



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 06, 2026 AT 12:00 PM

Chair | William Garwood

**Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson,
Harold Goodin**

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 6, 2026, 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 July 6, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an Ordinance Annexing and assigning a Commercial- General (C-G) Zoning to District to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

REGULAR AGENDA

3. Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.
4. Discussion and possible action on the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.
5. Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future 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, July 31, 2026, by 5:00 p.m. and remained so posted continuously for at least three business days preceding 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 compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 6, 2026

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 July 6, 2026.

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 June 4, 2026.

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JULY 06, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson,
Harold Goodin

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 MONDAY, JULY 6, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were Chair William Garwood; Members Deborah Spoor, Andrew Heston, Harold Goodin, and Jeff Roberson; **Absent** were Commission Members Michelle Townsend, and Regina Bieri.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 4, 2026.

A motion to approve the minutes for the planning and zoning commission meeting held on June 4, 2026 was made by Commission Member Heston, seconded by Commission member Roberson. The motion carried unanimously, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as submitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.

DS Dir. Otis Spriggs introduced this item, noting the location and that it is subject to the Strategic Plan Agreement with MUD 82, as well as the development agreement with the city that was passed in 2023. He highlighted the 4.0 acres, which will be the commercial reserve, situated at the intersection of CR32 and FM 521, anticipated to be developed as commercial.

Mr. Spriggs added that the plat was forwarded to the City Engineer for a review and there were some minor comments that were copied to the commission and to city council, regarding some of the labeling on the plat. A cross-access easement item that we're hoping to get cleared, will be handled prior to Council's action. Attached also are the architectural standards for the Ashland Development commercial uses depicting the architectural

standards and elements that will be followed, especially for the commercial to be located along SH 288 and along FM 521.

Jacob Guerrero with META Planning appeared before the P&Z Commission to address any questions.

Action:

A motion was made by Commission Member Heston; seconded by Commission Member Spoor to approve the Preliminary Plat and forward it to City Council for final action. Motion carried 5-0.

ADJOURNMENT: Chair Garwood adjourned the meeting at 12:33 PM.

CITY OF ANGLETON, TEXAS

William Garwood
Chair



AGENDA SUMMARY/STAFF REPORT

MEETING DATE:	August 6, 2026
PREPARED BY:	Otis T. Spriggs, AICP, Director of Development Services
AGENDA CONTENT:	Conduct a public hearing, discussion, and possible action on an Ordinance Annexing and assigning a Commercial- General (C-G) Zoning to District to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.
AGENDA ITEM SECTION:	Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: **Matthew T. Peter**, *on behalf of the Thottiyil Group LLC*, a Texas Limited Liability Company is requesting consideration of an annexation and the assigning of aa Commercial- General (C-G) Zoning to District to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

The applicants participated in a Pre-Development meeting in April of 2026 and were introduced to the development requirements for the subject 5.234 acre site, which lies within the 288 Industrial Agreement Impact Fee Zone. This application and petition is subject to a required Service Agreement, Ordinance consideration of the Annexation and Zoning of the tract, as well as coordination with other referral agencies such as TxDOT and the Angleton Drainage District.

The applicants are proposing to develop a 5,400 S.F. Convenience Gas Station with 42 parking spaces, 12 gas pumps (6 for cars/6 for Commercial Trucks).

The necessary exhibits are attached for your review and consideration, including the Survey Plat, Legal Description, Vicinity Map, and Site Development Plan. The layout demonstrates two (2) access points- one driveway off SH35 Bypass, and one off of service road adjacent and parallel of SH288 southbound off ramp.

The City ordinances require sidewalks to be installed along all frontages; however, any variance requests require approval by the City Council, taking into account any established hardship(s).

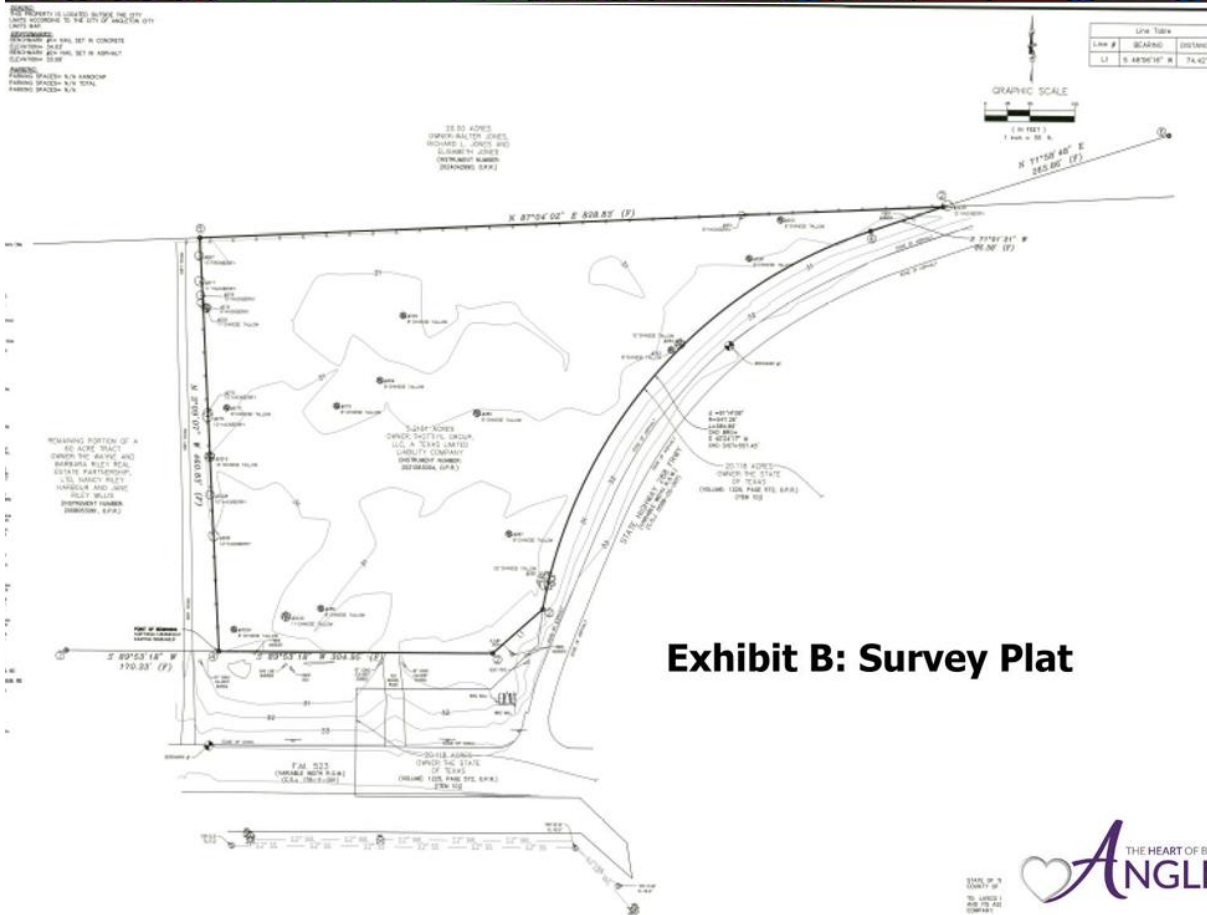
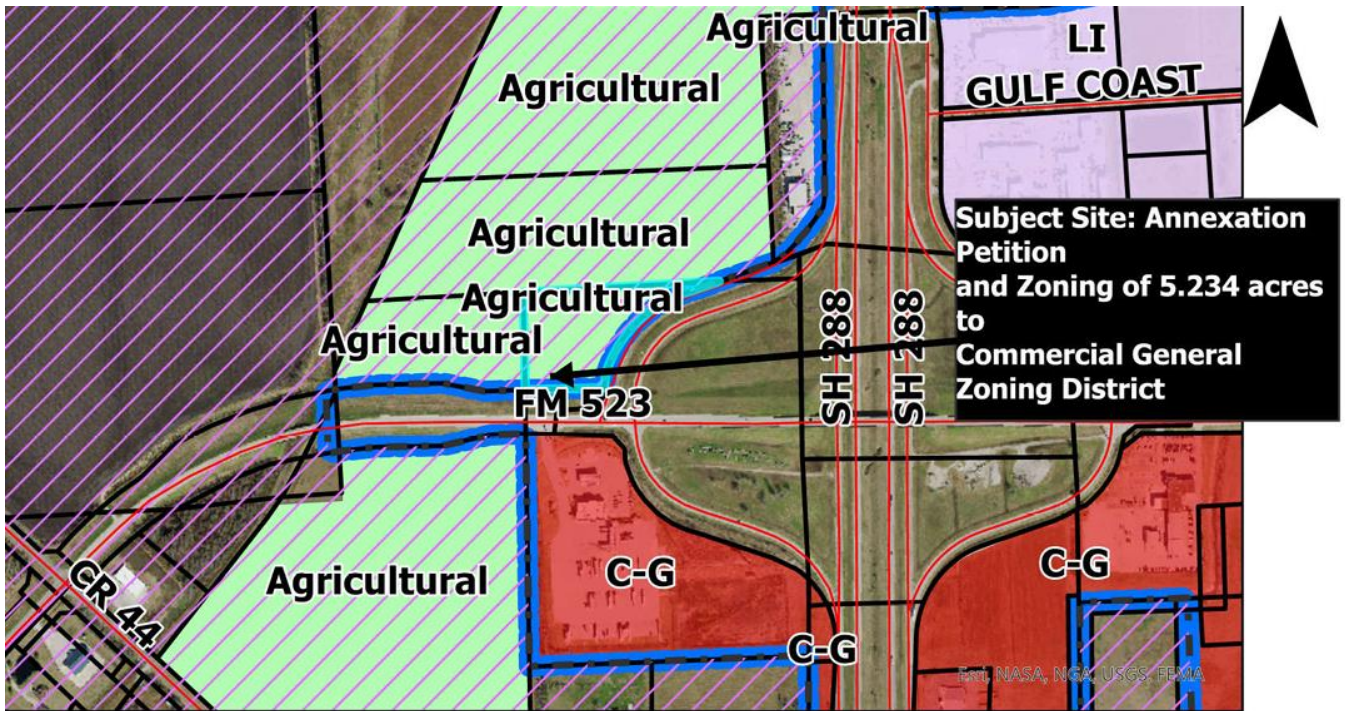
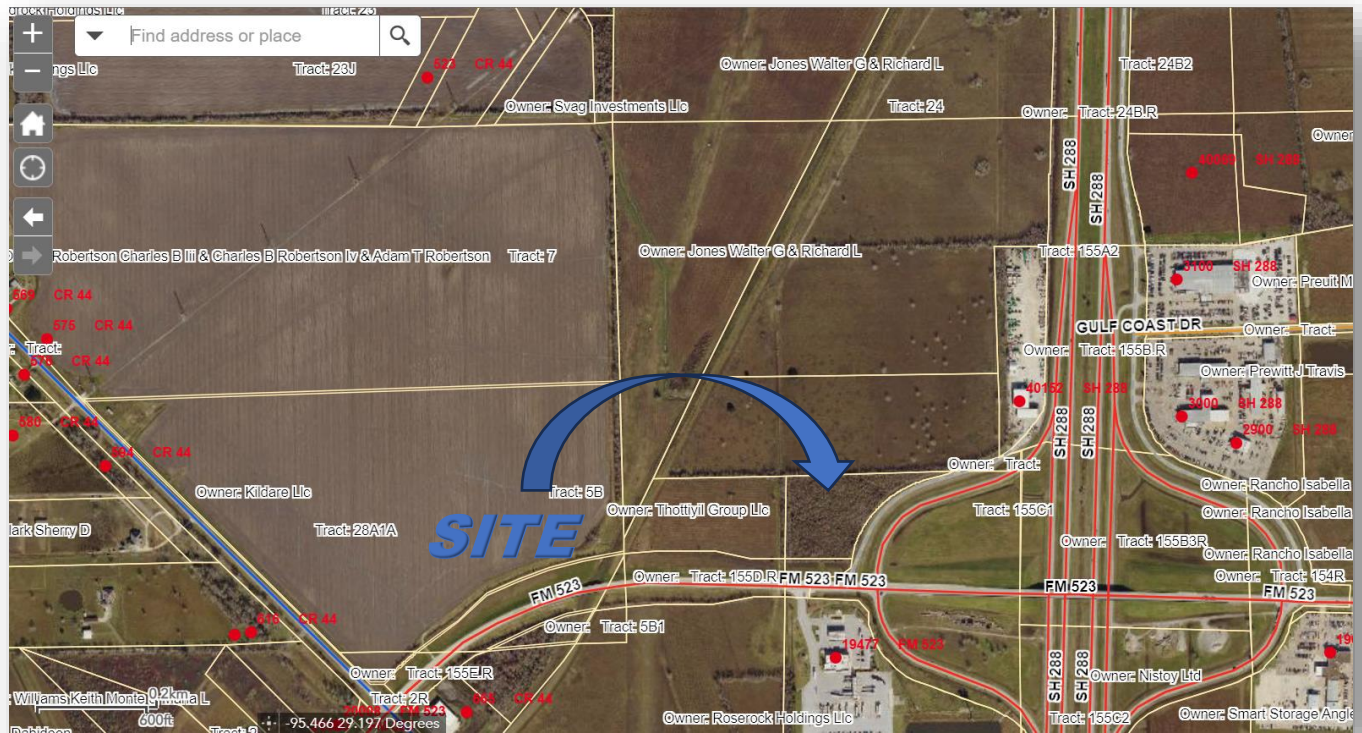


Exhibit B: Survey Plat



Aerial Map

Public Notification

Staff sent public notices to the local newspaper and to the property owners within 200 feet of the subject property under consideration for the Annexation petition.

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Sunbelt Rentals Power & HVAC Equipment rental agency, 23898 State Hwy 288	ETJ
South	Commercial General- Loves Truck Stop	C-G Commercial General
West	Vacant	ETJ
East		SH288

Sec. 28-6. Zoning upon annexation.

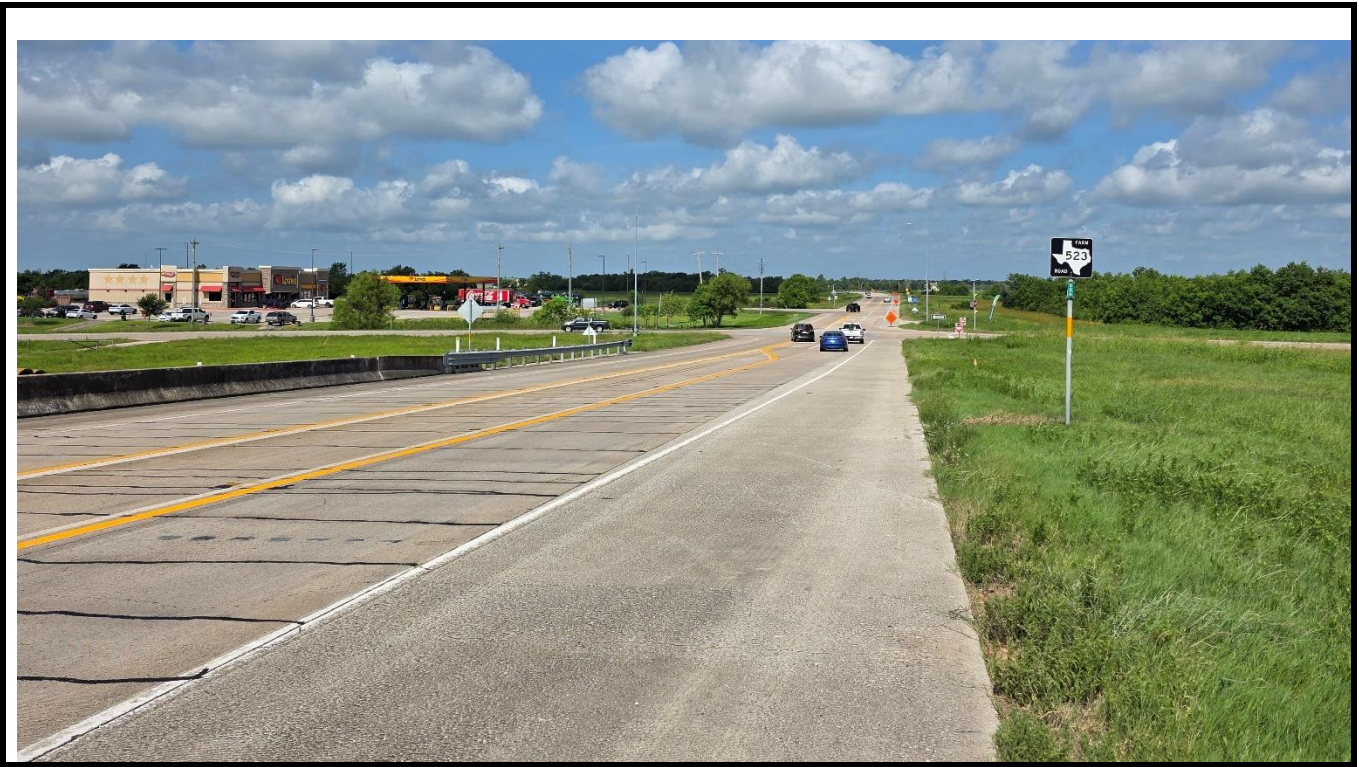
- (a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however, zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council in this instance.

Site Photographs

Item 2.







Recommended Action:

The Planning Commission should vote in favor of the approval of the Ordinance, annexing the 5.234 acres, and assigning of the C-G, Commercial General Zoning District, for the proposed convenience store, as presented, and forward the item to City Council for final consideration.

ORDINANCE NO. 20260811-_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING THE VOLUNTARY PETITION TO ANNEX APPROXIMATELY 5.234 ACRES TRACT INTO THE CITY LIMITS, FOR PROPERTY LOCATED AT FARM TO MARKET (FM523) AND THE STATE HIGHWAY 288 (SH288) SOUTHBOUND OFF-RAMP, ANGLETON, TX; ASSIGNING A ZONING CLASSIFICATION OF “C-G” COMMERCIAL GENERAL DISTRICT; AUTHORIZING SAID AMENDMENT OF ALL OFFICIAL BOUNDARY MAPS OF THE CITY; PROVIDING FOR AN OPEN MEETINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code § 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

WHEREAS, Section 1.03 of the City Charter of the City of Angleton provides that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

WHEREAS, Texas Local Government Code § 43.0671 provides authority for municipalities to annex an area if each owner of land in the area requesting annexation; and

WHEREAS, the owner(s) of the said property, of their own free will and accord, did voluntarily request that the City of Angleton incorporate the 5.234 acres described herein into the municipal boundaries of the City of Angleton.

WHEREAS, on August 6, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Zoning of approximately 5.234 acres to “C-G” Commercial General Zoning District for the Angleton RV Park LLC Facility, originally within the Angleton ETJ, and

WHEREAS, on August 6, 2026, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the property located as described and as graphically depicted in Exhibits “A” and “B”; and

WHEREAS, on August 11, 2026, the City of Angleton City Council held a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed annexation and assigning of the Zoning Classification of “C-G” Commercial General Zoning District, and

WHEREAS, said tract of land is contiguous and adjacent to the City of Angleton, Texas, and is located in the Extraterritorial Jurisdiction of the City of Angleton; and

WHEREAS, the 5.234 acres described in Exhibits “A”, and “B”, herein satisfies all requirements of Texas Local Government Code §§ 43.0671 - 43.0673; and

WHEREAS, notice of the public hearing was published in The Facts and posted on the City’s Internet website pursuant to Texas Local Government Code § 43.0673; and

WHEREAS, the City Manager has prepared the Service plan directed by the City Council as required and described in Exhibit “C”, which stipulates the property, upon annexation, will be entitled for full City services and that the City is make available water or sanitary sewer lines at the owner’s expense to the said property in accordance with the Service Agreement (Exhibit “C”).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The voluntary annexation petition as filed by Bhavin Divecha on behalf of Angleton RV Park, LLC, for the voluntary annexation of 10.646 acres into the City Limits and the Zoning to “MH” Zoning District/SUP, Specific Use Permit Overlay, for the Angleton RV Park LLC Facility, for property located at 788 and 789 Anchor Rd./CR44, Angleton, TX 77515, as graphically depicted in Exhibit “A” and “B”, into the City of Angleton is hereby granted subject to the following conditions:

1. This Zoning classifying of “C-G”, Commercial General Zoning District is subject to the successful granting of the annexation of the subject 5.234 acres.

SECTION 2. All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 5.234-acre tract within the City of Angleton, as depicted on Exhibits “A” and “B”.

SECTION 3. The City Manager is hereby directed to implement the annexation service plan described in Exhibit “C” to provide full municipal services to the area that is annexed as detailed in the Service Agreement.

SECTION 4. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall become effective from and after its passage.

PASSED AND APPROVED this 11th day of August, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

March 31, 2026

5.234 acres out of the
Jose De Jesus Valderas Survey
Abstract 380

THE STATE OF TEXAS
COUNTY OF BRAZORIA

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

5.234 acres out of the Jose De Jesus Valdera Survey, Abstract 380, Brazoria County, Texas being that 5.2151-acre tract of land described in deed of record in Instrument Number 2021063004 of the Official Public Records of Brazoria County, Texas and being more particularly described by metes and bounds, as surveyed, as follow;

Beginning at a 5/8" iron bar found set in the ground in the north right-of-way line of F.M. 523, the southwest corner of a 5.2151-acre tract of land described in deed of record in Instrument Number 2021063004 of the Official Public Records of Brazoria County, Texas at Northing 13636620.0 and Easting 30984483.6, for the southwest corner of this tract, whence a TXDOT brass disk monument found set in concrete in the north right-of-way line of F.M. 523, bears S 89° 53'18" W a distance of 170.33 feet;

Thence N 3°09'07" W with the west boundary line of said 5.2151-acre tract and the east boundary line of a 60-acre tract of land described in deed of record in Instrument Number 2008053061 of the Official Public Records of Brazoria County, Texas a distance of 460.83 feet to an 1/2" iron bar with an orange cap marked "R. STROUD RPLS 2112" found set in the ground in the south boundary line of a 20.00-acre tract of land described in deed of record in Instrument Number 2024042990 of the Official Public Records of Brazoria County, Texas the northwest corner of said 5.2151-acre tract and the northeast corner of said 60-acre tract, for the northwest corner of this tract;

Thence N 87°04'02" E with the north boundary line of said 5.2151-acre tract and the south

boundary line of said 20.00-acre tract a distance of 828.83 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground in the northwest right-of-way line of State Highway 288 FRWY, the east corner of said 5.2151-acre tract, a southeast corner of said 20.00-acre tract and a northwest corner of a 20.118-acre of land described in deed of record in Volume 1225 at Page 572 of the Official Public Records of Brazoria County, Texas, for the east corner of this tract, whence a TXDOT Type 1 monument found set in the ground in the northwest right-of-way line of State Highway 288 FRWY, a southeast corner of said 20.00-acre tract, bears N 71°58'48" E a distance of 263.86 feet;

Thence S 71°01'21" W with the northwest right-of-way line of State Highway 288 FRWY, a southeast boundary line of said 5.2151-acre tract and a northwest boundary line of said 20.118-acre tract a distance of 85.38 feet to a TXDOT Type 1 monument found set in the ground at the point of curve of a circular curve having a radius of 547.26 feet, a southeast corner of said 5.2151-acre tract and a northwest corner of said 20.118-acre tract, for a southeast corner of this tract;

Thence curve left with the northwest right-of-way line of State Highway 288 FRWY, a southeast boundary line of said 5.2151-acre tract and a northwest boundary line of said 20.118-acre tract in a southwesterly direction along the arc of said curve having a radius of 547.26 feet, through a central angle of 61°14'08", a chord bearing and distance of S 40°24'17" W-557.45 feet a distance of 584.89 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground at the cutback right-of-way line of State Highway 288 FRWY, a southeast corner of said 5.2151-acre tract, for a southeast corner of this tract;

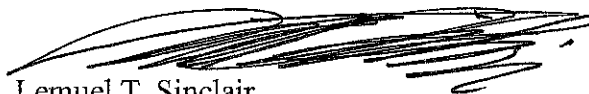
Thence S 48°06'16" W with the cutback right-of-way line of State Highway 288 FRWY and the southeast boundary line of said 5.2151-acre tract a distance of 74.42 feet to an ½" iron bar with an orange cap marked "SLS 10089000" set in the ground at the point of intersection of State Highway 288 FRWY and F.M. 523, a south corner of said 5.2151-acre tract, for a south corner of this tract;

Thence S 89°53'18" W with the north right-of-way line of F.M. 523 and the south boundary line of 5.2151-acre tract a distance of 304.95 feet to the point of beginning.

Containing 5.234 acres (228,009 square feet) of land, more or less.

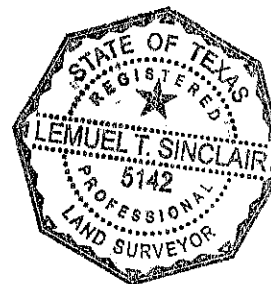
The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

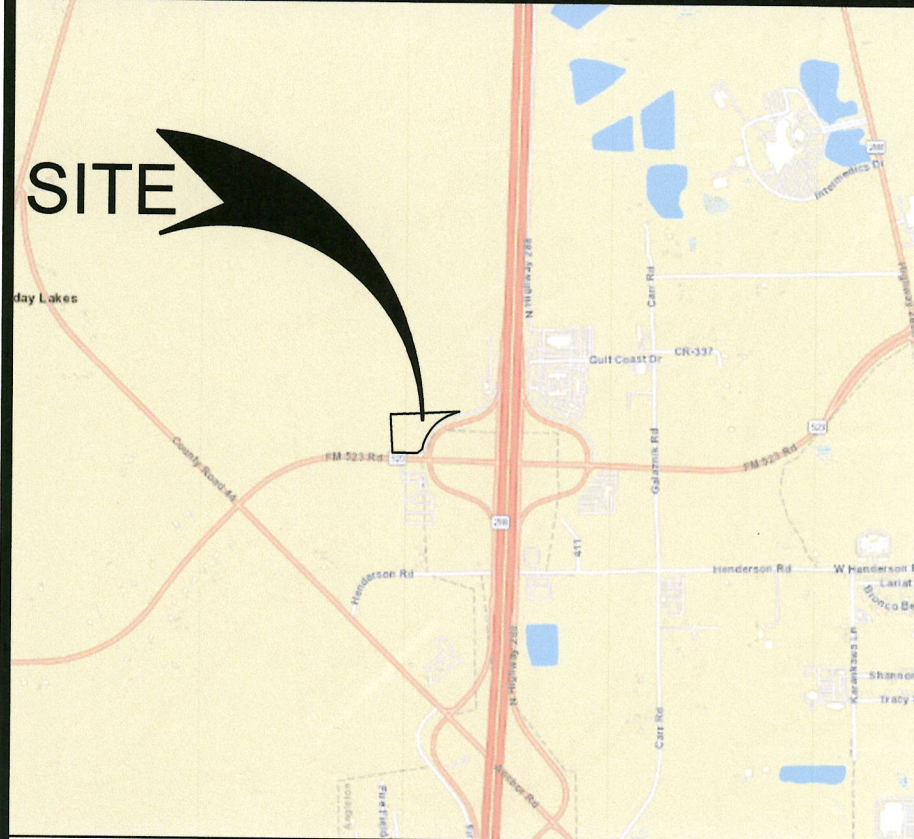
SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

lts/wj



LOCATION MAP
NOT TO SCALE

ZONING:
THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS ACCORDING TO THE CITY OF ANGLETON CITY LIMITS MAP.

BENCHMARKS:
BENCHMARK #1= NAIL SET IN CONCRETE
ELEVATION= 34.03'
BENCHMARK #2= NAIL SET IN ASPHALT
ELEVATION= 33.09'

PARKING:
PARKING SPACES= N/A HANDICAP
PARKING SPACES= N/A TOTAL
PARKING SPACES= N/A

EXCEPTIONS LISTED UNDER ITEM 10 SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. This item is deleted in its entirety.

b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

c. All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (e) of the Texas Insurance Code.

Rights, If any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after date of Policy (said rights).

*Company insures the insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the insured in accordance with the terms of this Policy if suit is brought against the insured to enforce said rights as to the land.

d. Rights of parties in possession. (Owners Policy Only)

e. Rights of tenants in possession under unrecorded leases or rental agreements.

f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

g. Any and all visible and apparent easements and/or rights of way encumbering the subject property for which the granting instrument(s) may not necessarily appear of record.

h. Access easement for oil and gas drilling and/or pipelines as reserved in Deed recorded in Volume 628, Page 356, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

i. Pipeline easement 50 feet in width, as evidenced by reference within and amended by instrument filed for record in Volume 732, Page 558, of the Deed Records of Brazoria County, Texas; as further amended by instrument filed for record under Brazoria County Clerk's File No. 87-01721. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECT.]

j. Terms, provisions, conditions, and an easement for right of way purposes contained in Agreed Judgement as set out in instrument recorded in Volume 1225, Page 572, of the Deed Records of Brazoria County, Texas. [SURVEYORS REMARKS: DOES NOT APPLY OR AFFECTS THE SUBJECT PROPERTY. AS SHOWN ON SURVEY AS AN ADJOINER.]

k. Terms, provisions, and conditions contained in Affidavits of Use, Possession & Non-Production filed for record under Brazoria County Clerk's File Nos. 02-007922 and 02-007923. [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

l. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 260, Page 330, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

m. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

n. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 352, Page 420, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

o. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in Volume 658, Page 356, of the Deed Records of Brazoria County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) [SURVEYORS REMARKS: APPLIES AND AFFECTS, NOT A SURVEY MATTER.]

p. Oil, Gas and Mineral Lease(s) granted in instruments filed for record under Brazoria County Clerk's File Nos. 87-032218, 87-032217, 87-032671, 87-032672, 87-032673, 87-035920, 87-035923, 87-035944, 87-037219, 87-037755, 87-038486, 87-039213, 87-039214, 87-039221, 87-039506, 87-039507, 87-040476, 87-040477, 87-040478, 87-040479, 87-040480, 87-040481, 87-040484, 87-040486, 87-040487, 87-040488, 87-040489, 87-040490, 87-040491, 87-040492, 87-040493, 87-040494, 87-040495, 87-040496, 87-040497, 87-040498, 87-040499, 87-040500, 87-040501, 87-040502, 87-040503, 87-040504, 87-040505, 87-040506, 87-040507, 87-040508, 87-040509, 87-040510, 87-040511, 87-040512, 87-040513, 87-040514, 87-040515, 87-040516, 87-040517, 87-040518, 87-040519, 87-040520, 87-040521, 87-040522, 87-040523, 87-040524, 87-040525, 87-040526, 87-040527, 87-040528, 87-040529, 87-040530, 87-040531, 87-040532, 87-040533, 87-040534, 87-040535, 87-040536, 87-040537, 87-040538, 87-040539, 87-040540, 87-040541, 87-040542, 87-040543, 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87-040817, 87-040818, 87-040819, 87-040820, 87-040821, 87-040822, 87-040823, 87-040824, 87-040825, 87-040826, 87-040827, 87-040828, 87-040829, 87-040830, 87-040831, 87-040832, 87-040833, 87-040834, 87-040835, 87-040836, 87-040837, 87-040838, 87-040839, 87-040840, 87-040841, 87-040842, 87-040843, 87-040844, 87-040845, 87-040846, 87-040847, 87-040848, 87-040849, 87-040850, 87-040851, 87-040852, 87-040853, 87-040854, 87-040855, 87-040856, 87-040857, 87-040858, 87-040859, 87-040860, 87-040861, 87-040862, 87-040863, 87-040864, 87-040865, 87-040866, 87-040867, 87-040868, 87-040869, 87-040870, 87-040871, 87-040872, 87-040873, 87-040874, 87-040875, 87-040876, 87-040877, 87-040878, 87-040879, 87-040880, 87-040881, 87-040882, 87-040883, 87-040884, 87-040885, 87-040886, 87-040887, 87-040888, 87-040889, 87-040890, 87-040891, 87-040892, 87-040893, 87-040894, 87-040895, 87-040896, 87-040897, 87-040898, 87-040899, 87-040900, 87-040901, 87-040902, 87-040903, 87-040904, 87-040905, 87-040906, 87-040907, 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87-040999, 87-041000, 87-041001, 87-041002, 87-041003, 87-041004, 87-041005, 87-041006, 87-041007, 87-041008, 87-041009, 87-041010, 87-041011, 87-041012, 87-041013, 87-041014, 87-041015, 87-041016, 87-041017, 87-041018, 87-041019, 87-041020, 87-041021, 87-041022, 87-041023, 87-041024, 87-041025, 87-041026, 87-041027, 87-041028, 87-041029, 87-041030, 87-041031, 87-041032, 87-041033, 87-041034, 87-041035, 87-041036, 87-041037, 87-041038, 87-041039, 87-041040, 87-041041, 87-041042, 87-041043, 87-041044, 87-041045, 87-041046, 87-041047, 87-041048, 87-041049, 87-041050, 87-041051, 87-041052, 87-041053, 87-041054, 87-041055, 87-041056, 87-041057, 87-041058, 87-041059, 87-041060, 87-041061, 87-041062, 87-041063, 87-041064, 87-041065, 87-041066, 87-041067, 87-041068, 87-041069, 87-041070, 87-041071, 87-041072, 87-041073, 87-041074, 87-041075, 87-041076, 87-041077, 87-041078, 87-041079, 87-041080, 87-041081, 87-041082, 87-041083, 87-041084, 87-041085, 87-041086, 87-041087, 87-041088, 87-041089, 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87-041363, 87-041364, 87-041365, 87-041366, 87-041367, 87-041368, 87-041369, 87-041370, 87-041371, 87-041372, 87-041373, 87-041374, 87-041375, 87-041376, 87-041377, 87-041378, 87-041379, 87-041380, 87-041381, 87-041382, 87-041

**MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF ANGLETON, TEXAS
AND THOTTIYIL GROUP LLC**

This Municipal Services Agreement ("Agreement") is entered into on ___th day of ___, 2026 by and between the City of Angleton, Texas, a home-rule municipality of the State of Texas, ("City") and Thottiyil Group LLC, a Texas limited liability company ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a home-rule municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0672 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns certain parcels of land situated in Angleton, Texas, which consists of approximately 5.2 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property;

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Angleton City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

i. Fire

Existing Services: Fire suppression is provided by the Angleton Volunteer Fire Fighters Association, who has an agreement with Brazoria County.

Services to be Provided: Fire suppression will be available by the Employees and Angleton Volunteer Fire Fighters Association, who has an agreement with the City of Angleton. Fire prevention and fire code enforcement activities will be provided by the Fire Marshal's office as needed. Fire cause and origin determination will be provided by the Fire Marshal's office.

ii. Police

Existing Service: Brazoria County Sheriff's Department.

The City's Police Department will provide protection and law enforcement services.

- iii. Emergency Medical Services - The City's Fire Department and EMS will provide emergency medical services.
- iv. Planning, Zoning, Codes, and Building Compliance – Existing Services: None
The City's Development Services will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.

Code Compliance – The City's Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property

v. Publicly Owned Parks, Facilities, and Buildings

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. The existing private parks, facilities, and buildings will be unaffected by the annexation and remain the responsibility of the OWNER.
2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

- vi. Streets - The City's Public Works Department will maintain all public accepted streets that are in constructed compliance with City standards, and streetlights over which the City has jurisdiction. The City will provide regulatory signage

services in accordance with the City policies and procedures and applicable laws. All private drives shall be maintained at the expense of the owner and operator.

vii. Storm Water Management

Existing Services: Angleton Drainage District

Services to be Provided: Developers will provide storm water drainage at their expense in accordance with the requirements of Angleton Drainage District and inspections by City Engineer at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area. A letter of no objection shall be provided to the City of Angleton.

viii. Existing Services: Angleton Drainage District

Services to be Provided: Developers will provide storm water drainage at their expense in accordance with the requirements of Angleton Drainage District and inspections by City Engineer at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area.

ix. Water Service

Existing Services: In accordance with the Impact Fee Zone a bore is necessary under Hwy 523 to existing 12-inch water line to extend line to the north side of 523 to reach the property. After which, City Water Services are to be provided for: Property owner shall be responsible for the cost of extending water lines to his/her property. After any required water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City. City water service will then be provided to the area.

The owner shall extend at least a 12" water line service line across his property frontage to the west, so that the abutting property can tie to it as required.

x. Wastewater

1. Regarding the City wastewater sanitary sewer system, the owner must connect at the Owner's expense. Once connected to the City's wastewater sanitary sewer mains, the sanitary sewage service will be provided by the City at rates established by City ordinances for such service. The owner has option to seek sanitary sewage service from the City based on desire of owner and will be required to connect to both City water and sanitary sewage service in accordance with the terms of this service agreement.

xi. IMPACT FEES – Proposed 7 ELEVEN

Per the Development Impact Fee Study:

Convenience Store 2" meter – 8 ESUs

Irrigation 1" meter – 0 ESU's

Total ESU's = 8

xii.

With our 2" domestic service meter, the impact fee should be

Water Impact Fee – 8 ESU's x \$3,809.74 = \$30,477.92

Wastewater Impact Fee – 8 ESU's x \$6,668.55 = \$53,348.40

Total = \$83,826.32

xiii. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

- b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
 - d. All existing property facilities and infrastructure shall be deemed 'grandfathered' and are exempt from compliance with City of Angleton code enforcement standards. As such, they shall not be subject to any requirement to conform to updated or revised municipal codes or regulations as a result of annexation
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
 6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
 8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
 9. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Brazoria County, Texas construed in conformity with the provisions of Texas Local Government Code Chapter 43.
 10. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right

on any future occasion.

11. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
14. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.
15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF ANGLETON

Thottiyil Group, LLC

By: _____
John Wright, Mayor

By: _____
Name: _____
Title: _____

Attest:

City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Brazoria §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by John Wright, Mayor of the City of Angleton, a Texas home rule municipality.

By: _____

Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____ of [Name of individual signing, title (if
any)] on behalf of said Thottiyil Group [insert name of company or individual where
applicable].

By: _____

Notary Public, State of Texas

OFFICE USE ONLY

Date received: _____ Fee: \$ _____

P&Z Public Hearing date: _____

Date to send cert. letters: _____

Date to publish: _____

Proof of taxes paid: _____ date verified: _____

CITY OF ANGLETON
RE-ZONE APPLICATIONName(s) of Property Owner: MATHEW T PETER (THOTTIYIL GROUP, LLC)

Current Address: _____ Email: _____

City: _____ State: TEXAS Zip: 77479

Home Phone: _____ Business Phone: _____ Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.Name of Applicant: BOS Engineering, Inc. / William O. Schock, P.E.

(If different than Property Owner)

Address: 3411 Magic Drive Email: bschock@bosenginc.comCity: San Antonio State: TX Zip: 78229Home Phone: N/A Business Phone: 210-296-7680 Cell: _____

Address/Location of Property to be Re-zoned: _____

Located at the NWQ of FM 523 & SH 288Legal Description: J De Valderas Tract 155C1
Metes & Bounds Lot(s) Block Subdivision**ATTACH MAP/SURVEY OF PROPERTY**Has the property been platted? YES NOCurrent Zoning: None Current Use: VacantCity Limits, Detention Free, Impact Fee Map shows area as General CommercialProposed Zoning: General Commercial Proposed Use: Convenience store with 6 auto fuel islands and 6 commercial fuel islands.**Application Fee: \$150.00 (must be submitted with application)**

CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as J De Valderas Tract 155C1

I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: BOS Engineering, Inc. / William O. Schock, P.E.

Mailing Address: _____

City: _____ State: TX Zip: _____

Home Phone: (_____) _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Mathew T Peter Title MANAGING MEMBER

Printed/Typed Name of owner MATHEW T PETER Date 06-12-2026

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

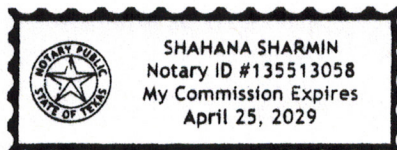
STATE OF TEXAS §

COUNTY OF FORT BEND §

Before me, JUNE 12th, 2026, on this day personally appeared Mathew T. Peter, known to me (or proved to me on the oath of _____ or through TX Driver License) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 12th day of JUNE, 2026

(SEAL)



Shahana Sharmin
Notary Public Signature

April 25, 2029
Commission Expires



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 6, 2026

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Preliminary Street Dedication 5 Final Plat will provide the east connectivity to Sections 5, 6, 7, and 8 of Ashland, as depicted on the map below.



Vicinity Concept Map

Staff and City Engineering Review:

The plat was forwarded to the City Engineer who reviewed the Final Street Dedication Plat and resulted the No-objection Letter (attached) and the following comments:

Final Plat

1. Proposed land use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 5 Street Dedication Final Plat, and forward it to the City Council for final action.

July 30, 2026

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

Re: On-Going Services
Ashland Street Dedication 5 Final Plat Review – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Plat

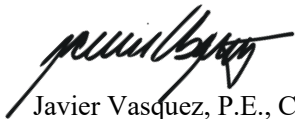
1. Proposed land use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 5 Final 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.

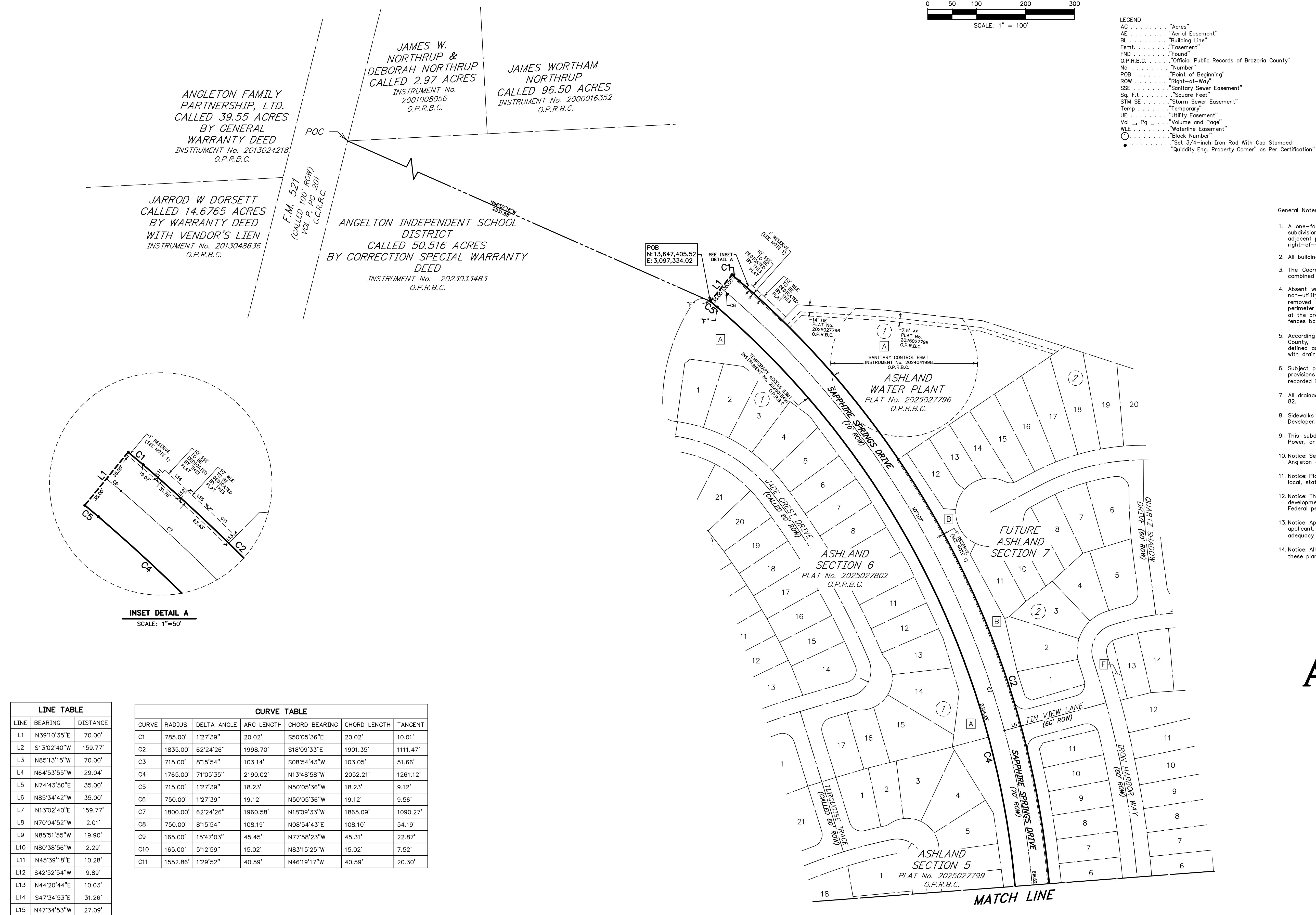
Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments

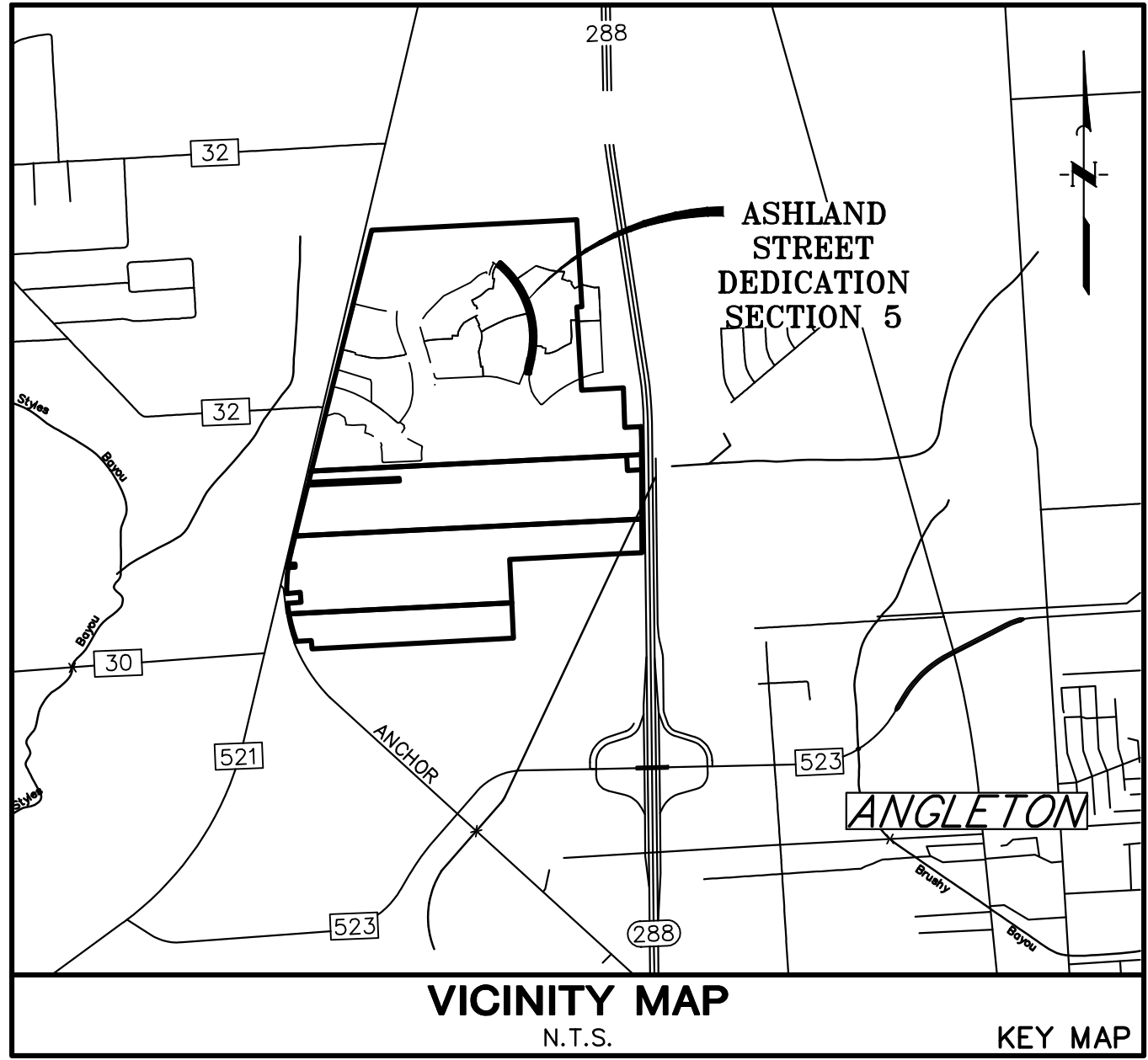
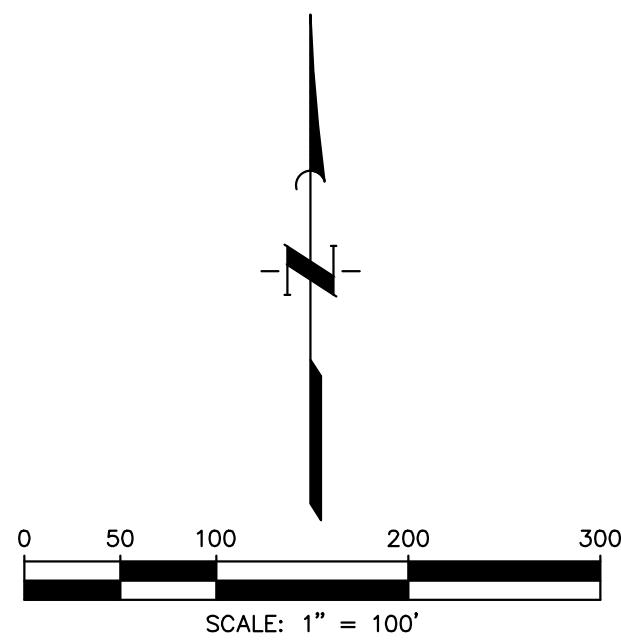
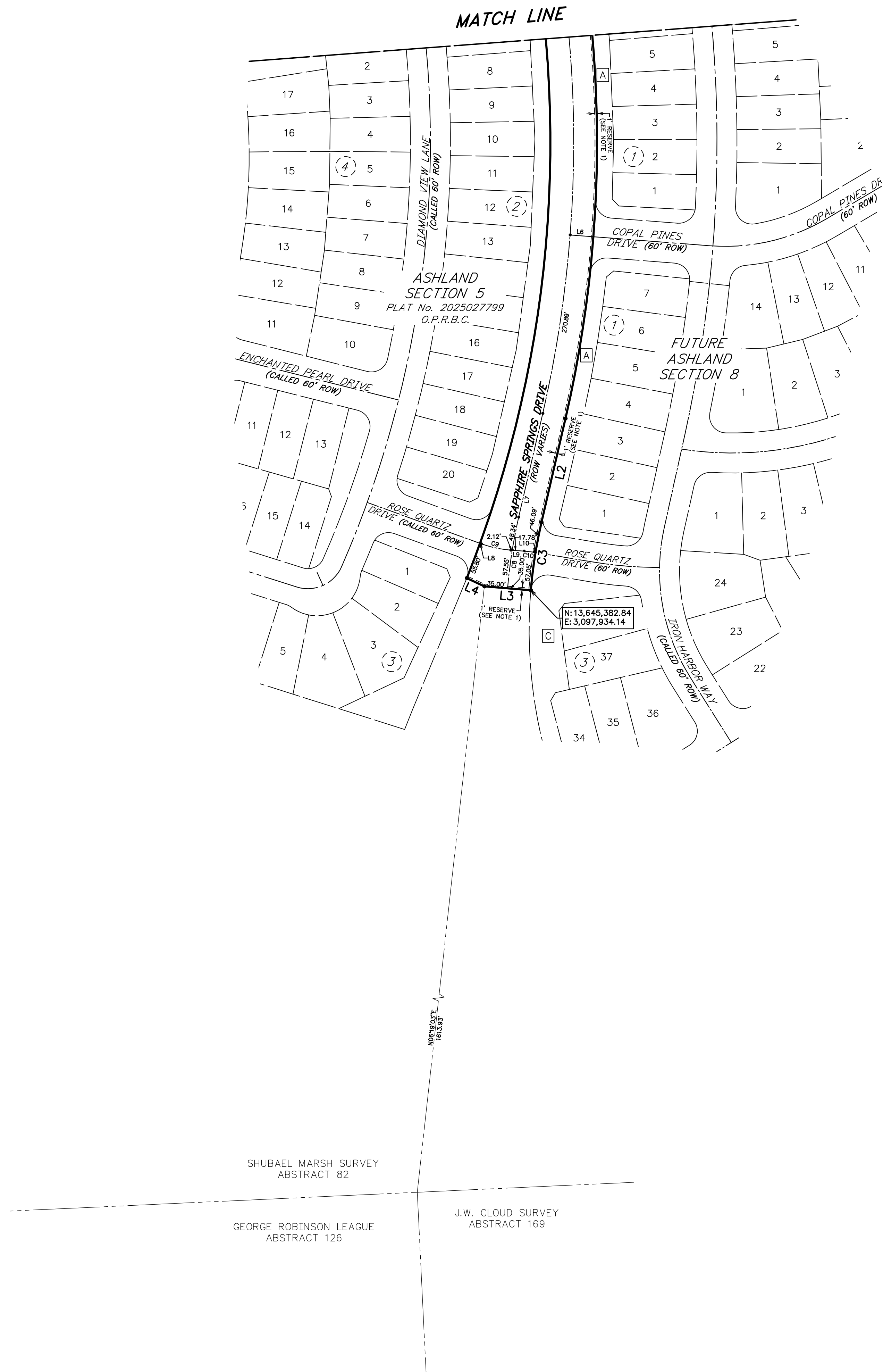


FINAL PLAT OF ASHLAND STREET DEDICATION SECTION 5

A SUBDIVISION OF 3.661 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & L0494100
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.5337



STATE OF TEXAS §
COUNTY OF BRAZORIA §

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BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the south end of a radial cutback at the north end of Ashland Section Six, plat of which is recorded in Plat No. 2025027802 OPRBC and being the south corner of Sapphire Springs Trails, plat of which is recorded in Plat No. 2025021641 OPRBC;

THENCE, North 39°10'35" East, 70.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 01°27'39", an arc length of 20.02 feet, and a long chord bearing South 50°05'36" East, 20.02 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 1835.00 feet, a central angle of 62°24'26", an arc length of 1998.70 feet, and a long chord bearing South 18°09'13" East, 1901.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

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THENCE, along the arc of said curve to the left having a radius of 715.00 feet, a central angle of 08°15'54", an arc length of 103.14 feet, and a long chord bearing South 08°54'43" West, 103.05 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

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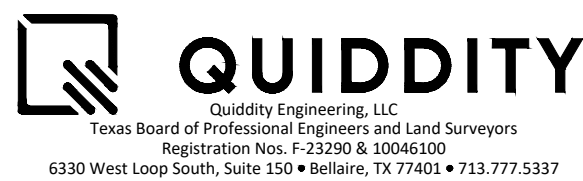
THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of 71°05'35", an arc length of 2190.02 feet, and a long chord bearing North 13°46'58" West, 2052.21 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing North 50°05'36" West, 18.23 feet to the POINT OF BEGINNING, CONTAINING 3.661 acres of land in Brazoria County, Texas.

FINAL PLAT OF ASHLAND STREET DEDICATION SECTION 5

A SUBDIVISION OF 3.661 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364



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 Section 5, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Street Dedication Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF §

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

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

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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 monuments shown thereon were properly placed under my supervision.

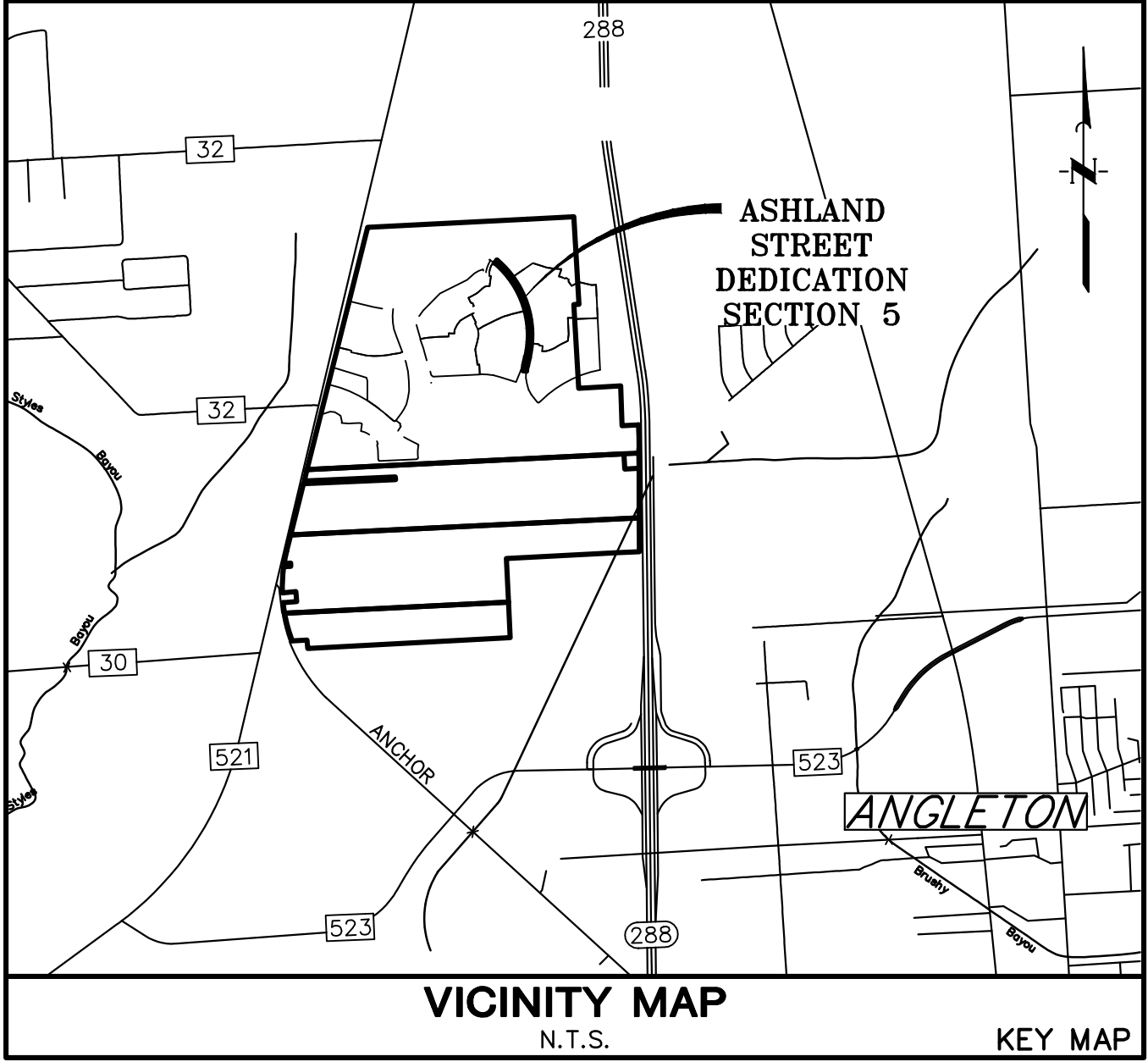
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

Courtney B. Just, P.E.
Professional Engineer
No. 152415



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.

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

FINAL PLAT OF ASHLAND STREET DEDICATION SECTION 5

A SUBDIVISION OF 3.661 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364



July 29, 2026

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

Re: On-Going Services
Ashland Street Dedication 5 Final Plat Review – 2nd Submittal Review Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

In response to your review dated July 27, 2026, we have provided the following corrections and responses to your comments.

Final Plat

Sheet 2 of 3

1. *Verify this statement in paragraph #8. It appears that a line follows and not a curve. Remove text accordingly.*

Response: Metes and bounds have been revised to the following:

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 3.661 acre tract of land situated in the Shubert 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 Brazoria County Official Public Records (BCOPR); said 3.661 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the south end of a radial cutback at the north end of Ashland Section Six, plot of which is recorded in Plot No. 2025027802 (PRBC) and being the south corner of Sapphire Springs Trails, plot of which is recorded in Plot No. 2025021641 (PRBC);

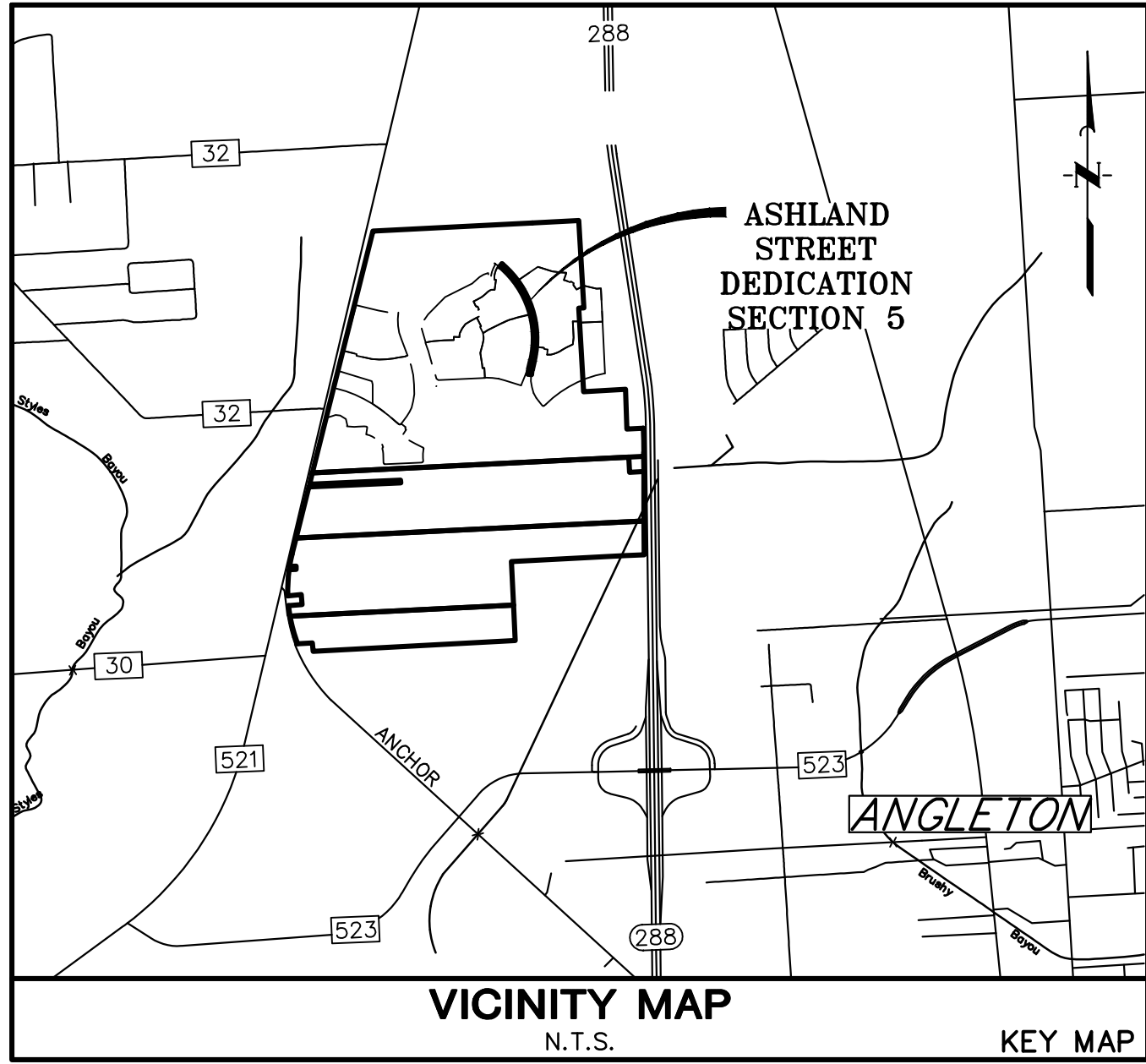
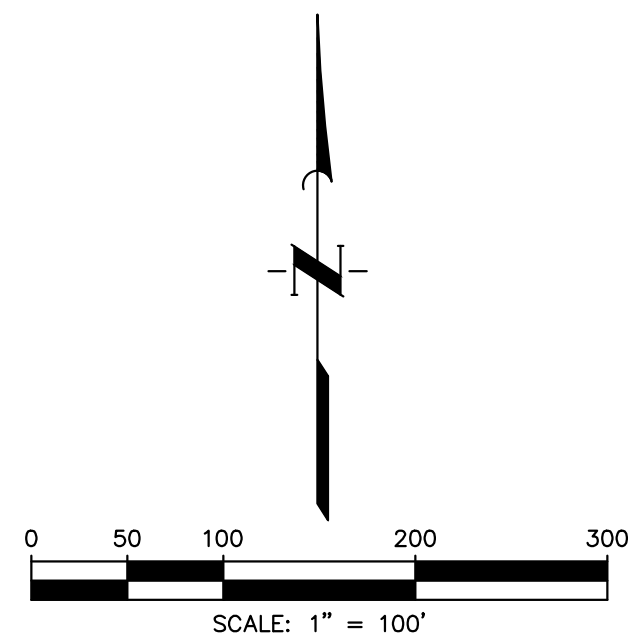
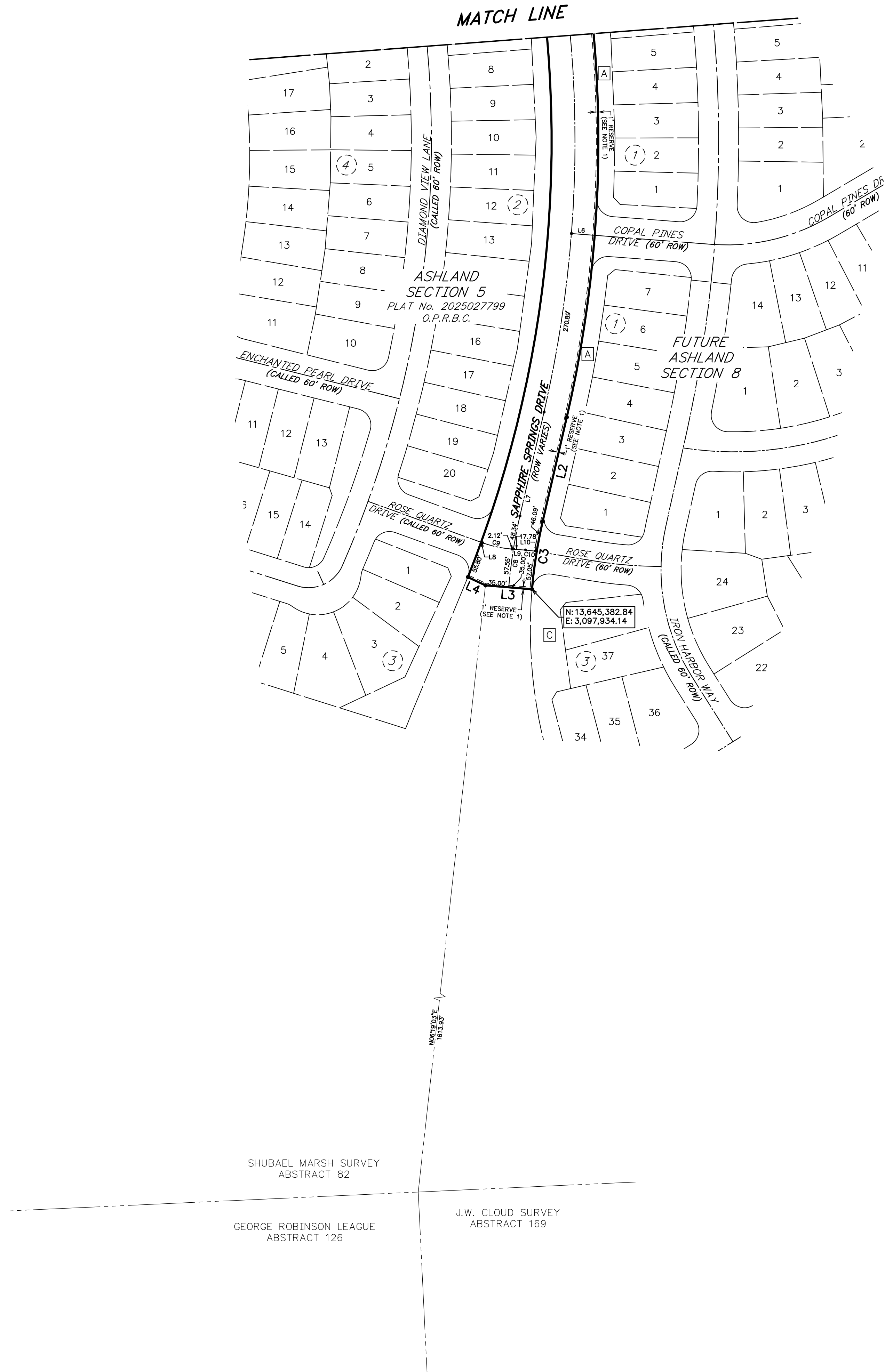
- L1** THENCE, North 39°10'35" East, 70.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;
- C1** THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 01°27'39", an arc length of 20.02 feet, and a long chord bearing South 50°05'36" East, 20.02 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;
- C2** THENCE, along the arc of said compound curve to the right having a radius of 1835.00 feet, a central angle of 62°24'26", an arc length of 1998.70 feet, and a long chord bearing South 18°09'33" East, 1901.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- L2** THENCE, South 13°02'40" West, 159.77 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
- C3** THENCE, along the arc of said curve to the left having a radius of 715.00 feet, a central angle of 08°15'54", an arc length of 103.14 feet, and a long chord bearing South 08°54'43" West, 103.05 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
- L3** THENCE, North 85°13'15" West, 70.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner");
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- C4** THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of 71°05'35", an arc length of 2190.02 feet, and a long chord bearing North 13°48'58" West, 2052.21 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
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Should you have any questions or require additional information, please call.

Sincerely,



Mayra Hernandez, AICP
Land Planning Manager



STATE OF TEXAS §
COUNTY OF BRAZORIA §

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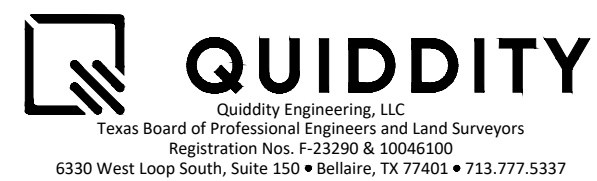
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STATE OF TEXAS §
COUNTY OF BRAZORIA §

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FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Street Dedication Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in sold adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF §

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

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

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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 monuments shown thereon were properly placed under my supervision.

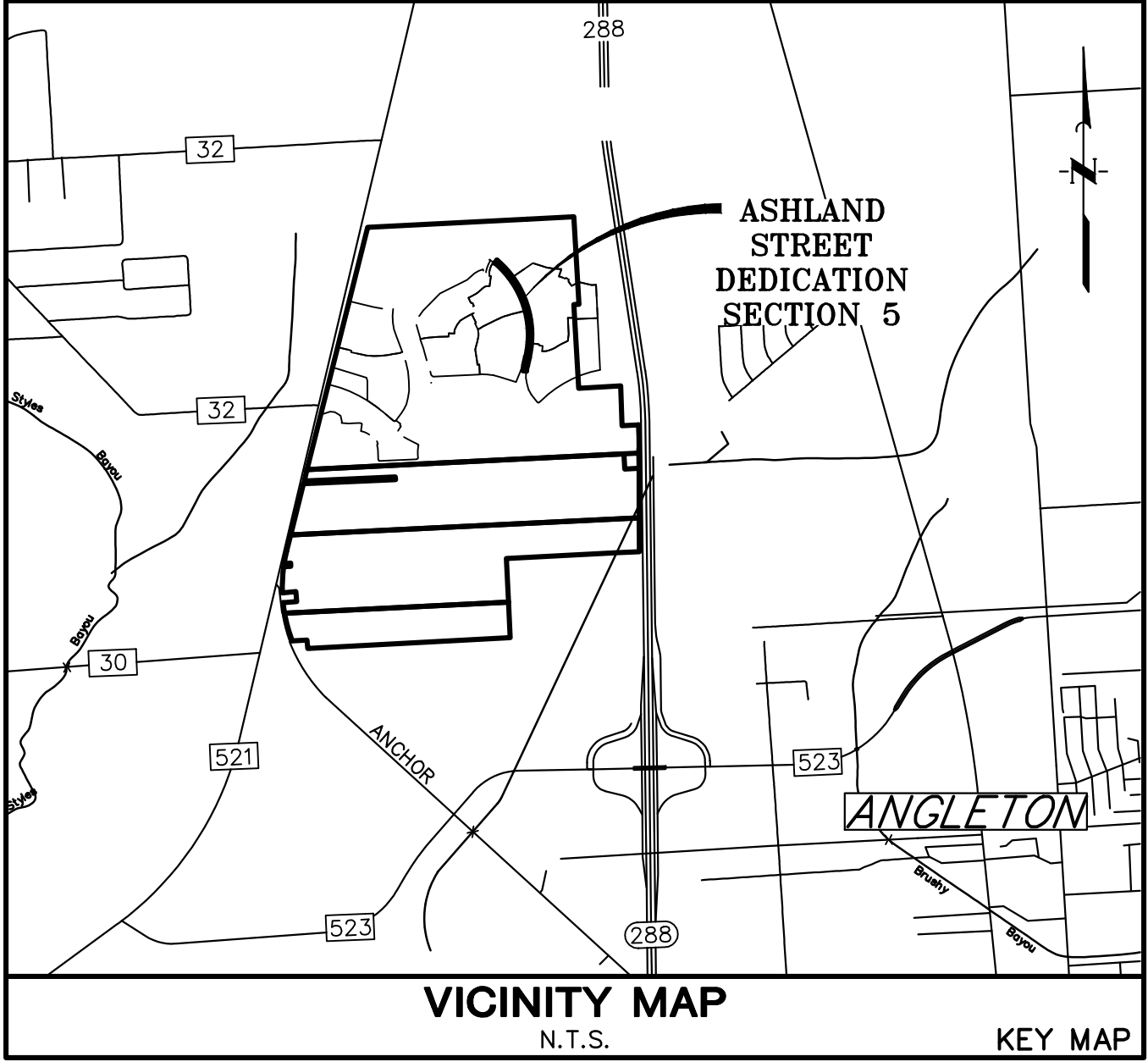
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

Courtney B. Just, P.E.
Professional Engineer
No. 152415



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.

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

FINAL PLAT OF
ASHLAND STREET
DEDICATION
SECTION 5
A SUBDIVISION OF 3.661 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 6, 2026

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

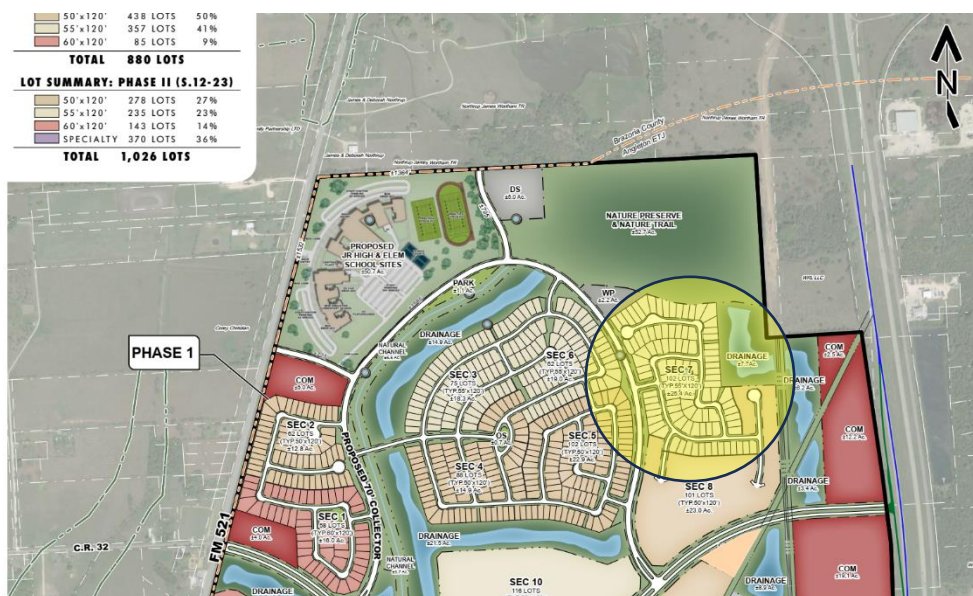
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Section 7 Final Plat comprises 30.92 acres, with 117 lots, 7 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks are proposed. The section is located east of Section 5, north of Section 8, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). 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 plat was forwarded to the City Engineer, who reviewed the Final Plat and return a No-Objection Letter as attached. **Final Plat**

1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 7 Final Plat, and refer it City Council for final consideration and approval.

July 28, 2026

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

Re: On-Going Services
Ashland Section 7 Final 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 exceptions noted:

Final Plat

1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 7 Final 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.

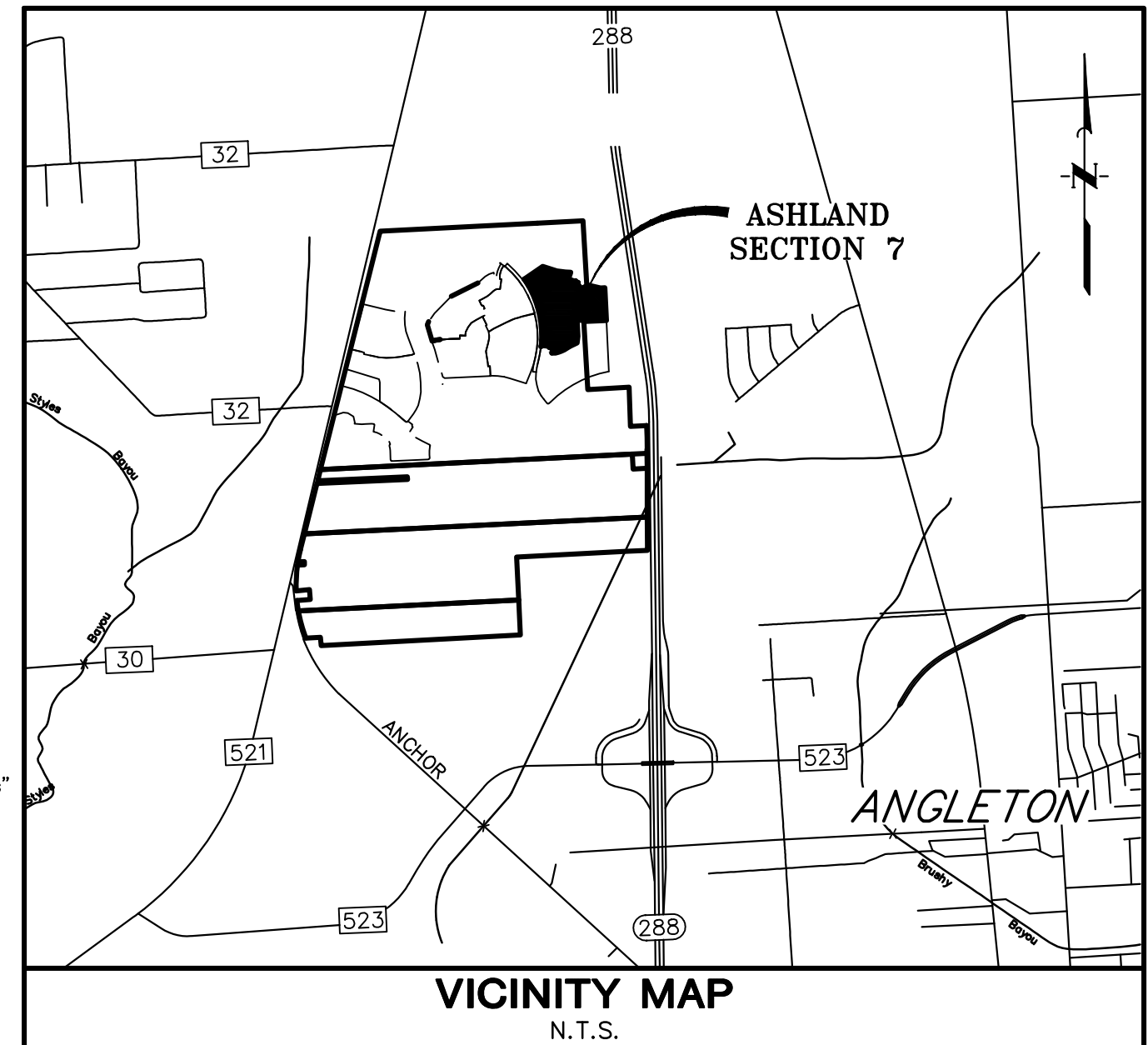
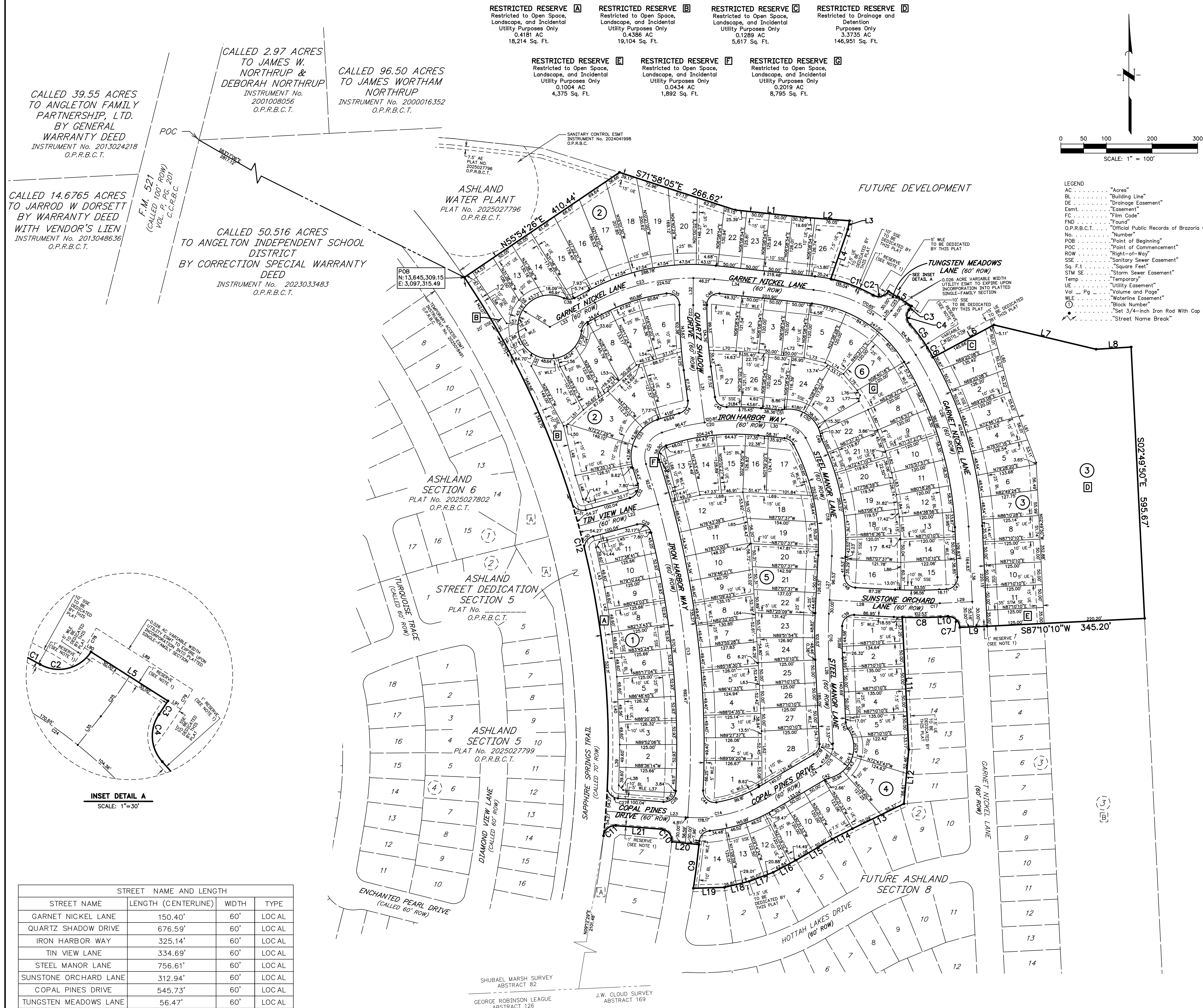
Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)
Attachments



General Notes:

- A one-foot reserve has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and be re-vested in the dedicator, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- HORIZONTAL DATUM: Bearings shown hereon are based on the Texas Coordinate System NAD 83, South Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
- VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
- According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Subject property lies within the Brazoria County Municipal Utility District No. 82 and is subject to all terms, conditions, and provisions of that certain waiver of special appraisal for the benefit of Brazoria County Municipal Utility District No. 82, recorded in/under Instrument No. 2024034533 of the real property records of Brazoria County, Texas.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the Engineer or Surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or Surveyor of record.
- Reserves A-C shall be owned and maintained by the Brazoria County MUD No. 82 and/or the Home Owners Association.
- Incidental Utilities are including but not limited to the underground utility services.
- Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

FINAL PLAT OF ASHLAND SECTION 7

A SUBDIVISION OF 30.92 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

117 LOTS 7 RESERVES 6 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLAND BOULEVARD
SUITE 102
SUGAR LAKE, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10048100
6330 West Loop South, Suite 550, Bellaire, TX 77404 • 713.773.5337

SHEET 1 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°57'54"E	155.71'
L2	S85°47'46"E	95.75'
L3	S10°39'10"W	19.33'
L4	S18°59'17"W	114.79'
L5	S57°26'09"E	60.00'
L6	N61°50'14"E	150.76'
L7	S76°37'53"E	230.18'
L8	N86°26'48"E	77.06'
L9	S87°28'42"W	60.00'
L10	S87°10'10"W	16.11'
L11	S02°49'50"E	290.42'
L12	S05°05'04"W	119.07'
L13	S64°10'18"W	125.45'
L14	S62°58'16"W	50.09'
L15	S59°28'27"W	91.08'
L16	S62°09'04"W	57.33'
L17	S69°19'32"W	55.95'
L18	S76°27'02"W	55.82'
L19	S88°19'51"W	68.13'
L20	N83°58'13"W	60.00'
L21	N85°34'42"W	100.04'
L22	N74°43'50"E	180.00'
L23	N85°34'42"W	175.19'
L24	N59°28'27"E	140.07'
L25	N79°59'08"W	24.23'
L26	N02°49'50"W	185.09'
L27	N02°52'23"E	126.53'
L28	N87°07'37"W	142.28'
L29	N87°10'10"E	71.11'
L30	N83°51'06"W	58.31'
L31	N07°41'44"W	119.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	N00°15'52"E	59.39'
L33	N61°40'39"E	112.10'
L34	N83°51'06"W	218.48'
L35	N38°44'25"E	24.13'
L36	N02°49'50"W	219.99'
L37	N87°04'33"W	114.71'
L38	N42°50'23"W	14.33'
L39	N01°23'46"E	89.19'
L40	N02°25'25"W	148.76'
L41	N06°14'36"W	99.19'
L42	N09°17'57"W	99.19'
L43	N12°21'19"W	89.19'
L44	N31°52'51"E	14.33'
L45	N76°07'01"E	113.81'
L46	N73°20'39"E	113.81'
L47	N62°09'03"W	14.26'
L48	N17°38'45"W	54.28'
L49	N13°14'37"W	111.47'
L50	N67°58'06"E	10.41'
L51	N47°10'31"E	46.12'
L52	N52°29'50"E	67.58'
L53	N47°36'48"E	84.59'
L54	N73°16'59"E	103.26'
L55	N25°18'56"E	25.00'
L56	N14°30'00"W	20.00'
L57	N85°21'18"W	25.00'
L58	N33°32'11"W	135.50'
L59	N52°03'57"W	20.04'
L60	N15°13'26"W	150.45'
L61	N20°34'52"W	164.74'
L62	N00°30'41"W	118.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N02°49'50"W	150.00'
L64	N03°28'38"W	261.42'
L65	N09°00'19"W	114.30'
L66	N14°17'15"W	122.23'
L67	N75°49'10"E	64.16'
L68	N86°22'06"E	94.15'
L69	N87°11'20"W	153.31'
L70	N88°39'16"W	59.09'
L71	N85°36'50"W	50.02'
L72	N83°51'06"W	100.00'
L73	N76°23'46"W	47.56'
L74	N58°22'10"W	46.87'
L75	N40°21'15"W	47.06'
L76	N30°20'12"W	12.20'
L77	N14°58'05"E	14.07'
L78	N60°16'22"E	105.00'
L79	N65°42'27"E	116.50'
L80	N24°53'18"W	49.24'
L81	N20°32'48"W	49.24'
L82	N16°12'18"W	49.24'
L83	N11°51'48"W	49.24'
L84	N07°31'19"W	49.24'
L85	N03°33'27"W	49.56'
L86	N00°27'57"W	110.35'
L87	N62°02'43"E	34.12'
L88	N60°26'18"E	38.16'
L89	S57°26'09"E	75.09'
L90	N57°26'09"W	5.00'
L91	N57°26'09"W	10.00'

LOT AREA SUMMARY

BLOCK 1	
LOT	SQ. FT.
1	6,380
2	6,430
3	6,447
4	6,480
5	6,447
6	6,430
7	6,430
8	6,430
9	6,430
10	6,430
11	6,377

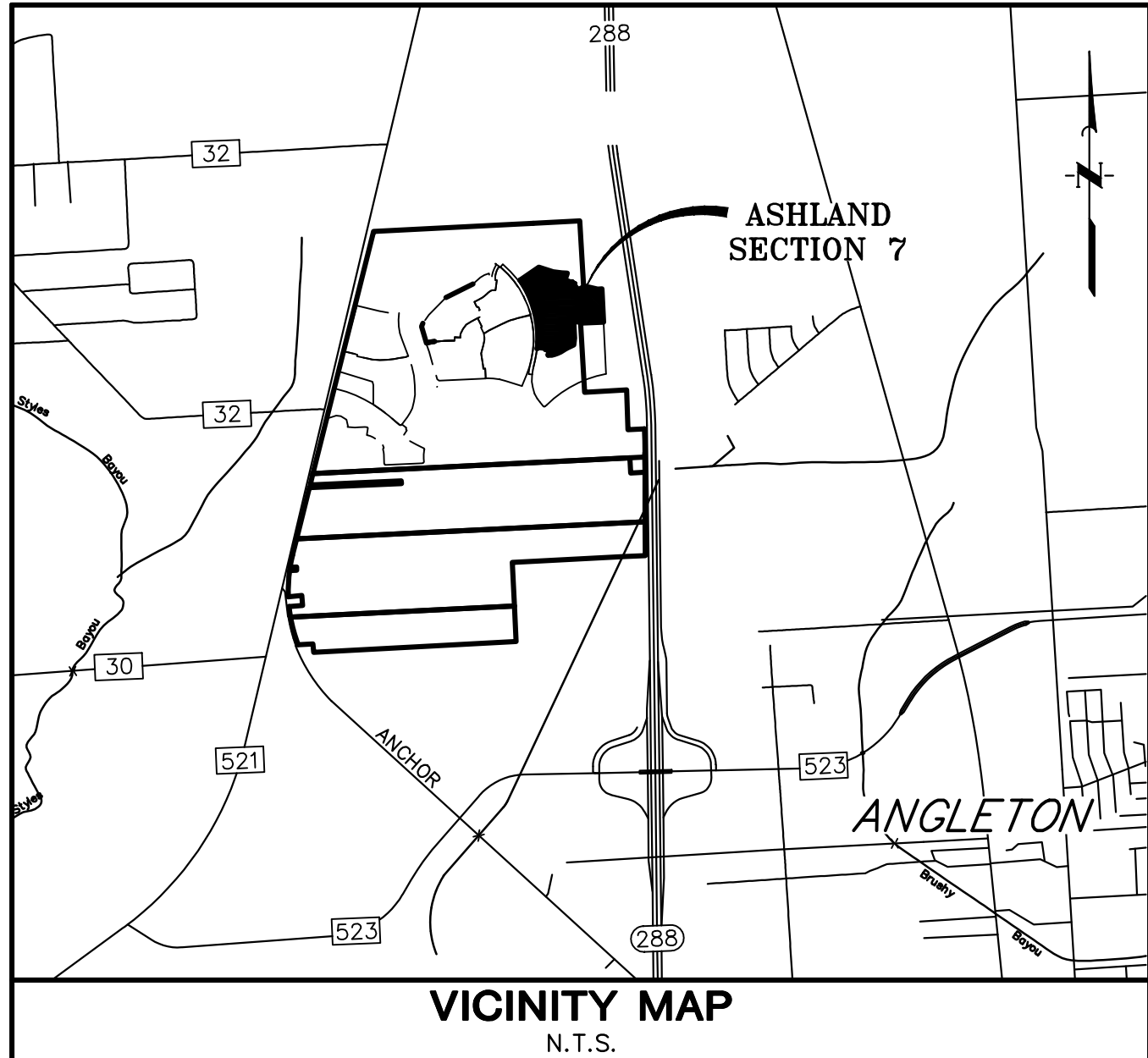
BLOCK 2	
LOT	SQ. FT.
1	7,277
2	10,733
3	9,495
4	8,427
5	9,672
6	9,459
7	7,702
8	7,281
9	6,829
10	6,075
11	8,174
12	7,388
13	6,256
14	7,459
15	9,596
16	10,387
17	11,360
18	12,304
19	10,434
20	8,690
21	7,457
22	6,352
23	6,293
24	6,298
25	6,309
26	8,192

BLOCK 3	
LOT	SQ. FT.
1	6,728
2	6,392
3	6,556
4	6,739
5	7,050
6	6,830
7	6,591
8	6,332
9	6,250
10	6,250
11	6,200

BLOCK 4	
LOT	SQ. FT.
1	8,326
2	6,747
3	6,750
4	6,750
5	6,560
6	7,753
7	10,254
8	7,075
9	6,076
10	6,000
11	6,266
12	6,685
13	6,851
14	9,215

BLOCK 5	
LOT	SQ. FT.
1	10,024
2	6,429
3	6,400
4	6,360
5	6,383
6	6,460
7	6,586
8	6,778
9	7,039
10	8,126
11	8,443
12	9,991
13	6,358
14	7,089
15	7,143
16	6,373
17	9,652
18	8,785
19	8,330
20	7,267
21	6,991
22	6,744
23	6,689
24	6,513
25	6,250
26	6,250
27	6,250
28	10,566

BLOCK 6	
LOT	SQ. FT.
1	8,437
2	6,038
3	6,000
4	6,000
5	7,862
6	7,965
7	7,998
8	6,471
9	6,471
10	6,471
11	6,471
12	6,471
13	6,275
14	6,052
15	7,644
16	7,314
17	6,467
18	6,368
19	6,361
20	6,361
21	6,363
22	6,089
23	8,137
24	7,526
25	6,010
26	6,400
27	7,796



STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 30.92 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 and a called 35.07 acre tract of land conveyed to Parallel Holdings, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023034101, both of the Brazoria County Official Public Records (OPRBC); said 30.92 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, and being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CORBC), 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 F.M. 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 OPRBC 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 63°17'06" East, 2817.12 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the south corner of Ashland Water Plant, plot of which is recorded in Plat No. 2025027796 OPRBC, and being at the POINT OF BEGINNING of the herein described tract;

THENCE, North 55°54'26" East, along the southeast line of said Ashland Water Plant, 410.44 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the east corner of the said Ashland Water Plant;

THENCE, South 71°58'05" East, 266.62 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 83°57'54" East, 155.71 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 85°47'46" East, 95.75 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 10°39'10" West, 19.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 18°59'17" West, 114.79 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right 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 South 69°04'08" East, 99.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left 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 North 76°04'47" East, 34.43 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 57°26'09" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right 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 South 33°29'32" West, 10.69 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left 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 South 04°02'45" East, 31.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right 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 South 36°55'12" East, 64.31 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right 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 South 30°28'49" East, 24.57 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 61°50'14" East, 150.76 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 76°37'53" East, 230.18 feet to a found 1/2-inch iron rod for corner in the north line of the aforementioned 35.07 acre tract, being the southwest corner of a called 43.308 acre tract of land conveyed to WRL, LLC by Warranty Deed recorded in Instrument No. 2017048421 and described in Instrument No. 2002063838, both of the OPRBC, from which a found 1/2-inch iron rod (with cap stamped "CBG Surveying") bears North 48°04'18" West, 5.00 feet;

THENCE, North 86°26'48" East, along the north line of said called 35.07 acre tract, being common with the south line of said called 43.308 acre tract, 77.06 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 02°49'50" East, 595.67 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the northwest corner of proposed Ashland Section 8;

THENCE, along the north boundary of proposed Ashland Section 8, the following nineteen (19) courses and distances:

1. South 87°10'10" West, 345.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

2. South 87°28'42" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;

3. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 87°49'50" West, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

4. South 87°10'10" West, 16.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the right;

5. Along the arc of said curve to the right having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing South 89°30'19" West, 83.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

6. South 02°49'50" East, 290.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

7. South 05°05'04" West, 119.07 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

8. South 64°10'18" West, 125.45 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

9. South 62°58'16" West, 50.09 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

10. South 59°28'27" West, 91.08 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

11. South 62°09'04" West, 57.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

12. South 69°19'32" West, 55.95 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

13. South 76°27'02" West, 55.82 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

14. South 88°19'51" West, 68.13 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;

15. Along the arc of said non-tangent curve to the left having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet, and a long chord bearing North 07°22'55" East, 96.52 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

16. North 83°58'13" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the left;

17. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing North 39°46'27" West, 35.85 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

18. North 85°34'42" West, 100.04 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;

19. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing South 50°16'08" West, 34.83 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") in the east line of proposed Ashland Street Dedication Section Five;

THENCE, along the east line of proposed Ashland Street Dedication Section Five and along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 40°12'32", an arc length of 1287.76 feet, and a long chord bearing North 13°59'18" West, 1261.50 feet to the POINT OF BEGINNING, CONTAINING 30.92 acres of land in Brazoria County, Texas.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	17°19'41"	99.80'	S69°04'08"E	99.42'	50.28'
C2	25.00'	87°01'52"	37.97'	N76°04'47"E	34.43'	23.74'
C3	330.00'	1°51'22"	10.69'	S33°29'32"W	10.69'	5.35'
C4	25.00'	76°55'55"	33.57'	S04°02'45"E	31.10'	19.86'
C5	330.00'	11°11'01"	64.41'	S36°55'12"E	64.31'	32.31'
C6	830.00'	1°41'46"	24.57'	S30°28'49"E	24.57'	12.29'
C7	25.00'	90°00'00"	29.27'	N47°49'50"W	35.36'	25.00'
C8	1030.00'	4°40'19"	83.99'	S89°30'19"W	83.96'	42.02'
C9	2045.00'	2°42'16"	96.53'	N07°22'55"E	96.52'	48.27'
C10	25.00'	91°36'29"	39.97'	N39°46'27"W	35.85'	25.71'
C11	25.00'	88°18'20"	38.53'	S50°16'08"W	34.83'	24.27'
C12	1835.00'	4°01'23"	1287.76'	N13°59'18"W	1261.50'	671.68'
C13	2015.00'	2°35'47"	841.57'	N05°56'06"W	835.47'	427.01'
C14	300.00'	34°56'52"	182.99'	N76°56'52"E	180.16'	96.44'
C15	55.00'	62°18'17"	59.81'	N28°19'18"E	56.90'	33.25'
C16	1000.00'	5°42'13"	99.55'	N00°01'16"E	99.50'	49.81'
C17	1000.00'	5°42'13"	99.55'	N89°58'44"W	99.50'	49.81'
C18	500.00'	30°47'00"	268.63'	N12°31'07"W	265.42'	137.64'
C19	55.00'	55°56'29"	53.70'	N55°52'51"W	51.59'	29.21'
C20	500.00'	24°53'54"	217.28'	N83°41'57"E	215.57'	110.38'
C21	55.00'	89°09'00"	85.58'	N26°40'30"E	77.20'	54.19'
C22	1000.00'	7°57'36"	138.93'	N03°42'56"W	138.82'	69.58'
C23	450.00'	34°28'15"	270.73'	N78°54'47"E	266.67'	139.60'
C24	300.00'	52°31'24"	275.01'	N75°34'24"W	265.48'	148.02'
C25	300.00'	6°10'34"	32.34'	N35°39'08"E	32.32'	16.18'
C26	800.00'	28°29'52"	397.90'	N170°44'46"W	393.81'	203.16'
C27	25.00'	88°18'20"	38.53'	N17°25'32"W	34.83'	24.27'

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

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF FORT BEND COUNTY §

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

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

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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 monuments shown thereon were properly placed under my supervision.

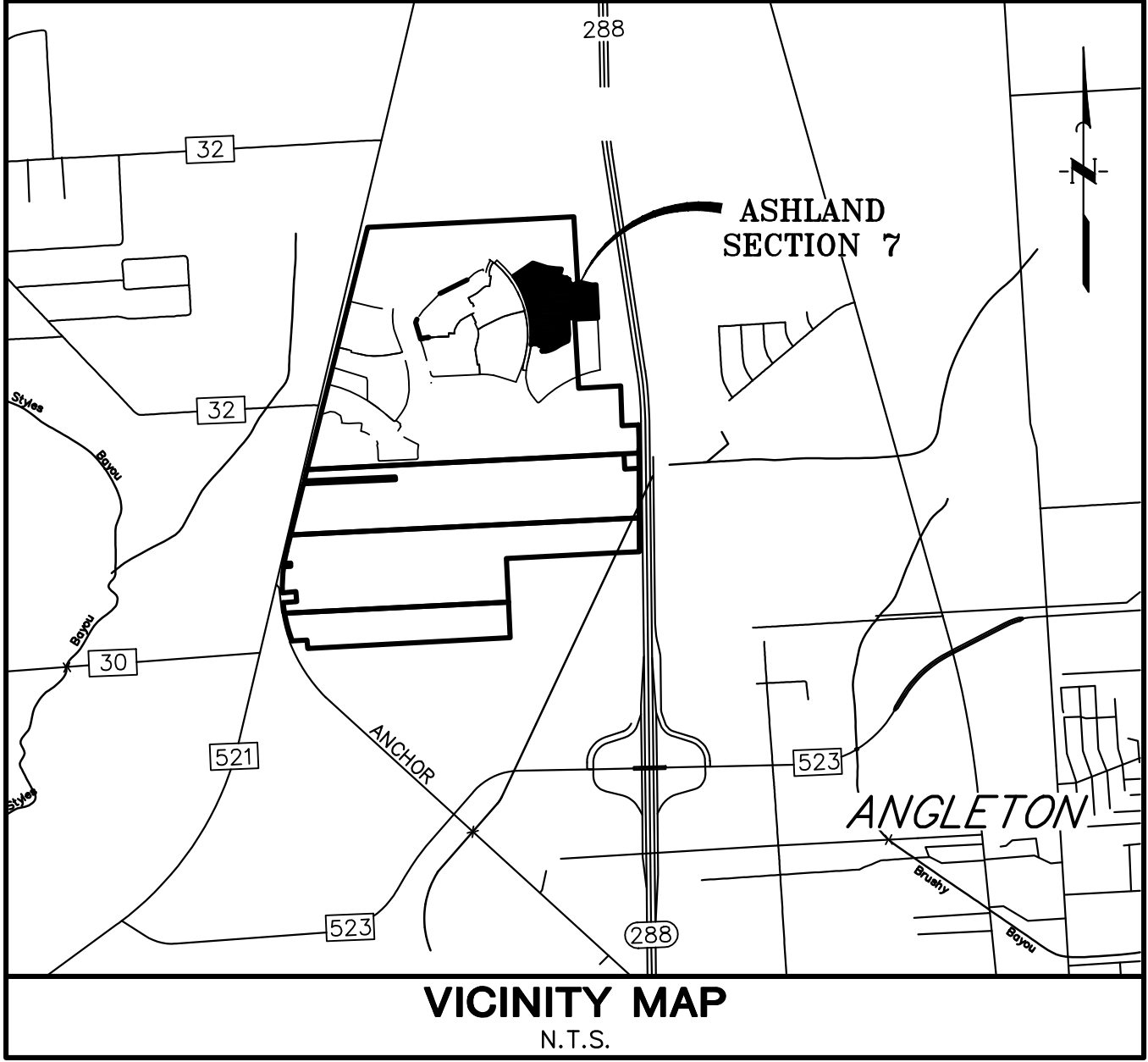
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

Courtney B. Just, P.E.
Professional Engineer
No. 152415



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.

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

FINAL PLAT OF ASHLAND SECTION 7

A SUBDIVISION OF 30.92 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

117 LOTS 7 RESERVES 6 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLAND BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 6, 2026

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

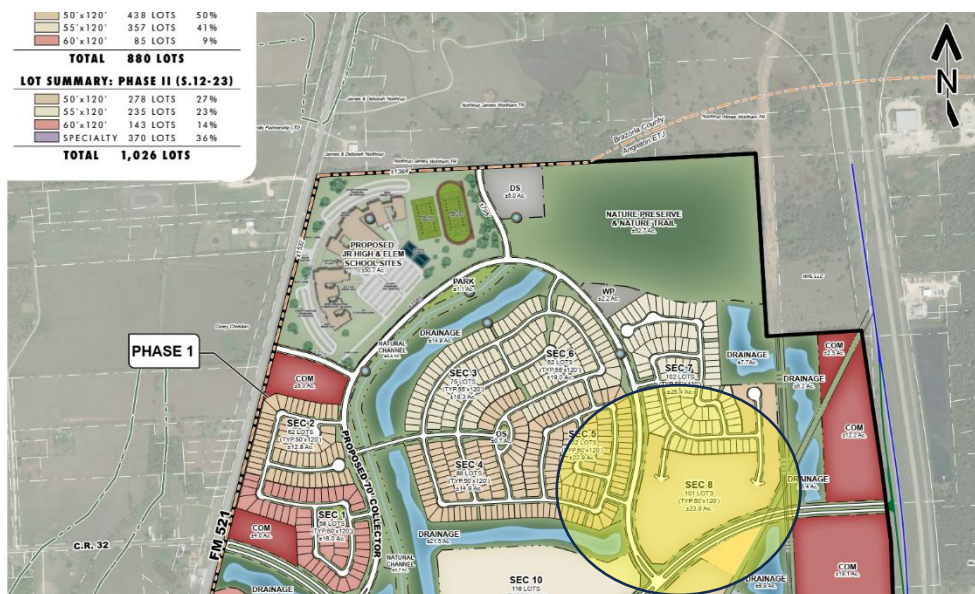
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Section 8 Final Plat comprises 26.11 acres, with 86 lots, 3 drainage, landscaping, open space, and incidental utility reserves, and 4 blocks are proposed. The section is located east of Section 5, the northeast intersection of Sapphire Springs Trail and south of Section 7, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). The majority of the lots in this section average approximately 55-ft.+/- in width at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Final Plat and resulted a No-Objection Letter (attached) with the following comments:

Final Plat

1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 8 Final Plat, and forward it to the City Council for final action.

July 28, 2026

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

Re: On-Going Services
Ashland Section 8 Final 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:

Final Plat

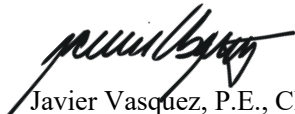
1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 8 Final 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.

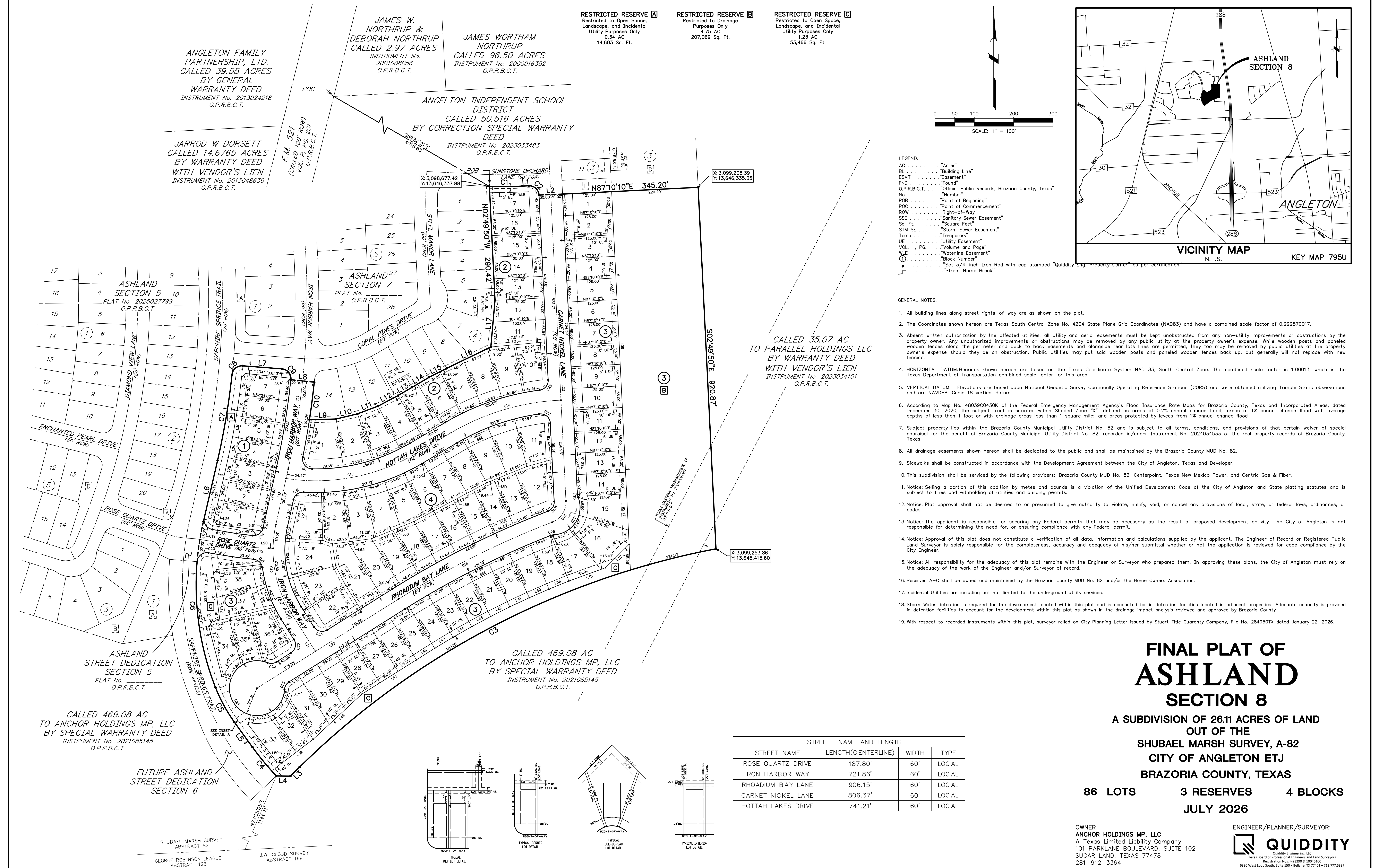
Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

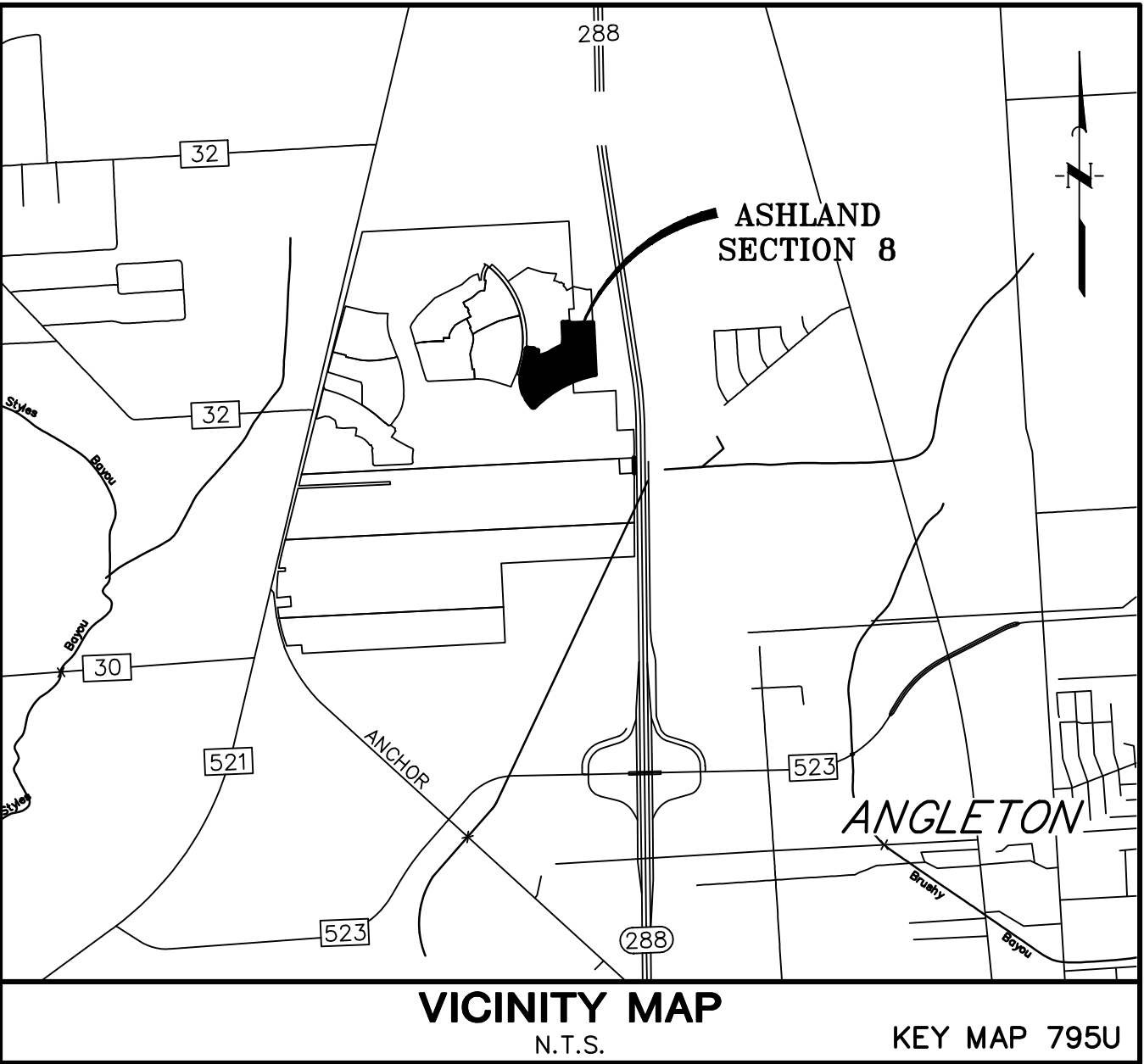
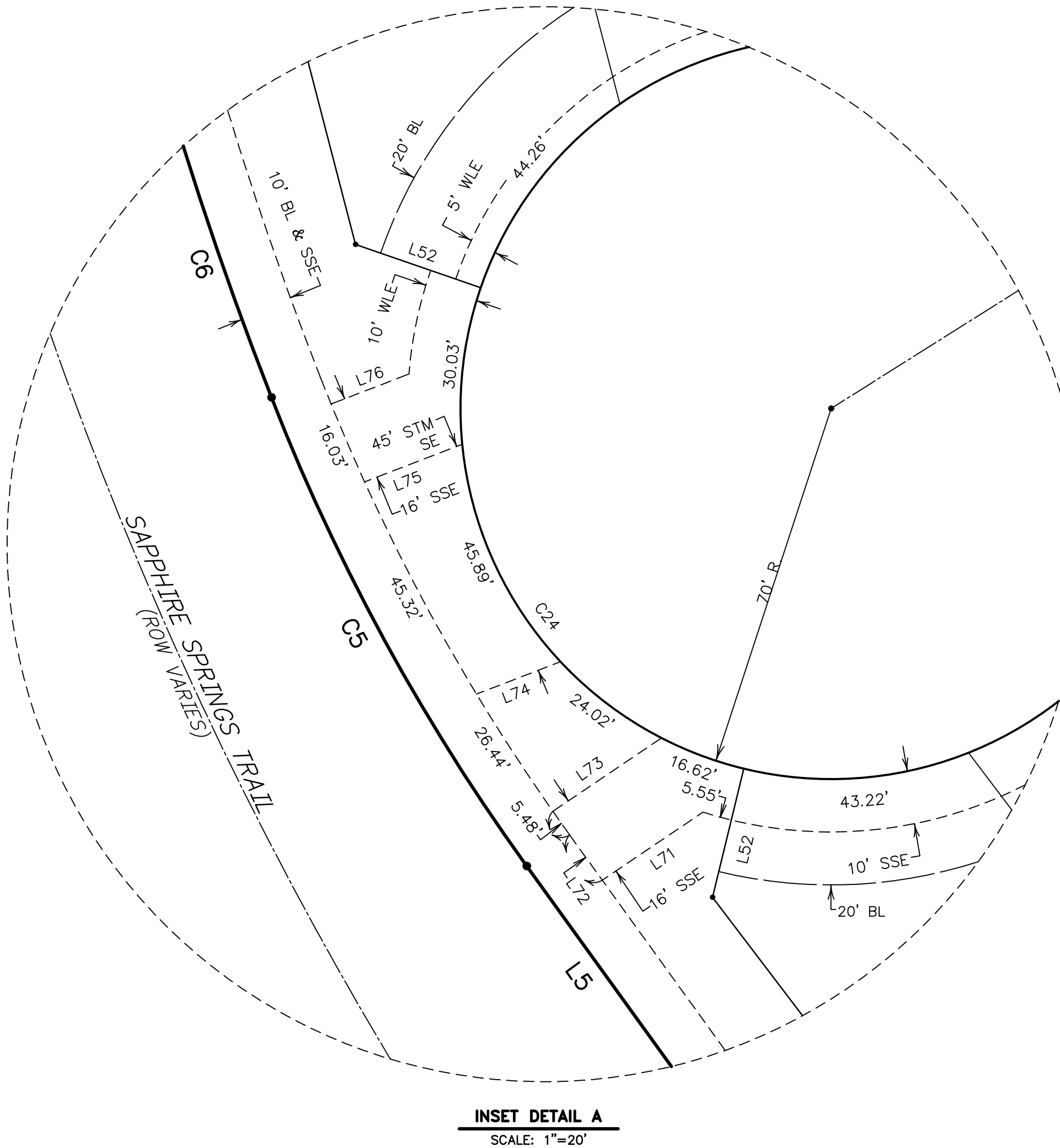
cc: Files (10420700)
Attachments



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°10'10"E	16.11'	L24	N59°28'27"E	105.00'	L47	S57°47'49"W	165.00'	L70	S74°39'26"W	66.53'
L2	N87°28'42"E	60.00'	L25	N81°31'40"W	115.77'	L48	N47°05'20"E	167.92'	L71	N55°56'31"E	22.95'
L3	S45°26'20"W	32.58'	L26	N34°14'30"W	13.57'	L49	S52°46'55"W	98.80'	L73	N55°56'31"E	24.76'
L4	N89°03'07"W	35.67'	L27	S13°02'40"W	107.33'	L50	N82°13'05"W	14.14'	L74	N68°55'34"E	17.00'
L5	N35°49'19"W	78.74'	L28	S12°59'49"W	55.00'	L51	N37°13'05"W	120.02'	L75	N68°55'34"E	19.75'
L6	N13°02'40"E	159.77'	L29	S11°48'09"W	54.60'	L52	N13°37'38"E	25.00'	L76	S68°55'34"W	15.76'
L7	S85°34'42"E	100.04'	L30	S10°07'16"W	54.56'	L53	S70°57'54"E	25.00'			
L8	S83°58'13"E	60.00'	L31	S08°26'26"W	54.56'	L54	S14°35'50"E	129.55'			
L9	N88°19'51"E	68.13'	L32	S06°45'35"W	44.56'	L55	N31°09'41"E	13.95'			
L10	N76°27'02"E	55.82'	L33	N51°20'22"E	14.25'	L56	N76°55'12"E	164.25'			
L11	N69°19'32"E	55.95'	L34	N84°04'50"W	114.71'	L57	S07°33'56"E	119.05'			
L12	N62°09'04"E	57.33'	L35	N84°44'28"E	141.52'	L58	N38°03'37"E	13.99'			
L13	N59°28'27"E	41.08'	L36	N02°49'50"W	964.04'	L59	S83°41'10"W	113.54'			
L14	N59°28'27"E	50.00'	L37	N45°19'00"E	84.53'	L60	S86°36'42"E	94.82'			
L15	N62°58'16"E	50.09'	L38	N69°58'29"E	99.12'	L61	S70°18'07"E	26.01'			
L16	N64°10'18"E	125.45'	L39	N67°51'44"E	54.61'	L62	S08°37'13"E	55.96'			
L17	N05°05'04"E	119.07'	L40	N66°21'42"E	54.61'	L63	S26°50'16"E	56.31'			
L18	S12°29'56"W	144.88'	L41	N64°51'39"E	54.61'	L64	S32°12'11"E	71.00'			
L19	S80°38'56"E	88.85'	L42	N63°21'37"E	54.61'	L65	S82°22'15"W	100.62'			
L20	S89°03'27"E	10.89'	L43	N61°51'35"E	54.61'	L66	S67°58'28"W	116.14'			
L21	S32°12'11"E	115.41'	L44	N60°21'32"E	54.61'	L67	S61°48'14"W	57.28'			
L22	S57°47'49"W	425.21'	L45	N58°51'30"E	54.61'	L68	S61°56'23"W	152.76'			
L23	N02°49'50"W	780.63'	L46	N57°49'45"E	54.92'	L69	S67°54'52"W	110.03'			

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1030.00'	4°40'19"	83.99'	N89°30'19"E	83.96'
C2	25.00'	90°00'00"	39.27'	S47°49'50"E	35.36'
C3	2060.00'	33°45'32"	1213.76'	S62°19'06"W	1196.28'
C4	705.00'	7°43'15"	95.00'	N39°40'57"W	94.93'
C5	400.00'	14°28'32"	101.06'	N28°35'03"W	100.79'
C6	715.00'	34°23'27"	429.17'	N04°09'04"W	422.75'
C7	1835.00'	6°55'41"	221.89'	N09°34'49"E	221.75'
C8	25.00'	88°18'20"	38.53'	N50°16'08"E	34.83'
C9	25.00'	91°36'29"	39.97'	S39°46'27"E	35.85'
C10	2045.00'	2°42'16"	96.53'	S07°22'55"W	96.52'
C11	2015.00'	6°28'09"	227.51'	N09°15'52"E	227.39'
C12	600.00'	8°24'32"	88.06'	S84°51'11"E	87.98'
C13	300.00'	44°42'07"	234.06'	S09°51'07"E	228.17'
C14	2240.00'	11°11'48"	437.74'	S63°23'43"W	437.04'
C15	55.00'	71°49'27"	68.95'	N33°04'54"E	64.52'
C16	600.00'	28°02'27"	293.64'	S73°29'40"W	290.72'
C17	500.00'	39°15'19"	342.57'	N79°06'06"E	335.91'
C18	25.00'	85°01'05"	37.10'	N52°35'58"E	33.79'
C19	25.00'	93°41'35"	40.88'	S33°48'08"E	36.48'
C20	25.00'	94°34'19"	41.26'	S52°03'55"W	36.74'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	77°47'06"	33.94'	N46°39'47"W	31.39'
C22	25.00'	90°00'00"	39.27'	N12°47'49"E	35.36'
C23	25.00'	54°37'24"	23.83'	N85°06'31"E	22.94'
C24	70.00'	289°14'49"	353.38'	S32°12'11"E	81.05'
C25	25.00'	54°37'24"	23.83'	S30°29'07"W	22.94'
C26	25.00'	19°03'59"	8.32'	S78°06'35"W	8.28'
C27	70.00'	109°08'43"	133.35'	N33°04'13"E	114.08'
C28	25.00'	18°40'18"	8.15'	S12°09'59"E	8.11'
C29	25.00'	85°30'02"	37.31'	N39°55'11"E	33.94'
C30	25.00'	100°17'13"	43.76'	S38°42'01"E	38.38'
C31	25.00'	80°53'24"	35.29'	S52°56'38"W	32.44'
C32	25.00'	90°00'00"	39.27'	S77°12'11"E	35.36'
C33	25.00'	95°24'36"	41.63'	N50°32'08"W	36.98'



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	7,257	1	10,848	1	6,875	20	7,037	1	9,702
2	6,916	2	8,176	2	6,875	21	7,037	2	7,922
3	6,888	3	8,139	3	6,875	22	7,037	3	8,034
4	7,042	4	7,399	4	6,875	23	7,037	4	7,736
5	7,056	5	6,960	5	6,875	24	7,037	5	7,462
6	7,056	6	7,272	6	6,875	25	6,907	6	7,266
7	7,006	7	7,399	7	6,875	26	6,875	7	6,952
		8	7,754	8	6,875	27	6,875	8	7,262
		9	7,911	9	6,875	28	6,875	9	8,007
		10	8,915	10	6,875	29	7,161	10	7,991
		11	8,199	11	6,875	30	7,733	11	9,506
		12	7,085	12	6,875	31	8,164	12	9,726
		13	6,875	13	6,875	32	7,360	13	7,010
		14	6,875	14	6,873	33	7,307	14	7,010
		15	6,875	15	6,586	34	7,723	15	6,840
		16	6,875	16	11,810	35	6,705	16	6,729
		17	8,336	17	8,291	36	10,475	17	6,694
				18	7,037	37	8,129	18	6,911
				19	7,037	38	7,637	19	7,389
								20	8,294
								21	9,958
								22	8,713
								23	9,337
								24	10,212

STATE OF TEXAS 5

COUNTY OF FORT BEND 5

A METES & BOUNDS description of a certain 26.11 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 and a called 35.07 acre tract of land conveyed to Svag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023033514, both of the Brazoria County Official Public Records (BCOPR); said 26.11 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. 521 (called 100' right-of-way) 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 F.M. 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 OPRBC 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 59°56'21" East, 4015.83 feet to a point in a south line of proposed Ashland Section Seven being at the beginning of a non-tangent curve to the left at the POINT OF BEGINNING of the herein described tract;

THENCE, along the south line of proposed Ashland Section Seven, the following five (5) courses and distances:

- Along the arc of said non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 0°40'19", an arc length of 83.99 feet, and a long chord bearing North 89°30'19" East, 83.96 feet to a point for corner;
- North 87°10'10" East, 16.11 feet to a point at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°49'50" East, 35.36 feet to a point for corner;
- North 87°28'42" East, 60.00 feet to a point for corner;
- North 87°10'10" East, 345.20 feet to a point for corner;

THENCE, South 02°49'50" East, 920.87 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 2060.00 feet, a central angle of 33°45'32", an arc length of 1213.76 feet, and a long chord bearing South 62°19'06" West, 1196.28 feet to a point for corner;

THENCE, South 45°26'20" West, 32.58 feet to a point for corner;

THENCE, North 89°03'07" West, 35.67 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 705.00 feet, a central angle of 07°43'15", an arc length of 95.00 feet, and a long chord bearing North 39°40'57" West, 94.93 feet to a point for corner;

THENCE, North 35°49'19" West, 78.74 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 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing North 28°35'03" West, 100.79 feet to a point for corner;

THENCE, along the arc of said compound curve to the right having a radius of 715.00 feet, a central angle of 34°23'27", an arc length of 429.17 feet, and a long chord bearing North 04°09'04" West, 422.75 feet to a point for corner;

THENCE, North 13°02'40" East, 159.77 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 1835.00 feet, a central angle of 06°55'41", an arc length of 221.89 feet, and a long chord bearing North 09°34'49" East, 221.75 feet to a point at the beginning of a reverse curve to the right in the south line of proposed Ashland Section Seven;

THENCE, along the south line of proposed Ashland Section Seven, the following fifteen (15) courses and distances:

- Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing North 50°16'08" East, 34.83 feet to a point for corner;
- South 85°34'42" East, 100.04 feet to a point at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing South 39°46'27" East, 35.85 feet to a point for corner;
- South 83°58'13" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;
- Along the arc of said non-tangent curve to the right having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet and a long chord bearing South 07°22'55" West, 96.52 feet to a point for corner;
- North 88°19'51" East, 68.13 feet to a point for corner;
- North 76°27'02" East, 55.82 feet to a point for corner;
- North 69°19'32" East, 55.95 feet to a point for corner;
- North 62°09'04" East, 57.33 feet to a point for corner;
- North 59°28'27" East, 41.08 feet to a point for corner;
- North 59°28'27" East, 50.00 feet to a point for corner;
- North 62°58'16" East, 50.09 feet to a point for corner;
- North 64°10'18" East, 125.45 feet to a point for corner;
- North 05°05'04" East, 119.07 feet to a point for corner;
- North 02°49'50" West, 290.42 feet to the POINT OF BEGINNING, CONTAINING 26.11 acres of land in Brazoria County, Texas.

FINAL PLAT OF ASHLAND SECTION 8

A SUBDIVISION OF 26.11 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
CITY OF ANGLETON ETJ
BRAZORIA COUNTY, TEXAS

86 LOTS 3 RESERVES 4 BLOCKS
JULY 2026

OWNER
ANCHOR HOLDINGS MP, LLC
A Texas Limited Liability Company
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100490100
6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.773.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 8, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever,for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 8 where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

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

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Sudharshan Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public In and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven 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.

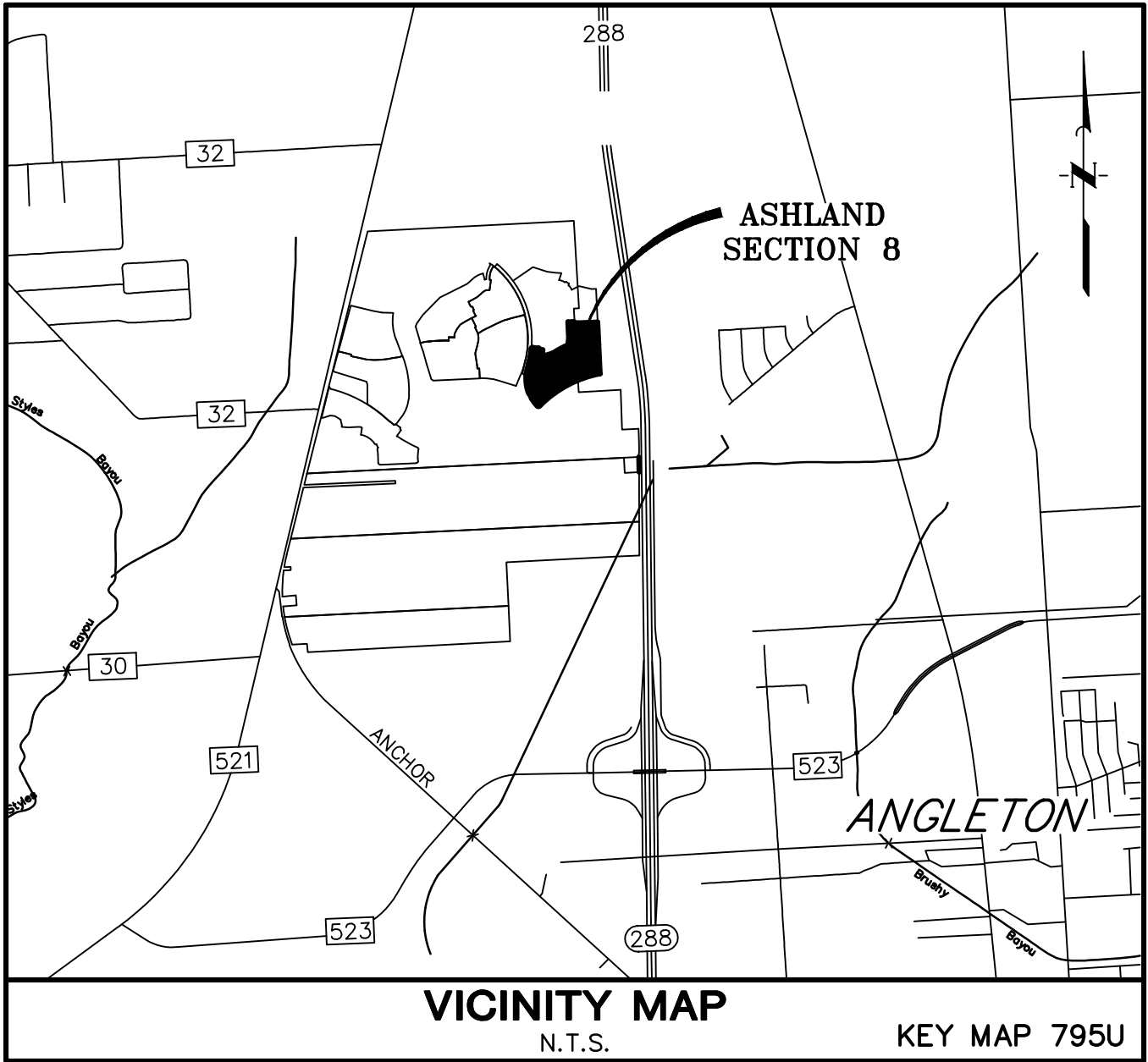
Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

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



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.

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

FINAL PLAT OF ASHLAND SECTION 8

A SUBDIVISION OF 26.11 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
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6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337