 blocks on 13.5 acres. The Land Plan was displayed for orientation of Sections 4 & 5.

Mr. Spriggs added that we forwarded this Plat to the City Engineer for review and we copied you on the minor textual comments of which they have been cleared to-date, with city staff’s review, we are requesting that you would approve this final plat subject to the Council’s final consideration and action.

Commission Action:

Commission Member Rick Clark made the motion to approve the Windrose Green Section 4 Final Plat, subject to any outstanding engineering staff recommendations being cleared and satisfied by the applicants and forward it to the City Council for final consideration and approval; the motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye;
Commission Member Jeff Roberson- Aye; Commission Member Will Clark-Aye; and Chair
William Garwood- Aye. (5-0) vote, the Windrose Green Section 4 Final Plat was approved.

4. Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

DS Director Otis Spriggs presented this item, giving the following summary:

To orient everyone, looking for Section 4, just to the right of that would be Section 5; 67 lots are being considered for approval in this final plat, having one reserve and three blocks on 13.4 acres. The City Engineer has reviewed the plat and provided comments on the final plat, which have all been corrected and cleared. We ask that the P&Z Commission move this to the City Council with approval for final action and consideration.

Commission Action:

Commission Member Rick Clark motioned to approve the Windrose Green Section 5 Final Plat, subject to any outstanding engineering staff recommendations being cleared and satisfied by the applicants and forward it to the City Council for final consideration and approval; Commission Member Regina Bieri seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye;
Commission Member Jeff Roberson- Aye; Commission Member Will Clark-Aye; and Chair
William Garwood- Aye. (5-0) vote, the Windrose Green Section 5 Final Plat was approved.

5. Discussion and possible action on the Serenity Oaks Section 1 Preliminary Plat, located on CR28, just west of the SH35 exit/intersection, off SH288 Interstate. This item was removed from the agenda with no discussion.

ADJOURNMENT: The meeting was adjourned at 12:17 PM.

The meeting minutes were approved by the Planning and Zoning Commission on this the 3rd day of April 2025.

CITY OF ANGLETON, TEXAS

William Garwood
Planning and Zoning Commission Chair



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Project Street Ashland Project Sapphire Springs Trail Street Dedication/Number 4 (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.



For roads, the construction of which are governed by the pending development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

The Preliminary Plat was approved in September of 2023 by City Council.

Staff and City Engineering Review:

The Sapphire Springs Trail Preliminary Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Verify and update ROW width shown for "existing" portion of Sapphire Springs Trail (60-ft shown) within Street Dedication Sec. 3.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Include Angleton Drainage District Certification Block

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation

The Planning and Zoning Commission should approve the Final Plat of Ashland Sapphire Springs Trail Street Dedication No.4, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.



March 19, 2025

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

Re: On-Going Services
Ashland Sapphire Springs Trail Street Dedication Final 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:

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Verify and update ROW width shown for "existing" portion of Sapphire Springs Trail (60-ft shown) within Street Dedication Sec.3.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Include Angleton Drainage District Certification Block.

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 Sapphire Springs Trail Street Dedication Final Plat 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, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Sapphire Springs Trails Street Dedication, 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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager

By: SVAG Asset Management, LLC
a Texas limited liability Company
its Manager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Surdharshan, Vembutty, Manager, 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 _____ §

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 §

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

A METES & BOUNDS description of a certain 0.9686--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 (OPRBC); said 0.9686--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 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non--tangent curve to the right;

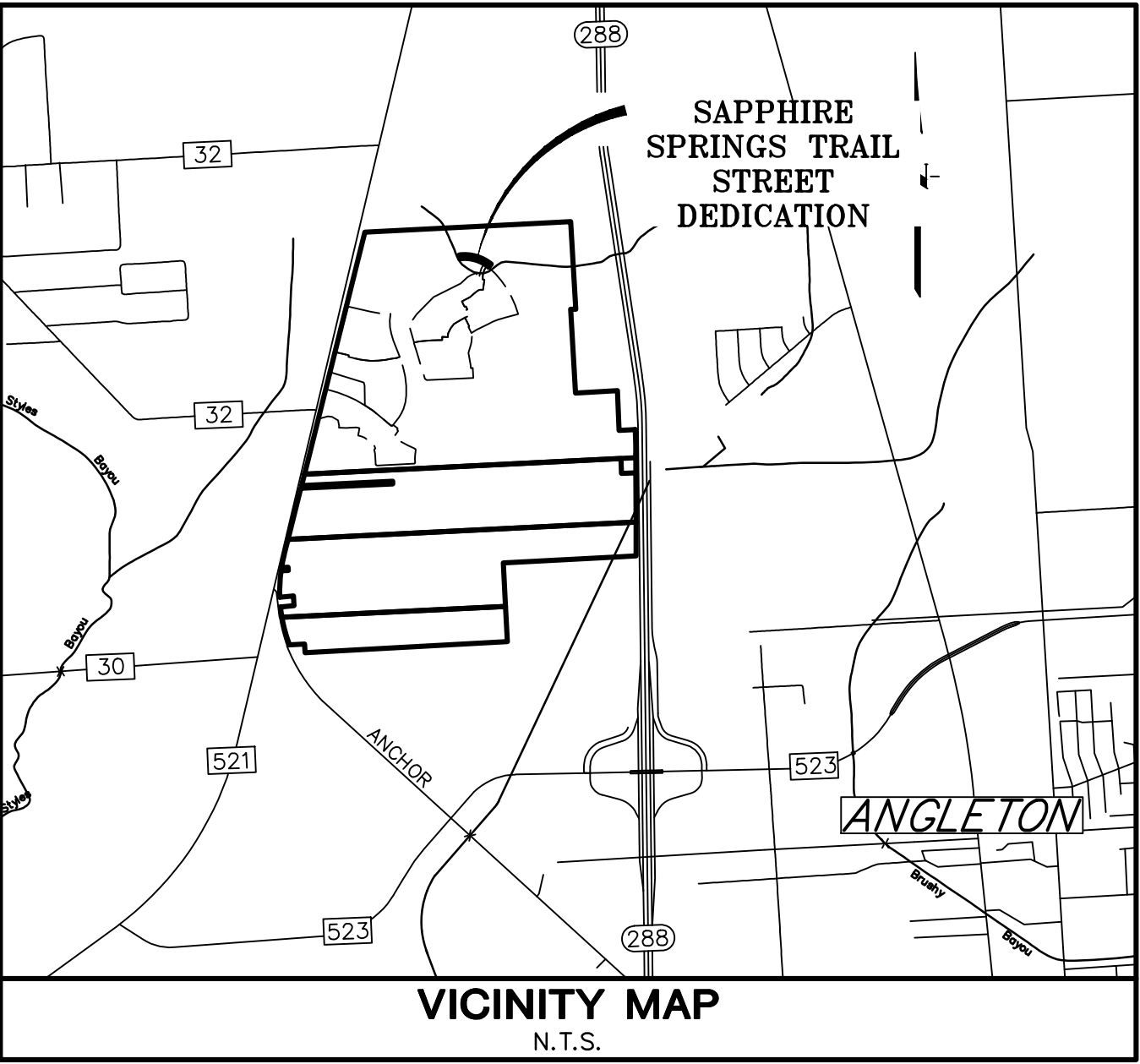
THENCE, along the arc of said non--tangent curve to the right having a radius of 785.00 feet, a central angle of 46°02'39", an arc length of 630.84 feet, and a long chord bearing South 73°50'45" East, with a chord length of 614.01 feet, to a point for corner;

THENCE, South 39°10'35" West, 70.00 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 715.00 feet, a central angle of 46°02'39", an arc length of 574.59 feet, and a long chord bearing North 73°50'45" West, with a chord length of 559.25 feet, to a point for corner;

THENCE, North 06°52'05" West, 70.00 feet to the POINT OF BEGINNING, CONTAINING 0.9686--acre of land in Brazoria County, Texas.

Include
Angleton
Drainage
District
Certificatio
n Block



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

Verify and update City Secretary
certification as they are also
typically the notary for plats and
cannot notarize their own
signature

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by

City of Angleton, on behalf of the City.
NOTARY PUBLIC
STATE OF TEXAS

**FINAL PLAT OF
SAPPHIRE SPRINGS
TRAIL
STREET DEDICATION**
**A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025**

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281--912--3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: (Sapphire Springs Trail Street Dedication) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

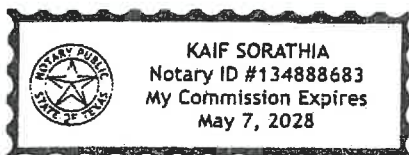
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) ✓

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

pb. 3/7/25 ck# 0610195 \$800.00

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
0.97 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddly Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudhanshu Vembetty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 3 and Street Dedication 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 3 and Street Dedication 4 Construction Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10391496)

Attachments



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Tax Certificate

Property Account Number:
00810045002

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00

Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date



Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

TAX CERTIFICATE

Page 1 of 1

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information

ANCHOR HOLDINGS MP LLC
 101 PARKLANE BLVD STE 102
 SUGAR LAND, TX 77478

Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail
to
QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Item 2.

March 25, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-going Services
Sapphire Springs Trail Street Dedication Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR Engineering, Inc. (HDR) review, we have provided the following corrections and responses to the comments.

Final Plat

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: Graphic for adjoining reserves are updated.

2. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey.*

Response: Bearing and distance is labeled (split on line).

3. *Verify and update ROW width shown for "existing" portion of Sapphire Springs Trail (60-foot shown) within Street Dedication Sec.3.*

Response: ROW width for Sapphire Springs Trail updated to 70-feet.

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City Secretary certification and notary blocks updated.

2. *Include Angleton Drainage District Certification Block.*

Response: The Ashland Development is not subject to Angleton Drainage District.

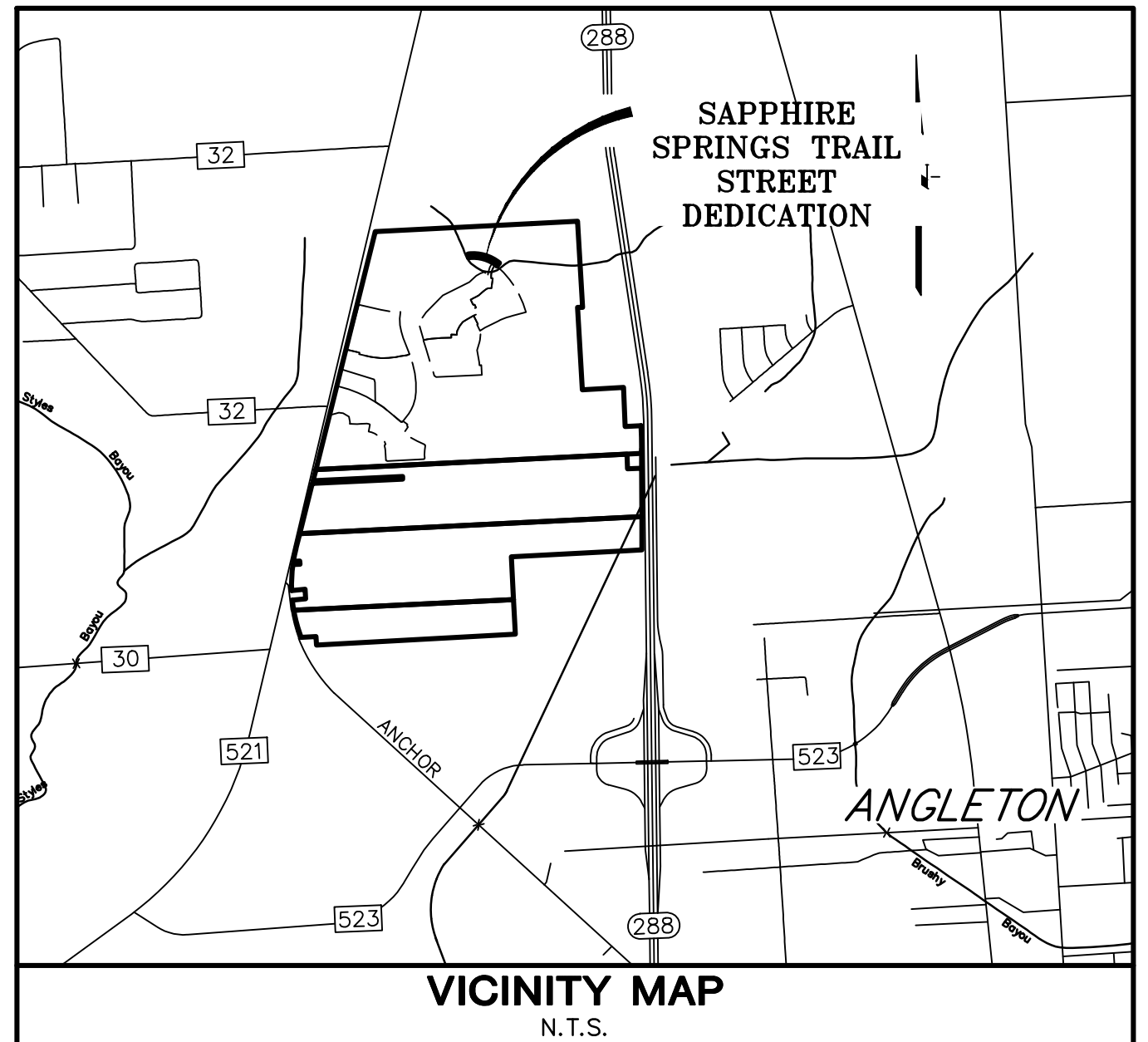
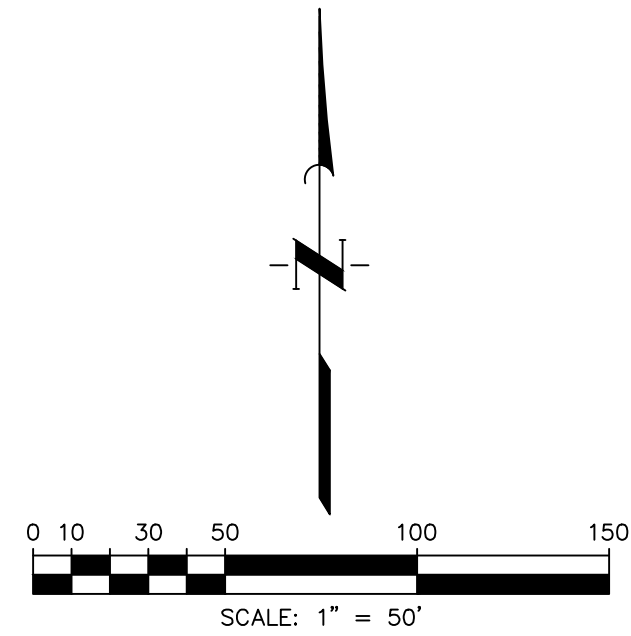
Sincerely,

Chris Stuart
Platting Technician

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100

K:\16759\16759-0023-01 Ashland - Takedown 3 - WSD\Street Dedication Section 4\2 Design Phase\Planning\project
managment\CoAngleton\Resubmittal 2\Response letter_STD Sec 4.docx

STREET NAME AND LENGTH			
STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
SHAPPHIRE SPRINGS TRAIL	603'	70'	LOCAL



Legend:

- BL....."Building Line"
- CORBC....."Commissioner's Court Records of Brazoria County"
- OPRBC....."Official Public Records of Brazoria County"
- No....."Number"
- POC....."Point of Commencement"
- POB....."Point of Beginning"
- ROW....."Right-of-Way"
- VOL.... PG...."Volume and Page"
- ①....."Block Number"
-"Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

General Notes:

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
- Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
- These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Surfix "X", dated December 30, 2020, for Brazoria County, Texas and unincorporated areas.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Municipal Utility District No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- 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.
- 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.
- 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.
- 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 submitted where or not the applicability is reviewed for code compliance by the City Engineer.
- 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.
- Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties, adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:



SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°52'05"W	70.00'
L2	S39°10'35"W	70.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	785.00'	46°02'39"	630.84'	S73°50'45"E	614.01'	333.57'
C2	715.00'	46°02'39"	574.59'	N73°50'45"W	559.25'	303.83'
C3	750.00'	46°02'39"	602.72'	N73°50'45"W	586.63'	318.70'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anchor Holdings MP LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Sapphire Springs Trails Street Dedication, 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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager

By: SVAG Asset Management, LLC
a Texas limited liability Company
its Manager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Surdharshan, Vembutty, Manager, 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 _____ §
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 §

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.9686--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 (OPRBC); said 0.9686--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;

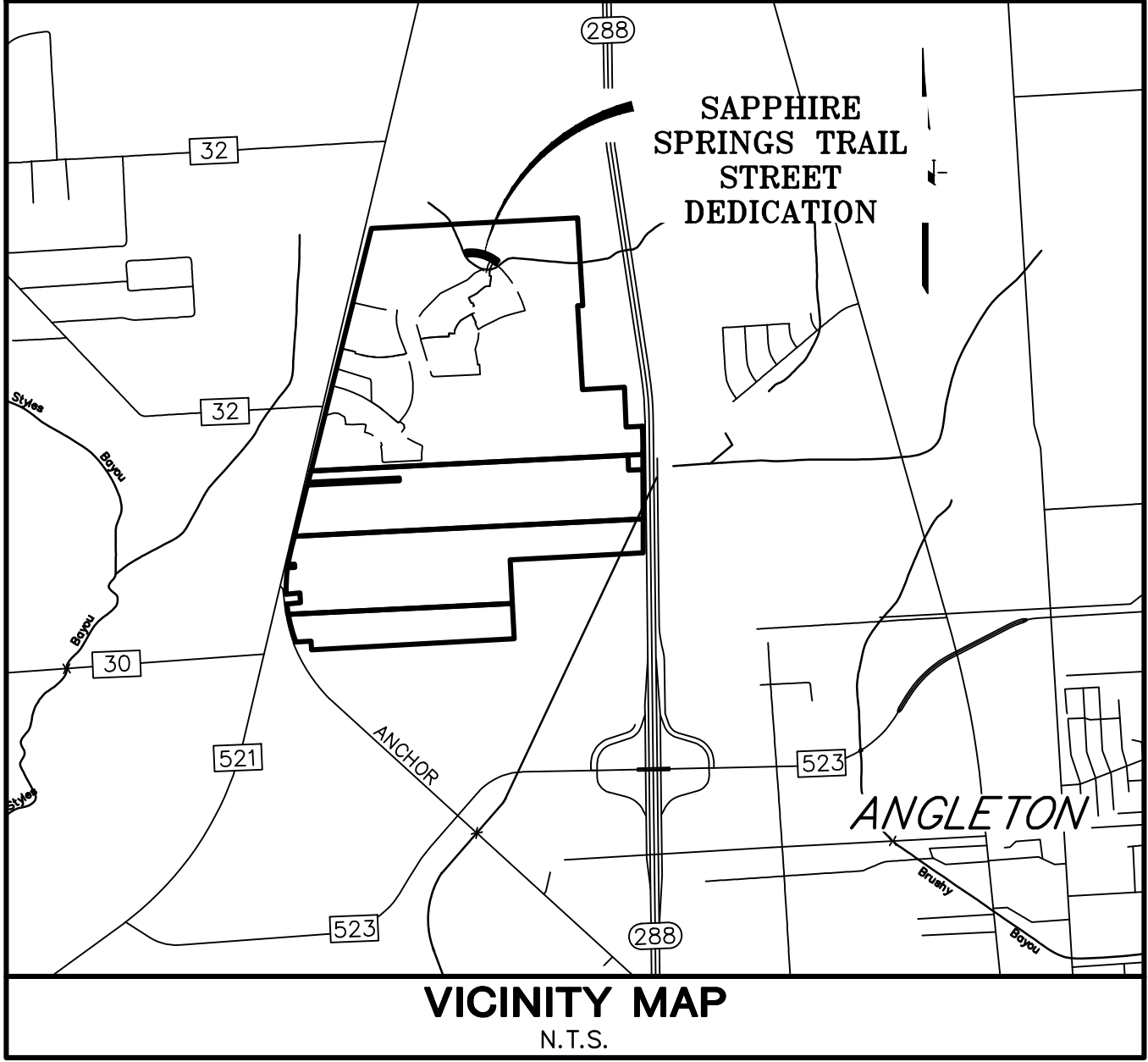
THENCE, South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non--tangent curve to the right;

THENCE, along the arc of said non--tangent curve to the right having a radius of 785.00 feet, a central angle of 46°02'39", an arc length of 630.84 feet, and a long chord bearing South 73°50'45" East, with a chord length of 614.01 feet, to a point for corner;

THENCE, South 39°10'35" West, 70.00 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 715.00 feet, a central angle of 46°02'39", an arc length of 574.59 feet, and a long chord bearing North 73°50'45" West, with a chord length of 559.25 feet, to a point for corner;

THENCE, North 06°52'05" West, 70.00 feet to the POINT OF BEGINNING, CONTAINING 0.9686 acre of land in Brazoria County, Texas.



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

FINAL PLAT OF
SAPPHIRE SPRINGS
TRAIL
STREET DEDICATION
A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281--912--3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 3, located east of Sections 1 & 2 off Almadine Dr.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development Section 3 Final Plat comprises of 19.43 acres, with 75 lots, 8 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Sections 1 & 2 off Almadine Dr. The northern portion of this section will enter off of Sapphire Springs Trail on to Citrine Point Ln (to Jade Crest Dr.). The majority of the lots in this section are greater than 50-ft. in width averaging 53-ft. to 60- ft. +/-.

The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Verify and match metes and bounds description for lines and curves noted.
3. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Verify and update curve information shown for Curves C10 - C13.
3. Verify and update distance shown for L32.
4. Verify and update bearings to match line table for L17, L21, L23.
5. Include Angleton Drainage District Certification Block.

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation:

The Planning and Zoning Commission should approve the Final Plat of Ashland Section 3 subject to the City Engineer's conditions all being cleared prior to final City Council's action and Consideration.



March 19, 2025

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

Re: On-Going Services
Ashland Section 3 Final 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:

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Verify and match metes and bounds description for lines and curves noted.
3. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.

Sheet 2 of 2


1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Verify and update curve information shown for Curves C10 - C13.
3. Verify and update distance shown for L32.
4. Verify and update bearings to match line table for L17, L21, L23.
5. Include Angleton Drainage District Certification Block.

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 3 Final Plat 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

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,755 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.01 AC
309 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage,
Detention, Landscape, Open
Space and Incidental
Utilities
1.01 AC
44,182 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.05 AC
2,320 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.14 AC
6,113 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.21 AC
8,957 Sq. Ft.

RESTRICTED RESERVE G
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
3,115 Sq. Ft.

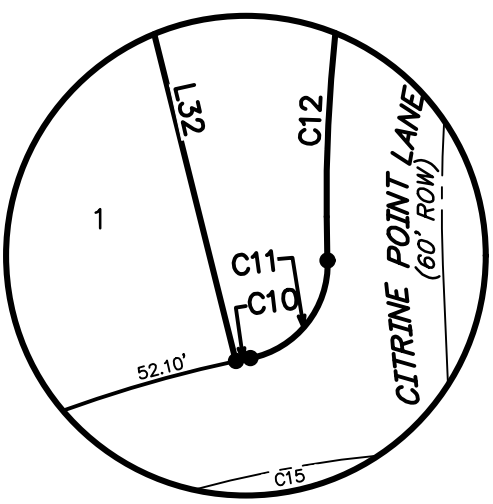
RESTRICTED RESERVE H
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.16 AC
7,147 Sq. Ft.

LOT AREA SUMMARY

BLOCK 1		BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
	8,052	17	7,878	1	8,719	1	6,600	1	6,600
2	8,096	18	7,760	2	8,065	2	6,600	2	6,600
3	7,911	19	7,766	3	6,684	3	6,600	3	6,600
4	6,982	20	7,546	4	7,137	4	6,754	4	6,754
5	7,705	21	7,546	5	7,054	5	8,062	5	8,062
6	8,667	22	7,709	6	6,944	6	8,290	6	8,290
7	7,149	23	7,546	7	7,786	7	8,495	7	8,495
8	7,150	24	7,546			8	8,585	8	8,585
9	7,150	25	7,709			9	9,332	9	9,332
10	7,150	26	7,546			10	9,264	10	9,264
11	7,150	27	7,546					11	7,148
12	7,150	28	7,709					12	2,320
13	7,291	29	7,492					13	7,162
14	7,618							14	7,162
15	7,986							15	7,162
16	8,232							16	7,112

LINE	BEARING	DISTANCE
L1	S08°01'52"W	87.02'
L2	S85°56'19"W	57.37'
L3	S72°40'17"W	38.31'
L4	S55°13'34"W	52.20'
L5	S43°24'51"W	30.35'
L6	S47°20'07"W	54.69'
L7	S53°44'19"W	53.98'
L8	S57°40'23"W	54.03'
L9	S62°02'20"W	54.22'
L10	S63°17'42"W	66.00'
L11	S26°42'18"E	95.00'
L12	S26°42'18"E	60.00'
L13	S63°17'42"W	21.42'
L14	S26°42'18"E	110.00'
L15	S71°42'18"E	14.14'
L16	S63°17'42"W	135.90'
L17	N55°35'04"E	106.55'
L18	S39°10'31"W	100.11'
L19	S24°54'06"W	103.10'
L20	S05°32'39"W	43.96'

LINE	BEARING	DISTANCE
L21	N62°55'07"E	26.10'
L22	S00°55'44"W	60.00'
L23	S15°30'16"E	60.00'
L24	N15°49'21"W	264.54'
L25	N21°46'37"E	66.45'
L26	N36°12'11"E	190.26'
L27	N44°34'38"E	455.00'
L28	N63°17'42"E	570.00'
L29	N47°48'28"E	178.80'
L30	N58°30'09"E	91.70'
L31	N70°08'52"E	90.29'
L32	S14°01'46"E	136.67'
L33	S02°17'51"E	48.29'
L34	S47°07'34"W	74.17'
L35	S63°17'42"W	350.84'
L36	N26°42'18"W	300.00'
L37	S63°17'42"W	300.57'
L38	N38°40'56"W	127.53'
L39	S42°52'26"E	126.69'
L40	N34°42'07"E	196.03'



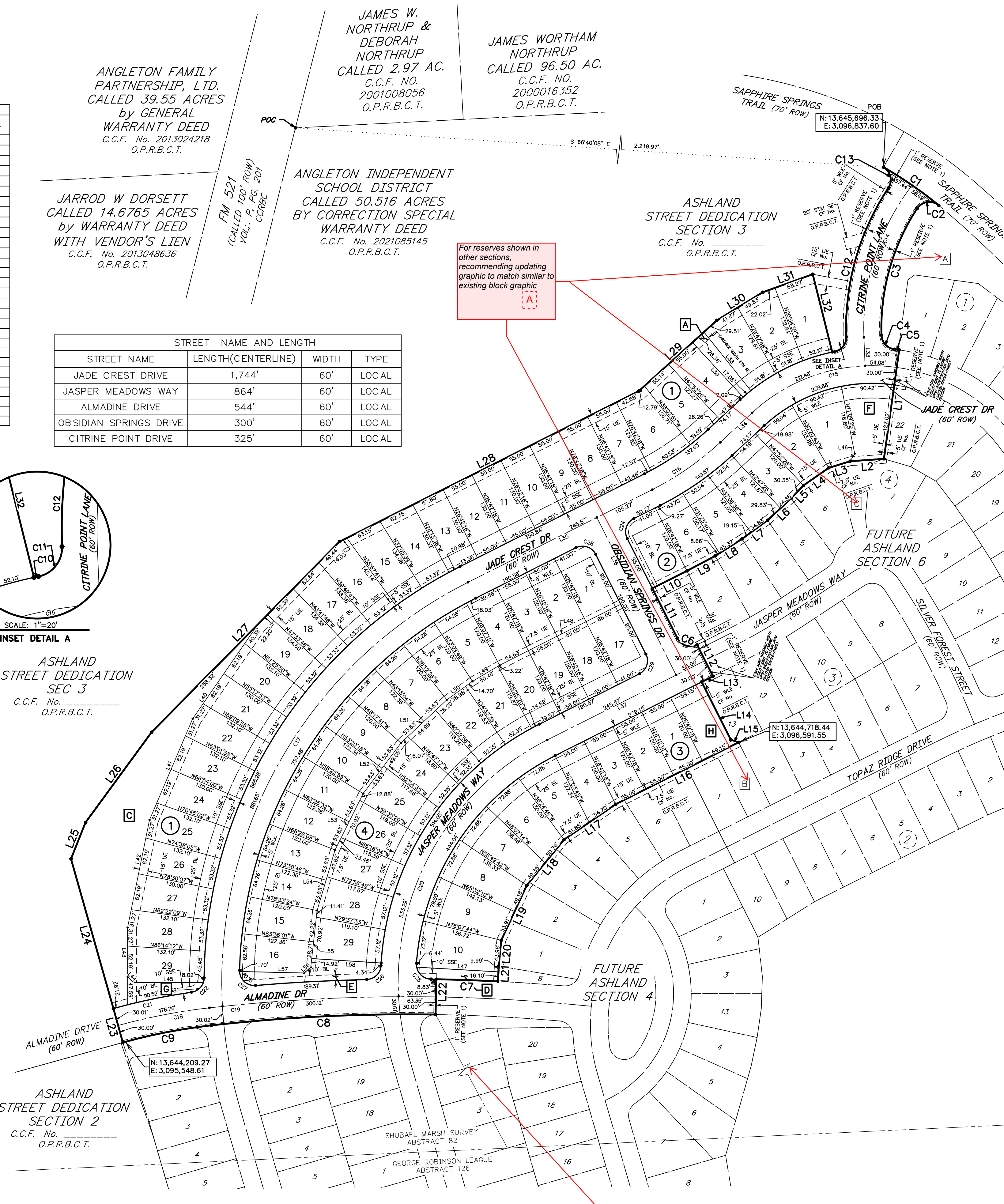
SCALE: 1"=20'
INSET DETAIL A

ASHLAND
STREET DEDICATION
SEC 3
C.C.F. No. _____
O.P.R.B.C.T.

STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
JADE CREST DRIVE	1,744'	60'	LOCAL
JASPER MEADOWS WAY	864'	60'	LOCAL
ALMADINE DRIVE	544'	60'	LOCAL
OBSIDIAN SPRINGS DRIVE	300'	60'	LOCAL
CITRINE POINT DRIVE	325'	60'	LOCAL

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	715.00'	9°08'44"	114.13'	N55°23'48"W	114.01'	57.19'
C2	25.00'	95°54'12"	41.85'	S81°13'29"W	37.13'	27.72'
C3	370.00'	35°10'04"	227.10'	S15°41'20"W	223.56'	117.26'
C4	25.00'	81°29'18"	35.56'	S42°38'21"E	32.63'	21.54'
C5	330.00'	1°24'52"	8.15'	N82°40'34"W	8.15'	4.07'
C6	25.00'	90°00'00"	39.27'	S71°42'18"E	35.36'	25.00'
C7	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'	52.61'
C8	2970.00'	7°22'02"	381.89'	S87°14'43"W	381.63'	191.21'
C9	970.00'	9°03'58"	153.49'	S79°01'43"W	153.33'	76.90'
C10	330.00'	0°39'20"	3.78'	S78°27'47"W	3.78'	1.89'
C11	25.00'	80°46'58"	35.25'	N38°23'58"E	32.40'	21.27'
C12	430.00'	35°35'12"	267.07'	S15°48'05"W	262.80'	138.00'
C13	25.00'	93°33'49"	40.82'	N13°11'14"W	36.44'	26.61'
C14	400.00'	39°39'00"	276.81'	S17°31'39"W	271.32'	144.21'
C15	300.00'	50°54'18"	266.54'	S72°34'43"W	257.86'	142.79'
C16	500.00'	16°10'08"	141.10'	N55°12'38"E	140.63'	71.02'
C17	760.00'	68°43'54"	911.69'	S28°55'45"W	858.00'	519.72'
C18	1000.00'	9°03'58"	158.23'	S79°01'43"W	158.07'	79.28'
C19	3000.00'	7°22'02"	385.75'	S87°14'43"W	385.49'	193.14'
C20	460.00'	70°14'13"	563.90'	S28°10'36"W	529.25'	323.51'
C21	1030.00'	7°32'32"	135.58'	S78°16'00"W	135.49'	67.89'
C22	25.00'	81°34'16"	35.59'	N41°15'10"E	32.66'	21.57'
C24	25.00'	90°00'00"	39.27'	S18°17'42"W	35.36'	25.00'
C25	25.00'	93°22'00"	40.74'	S42°33'17"E	36.38'	26.51'
C26	25.00'	85°30'24"	37.31'	N45°56'26"E	33.94'	23.11'
C27	25.00'	96°22'31"	42.05'	S46°41'53"E	37.27'	27.95'
C28	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C29	25.00'	90°00'00"	39.27'	N18°17'42"E	35.36'	25.00'

ASHLAND
STREET DEDICATION
SECTION 2
C.C.F. No. _____
O.P.R.B.C.T.



- LEGEND
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FO "Flood Insurance"
 - FND "Found"
 - OCBCCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

- GENERAL NOTES
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots 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 title fee thereto shall revert to and revert in the dedicatory, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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 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.
 - There are no pipelines or pipeline easements within the plotted area shown hereon.
 - 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 (navd88), Geoid 12b, based on Altimera's RTK Network, Stations HAGS_1012 and HC0G_14012.
 - 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.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Mud No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Brazoria County Mud No. 82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
 - 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.
 - 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.
 - 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."
 - 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.
 - 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.
 - Reserves A, B, D, E, F, G and H shall be owned and maintained by the Home Owners Association.
 - Reserve C shall be owned and maintained by Brazoria County MUD No. 82.
 - Incidental Utilities are including but not limited to the underground utility services.
 - This plat was prepared without the benefit of a current Commitment for Title Insurance, City Planning Letter or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazoria County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering.

FINAL PLAT
ASHLAND
SECTION 3
A SUBDIVISION OF 1943 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS
75 LOTS 8 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L046400
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 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 Section 3, 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 easments and public places thereon shown for the purpose and consideration therein expressed.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asses Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, 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, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.43 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 Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.43 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 a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 BCCPR, 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 BCCPR, being in the east line of F.M. Highway 521 dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), 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 FM 521, South 14°02|37" West, 4030.19 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. 2022099979 BCCPR 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|09" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 66°40|08" East, over and across said called 50.516 acre tract, 2219.97 feet to the POINT OF BEGINNING of the herein described subject tract at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right, having a radius of 715.00 feet, a central angle of 09°08'44", an arc length of 114.13 feet, and a long chord bearing South 55°23'48" East, 114.01 feet to a point at the beginning of a reverse curve to the left, being in the north line of proposed Ashland Sec 5;

THENCE, along the boundary of proposed Ashland Sec 5, the following twenty-one (21) courses and distances:

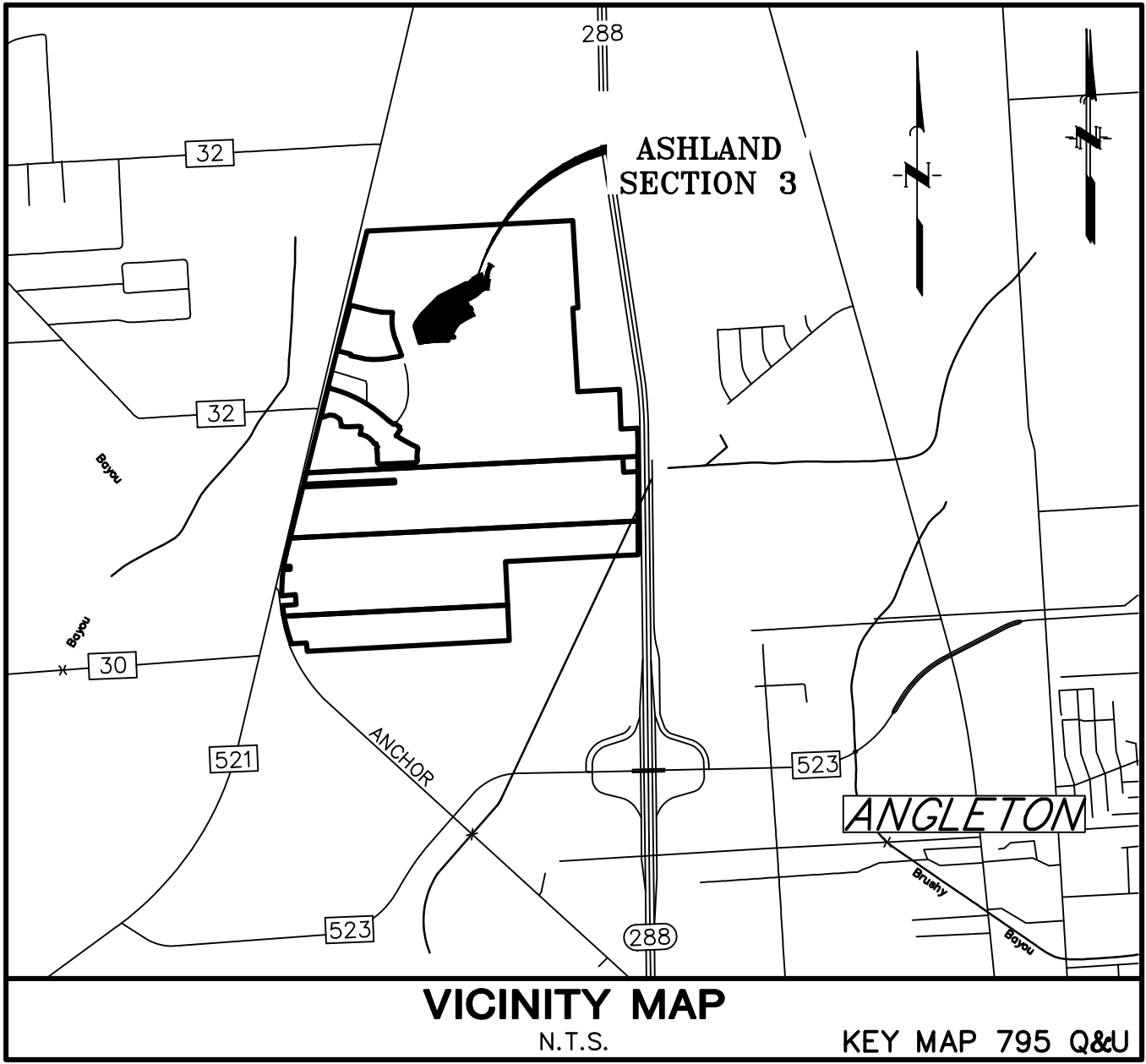
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing South 81°13'29" West, 37.13 feet to a point at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing South 15°41'20" West, 223.56 feet to a point at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing South 42°38'21" East, 32.63 feet to a point at the beginning of a reverse curve to the right;
- Along the arc of said reverse curve to the right, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing South 82°40'34" East, 8.15 feet to a point for corner;
- South 08°01'52" West, 187.02 feet to a point for corner;
- South 85°56'19" West, 57.37 feet to a point for corner;
- South 72°40'17" West, 38.31 feet to a point for corner;
- South 55°13'34" West, 52.20 feet to a point for corner;
- South 43°24'51" West, 30.35 feet to a point for corner;
- South 47°20'07" West, 54.69 feet to a point for corner;
- South 53°44'19" West, 53.98 feet to a point for corner;
- South 57°40'23" West, 54.03 feet to a point for corner;
- South 62°02'20" West, 54.22 feet to a point for corner;
- South 63°17'42" West, 66.00 feet to a point for corner;
- South 26°42'18" East, 95.00 feet to a point at the beginning of a curve to the left;
- Along the arc of said 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 South 71°42|08" East, 35.36 feet to a point for corner;
- South 26°42'18" East, 60.00 feet to a point for corner;
- South 63°17'42" West, 21.42 feet to a point for corner;
- South 26°42'18" East, 110.00 feet to a point for corner;
- South 71°42'18" East, 14.14 feet to a point for corner;
- South 63°17'42" West, partially along the boundary of proposed Ashland Sec 5, now along the boundary of proposed Ashland Sec 4, 234.15 feet to a point for corner;

THENCE, along the boundary of proposed Ashland Sec 4, the following nine (9) courses and distances:

- South 55°35'04" West, 106.55 feet to a point for corner;
- South 39°10'31" West, 100.11 feet to a point for corner;
- South 24°54'06" West, 103.10 feet to a point for corner;
- South 05°32'30" West, 43.96 feet to a point for corner;
- South 02°55'07" West, 26.10 feet to a point at the beginning of a curve to the left;
- Along the arc of said curve to the left, 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 North 88°14|34" West, 105.20 feet to a point for corner;
- South 00°55'44" West, 60.00 feet to a point at the beginning of a curve to the left;
- Along the arc of said curve to the left, having a radius of 2970.00 feet, a central angle of 07°32|02", an arc length of 381.89 feet, and a long chord bearing South 87°41|44" West, 381.63 feet to a point at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 970.00 feet, a central angle of 09°38|15", an arc length of 153.49 feet, and a long chord bearing South 79°01|43" West, 153.33 feet to a point for corner in an east line of proposed Ashland Street Dedication Sec 3;

THENCE, along the boundary of Ashland Street Dedication Sec 3, the following fourteen (14) courses and distances:

- North 15°33'06" West, 60.00 feet to a point for corner;
- North 15°48|21" West, 264.54 feet to a point for corner;
- North 21°46'37" East, 66.45 feet to a point for corner;
- North 36°12'11" East, 190.26 feet to a point for corner;
- North 44°34'38" East, 455.00 feet to a point for corner;
- North 63°17'42" East, 570.00 feet to a point for corner;
- North 47°48'28" East, 178.80 feet to a point for corner;
- North 58°30'09" East, 91.70 feet to a point for corner;
- North 70°08'52" East, 90.29 feet to a point for corner;
- South 14°01'46" East, 125.00 feet to a point at the beginning of a curve to the right;
- Along the arc of said curve to the right, having a radius of 320.00 feet, a central angle of 01°16|31", an arc length of 7.12 feet, and a long chord bearing North 76°36|28" East, 7.12 feet to a point at the beginning of a reverse curve to the left;
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 77°42|58", an arc length of 33.91 feet, and a long chord bearing North 38°23|35" East, 31.37 feet to a point at the beginning of a reverse curve to the right;
- Along the arc of said reverse curve to the right, having a radius of 430.00 feet, a central angle of 34°03|55", an arc length of 255.66 feet, and a long chord bearing North 16°33|43" East, 251.91 feet to a point at the beginning of a reverse curve to the left;
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 93°33|50", an arc length of 40.82 feet, and a long chord bearing South 13°11|05" West, 36.44 feet to the POINT OF BEGINNING, CONTAINING 19.43 acres of land in Brazoria County, Texas.



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 of Angleton, on behalf of the City.

Notary Public, State of Texas

FINAL PLAT
ASHLAND
SECTION 3
A SUBDIVISION OF 19.43 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS
75 LOTS 8 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0049100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☐

FINAL

RESIDENTIAL ☒

COMMERCIAL ☐

Address of property: (Ashland Section 3) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez

Phone: _____

Name of Company: Quiddity Engineering

Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) [Signature]

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

pd: 3/17/25; ch# 0610099, \$ 1250.00

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
 19.43 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

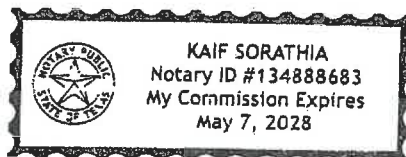
PRINTED NAME OF OWNER: Sudharshan Vembutty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
 Notary Public for the State of Texas
 Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 3 and Street Dedication 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 3 and Street Dedication 4 Construction Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10391496)

Attachments



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Tax Certificate

Property Account Number:
00810045002

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

TAX CERTIFICATE

Page 1 of 1

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information

ANCHOR HOLDINGS MP LLC
 101 PARKLANE BLVD STE 102
 SUGAR LAND, TX 77478

Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

Paid In Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail
to

QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



March 25, 2025

Otis Spriggs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-going Services
Ashland Section 3 Plat – 1st Submittal Review
Angleton, Texas
HDR Job No 10391496

Dear Mr. Spriggs:

In response to HDR review, we have provided the following corrections and responses to the comments.

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: All reserve graphics have been updated to match similar to existing block graphics.

2. *Verify and match metes and bounds description for line and curves noted*

Response: Metes and bounds have been updated to match plat.

3. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey*

Response: Bearing and distance for the corner tie has been added.

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c)

2. *Verify and update curve information shown for Curves C10-C13.*

Response: Curve information has been verified and updated.



3. Verify and update distance shown on L32

Response: Line information has been verified and updated.

4. *Verify and update distance shown on L32*

Response: Line information has been verified and updated.

5. *Include Angleton Drainage District Certification block.*

Response: The Ashland Development is not in the Angleton Drainage District.

Sincerely,

Rose Villarreal
Planner

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,755 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.01 AC
309 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Drainage,
Detention, Landscape, Open
Space and Incidental
Utilities
1.01 AC
44,182 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.05 AC
2,320 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.14 AC
6,113 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.21 AC
8,957 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
3,115 Sq. Ft.

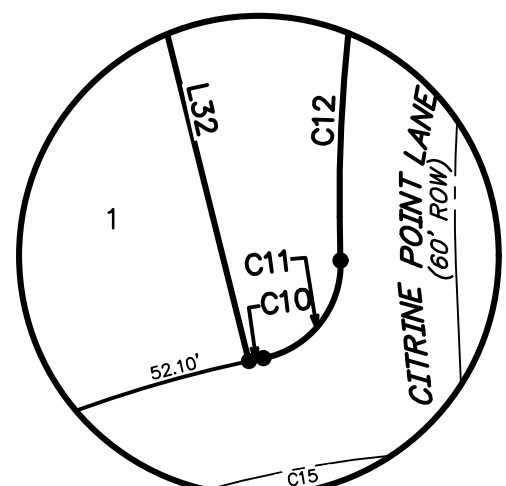
RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.16 AC
7,147 Sq. Ft.

LOT AREA SUMMARY

BLOCK 1		BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	8,052	17	7,878	1	8,719	1	6,600	1	6,600
2	1 8,096	18	7,760	2	8,065	2	6,600	2	6,600
3	7,911	19	7,766	3	6,684	3	6,600	3	6,600
4	6,982	20	7,546	4	7,137	4	6,754	4	6,754
5	7,705	21	7,546	5	7,054	5	8,062	5	8,062
6	8,667	22	7,709	6	6,944	6	8,290	6	8,290
7	7,149	23	7,546	7	7,786	7	8,495	7	8,495
8	7,150	24	7,546				8,585	8	8,585
9	7,150	25	7,709				9,332	9	9,332
10	7,150	26	7,546				9,264	10	9,264
11	7,150	27	7,546				7,148	11	7,148
12	7,150	28	7,709				7,162	12	2,320
13	7,291	29	7,492				7,162	13	7,162
14	7,618						7,162	14	7,162
15	7,986						7,786	15	7,162
16	8,232						6,600	16	7,112

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°01'52"W	187.02'
L2	S85°56'19"W	57.37'
L3	S72°40'17"W	38.31'
L4	S55°13'34"W	52.20'
L5	S43°24'51"W	30.35'
L6	S47°20'07"W	54.69'
L7	S53°44'19"W	53.98'
L8	S57°40'23"W	54.03'
L9	S62°02'20"W	54.22'
L10	S63°17'42"W	66.00'
L11	S26°42'18"E	95.00'
L12	S26°42'18"E	60.00'
L13	S63°17'42"W	21.42'
L14	S26°42'18"E	110.00'
L15	S71°42'18"E	14.14'
L16	S63°17'42"W	234.15'
L17	S55°35'04"W	106.55'
L18	S39°10'31"W	100.11'
L19	S24°54'06"W	103.10'
L20	S05°32'39"W	43.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S02°55'07"W	26.10'
L22	S00°55'44"W	60.00'
L23	N15°30'16"W	60.00'
L24	N15°49'21"W	264.54'
L25	N21°46'37"E	66.45'
L26	N36°12'11"E	190.26'
L27	N44°34'38"E	455.00'
L28	N63°17'42"E	570.00'
L29	N47°48'28"E	178.80'
L30	N58°30'09"E	91.70'
L31	N70°08'52"E	90.29'
L32	S14°01'46"E	136.67'
L33	S02°17'51"E	48.29'
L34	S47°07'34"W	74.17'
L35	S63°17'42"W	350.84'
L36	N26°42'18"W	300.00'
L37	S63°17'42"W	300.57'
L38	N38°40'56"W	127.53'
L39	S42°52'26"E	126.69'
L40	N34°42'07"E	196.03'



SCALE: 1"=20'
INSET DETAIL A

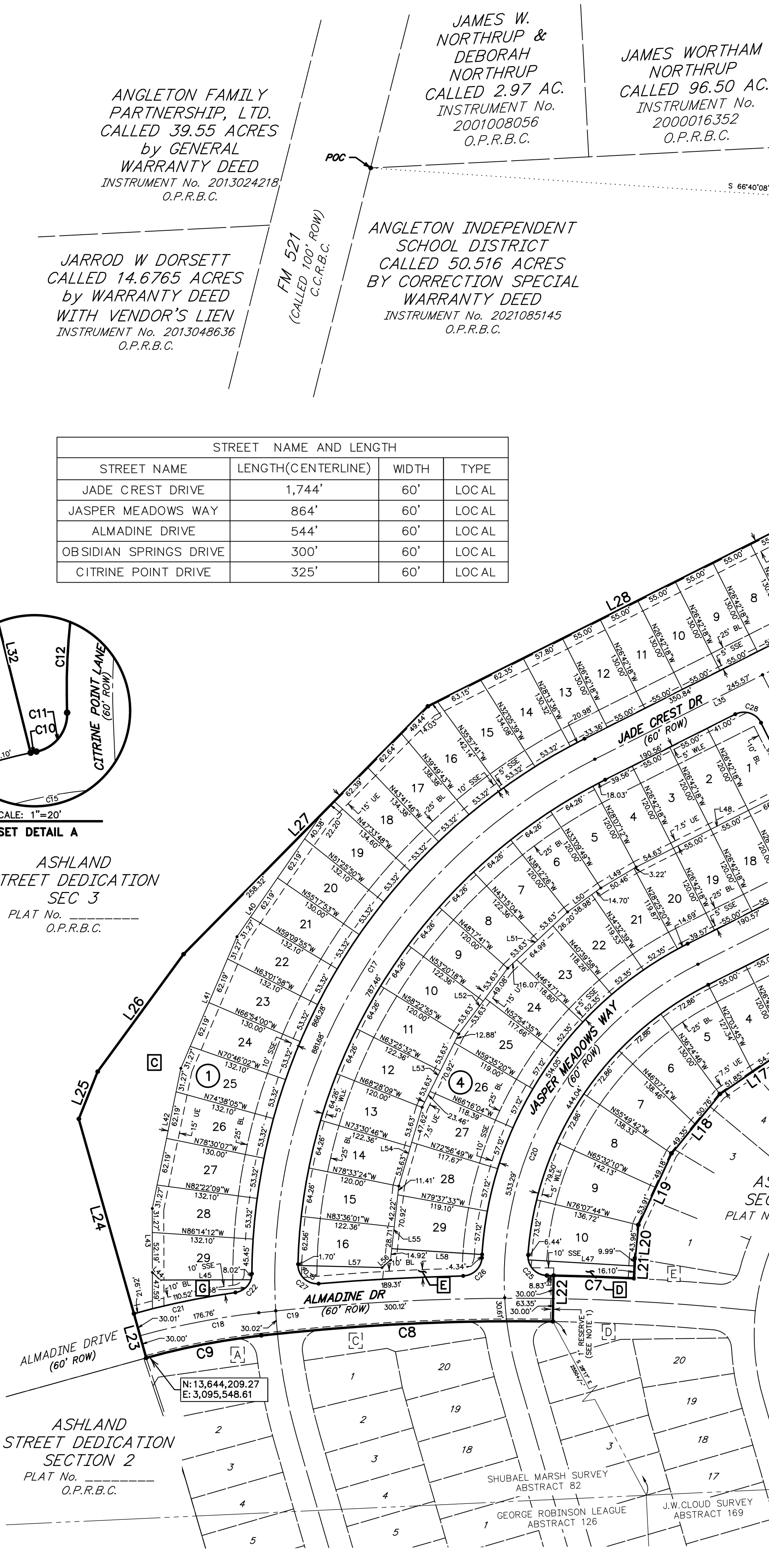
ASHLAND
STREET DEDICATION
SECTION 3

PLAT No. _____
O.P.R.B.C.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	9°08'44"	114.13'	S55°23'48"E	114.01'
C2	25.00'	95°54'12"	41.85'	S81°13'29"W	37.13'
C3	370.00'	35°10'04"	227.10'	S15°41'20"W	223.56'
C4	25.00'	81°29'18"	35.56'	S42°38'21"E	32.63'
C5	330.00'	1°24'52"	8.15'	S82°40'34"E	8.15'
C6	25.00'	90°00'00"	39.27'	S71°42'18"E	35.36'
C7	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'
C8	2970.00'	7°22'02"	381.89'	S87°14'43"W	381.63'
C9	970.00'	9°03'58"	153.49'	S79°01'43"W	153.33'
C10	330.00'	0°39'20"	3.78'	N78°27'47"E	3.78'
C11	25.00'	80°46'58"	35.25'	N38°23'58"E	32.40'
C12	430.00'	35°35'12"	267.07'	N15°48'05"E	262.80'
C13	25.00'	93°33'50"	40.82'	N13°11'15"W	36.44'
C14	400.00'	39°39'00"	276.81'	S17°31'39"W	271.32'
C15	300.00'	50°54'18"	266.54'	S72°34'43"W	257.86'
C16	500.00'	16°10'08"	141.10'	N55°12'38"E	140.63'
C17	760.00'	68°43'54"	911.69'	S28°55'45"W	858.00'
C18	1000.00'	9°03'58"	158.23'	S79°01'43"W	158.07'
C19	3000.00'	7°22'02"	385.75'	S87°14'43"W	385.49'
C20	460.00'	70°14'13"	563.90'	S28°10'36"W	529.25'
C21	1030.00'	7°32'32"	135.58'	S78°16'00"W	135.49'
C22	25.00'	81°34'16"	35.59'	N41°15'10"E	32.66'
C24	25.00'	90°00'00"	39.27'	S18°17'42"W	35.36'
C25	25.00'	93°22'00"	40.74'	S42°33'17"E	36.38'
C26	25.00'	85°30'24"	37.31'	N45°56'26"E	33.94'
C27	25.00'	96°22'31"	42.05'	S46°41'53"E	37.27'
C28	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'
C29	25.00'	90°00'00"	39.27'	N18°17'42"E	35.36'

ASHLAND
STREET DEDICATION
SECTION 2

PLAT No. _____
O.P.R.B.C.



- LEGEND
- AC "Acre"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - FD "Firm Code"
 - FND "Found"
 - OCBCCT "Official County Clerk, Brazoria County, Texas"
 - OPRBC "Official Public Records of Brazoria County"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

- General Notes:
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
 - HORIZONTAL DATUM: Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
 - These tracts lie within Zone "X" Unshaded 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.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
 - 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 plotting statutes and is subject to fines and withholding of utilities and building permits.
 - 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.
 - 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.
 - 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.
 - 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.
 - Reserves A-H shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
 - Incidental Utilities are including but not limited to the underground utility services.
 - Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

75 LOTS

8 RESERVES

4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L046100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

SHEET 1 OF 2

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 3, 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 City of Angleton. 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.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 3 where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 easments and public places thereon shown for the purpose and consideration therein expressed.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asses Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, 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, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.43 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 Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.43 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 a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 BCOPR, 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 BCOPR, being in the east line of F.M. Highway 521 dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), 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 FM 521, South 1402'37" West, 4030.19 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. 2022009978 BCOPR 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 8705'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 66°40'08" East, over and across said called 50.516 acre tract and said called 469.08 acre tract, 2219.97 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at a northeast corner of proposed Ashland Street Dedication Section 3, and being in the south right-of-way line of proposed Sapphire Springs Trail at the POINT OF BEGINNING of the herein described tract, said iron rod being at the beginning of a curve to the right;

THENCE, along the south right-of-way line of proposed Sapphire Springs Trail and along the arc of said curve to the right, having a radius of 715.00 feet, a central angle of 09°08'44", an arc length of 114.13 feet, and a long chord bearing South 55°23'48" East, 114.01 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left, being in the north line of proposed Ashland Section 5;

THENCE, along the boundary of proposed Ashland Section 5, the following twenty-one (21) courses and distances:

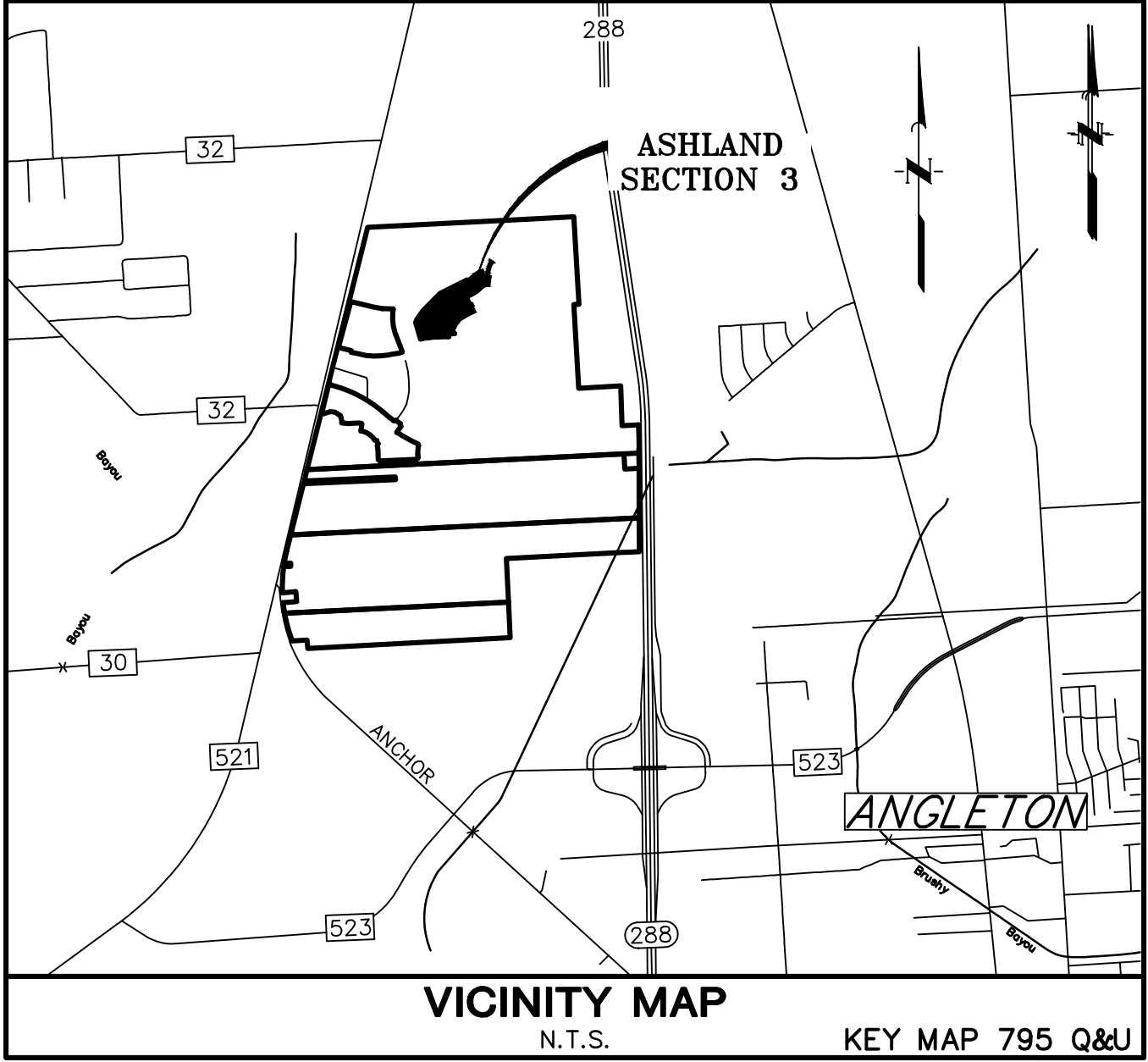
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing South 81°13'29" West, 37.13 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing South 15°41'20" West, 223.56 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing South 42°38'21" East, 32.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;
- Along the arc of said reverse curve to the right, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing South 82°40'34" East, 8.15 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 08°01'52" West, 187.02 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 85°56'19" West, 57.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 72°40'17" West, 38.31 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 55°13'34" West, 52.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 43°24'51" West, 30.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 47°20'07" West, 54.69 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 53°44'19" West, 53.98 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 57°40'23" West, 54.03 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 62°02'20" West, 54.22 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 63°17'42" West, 66.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 26°42'18" East, 95.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
- Along the arc of said 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 South 71°42'18" East, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 26°42'18" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 63°17'42" West, 21.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 26°42'18" East, 110.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 71°42'18" East, 14.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 63°17'42" West, partially along the boundary of proposed Ashland Section 5, now along the boundary of proposed Ashland Section 4, 234.15 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, along the boundary of proposed Ashland Section 4, the following nine (9) courses and distances:

- South 55°35'04" West, 106.55 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 39°10'31" West, 100.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 24°54'06" West, 103.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 05°32'39" West, 43.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 02°55'07" West, 26.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
- Along the arc of said curve to the left, 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 North 88°04'34" West, 105.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 00°55'44" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
- Along the arc of said curve to the left, 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 South 87°14'43" West, 381.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
- Along the arc of said compound curve to the left, having a radius of 970.00 feet, a central angle of 09°03'58", an arc length of 153.49 feet, and a long chord bearing South 79°01'43" West, 153.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in an east line of proposed Ashland Street Dedication Section 3;

THENCE, along the boundary of Ashland Street Dedication Section 3, the following fourteen (14) courses and distances:

- North 15°30'16" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 15°49'21" West, 264.54 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 21°46'37" East, 66.45 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 36°12'11" East, 190.26 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 44°34'38" East, 455.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 63°17'42" East, 570.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 47°48'28" East, 178.80 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 58°30'09" East, 91.70 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 70°08'52" East, 90.29 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 14°01'46" East, 136.67 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the right;
- Along the arc of said curve to the right, having a radius of 330.00 feet, a central angle of 00°39'20", an arc length of 3.78 feet, and a long chord bearing North 78°27'47" East, 3.78 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 80°46'58", an arc length of 35.25 feet, and a long chord bearing North 38°23'58" East, 32.40 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;
- Along the arc of said reverse curve to the right, having a radius of 430.00 feet, a central angle of 35°35'12", an arc length of 267.07 feet, and a long chord bearing North 15°48'05" East, 262.80 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;
- Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing North 13°11'15" West, 36.44 feet to the POINT OF BEGINNING, CONTAINING 19.43 acres of land in Brazoria County, Texas.



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

FINAL PLAT ASHLAND SECTION 3

A SUBDIVISION OF 19.43 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS


75 LOTS

8 RESERVES

4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23780 & L0494100
6330 West Loop South, Suite 150 • Houston, TX 77056 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Development, Section 4, located south of Section 3.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

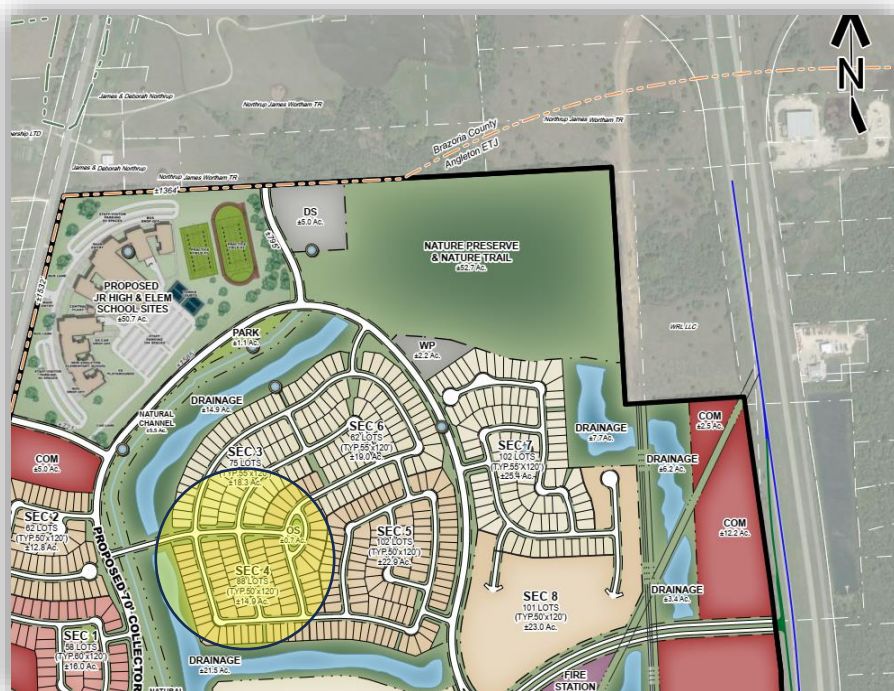
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 4 Final Plat comprises of 19.38 acres, with 88 lots, 6 drainage, landscaping, open space and incidental utility reserves, and 6 blocks being proposed. The section is located east of Sections 1 & 2 off Almadine Dr. The northern portion of this section will enter off of Sapphire Springs Trail on to Citrine Point Ln (to Jade Crest Dr.). The majority of the lots in this section are 50-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The Section 4 Final Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Line L22, verify distance shown to match metes and bounds.
4. Line information does not match metes and bounds lines L23-24.
5. Curve C2 does not match metes and bounds.
6. Verify missing line information from POB to C2 (L25?). Update plat accordingly.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Curve information shown does not match curve table for curve C2.
3. Distance shown for line L22 does not match line table. Verify and update distance shown.
4. Verify and update last three courses shown. One course does not match Line Table, while the distance shown for line L23 does not match. L24 is not shown and instead a curve is shown that does not match the curve table.
5. Include Angleton Drainage District Certification Block.

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation:

The Planning and Zoning Commission should approve the Final Plat of Ashland Section 4, subject to the City Engineer's conditions all being cleared prior to final City Council's action and Consideration.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

ADMINISTRATIVE
 MINOR ☐
 AMENDING/REPLAT ☐

PRELIMINARY
 RESIDENTIAL ☐
 COMMERCIAL ☐

FINAL
 RESIDENTIAL ☒
 COMMERCIAL ☐

Address of property: (Ashland Section 4) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) ✓

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
 Notary Public for the State of Texas
 Commission Expires: May 7 2028

pd 3/7/25 chr # 0610097 #1328-00

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
 19.38 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Suhashan Venbutty


SIGNATURE OF OWNER:  DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)




 Notary Public for the State of Texas
 Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 4 Construction Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10391496)

Attachments



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Tax Certificate

Property Account Number:
00810045002

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00

Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date



Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

TAX CERTIFICATE

Page 1 of 1

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information

ANCHOR HOLDINGS MP LLC
 101 PARKLANE BLVD STE 102
 SUGAR LAND, TX 77478

Amount Due \$0.00**IF PAID IN FEBRUARY 2025**

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail
to

QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due \$0.00****IF PAID IN FEBRUARY 2025**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate

March 19, 2025

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

Re: On-Going Services
Ashland Section 4 Final 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:

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Line L22, verify distance shown to match metes and bounds.
4. Line information does not match metes and bounds lines L23-24.
5. Curve C2 does not match metes and bounds.
6. Verify missing line information from POB to C2 (L25?). Update plat accordingly.

Sheet 2 of 2

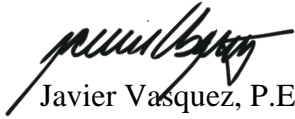
1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Curve information shown does not match curve table for curve C2.
3. Distance shown for line L22 does not match line table. Verify and update distance shown.
4. Verify and update last three courses shown. One course does not match Line Table, while the distance shown for line L23 does not match. L24 is not shown and instead a curve is shown that does not match the curve table.
5. Include Angleton Drainage District Certification Block.

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 4 Final Plat 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.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written over a horizontal line.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.11 AC
4,672 Sq Ft

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.07 AC
3,125 Sq Ft

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.17 AC
7,389 Sq Ft

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.15 AC
6,331 Sq Ft

RESTRICTED RESERVE E
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,486 Sq Ft

RESTRICTED RESERVE F
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.27 AC
11,870 Sq Ft

ANGLETON FAMILY
PARTNERSHIP, LTD.
CALLED 39.55 ACRES
by GENERAL
WARRANTY DEED
C.C.F. No. 2013024218
O.P.R.B.C.T.

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN
C.C.F. No. 2013048636
O.P.R.B.C.T.

JAMES W.
NORTHUP &
DEBORAH
NORTHUP
CALLED 2.97 AC.
C.C.F. No.
2001008056
O.R.B.C.T.

JAMES WORTHAM
NORTHUP
CALLED 96.50 AC.
C.C.F. No.
2000016352
O.R.B.C.T.

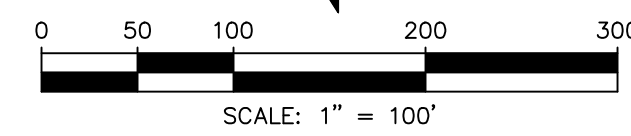
ANGLETON
INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516
ACRES
BY CORRECTION
SPECIAL
WARRANTY DEED
INSTRUMENT No.
2023033483
O.P.R.B.C.T.

LINE	BEARING	DISTANCE
L1	N00°55'44"E	60.00'
L2	N02°55'07"E	26.10'
L3	N05°32'39"E	43.96'
L4	N24°54'06"E	103.10'
L5	N39°10'31"E	100.11'
L6	N55°35'04"E	106.55'
L7	N63°17'42"E	135.90'
L8	S26°42'18"E	180.00'
L9	S63°17'42"W	21.37'
L10	S26°42'18"E	130.75'
L11	S06°24'33"E	67.37'
L12	S02°02'25"W	54.59'
L13	S08°09'53"W	48.84'
L14	S11°44'21"W	50.00'
L15	S15°56'18"W	158.16'
L16	S09°18'28"E	229.26'
L17	S06°28'10"E	60.52'
L18	N87°09'33"E	36.21'
L19	S02°50'27"E	185.08'
L20	S87°12'27"W	95.35'
L21	S87°09'33"W	776.39'
L22	N54°48'09"W	52.14'

LINE	BEARING	DISTANCE
L23	N16°09'42"W	562.30'
L24	N18°17'36"W	141.43'
L26	S16°09'42"E	411.62'
L27	N87°09'33"E	739.12'
L28	S16°09'42"E	429.94'
L29	S16°09'42"E	313.60'
L30	S63°17'42"W	74.56'
L31	N31°28'05"E	9.20'
L32	N02°50'27"W	125.00'
L33	N02°50'27"W	125.00'
L34	N68°37'21"W	11.83'
L35	S10°58'15"E	47.79'
L36	S15°27'49"E	54.31'
L37	N16°09'42"W	374.77'
L38	S14°27'49"E	58.75'
L39	N11°55'50"W	101.03'
L40	N16°09'42"W	325.81'
L41	S14°25'51"E	48.95'
L42	S08°53'15"E	58.95'
L43	S89°12'09"W	140.89'
L44	S35°29'55"W	23.13'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	3030.00'	1°59'22"	105.21'	S88°04'34"E	105.20'	52.61'
C2	970.00'	9°03'58"	153.49'	N79°01'43"E	153.33'	76.90'
C3	2970.00'	7°22'02"	381.89'	N87°14'43"E	381.63'	191.21'
C4	760.00'	10°43'30"	142.26'	S10°47'57"E	142.05'	71.34'
C5	55.00'	76°40'46"	73.61'	S54°30'05"E	68.24'	43.50'
C6	400.00'	13°31'47"	94.45'	N09°23'48"W	94.24'	47.45'
C7	460.00'	9°13'11"	74.02'	S11°33'06"E	73.94'	37.09'
C8	700.00'	13°26'24"	164.20'	N09°26'30"W	163.83'	82.48'
C9	300.00'	79°27'24"	416.03'	S23°34'00"W	383.49'	249.32'
C10	3000.00'	5°03'36"	264.94'	N86°32'27"W	264.86'	132.56'
C11	200.00'	112°50'36"	393.90'	N08°50'19"E	333.25'	301.27'
C12	25.00'	91°11'35"	39.79'	N52°53'45"W	35.72'	25.53'
C13	25.00'	19°11'17"	8.37'	N06°34'03"W	8.33'	4.23'
C14	65.00'	115°03'20"	130.53'	S54°30'05"E	109.67'	102.14'
C15	25.00'	19°11'17"	8.37'	S77°33'54"W	8.33'	4.23'
C16	25.00'	92°30'28"	40.36'	S38°47'22"W	36.12'	26.12'
C17	25.00'	98°55'40"	43.17'	N37°41'42"E	38.00'	29.23'
C18	25.00'	82°09'56"	35.85'	N50°09'43"W	32.86'	21.80'
C19	25.00'	102°27'36"	44.71'	S39°41'56"W	38.98'	31.13'
C20	25.00'	83°14'32"	36.32'	S51°31'11"E	33.21'	22.21'
C21	25.00'	94°45'42"	41.35'	N39°46'42"E	36.79'	27.17'
C22	25.00'	81°55'24"	35.75'	N44°01'59"W	32.78'	21.70'
C23	25.00'	80°16'46"	35.03'	N54°53'44"E	32.23'	21.08'
C24	25.00'	87°08'01"	38.02'	S09°23'17"W	34.46'	23.78'
C25	25.00'	70°34'09"	30.79'	S19°07'22"W	28.88'	17.69'
C26	25.00'	85°56'00"	37.50'	S49°52'27"E	34.08'	23.29'
C27	25.00'	135°00'36"	58.91'	S75°38'26"E	46.20'	60.37'
C28	25.00'	135°00'36"	58.91'	N87°45'46"W	46.20'	60.37'

STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
ALMADINE DRIVE	265'	60'	LOCAL
JADE CREST DRIVE	591'	60'	LOCAL
JASPER MEADOWS WAY	598'	60'	LOCAL
MORGANITE MIST DRIVE	776'	60'	LOCAL
ONYX VALLEY DRIVE	394'	60'	LOCAL
TOPAZ RIDGE DRIVE	968'	60'	LOCAL



LEGEND:

AC "Acre"

BL "Building Line"

C.C.F. "County Clerk's File"

CCRB. "Commissioners Court Record Brazoria County"

DE "Drainage Easement"

Esm "Easement"

FC "Film Code"

FND "Found"

OCBCT "Official County Clerk, Brazoria County, Texas"

OPROBC "Official Public Records of Brazoria County"

No "Number"

POB "Point of Beginning"

POC "Point of Commencement"

ROW "Right-of-Way"

SSE "Sanitary Sewer Easement"

Sq Ft "Square Feet"

Stm SE "Storm Sewer Easement"

Temp "Temporary"

UE "Utility Easement"

Vol . Pg "Volume and Page"

WLE "Waterline Easement"

⊙ "Block Number"

● "Set 3/4-inch Iron Rod with Cap Stamped "Quiddity" as Per Certification"

— — — — — "Street Name Break"

GENERAL NOTES:

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and revert in the dedicatior, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed for 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.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County Mud No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
- 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 plotting statutes and is subject to fines and withholding of utilities and building permits.
- 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.
- 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."
- 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.
- 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.
- Reserves A-F shall be owned and maintained by the Home Owners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- Bearings shown hereon are based on the Texas Coordinate System NAD 83, South Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.

Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static Observations and are NAVD88, Geoid 18 Vertical datum.

- This plat was prepared without the benefit of a current Commitment for Title Insurance, City Planning Letter or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Liberty County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering.

FINAL PLAT OF ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND

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

88 LOTS

6 RESERVES

6 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Houston, TX 77054 • 713.777.5337

SHEET 1 OF 2

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.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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 easments and public places thereon shown for the purpose and consideration therein expressed.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SIVAO Asses Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, 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: _____

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 6	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	7,165	1	7,069	1	6,882	1	9,118	1	8,382
2	6,795	2	6,864	2	6,092	2	8,715	2	7,772
3	6,364	3	6,000	3	6,000	3	8,496	3	7,670
4	6,250	4	6,000	4	6,000	4	8,170	4	7,489
5	6,250	5	6,000	5	6,000	5	7,595	5	7,246
6	6,250	6	6,000	6	6,000	6	7,073	6	7,802
7	6,250	7	6,000	7	6,000	7	6,600	7	9,529
8	6,247	8	6,000	8	6,000			8	11,032
9	6,223	9	6,000	9	6,146			9	7,562
10	6,197	10	6,237	10	6,077			10	6,559
11	6,202	11	6,385	11	6,097			11	6,489
12	6,942	12	6,000	12	6,420			12	6,343
13	10,673	13	6,000	13	6,000			13	7,721
14	6,884	14	6,000	14	6,000				
15	6,250	15	6,000	15	6,000				
16	6,250	16	6,000	16	6,000				
17	6,250	17	6,000	17	6,000				
18	6,250	18	6,600	18	6,000				
19	6,250	19	6,668	19	6,569				
20	6,250	20	7,028	20	6,846				
21	6,250								
22	6,250								
23	6,250								
24	6,250								
25	6,250								
26	6,250								
27	6,251								
28	6,253								

Include
Angleton
Drainage
District
Certificatio
n Block

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

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

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 Public 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;

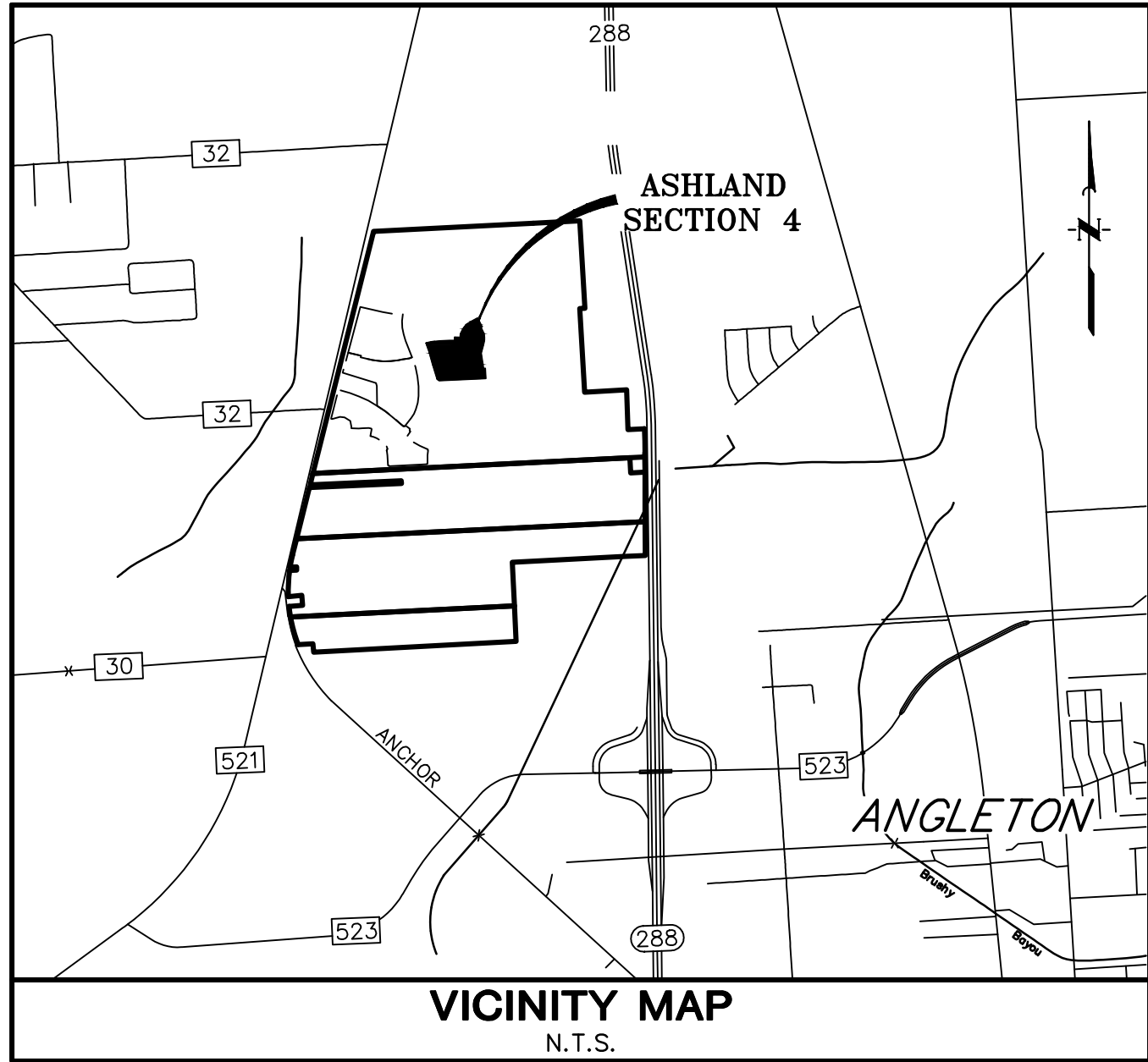
THENCE, South 87°09'33" West, 776.39 feet to a point for corner;

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.



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 of Angleton, on behalf of the City.

Notary Public, State of Texas

FINAL PLAT OF ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND

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

88 LOTS


6 RESERVES

6 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10846100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 2 OF 2



2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Item 4.

March 25, 2025

Otis Spriggs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-going Services
Ashland Section 4 Construction Plans – 1st Submittal Review
Angleton, Texas
HDR Job No 10391496

Dear Mr. Spriggs:

In response to HDR review, we have provided the following corrections and responses to the comments.

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: All reserve graphics have been updated to match similar to existing block graphics.

2. *Label Bearing and distance for corner tie shown to the Shubael Marsh Survey*

Response: bearing and distance has been added

3. *L22 verify distance shown to match M&B*

Response: L22 has been updated on the M&B

4. *Line information does not match M&B lines L23-24*

Response: L23-L24 has been updated on the M&B

5. *C2 does not match M&B*

Response: C2 has been updated on the M&B

6. *Verify missing line information from POB to C2 (L25?). Update plat accordingly.*

Response: The plat boundary has been updated.



Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.

Response: The City secretary certification has been updated per the code block.

2. *Curve information shown does not match curve table for C2.*

Response: C2 has been updated accordingly to the M&B.

3. *Distance shown for L22 does not match line table. Verify and update distance shown.*

Response: the distance for L22 matched the line table.

4. *Verify and update last three courses shown. Once course does not match line table, while the distance shown for L23 does not match. L24 is not shown and instead a curve is shown that not match the curve table.*

Response: The whole boundary has been updated it now reflects the M&B.

5. *Include Angleton Drainage district certification block.*

Response: The Ashland development is not within the Angleton Drainage District.

Sincerely,

Rose Villarreal
Planner



2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Item 4.

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.11 AC
4,672 Sq Ft

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.17 AC
3,125 Sq Ft

RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.17 AC
7,389 Sq Ft

RESTRICTED RESERVE D
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.15 AC
6,331 Sq Ft

RESTRICTED RESERVE E
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,486 Sq Ft

RESTRICTED RESERVE F
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.27 AC
11,870 Sq Ft

ANGLETON FAMILY
PARTNERSHIP, LTD.
CALLED 39.55 ACRES
by GENERAL
WARRANTY DEED
INSTRUMENT No. 2013024218
O.P.R.B.C.

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN
INSTRUMENT No. 2013048636
O.P.R.B.C.

JAMES W.
NORTHROP &
DEBORAH
NORTHROP
CALLED 2.97 AC.
INSTRUMENT No.
2001008056
O.R.B.C.

JAMES WORTHAM
NORTHROP
CALLED 96.50 AC.
INSTRUMENT No.
2000016352
O.R.B.C.

ANGLETON
INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516
ACRES
BY CORRECTION
SPECIAL
WARRANTY DEED
INSTRUMENT No.
2023033483
O.P.R.B.C.

LINE	BEARING	DISTANCE
L1	N00°55'44"E	60.00'
L2	N02°55'07"E	26.10'
L3	N05°32'39"E	43.96'
L4	N24°54'06"E	103.10'
L5	N39°10'31"E	100.11'
L6	N55°35'04"E	106.55'
L7	N63°17'42"E	135.90'
L8	S26°42'18"E	180.00'
L9	S63°17'42"W	21.37'
L10	S28°42'18"E	130.75'
L11	S06°24'33"E	67.37'
L12	S02°02'25"W	54.59'
L13	S08°09'53"W	48.84'
L14	S11°44'21"W	50.00'
L15	S15°56'18"W	158.16'
L16	S09°18'28"E	229.26'
L17	S06°28'10"E	60.52'
L18	N87°09'33"E	36.21'
L19	S02°50'27"E	185.08'
L20	S87°12'27"W	95.35'
L21	S87°09'33"W	776.39'
L22	N54°48'09"W	52.14'

LINE	BEARING	DISTANCE
L23	N16°09'42"W	562.30'
L24	N18°17'36"W	141.43'
L25	N16°09'42"W	411.62'
L26	N35°29'55"E	23.13'
L27	N87°09'33"E	739.12'
L28	N16°09'42"W	429.94'
L29	N16°09'42"W	313.60'
L30	N63°17'42"E	74.56'
L31	N31°28'05"E	9.20'
L32	N02°50'27"W	125.00'
L33	N02°50'27"W	125.00'
L34	N68°37'21"W	11.83'
L35	N10°58'15"W	47.79'
L36	N15°27'49"W	54.31'
L37	N16°09'42"W	374.77'
L38	N14°27'49"W	58.75'
L39	N11°55'50"W	101.03'
L40	N16°09'42"W	325.81'
L41	N14°25'51"W	48.95'
L42	N08°53'15"W	58.95'
L43	N89°12'09"E	140.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	970.00'	9°03'58"	153.49'	N79°01'43"E	153.33'	76.90'
C2	2970.00'	7°22'02"	381.89'	N87°14'43"E	381.63'	191.21'
C3	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'	52.61'
C4	760.00'	10°43'30"	142.26'	N10°47'57"W	142.05'	71.34'
C5	55.00'	76°40'46"	73.61'	N54°30'05"W	68.24'	43.50'
C6	400.00'	13°31'47"	94.45'	N09°23'48"W	94.24'	47.45'
C7	460.00'	9°13'11"	74.02'	N11°33'06"W	73.94'	37.09'
C8	700.00'	13°26'24"	164.20'	N09°26'30"W	163.83'	82.48'
C9	300.00'	79°27'24"	416.03'	N23°34'00"E	383.49'	249.32'
C10	3000.00'	5°03'36"	264.94'	N86°32'27"W	264.86'	132.56'
C11	200.00'	112°50'36"	393.90'	N08°50'19"E	333.25'	301.27'
C12	25.00'	91°11'35"	39.79'	N52°53'45"W	35.72'	25.53'
C13	25.00'	19°11'17"	8.37'	N06°34'03"W	8.33'	4.23'
C14	65.00'	115°03'20"	130.53'	N54°30'05"W	109.67'	102.14'
C15	25.00'	19°11'17"	8.37'	N77°33'54"E	8.33'	4.23'
C16	25.00'	85°56'00"	37.50'	N49°52'27"W	34.08'	23.29'
C17	25.00'	70°34'09"	30.79'	N19°07'22"E	28.88'	17.69'
C18	25.00'	87°08'01"	38.02'	N09°23'17"E	34.46'	23.78'
C19	25.00'	80°16'46"	35.03'	N54°53'44"E	32.23'	21.08'
C20	25.00'	81°55'24"	35.75'	N44°01'59"W	32.78'	21.70'
C21	25.00'	94°45'42"	41.35'	N39°46'42"E	36.79'	27.17'
C22	25.00'	83°14'32"	36.32'	N51°13'11"W	33.21'	22.21'
C23	25.00'	102°27'36"	44.71'	N39°41'56"E	38.98'	31.13'
C24	25.00'	82°09'56"	35.85'	N50°09'43"W	32.86'	21.80'
C25	25.00'	98°55'40"	43.17'	N37°41'42"E	38.00'	29.23'
C26	25.00'	92°30'28"	40.36'	N38°47'22"E	36.12'	26.12'
C27	25.00'	135°00'36"	58.91'	N75°38'26"W	46.20'	60.37'
C28	25.00'	135°00'36"	58.91'	N87°45'46"W	46.20'	60.37'

STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
ALMADINE DRIVE	265'	60'	LOCAL
JADE CREST DRIVE	591'	60'	LOCAL
JASPER MEADOWS WAY	598'	60'	LOCAL
MORGANITE MIST DRIVE	776'	60'	LOCAL
ONYX VALLEY DRIVE	394'	60'	LOCAL
TOPAZ RIDGE DRIVE	968'	60'	LOCAL

LEGEND:

AC "Acres"

AE "Aerial Easement"

BL "Building Line"

C.C.F. "County Clerk's File"

C.C.R.B.C. "Commissioners Court Record Brazoria County"

DE "Drainage Easement"

Esm "Easement"

FC "Film Code"

FND "Found"

O.P.R.B.C. "Official Public Records of Brazoria County"

No "Number"

POB "Point of Beginning"

POC "Point of Commencement"

ROW "Right-of-Way"

SSE "Sanitary Sewer Easement"

Sq Ft "Square Feet"

Stm SE "Storm Sewer Easement"

Temp "Temporary"

UE "Utility Easement"

Vol - Pg "Volume and Page"

WLE "Waterline Easement"

..... "Block Number"

..... "Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

..... "Street Name Break"

GENERAL NOTES:

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
- HORIZONTAL DATUM: Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
- These tracts lie within Zone "X" UnshadedAnd 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
- 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.
- 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.
- 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.
- 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.
- 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 or record.
- Reserves A - F shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

FINAL PLAT OF ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

88 LOTS

6 RESERVES

6 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337

SHEET 1 OF 2

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.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 4 where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 eosments and public places thereon shown for the purpose and consideration therein expressed.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asses Management, LLC,
a Texas limited liability company,
its Manager

By: _____
Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, 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: _____

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 6	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	7,165	1	7,069	1	6,882	1	9,118	1	8,382
2	6,795	2	6,864	2	6,092	2	8,715	2	7,772
3	6,364	3	6,000	3	6,000	3	8,496	3	7,670
4	6,250	4	6,000	4	6,000	4	8,170	4	7,489
5	6,250	5	6,000	5	6,000	5	7,595	5	7,246
6	6,250	6	6,000	6	6,000	6	7,073	6	7,802
7	6,250	7	6,000	7	6,000	7	6,600	7	9,529
8	6,247	8	6,000	8	6,000	8	6,600	8	11,032
9	6,223	9	6,000	9	6,146	9	6,146	9	7,562
10	6,197	10	6,237	10	6,077	10	6,077	10	6,559
11	6,202	11	6,385	11	6,097	11	6,097	11	6,489
12	6,942	12	6,000	12	6,420	12	6,420	12	6,343
13	10,673	13	6,000	13	6,000	13	6,000	13	7,721
14	6,884	14	6,000	14	6,000	14	6,000		
15	6,250	15	6,000	15	6,000	15	6,000		
16	6,250	16	6,000	16	6,000	16	6,000		
17	6,250	17	6,000	17	6,000	17	6,000		
18	6,250	18	6,600	18	6,000	18	6,000		
19	6,250	19	6,668	19	6,569	19	6,569		
20	6,250	20	7,028	20	6,846				
21	6,250								
22	6,250								
23	6,250								
24	6,250								
25	6,250								
26	6,250								
27	6,251								
28	6,253								

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.38 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 Instrument 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 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. 2023033483 BCOPR, 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 BCOPR, being in the east line of F.M. Highway 521, dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), 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 FM 521, South 14°02'37" West, 4030.19 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. 2022009979 BCOPR 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 17°31'16" East, 2422.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the southwest corner of proposed Ashland Section 3, some being the POINT OF BEGINNING of the herein described tract, said iron rod also being at the beginning of a non-tangent curve to the right;

THENCE, along the boundary of proposed Ashland Section 3, the following ten (10) courses and distances:

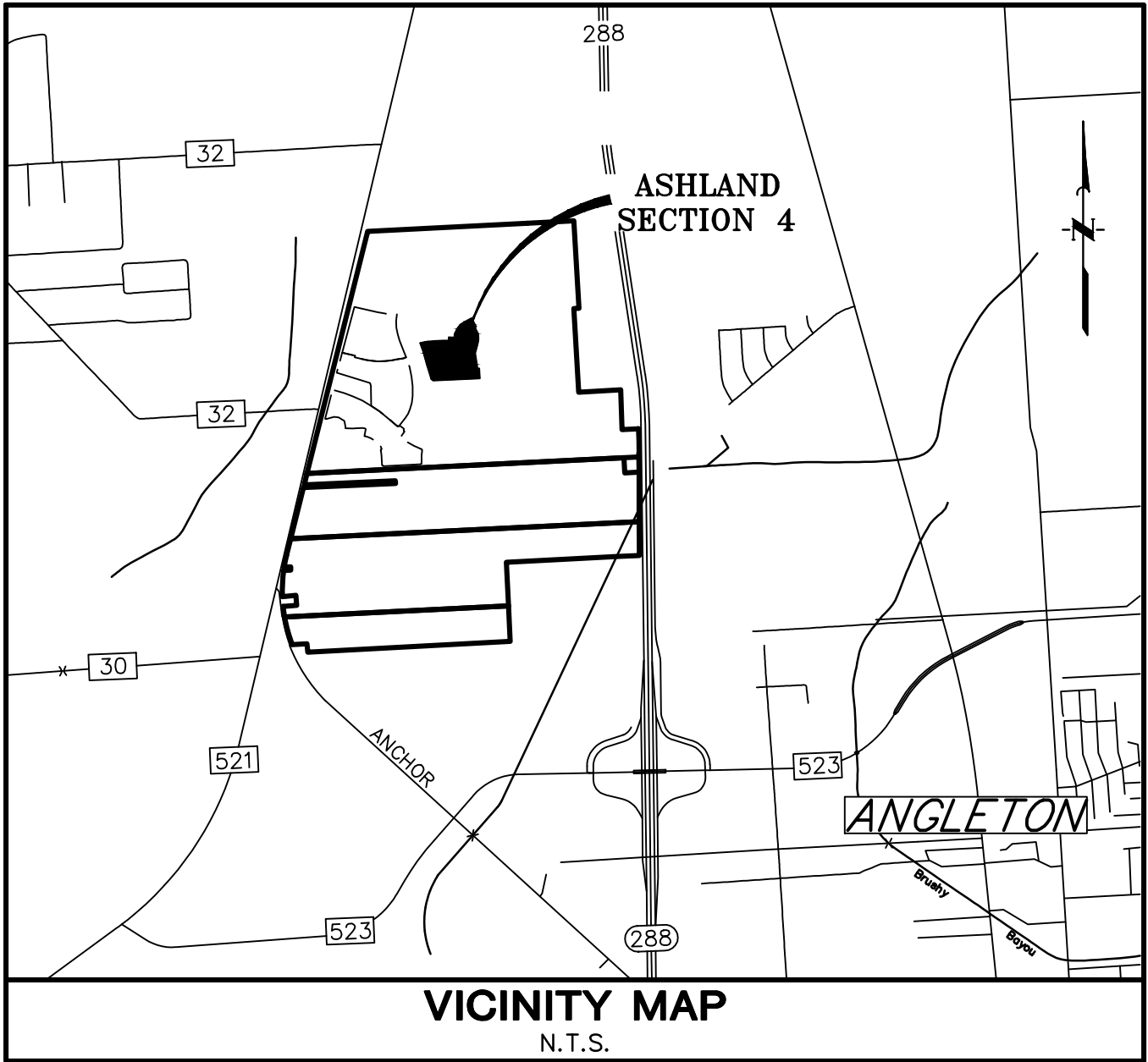
- Along the arc of said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 09°03'58", an arc length of 153.49 feet, and a long chord bearing North 79°01'43" East, 153.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;
- 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 67°14'43" East, 381.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 00°55'44" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner marking the beginning of a non-tangent curve to the right;
- 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, 105.20 feet, to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 02°55'07" East, 26.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 05°32'39" East, 43.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 24°54'06" East, 103.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 39°10'31" East, 100.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 55°35'04" East, 106.55 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 63°17'42" East, 135.90 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in a west line of proposed Ashland Section 6;

THENCE, along the boundary of proposed Ashland Section 6, the following twelve (12) courses and distances:

- South 26°42'18" East, 180.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 63°17'42" West, 21.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 26°42'18" East, 130.75 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 06°24'33" East, 67.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 02°02'25" West, 54.59 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 08°09'53" West, 48.84 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 11°44'21" West, 50.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 15°56'18" West, 158.16 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 09°18'28" East, 229.26 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 06°28'10" East, 60.52 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 87°09'33" East, 36.21 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 02°50'27" East, 185.08 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in an easterly line of proposed Ashland Street Dedication Section 2;

THENCE, along the boundary of proposed Ashland Street Dedication Section 2, the following five (5) courses and distances:

- South 87°12'27" West, 95.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- South 87°09'33" West, 776.39 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 54°48'09" West, 52.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 16°09'42" West, 562.30 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- North 18°17'36" West, 141.43 feet to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.
-
-



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

FINAL PLAT OF
ASHLAND
SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

88 LOTS

6 RESERVES

6 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10846100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Development Section 5, located directly east of Section 4.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 5 Final Plat comprises of 22.75 acres, with 102 lots, 4 drainage, landscaping, open space and incidental utility reserves, and 5 blocks being proposed. The section is located east of Section 4/south of Section 6, and west of future Sapphire Springs Trail (see Land Plan below). The majority of the lots in this section are 50-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The Section 4 Final Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh

Survey.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Include Angleton Drainage District Certification Block.
3. Verify and update course shown and that bearings and distances shown match the plat drawing

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation:

The Planning and Zoning Commission should approve the Final Plat of Ashland Section 5, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☐

FINAL

RESIDENTIAL ☒

COMMERCIAL ☐

Address of property: (Ashland Section 5) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) ✓ _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas

Commission Expires: May 7 2028

*pd. 3/7/25, chk # 0610098
\$1,412.00*

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
 22.75 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

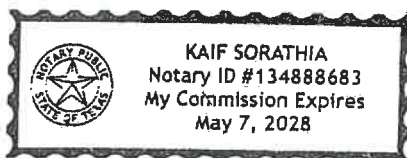
PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: ✓ _____ DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
 Notary Public for the State of Texas
 Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 5 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 5 Construction Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10391496)

Attachments



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00

Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date



Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

TAX CERTIFICATE

Page 1 of 1

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information

ANCHOR HOLDINGS MP LLC
 101 PARKLANE BLVD STE 102
 SUGAR LAND, TX 77478

Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

Paid In Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to **QUIDDITY**
2322 W GRAND N.
STE 150
KATY, TX 77449

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



March 19, 2025

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

Re: On-Going Services
Ashland Section 5 Final 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:

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Include Angleton Drainage District Certification Block.
3. Verify and update course shown and that bearings and distances shown match the plat drawing.

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 5 Final Plat 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

[A] RESTRICTED RESERVE "A"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

[B] RESTRICTED RESERVE "B"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

[C] RESTRICTED RESERVE "C"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

[D] RESTRICTED RESERVE "D"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

LINE	BEARING	DISTANCE
L1	N57°51'47"E	113.51'
L2	N63°17'42"E	275.00'
L3	N63°56'38"E	54.51'
L4	N66°31'30"E	54.29'
L5	N69°37'38"E	70.23'
L6	N72°44'57"E	60.00'
L7	N73°30'38"E	65.92'
L8	N75°56'46"E	180.20'
L9	N74°52'19"E	76.39'
L10	S22°28'05"W	189.80'
L11	N72°27'47"W	324.50'
L12	N75°07'34"W	118.39'
L13	N81°51'46"W	118.17'
L14	N88°38'15"W	118.17'
L15	S87°12'27"W	24.62'
L16	N02°50'27"W	185.08'
L17	S87°09'33"W	36.21'
L18	N06°28'10"W	60.52'
L19	N09°18'28"W	229.26'
L20	N15°56'18"E	158.16'
L21	N11°44'21"E	50.00'
L22	N08°09'53"E	48.84'
L23	N02°02'25"E	54.59'
L24	N06°24'33"W	67.37'
L25	S87°09'33"W	10.38'
L26	N72°27'47"W	119.63'
L27	S24°11'13"E	21.50'
L28	S70°04'52"E	180.00'
L29	N32°40'43"E	16.61'
L30	S17°07'42"E	149.67'
L31	N26°42'18"W	6.75'
L32	S09°36'16"W	102.05'
L33	S75°53'44"E	249.75'
L34	N63°17'42"E	254.88'
L35	N73°01'52"W	18.70'
L36	N11°44'21"E	214.68'

LINE	BEARING	DISTANCE
L37	N07°11'23"W	127.02'
L38	N02°05'39"E	7.93'
L39	N31°43'37"W	159.46'
L40	N08°15'24"W	62.59'
L41	S07°37'12"E	86.40'
L42	S02°47'27"E	152.47'
L43	S02°26'59"W	159.26'
L44	N07°41'26"E	159.26'
L45	S12°55'52"W	159.26'
L46	N18°10'18"E	69.63'
L47	S63°10'18"W	14.14'
L48	N71°49'42"W	114.50'
L50	N21°49'49"W	13.78'
L51	S24°40'25"W	165.80'
L52	S64°42'07"W	108.37'
L53	N13°26'05"E	126.74'
L54	N13°26'05"E	126.39'
L55	N09°42'06"W	63.79'
L56	N06°11'11"W	49.48'
L57	N02°25'48"W	49.48'
L58	N00°32'01"E	98.95'
L59	N04°29'07"E	98.95'
L60	N08°26'13"E	98.95'
L61	N11°39'35"E	62.45'
L62	N07°04'20"W	56.92'
L63	N00°17'03"W	73.63'
L64	N07°38'37"E	52.63'
L65	S10°39'06"W	21.70'
L66	N14°36'20"E	83.41'
L67	N05°11'36"E	102.03'
L68	N14°14'40"W	121.09'
L69	N75°53'45"W	160.21'
L70	S74°09'09"E	161.07'
L71	S20°02'27"E	12.33'
L72	S56°51'16"W	16.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1765.00'	37°35'46"	1158.15'	S03°40'12"W	1137.48'	600.79'
C2	1834.82'	1°01'31"	32.83'	S21°57'20"W	32.83'	16.42'
C3	1155.00'	20°22'41"	410.79'	N82°39'07"W	408.63'	207.59'
C4	55.00'	83°51'50"	80.50'	N65°36'18"E	73.51'	49.40'
C5	1585.00'	31°05'09"	859.94'	N08°07'49"E	849.43'	440.84'
C6	55.00'	93°51'52"	90.10'	N54°20'42"W	80.36'	58.84'
C7	1000.00'	15°25'40"	269.27'	S71°00'32"W	268.45'	135.45'
C8	200.00'	18°51'22"	65.82'	N17°16'37"W	65.52'	33.21'
C9	850.00'	17°27'12"	258.93'	N00°52'40"E	257.93'	130.47'
C10	55.00'	85°30'00"	82.07'	S33°08'44"E	74.67'	50.84'
C11	55.00'	51°33'21"	49.49'	S37°31'01"W	47.84'	26.56'
C12	500.00'	18°55'44"	165.19'	S02°16'29"W	164.44'	83.35'
C13	500.00'	9°17'02"	81.02'	N02°32'52"W	80.93'	40.60'
C14	25.00'	19°11'17"	8.37'	N62°52'08"W	8.33'	4.23'
C15	65.00'	121°56'59"	138.35'	N65°45'01"E	113.67'	117.14'
C16	25.00'	16°39'52"	8.14'	S14°06'28"W	8.11'	4.11'
C17	25.00'	88°04'41"	38.43'	S65°52'47"W	34.76'	24.18'
C18	25.00'	91°48'41"	40.06'	N24°10'32"W	35.91'	25.80'
C19	25.00'	91°48'41"	40.06'	N64°00'48"E	35.91'	25.80'
C20	25.00'	88°04'41"	38.43'	S26°02'31"E	34.76'	24.18'
C21	25.00'	18°39'52"	8.14'	S01°53'56"W	8.11'	4.11'
C22	65.00'	136°20'59"	154.68'	N56°56'38"W	120.68'	162.31'
C23	25.00'	23°18'47"	10.17'	N66°32'16"E	10.10'	5.16'
C24	25.00'	87°00'42"	37.97'	S60°38'03"E	34.42'	23.73'
C25	25.00'	87°00'42"	37.97'	N26°22'39"E	34.42'	23.73'
C26	25.00'	19°11'17"	8.37'	N72°53'21"E	8.33'	4.23'
C27	65.00'	105°36'53"	119.82'	S29°40'33"W	103.56'	85.66'
C28	25.00'	34°52'15"	15.22'	N05°41'47"W	14.98'	7.85'
C29	25.00'	93°10'45"	40.66'	N42°47'16"E	36.32'	26.43'
C30	25.00'	82°44'25"	36.10'	S44°01'14"E	33.05'	22.02'
C31	25.00'	83°51'50"	36.59'	N65°36'18"E	33.41'	22.46'
C32	25.00'	92°03'36"	40.17'	N29°51'56"W	35.99'	25.92'
C33	25.00'	24°45'24"	10.80'	N88°16'26"W	10.72'	5.49'
C34	65.00'	135°00'47"	153.17'	S33°08'44"E	120.11'	156.97'
C35	25.00'	24°45'24"	10.80'	N21°58'58"E	10.72'	5.49'
C36	25.00'	108°57'44"	47.54'	N62°13'26"W	40.70'	35.02'
C37	25.10'	78°10'55"	34.25'	S23°40'53"W	31.65'	20.39'
C38	25.00'	92°03'36"	40.17'	N58°04'28"E	35.99'	25.92'

For reserves shown in other sections recommending updating graphic to match similar to existing block graphic

A

ASHLAND SECTION 5

ASHLAND SECTION 4

ASHLAND SECTION 3

ASHLAND SECTION 2

ASHLAND SECTION 1

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ASHLAND SECTION 136

STATE OF TEXAS§
COUNTY OF BRAZORIA§

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 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 22.75 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-ORBC;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1680.27 feet to a point, from which 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, 2930.78 feet;
South 75°57'23" East, 2301.69 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, North 57°51'47" East, 113.51 feet to a point for corner;

THENCE, North 63°17'42" East, 275.00 feet to a point for corner;

THENCE, North 63°56'38" East, 54.51 feet to a point for corner;

THENCE, North 66°31'30" East, 54.29 feet to a point for corner;

THENCE, North 69°37'38" East, 70.23 feet to a point for corner;

THENCE, North 72°44'57" East, 60.00 feet to a point for corner;

THENCE, North 73°30'38" East, 65.92 feet to a point for corner;

THENCE, North 75°56'46" East, 180.20 feet to a point for corner;

THENCE, North 74°52'19" East, 76.39 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 1765.00 feet, a central angle of 37°35'46", an arc length of 1158.15 feet, and a long chord bearing South 03°40'12" West, with a chord length of 1137.48 feet to a point for corner;

THENCE, South 22°28'05" West, 189.80 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 1834.82 feet, a central angle of 01°01'31", an arc length of 32.83 feet, and a long chord bearing South 21°57'20" West, with a chord length of 32.83 feet to a point for corner;

THENCE, North 72°27'47" West, 324.50 feet to a point for corner;

THENCE, North 75°07'34" West, 118.39 feet to a point for corner;

THENCE, North 81°51'46" West, 118.17 feet to a point for corner;

THENCE, North 88°38'15" West, 118.17 feet to a point for corner;

THENCE, South 87°12'27" West, 24.62 feet to a point for corner;

THENCE, North 02°50'27" West, 185.08 feet to a point for corner;

THENCE, South 87°09'33" West, 36.21 feet to a point for corner;

THENCE, North 06°28'10" West, 60.52 feet to a point for corner;

THENCE, North 09°18'28" West, 229.26 feet to a point for corner;

THENCE, North 15°56'18" East, 158.16 feet to a point for corner;

THENCE, North 11°44'21" East, 50.00 feet to a point for corner;

THENCE, North 08°09'53" East, 48.84 feet to a point for corner;

THENCE, North 02°02'25" East, 54.59 feet to a point for corner;

THENCE, North 06°24'33" West, 67.37 feet to the POINT OF BEGINNING, CONTAINING 22.75 acres of land in Brazoria County, Texas.

Verify and update course shown and that bearings and distances shown match the plat drawing

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)
1	7,691	1	7,691	1	6,388	1	8,969	1	9,790
2	6,046	2	6,046	2	7,095	2	6,232	2	6,396
3	6,139	3	6,139	3	9,883	3	6,194	3	6,369
4	6,608	4	6,608	4	9,764	4	6,215	4	6,443
5	7,075	5	7,075	5	6,404	5	6,215	5	6,156
6	7,266	6	7,266	6	6,250	6	6,215	6	6,500
7	6,701	7	6,701	7	6,252	7	6,215	7	7,012
8	6,092	8	6,092	8	6,887	8	6,215	8	8,794
9	6,000	9	6,000	9	6,544	9	6,215	9	10,118
10	6,580	10	6,580	10	6,583	10	7,829	10	5,896
11	6,173	11	6,173	11	6,570	11	8,315	11	6,160
12	9,530	12	9,530	12	6,556	12	6,799	12	6,731
13	7,435	13	7,435	13	6,589	13	6,951	13	6,823
14	5,985	14	5,985	14	6,487	14	6,888	14	6,166
15	6,000	15	6,000			15	6,938	15	6,145
16	6,000	16	6,000			16	6,914	17	6,191
17	6,000	17	6,000			17	7,223	18	6,193
18	6,000	18	6,000			18	9,600	19	7,242
19	6,136	19	6,136					20	8,972
20	6,188	20	6,188					21	6,995
21	7,550	21	7,550					22	6,855
								23	6,957
								24	7,274
								25	7,117
								26	6,369
								27	6,491
								28	6,399

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 5, 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.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or eight feet (8'0") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

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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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company
Its Manager
By: SVAQ Asset Management, LLC,
a Texas limited liability company
its Managager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Surdharshan Vembutty, Manager 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:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

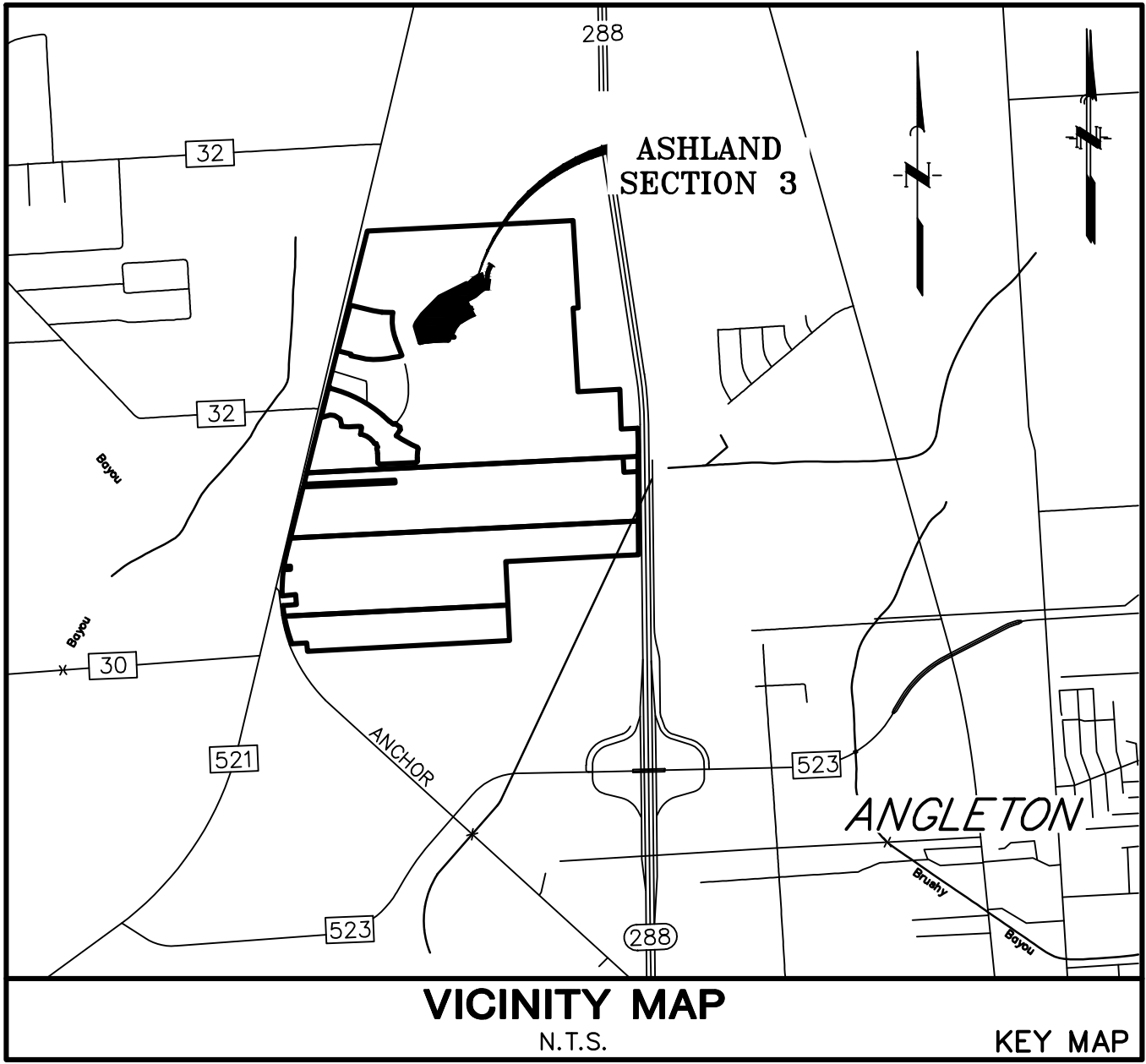
Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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
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

Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by

_____, City of Angleton, on behalf of the City.

Notary Public, State of Texas

Include Angleton Drainage District Certification Block

FINAL PLAT OF ASHLAND SECTION 5

A SUBDIVISION OF 22.75 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAEI MARSH SURVEY, A- 81 AND 82,
BRAZORIA COUNTY, TEXAS

102 LOTS 4 RESERVES 5 BLOCKS

FEBRUARY 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

March 26, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-going Services
Ashland Section 5 Final Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR Engineering, Inc. (HDR) review, we have provided the following corrections and responses to the comments.

Final Plat

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: Graphic for adjoining reserves are updated.

2. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey.*

Response: Bearing and distance is labeled (split on line).

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c).

2. *Include Angleton Drainage District Certification Block.*

Response: the Ashland Development is not subject to Angleton Drainage District.

3. *Verify and update course shown and that bearings and distances shown match the plat drawing.*

Response: See updated M&B on face of plat.

Sincerely,

Chris Stuart
Platting Technician

[A]
RESTRICTED RESERVE "A"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

[B]
RESTRICTED RESERVE "B"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
12,556.41 Sq. Ft.

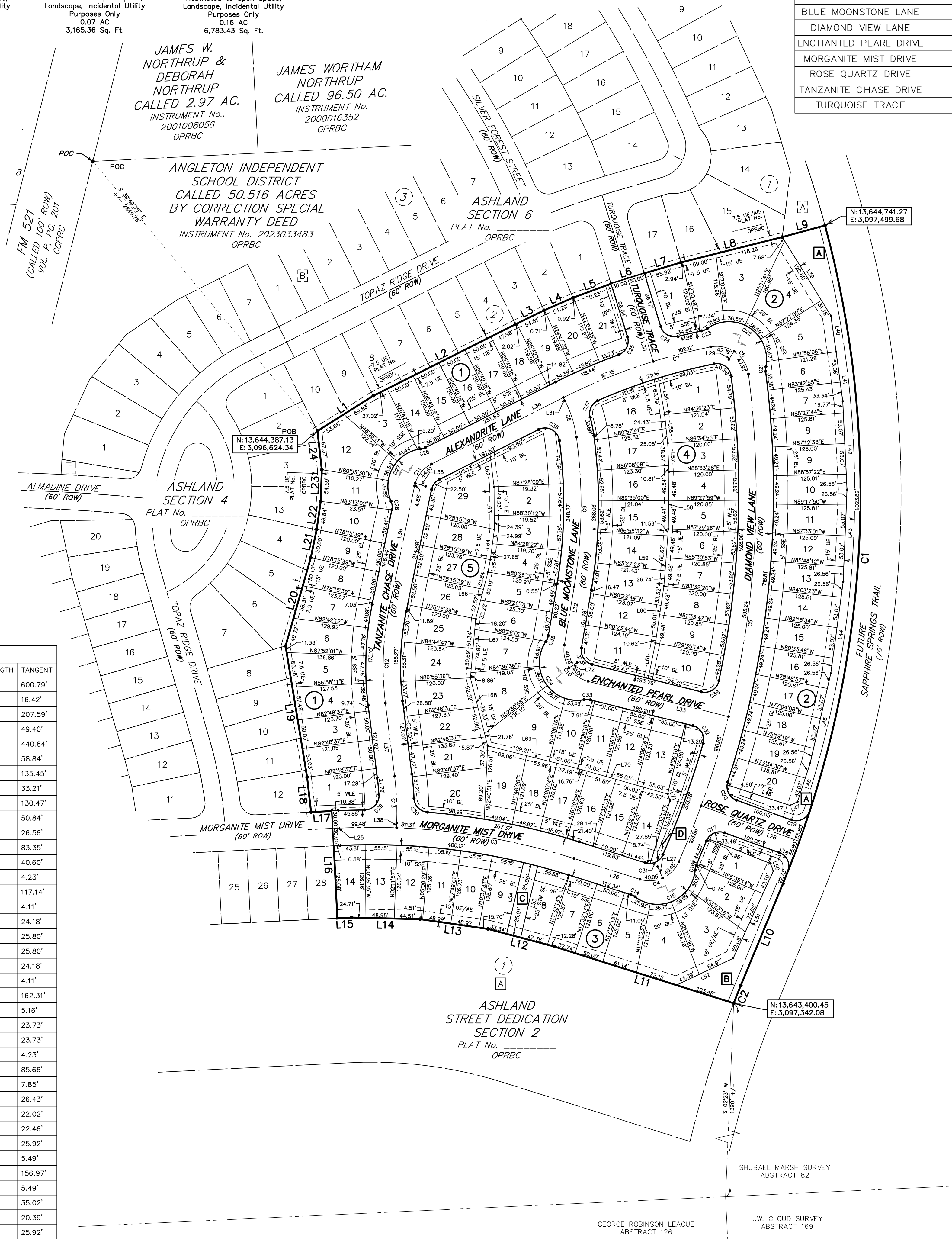
[C]
RESTRICTED RESERVE "C"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
3,165.36 Sq. Ft.

[D]
RESTRICTED RESERVE "D"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.16 AC
6,783.43 Sq. Ft.

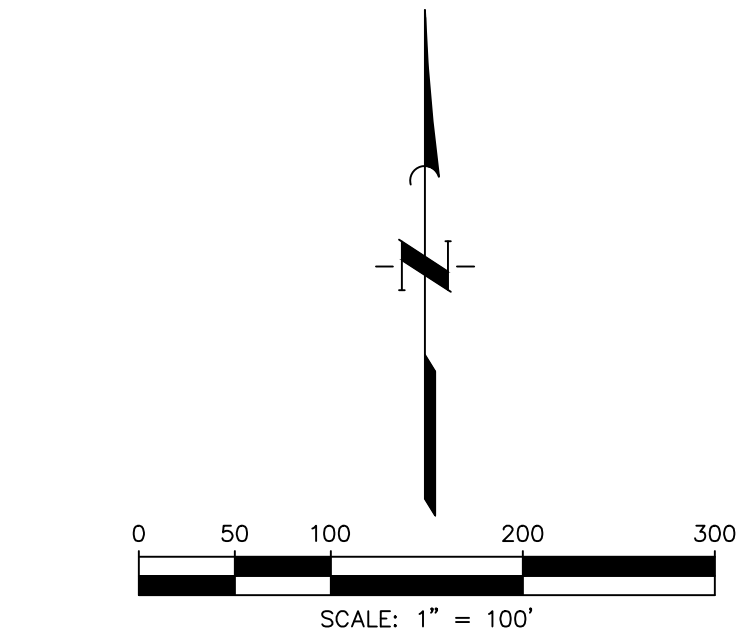
LINE	BEARING	DISTANCE
L1	N57°51'47"E	113.51'
L2	N63°17'42"E	275.00'
L3	N63°56'38"E	54.51'
L4	N66°31'30"E	54.29'
L5	N69°37'38"E	70.23'
L6	N72°44'57"E	60.00'
L7	N73°30'38"E	65.92'
L8	N75°56'46"E	180.20'
L9	N74°52'19"E	76.39'
L10	S22°28'05"W	189.80'
L11	N72°27'47"W	324.50'
L12	N75°07'34"W	118.39'
L13	N81°51'46"W	118.17'
L14	N88°38'15"W	118.17'
L15	S87°12'27"W	24.62'
L16	N02°50'27"W	185.08'
L17	S87°09'33"W	36.21'
L18	N06°28'10"W	60.52'
L19	N09°18'28"W	229.26'
L20	N15°56'18"E	158.16'
L21	N11°44'21"E	50.00'
L22	N08°09'53"E	48.84'
L23	N02°02'25"E	54.59'
L24	N06°24'33"W	67.37'
L25	S87°09'33"W	10.38'
L26	N72°27'47"W	119.63'
L27	S24°11'13"E	21.50'
L28	S70°04'52"E	180.00'
L29	N32°40'43"E	16.61'
L30	S17°07'42"E	149.67'
L31	N26°42'18"W	6.75'
L32	S09°36'16"W	102.05'
L33	S75°53'44"E	249.75'
L34	N63°17'42"E	254.88'
L35	N73°10'52"W	18.70'
L36	N11°44'21"E	214.68'

LINE	BEARING	DISTANCE
L37	N07°11'23"W	127.02'
L38	N02°05'39"E	7.93'
L39	N31°43'37"W	159.46'
L40	N08°15'24"W	62.59'
L41	S07°37'12"E	86.40'
L42	S02°47'27"E	152.47'
L43	S02°26'59"W	159.26'
L44	N07°41'26"E	159.26'
L45	S12°55'52"W	159.26'
L46	N18°10'18"E	69.63'
L47	S63°10'18"W	14.14'
L48	N71°49'42"W	114.50'
L50	N21°49'49"W	13.78'
L51	S24°40'25"W	165.80'
L52	S64°42'07"W	108.37'
L53	N13°26'05"E	126.74'
L54	N13°26'05"E	126.39'
L55	N09°42'06"W	63.79'
L56	N08°11'11"W	49.48'
L57	N02°25'48"W	49.48'
L58	N00°32'01"E	98.95'
L59	N04°29'07"E	98.95'
L60	N08°26'13"E	98.95'
L61	N11°39'35"E	62.45'
L62	N07°04'20"W	56.92'
L63	N00°17'03"W	73.63'
L64	N07°38'37"E	52.63'
L65	S10°39'06"W	21.70'
L66	N14°36'20"E	83.41'
L67	N05°11'36"E	102.03'
L68	N14°14'40"W	121.09'
L69	N75°53'45"W	160.21'
L70	S74°09'09"E	161.07'
L71	S20°02'27"E	12.33'
L72	S56°51'16"W	16.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1765.00'	37°35'46"	1158.15'	S03°40'12"W	1137.48'	600.79'
C2	1834.82'	1°01'31"	32.83'	S21°57'20"W	32.83'	16.42'
C3	1155.00'	20°22'41"	410.79'	N82°39'07"W	408.63'	207.59'
C4	55.00'	83°51'50"	80.50'	N65°36'18"E	73.51'	49.40'
C5	1585.00'	31°05'09"	859.94'	N08°07'49"E	849.43'	440.84'
C6	55.00'	93°51'52"	90.10'	N54°20'42"W	80.36'	58.84'
C7	1000.00'	15°25'40"	269.27'	S71°00'32"W	268.45'	135.45'
C8	200.00'	18°51'22"	65.82'	N17°16'37"W	65.52'	33.21'
C9	850.00'	17°27'12"	258.93'	N00°52'40"E	257.93'	130.47'
C10	55.00'	85°30'00"	82.07'	S33°08'44"E	74.67'	50.84'
C11	55.00'	51°33'21"	49.49'	S37°31'01"W	47.84'	26.56'
C12	500.00'	18°55'44"	165.19'	S02°16'29"W	164.44'	83.35'
C13	500.00'	9°17'02"	81.02'	N02°32'52"W	80.93'	40.60'
C14	25.00'	19°11'17"	8.37'	N62°52'08"W	8.33'	4.23'
C15	65.00'	121°56'59"	138.35'	N65°45'01"E	113.67'	117.14'
C16	25.00'	16°39'52"	8.14'	S14°06'28"W	8.11'	4.11'
C17	25.00'	88°04'41"	38.43'	S65°52'47"W	34.76'	24.18'
C18	25.00'	91°48'41"	40.06'	N24°10'32"W	35.91'	25.80'
C19	25.00'	91°48'41"	40.06'	N64°00'48"E	35.91'	25.80'
C20	25.00'	88°04'41"	38.43'	S26°02'31"E	34.76'	24.18'
C21	25.00'	18°39'52"	8.14'	S01°53'56"W	8.11'	4.11'
C22	65.00'	136°20'59"	154.68'	N56°56'38"W	120.68'	162.31'
C23	25.00'	23°18'47"	10.17'	N66°32'16"E	10.10'	5.16'
C24	25.00'	87°00'42"	37.97'	S60°38'03"E	34.42'	23.73'
C25	25.00'	87°00'42"	37.97'	N26°22'39"E	34.42'	23.73'
C26	25.00'	19°11'17"	8.37'	N72°53'21"E	8.33'	4.23'
C27	65.00'	105°36'53"	119.82'	S29°40'33"W	103.56'	85.66'
C28	25.00'	34°52'15"	15.22'	N05°41'47"W	14.98'	7.85'
C29	25.00'	93°10'45"	40.66'	N42°47'16"E	36.32'	26.43'
C30	25.00'	82°44'25"	36.10'	S44°01'14"E	33.05'	22.02'
C31	25.00'	83°51'50"	36.59'	N65°36'18"E	33.41'	22.46'
C32	25.00'	92°03'36"	40.17'	N29°51'56"W	35.99'	25.92'
C33	25.00'	24°45'24"	10.80'	N88°16'26"W	10.72'	5.49'
C34	65.00'	135°00'47"	153.17'	S33°08'44"E	120.11'	156.97'
C35	25.00'	24°45'24"	10.80'	N21°58'58"E	10.72'	5.49'
C36	25.00'	108°57'44"	47.54'	N62°13'26"W	40.70'	35.02'
C37	25.10'	78°10'55"	34.25'	S23°40'53"W	31.65'	20.39'
C38	25.00'	92°03'36"	40.17'	N58°04'28"E	35.99'	25.92'



STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
ALEXANDRITE LANE	611'	60'	LOCAL
BLUE MOONSTONE LANE	474'	60'	LOCAL
DIAMOND VIEW LANE	946'	60'	LOCAL
ENCHANTED PEARL DRIVE	291'	60'	LOCAL
MORGANITE MIST DRIVE	581'	60'	LOCAL
ROSE QUARTZ DRIVE	180'	60'	LOCAL
TANZANITE CHASE DRIVE	601'	60'	LOCAL
TURQUOISE TRACE	150'	60'	LOCAL



Legend:

AC "Acres"

BL "Building Line"

CORBC "Commissioner's Court Records of Brazoria County"

DE "Drainage Easement"

Eas "Easement"

FND "Found"

OPRBC "Official Public Records of Brazoria County"

No "Number"

POB "Point of Beginning"

POC "Point of Commencement"

ROW "Right-of-Way"

SSE "Sanitary Sewer Easement"

Sq Ft "Square Feet"

Stm SE "Storm Sewer Easement"

Temp "Temporary"

UE "Utility Easement"

VOL "Volume and Page"

WLE "Waterline Easement"

Ⓢ "Block Number"

Ⓢ "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

Ⓢ "Street Name Break"

General Notes:

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
- Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD83, Geoid 18 vertical datum.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Municipal Utility District No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Municipal Utility District No. 82, CenterPoint, Texas New Mexico Power, And Centric Gas & Fiber.
- 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.
- 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.
- 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."
- 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.
- 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.
- Reserves A, B, C and D shall be owned and maintained by the Homeowners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

FINAL PLAT OF ASHLAND SECTION 5

A SUBDIVISION OF 22.75 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAE MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

102 LOTS 4 RESERVES 5 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & L0494300
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Surveys, 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 (OPRBC); said 22.75 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 ORBC

THENCE, South 39°49'35" East, 2849.75 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, North 57°51'47" East, 113.51 feet to a point for corner;

THENCE, North 63°17'42" East, 275.00 feet to a point for corner;

THENCE, North 63°56'38" East, 54.51 feet to a point for corner;

THENCE, North 66°31'30" East, 54.29 feet to a point for corner;

THENCE, North 69°37'38" East, 70.23 feet to a point for corner;

THENCE, North 72°44'57" East, 60.00 feet to a point for corner;

THENCE, North 73°30'38" East, 65.92 feet to a point for corner;

THENCE, North 75°56'46" East, 180.20 feet to a point for corner;

THENCE, North 74°52'19" East, 76.39 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 1765.00 feet, a central angle of 37°35'46", an arc length of 1158.15 feet, and a long chord bearing South 03°40'12" West, with a chord length of 1137.48 feet to a point for corner;

THENCE, South 22°28'05" West, 189.80 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 1834.82 feet, a central angle of 01°01'31", an arc length of 32.83 feet, and a long chord bearing South 21°57'20" West, with a chord length of 32.83 feet to a point for corner;

THENCE, North 72°27'47" West, 324.50 feet to a point for corner;

THENCE, North 75°07'34" West, 118.39 feet to a point for corner;

THENCE, North 81°51'46" West, 118.17 feet to a point for corner;

THENCE, North 88°38'15" West, 118.17 feet to a point for corner;

THENCE, South 87°12'27" West, 24.62 feet to a point for corner;

THENCE, North 02°50'27" West, 185.08 feet to a point for corner;

THENCE, South 87°09'33" West, 36.21 feet to a point for corner;

THENCE, North 06°28'10" West, 60.52 feet to a point for corner;

THENCE, North 09°18'28" West, 229.26 feet to a point for corner;

THENCE, North 15°56'18" East, 158.16 feet to a point for corner;

THENCE, North 11°44'21" East, 50.00 feet to a point for corner;

THENCE, North 08°09'53" East, 48.84 feet to a point for corner;

THENCE, North 02°02'25" East, 54.59 feet to a point for corner;

THENCE, North 06°24'33" West, 67.37 feet to the POINT OF BEGINNING, CONTAINING 22.75 acres of land in Brazoria County, Texas.

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)
1	7,691	1	7,691	1	6,388	1	8,969	1	9,790
2	6,046	2	6,046	2	7,095	2	6,232	2	6,396
3	6,139	3	6,139	3	9,883	3	6,194	3	6,369
4	6,608	4	6,608	4	9,764	4	6,215	4	6,443
5	7,075	5	7,075	5	6,404	5	6,215	5	6,156
6	7,266	6	7,266	6	6,250	6	6,215	6	6,500
7	6,701	7	6,701	7	6,252	7	6,215	7	7,012
8	6,092	8	6,092	8	6,887	8	6,215	8	8,794
9	6,000	9	6,000	9	6,544	9	6,215	9	10,118
10	6,580	10	6,580	10	6,583	10	7,829	10	5,896
11	6,173	11	6,173	11	6,570	11	8,315	11	6,160
12	9,530	12	9,530	12	6,556	12	6,799	12	6,731
13	7,435	13	7,435	13	6,589	13	6,951	13	6,823
14	5,985	14	5,985	14	6,487	14	6,888	14	6,166
15	6,000	15	6,000			15	6,938	15	6,134
16	6,000	16	6,000			16	6,914	16	6,145
17	6,000	17	6,000			17	7,223	17	6,191
18	6,000	18	6,000			18	9,600	18	6,193
19	6,136	19	6,136					19	7,242
20	6,188	20	6,188					20	8,972
21	7,550	21	7,550					21	6,995
								22	6,855
								23	6,957
								24	7,274
								25	7,117
								26	6,369
								27	6,491
								28	6,399

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 5, 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.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial

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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company
Its Manager
By: SVAQ Asset Management, LLC,
a Texas limited liability company
its Managager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Surdharshan Vembutty, Manager 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:

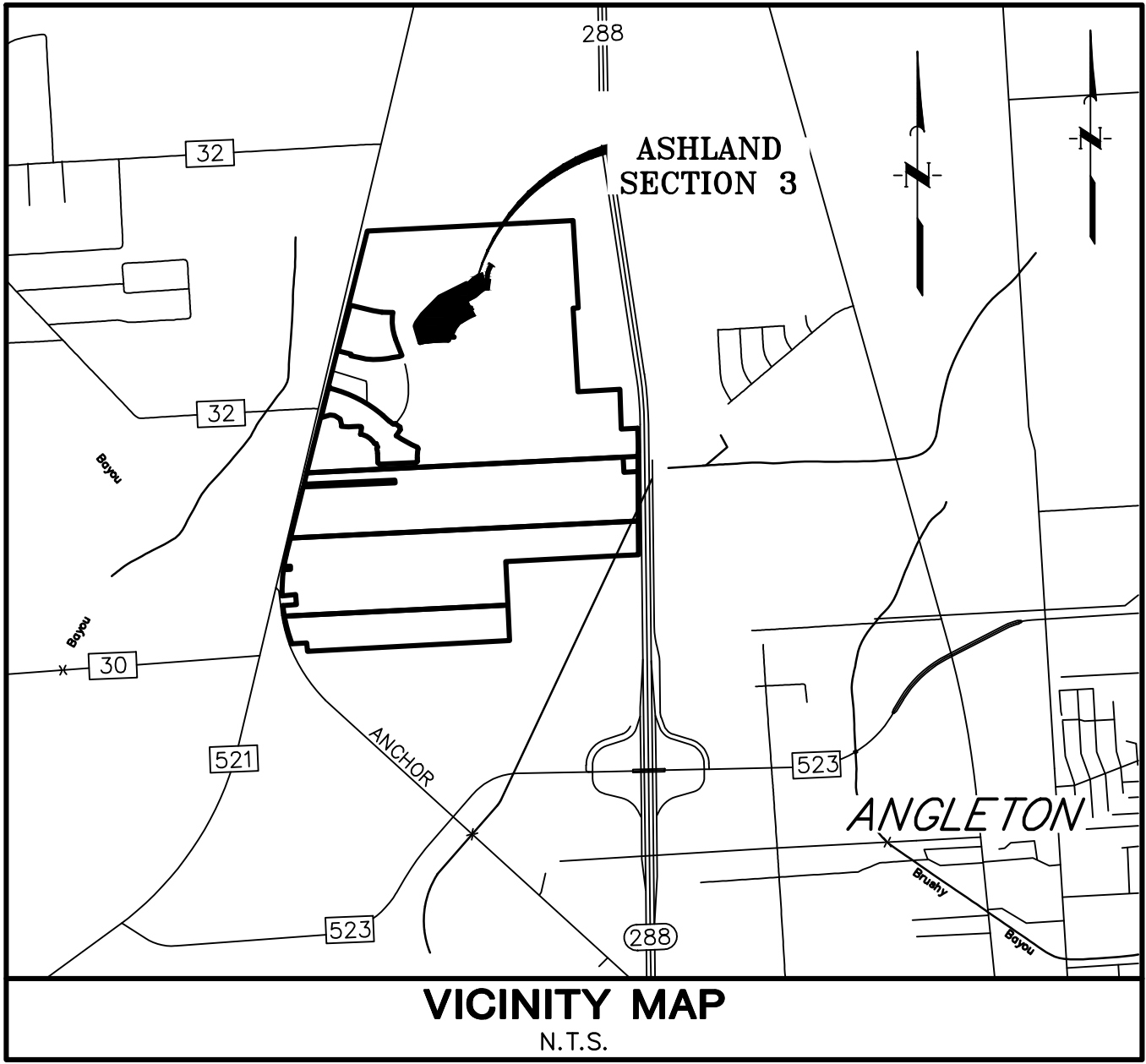
That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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
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

FINAL PLAT OF
ASHLAND
SECTION 5
A SUBDIVISION OF 22.75 ACRES OF LAND
OUT OF THE
LEAGUE SHUBAEAL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
102 LOTS 4 RESERVES 5 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 6, located south of future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 6 Final Plat comprises of 15.20 acres, with 62 lots, 3 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Section 3, and south off of future Sapphire Springs Trail (see Land Plan below). The majority of the lots in this section are averaging approximately 55-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The Ashland Section 6 Final Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Fix overlapping text near L13-L15.
4. Fix text on drawing to show line L28 label.
5. Label point of beginning on plat drawing.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Move notary closer to City Council approval certificate.
3. Include Angleton Drainage District Certification Block.

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation:

The Planning and Zoning Commission should approve the Final Plat of Ashland Section 6, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

ADMINISTRATIVE
 MINOR ☐
 AMENDING/REPLAT ☐

PRELIMINARY
 RESIDENTIAL ☐
 COMMERCIAL ☐

FINAL
 RESIDENTIAL ☒
 COMMERCIAL ☐

Address of property: (Ashland Section 6) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) ✓ _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia
 Notary Public for the State of Texas
 Commission Expires: May 7 2028

pd. ctk # 0610100, \$1,172⁰⁰

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
15.20 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER:  DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)




Notary Public for the State of Texas
Commission Expires: May 7 2028



November 15, 2024

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

Re: On-Going Services
Ashland Section 6 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 6 Construction Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10391496)

Attachments



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00

Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date



Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

TAX CERTIFICATE

Page 1 of 1

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information

ANCHOR HOLDINGS MP LLC
 101 PARKLANE BLVD STE 102
 SUGAR LAND, TX 77478

Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail
to

QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due **\$0.00**

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



March 19, 2025

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

Re: On-Going Services
Ashland Section 6 Final 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:

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Fix overlapping text near L13-L15.
4. Fix text on drawing to show line L28 label.
5. Label point of beginning on plat drawing.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Move notary closer to City Council approval certificate.
3. Include Angleton Drainage District Certification Block.

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 6 Final Plat 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

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.
1	8,812	1	8,965	1	6,550	1	7,786
2	9,527	2	6,887	2	7,194	2	6,903
3	8,862	3	6,791	3	6,600	3	7,038
4	8,747	4	6,600	4	6,705	4	6,665
5	8,148	5	6,600	5	6,915	5	7,218
6	7,052	6	6,600	6	7,125	6	8,563
7	7,123	7	6,600	7	8,832	7	8,791
8	7,052	8	6,600	8	8,764	8	8,446
9	7,052	9	6,744	9	6,881	9	6,586
10	7,123	10	7,423	10	7,315	10	6,762
11	7,052			11	6,880	11	6,762
12	7,052			12	6,771	12	6,654
13	7,951			13	6,550	13	8,169
14	11,427					14	8,704
15	12,363					15	6,815
16	7,211					16	6,815
17	7,853					17	6,815
						18	6,815
						19	6,815
						20	7,361
						21	8,652
						22	8,819

ANGLETON FAMILY
PARTNERSHIP, L.T.D.
CALLED 39.55 ACRES
by GENERAL
WARRANTY DEED
INSTRUMENT No. 2013024218
OPRBC

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN
INSTRUMENT No. 2013048636
OPRBC

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.11 AC
48,558 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.12 AC
5,239 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.11 AC
4,836 Sq. Ft.

JAMES W.
NORTHROP &
DEBORAH
NORTHROP
CALLED 2.97 AC.
INSTRUMENT No.
2001008056
OPRBC

JAMES WORTHAM
NORTHROP
CALLED 96.50 AC.
INSTRUMENT No.
2000016352
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL WARRANTY
DEED
INSTRUMENT No. 2023033483
OPRBC

ASHLAND
STREET DEDICATION
SECTION 3
C.C.F. No.
O.P.R.B.C.T.

STREET NAME	NAME AND LENGTH	TYPE
STREET NAME	LENGTH(CENTERLINE)	
JADE CREST DRIVE	670'	LOCAL
JASPER MEADOWS WAY	325'	LOCAL
SILVER FOREST STRETT	335'	LOCAL
TOPAZ RIDGE DRIVE	757'	LOCAL
TURQUOISE TRACE	150'	LOCAL

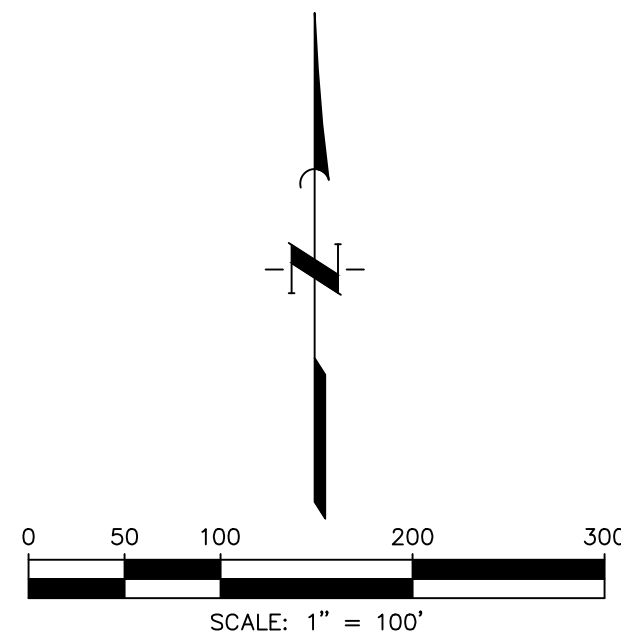
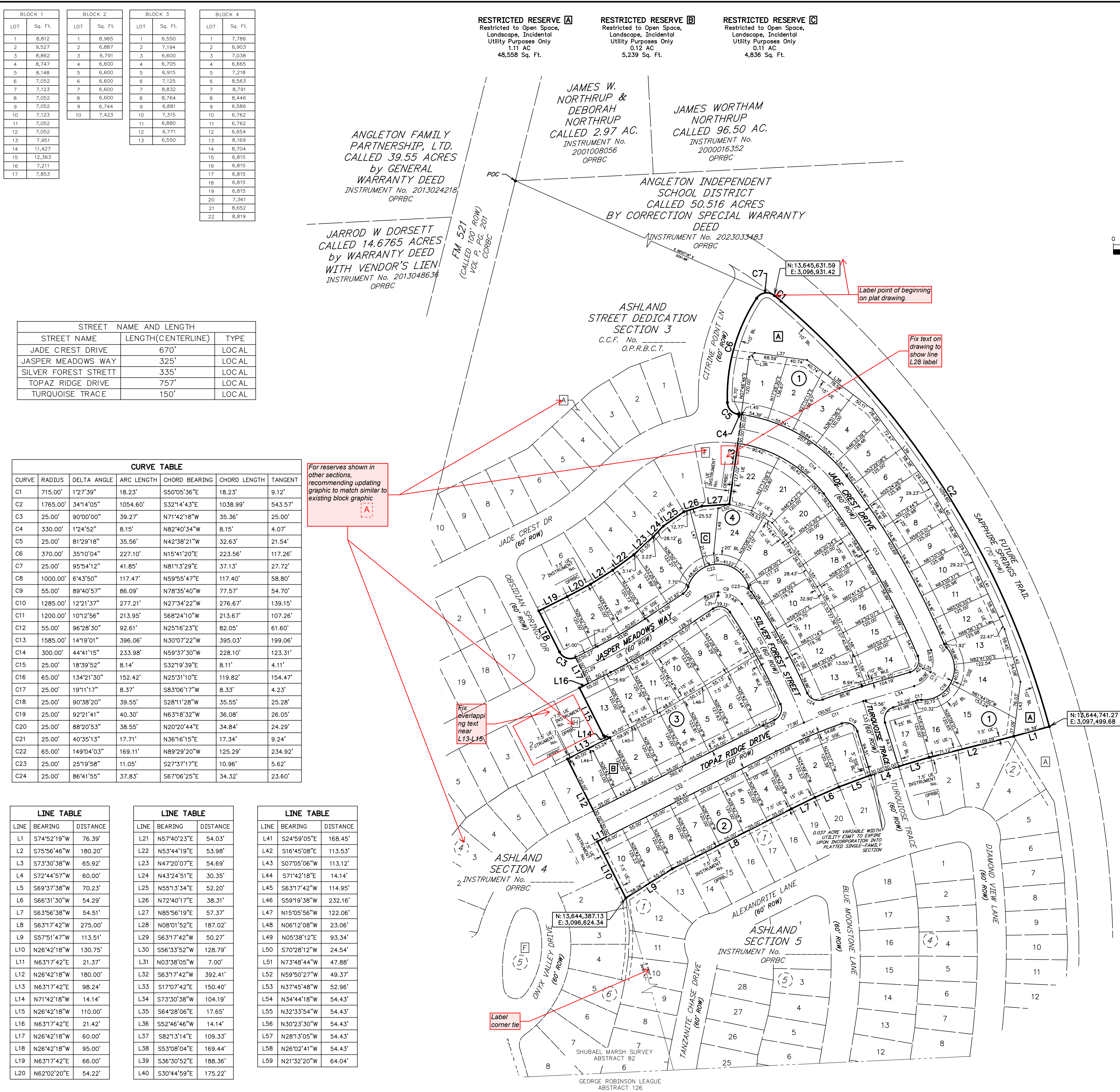
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	1°27'39"	18.23'	S50°05'36"E	18.23'
C2	1765.00'	34°14'05"	1054.60'	S32°14'43"E	1038.99'
C3	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'
C4	330.00'	1°24'52"	8.15'	N82°40'34"W	8.15'
C5	25.00'	81°29'18"	35.56'	N42°38'21"W	32.63'
C6	370.00'	35°10'04"	227.10'	N15°41'20"E	223.56'
C7	25.00'	95°54'12"	41.85'	N81°13'29"E	37.13'
C8	1000.00'	6°43'50"	117.47'	N59°55'47"E	117.40'
C9	55.00'	89°40'57"	86.09'	N78°35'40"W	77.57'
C10	1285.00'	12°21'37"	277.21'	N27°34'22"W	276.67'
C11	1200.00'	10°12'56"	213.95'	S68°24'10"W	213.67'
C12	55.00'	96°28'30"	92.61'	N25°16'23"E	82.05'
C13	1585.00'	14°19'01"	396.06'	N30°07'22"W	395.03'
C14	300.00'	44°41'15"	233.98'	N59°37'30"W	228.10'
C15	25.00'	18°39'52"	8.14'	S32°19'39"E	8.11'
C16	65.00'	134°21'30"	152.42'	N25°31'10"E	119.82'
C17	25.00'	19°11'17"	8.37'	S83°06'17"W	8.33'
C18	25.00'	90°38'20"	39.55'	S28°11'28"W	35.55'
C19	25.00'	92°21'41"	40.30'	N63°18'32"W	36.08'
C20	25.00'	88°20'53"	38.55'	N20°20'44"E	34.84'
C21	25.00'	40°35'13"	17.71'	N36°16'15"E	17.34'
C22	65.00'	149°04'03"	169.11'	N89°29'20"W	125.29'
C23	25.00'	25°19'58"	11.05'	S27°37'17"E	10.96'
C24	25.00'	86°41'55"	37.83'	S67°06'25"E	34.32'

For reserves shown in
other sections,
recommending updating
graphic to match similar to
existing block graphic
[A]

LINE	BEARING	DISTANCE
L1	S74°52'19"W	76.39'
L2	S75°56'46"W	180.20'
L3	S73°30'38"W	65.92'
L4	S72°44'57"W	60.00'
L5	S69°37'38"W	70.23'
L6	S66°31'30"W	54.29'
L7	S63°56'38"W	54.51'
L8	S63°17'42"W	275.00'
L9	S57°51'47"W	113.51'
L10	N26°42'18"W	130.75'
L11	N63°17'42"E	21.37'
L12	N26°42'18"W	180.00'
L13	N63°17'42"E	98.24'
L14	N71°42'18"W	14.14'
L15	N26°42'18"W	110.00'
L16	N63°17'42"E	21.42'
L17	N26°42'18"W	60.00'
L18	N26°42'18"W	95.00'
L19	N63°17'42"E	66.00'
L20	N62°02'20"E	54.22'

LINE	BEARING	DISTANCE
L21	N57°40'23"E	54.03'
L22	N53°44'19"E	53.98'
L23	N47°20'07"E	54.69'
L24	N43°24'51"E	30.35'
L25	N56°31'34"E	52.20'
L26	N72°40'17"E	38.31'
L27	N85°56'19"E	57.37'
L28	N08°01'52"E	187.02'
L29	S63°17'42"W	50.27'
L30	S56°33'52"W	128.79'
L31	N03°38'05"W	7.00'
L32	S63°17'42"W	392.41'
L33	S17°07'42"E	150.40'
L34	S73°30'38"W	104.19'
L35	S64°28'06"E	17.65'
L36	S52°46'46"W	14.14'
L37	S82°31'14"E	109.33'
L38	S53°08'04"E	169.44'
L39	S67°30'52"E	188.36'
L40	S30°44'59"E	175.22'

LINE	BEARING	DISTANCE
L41	S24°59'05"E	168.45'
L42	S16°45'08"E	113.53'
L43	S07°05'06"W	113.12'
L44	S71°42'18"E	14.14'
L45	S63°17'42"W	114.95'
L46	S59°19'38"W	232.16'
L47	N15°05'56"W	122.06'
L48	N06°12'08"W	23.06'
L49	N05°38'12"E	93.34'
L50	S70°28'12"W	24.54'
L51	N73°48'44"W	47.88'
L52	N59°50'27"W	49.37'
L53	N37°45'48"W	52.96'
L54	N34°44'18"W	54.43'
L55	N32°33'54"W	54.43'
L56	N30°23'30"W	54.43'
L57	N28°13'05"W	54.43'
L58	N26°02'41"W	54.43'
L59	N21°32'20"W	64.04'

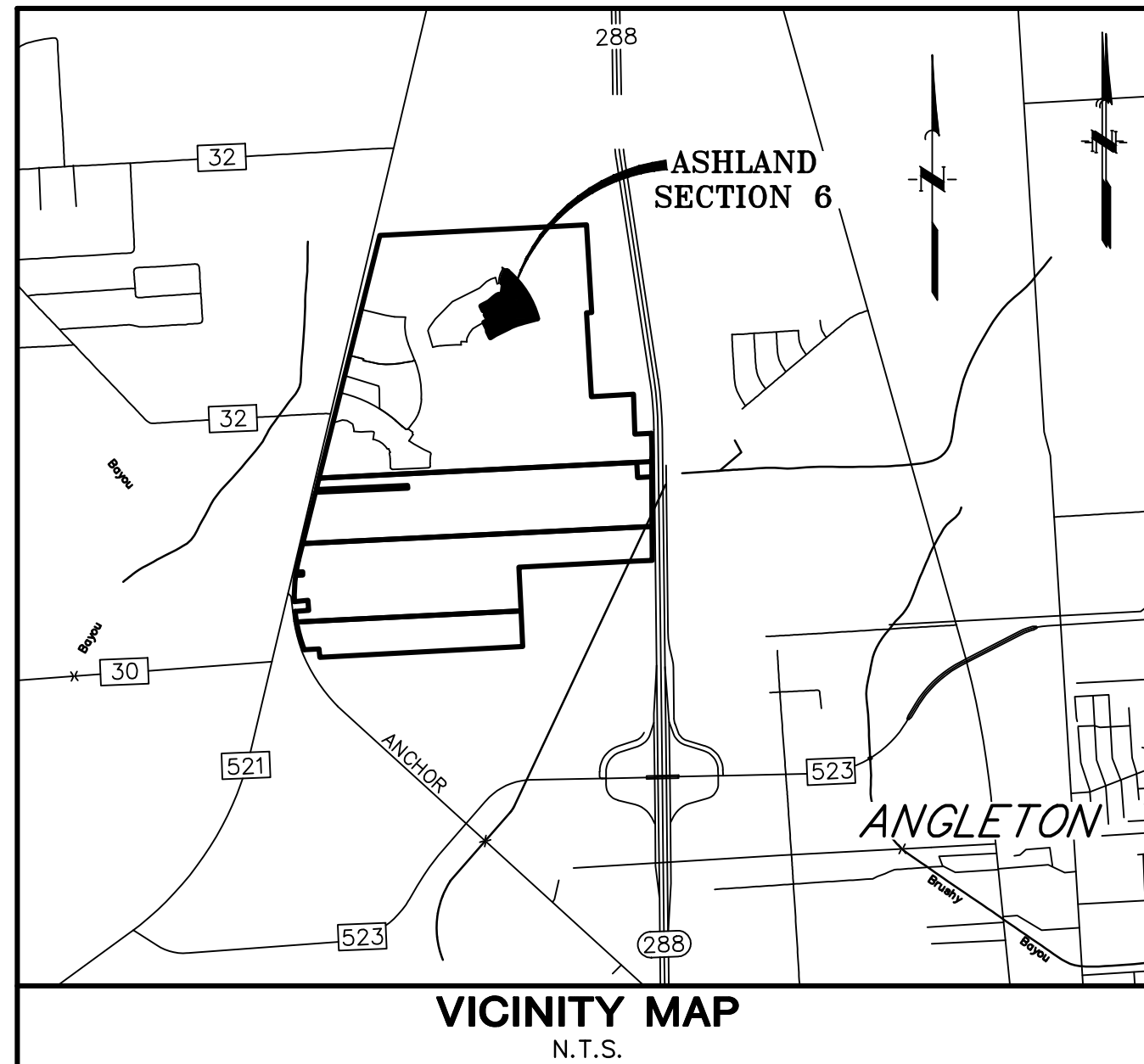


Legend:

AC "Acres"
BL "Building Line"
DE "Drainage Easement"
Esm "Easement"
FND "Found"
CORBC "Commissioner's Court Records of Brazoria County"
OPRBC "Official Public Records of Brazoria County"
No. "Number"
POB "Point of Beginning"
POC "Point of Commencement"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. Ft. "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
VOL. "Volume and Page"
WLE "Waterline Easement"
[Symbol] "Block Number"
[Symbol] "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity Eng. Property Corner' as Per Certification"
[Symbol] "Street Break"

General Notes:

- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
- Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Goid 18 vertical datum.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County Municipal Utility District No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Municipal Utility District No. 82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- 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.
- 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.
- 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.
- 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.
- 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.
- Reserves A, B, and C shall be owned and maintained by the Homeowners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- This plat was prepared without the benefit of a current Commitment for Title Insurance, City Planning Letter or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazoria County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering.



ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAE MARSH SURVEY, A-82,
BRAZORIA COUNTY, TEXAS

62 LOTS

3 RESERVES

4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-22996 & 10848100
2322 W. Grand Parkway North, Suite 550 • Katy, TX 77449 • 832.913.4000

SHEET 1 OF 2

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 6, 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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company
Its Manager

By: SVAG Asset Management, LLC
a Texas limited liability company
its Manager

By: Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Surdharshan Vemburry, Manager, 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:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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
Professional Engineer No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 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 15.20 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 66°07'16" East, 2331.88 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°05'36" East, with a chord length of 18.23 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 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.60 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;

THENCE, South 74°52'19" West, 76.39 feet to a point for corner;

THENCE, South 75°56'46" West, 180.20 feet to a point for corner;

THENCE, South 73°30'38" West, 65.92 feet to a point for corner;

THENCE, South 72°44'57" West, 60.00 feet to a point for corner;

THENCE, South 69°37'38" West, 70.23 feet to a point for corner;

THENCE, South 66°31'30" West, 54.29 feet to a point for corner;

THENCE, South 63°56'38" West, 54.51 feet to a point for corner;

THENCE, South 63°17'42" West, 275.00 feet to a point for corner;

THENCE, South 57°51'47" West, 113.51 feet to a point for corner;

THENCE, North 26°42'18" West, 130.75 feet to a point for corner;

THENCE, North 63°17'42" East, 21.37 feet to a point for corner;

THENCE, North 26°42'18" West, 180.00 feet to a point for corner;

THENCE, North 63°17'42" East, 98.24 feet to a point for corner;

THENCE, North 71°42'18" West, 14.14 feet to a point for corner;

THENCE, North 26°42'18" West, 110.00 feet to a point for corner;

THENCE, North 63°17'42" East, 21.42 feet to a point for corner;

THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, 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 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

THENCE, North 26°42'18" West, 95.00 feet to a point for corner;

THENCE, North 63°17'42" East, 66.00 feet to a point for corner;

THENCE, North 62°02'20" East, 54.22 feet to a point for corner;

THENCE, North 57°40'23" East, 54.03 feet to a point for corner;

THENCE, North 53°44'19" East, 53.98 feet to a point for corner;

THENCE, North 47°20'07" East, 54.69 feet to a point for corner;

THENCE, North 43°24'51" East, 30.35 feet to a point for corner;

THENCE, North 55°13'34" East, 52.20 feet to a point for corner;

THENCE, North 72°40'17" East, 38.31 feet to a point for corner;

THENCE, North 85°56'19" East, 57.37 feet to a point for corner;

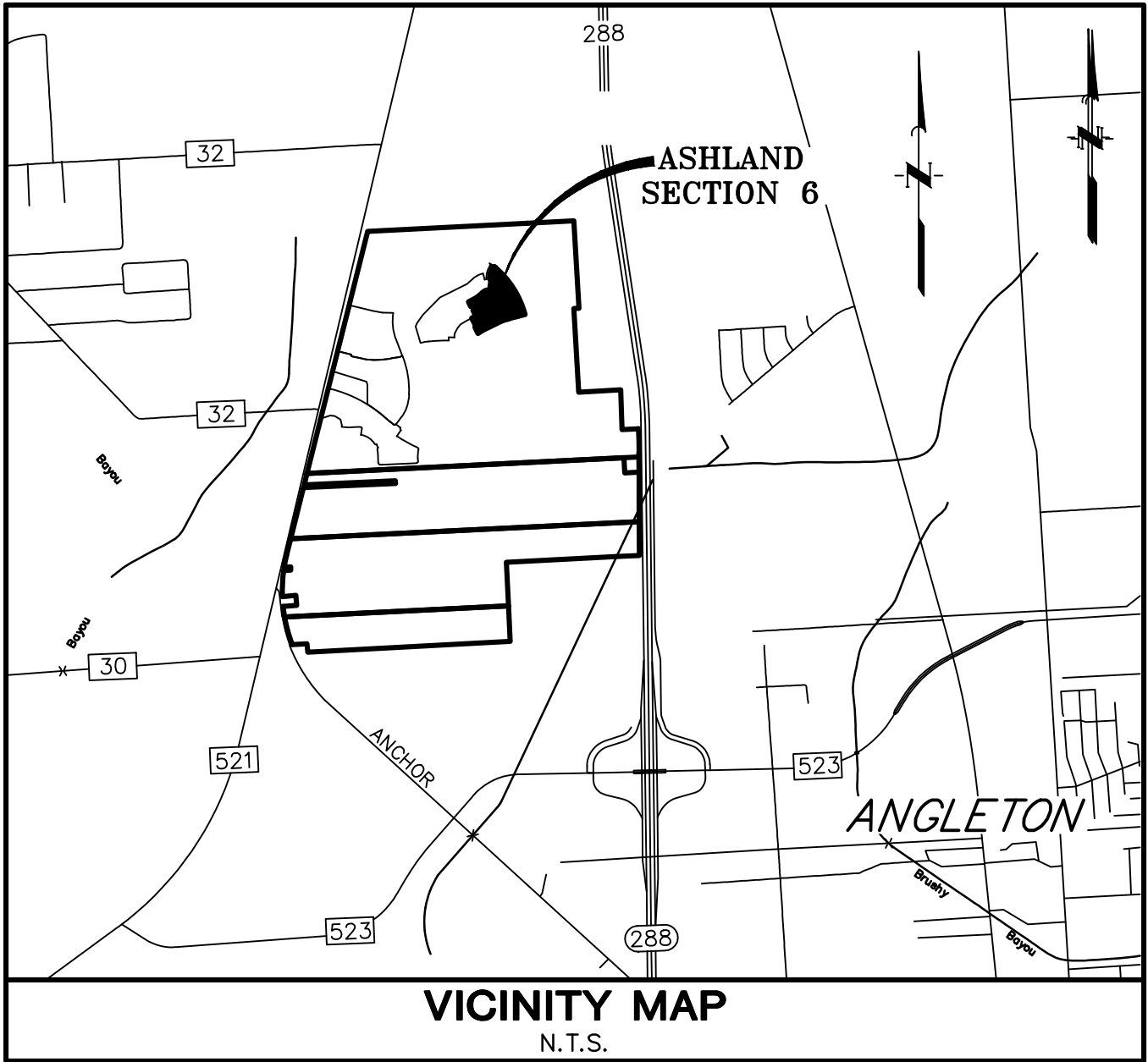
THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing North 82°40'34" West, with a chord length of 8.15 feet to a point for corner marking 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 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 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 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 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 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.



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.

Mayer

City Secretary

Move notary closer to City Council approval certificate

Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature

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

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAEI MARSH SURVEY, A-82,
BRAZORIA COUNTY, TEXAS


62 LOTS

3 RESERVES

4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22296 & 30086100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

March 26, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-going Services
Ashland Section 6 Final Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR Engineering, Inc. (HDR) review, we have provided the following corrections and responses to the comments.

Final Plat

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: Graphic for adjoining reserves are updated.

2. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey.*

Response: Bearing and distance is labeled (split on line).

3. *Fix overlapping text near L13-L15.*

Response: Overlapping text fixed.

4. *Fix text on drawing to show line L28 label.*

Response: Overlapping text fixed.

5. *Label point of beginning on plat drawing.*

Response: Point of Beginning added to plat.

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c).

2. *Move notary closer to City Council Approval certificate.*

Response: Notary block location now updated.

3. *Include Angleton Drainage District Certification Block.*

Response: the Ashland Development is not subject to Angleton Drainage District.

Sincerely,



Chris Stuart
Platting Technician

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.
1	8,812	1	8,965	1	6,550	1	7,786
2	9,527	2	6,887	2	7,194	2	6,903
3	8,862	3	6,791	3	6,600	3	7,038
4	8,747	4	6,600	4	6,705	4	6,665
5	8,148	5	6,600	5	6,915	5	7,218
6	7,052	6	6,600	6	7,125	6	8,563
7	7,123	7	6,600	7	8,832	7	8,791
8	7,052	8	6,600	8	8,764	8	8,446
9	7,052	9	6,744	9	6,881	9	6,586
10	7,123	10	7,423	10	7,315	10	6,762
11	7,052			11	6,880	11	6,762
12	7,052			12	6,771	12	6,654
13	7,951			13	6,550	13	8,169
14	11,427					14	8,704
15	12,363					15	6,815
16	7,211					16	6,815
17	7,853					17	6,815
						18	6,815
						19	6,815
						20	7,361
						21	8,652
						22	8,819

ANGLETON FAMILY
PARTNERSHIP, LTD.
CALLED 39.55 ACRES
by GENERAL
WARRANTY DEED
INSTRUMENT No. 2013024218
OPRBC

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN
INSTRUMENT No. 2013048636
OPRBC

RESTRICTED RESERVE **A**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.11 AC
48,558 Sq. Ft.

RESTRICTED RESERVE **B**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.12 AC
5,239 Sq. Ft.

RESTRICTED RESERVE **C**
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.11 AC
4,836 Sq. Ft.

JAMES W.
NORTHROP &
DEBORAH
NORTHROP
CALLED 2.97 AC.
INSTRUMENT No. 2001008056
OPRBC

JAMES WORTHAM
NORTHROP
CALLED 96.50 AC.
INSTRUMENT No. 2000016352
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL WARRANTY DEED
INSTRUMENT No. 2023033483
OPRBC

ASHLAND
STREET DEDICATION
SECTION 3
PLAT No. _____
O.P.R.B.C.T.

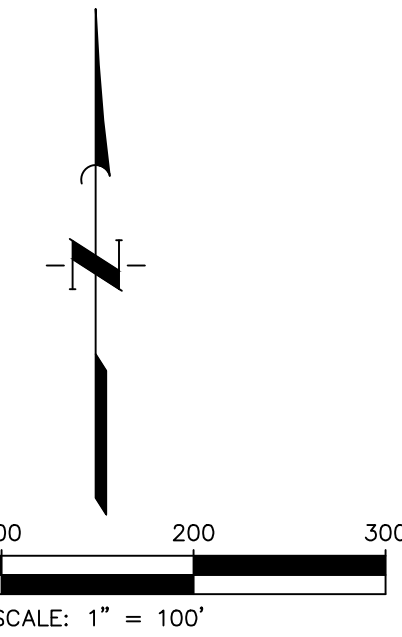
STREET NAME	NAME AND LENGTH	
STREET NAME	LENGTH(CENTERLINE)	TYPE
JADE CREST DRIVE	670'	LOCAL
JASPER MEADOWS WAY	325'	LOCAL
SILVER FOREST STRETT	335'	LOCAL
TOPAZ RIDGE DRIVE	757'	LOCAL
TURQUOISE TRACE	150'	LOCAL

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	1°27'39"	18.23'	S50°05'36"E	18.23'
C2	1765.00'	3°41'40"	1054.60'	S32°14'43"E	1038.99'
C3	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'
C4	330.00'	1°24'52"	8.15'	N82°40'34"W	8.15'
C5	25.00'	81°29'18"	35.56'	N42°38'21"W	32.63'
C6	370.00'	35°10'04"	227.10'	N15°41'20"E	223.56'
C7	25.00'	95°54'12"	41.85'	N81°13'29"E	37.13'
C8	1000.00'	6°43'50"	117.47'	N59°55'47"E	117.40'
C9	55.00'	89°40'57"	86.09'	N78°35'40"W	77.57'
C10	1285.00'	12°21'37"	277.21'	N27°34'22"W	276.67'
C11	1200.00'	10°12'56"	213.95'	S68°24'10"W	213.67'
C12	55.00'	96°28'30"	92.61'	N25°16'23"E	82.05'
C13	1585.00'	14°19'01"	396.06'	N30°07'22"W	395.03'
C14	300.00'	44°41'15"	233.98'	N59°37'30"W	228.10'
C15	25.00'	18°39'52"	8.14'	S32°19'39"E	8.11'
C16	65.00'	134°21'30"	152.42'	N25°31'10"E	119.82'
C17	25.00'	19°11'17"	8.37'	S83°06'17"W	8.33'
C18	25.00'	90°38'20"	39.55'	S28°11'28"W	35.55'
C19	25.00'	92°21'41"	40.30'	N63°18'32"W	36.08'
C20	25.00'	88°20'53"	38.55'	N20°20'44"E	34.84'
C21	25.00'	40°35'13"	17.71'	N36°16'15"E	17.34'
C22	65.00'	149°04'03"	169.11'	N89°29'20"W	125.29'
C23	25.00'	25°19'58"	11.05'	S27°37'17"E	10.96'
C24	25.00'	86°41'55"	37.83'	S67°06'25"E	34.32'

LINE	BEARING	DISTANCE
L1	S74°52'19"W	76.39'
L2	S75°56'46"W	180.20'
L3	S73°30'38"W	65.92'
L4	S72°44'57"W	60.00'
L5	S69°37'38"W	70.23'
L6	S66°31'30"W	54.29'
L7	S63°56'38"W	54.51'
L8	S63°17'42"W	275.00'
L9	S57°51'47"W	113.51'
L10	N26°42'18"W	130.75'
L11	N63°17'42"E	21.37'
L12	N26°42'18"W	180.00'
L13	N63°17'42"E	98.24'
L14	N71°42'18"W	14.14'
L15	N26°42'18"W	110.00'
L16	N63°17'42"E	21.42'
L17	N26°42'18"W	60.00'
L18	N26°42'18"W	95.00'
L19	N63°17'42"E	66.00'
L20	N62°02'20"E	54.22'

LINE	BEARING	DISTANCE
L21	N57°40'23"E	54.03'
L22	N53°44'19"E	53.98'
L23	N47°20'07"E	54.69'
L24	N43°24'51"E	30.35'
L25	N55°13'34"E	52.20'
L26	N72°40'17"E	38.31'
L27	N85°56'19"E	57.37'
L28	N08°01'52"E	187.02'
L29	S63°17'42"W	50.27'
L30	S56°33'52"W	128.79'
L31	N63°17'42"E	21.37'
L32	S63°17'42"W	392.41'
L33	S17°07'42"E	150.40'
L34	N71°42'18"W	104.19'
L35	S64°28'06"E	17.65'
L36	S52°46'46"W	14.14'
L37	S82°13'14"E	109.33'
L38	S53°08'04"E	169.44'
L39	S36°30'52"E	188.36'
L40	S30°44'59"E	175.22'

LINE	BEARING	DISTANCE
L41	S24°59'05"E	168.45'
L42	S16°45'08"E	113.53'
L43	S07°05'06"W	113.12'
L44	S71°42'18"E	14.14'
L45	S63°17'42"W	114.95'
L46	S59°19'38"W	232.16'
L47	N15°05'56"W	122.06'
L48	N06°12'08"W	23.06'
L49	N05°38'12"E	93.34'
L50	S70°28'12"W	24.54'
L51	N73°48'44"W	47.88'
L52	N59°50'27"W	49.37'
L53	N37°45'48"W	52.96'
L54	N34°44'18"W	54.43'
L55	N32°33'54"W	54.43'
L56	N30°23'30"W	54.43'
L57	N28°13'05"W	54.43'
L58	N26°02'41"W	54.43'
L59	N21°32'20"W	64.04'



Legend:

AC "Acres"

BL "Building Line"

DE "Drainage Easement"

Esm "Easement"

FND "Found"

CORBC "Commissioner's Court Records of Brazoria County"

OPRBC "Official Public Records of Brazoria County"

No. "Number"

POB "Point of Beginning"

POC "Point of Commencement"

ROW "Right-of-Way"

SSE "Sanitary Sewer Easement"

Sq. Ft. "Square Feet"

Stm SE "Storm Sewer Easement"

Temp "Temporary"

UE "Utility Easement"

VOL. PG. "Volume and Page"

WLE "Waterline Easement"

Black Number

Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

Street Break

General Notes:

- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 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.
- Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD83, Geoid 18 vertical datum.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County Municipal Utility District No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Municipal Utility District No. 82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
- 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.
- 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.
- 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.
- 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.
- 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.
- Reserves A, B, and C shall be owned and maintained by the Homeowners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAE MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

62 LOTS

3 RESERVES

4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:

QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22296 & 1008400
2322 W. Grand Parkway North, Suite 550 • Katy, TX 77449 • 832.913.4000

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 6, 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.

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company
Its Manager

By: SVAG Asset Management, LLC
a Texas limited liability company
its Manager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Surdharshan Vemburry, Manager, 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:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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
Professional Engineer No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 acre tract of land situated in Shubael Marsh Surveys, 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 (OPRBC); said 15.20 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, North 87°05'19" East, along the north line of the said 469.08 acre tract common with the south line of the said 2.97 acre tract, at 284.23 feet passing the southeast corner of the 2.97 acre tract common with the southwest corner of a called 96.50 acre tract as conveyed to James W. Northrup & Deborah Northrup and recorded in Clerk's File No. 00-016352 (ORBC), continuing along the north line of the 469.08 acre tract now common with the south line of the 96.50 acre tract, in all a distance of 2081.58 feet to a point, from which a found concrete monument at the southwest corner of the 96.50 acre tract bears North 87°05'19" East, 865.82 feet;

THENCE, South 02°54'41" East, 1051.04 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;
THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°05'36" East, with a chord length of 18.23 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 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.60 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;

THENCE, South 74°52'19" West, 76.39 feet to a point for corner;

THENCE, South 75°56'46" West, 180.20 feet to a point for corner;

THENCE, South 73°30'38" West, 65.92 feet to a point for corner;

THENCE, South 72°44'57" West, 60.00 feet to a point for corner;

THENCE, South 69°37'38" West, 70.23 feet to a point for corner;

THENCE, South 66°31'30" West, 54.29 feet to a point for corner;

THENCE, South 63°56'38" West, 54.51 feet to a point for corner;

THENCE, South 63°17'42" West, 275.00 feet to a point for corner;

THENCE, South 57°51'47" West, 113.51 feet to a point for corner;

THENCE, North 26°42'18" West, 130.75 feet to a point for corner;

THENCE, North 63°17'42" East, 21.37 feet to a point for corner;

THENCE, North 26°42'18" West, 180.00 feet to a point for corner;

THENCE, North 63°17'42" East, 98.24 feet to a point for corner;

THENCE, North 71°42'18" West, 14.14 feet to a point for corner;

THENCE, North 26°42'18" West, 110.00 feet to a point for corner;

THENCE, North 63°17'42" East, 21.42 feet to a point for corner;

THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, 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 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

THENCE, North 26°42'18" West, 95.00 feet to a point for corner;

THENCE, North 63°17'42" East, 66.00 feet to a point for corner;

THENCE, North 62°02'20" East, 54.22 feet to a point for corner;

THENCE, North 57°40'23" East, 54.03 feet to a point for corner;

THENCE, North 53°44'19" East, 53.98 feet to a point for corner;

THENCE, North 47°20'07" East, 54.69 feet to a point for corner;

THENCE, North 43°24'51" East, 30.35 feet to a point for corner;

THENCE, North 55°13'34" East, 52.20 feet to a point for corner;

THENCE, North 72°40'17" East, 38.31 feet to a point for corner;

THENCE, North 85°56'19" East, 57.37 feet to a point for corner;

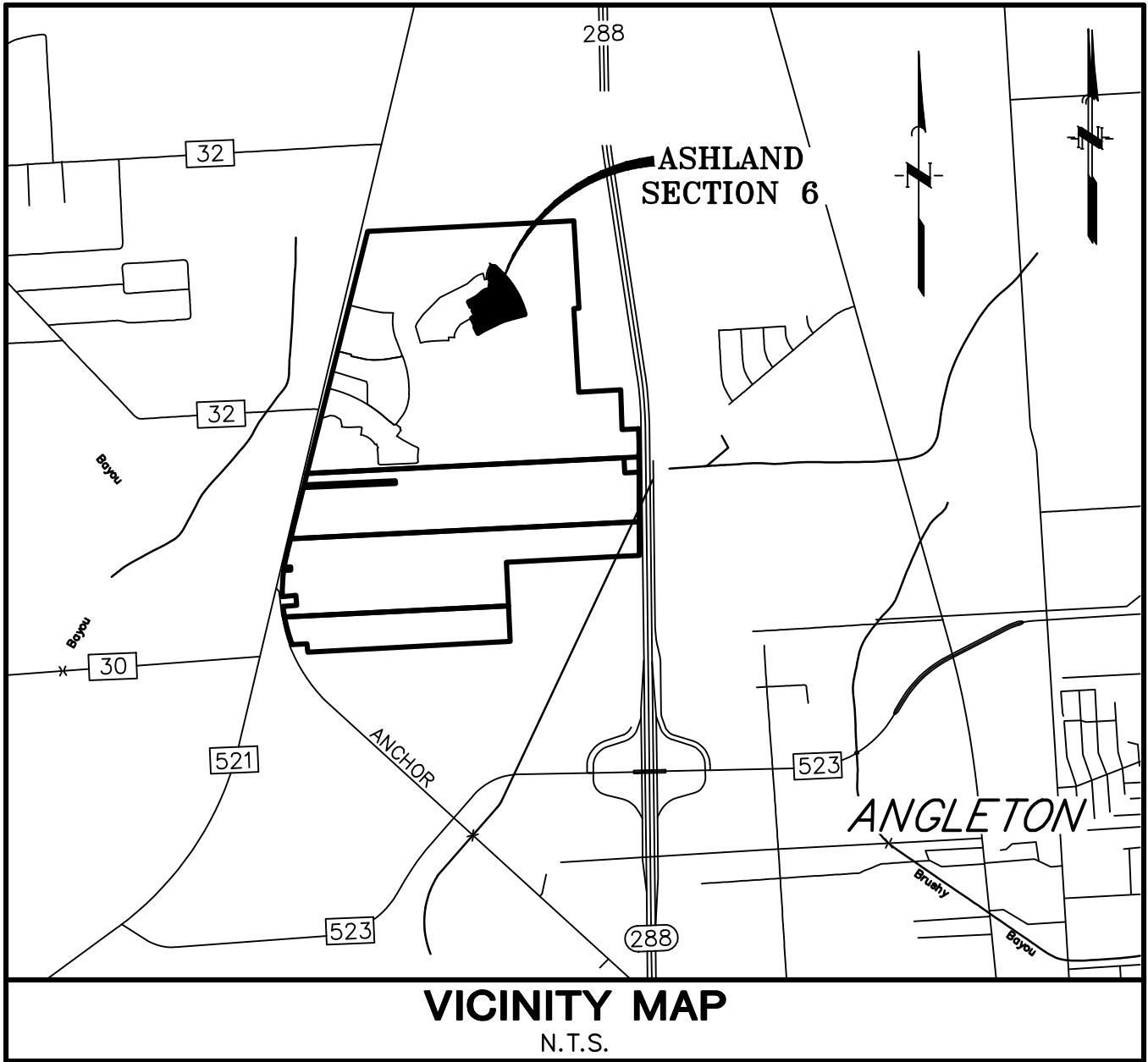
THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing North 82°40'34" West, with a chord length of 8.15 feet to a point for corner marking 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 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 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 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 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 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.



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

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBAEAL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

62 LOTS 3 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22096 & 10086100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000