



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 04, 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 THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, SEPTEMBER 4, 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 August 7, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Ashland Section 7B, located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.
3. Discussion and possible action on the Preliminary Plat of Ashland Section 9, located on the South side of CR32/Ashland Blvd. south of the intersection of Sapphire Springs Trail, and south of Section 8.
4. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 6 (Sapphire 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, August 29, 2025, by 11:00 AM, 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: September 4, 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 August 7, 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 August 7, 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, AUGUST 07, 2025 AT 12:00 PM

Members Present:

Chair | William Garwood

Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Jeff Roberson, Will Clark; **Member Absent:** Regina Bieri.

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 7, 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 June 30, 2025.**

Motion to approve the minutes was made by Commission Member Townsend, 2nd by Commission Member Clark. The vote was unanimous. The minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.**

Staff: DS. Director Otis Spriggs presented this item: Noting the surrounding conditions. The property is currently zoned light industrial. We have provided information regarding the land use plan and comprehensive plan, which are pretty parallel with what the zoning currently is. It is obvious that at one time the city hoped most of its industrial uses would be situated near the railroad, and we listed some uses that are typical of industrial uses, which are primarily along arterial streets and major highways. Of course, this is not a major highway of any sort. And when light industrial abuts residential, there should be adequate buffers to separate. There are photographs in the report that show the residential character of the area.

The applicant is proposing 6 lots as shown in the attached graphic. The criteria for rezoning were analyzed by staff, and no issues of negative impact were realized.

Staff has provided the Single-Family Residential Zoning standards for the SFR 6.3 District. The applicant must satisfy those code requirements when creating a new district. As I noted, you cannot create your own hardship; therefore, staff is recommending a reduction of 1 lot to 5 maximum lots to satisfy the minimum lot requirements. This is a public hearing. The applicant is here to address the board if you have any questions, and we'll hear from the public, and then the staff will answer any questions that you have.

Public Hearing: A motion to open the public hearing was made by Commissioner Member Michelle Townsend and seconded by Commissioner Member Spoor. Motion carried unanimously to open the public hearing.

Mrs. Dubose, 203 Evans, Angleton, TX appeared before the Commission to voice drainage concerns over the Kiber Reserve Subdivision, which built the drainage detention pond. She has had flooding in her backyard only after Kiber Reserve was built because it is higher than her land. Ms. Dubose presented photographs of the flooding; of which they built a ditch along their fence line.

It was noted that the drainage for the subject site will run along the railroad and not towards the areas mentioned.

A motion to close the public hearing by Commissioner Member Michelle Townsend and seconded by Commissioner Member Andrew Heston. Motion carried unanimously to close the public hearing.

The applicant, Mr. Kandler, appeared before the Commission, noting that he will meet all City requirements regarding drainage through the Drainage District during platting and development, which will drain along the north side along the railroad tracks.

Commission Member Townsend asked if there is a particular reason why SFR 6.3 was recommended now that we know the 6th lot cannot meet the requirements. Mr. Kandler replied that SFR6.3 was what the rest of the area was zoned. Commission Member Townsend asked, since 5 lots will meet the requirements, will it meet the SFR 7.2 requirements? Mr. Spriggs confirmed yes.

Commission Action:

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 7.2 (SF-7.2) Zoning District.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye.

The rezoning was unanimously approved (6-0 Vote).

3. **Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.**

Staff: DS. Director Otis Spriggs presented this item, noting that this is a request for the zoning of property that's currently in our ETJ for the 9.45 acres tract. We've had an opportunity to evaluate the utility and water services, and the capacity issues have been reviewed by the City Engineer, as part of the annexation petition.

Currently, the surrounding area is a Light Industrial Zoning District where the car lots are located; however, the Staff suggested the C-G General Commercial District instead.

Staff weighed the Rezoning Criteria as noted in this report summary and considered the surrounding properties in terms of impacts; there are no issues that were noted.

There are no issues of concern. Yakin Dealership is currently within the city limits and this is a relocation. This request for zoning is a matter of formality. Staff notified every owner within 200 feet of the property and posted the notice in the local newspaper.

Staff is recommending approval of the zoning. This is a public hearing, and Staff will remain available for any questions.

Public Hearing: A motion to open the public hearing was by Commissioner Member Michelle Townsend and seconded by Commissioner Member Heston. Motion carried unanimously to open the public hearing.

None present.

A motion to close the public hearing was by Commissioner Member Deborah Spoor, and seconded by Commissioner Member Michelle Townsend. Motion carried unanimously to close the public hearing.

Commission Action:

Motion was made by Commission Member Michelle Townsend and seconded by Commission Member Jeff Roberson to approve the ordinance zoning an approximate 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon approval of the annexation petition for the same tract of land.

Roll Call Vote: Commission Member Deborah Spoor-Aye; Commission Member Andrew Heston-Aye; Commission Member Michelle Townsend-Aye; Commission Member Jeff Roberson-Aye; Commission Member Will Clark-Aye; Chair Garwood- Aye. The rezoning was unanimously approved (6-0 Vote).

REGULAR AGENDA

3. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

Mr. Spriggs presented this item for the Windrose Green Section 8 Final Plat, for which the applicants are hoping to gain approval of this final plat on 6.469 acres, with 36 lots, 2 reserves and 2 blocks. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

Commission Action:

Motion was made by Commission Member Andrew Heston, and 2nd by Commission Member Townsend; Motion carried unanimously (6-0) vote, to approve the Final Plat and forward it to Council for final action.

4. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

Mr. Spriggs presented this item for the Ashland Street Dedication Plat located off County Road 32 right-of-way segment off Sapphire Springs, for which the applicants are hoping to gain approval of this preliminary plat. This is part of the D.A. and SPA agreement that was approved in 2023. We forwarded the plat for review to the City Engineer. All review comments have been corrected by the applicants prior to the Commission's consideration, which were all textual in nature.

Commission Action:

Motion was made by Commission Member Townsend and 2nd by Commission Member Will Clark; Motion carried unanimously (6-0) vote, to approve the Preliminary Plat and forward it to Council for final action, subject to any referral agency approvals.

ADJOURNMENT: 12:22 PM.



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 4, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 7B, located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.

AGENDA ITEM SECTION: Regular Agenda Item.

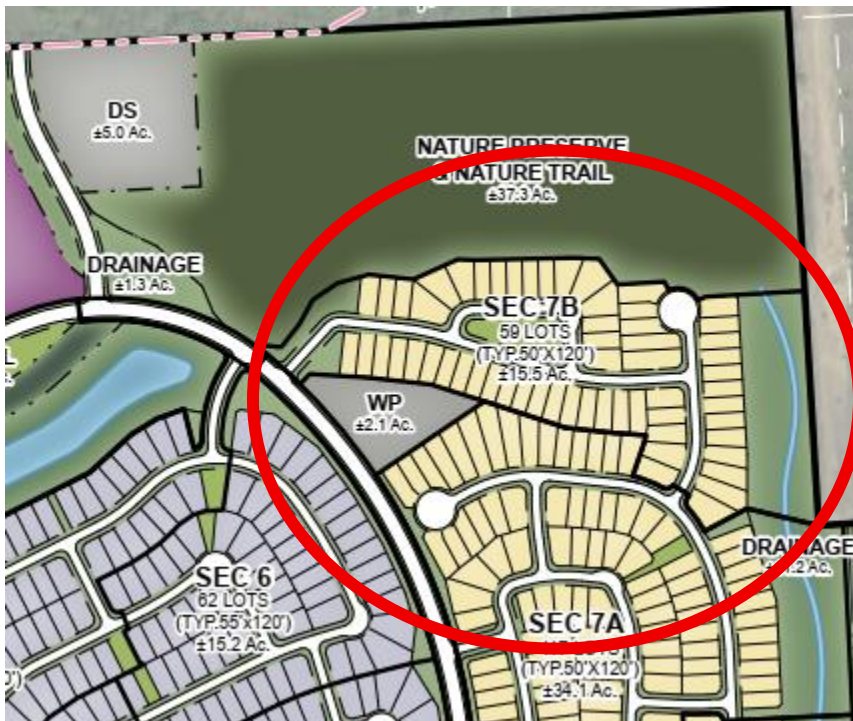
BUDGETED AMOUNT: None

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 7B Preliminary Plat comprises 26.11 acres, with 59 lots, 4 drainage, landscaping, open space, and utility reserves, and 4 blocks are proposed. The section is located on the northeast section of Sapphire Springs Trail, east of Section 6, and north of Section 7A. (see adjacent Land Plan). The majority of the lots in this section average approximately 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.

Staff and City Engineering Review:

The Preliminary Plat of Ashland Section 7B was forwarded to the City Engineer who submitted the textual comments that were later corrected by the applicant in the attached response letter.

Sheet 1 of 2

1. Include City Secretary signature line and text.
Response: Plat has been updated. Please see updated plat.
2. A metes and bounds legal description will be required for final plat.
Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.
3. Remove plat note #18 as not lots are defined along sapphire springs trail.
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. Verify and show sanitary control easement within the existing water plant subdivision.
Response: Plat has been updated. Please see updated plat.
2. For existing portions of the U.E.'s shown outside of the subdivision, provide in grayscale.
Response: Plat has been updated. Please see updated plat.
3. Show street centerline data to verify connection point to Garnet Nickel Lane.
Response: Plat has been updated. Please see updated plat.

The City Engineer has forwarded the *letter-of-no-objection (attached)* clearing all of the above comments. Due to new agenda posting deadlines the final letter was later received. Note that the City Engineer requested that the applicant submit a more current Concept Plan. **Staff welcomes any comments or input on any and all changes to the Ashland Concept Plan which tracks all future phases.**

Recommendation

The Planning and Zoning Commission should approve the preliminary plat for Ashland Section 7B, and forward it to the City Council for final action and consideration.

August 29, 2025

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

Re: On-Going Services
Ashland Section 7B Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

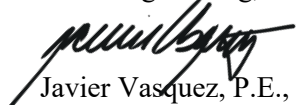
1. An updated landplan shall be submitted to reflect the updated development phasing.
2. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots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

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 7B Preliminary Plat Review with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 7B, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s). The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared ----- known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of -----

Notary Public
State of Texas

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

I, Steven Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jores
Registered Professional Land Surveyor
No. 5317

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

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

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Bill Garwood, Chairman, Planning and Zoning Commission

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

John Wright, Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the ____ day of _____, 20____, by

----- City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

A METES & BOUNDS description of a certain 18.47 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 18.47 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENTING 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 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 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°02'31" 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 BCOFR 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 68°05'38" East, 2302.63 feet to the POINT OF BEGINNING of the herein described tract;

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

THENCE, North 38°09'22" East, 914.9 feet to a point for corner;

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

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

THENCE, North 74°34'08" East, 102.20 feet to a point for corner;

THENCE, South 83°47'47" East, 140.20 feet to a point for corner;

THENCE, North 65°43'39" East, 151.91 feet to a point for corner;

THENCE, South 87°41'44" East, 56.32 feet to a point for corner;

THENCE, North 88°38'51" East, 307.28 feet to a point for corner;

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

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

THENCE, North 86°35'50" East, 147.21 feet to a point for corner;

THENCE, South 25°39'30" East, 29.78 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 88°44'30", an arc length of 108.42 feet, and a long chord bearing South 71°17'15" East, 97.90 feet to a point for corner;

THENCE, North 63°05'00" East, 25.00 feet to a point for corner;

THENCE, North 86°35'50" East, 310.89 feet to a point for corner;

THENCE, South 03°24'10" East, 733.71 feet to a point for corner;

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

THENCE, South 61°50'14" West, 150.76 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the left having a radius of 830.00 feet, a central angle of 01°47'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point for corner;

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

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

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

THENCE, North 57°26'09" West, 60.00 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 87°01'52", an arc length of 37.97 feet, and a long chord bearing South 76°04'47" West, 34.43 feet to a point for corner;

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

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

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

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

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

THENCE, North 72°12'28" West, 442.97 feet to a point for corner;

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

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

THENCE, South 44°20'44" West, 44.38 feet to a point for corner;

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

THENCE, along the arc of said compound curve to the left having a radius of 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to the POINT OF BEGINNING, CONTAINING 18.47 acres of land in XX County, Texas.

ASHLAND SECTION 7B

BEING 18.5 ACRES OF LAND
CONTAINING 59 LOTS (50' X 120' TYP.) AND
FOUR RESERVES IN FOUR BLOCKS.

OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

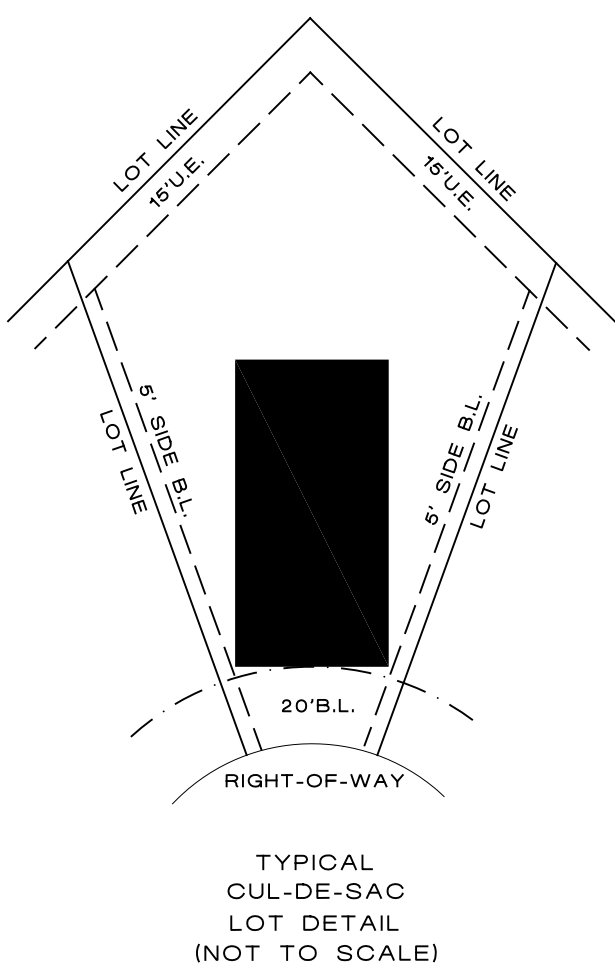
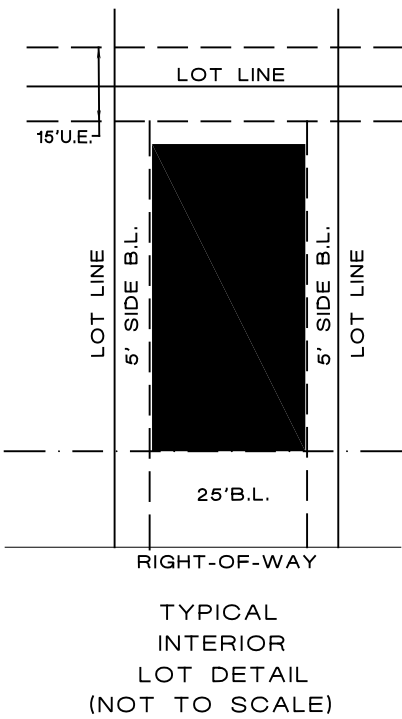
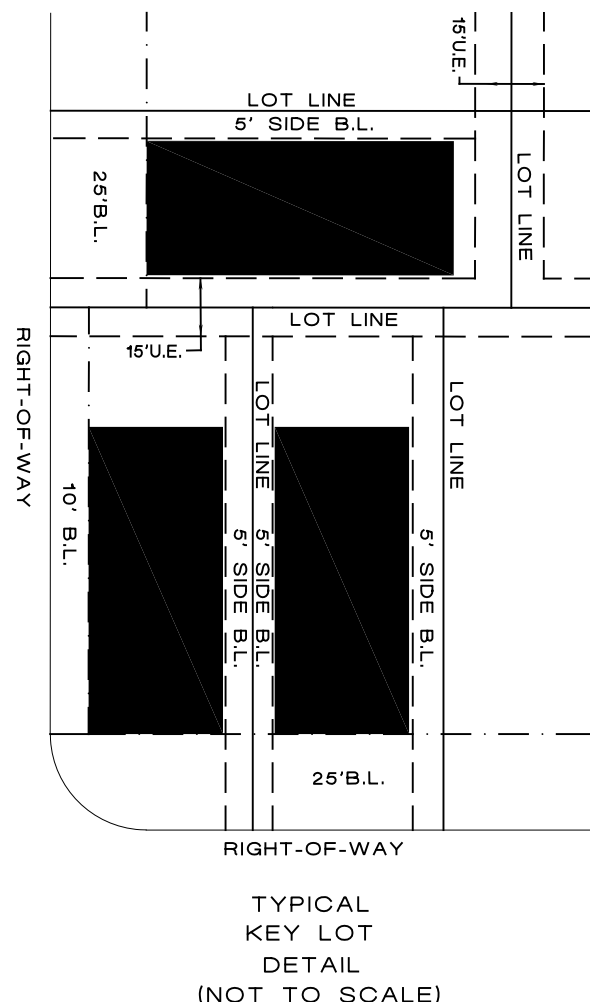
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

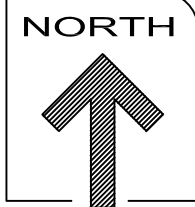
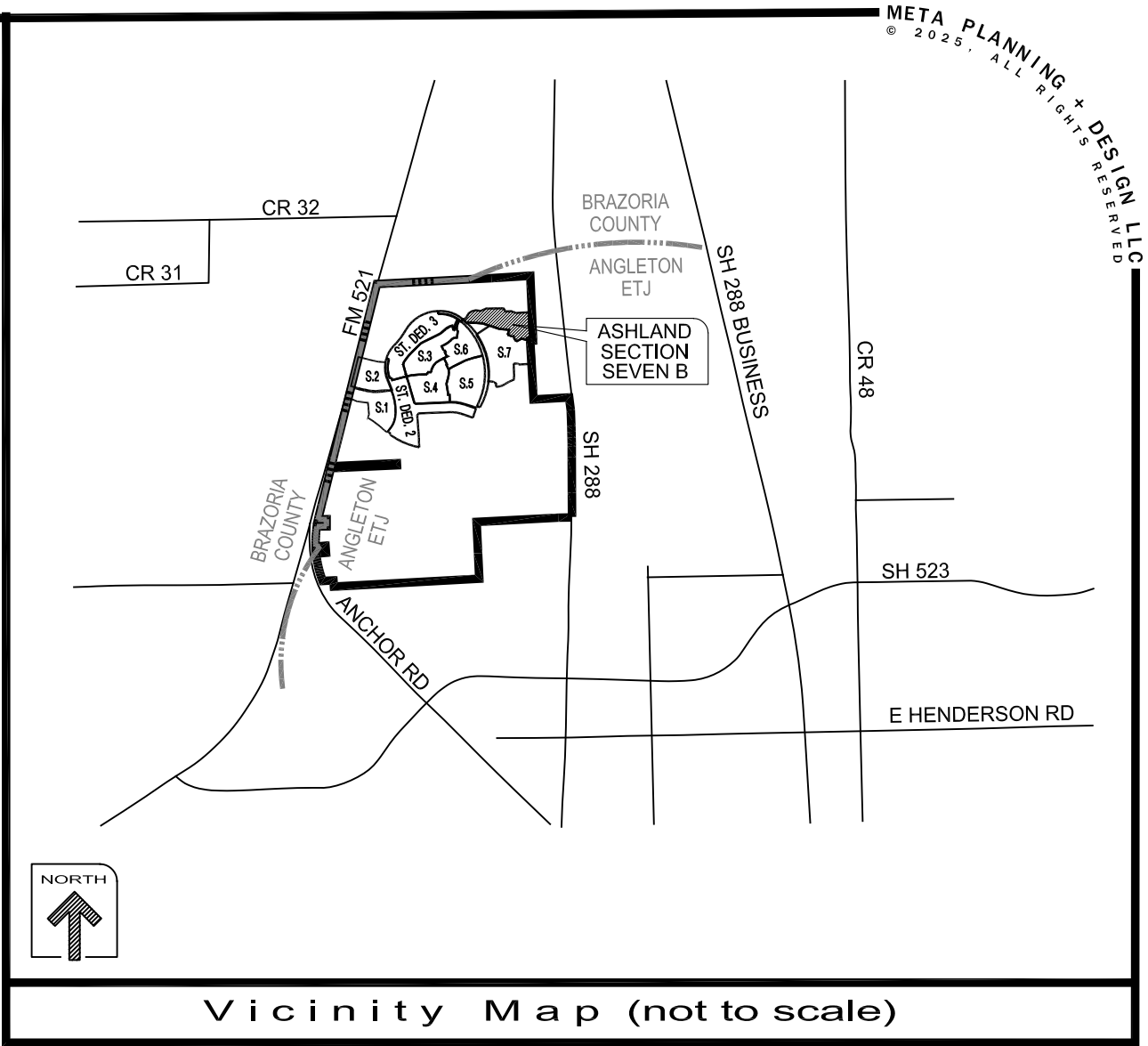
SCALE: 1" = 100'
0 100 200

REV: AUGUST 27, 2025

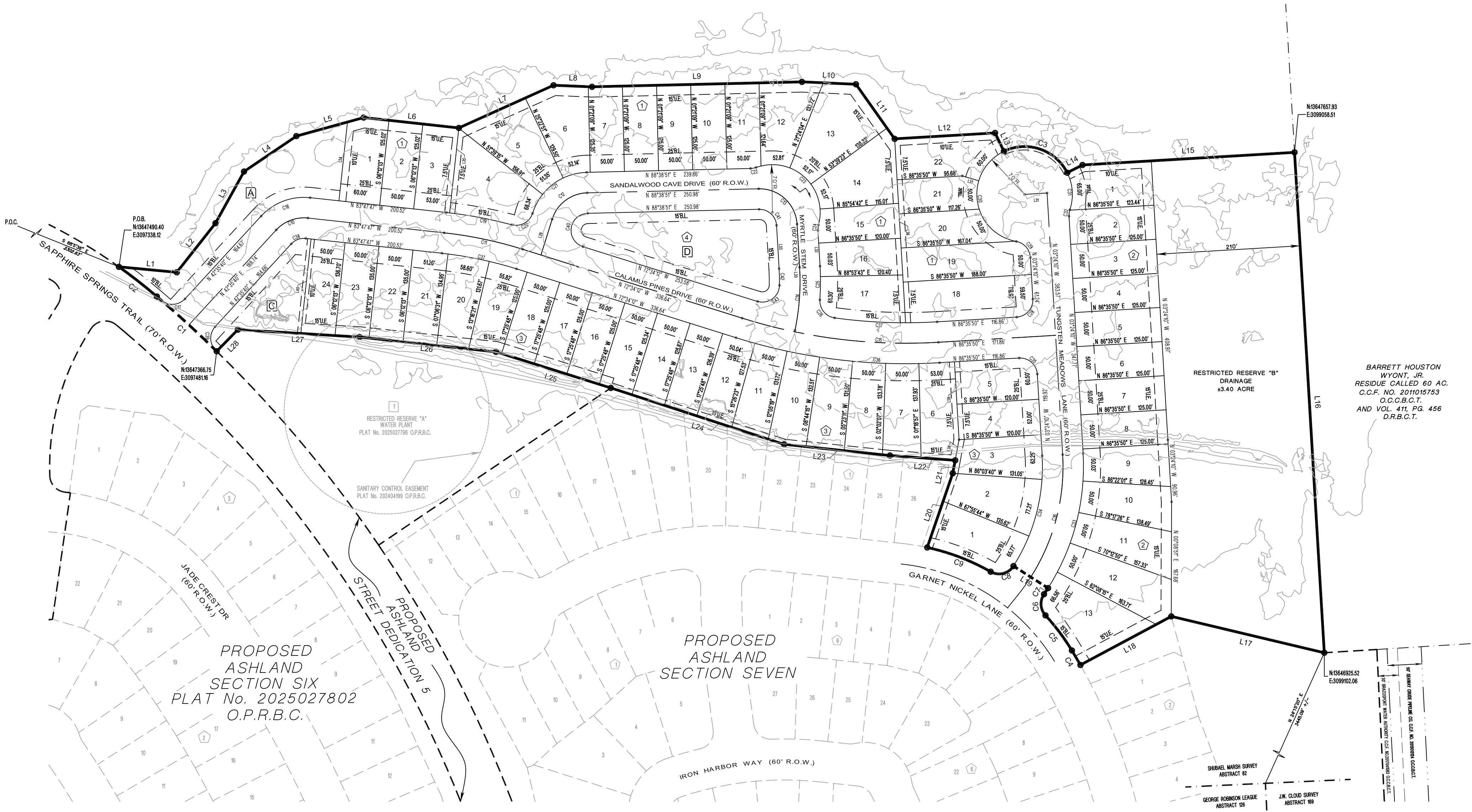
PAGE: 1 OF 2

MTA-78006





FUTURE
DEVELOPMENT



STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
CALAMUS PINES DRIVE	1357.66	60'	LOCAL
TUNGSTEN MEADOWS LANE	574.89	60'	LOCAL
MYRTLE STEM DRIVE	240.58	60'	LOCAL
SANDALWOOD CAVE DRIVE	374.34	60'	LOCAL

LINE TYPE LEGEND	
	PLAT BOUNDARY
	LOT LINE, R.O.W.
	UTILITY EASEMENT, 5' RESERVE
	BUILDING LINE
	CENTER LINE
	SEC. BOUNDARY

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "-/-" INDICATES STREET NAME CHANGE.
 - "②" INDICATES BLOCK NUMBER.
 - "[A]" INDICATES RESERVE NUMBER.
 - "20R" INDICATES 70' CUL-DE-SAC RADIUS.
 - "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°34'07" W	85.12'
L2	N 38°09'22" E	91.49'
L3	N 28°57'50" E	86.35'
L4	S 55°53'37" W	92.43'
L5	N 74°34'08" E	102.20'
L6	S 83°47'47" E	140.20'
L7	N 65°43'39" E	151.91'
L8	S 87°41'44" E	56.32'
L9	N 88°38'51" E	307.28'
L10	N 87°25'34" W	79.15'
L11	S 35°20'38" E	97.97'
L12	N 86°35'50" E	147.21'
L13	N 25°39'30" W	29.78'
L14	S 63°05'00" W	25.00'
L15	N 86°35'50" E	310.89'
L16	S 03°24'10" E	733.71'
L17	N 76°37'53" W	230.18'
L18	S 61°50'14" W	150.76'
L19	S 57°26'09" E	60.00'
L20	N 18°59'17" E	114.79'
L21	N 10°39'10" E	19.33'
L22	N 85°47'46" W	95.75'
L23	N 83°57'54" W	155.71'
L24	N 71°58'07" W	266.79'
L25	N 72°34'12" W	176.18'
L26	N 83°47'48" W	200.83'
L27	N 86°30'38" W	178.29'
L28	S 44°20'44" W	44.38'
L29	N 17°25'48" E	55.00'
L30	N 03°24'10" W	63.41'
L31	S 86°35'50" W	33.00'
L32	N 03°24'10" W	52.30'
L33	N 03°24'10" W	63.41'
L34	N 06°12'13" E	115.98'
L35	S 06°12'13" W	125.02'
L36	S 03°24'10" E	269.62'
L37	N 73°29'50" W	25.00'
L38	N 10°39'10" E	30.84'
L39	N 03°24'10" W	114.00'
L40	N 06°12'13" E	139.07'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1653.87'	04°06'52"	118.76'	N 47°30'38" W	118.74'
C2	785.00'	05°08'44"	70.50'	N 51°56'08" W	70.47'
C3	70.00'	88°44'30"	108.42'	S 71°17'15" E	97.90'
C4	830.00'	01°41'46"	24.57'	N 30°28'49" W	24.57'
C5	330.00'	11°11'01"	64.41'	N 36°55'12" W	64.31'
C6	25.00'	76°55'55"	33.57'	N 04°02'45" W	31.10'
C7	330.00'	01°51'22"	10.69'	N 33°29'32" E	10.69'
C8	25.00'	87°01'52"	37.97'	S 76°04'47" W	34.43'
C9	330.00'	17°19'41"	99.80'	N 69°04'08" W	99.42'
C10	55.00'	53°36'33"	51.46'	S 69°23'56" W	49.60'
C11	600.00'	11°13'35"	117.56'	N 78°11'00" W	117.37'
C12	55.00'	71°13'03"	68.36'	N 53°02'19" E	64.05'
C13	55.00'	87°57'00"	84.43'	S 47°22'40" E	76.38'
C14	350.00'	15°08'15"	92.47'	S 04°09'58" W	92.20'
C15	800.00'	20°49'57"	290.88'	S 82°59'11" E	289.28'
C16	300.00'	35°58'00"	188.32'	S 14°34'51" W	185.24'
C17	25.00'	88°12'13"	38.49'	S 86°41'46" W	34.80'
C18	85.00'	53°36'33"	79.53'	S 69°23'56" W	76.66'
C19	630.00'	08°52'09"	97.52'	N 79°21'43" W	97.42'
C20	25.00'	87°55'54"	38.37'	N 61°06'25" E	34.71'
C21	85.00'	71°30'22"	106.08'	N 52°53'39" E	99.33'
C22	25.00'	18°40'18"	8.15'	S 79°18'41" W	8.11'
C23	70.00'	125°17'36"	153.07'	S 47°22'40" E	124.35'
C24	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C25	380.00'	07°25'31"	49.25'	N 00°18'36" E	49.21'
C26	25.00'	86°14'21"	37.63'	N 39°05'49" W	34.18'
C27	770.00'	11°11'10"	150.33'	S 87°48'34" E	150.09'
C28	25.00'	90°00'00"	39.27'	S 41°35'50" W	35.36'
C29	25.00'	76°36'31"	33.43'	N 41°42'25" W	30.99'
C30	70.00'	144°21'10"	176.36'	N 07°50'05" W	133.28'
C31	70.00'	45°39'00"	55.77'	N 04°05'30" W	54.31'
C32	25.00'	22°08'10"	9.66'	N 07°39'55" E	9.60'
C33	330.00'	35°58'00"	207.15'	S 14°34'51" W	203.77'
C34	270.00'	35°58'00"	169.49'	N 14°34'51" E	166.72'
C35	25.00'	90°00'00"	39.27'	N 48°24'10" W	35.36'
C36	830.00'	20°49'57"	301.78'	N 82°59'11" W	300.13'
C37	570.00'	11°13'35"	111.68'	S 78°11'00" E	111.50'
C38	25.00'	53°36'33"	23.39'	N 69°23'56" E	22.55'
C39	25.00'	88°18'20"	38.53'	S 01°33'30" E	34.83'
C40	25.00'	161°13'03"	70.34'	S 08°02'19" W	49.33'
C41	25.00'	87°57'00"	38.38'	S 47°22'40" E	34.72'
C42	320.00'	04°23'23"	24.52'	S 01°12'28" E	24.51'
C43	25.00'	105°22'50"	45.98'	S 53°40'39" W	39.77'

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1	7.396	LOT 1	7.715	LOT 1	8.846
LOT 2	6.250	LOT 2	6.245	LOT 2	8.629
LOT 3	6.624	LOT 3	6.250	LOT 3	7.237
LOT 4	10.977	LOT 4	6.250	LOT 4	6.240
LOT 5	9.809	LOT 5	6.250	LOT 5	7.305
LOT 6	8.802	LOT 6	6.250	LOT 6	7.605
LOT 7	6.250	LOT 7	6.250	LOT 7	7.127
LOT 8	6.250	LOT 8	6.250	LOT 8	6.938
LOT 9	6.250	LOT 9	6.898	LOT 9	6.902
LOT 10	6.250	LOT 10	7.442	LOT 10	6.990
LOT 11	6.228	LOT 11	8.362	LOT 11	6.768
LOT 12	8.379	LOT 12	9.816	LOT 12	6.514
LOT 13	11.427	LOT 13	11.073	LOT 13	6.306
LOT 14	9.385			LOT 14	6.280
LOT 15	5.967			LOT 15	6.256
LOT 16	6.174			LOT 16	6.250
LOT 17	7.931			LOT 17	6.250
LOT 18	11.312			LOT 18	6.250
LOT 19	9.271			LOT 19	6.782
LOT 20	6.552			LOT 20	7.236
LOT 21	5.731			LOT 21	6.829
LOT 22	8.754			LOT 22	6.750
				LOT 23	6.780
				LOT 24	6.894

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	0.50	22,146	LANDSCAPE/ OPEN SPACE
[B]	3.40	148,320	DRAINAGE
[C]	0.25	11,071	LANDSCAPE/ OPEN SPACE
[D]	0.64	27,908	LANDSCAPE/ OPEN SPACE
	4.79	209,445	TOTAL

ASHLAND SECTION 7B

BEING 18.5 ACRES OF LAND
CONTAINING 59 LOTS (50' X 120' TYP.) AND
FOUR RESERVES IN FOUR BLOCKS.

OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREWLEY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

August 27, 2025

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

Re: ASHLAND SECTION 7B PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 22, 2025, for the above referenced plat.

Sheet 1 of 2

1. Include City Secretary signature line and text.
Response: Plat has been updated. Please see updated plat.
2. A metes and bounds legal description will be required for final plat.
Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.
3. Remove plat note #18 as not lots are defined along sapphire springs trail.
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. Verify and show sanitary control easement within the existing water plant subdivision.
Response: Plat has been updated. Please see updated plat.
2. For existing portions of the U.E.'s shown outside of the subdivision, provide in grayscale.
Response: Plat has been updated. Please see updated plat.
3. Show street centerline data to verify connection point to Garnet Nickel Lane.
Response: Plat has been updated. Please see updated plat.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero

Jacob Guerrero

Ashland Section 7B
18.47 Acres

Shubael Marsh Survey
Abstract No. 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.47 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 18.47 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 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 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 68°05'38" East, 2302.63 feet to the **POINT OF BEGINNING** of the herein described tract;

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

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

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

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

THENCE, North 74°34'08" East, 102.20 feet to a point for corner;

THENCE, South 83°47'47" East, 140.20 feet to a point for corner;

THENCE, North 65°43'39" East, 151.91 feet to a point for corner;

THENCE, South 87°41'44" East, 56.32 feet to a point for corner;

THENCE, North 88°38'51" East, 307.28 feet to a point for corner;

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

Ashland Section 7B
18.47 Acres

Shubael Marsh Survey
Abstract No. 82

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

THENCE, North 86°35'50" East, 147.21 feet to a point for corner;

THENCE, South 25°39'30" East, 29.78 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 88°44'30", an arc length of 108.42 feet, and a long chord bearing South 71°17'15" East, 97.90 feet to a point for corner;

THENCE, North 63°05'00" East, 25.00 feet to a point for corner;

THENCE, North 86°35'50" East, 310.89 feet to a point for corner;

THENCE, South 03°24'10" East, 733.71 feet to a point for corner;

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

THENCE, South 61°50'14" West, 150.76 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the left having a radius of 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point for corner;

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

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

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

THENCE, North 57°26'09" West, 60.00 feet to a point for corner;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 87°01'52", an arc length of 37.97 feet, and a long chord bearing South 76°04'47" West, 34.43 feet to a point for corner;

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

Ashland Section 7B
18.47 Acres

Shubael Marsh Survey
Abstract No. 82

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

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

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

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

THENCE, North 72°12'28" West, 442.97 feet to a point for corner;

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

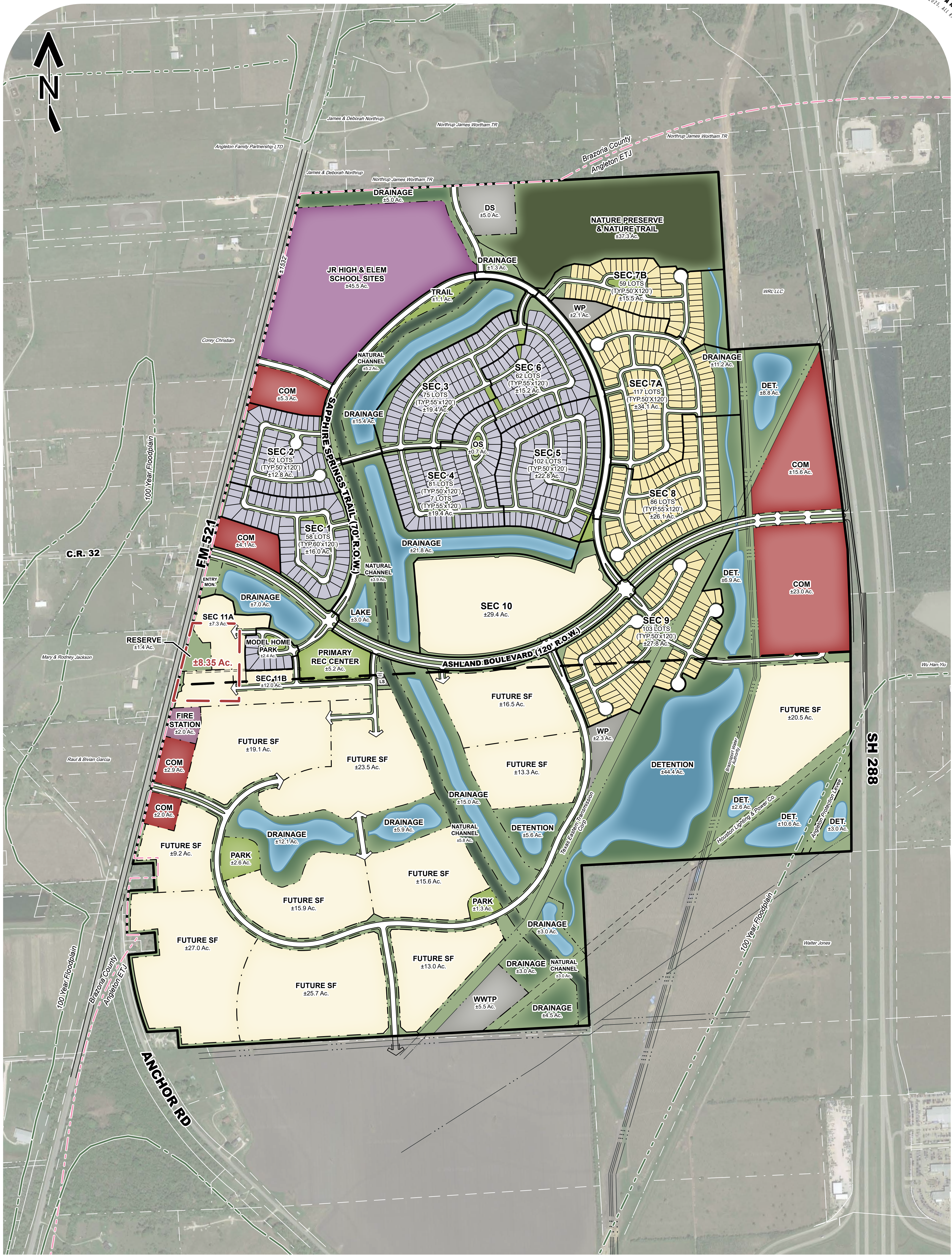
THENCE, North 86°30'38" West, 178.28 feet to a point for corner;

THENCE, South 44°20'44" West, 44.38 feet to a point for corner;

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

THENCE, along the arc of said compound curve to the left having a radius of 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to the **POINT OF BEGINNING, CONTAINING** 18.47 acres of land in XX County, Texas.

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.



PLAT STATUS LEGEND

- RECORDED
- PRELIMINARY

PLATTED LOTS TO DATE

50'x120'	529 LOTS	64%
55'x120'	232 LOTS	28%
60'x120'	60 LOTS	8%

TOTAL 821 LOTS

* ALL LAND USES ARE SUBJECT TO CHANGE *

a plat status exhibit for

ASHLAND
± 917.0 ACRES OF LAND

prepared for

ASHTON GREY DEVELOPMENT

META
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-78006
AUGUST 28, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

Item 2.

**DIRECTOR
LOTS**

±2.2 Ac.

MU-2

±31.0 Ac.

LAKE/DETENTION

±12.3 Ac.

ARK

Ac.

MU-1

±17.3 Ac.

**DIRECTOR
LOTS**

±2.3 Ac.

Brazosport Water
Authority

Houston Lighting & Power Co.

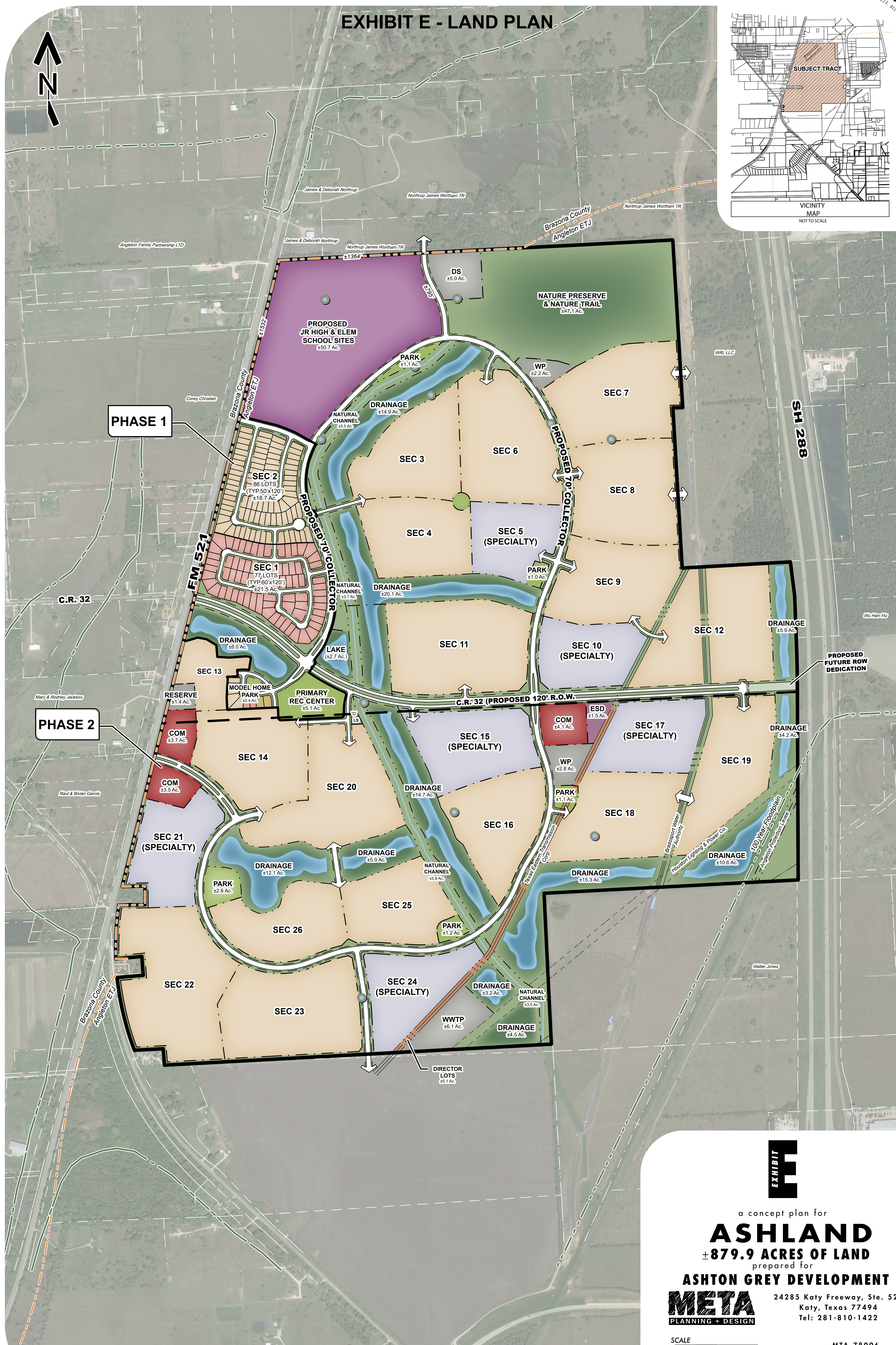
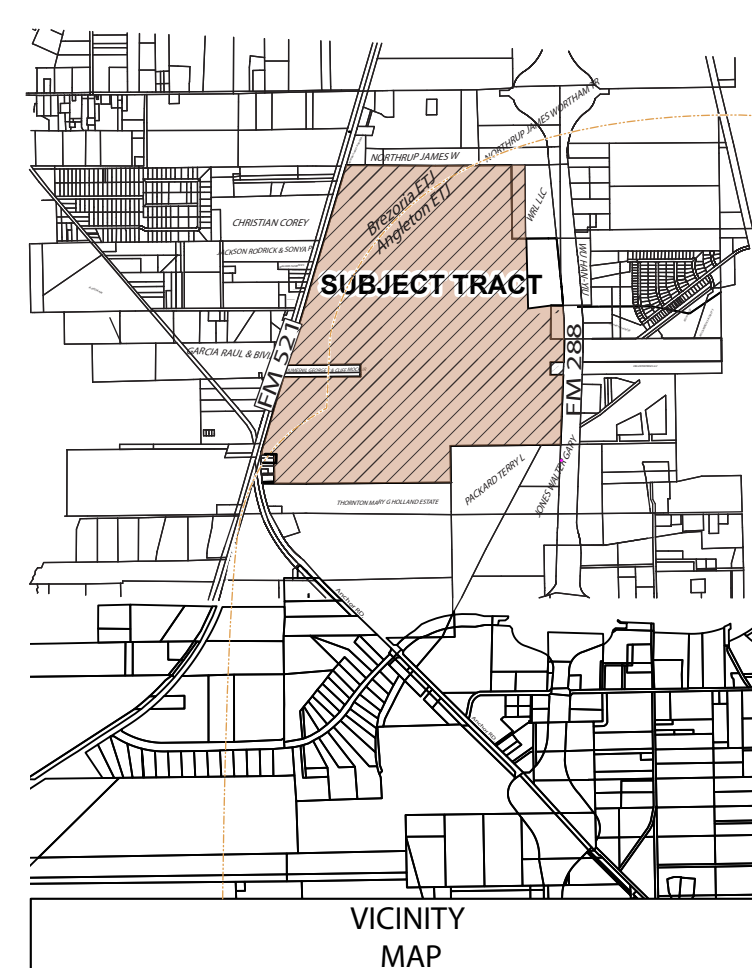
MU-3

±13.5 Ac.

100 Year Floodplain

Angleton Protection Levee

Easement

**EXHIBIT**

a concept plan for

ASHLAND

± 879.9 ACRES OF LAND


prepared for

ASHTON GREY DEVELOPMENT



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE



MTA-78006
MAY 11, 2023

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATIONAL OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2023 META PLANNING + DESIGN. ALL RIGHTS RESERVED



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 4, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 9, located on the South side of CR32/Ashland Blvd. south of the intersection of Sapphire Springs Trail, and south of Section 8.

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 9 Preliminary Plat comprises 26.11 acres, with 103 lots, 7 drainage, landscaping, open space, and utility reserves, and 5 blocks are proposed. The section is located on the South side of CR32/Ashland Blvd. south of the intersection of Sapphire Springs Trail, and south of Section 8. (see adjacent Land Plan). The majority of the lots in this section average approximately 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.

Staff and City Engineering Review:

The Preliminary Plat of Ashland Section 9 was forwarded to the City Engineer who submitted the textual comments that were later corrected by the applicant in the attached response letter.

Sheet 1 of 2

1. A metes and bounds legal description will be required for final plat.
Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.
2. Provide plat note regarding existing pipeline within the subdivision and reference to any agreements or restrictions within this 100-ft easement.
Response: Plat has been updated. Please see updated plat.
3. Note 18 - Update text "Lots or Reserves..".
Response: Plat has been updated. Please see updated plat.
4. Note 18 - Include " and Ashland Boulevard".
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. A point of beginning shall be shown that correlates with the metes and bounds.
Response: Plat has been updated. Please see updated plat.
2. Update Reserves to indicate Pipeline Easement and verify notification per LDC section noted below:
 - a. K. Petroleum and natural gas lines.
 1. Identification. High-pressure flammable gas or petroleum lines are defined as those which.[...]
 2. Notification to utility company. The subdivider or developer shall provide written..[.]**Response: A LONO will be provided at time of subdivision construction plan review by the City of Angleton. The Engineer will be coordinating that with the City and Pipeline Company.**
3. Notate filing information and Owner of pipeline easement.
Response: This information will be provided at final.
4. Provide a corner tie to the original abstract survey.
Response: Plat has been updated. Please see updated plat.
5. Verify: Is Saturn Valley Lane 60-ft instead of Varies? It appears Sapphire Springs varies instead.
Response: Plat has been updated. Please see updated plat.

The City Engineer has forwarded the *letter-of-no-objection (attached)* clearing all of the above comments. Due to new agenda posting deadlines the final letter was later received. Note that the City Engineer requested that the applicant submit a more current Concept Plan. **Staff welcomes any comments or input on any and all changes to the Ashland Concept Plan, which tracks all future phases.**

Recommendation

The Planning and Zoning Commission should approve the preliminary plat for Ashland Section 9, and forward it to the City Council for final action and consideration.

August 29, 2025

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

Re: On-Going Services
Ashland Section 9 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

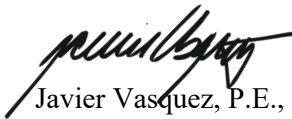
1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.
3. A LONO will be required from the pipeline company shown on the plate prior to construction and in accordance with LDC Sec. 23-16 Easements, K.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 9 Preliminary Plat Review with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section Nine, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared ----- known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of -----

Notary Public
State of Texas

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

I, Steven Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jores
Registered Professional Land Surveyor
No. 5317

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

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

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

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

John Wright, Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the ____ day of _____, 20____, by

----- City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS OR RESERVES BACKING OR SIDING ON ASHLAND BOULEVARD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.
- 19.) THERE IS A PIPELINE OR PIPELINE EASEMENT WITHIN THE PLATTED AREA SHOWN HEREON. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN BRAZORIA COUNTY CLERK'S FILE NO. 2024035087.

A METES & BOUNDS description of a certain 3163 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, and the J.W. Cloud Survey, Abstract No. 169 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 165.94 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2022002351, both of the Official Public Records of Brazoria County (OPRBC), said 3163 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 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 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°02'31" 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 40°19'22" East, 4719.20 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, North 45°26'20" East, 32.58 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1940.00 feet, a central angle of 23°38'20", an arc length of 1002.43 feet, and a long chord bearing North 60°14'30" East, 991.32 feet to a point for corner;

THENCE, South 27°28'10" West, 605.34 feet to a point for corner;

THENCE, North 82°10'27" East, 160.76 feet to a point for corner;

THENCE, South 52°49'33" East, 14.14 feet to a point for corner;

THENCE, South 07°49'33" East, 120.13 feet to a point for corner;

THENCE, South 42°10'46" West, 25.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 153°08'13", an arc length of 187.09 feet, and a long chord bearing South 28°44'52" West, 136.17 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 78°11'13", an arc length of 34.12 feet, and a long chord bearing South 66°13'22" West, 31.53 feet to a point for corner;

THENCE, South 27°07'45" West, 109 feet to a point for corner;

THENCE, South 62°52'16" East, 115.00 feet to a point for corner;

THENCE, South 17°52'16" East, 14.14 feet to a point for corner;

THENCE, South 27°07'45" West, 298.10 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 570.00 feet, a central angle of 10°05'13", an arc length of 100.35 feet, and a long chord bearing North 68°32'06" West, 100.22 feet to a point for corner;

THENCE, South 27°36'11" West, 60.01 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 630.00 feet, a central angle of 09°09'40", an arc length of 100.73 feet, and a long chord bearing South 67°58'04" East, 100.62 feet to a point for corner;

THENCE, South 27°07'45" West, 168.94 feet to a point for corner;

THENCE, South 72°07'45" West, 14.14 feet to a point for corner;

THENCE, North 62°52'16" West, 115.00 feet to a point for corner;

THENCE, South 27°07'45" West, 15.38 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 77°53'20", an arc length of 33.99 feet, and a long chord bearing South 11°48'55" East, 31.43 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 70.00 feet, a central angle of 195°57'29", an arc length of 239.41 feet, and a long chord bearing South 47°13'10" West, 138.64 feet to a point for corner;

THENCE, South 55°11'54" West, 34.46 feet to a point for corner;

THENCE, North 73°13'04" West, 141.83 feet to a point for corner;

THENCE, South 26°39'23" West, 162.77 feet to a point for corner;

THENCE, South 66°13'56" West, 575.15 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 1035.00 feet, a central angle of 06°56'07", an arc length of 125.28 feet, and a long chord bearing North 20°18'00" West, 125.21 feet to a point for corner;

THENCE, North 23°46'06" West, 335.04 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 19°48'43" West, 110.42 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 23°46'04" West, 99.81 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 30.00 feet, a central angle of 87°56'36", an arc length of 46.05 feet, and a long chord bearing North 20°12'14" East, 41.66 feet to a point at the beginning of a reverse curve to the left;

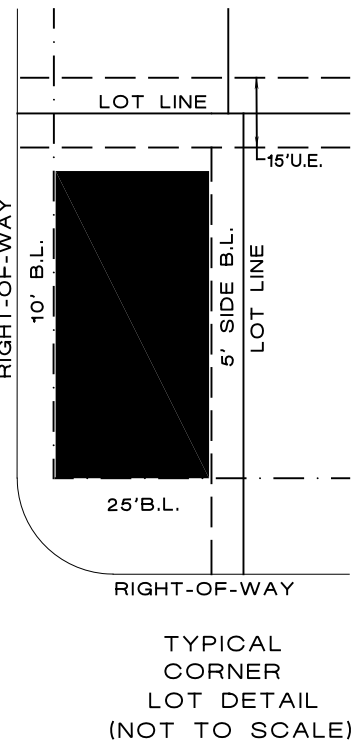
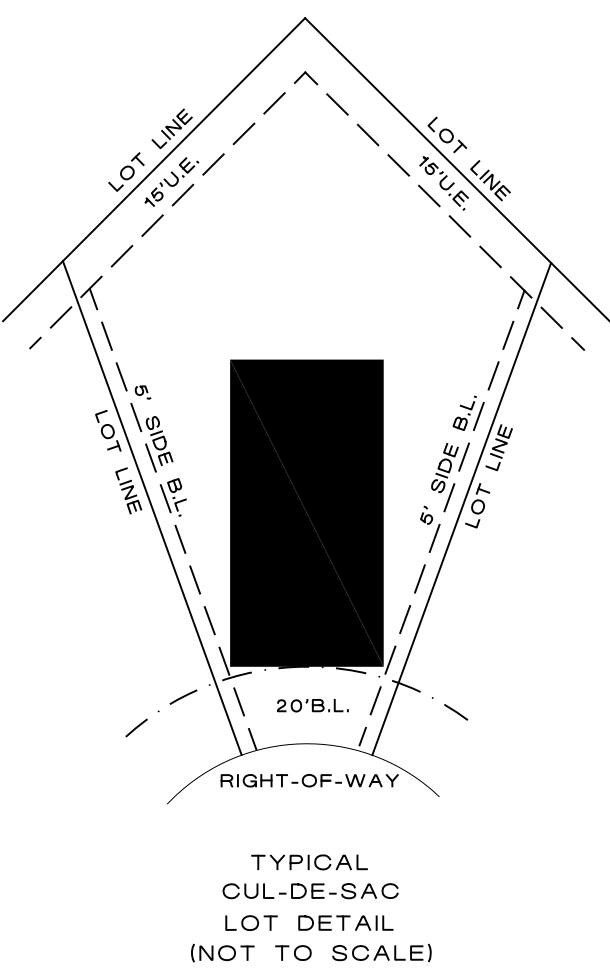
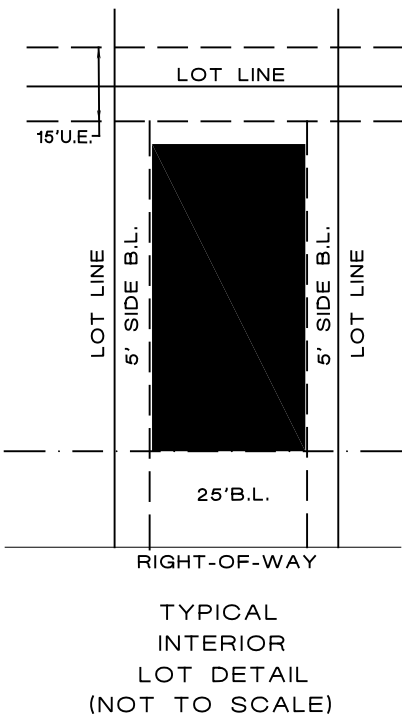
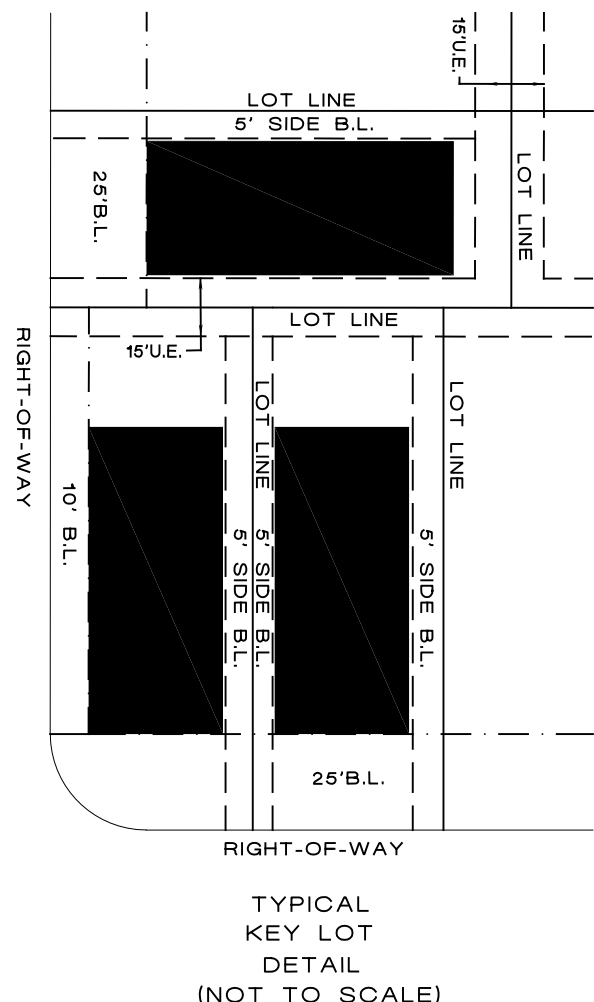
THENCE, along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 18°44'12", an arc length of 673.66 feet, and a long chord bearing North 54°48'26" East, 670.66 feet to a point for corner;

THENCE, North 45°26'20" East, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said 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 South 89°33'40" East, 35.36 feet to a point for corner;

THENCE, North 45°26'20" East, 90.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 00°26'20" East, 35.36 feet to the POINT OF BEGINNING, CONTAINING 3163 acres of land in Brazoria County, Texas.



SCALE: 1" = 100'
0 100 200

ASHLAND SECTION NINE

BEING 31.94 ACRES OF LAND CONTAINING 103 LOTS (50' X 120' TYP.) AND SEVEN RESERVES IN FIVE BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
WILDROCK HOLDINGS LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

August 27, 2025

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

Re: ASHLAND SECTION 9 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 22, 2025, for the above referenced plat.

Sheet 1 of 2

1. A metes and bounds legal description will be required for final plat.
Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.
2. Provide plat note regarding existing pipeline within the subdivision and reference to any agreements or restrictions within this 100-ft easement.
Response: Plat has been updated. Please see updated plat.
3. Note 18 - Update text "Lots or Reserves..".
Response: Plat has been updated. Please see updated plat.
4. Note 18 - Include " and Ashland Boulevard".
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. A point of beginning shall be shown that correlates with the metes and bounds.
Response: Plat has been updated. Please see updated plat.
2. Update Reserves to indicate Pipeline Easement and verify notification per LDC section noted below:
 - a. K. Petroleum and natural gas lines.
 1. Identification. High-pressure flammable gas or petroleum lines are defined as those which.[...]
 2. Notification to utility company. The subdivider or developer shall provide written..[..]**Response: A LONO will be provided at time of subdivision construction plan review by the City of Angleton. The Engineer will be coordinating that with the City and Pipeline Company.**
3. Notate filing information and Owner of pipeline easement.
Response: This information will be provided at final.

4. Provide a corner tie to the original abstract survey.

Response: Plat has been updated. Please see updated plat.

5. Verify: Is Saturn Valley Lane 60-ft instead of Varies? It appears Sapphire Springs varies instead.

Response: Plat has been updated. Please see updated plat.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero

Jacob Guerrero



July 10, 2025

Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco Street,
Angleton, Texas, 77515

Re: ASHLAND SECTION 9 PRELIMINARY PLAT SUBMISSION

Dear Otis,

On behalf of Ashton Gray Development, we META Planning + Design LLC respectfully submit the preliminary plat application for the above listed plat. See the below list of submittal requirements and our response:

- 1) **Preliminary plat application**
 - a. Has been provided.
- 2) **Preliminary plat submittal fee**
 - a. Has been provided.
- 3) **One (1) 24" x 36" paper prints of preliminary plat**
 - a. Has been provided.
- 4) **Electronic format of preliminary plat drawing**
 - a. Has been emailed.
- 5) **Utility one-lines**
 - a. Has been provided.
- 6) **TIA**
 - a. Has been provided with previous submissions.
- 7) **Utility and drainage report**
 - a. Has been provided with previous submissions.
- 8) **Geotechnical report**
 - a. Has been provided with previous submissions.
- 9) **Heritage tree survey**
 - a. N/A

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Guerrero". The signature is fluid and cursive, with the first name "Jacob" and last name "Guerrero" clearly legible.

Jacob Guerrero

Enclosure

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/10/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☒

COMMERCIAL ☐

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: _____

Name of Applicant: Jacob Gurrero Phone: 281-377-6376

Name of Company: META Planning + Design Phone: 281-810-1422

E-mail: jguerrero@meta-pd.com

Name of Owner of Property: Ashton Grey Development

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Phone: 281-377-6376 E-mail: jguerrero@meta-pd.com

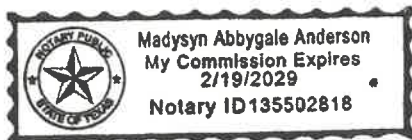
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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 10 day of July, 2025.

(SEAL)




 Notary Public for the State of Texas

Commission Expires: 02/19/2029

PROJECT SUMMARY FORM

Address of property _____

The subject property fronts _____ feet on the east side of FM 521

Depth: _____ Area: _____ Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

The purpose of the requested plat is to submit Ashland Section 9 to create 103 lots within 5 blocks and 7 reserves.

Is this platting a requirement for obtaining a building permit? _____ YES ☒ _____ NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Jacob GuerreroDate: 07/10/2025

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)
see attached metes and bounds description

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: Jacob Guerrero

ADDRESS: 24285 Katy Freeway, Suite 525, Katy, Texas

APPLICANT PHONE # 281-377-6376 E-MAIL: jguerrero@meta-pd.com

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: VL DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 2024.

(SEAL)



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



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

July 8th, 2024

Sudharshan Vembutty
Leander Land Holdings I LLC
101 Parklane Blvd, Suite 104
Sugar Land, Texas 77478

Re: City of Leander
Attn : Development Services
201 N. Brushy Street
Leander, Texas 78641

To whom it may concern:

Sincerely,

Sudharshan Vembutty
Manager

APPROVED BY:

VL
Signature

Sudharshan Vembutty, President Manager
Name and Title (Printed)

08/01/24
Date

State of Texas County of Tarrant

Before me, (insert the name and character of the officer), on this day personally appeared Sudharshan Vembutty, Manager known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of August, 2024.

(Personalized Seal)



Kaif Sorathia
Notary Public's Signature

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

Item 3.

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

STREET NAME REVIEW-LETTER OF NO OBJECTION

August 6, 2025

SUBDIVISION/PROJECT NAME:	Ashland Section 9
SUBMITTED BY:	Jacob Guerrero
COMPANY:	META Planning & Design LLC

All proposed street names are reviewed per the Brazoria County Street naming standards.

For a copy please email: engineer-addressing@brazoriacountytx.gov.

STREET NAMES REVIEWED:

<u>STREET NAME</u>	<u>NEW</u>	<u>CONTINUATION</u>	<u>DUPLICATED</u>	<u>APPROVED</u>	<u>NOT APPROVED</u>	<u>COMMENTS</u>
Jupiter Horizon Dr.	X			X		
Sapphire Springs Trl.		X		X		
Saturn Valley Ln.	X			X		
Mars Vista Ln.	X			X		
Sun Touch Dr.	X			X		
Moonbeam Hill Dr.	X			X		

Additional comments:

Reviewed By: Laurie Perry
911 Addressing Administrator
engineer-addressing@brazoriacountytx.gov
P: 979-864-1265
D: 979-864-1883

Signature

Date: August 6, 2025

Ashland Section 9
31.63 Acres

Shubael Marsh Survey, Abstract No. 82
J.W. Cloud Survey, Abstract No. 169

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.63 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, and the J.W. Cloud Survey, Abstract No. 169 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 165.94 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2022002351, both of the Official Public Records of Brazoria County (OPRBC); said 31.63 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 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 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 40°19'22" East, 4719.20 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 45°26'20" East, 32.58 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1940.00 feet, a central angle of 29°36'20", an arc length of 1002.43 feet, and a long chord bearing North 60°14'30" East, 991.32 feet to a point for corner;

THENCE, South 27°28'10" West, 605.34 feet to a point for corner;

THENCE, North 82°10'27" East, 160.76 feet to a point for corner;

THENCE, South 52°49'33" East, 14.14 feet to a point for corner;

THENCE, South 07°49'33" East, 120.13 feet to a point for corner;

THENCE, South 42°10'46" West, 25.00 feet to a point at the beginning of a non-tangent curve to the right;

Ashland Section 9
31.63 Acres

Shubael Marsh Survey, Abstract No. 82
J.W. Cloud Survey, Abstract No. 169

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of $153^{\circ}08'13''$, an arc length of 187.09 feet, and a long chord bearing South $28^{\circ}44'52''$ West, 136.17 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of $78^{\circ}11'13''$, an arc length of 34.12 feet, and a long chord bearing South $66^{\circ}13'22''$ West, 31.53 feet to a point for corner;

THENCE, South $27^{\circ}07'45''$ West, 1.09 feet to a point for corner;

THENCE, South $62^{\circ}52'15''$ East, 115.00 feet to a point for corner;

THENCE, South $17^{\circ}52'15''$ East, 14.14 feet to a point for corner;

THENCE, South $27^{\circ}07'45''$ West, 298.10 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 570.00 feet, a central angle of $10^{\circ}05'13''$, an arc length of 100.35 feet, and a long chord bearing North $68^{\circ}32'06''$ West, 100.22 feet to a point for corner;

THENCE, South $27^{\circ}36'11''$ West, 60.01 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 630.00 feet, a central angle of $09^{\circ}09'40''$, an arc length of 100.73 feet, and a long chord bearing South $67^{\circ}58'04''$ East, 100.62 feet to a point for corner;

THENCE, South $27^{\circ}07'45''$ West, 168.94 feet to a point for corner;

THENCE, South $72^{\circ}07'45''$ West, 14.14 feet to a point for corner;

THENCE, North $62^{\circ}52'15''$ West, 115.00 feet to a point for corner;

THENCE, South $27^{\circ}07'45''$ West, 15.38 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of $77^{\circ}53'20''$, an arc length of 33.99 feet, and a long chord bearing South $11^{\circ}48'55''$ East, 31.43 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 70.00 feet, a central angle of $195^{\circ}57'29''$, an arc length of 239.41 feet, and a long chord bearing South $47^{\circ}13'10''$ West, 138.64 feet to a point for corner;

THENCE, South $55^{\circ}11'54''$ West, 34.46 feet to a point for corner;

Ashland Section 9
31.63 Acres

Shubael Marsh Survey, Abstract No. 82
J.W. Cloud Survey, Abstract No. 169

THENCE, North 73°13'04" West, 141.83 feet to a point for corner;

THENCE, South 26°39'23" West, 162.77 feet to a point for corner;

THENCE, South 66°13'56" West, 575.15 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 1035.00 feet, a central angle of 06°56'07", an arc length of 125.28 feet, and a long chord bearing North 20°18'00" West, 125.21 feet to a point for corner;

THENCE, North 23°46'06" West, 335.04 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 19°48'43" West, 110.42 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 03°57'21", an arc length of 34.52 feet, and a long chord bearing North 21°47'23" West, 34.51 feet to a point for corner;

THENCE, North 23°46'04" West, 99.81 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 30.00 feet, a central angle of 87°56'36", an arc length of 46.05 feet, and a long chord bearing North 20°12'14" East, 41.66 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 2060.00 feet, a central angle of 18°44'12", an arc length of 673.66 feet, and a long chord bearing North 54°48'26" East, 670.66 feet to a point for corner;

THENCE, North 45°26'20" East, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said 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 South 89°33'40" East, 35.36 feet to a point for corner;

THENCE, North 45°26'20" East, 90.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 00°26'20" East, 35.36 feet to the **POINT OF BEGINNING, CONTAINING 31.63 acres of land in Brazoria County, Texas.**

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.

Ashland Section 9
31.63 Acres

Shubael Marsh Survey, Abstract No. 82
J.W. Cloud Survey, Abstract No. 169



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 4, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 6 (Sapphire Springs Trail).

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 Preliminary Plat of the Ashland Street Dedication Section 6 (Attachment 1). The subject property is located within the City of Angleton ETJ between FM 521 and SH 288 and north of Hwy. 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.

Staff and City Engineering Review:

The Preliminary Plat of the Ashland Street Dedication Section 6 was forwarded to the City Engineer, who submitted the textual comments that were later corrected by the applicant in the attached response letter.

Sheet 1 of 2

1. Include City Secretary signature line and text.

Response: Plat has been updated. Please see updated plat.

2. A metes and bounds legal description will be required for final plat.

Response: Plat has been updated. Please see updated plat.

The City Engineer has forwarded the *letter-of-no-objection (attached)* clearing all of the above comments. Due to new agenda posting deadlines the final letter was later received. Note that the City Engineer requested that the applicant submit a more current Concept Plan. **Staff welcomes any comments or input on any and all changes to the Ashland Concept Plan, which tracks all future phases.**

Recommendation

The Planning and Zoning Commission should approve the preliminary plat for Ashland Street Dedication 6, and forward it to the City Council for final action and consideration.

August 29, 2025

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

Re: On-Going Services
Ashland Street Dedication 6 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

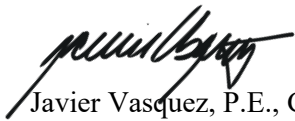
1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.
3. Coordination shall be provided for any plat updates to adjacent sections.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 6 Preliminary Plat Review with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication 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.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

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, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public
State of Texas

GENERAL NOTE:

- "U.E." INDICATES UTILITY EASEMENT.
- "1" RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets, about adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicant, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 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), MAP NUMBER 48024304R, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48024304R, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY, AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- "R" PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDEMENT OF A FINAL PLAT.
- LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LINE TABLE

LINE	DISTANCE	BEARING
L1	70.00'	S 85°13'15" E
L2	78.74'	S 35°49'19" E
L3	90.00'	S 46°27'26" W
L4	76.16'	N 20°51'40" W
L5	129.18'	S 80°36'30" W
L6	189.80'	N 22°28'05" E
L7	159.77'	S 13°02'40" W
L8	29.04'	S 64°53'55" E

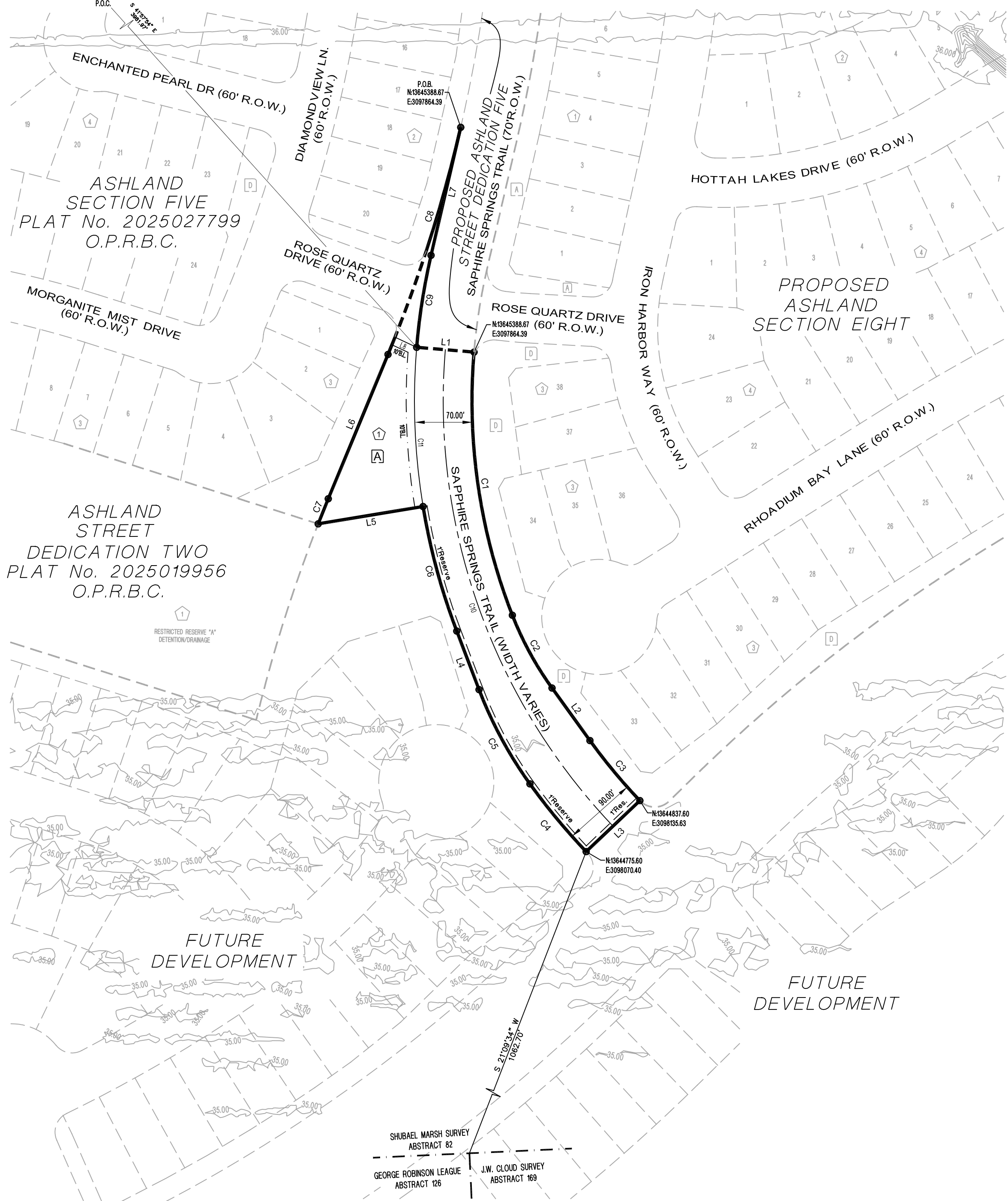
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	715.00'	26°07'32"	326.03'	S 08°17'01" E	323.21'
C2	400.00'	14°28'32"	101.06'	S 28°35'03" E	100.79'
C3	705.00'	07°43'15"	95.00'	S 39°40'57" E	94.93'
C4	795.00'	07°43'15"	107.13'	N 39°40'57" W	107.05'
C5	500.00'	14°57'40"	130.56'	N 28°20'29" W	130.19'
C6	785.00'	11°28'10"	157.14'	N 15°07'35" W	156.88'
C7	1834.82'	01°01'31"	32.83'	N 21°57'20" E	32.83'
C8	1765.00'	09°25'25"	290.30'	N 17°45'22" E	289.97'
C9	785.00'	08°15'54"	113.24'	S 08°54'43" W	113.14'
C10	750.00'	48°19'19"	632.53'	S 19°22'54" E	613.95'
C11	785.00'	14°10'16"	194.15'	S 02°18'22" E	193.66'

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.34	15,212	LANDSCAPE/ OPEN SPACE
	0.34	15,212	TOTAL

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
SAPPHIRE SPRINGS TRAIL	632.53'	VARIES	LOCAL



LEGEND:

- "AC." INDICATES ACREAGE.
- "R.O.W." INDICATES RIGHT-OF-WAY.
- "P.O.B." INDICATES POINT OF BEGINNING.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "B" INDICATES BLOCK NUMBER.
- "A" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

- PLAT BOUNDARY
- UTILITY EASEMENT, 1' RESERVE
- CENTER LINE
- EXISTING SECTION BOUNDARY

A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 6 BEING 1.51 ACRES OF LAND CONTAINING ONE RESERVE IN ONE BLOCK.

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

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS Firm Registration No. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

REV: AUGUST 27, 2025

MTA-78006

August 27, 2025

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

Re: ASHLAND STREET DEDICATION 6 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 22, 2025, for the above referenced plat.

Sheet 1 of 2

1. Include City Secretary signature line and text.
Response: Plat has been updated. Please see updated plat.
2. A metes and bounds legal description will be required for final plat.
Response: Plat has been updated. Please see updated plat.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero
Jacob Guerrero

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

Item 4.

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

STREET NAME REVIEW-LETTER OF NO OBJECTION

July 16, 2025

SUBDIVISION/PROJECT NAME:	Street Dedication 6 and 7
SUBMITTED BY:	Jacob Guerrero
COMPANY:	META Planning & Design LLC

All proposed street names are reviewed per the Brazoria County Street naming standards.
For a copy please email: engineer-addressing@brazoriacountytx.gov.

STREET NAMES REVIEWED:

<u>STREET NAME</u>	<u>NEW</u>	<u>CONTINUATION</u>	<u>DUPLICATED</u>	<u>APPROVED</u>	<u>NOT APPROVED</u>	<u>COMMENTS</u>
Sapphire Springs Trl.		X		X		Street Dedication 6
Ashland Blvd.		X		X		Street Dedication 7

Reviewed By: Laurie Perry
911 Addressing Administrator
engineer-addressing@brazoriacountytx.gov
P: 979-864-1265
D: 979-864-1883


Signature

Date: July 16, 2025

Ashland Street Dedication Section 6
1.51 Acres

Shubael Marsh Survey
Abstract No. 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.51 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 1.51 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 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 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 45°14'31" East, 3825.21 feet to the **POINT OF BEGINNING** of the herein described tract lin a west line of proposed Ashland Street Dedication No. 5;

THENCE, South 13°02'40" West, along a west line of proposed Ashland Street Dedication No. 5, 159.77 feet to a point at the southwest corner of proposed Ashland Street Dedication No. 5;

THENCE, South 85°13'15" East, along the south line of proposed Ashland Street Dedication Section 5, 70.00 feet to a point at the beginning of a non-tangent curve to the left in a west line of proposed Ashland Section 8;

THENCE, along the west lines of proposed Ashland Section 8, the following four (4) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 715.00 feet, a central angle of 26°07'32", an arc length of 326.03 feet, and a long chord bearing South 08°17'01" East, 323.21 feet to a point at the beginning of a compound curve to the left;
2. Along the arc of said compound curve to the left having a radius of 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing South 28°35'03" East, 100.79 feet to a point for corner;
3. South 35°49'19" East, 78.74 feet to a point at the beginning of a curve to the left;

Ashland Street Dedication Section 6
1.51 Acres

Shubael Marsh Survey
Abstract No. 82

4. Along the arc of said curve to the left having a radius of 705.00 feet, a central angle of $07^{\circ}43'15''$, an arc length of 95.00 feet, and a long chord bearing South $39^{\circ}40'57''$ East, 94.93 feet to a point for corner;

THENCE, South $46^{\circ}27'26''$ West, 90.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 795.00 feet, a central angle of $07^{\circ}43'15''$, an arc length of 107.13 feet, and a long chord bearing North $39^{\circ}40'57''$ West, 107.05 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 500.00 feet, a central angle of $14^{\circ}57'40''$, an arc length of 130.56 feet, and a long chord bearing North $28^{\circ}20'29''$ West, 130.19 feet to a point for corner;

THENCE, North $20^{\circ}51'40''$ West, 76.16 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 785.00 feet, a central angle of $11^{\circ}28'10''$, an arc length of 157.14 feet, and a long chord bearing North $15^{\circ}07'35''$ West, 156.88 feet to a point for corner;

THENCE, South $80^{\circ}36'30''$ West, 129.18 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 1834.82 feet, a central angle of $01^{\circ}01'31''$, an arc length of 32.83 feet, and a long chord bearing North $21^{\circ}57'20''$ East, 32.83 feet to a point for corner;

THENCE, North $22^{\circ}28'05''$ East, 189.80 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of $09^{\circ}25'25''$, an arc length of 290.30 feet, and a long chord bearing North $17^{\circ}45'22''$ East, 289.97 feet to the **POINT OF BEGINNING, CONTAINING** 1.51 acres of land in Brazoria County, Texas.

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.