



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Henry Munson, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, SEPTEMBER 19, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 3, 2023.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a Public Hearing, discussion and take possible action on an ordinance approving a request to rezone 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX; situated approximately 625 ft. north of the Henderson Rd./N. Valderas intersection, Brazoria County, Texas.

REGULAR AGENDA

3. Discussion and possible action on Ashland Section Three Preliminary Plat
4. Discussion and possible action on Ashland Section Six Preliminary Plat
5. Discussion and possible action on Ashland Section Four Preliminary Plat
6. Discussion and possible action on Ashland Section Five Preliminary Plat
7. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #4.
8. Discussion and possible action on Angleton ISD Elementary No 7 and Junior High No 2 Final Plat

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, September 15, 2023, by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 3, 2023.

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 for Planning and Zoning Commission meeting for August 3, 2023.

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
THURSDAY, AUGUST 03, 2023 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Henry Munson, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 3, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

ROLL CALL:

Present were:

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

Absent was:

Commission Member Ellen Eby, Commission Member Shawn Hogan.

MEETING MINUTES APPROVAL FOR JULY 6, 2023:

1. Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were unanimously approved.

PUBLIC HEARINGS AND ACTION ITEMS: NONE.

REGULAR AGENDA

2. Discussion on a concept proposal to rezone property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. No action required.

DS Director Otis Spriggs presented the item, which is a concept review for the site which is just above the Social Security office on North Valderas, on property is currently zoned as C-G, General Commercial, and the applicant is requesting just to speak with the P&Z Commission regarding the possibility of purchasing this property to utilize it for single family purposes. Staff asked that the applicant please approach the Commissioners and explain your concept, so that the Commission can give you some feedback.

Applicant, Patsy Garcia presented before the Commission stating that she and her husband are both in the process of buying this property. We plan on building a barn for residential use, not for livestock. We will have no horses or cows, no nothing. Basically, it's just to store an RV. We're trying to build a home on that property also.

DS Director Otis Spriggs stated that cannot build a barn first, but if may apply for both at the same time on 1- residential permit application; the permits would run simultaneously and there are certain expirations that staff will work with the applicant on.

DS Director Otis Spriggs explained that this is not the norm to go from commercial back to residential, but in some instances, it may make perfect sense. Staff has explained to the applicant the pros and cons; of which there are residential homes across the street. However, some of the cons from a city perspective include us giving up prime Commercial land which supports our tax base in the future. Also, if you place a house there, then any of those surrounding developing commercial properties will have certain buffer requirements per the code that they'll have to adhere to. So sometimes you have to consider these things when you're commercial downgrading or downsizing to residential.

Commission Member Henry Munson pointed out that there is a daycare right across the street from?

Commission Member Michelle Townsend pointed out that there are other homes like this just down the road.

Chair Bill Garwood explained that the Commission doesn't have to take any action. We're just looking for feedback; and his feedback is that it will work in that particular space.

Commission Member Michelle Townsend concurred.

3. Agenda Item #3: Item 3 discussion and possible action on a preliminary plat for Angleton Park Place Subdivision Section 2:

Mr. Spriggs presented the staff summary findings for this preliminary plat for Angleton Park subdivision, Section 2, noting that the developer Mike Morgan is ready for construction of section one which has received final plat approval.

This second section gives us the remaining 32 lots /units on this pre-manufactured subdivision. The homes on the property would be set up for purchase with, with the notion that they would be a completed home on that particular lot, having a driveway and landscape requirements which are subject to the development agreement which is pending Council's final approval. This is the preliminary plat which is consistent in terms of what you've seen for this particular subdivision. They will have two access points off Phillips Rd. and the property is fully within the city limits, and zoned appropriately MH. Staff is recommending approval.

DS Director Otis Spriggs added that the plat has gone before the city engineer for review and we have received and cleared all of the responses to the comments. As noted in the report, and it's being recommended for approval to Council.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the preliminary flat for the Angleton Park Place subdivision section 2 and that we forward it to City Council for final action, subject to the final approval of the development agreement; motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): was approved.

4. Agenda Item #4. Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.

DS Director Otis Spriggs presented this item noting that the preliminary plat for Angleton Elementary and Junior High School, is part of the Ashland Development within our ETJ. As noted in the report, this item is subject to the executed development agreement.

The proposed plat falls in alignment with the approved Ashland Concept Plan. There are other plats that accommodate the school development in terms of street dedications, drainage and utility reserves. Coral Haven Lane is one of the major streets that connects from FM 521, in which the Commission had an opportunity to review that particular plat proposal last month. Since then, there's been other pending agreements considered between the applicant, the school district, as well as Brazoria County.

We have finally received to date, the interlocal agreement for the Brazoria County roads that are part of this development between the County, the MUD and the Developer (A copy was made available). Angleton ISD is very involved in the project location here. They've considered the Traffic Impact Study (TIS), in which

we had recent discussions on traffic flow. All of the recommendations of that TIS have been incorporated into this layout (Exhibits were shown).

The traffic queuing into the school campus was shown, which would keep all of the out-flowing traffic from stacking onto the rights-of-way. Mr. Spriggs introduced Mr. Tim Richard to give comments on behalf of the school district, as well as Abraham (Abe) Nimroozi, Plat Coordinator from West Belt Surveying.

Commission Member Regina Bieri asked if the queuing lane/loop is larger than West Side Elementary. He confirmed, yes.

Mr. Tim Richard, Angleton ISD Bond Program Manager gave comments on the traffic flow from FM 521: The westerly loop (off FM521) is strictly for buses. New turn lanes are added, as well as the 2 new signal lights on FM521. The elementary school and the junior high school bus drop-offs are separated, as well as parking for after-school hours for parents who want to come visit. Now, if you are dropping off your kids to the elementary school, you would enter off Coral Haven Ln. which shows the lane stacking and directions of travel. The junior high school and the elementary school entrances are separated.

Mr. Tim Richard also noted that the sports fields are not game fields; They are practice fields, so there won't be any organized football games here.

Commission Member Henry Munson asked if TxDot has seen this plan and given their approval?

Mr. Tim Richard responded- no, but they are working with the entities through Quiddity Engineers, the traffic impact analysis consultant; but they have submitted the package to TxDot, which is still under review, but they expect a timely approval.

Commission Member Henry Munson: So you do feel confident that changing the four lane highway, adding turn lanes, and traffic lights will be approved by TxDOT?

Commission Member Henry Munson also asked who will be responsible for the upgrades on the road?

Tim Richard, Angleton ISD Bond Program Manager responded: Great question; yes. With the agreement between the school district and the developer (lead), the school district has put in money in escort and has agreed to how much the school district would fund the turn lanes, the signal lights and also the improvement of these streets. We added a turn lane to those as well and upgraded Coral Haven Lane.

Commission Member Henry Munson asked if there is a timeline for all there?

Mr. Tim Richard, explained that these schools are scheduled to open for August of 2025. Our game plan on the in the time frame for the improvements is to take place in January of 2025.

Commission Member Michelle Townsend: So that I'm clear, because I believe Coral Haven was in front of us last time, the time before it, it has been changed. Mr. Spriggs confirmed that Coral Haven Lane was upgraded to four lanes.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the preliminary plat condition on any outstanding staff or engineering comments being cleared prior to the August 8th, 2023 Council meeting. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): was approved.

5. Discussion and possible action on the revised preliminary plat of Ashland Section 1

Agenda Item #5:

Ms. Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings noting that this is a proposed 17.02-acre section within the Ashland Development, which will have 58 lots that are 60 foot, within the ETJ, where the city doesn't have zoning but it falls under an executed development agreement with the city, where they agreed that to have a minimum percentage of 10% of this lot category (60 foot lots); which is in compliance with the development agreement.

The City Engineer has reviewed and cleared all the comments and we are staff is recommending approval.

The concept plan was displayed showing Section 1.

Chair Bill Garwood recognized Mr. David Spoor, Chairman of Angleton Drainage District who gave comments: We have an agreement with the city that all drainage project and new development supposed to come in from the drainage district and be approved, but we do not have an agreement with the Developer now. We're working with the developer and they're good to work with, but we do not have any approval for their drainage, which is outside it of our district, but they still have to drain into our ditch.

DS Director Otis Spriggs added that the SPA, Strategic Partnership Agreement is another agreement that was a result of the approved development agreement. The development agreement is the guiding document for the public improvements and any plans and plats that have been approved are subject to the stipulations of the development agreement or any other agency have jurisdiction such as TxDot, Brazoria County Drainage, etc.

DS Director Otis Spriggs stated that for the purposes of the recommendation, we're asking for a positive recommendation of the preliminary plats, subject to any outstanding comments by the city engineer and any agency approvals having jurisdiction such as TxDot, the Angleton Drainage District, Brazoria County Drainage.

Mr. David Spoor added that what we're really fighting now is time, and once this is approved, we got "X" number of days to get this worked or it is automatically approved.

DS Director Otis Spriggs agreed on the 30-day time clock requirements and added that for all of the previously approved plats approved a month ago, the applicant signed a 30 day waiver letter waiving the limitation. This can be offered by the applicant when the time to review is expected to take longer. That would protect the City from any automatic approvals.

Commission Member Michelle Townsend asked about the differences in the Concept Plan presented.

DS Director Otis Spriggs explained that as part of Sections 1 & 2, there is a decrease in the number of lots.

Ms. Caitlin King, META, confirmed yes, noting that there were further market studies in a few areas which were identified as good places for commercial such as Section 1 where a small chunk is removed for future commercial development; those are separated out because commercial tends to lag behind the residential.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the proposed Ashland Section 1 Preliminary Plat, subject to an agreement and approval with the Angleton Drainage District and any other agency have jurisdiction over this plat, and we forward it to the City Council for final consideration and action, as they deem appropriate. Motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (5-0 Vote): Section 1 Preliminary Plat was approved unanimously.

6. Discussion and possible action on the revised preliminary plat for Ashland Section 2.

Agenda Item #6: Discussion and possible action on the revised preliminary plat for Ashland Section 2

Ms. Kandice Haseloff-Bunker, Development Coordinator presented this item: Section 2, Preliminary Plat on 14.26 acres, with 62 lots, 50 ft. by 120 ft. The

development is in the ETJ, and is subject to and is in compliance with the development agreement with the city.

All of the City Engineer's comments were previously cleared except for some minor textual changes which were just cleared by the Engineer before the Council hearing. We recommend that Section 2 is approved for consideration by City Council.

Chair Bill Garwood confirmed with Mr. Spriggs that this plat applies to the same stipulations of the Drainage District.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the revised Section 2 preliminary plat for Ashland Development, subject to agreements being reached with all entities that have jurisdiction over the plat, and recommend City Council for final consideration and action they deem appropriate. Motion was seconded by Commission Member Bieri.

Commission Member Bieri: Just a comment: Being a realtor and going into several neighborhoods, Katy Texas overcame the issue on lot sizes and setbacks on your driveways. She explained the scenario of having 4 cars parked in a driveway, basketball goals, and the impact within the street right of way. The City might need to consider this.

DS Director Otis Spriggs commented that the comments are appreciated, and City Council just requested a presentation with Staff to study our neighboring Cities and their setback requirements. We will be aggressively working on updating the code to accommodate everything you just said. Also, we will look at Street right of way widths and cul-de-sac requirements to protect the fire code issues and access questions, recently discussed. A text amendment should be forthcoming.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Nay, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.

Action: (4-1 Vote): Section 2 Preliminary Plat was approved.

ADJOURNMENT: TIME: 12:54.

/S/ Otis T. Spriggs

Otis T. Spriggs, AICP

Development Services Director



AGENDA ITEM SUMMARY REPORT

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Conduct a Public Hearing, discussion and take possible action on an ordinance approving a request to rezone 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX; situated approximately 625 ft. north of the Henderson Rd./N. Valderas intersection, Brazoria County, Texas.

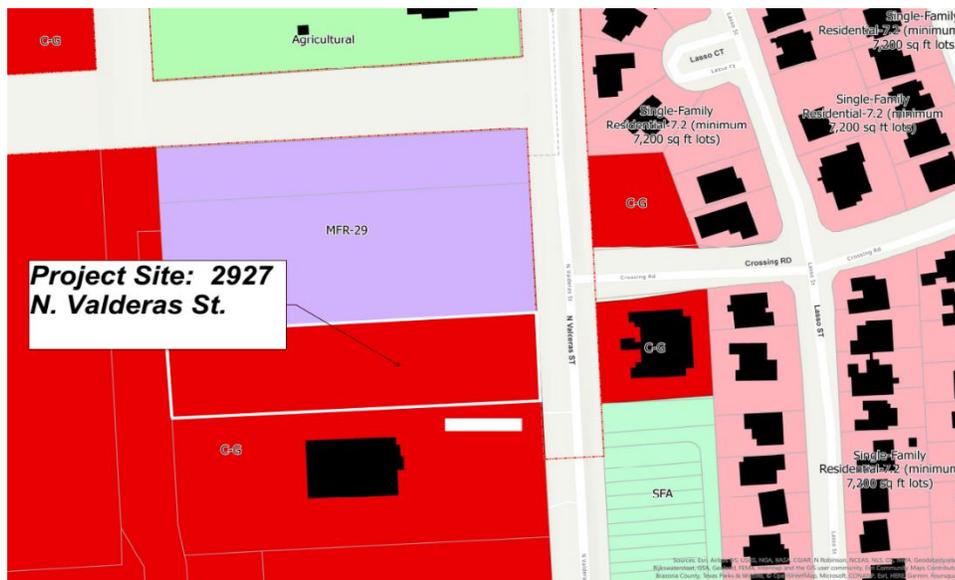
AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY:

Alexis K. Garcia-Lancello, Realtor with Mega Realty, LLC requests an informal discussion with the Planning and Zoning Commission for rezoning property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. The property is pending a contract for purchase. The property currently has a legal description: A0380 J DE J VALDERAS TRACT 127E1 (ANGLETON) and comprises 1.67 acres. The current owner is listed as: N F GROUP INC, Brazoria Central Appraisal District website.



ZONING MAP



AERIAL MAP

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of the L.G.C. Chapter 211. Property owner names and addresses were located using the Brazoria County Appraisal District information.

Proposal:

The requester wishes to build 1-single family estate home on the property with an accessory barn to be used to store recreational vehicles, cars, and trailers. As described, included would be the following: (2 haul trailers, 2 car trailers, 2 covered trailers, 3 utility trailers and a camper).

Review Criteria and Findings of Fact:

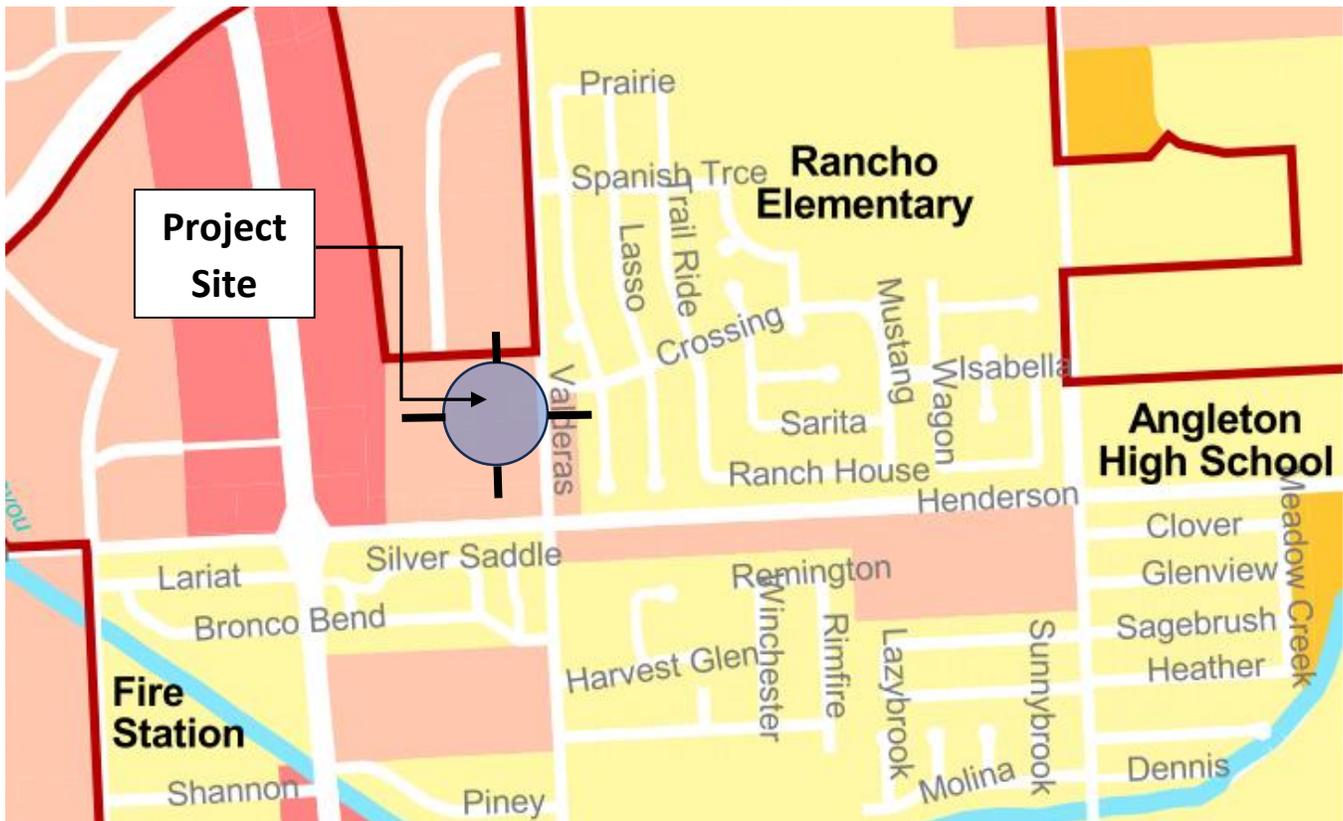
In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole. (**Staff concurs appropriateness is achieved; residential subdivision exists to the immediate east of the site**).
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the

area; ***(There will be no negative impact on said capacity of public improvements of a single residential estate).***

- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***(Although this area will continue to see infill commercial development, the scale will continue to be residential in scale, with neighborhood service oriented uses such as churches, attached living, professional and office uses).***
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change ***(Similar request for estate residential has occurred along the same corridor).***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. ***(This rezoning will not have any negative impact on other areas of reinvestment).***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***(No factors will negatively affect the public health, safety, morals or general welfare).***

Future Land Use Map



The adopted Future Land Use/Comprehensive Plan designates the subject property requested to be rezoned as Office/Retail.

Office/Retail Category (Coral):

This is a new district for Angleton designed to reserve the most desirable retail areas for office and retail uses, such as sites along SH 288. Office/Retail areas capture many of the locations in Angleton offering the high visibility needed for retail activity. In several instances, such as along SH 288, SH 288 and Business 288, the Office/Retail also serves as a buffer between arterial traffic and low density residential areas.

With this area along North Valderas being a transitional zone of the high intense commercial along 288B, the small pocket of residential will be less intense and a change can be justified.

Existing Land Use and Zoning

North: Vacant Land, zoned MFR-29 Multi-family Zoning District and 2-Church Uses

West: Vacant land, zoned Commercial-General (C-G) along I-288 Bus

South: Social Security Administration Office, zoned Commercial-General (C-G)

East: Happy Faces Daycare, zoned Commercial-General (C-G), Rancho Isabella Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2) and Vacant land zoned Single Family Attached (SFA).



View looking East toward the Subject Site



View looking North on N. Valderas, Site on left.



View looking West across from Site (Daycare)



View looking South on N. Valderas, Site on right.



View looking Southwest at the site



View looking Southwest at the site



View looking North on N. Valderas, Site on left



View looking south on N. Valderas from Spanish Trace

P&Z RECOMMENDATION:

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance rezoning 1.67 acres from the Commercial General District, C-G to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St.

ORDINANCE NO. 2023 xxxx-xxx

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE "ZONING MAP OF THE CITY OF ANGLETON" BY CHANGING THE ZONING MAP DISTRICT DESIGNATION AND PROVIDING FOR A ZONING CHANGE OF 1.67 ACRES FROM THE COMMERCIAL GENERAL (C-G) DISTRICT TO THE SF-7.2 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR PROPERTY LOCATED 2927 N. VALDERAS ST., ANGLETON, TX.; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on September 19, 2023; and

WHEREAS, the City Council conducted a public hearing on September 26, 2023; and

WHEREAS, notice of the public hearings was published in *The Facts* (August 18, 2023 and September 10, 2023) and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on September 19, 2023, made findings of fact that rezoning 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX, would be consistent with the adjacent property in the area, and the spirit and intent of recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

WHEREAS, the City Council, on September 26, 2023, adopted by reference the findings of fact made by the Planning and Zoning Commission.

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

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

SECTION 2. The Property is more fully described in Exhibit "A, attached hereto and made a part hereof for all purposes be rezoned from the Commercial General(C-G) District to the SF-7.2 Single Family Residential District.

SECTION 3. That the Official Zoning Map of the City of Angleton is hereby amended in accordance with the provisions of this Ordinance to show the change in zoning district classification.

SECTION 4. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 6. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

SECTION 7. That this Ordinance shall be effective and in full force immediately upon its adoption.

PASSED AND APPROVED THIS 26TH DAY OF SEPTEMBER, 2023.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary

EXHIBIT A:

LEGAL DESCRIPTION

A 1.67 ACRE TRACT OF LAND OUT OF THE PAUL O'FARRELL TRUSTEE CALLED 123.32 ACRE TRACT (VOLUME (92) 1057, PAGE 919 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS), BEING IN THE J. de J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in the West right-of-way line of Valderas Street (Airline Road – 80 feet wide), said rod bears North 0°01'17" West 276.28 feet from a 1/2" iron rod found at the intersection of the North line of the Edwin Brewer called 4.00 acre tract, known as Tract 127B, and described in a deed recorded in Volume 855, Page 937 of the Deed Records of Brazoria County, Texas, with the West right-of-way line of Valderas Street;

THENCE; South 89°58'43" West 528.00 feet to a 1/2" iron rod set for corner;

THENCE; North 0°01'17" West 137.74 feet to a 1/2" iron rod set for corner;

THENCE; North 89°58'43" East 528.00 feet to a 1/2" iron rod set for corner in the West right-of-way line of Valderas Street;

THENCE; South 0°01'17" East 137.74 feet, along the West right-of-way line of Valderas Street, to the Place of Beginning.

Said tract therein containing 1.67 acres of Land.

#16863 Paid \$150.00 Item 2. 8/15/23

DEVELOPMENT INFORMATION

Project Name/Address/Location: 2927 N. Valderas St Angleton, TX Acreage: 1.67
Brief Description of Project:
Is property platted? [] No [] Yes Subdivision name: No. of Lots: 1
Recordation #: Parcel(s) Tax ID#: 495673
Existing Use: Proposed Use:
Current Zoning: Cg Commercial Proposed Zoning: SF-7.2 Residential
Occupancy Type: Sq. Ft: Bed #: Bath #: Car Garage #:
Water System [] Well [] Public Flood Zone: [] Yes [] No Sewer System: [] Septic [] Public

PROPERTY OWNER INFORMATION

Owner: N F Group INC. Contact Name:
Address: City/State/ZIP: The Woodlands, TX 77375
Phone: Email:

APPLICANT INFORMATION

Applicant/Developer: Patsy S. Garcia Contact Name: Garcia
Address: City/State/ZIP: Angleton, TX 77515
Phone: Email: alexis.kgarcia1@gmail.com

KEY CONTACT INFORMATION

Name of the Individual: Contact Name:
Address: City/State/ZIP:
Phone: Email:

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Patsy S. Garcia Date: 8-15-23
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

BY:
DATE APPROVED:
EXP DATE:

979-843-5665

REC#: 02242871 8/15/2023 4:01 PM
OPER: 3G TERM: 105
REF#: 1432 REZONE-GARCIA

TRAN: 300.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 150.00CR

TENDERED: 150.00 CHECK
APPLIC: 150.00-
CHANGE: 0.00

the City's official submission dates. When a completed application packet
ional information may be required by staff as a result of the review,
e the proposed project and remove it from the scheduled agenda and place

\$150 must accompany this application. For
oments or Special Districts see additional deposit fees
ter Fee schedule.

#16863
Paid \$150.00
8/15/23
Item 2.

DEVELOPMENT INFORMATION

Project Name/Address/Location: 2927 N. Valderas St Angleton, TX Acreage: 1.67
Brief Description of Project: _____
Is property platted? No Yes Subdivision name: _____ No. of Lots: 1
Recordation #: _____ Parcel(s) Tax ID#: 495673
Existing Use: _____ Proposed Use: _____
Current Zoning: Cg Commercial Proposed Zoning: SF-7.2 Residential
Occupancy Type: _____ Sq. Ft.: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
Water System Well Public Flood Zone: Yes No Sewer System: Septic Public

PROPERTY OWNER INFORMATION

Owner: N F Group INC. Contact Name: _____
Address: 71 Overland Heath Dr. City/State/ZIP: The Woodlands, TX 77375
Phone: _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: PATSI S. Garcia Contact Name: _____
Address: _____ City/State/ZIP: Angleton, TX 77515
Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: _____ Contact Name: _____
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Patsi Garcia Date: 8-15-23
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: _____ BY: _____
FEES PAID: _____
APPROVED BY: _____ DATE APPROVED: _____
APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Application Fee of \$150 must accompany this application. For Planned Unit Developments or Special Districts see additional deposit fees required on the Master Fee schedule.

R Grace



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on Ashland Section Three Preliminary Plat

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

An application for approval of the Preliminary Plat of Ashland Section 3 has been submitted and reviewed by staff. (Attachment 1). A development agreement is in place to establish standards for the Ashland Project. The subject property is 19.42 acres located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 75 lots, 4 blocks, 8 reserves. The reserve land use is restricted for school and related uses. The City Engineer comments have been provided (Attachment 2).

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code and the executed development agreement. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA has been submitted to both TxDOT and Brazoria County for review and approval as well.

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

Staff concludes that Section 3 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and offered (9) comments. The responses to the comments have not been resubmitted and addressed by the applicant prior to this agenda posting. Staff expects all comments to be cleared prior to City Council's final approval. Staff will update the Commission during the meeting.

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Verify and update bearing information shown in the metes and bounds description (Typical):
 - Metes and Bounds - Bearing does not match line table (L1)
 - Metes and Bounds - Bearing does not match curve table (C13)
 - Metes and Bounds - Bearing does not match curve table (C6)
 - Metes and Bounds - Show information noted in an inset on the plat in connection to the point of commencement.

Sheet 2 of 2

1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference
2. Verify and update label to read Proposed Ashland Section Four, Five and Six respectively.
3. Line L1 does not match metes and bounds description.
4. Curves C6 and C13 do not match metes and bounds description.
5. Label point of beginning.

6. Recommend providing contours in grayscale lineweight so other plat information is legible.
7. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).

Staff recommends approval of the Preliminary Plat for Ashland Section 3, conditioned to all outstanding comments are satisfied by the applicants prior to City Council's final action on September 26, 2023.

While the project meets the applicable conditions of the local government authority, staff recommends the conditional approval or the Ashland Section 3 Preliminary Plat subject to the completion of correction of all city engineer comments, provision of additional information, and resubmittal prior to the City Council meeting to be held on September 26, 2023.

SUGGESTED MOTION:

I move that we recommend the approval subject to the condition that all comments are cleared, subject to final approvals of all referral agencies, of the Preliminary Plat for Ashland Section 3 and forward it to City Council for final consideration and approval.

September 7, 2023

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

Re: On-Going Services
Ashland Section 3 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Bearing does not match line table (L1)
 - b. Metes and Bounds - Bearing does not match curve table (C13)
 - c. Metes and Bounds - Bearing does not match curve table (C6)
 - d. Metes and Bounds - Show information noted in an inset on the plat in connection to the point of commencement.

Sheet 2 of 2

1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference
2. Verify and update label to read Proposed Ashland Section Four, Five and Six respectively.
3. Line L1 does not match metes and bounds description.
4. Curves C6 and C13 do not match metes and bounds description.
5. Label point of beginning.
6. Recommend providing contours in grayscale lineweight so other plat information is legible.
7. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 3 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 3, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.42 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. B1 & B2 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRC); said 19.42 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James West, Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume F, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said F.M. 521, South 14°02'37" West, 4811.00 feet;

Metes and Bounds - Bearing does not match curve table (C6)

THENCE, South 65°40'08" East, 2219.97 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 09°08'44", an arc length of 114.13 feet, and a long chord bearing South 55°23'48" East, with a chord length of 114.01 feet to a point for corner marking the beginning of a reverse curve to the left;

THENCE, along the arc of said compound curve to the left, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing South 15°41'20" West, with a chord length of 223.56 feet to a point for corner marking the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing South 42°38'21" East, with a chord length of 32.63 feet to a point for corner marking the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing South 82°40'34" East, with a chord length of 8.15 feet to a point for corner;

THENCE, South 08°01'52" West, 187.02 feet to a point for corner;
 THENCE, South 85°56'19" West, 57.37 feet to a point for corner;
 THENCE, South 72°40'17" West, 38.31 feet to a point for corner;

THENCE, South 55°13'34" West, 52.20 feet to a point for corner;
 THENCE, South 43°24'51" West, 30.35 feet to a point for corner;
 THENCE, South 47°20'07" West, 54.69 feet to a point for corner;
 THENCE, South 53°44'19" West, 53.98 feet to a point for corner;
 THENCE, South 57°40'23" West, 54.03 feet to a point for corner;
 THENCE, South 62°02'20" West, 54.22 feet to a point for corner;
 THENCE, South 63°17'42" West, 66.00 feet to a point for corner;

THENCE, South 26°42'18" East, 95.00 feet to a point for corner marking the beginning of a tangent curve to the left;
 THENCE, along the arc of said tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 71°42'18" East, with a chord length of 35.36 feet to a point for corner;

THENCE, South 26°42'18" East, 60.00 feet to a point for corner;
 THENCE, South 63°17'42" West, 21.42 feet to a point for corner;
 THENCE, South 26°42'18" East, 110.00 feet to a point for corner;

THENCE, South 71°42'18" East, 14.14 feet to a point for corner;
 THENCE, South 63°17'42" West, 234.15 feet to a point for corner;
 THENCE, South 55°35'04" West, 106.55 feet to a point for corner;

THENCE, South 39°10'31" West, 100.11 feet to a point for corner;
 THENCE, South 24°54'06" West, 103.10 feet to a point for corner;
 THENCE, South 05°32'39" West, 43.96 feet to a point for corner;

THENCE, South 02°55'07" West, 26.10 feet to a point for corner marking the beginning of a tangent curve to the left;
 THENCE, along the arc of said tangent curve to the left, having a radius of 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing North 88°04'34" West, with a chord length of 105.20 feet to a point for corner;

THENCE, South 00°55'44" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the left;
 THENCE, along the arc of said tangent curve to the left, having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing South 87°14'43" West, with a chord length of 381.63 feet to a point for corner marking the beginning of a compound curve to the left;

Metes and Bounds - Bearing does not match line table (L1)

THENCE, along the arc of said compound curve to the left, having a radius of 970.00 feet, a central angle of 08°49'05", an arc length of 149.29 feet, and a long chord bearing South 79°09'22" West, with a chord length of 149.14 feet to a point for corner;

Metes and Bounds - Bearing does not match curve table (C13)

THENCE, North 16°30'19" West, 324.58 feet to a point for corner;
 THENCE, North 21°46'37" East, 66.45 feet to a point for corner;

THENCE, North 36°12'11" East, 190.26 feet to a point for corner;
 THENCE, North 44°34'38" East, 455.00 feet to a point for corner;
 THENCE, North 63°17'42" East, 570.00 feet to a point for corner;

THENCE, North 47°48'28" East, 178.80 feet to a point for corner;
 THENCE, North 58°30'09" East, 91.70 feet to a point for corner;
 THENCE, North 70°08'52" East, 90.29 feet to a point for corner;

THENCE, South 14°01'46" East, 125.00 feet to a point for corner marking the beginning of a tangent curve to the right;
 THENCE, along the arc of said tangent curve to the right, having a radius of 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing North 76°36'28" East, with a chord length of 7.12 feet to a point for corner marking 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 77°42'59", an arc length of 33.91 feet, and a long chord bearing North 38°23'15" East, with a chord length of 31.37 feet to a point for corner marking the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right, having a radius of 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing North 16°33'43" East, with a chord length of 251.91 feet to a point for corner marking 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 93°33'50", an arc length of 40.82 feet, and a long chord bearing North 13°11'15" West, with a chord length of 36.44 feet to the POINT OF BEGINNING, CONTAINING 19.42 acres of land in Brazoria County, Texas.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Owner _____
 Duly Authorized Agent _____

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

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

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

Steven Jares
 Registered Professional Land Surveyor
 No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____ 20____, by _____ City Secretary, City of Angleton, on behalf of the City.

Notary Public
 State of Texas

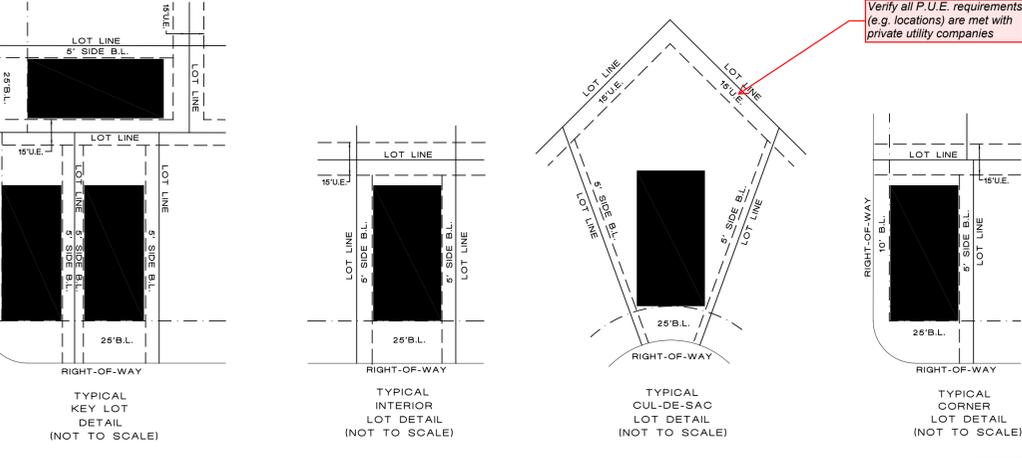
GENERAL NOTE:
 1.) "B.L." INDICATES BUILDING LINE.
 2.) "U.E." INDICATES UTILITY EASEMENT.
 3.) "1' RES." INDICATES ONE FOOT RESERVE.

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

- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

- HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - " " INDICATES STREET NAME CHANGE.
 - " " INDICATES BLOCK NUMBER.
 - " " INDICATES RESERVE NUMBER.



Verify all P.U.E. requirements (e.g. locations) are met with private utility companies

ASHLAND SECTION THREE

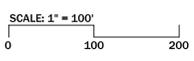
BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS
 OWNER:
ANCHOR HOLDINGS MP LLC
 101 PARKLANE BOULEVARD, SUITE 102
 SUGAR LAND, TEXAS 77478

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

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

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



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	01°16'31"	7.12'	N 76°36'28" E	7.12'
C2	25.00'	77°42'59"	33.91'	N 38°23'15" E	31.37'
C3	430.00'	34°03'55"	255.66'	N 16°33'43" E	251.91'
C4	25.00'	93°33'50"	40.82'	N 13°11'15" W	36.44'
C5	715.00'	09°08'44"	114.13'	S 55°23'48" E	114.01'
C6	25.00'	95°54'12"	41.85'	N 8°17'50" E	37.13'
C7	370.00'	35°10'04"	227.10'	S 15°41'20" W	225.66'
C8	25.00'	81°29'18"	35.56'	S 42°38'21" E	32.63'
C9	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C10	25.00'	90°00'00"	39.27'	S 71°42'18" E	35.36'
C11	3030.00'	01°59'22"	105.21'	N 88°04'34" W	105.20'
C12	2970.00'	07°22'02"	381.89'	S 87°14'43" W	381.63'
C13	970.00'	08°49'05"	149.29'	S 79°09'10" W	149.14'
C14	1000.00'	08°51'20"	154.56'	N 79°08'02" E	154.40'
C15	3000.00'	07°22'02"	385.75'	N 87°14'43" E	385.49'
C16	780.00'	68°43'54"	911.69'	N 28°55'45" E	858.00'
C17	500.00'	16°10'08"	141.10'	N 55°12'38" E	140.63'
C18	300.00'	50°54'18"	266.54'	N 72°34'43" E	257.86'
C19	400.00'	39°39'00"	276.81'	N 17°31'39" E	271.32'
C20	480.00'	70°14'13"	563.90'	S 28°10'36" W	529.25'
C21	1030.00'	07°22'02"	132.44'	N 78°21'16" E	132.35'
C22	25.00'	81°34'16"	35.59'	N 41°15'10" E	32.66'
C23	790.00'	62°49'40"	866.28'	N 31°52'52" E	823.52'
C24	470.00'	16°10'08"	132.63'	N 55°12'38" E	132.19'
C25	330.00'	31°39'53"	182.38'	N 62°57'31" E	180.06'
C26	25.00'	80°46'58"	35.25'	N 38°23'58" E	32.40'
C27	430.00'	01°31'17"	11.42'	N 01°13'53" W	11.42'
C28	270.00'	50°54'18"	239.88'	S 72°34'43" W	232.07'
C29	530.00'	16°10'08"	149.57'	S 55°12'38" W	149.07'
C30	25.00'	90°00'00"	39.27'	S 18°17'42" W	35.36'
C31	430.00'	59°09'59"	444.04'	S 33°42'42" W	424.57'
C32	25.00'	93°22'00"	40.74'	N 42°33'17" W	36.38'
C33	3030.00'	00°10'01"	8.83'	S 89°09'16" E	8.83'
C34	25.00'	96°22'31"	42.05'	S 46°41'53" E	37.27'
C35	730.00'	61°48'20"	787.46'	N 32°23'33" E	749.83'
C36	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 18°17'42" E	35.36'
C38	490.00'	60°06'28"	514.05'	S 33°14'28" W	490.80'
C39	25.00'	85°30'24"	37.31'	S 45°56'26" W	33.94'
C40	3030.00'	03°34'47"	189.31'	S 86°54'15" W	189.28'

Curves C6 and C13 do not match metes and bounds description.

Label point of beginning

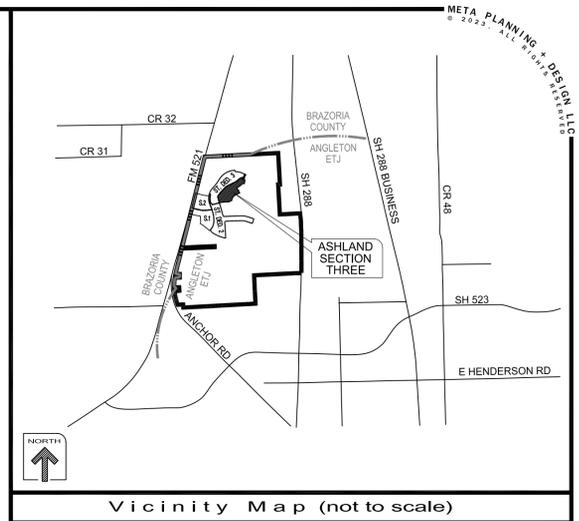
Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'.

Recommend providing contours in grayscale linewidth so other plat information is legible

Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'.

Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11)

Verify and update label to read Proposed Ashland Section Four, Five and Six respectively



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	7,492	LOT 1	8,718	LOT 1	7,112
LOT 2	7,709	LOT 2	8,064	LOT 2	7,161
LOT 3	7,545	LOT 3	6,683	LOT 3	7,161
LOT 4	7,545	LOT 4	7,136	LOT 4	7,161
LOT 5	7,709	LOT 5	7,053	LOT 5	7,161
LOT 6	7,545	LOT 6	6,944	LOT 6	7,161
LOT 7	7,545	LOT 7	7,785	LOT 7	7,161
LOT 8	7,709	LOT 8	7,161	LOT 8	7,161
LOT 9	7,545	LOT 9	7,161	LOT 9	7,161
LOT 10	7,545	LOT 10	7,161	LOT 10	7,161
LOT 11	7,765	LOT 11	6,600	LOT 11	7,098
LOT 12	7,760	LOT 12	6,600	LOT 12	7,098
LOT 13	7,877	LOT 13	6,600	LOT 13	6,737
LOT 14	8,231	LOT 14	6,804	LOT 14	6,800
LOT 15	7,885	LOT 15	8,071	LOT 15	6,800
LOT 16	7,617	LOT 16	8,289	LOT 16	7,785
LOT 17	7,291	LOT 17	6,494	LOT 17	7,785
LOT 18	7,150	LOT 18	8,585	LOT 18	6,600
LOT 19	7,150	LOT 19	6,800	LOT 19	6,800
LOT 20	7,150	LOT 20	9,332	LOT 20	6,721
LOT 21	7,150	LOT 21	7,027	LOT 21	7,027
LOT 22	7,150	LOT 22	7,009	LOT 22	7,009
LOT 23	7,709	LOT 23	6,918	LOT 23	6,918
LOT 24	7,719	LOT 24	6,967	LOT 24	6,967
LOT 25	7,151	LOT 25	7,891	LOT 25	7,891
LOT 26	7,368	LOT 26	7,552	LOT 26	7,552
LOT 27	7,911	LOT 27	7,602	LOT 27	7,602
LOT 28	8,095	LOT 28	7,589	LOT 28	7,589
LOT 29	8,052	LOT 29	7,553	LOT 29	7,553

LINE	DISTANCE	BEARING
L1	66.45'	S 21°48'37" W
L2	125.00'	S 14°01'46" E
L3	187.02'	S 08°01'52" W
L4	57.37'	S 85°56'19" W
L5	38.31'	S 72°40'17" W
L6	52.20'	S 55°13'34" W
L7	30.35'	S 43°24'51" W
L8	54.69'	S 47°20'07" W
L9	53.98'	S 53°44'19" W
L10	54.03'	S 57°40'23" W
L11	54.22'	S 62°02'20" W
L12	66.00'	S 63°17'42" W
L13	60.00'	S 26°42'18" E
L14	21.42'	S 63°17'42" W
L15	110.00'	S 28°42'18" E
L16	14.14'	S 71°42'18" E
L17	234.15'	S 63°17'42" W
L18	106.55'	S 55°35'04" W
L19	100.11'	S 39°10'31" W
L20	103.10'	S 24°54'06" W
L21	43.96'	S 05°32'39" W
L22	26.10'	N 02°55'07" E
L23	60.00'	S 00°55'44" W
L24	50.27'	S 63°17'42" W
L25	14.14'	N 45°06'14" W
L26	14.88'	N 30°45'26" E
L27	14.42'	S 49°24'40" W
L28	14.75'	S 48°52'41" W
L29	97.26'	N 06°23'59" E
L30	107.26'	N 16°29'14" E
L31	107.26'	N 28°34'28" E
L32	107.26'	N 38°39'42" E
L33	107.26'	N 46°44'56" E
L34	53.68'	N 54°18'52" E
L35	53.68'	N 59°21'29" E
L36	54.63'	N 63°06'00" E
L37	176.00'	N 63°17'42" E

Line L1 does not match metes and bounds description.

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.07	3,116	LANDSCAPE/ OPEN SPACE
B	0.84	41,067	DRAINAGE/RETENTION/ LANDSCAPE/ OPEN SPACE
C	0.07	3,260	LANDSCAPE/ OPEN SPACE
D	0.01	309	LANDSCAPE/ OPEN SPACE
E	0.21	8,958	LANDSCAPE/ OPEN SPACE
F	0.16	7,147	LANDSCAPE/ OPEN SPACE
G	0.08	3,372	LANDSCAPE/ OPEN SPACE
H	0.14	6,110	LANDSCAPE/ OPEN SPACE

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

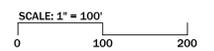
ASHLAND SECTION THREE

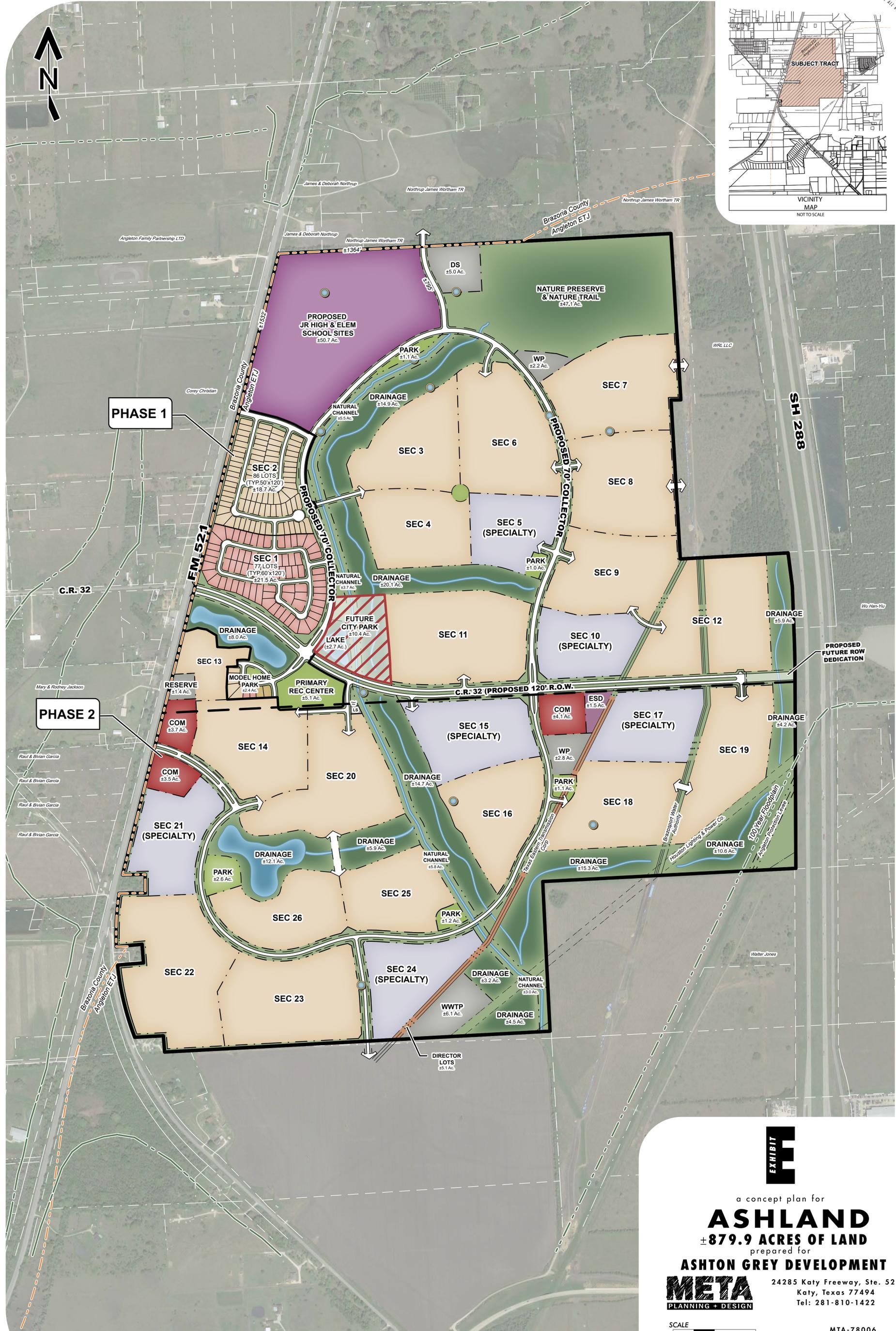
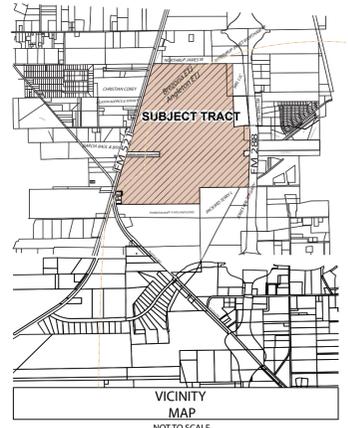
BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS
 OWNER: ANCHOR HOLDINGS MP LLC
 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478

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

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





PHASE 1

PHASE 2

FUTURE CITY PARK
±10.4 GROSS ACREAGE

EXHIBIT E

a concept plan for
ASHLAND
±879.9 ACRES OF LAND
prepared for
ASHTON GREY DEVELOPMENT



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

SCALE
0 200 400 800

MTA-78006
MARCH 8, 2023

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



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/18/2022

TYPE OF PLAT APPLICATION

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

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1442

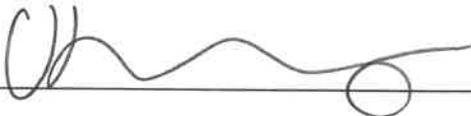
E-mail: cking@meta-pd.com

Name of Owner of Property: Ashton Gray Development

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

Phone: 281-810-7228 E-mail: cking@meta-pd.com

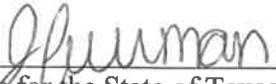
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 18 day of November, 2022.




Notary Public for the State of Texas
Commission Expires: 01/18/2025

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 3, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Owner
 Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
 Registered Professional Land Surveyor
 No. 5317

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____ 20____, by _____ City Secretary, City of Angleton, on behalf of the City.

Notary Public
 State of Texas

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

LEGEND:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "R.O.W." INDICATES RIGHT-OF-WAY.
- "P.O.B." INDICATES POINT OF BEGINNING.
- "FND" INDICATES FOUND.
- "IP" INDICATES IRON PIPE.
- "IR" INDICATES IRON ROD.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- "NO." INDICATES NUMBER.
- "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- " " INDICATES STREET NAME CHANGE.
- " " INDICATES BLOCK NUMBER.
- " " INDICATES RESERVE NUMBER.

ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT RESERVES IN FOUR BLOCKS.

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

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

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

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

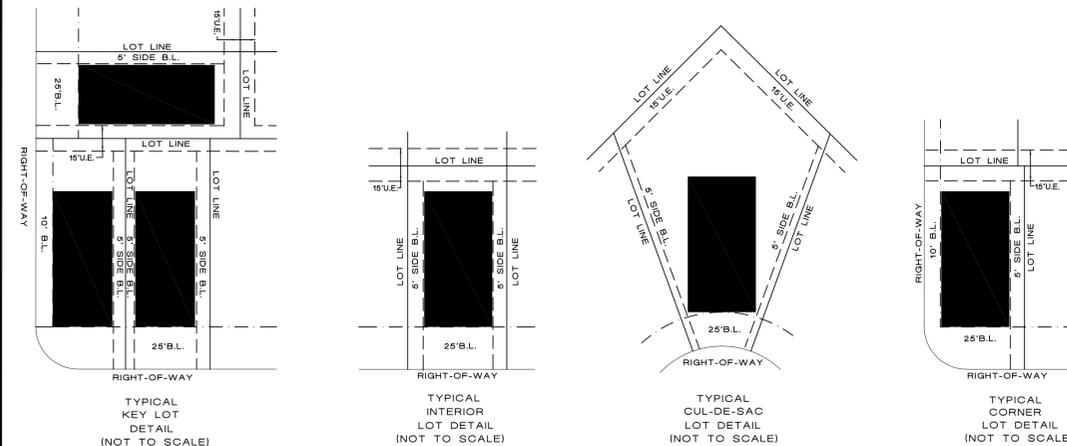
PLANNER:
META
 PLANNING + DESIGN
 META PLANNING + DESIGN LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
 0 100 200

SEPTEMBER 15, 2023

PAGE: 1 OF 2

MTA-78006



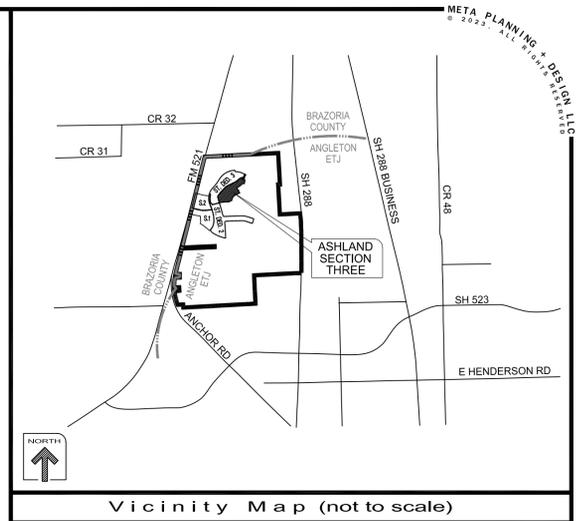
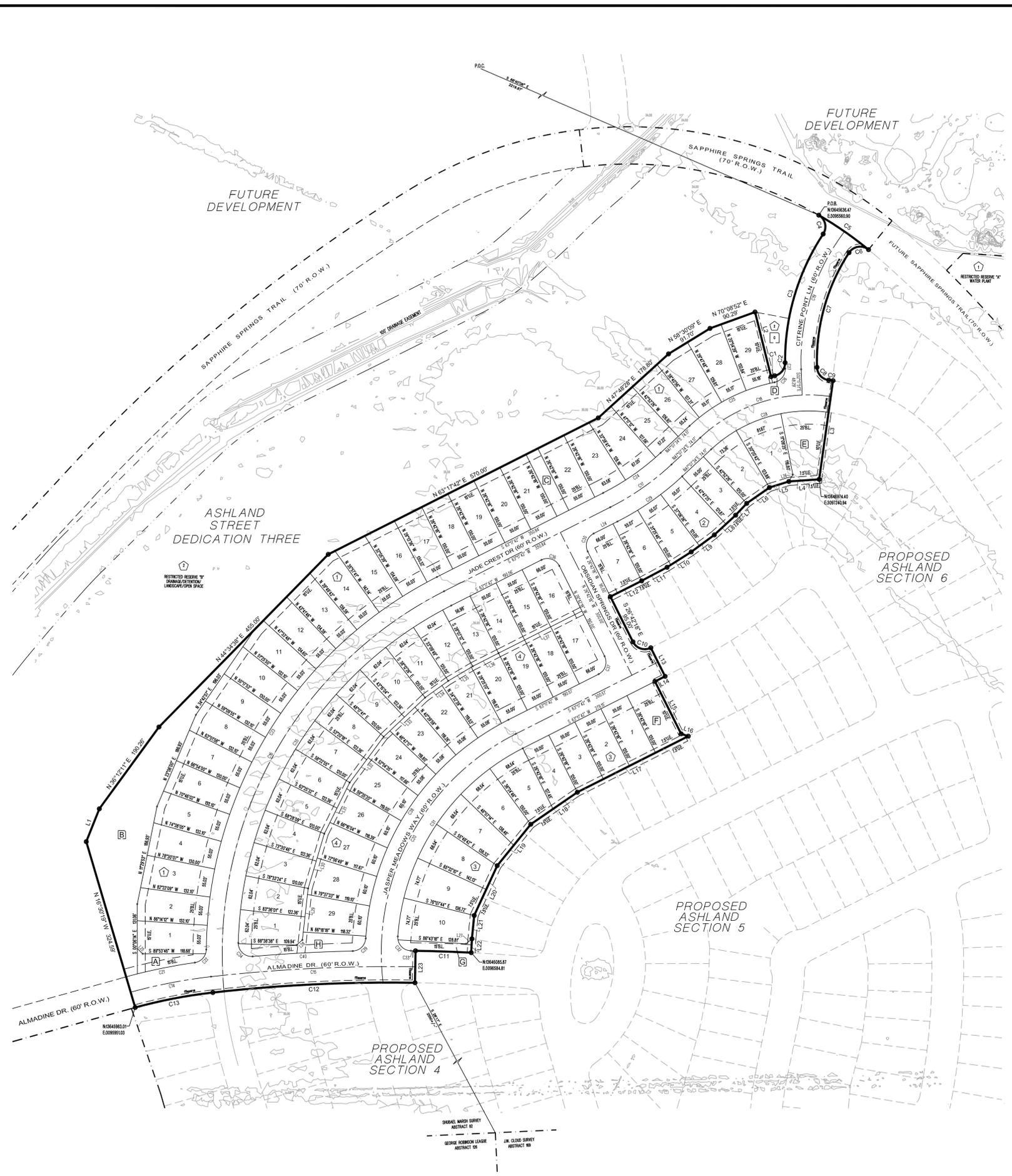
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	320.00'	01°16'31"	7.12'	N 76°36'28" E	7.12'
C2	25.00'	77°42'59"	33.91'	N 38°23'15" E	31.37'
C3	430.00'	34°03'55"	255.66'	N 16°33'43" E	251.91'
C4	25.00'	93°33'50"	40.82'	N 13°11'15" W	36.44'
C5	715.00'	09°08'44"	114.13'	S 55°23'48" E	114.01'
C6	25.00'	95°54'12"	41.85'	S 81°13'29" W	37.13'
C7	370.00'	35°10'04"	227.10'	S 15°41'20" W	223.56'
C8	25.00'	81°29'18"	35.56'	S 42°38'21" E	32.63'
C9	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C10	25.00'	90°00'00"	39.27'	S 71°42'18" E	35.36'
C11	3030.00'	01°59'22"	105.21'	N 88°04'34" W	105.20'
C12	2970.00'	07°22'02"	381.89'	S 87°14'43" W	381.63'
C13	970.00'	08°49'05"	149.29'	S 79°09'22" W	149.14'
C14	1000.00'	08°51'20"	154.56'	N 79°08'02" E	154.40'
C15	3000.00'	07°22'02"	385.75'	N 87°14'43" E	385.49'
C16	760.00'	68°43'54"	911.69'	N 28°55'45" E	858.00'
C17	500.00'	16°10'08"	141.10'	N 55°12'38" E	140.63'
C18	300.00'	50°54'18"	266.54'	N 72°34'43" E	257.86'
C19	400.00'	39°39'00"	276.81'	N 17°31'39" E	271.32'
C20	460.00'	70°14'13"	563.90'	S 28°10'36" W	529.25'
C21	1030.00'	07°22'02"	132.44'	N 78°21'16" E	132.35'
C22	25.00'	81°34'16"	35.59'	N 41°15'10" E	32.66'
C23	790.00'	62°49'40"	866.28'	N 31°52'52" E	823.52'
C24	470.00'	16°10'08"	132.63'	N 55°12'38" E	132.19'
C25	330.00'	31°39'53"	182.38'	N 62°57'31" E	180.06'
C26	25.00'	80°46'58"	35.25'	N 38°23'58" E	32.40'
C27	430.00'	01°31'17"	11.42'	N 01°13'53" W	11.42'
C28	270.00'	50°54'18"	239.88'	S 72°34'43" W	232.07'
C29	530.00'	16°10'08"	149.57'	S 55°12'38" W	149.07'
C30	25.00'	90°00'00"	39.27'	S 18°17'42" W	35.36'
C31	430.00'	59°09'59"	444.04'	S 33°42'42" W	424.57'
C32	25.00'	93°22'00"	40.74'	N 42°33'17" W	36.38'
C33	3030.00'	00°10'01"	8.83'	S 89°09'16" E	8.83'
C34	25.00'	96°22'31"	42.05'	S 46°41'53" E	37.27'
C35	730.00'	61°48'20"	787.46'	N 32°23'33" E	749.83'
C36	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 18°17'42" E	35.36'
C38	490.00'	60°06'28"	514.05'	S 33°14'28" W	490.80'
C39	25.00'	85°30'24"	37.31'	S 45°56'26" W	33.94'
C40	3030.00'	03°34'47"	189.31'	S 86°54'15" W	189.28'

LINE	DISTANCE	BEARING
L1	66.45'	N 21°48'37" E
L2	125.00'	S 14°01'46" E
L3	187.02'	S 08°01'52" W
L4	57.37'	S 85°56'19" W
L5	38.31'	S 72°40'17" W
L6	52.20'	S 55°13'34" W
L7	30.35'	S 43°24'51" W
L8	54.69'	S 47°20'07" W
L9	53.98'	S 53°44'19" W
L10	54.03'	S 57°40'23" W
L11	54.22'	S 62°02'20" W
L12	66.00'	S 63°17'42" W
L13	60.00'	S 26°42'18" E
L14	21.42'	S 63°17'42" W
L15	110.00'	S 26°42'18" E
L16	14.14'	S 71°42'18" E
L17	234.15'	S 63°17'42" W
L18	106.55'	S 55°35'04" W
L19	100.11'	S 39°10'31" W
L20	103.10'	S 24°54'06" W
L21	43.96'	S 05°32'39" W
L22	26.10'	S 02°55'07" W
L23	60.00'	S 00°55'44" W
L24	50.27'	S 63°17'42" W
L25	14.14'	N 45°06'14" W
L26	14.88'	N 30°45'26" E
L27	14.42'	S 49°24'40" W
L28	14.75'	S 48°52'41" W
L29	97.26'	N 06°23'59" E
L30	107.26'	N 16°29'14" E
L31	107.26'	N 28°34'28" E
L32	107.26'	N 38°39'42" E
L33	107.26'	N 46°44'56" E
L34	53.68'	N 54°18'52" E
L35	53.68'	N 59°21'29" E
L36	54.63'	N 63°06'00" E
L37	176.00'	N 63°17'42" E

RESERVE	ACREAGE	SO. FT.	LAND USE
A	0.07	3,116	LANDSCAPE/ OPEN SPACE
B	0.84	41,067	DRAINAGE/RETENTION/ LANDSCAPE/ OPEN SPACE
C	0.07	3,260	LANDSCAPE/ OPEN SPACE
D	0.01	309	LANDSCAPE/ OPEN SPACE
E	0.21	8,958	LANDSCAPE/ OPEN SPACE
F	0.16	7,147	LANDSCAPE/ OPEN SPACE
G	0.08	2,372	LANDSCAPE/ OPEN SPACE
H	0.14	6,110	LANDSCAPE/ OPEN SPACE

DISCLAIMER AND LIMITED WARRANTY

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



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1	7,492	BLOCK 2	7,718	BLOCK 4	7,112
LOT 1	7,492	LOT 1	8,718	LOT 1	7,112
LOT 2	7,709	LOT 2	8,064	LOT 2	7,161
LOT 3	7,545	LOT 3	6,683	LOT 3	7,161
LOT 4	7,545	LOT 4	7,136	LOT 4	7,161
LOT 5	7,709	LOT 5	7,053	LOT 5	7,161
LOT 6	7,545	LOT 6	6,944	LOT 6	7,161
LOT 7	7,545	LOT 7	7,785	LOT 7	7,161
LOT 8	7,709	LOT 8	7,785	LOT 8	7,161
LOT 9	7,545	LOT 9	7,161	LOT 9	7,161
LOT 10	7,545	LOT 10	7,161	LOT 10	7,161
LOT 11	7,765	LOT 11	6,600	LOT 11	7,098
LOT 12	7,760	LOT 12	6,600	LOT 12	7,098
LOT 13	7,877	LOT 13	6,600	LOT 13	6,737
LOT 14	6,231	LOT 14	6,604	LOT 14	6,600
LOT 15	7,885	LOT 15	8,071	LOT 15	6,600
LOT 16	7,617	LOT 16	8,289	LOT 16	7,785
LOT 17	7,291	LOT 17	6,494	LOT 17	7,785
LOT 18	7,150	LOT 18	8,585	LOT 18	6,600
LOT 19	7,150	LOT 19	6,600	LOT 19	6,600
LOT 20	7,150	LOT 20	9,332	LOT 20	6,721
LOT 21	7,150	LOT 21	7,027	LOT 21	7,027
LOT 22	7,150	LOT 22	7,009	LOT 22	7,009
LOT 23	7,709	LOT 23	6,918	LOT 23	6,918
LOT 24	7,719	LOT 24	6,967	LOT 24	6,967
LOT 25	7,151	LOT 25	7,891	LOT 25	7,891
LOT 26	7,368	LOT 26	7,552	LOT 26	7,552
LOT 27	7,911	LOT 27	7,602	LOT 27	7,602
LOT 28	8,095	LOT 28	7,589	LOT 28	7,589
LOT 29	8,052	LOT 29	7,553	LOT 29	7,553

ASHLAND SECTION THREE

BEING 19.42 ACRES OF LAND CONTAINING 75 LOTS (55' X 120' TYP.) AND EIGHT RESERVES IN FOUR BLOCKS.

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

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

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

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

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422

SCALE: 1" = 100'

0 100 200

SEPTEMBER 15, 2023 PAGE: 2 OF 2 MTA-78006

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

Staff concludes that Section 6 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and offered (8) textual comments. Response to said comments below have not been resubmitted and addressed by the applicant prior to this agenda posting. Staff has expects all comments to be cleared prior to City Council's final approval. At the time of preparation of this agenda summary, no response to comments had been received; staff will update the commission prior to final action.

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Verify and update bearing information shown in the metes and bounds description (Typical):
 - Metes and Bounds - Bearing does not match line table (L19)
 - Metes and Bounds - Bearing does not match line table (L23)
 - Metes and Bounds - Bearing does not match line table (L1)
 - Metes and Bounds - Bearing does not match line table (L2)
 - Metes and Bounds - Bearing does not match line table (L7)
 - Metes and Bounds - Bearing does not match line table (L10)
 - Metes and Bounds - Bearing does not match line table (L14)
 - Metes and Bounds - Information does not match curve table for curve C2. Sheet 2 of 2
1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.

2. Recommend providing contours in grayscale line weight so other plat information is legible.
3. Label point of beginning on the plat.
4. Line L1, L2, L7, L10, L14, L19, and L23 bearings does not match metes and bounds description.
5. Curve C2 information (bearing) does not match metes and bounds description.
6. Show line types in plat legend or label on plat drawing.

RECOMMENDATION:

Staff recommends the conditional approval or the Ashland Section 6 Preliminary Plat subject to the completion or correction of all city engineer comments, provision of additional information, and resubmittal prior to the City Council meeting to be held on September 26, 2023.

SUGGESTED MOTION:

I move that we recommend the approval subject to the condition that all comments are cleared, subject to final approvals of all referral agencies, of the Preliminary Plat for Ashland Section 6 and forward it to City Council for final consideration and approval.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/18/2022

TYPE OF PLAT APPLICATION

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

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1442

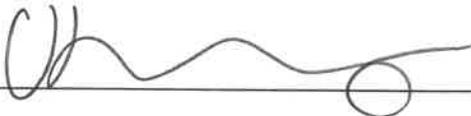
E-mail: cking@meta-pd.com

Name of Owner of Property: Ashton Gray Development

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

Phone: 281-810-7228 E-mail: cking@meta-pd.com

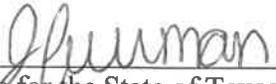
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 18 day of November, 2022.




Notary Public for the State of Texas
Commission Expires: 01/18/2025

September 7, 2023

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

Re: On-Going Services
Ashland Section 6 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Bearing does not match line table (L19)
 - b. Metes and Bounds - Bearing does not match line table (L23)
 - c. Metes and Bounds - Bearing does not match line table (L1)
 - d. Metes and Bounds - Bearing does not match line table (L2)
 - e. Metes and Bounds - Bearing does not match line table (L7)
 - f. Metes and Bounds - Bearing does not match line table (L10)
 - g. Metes and Bounds - Bearing does not match line table (L14)
 - h. Metes and Bounds - Information does not match curve table for curve C2.

Sheet 2 of 2

1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
2. Recommend providing contours in grayscale lineweight so other plat information is legible.
3. Label point of beginning on the plat.
4. Line L1, L2, L7, L10, L14, L19, and L23 bearings does not match metes and bounds description.
5. Curve C2 information (bearing) does not match metes and bounds description.
6. Show linetypes in plat legend or label on plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 6 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 6, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE. VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORPTION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 acre tract of land situated in Shubael Marsh Survey, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 15.20 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBO") bears along the east line of said FM 521, **South 14°02'37" West, 4611.00 feet.**

THENCE, South 66°07'16" East, 2331.68 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;

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

THENCE, along the arc of said compound curve to the right, having a radius of 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.90 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE, along the arc of said tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing **North 82°40'34" West** with a chord length of 8.15 feet to a point for corner marking the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.

Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement

Metes and Bounds - Bearing does not match line table (L19)

Metes and Bounds - Bearing does not match line table (L23)

Metes and Bounds - Bearing does not match line table (L1)

Metes and Bounds - Bearing does not match line table (L2)

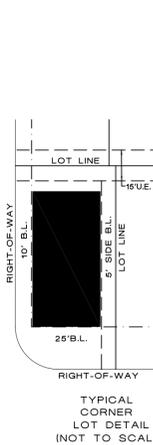
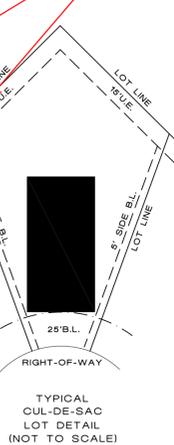
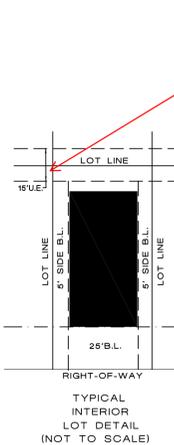
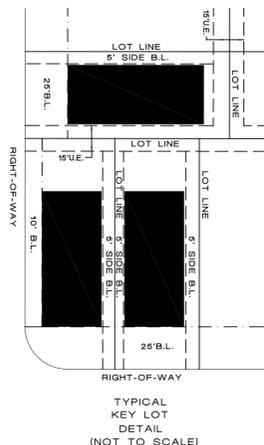
Metes and Bounds - Bearing does not match line table (L7)

Metes and Bounds - Bearing does not match line table (L10)

Metes and Bounds - Bearing does not match line table (L14)

Metes and Bounds - Information does not match curve table for curve C2.

Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements



ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

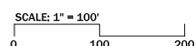
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

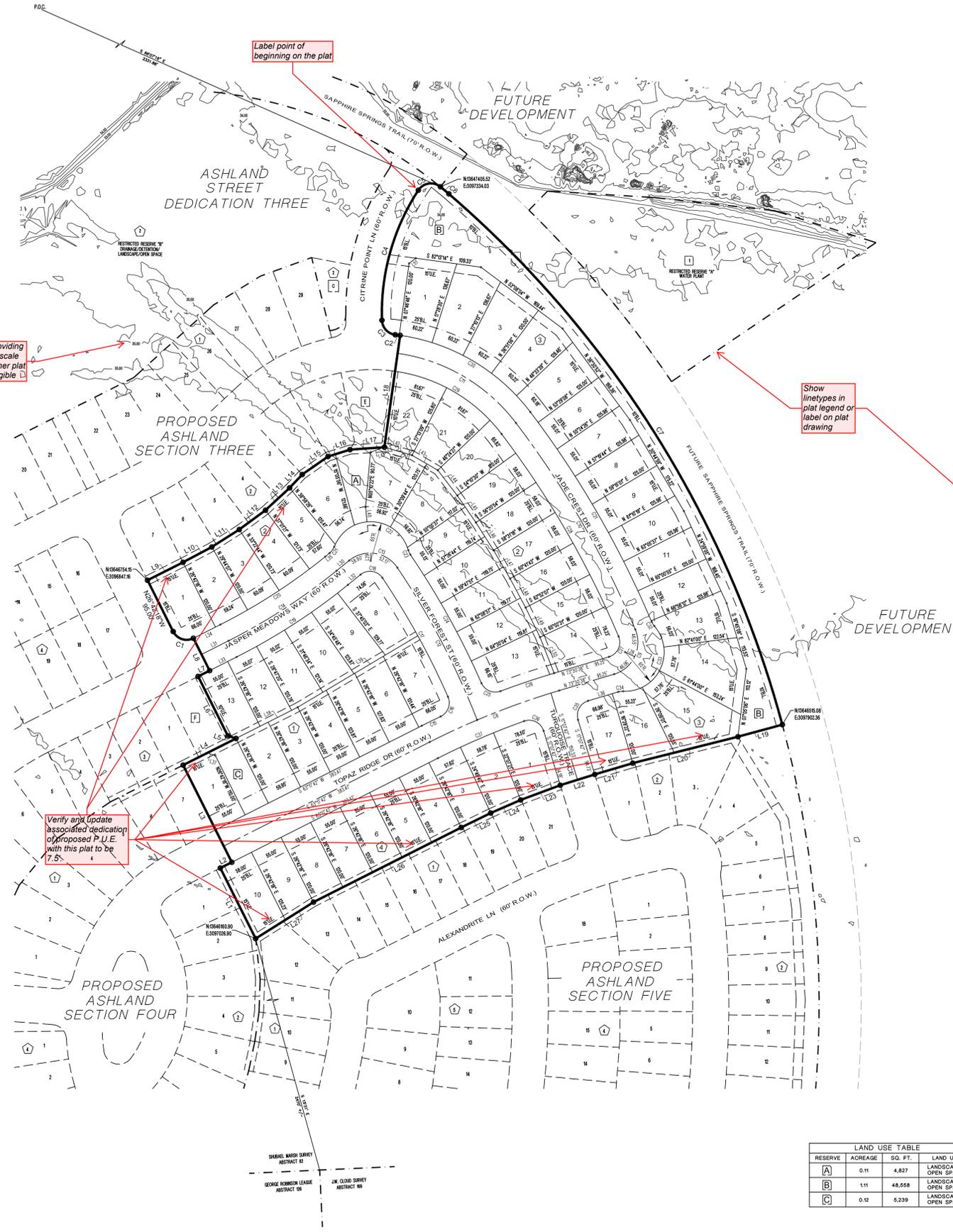
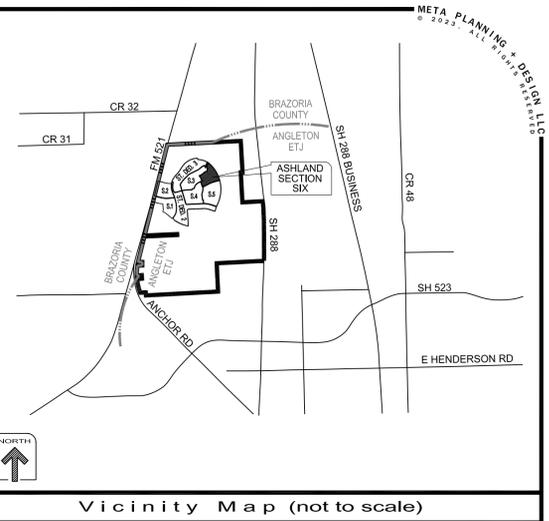
SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

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



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C2	330.00'	01°24'52"	8.15'	S 82°40'34" E	8.15'
C3	25.00'	81°29'18"	35.56'	N 42°38'21" W	32.63'
C4	370.00'	35°10'04"	227.10'	N 15°41'20" E	223.56'
C5	25.00'	95°54'12"	41.85'	N 81°13'29" E	37.13'
C6	715.00'	01°27'39"	18.23'	S 50°09'36" E	18.23'
C7	1765.00'	34°14'05"	1054.60'	S 32°14'43" E	1038.99'
C8	1300.00'	10°12'56"	231.76'	N 68°24'10" E	231.48'
C9	55.00'	98°28'30"	92.61'	N 25°16'23" E	82.05'
C10	1585.00'	14°19'01"	396.06'	N 30°07'22" W	395.03'
C11	300.00'	44°41'15"	233.98'	N 59°37'30" W	228.10'
C12	1285.00'	12°43'40"	285.45'	N 27°44'24" W	284.87'
C13	55.00'	94°52'12"	91.07'	N 81°32'20" W	81.02'
C14	1000.00'	12°16'08"	214.13'	S 57°09'38" W	213.72'
C15	1330.00'	01°30'43"	35.10'	N 64°03'04" E	35.09'
C16	25.00'	88°37'36"	38.67'	N 20°29'37" E	34.93'
C17	1255.00'	10°17'03"	225.27'	N 28°57'43" W	224.96'
C18	25.00'	94°52'12"	41.39'	N 81°32'20" W	36.83'
C19	1030.00'	12°16'08"	220.56'	S 57°09'38" W	220.14'
C20	970.00'	12°16'08"	207.71'	N 57°09'38" E	207.31'
C21	25.00'	29°55'35"	13.06'	S 36°03'46" W	12.91'
C22	85.00'	143°05'13"	162.33'	S 87°21'25" E	123.31'
C23	25.00'	18°32'43"	8.09'	N 25°05'10" W	8.06'
C24	1315.00'	10°37'03"	243.68'	S 29°03'00" E	243.33'
C25	25.00'	86°47'54"	37.87'	S 67°08'26" E	34.35'
C26	1330.00'	04°03'02"	94.02'	N 71°29'07" E	94.00'
C27	25.00'	96°28'30"	42.10'	N 25°16'23" E	37.30'
C28	1555.00'	14°19'01"	388.56'	N 30°07'22" W	387.55'
C29	270.00'	44°41'15"	210.59'	N 59°37'30" W	205.29'
C30	330.00'	44°41'15"	257.38'	S 59°37'30" E	250.91'
C31	1815.00'	14°17'10"	402.69'	S 30°08'18" E	401.64'
C32	25.00'	18°39'52"	8.14'	S 32°19'39" E	8.11'
C33	65.00'	134°21'30"	152.42'	S 25°31'10" W	119.82'
C34	25.00'	19°11'17"	8.37'	S 83°06'17" W	8.33'
C35	25.00'	90°38'20"	39.55'	S 28°11'28" W	35.55'
C36	25.00'	92°31'55"	40.37'	N 63°23'39" W	36.13'
C37	1270.00'	07°02'41"	156.15'	S 66°49'03" W	156.05'

Curve C2 information (bearing) does not match metes and bounds description.



LINE	BEARING	DISTANCE
L1	S 26°42'18" E	130.75'
L2	S 63°17'42" W	21.37'
L3	N 26°42'18" W	180.00'
L4	N 63°17'42" E	98.24'
L5	N 71°42'18" W	14.14'
L6	N 26°42'18" W	110.00'
L7	S 63°17'42" W	21.42'
L8	N 26°42'18" W	60.00'
L9	N 63°17'42" E	66.00'
L10	S 62°02'20" W	54.22'
L11	N 57°40'23" E	54.03'
L12	N 53°44'19" E	53.98'
L13	N 47°20'07" E	54.69'
L14	S 43°24'51" W	30.35'
L15	N 55°13'34" E	52.20'
L16	N 72°40'17" E	38.31'
L17	N 85°56'19" E	57.37'
L18	N 08°01'52" E	187.02'
L19	N 74°52'19" E	76.39'
L20	S 75°56'46" W	180.20'
L21	S 73°30'38" W	65.92'
L22	S 72°44'57" W	60.00'
L23	N 69°37'38" E	70.23'
L24	S 66°31'30" W	54.29'
L25	S 63°56'38" W	54.51'
L26	S 63°17'42" W	275.00'
L27	S 57°51'47" W	113.51'
L28	N 64°28'06" W	17.65'
L29	S 01°32'43" W	12.91'
L30	S 51°01'34" W	27.03'
L31	S 63°17'42" W	50.27'
L32	S 51°01'34" W	27.03'
L33	N 63°17'42" E	50.27'
L34	S 63°17'42" W	50.27'
L35	N 51°01'34" E	9.48'
L36	S 73°30'38" W	52.29'
L37	S 71°42'18" E	14.14'
L38	N 63°17'42" E	114.95'
L39	N 59°19'38" E	232.16'
L40	N 05°25'16" W	25.00'
L41	N 70°28'12" E	24.54'
L42	N 73°48'44" W	47.88'
L43	S 59°50'27" E	49.37'
L44	S 37°45'48" E	52.96'
L45	N 34°44'18" W	54.43'
L46	S 32°33'54" E	54.43'
L47	S 30°23'30" E	54.43'
L48	S 28°13'05" E	54.43'
L49	S 26°02'41" E	54.43'
L50	S 21°32'20" E	64.04'
L51	N 52°46'46" E	14.14'

Line L1, L2, L7, L10, L14, L19, and L23 bearings does not match metes and bounds description.

Recommend providing contours in grayscale lineweight so other plat information is legible.

Verify and update associated depiction of proposed P.U.E. with this plat to be 7.5'

Show linetypes in plat legend or label on plat drawing

LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT	LOT NO	LOT AREA SQ FT
BLOCK 1				BLOCK 2			
LOT 1	6.550	LOT 11	7.785	LOT 1	8.812	LOT 11	8.935
LOT 2	7.194	LOT 2	6.902	LOT 2	9.527	LOT 2	6.867
LOT 3	6.600	LOT 3	6.979	LOT 3	8.862	LOT 3	6.786
LOT 4	6.704	LOT 4	7.026	LOT 4	8.746	LOT 4	6.600
LOT 5	6.914	LOT 5	6.984	LOT 5	8.147	LOT 5	6.600
LOT 6	7.124	LOT 6	8.272	LOT 6	7.051	LOT 6	6.600
LOT 7	8.839	LOT 7	8.636	LOT 7	7.123	LOT 7	6.600
LOT 8	9.321	LOT 8	8.293	LOT 8	7.051	LOT 8	6.600
LOT 9	7.213	LOT 9	6.749	LOT 9	7.051	LOT 9	6.743
LOT 10	6.954	LOT 10	6.762	LOT 10	7.123	LOT 10	7.423
LOT 11	6.980	LOT 11	6.762	LOT 11	7.051		
LOT 12	6.770	LOT 12	6.762	LOT 12	7.051		
LOT 13	6.550	LOT 13	8.198	LOT 13	7.950		
		LOT 14	8.703	LOT 14	11.426		
		LOT 15	6.814	LOT 15	12.363		
		LOT 16	6.814	LOT 16	7.210		
		LOT 17	6.814	LOT 17	7.852		
		LOT 18	6.814				
		LOT 19	6.814				
		LOT 20	7.361				
		LOT 21	8.652				
		LOT 22	8.816				

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "- - -" INDICATES STREET NAME CHANGE.
 - "(2)" INDICATES BLOCK NUMBER.
 - "(A)" INDICATES RESERVE NUMBER.
 - "65' R." INDICATES 65' CUL-D-SAC RADIUS.

ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

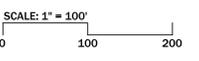
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

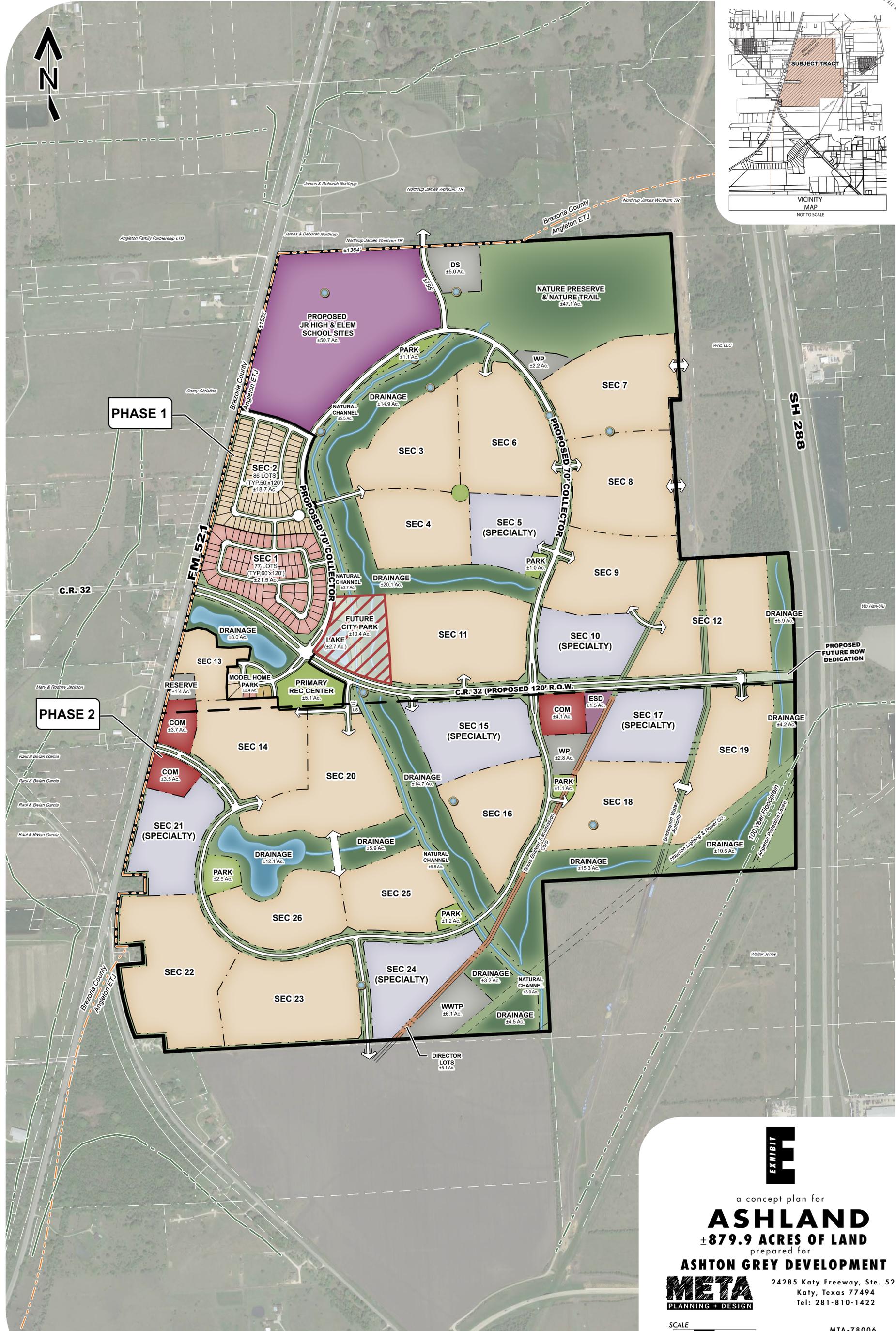
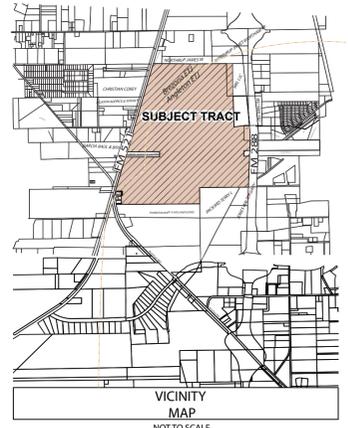
SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:
META
PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422



RESERVE	ACREAGE	SQ. FT.	LAND USE
(A)	0.11	4,827	LANDSCAPE/ OPEN SPACE
(B)	1.11	48,058	LANDSCAPE/ OPEN SPACE
(C)	0.12	5,239	LANDSCAPE/ OPEN SPACE

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



PHASE 1

PHASE 2

 **FUTURE CITY PARK**
±10.4 GROSS ACREAGE

EXHIBIT E

a concept plan for
ASHLAND
± 879.9 ACRES OF LAND
prepared for
ASHTON GREY DEVELOPMENT



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

SCALE
0 200 400 800

MTA-78006
MARCH 8, 2023

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 6, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 acre tract of land situated in Shubael Marsh Survey, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 15.20 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBO") bears along the east line of said FM 521, South 1°40'37" West, 4611.00 feet;
THENCE, South 66°07'16" East, 2331.68 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;
THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°03'36" East, with a chord length of 18.23 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.90 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;
THENCE, South 74°52'19" West, 76.39 feet to a point for corner;
THENCE, South 75°56'46" West, 180.20 feet to a point for corner;
THENCE, South 73°30'38" West, 65.92 feet to a point for corner;
THENCE, South 72°44'57" West, 60.00 feet to a point for corner;
THENCE, South 69°37'38" West, 70.23 feet to a point for corner;
THENCE, South 66°31'30" West, 54.29 feet to a point for corner;
THENCE, South 63°56'38" West, 54.51 feet to a point for corner;
THENCE, South 63°17'42" West, 275.00 feet to a point for corner;
THENCE, South 57°51'47" West, 113.51 feet to a point for corner;
THENCE, North 26°42'18" West, 130.75 feet to a point for corner;
THENCE, North 63°17'42" East, 21.37 feet to a point for corner;

THENCE, North 26°42'18" West, 180.00 feet to a point for corner;
THENCE, North 63°17'42" East, 98.24 feet to a point for corner;
THENCE, North 71°42'18" West, 14.14 feet to a point for corner;
THENCE, North 26°42'18" West, 110.00 feet to a point for corner;
THENCE, North 63°17'42" East, 21.42 feet to a point for corner;
THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;
THENCE, along the arc of said tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 71°42'18" West, with a chord length of 35.36 feet to a point for corner;
THENCE, North 26°42'18" West, 95.00 feet to a point for corner;
THENCE, North 63°17'42" East, 66.00 feet to a point for corner;
THENCE, North 62°02'20" East, 54.22 feet to a point for corner;
THENCE, North 57°40'23" East, 54.03 feet to a point for corner;
THENCE, North 53°44'19" East, 53.98 feet to a point for corner;
THENCE, North 47°20'07" East, 54.69 feet to a point for corner;
THENCE, North 43°24'51" East, 30.35 feet to a point for corner;
THENCE, North 55°13'34" East, 52.20 feet to a point for corner;
THENCE, North 72°40'17" East, 38.31 feet to a point for corner;
THENCE, North 85°56'19" East, 57.37 feet to a point for corner;
THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

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

ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

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

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

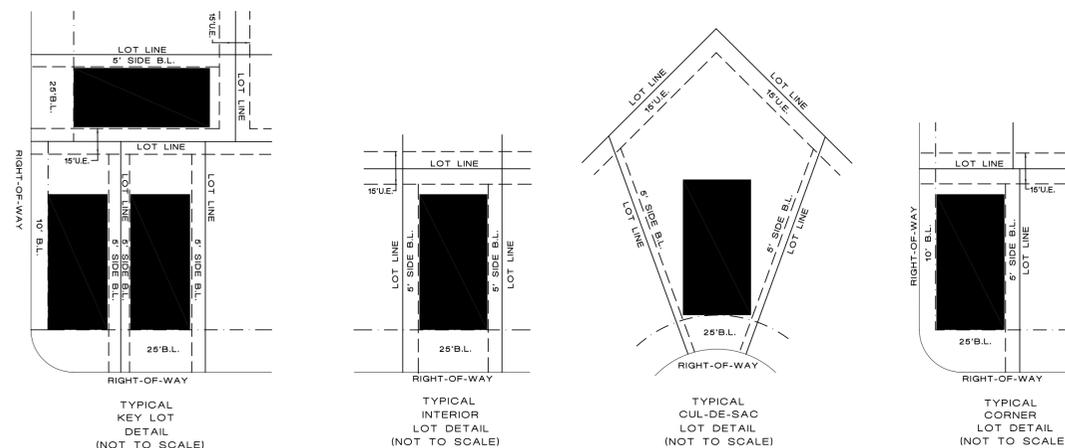
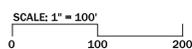
ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

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

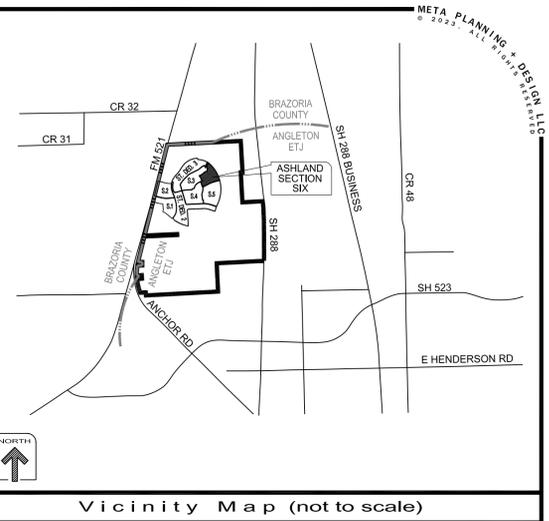
PLANNER:



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



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N 71°42'18" W	35.36'
C2	330.00'	01°24'52"	8.15'	N 82°40'34" W	8.15'
C3	25.00'	81°29'18"	35.56'	N 42°38'21" W	32.63'
C4	370.00'	35°10'04"	227.10'	N 15°41'20" E	223.56'
C5	25.00'	95°54'12"	41.85'	N 81°13'29" E	37.13'
C6	715.00'	01°27'39"	18.23'	S 50°09'36" E	18.23'
C7	1765.00'	34°14'05"	1054.60'	S 32°14'43" E	1038.99'
C8	1300.00'	10°12'56"	231.76'	N 68°24'10" E	231.48'
C9	55.00'	98°28'30"	92.61'	N 25°16'23" E	82.05'
C10	1585.00'	14°19'01"	396.06'	N 30°07'22" W	395.03'
C11	300.00'	44°41'15"	233.98'	N 59°37'30" W	228.10'
C12	1285.00'	12°43'40"	285.45'	N 27°44'24" W	284.87'
C13	55.00'	94°52'12"	91.07'	N 81°32'20" W	81.02'
C14	1000.00'	12°16'08"	214.13'	S 57°09'38" W	213.72'
C15	1330.00'	01°30'43"	35.10'	N 64°03'04" E	35.09'
C16	25.00'	88°37'36"	38.67'	N 20°29'37" E	34.93'
C17	1255.00'	10°17'03"	225.27'	N 28°57'43" W	224.96'
C18	25.00'	94°52'12"	41.39'	N 81°32'20" W	36.83'
C19	1030.00'	12°16'08"	220.56'	S 57°09'38" W	220.14'
C20	970.00'	12°16'08"	207.71'	N 57°09'38" E	207.31'
C21	25.00'	29°55'35"	13.06'	S 36°03'46" W	12.91'
C22	65.00'	143°05'13"	162.33'	S 87°21'25" E	123.31'
C23	25.00'	18°32'43"	8.09'	N 25°05'10" W	8.06'
C24	1315.00'	10°37'03"	243.66'	S 29°03'00" E	243.33'
C25	25.00'	86°47'54"	37.87'	S 67°08'26" E	34.35'
C26	1330.00'	04°03'02"	94.02'	N 71°29'07" E	94.00'
C27	25.00'	96°28'30"	42.10'	N 25°16'23" E	37.30'
C28	1555.00'	14°19'01"	388.56'	N 30°07'22" W	387.55'
C29	270.00'	44°41'15"	210.59'	N 59°37'30" W	205.29'
C30	330.00'	44°41'15"	257.38'	S 59°37'30" E	250.91'
C31	1815.00'	14°17'10"	402.69'	S 30°08'18" E	401.64'
C32	25.00'	18°39'52"	8.14'	S 32°19'39" E	8.11'
C33	65.00'	134°21'30"	152.42'	S 25°31'10" W	119.82'
C34	25.00'	19°11'17"	8.37'	S 83°06'17" W	8.33'
C35	25.00'	90°38'20"	39.55'	S 28°11'28" W	35.55'
C36	25.00'	92°31'55"	40.37'	N 63°23'39" W	36.13'
C37	1270.00'	07°02'41"	156.15'	S 66°49'03" W	156.05'



LINE	BEARING	DISTANCE
L1	N 26°42'18" W	130.75'
L2	N 63°17'42" E	21.37'
L3	N 26°42'18" W	180.00'
L4	N 63°17'42" E	98.24'
L5	N 71°42'18" W	14.14'
L6	N 26°42'18" W	110.00'
L7	N 63°17'42" E	21.42'
L8	N 26°42'18" W	60.00'
L9	N 63°17'42" E	66.00'
L10	N 62°02'20" E	54.22'
L11	N 57°40'23" E	54.03'
L12	N 53°44'19" E	53.98'
L13	N 47°20'07" E	54.69'
L14	N 43°24'51" E	30.35'
L15	N 55°13'34" E	52.20'
L16	N 72°40'17" E	38.31'
L17	N 85°56'19" E	57.37'
L18	N 08°01'52" E	187.02'
L19	S 74°52'19" W	76.39'
L20	S 75°56'46" W	180.20'
L21	S 73°30'38" W	65.92'
L22	S 72°44'57" W	60.00'
L23	S 69°37'38" W	70.23'
L24	S 66°31'30" W	54.29'
L25	S 63°56'38" W	54.51'
L26	S 63°17'42" W	275.00'
L27	S 57°51'47" W	113.51'
L28	N 64°28'06" W	17.65'
L29	S 01°32'43" W	12.91'
L30	S 51°01'34" W	27.03'
L31	S 63°17'42" W	50.27'
L32	S 51°01'34" W	27.03'
L33	N 63°17'42" E	50.27'
L34	S 63°17'42" W	50.27'
L35	N 51°01'34" E	9.48'
L36	S 73°30'38" W	52.29'
L37	S 71°42'18" E	14.14'
L38	N 63°17'42" E	114.95'
L39	N 59°19'38" E	232.16'
L40	N 05°25'16" W	25.00'
L41	N 70°28'12" E	24.54'
L42	N 73°48'44" W	47.88'
L43	S 59°50'27" E	49.37'
L44	S 37°45'48" E	52.96'
L45	N 34°44'18" W	54.43'
L46	S 32°33'54" E	54.43'
L47	S 30°23'30" E	54.43'
L48	S 28°13'05" E	54.43'
L49	S 26°02'41" E	54.43'
L50	S 21°32'20" E	64.04'
L51	N 52°46'46" E	14.14'

LOT NO	LOT AREA SO FT	LOT NO	LOT AREA SO FT	LOT NO	LOT AREA SO FT	LOT NO	LOT AREA SO FT
BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT 1	6.550	LOT 11	7.785	LOT 1	8.812	LOT 11	8.935
LOT 2	7.194	LOT 2	6.902	LOT 2	9.527	LOT 2	6.867
LOT 3	6.600	LOT 3	6.979	LOT 3	8.862	LOT 3	6.786
LOT 4	6.704	LOT 4	7.026	LOT 4	8.746	LOT 4	6.600
LOT 5	6.914	LOT 5	6.984	LOT 5	8.147	LOT 5	6.600
LOT 6	7.124	LOT 6	8.272	LOT 6	7.051	LOT 6	6.600
LOT 7	8.839	LOT 7	8.636	LOT 7	7.123	LOT 7	6.600
LOT 8	9.321	LOT 8	8.293	LOT 8	7.051	LOT 8	6.600
LOT 9	7.213	LOT 9	6.749	LOT 9	7.051	LOT 9	6.743
LOT 10	6.954	LOT 10	6.762	LOT 10	7.123	LOT 10	7.423
LOT 11	6.980	LOT 11	6.762	LOT 11	7.051		
LOT 12	6.770	LOT 12	6.762	LOT 12	7.051		
LOT 13	6.550	LOT 13	8.198	LOT 13	7.950		
		LOT 14	8.703	LOT 14	11.426		
		LOT 15	6.814	LOT 15	12.363		
		LOT 16	6.814	LOT 16	7.210		
		LOT 17	6.814	LOT 17	7.852		
		LOT 18	6.814				
		LOT 19	6.814				
		LOT 20	7.361				
		LOT 21	8.652				
		LOT 22	8.816				

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "- - -" INDICATES STREET NAME CHANGE.
 - "Ⓜ" INDICATES BLOCK NUMBER.
 - "Ⓜ" INDICATES RESERVE NUMBER.
 - "- 65' -" INDICATES 65' CUL-D-SAC RADIUS.

ASHLAND SECTION SIX

BEING 15.20 ACRES OF LAND CONTAINING 62 LOTS (55' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

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

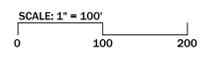
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

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

PLANNER:
META
PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.11	4,827	LANDSCAPE/ OPEN SPACE
B	1.11	48,058	LANDSCAPE/ OPEN SPACE
C	0.12	5,239	LANDSCAPE/ OPEN SPACE



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



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on Ashland Section Four Preliminary Plat

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

An application for approval of the Preliminary Plat of Ashland Section 4 has been submitted and reviewed by staff. (Attachment 1). A development agreement is in place to establish standards for the Ashland Project. The subject property is 19.38 acres located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 88 lots, 5 blocks, 6 reserves. The reserve land use is restricted for school and related uses. The City Engineer comments have been provided (Attachment 2).

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code and the executed development agreement. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA has been submitted to both TxDOT and Brazoria County for review and approval as well.

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

Staff concludes that Section 4 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and listed 14 textual deficiencies. The responses to the comments have not been resubmitted and addressed by the applicant prior to this agenda posting. Staff expects all comments to be cleared prior to City Council’s final approval. Staff will update the Commission during the meeting.

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
 - Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
 - Metes and Bounds - Information does not match curve table for curve C1.
 - Metes and Bounds - Bearing does not match line table (L1).
 - Metes and Bounds - Bearing does not match plat drawing.
 - Metes and Bounds - Information does not match line table for line L1.

Sheet 2 of 2

1. Recommend providing contours in grayscale line weight so other plat information is legible

2. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
3. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).
4. Show bearing and distance found in the metes and bounds description.
5. Label point of beginning on plat.
6. Line L4 bearing does not match metes and bounds description.
7. Line L1 distance does not match metes and bounds description.
8. Curve C1 information does not match metes and bounds description.
9. Verify and update label to read Proposed Ashland Section Six.
10. Provide a plat legend for this sheet.
11. Show line types in plat legend or label on plat drawing.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Ashland Section 4, conditioned to all outstanding comments are satisfied by the applicants prior to City Council's final action on September 26, 2023, and approvals as required of the referral agencies.

SUGGESTED MOTION:

I move that we recommend the approval subject to the condition that all comments are cleared, subject to final approvals of all referral agencies, of the Preliminary Plat for Ashland Section 4 and forward it to City Council for final consideration and approval.

September 7, 2023

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

Re: On-Going Services
Ashland Section 4 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
 - b. Metes and Bounds - Information does not match curve table for curve C1.
 - c. Metes and Bounds - Bearing does not match line table (L1).
 - d. Metes and Bounds - Bearing does not match plat drawing.
 - e. Metes and Bounds - Information does not match line table for line L1.

Sheet 2 of 2

1. Recommend providing contours in grayscale lineweight so other plat information is legible
2. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
3. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).
4. Show bearing and distance found in the metes and bounds description.
5. Label point of beginning on plat.

6. Line L4 bearing does not match metes and bounds description.
7. Line L1 distance does not match metes and bounds description.
8. Curve C1 information does not match metes and bounds description.
9. Verify and update label to read Proposed Ashland Section Six.
10. Provide a plat legend for this sheet.
11. Show linetypes in plat legend or label on plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 4 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

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

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

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

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

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

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

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

- 18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

Remove plat note #18 if not applicable.

Metes and Bounds - Information does not match line table for line L1

Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement

Metes and Bounds - Information does not match curve table for curve C1

Metes and Bounds - Bearing does not match line table (L1)

Metes and Bounds - Bearing does not match plat drawing

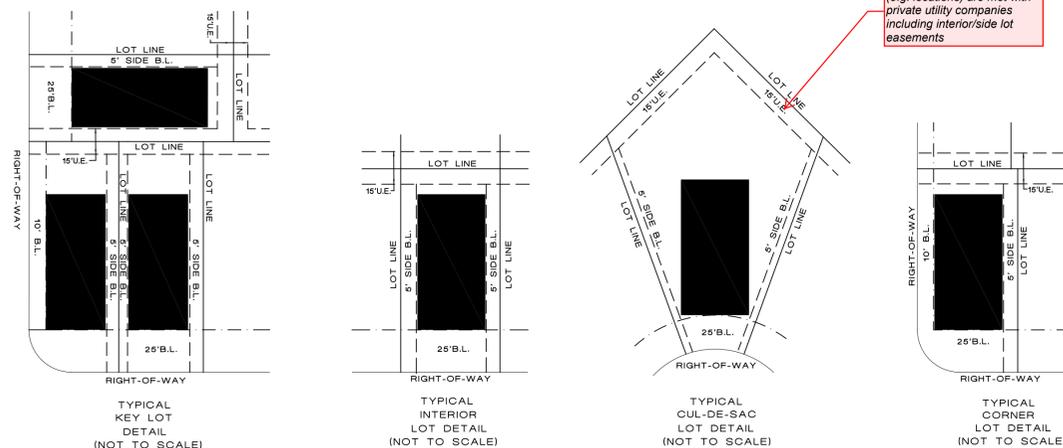
STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.38 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC), being in the east line of FM Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of FM Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet:
THENCE, South 17°23'56" East, 2482.00 feet to the POINT OF BEGINNING of the herein described subject tract;
THENCE, North 74°29'44" East, 7.39 feet to a point for corner marking the beginning of a non-tangent curve to the right;
THENCE, along the arc of said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 08°49'05", an arc length of 149.29 feet, and a long chord bearing North 79°09'22" East, with a chord length of 149.14 feet, to a point for corner marking the beginning of a compound curve to the right;
THENCE, along the arc of said compound curve to the right having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing North 87°14'43" East, with a chord length of 381.83 feet, to a point for corner;
THENCE, North 00°55'44" East, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
THENCE, along the arc of said non-tangent curve to the right having a radius of 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing South 88°04'34" East, with a chord length of 105.20 feet, to a point for corner;
THENCE, North 02°55'07" East, 26.10 feet to a point for corner;
THENCE, North 05°32'39" East, 43.96 feet to a point for corner;
THENCE, North 24°54'06" East, 103.10 feet to a point for corner;
THENCE, North 39°10'31" East, 100.11 feet to a point for corner;
THENCE, North 55°35'04" East, 106.55 feet to a point for corner;
THENCE, North 63°17'42" East, 135.90 feet to a point for corner;
THENCE, South 26°42'18" East, 180.00 feet to a point for corner;
THENCE, South 63°17'42" West, 21.37 feet to a point for corner;
THENCE, South 26°42'18" East, 130.75 feet to a point for corner;
THENCE, South 06°24'33" East, 67.37 feet to a point for corner;
THENCE, South 02°02'25" West, 54.59 feet to a point for corner;
THENCE, South 08°09'53" West, 48.84 feet to a point for corner;
THENCE, South 11°44'21" West, 50.00 feet to a point for corner;
THENCE, South 15°56'18" West, 158.16 feet to a point for corner;
THENCE, South 09°18'28" East, 229.26 feet to a point for corner;
THENCE, South 06°28'10" East, 60.52 feet to a point for corner;
THENCE, North 87°09'33" East, 36.21 feet to a point for corner;
THENCE, South 02°50'27" East, 185.08 feet to a point for corner;
THENCE, South 87°12'27" West, 95.35 feet to a point for corner;
THENCE, North 87°09'33" West, 776.39 feet to a point for corner;
THENCE, North 54°48'09" West, 47.26 feet to a point for corner;
THENCE, North 16°45'51" West, 290.01 feet to a point for corner;
THENCE, North 16°09'42" West, 249.50 feet to a point for corner marking the beginning of a non-tangent curve to the right;
THENCE, along the arc of said non-tangent curve to the right having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing North 19°02'01" West, with a chord length of 168.21 feet, to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "Pg." INDICATES PAGE.
- 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 11.) "NO." INDICATES NUMBER.
- 12.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 13.) " " INDICATES STREET NAME CHANGE.
- 14.) " " INDICATES BLOCK NUMBER.
- 15.) " " INDICATES RESERVE NUMBER.
- 16.) " " INDICATES RESERVE NUMBER.
- 17.) "65'R." INDICATES 65' CUL-D-SAC RADIUS.



ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

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

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

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

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

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

SCALE: 1" = 100'
0 100 200

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	970.00'	09°03'58"	153.49'	S 79°01'43" W	153.33'
C2	2970.00'	07°22'02"	381.89'	N 87°14'43" E	381.63'
C3	3030.00'	01°59'22"	105.21'	N 88°04'34" W	105.20'
C4	3000.00'	05°03'36"	264.94'	S 86°32'27" E	264.86'
C5	200.00'	112°50'36"	393.90'	S 08°50'19" W	333.25'
C6	300.00'	79°27'24"	416.03'	N 23°34'00" E	383.49'
C7	700.00'	13°31'47"	165.30'	S 09°23'48" E	164.91'
C8	400.00'	13°31'47"	94.45'	N 09°23'48" W	94.24'
C9	460.00'	09°13'11"	74.02'	S 11°33'08" E	73.94'
C10	55.00'	76°40'46"	73.61'	N 54°30'05" W	68.24'
C11	760.00'	10°43'30"	142.26'	N 10°47'57" W	142.05'
C12	3030.00'	02°07'01"	111.94'	N 86°01'23" W	111.94'
C13	25.00'	80°16'46"	35.03'	N 54°53'44" E	32.23'
C14	330.00'	48°32'21"	279.57'	N 39°01'32" E	271.28'
C15	270.00'	10°20'25"	48.73'	S 58°07'30" W	48.66'
C16	25.00'	87°08'01"	38.02'	S 09°23'17" W	34.46'
C17	230.00'	88°35'10"	355.61'	S 10°06'52" W	321.23'
C18	25.00'	70°34'09"	30.79'	S 19°07'22" W	28.88'
C19	730.00'	09°15'15"	117.91'	N 11°32'04" W	117.78'
C20	25.00'	85°56'00"	37.50'	N 49°52'27" W	34.08'
C21	25.00'	19°11'17"	8.37'	S 77°33'54" W	8.33'
C22	65.00'	115°03'20"	130.53'	N 54°30'05" W	109.67'
C23	25.00'	19°11'17"	8.37'	S 08°34'03" E	8.33'
C24	790.00'	08°51'45"	122.20'	N 11°43'50" W	122.07'
C25	25.00'	91°11'35"	39.79'	N 52°53'45" W	35.72'
C26	2970.00'	04°04'34"	211.29'	S 87°01'58" E	211.25'
C27	25.00'	81°55'24"	35.75'	S 44°01'59" E	32.78'
C28	330.00'	13°05'25"	75.39'	S 09°37'00" E	75.23'
C29	670.00'	08°33'33"	100.09'	S 11°52'55" E	99.99'
C30	25.00'	94°45'42"	41.35'	S 39°46'42" W	36.79'
C31	25.00'	83°14'32"	36.32'	N 51°13'11" W	33.21'
C32	430.00'	06°33'46"	49.25'	N 12°52'49" W	49.23'
C33	430.00'	04°37'50"	34.75'	S 13°50'47" E	34.74'
C34	25.00'	102°27'36"	44.71'	N 39°41'56" E	38.98'
C35	25.00'	82°09'56"	35.85'	N 50°09'43" W	32.86'
C36	490.00'	07°04'57"	60.57'	S 12°37'14" E	60.53'
C37	370.00'	04°22'34"	28.37'	N 13°57'55" W	28.36'
C38	25.00'	98°55'40"	43.17'	S 37°41'42" W	38.00'
C39	25.00'	76°40'46"	33.46'	N 54°30'05" W	31.02'
C40	730.00'	08°41'51"	110.81'	S 11°48'47" E	110.71'
C41	25.00'	92°30'28"	40.36'	N 38°47'22" E	36.12'
C42	25.00'	135°00'36"	58.91'	N 87°45'46" W	46.20'
C43	170.00'	57°06'45"	169.46'	S 08°17'54" W	162.53'
C44	25.00'	135°00'36"	58.91'	N 75°38'26" W	46.20'
C45	270.00'	32°52'04"	154.88'	N 08°17'54" E	152.77'

Curve C1 information does not match metes and bounds description.

Show bearing and distance found in the metes and bounds description

Show linetypes in plat legend or label on plat drawing

Verify and update label to read Proposed Ashland Section Six

Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'

Line L1 distance does not match metes and bounds description.

Recommend providing contours in grayscale line weight so other plat information is legible

Provide a plat legend for this sheet

LINE	DISTANCE	BEARING
L1	3.17'	N 74°29'44" E
L2	60.00'	N 00°55'44" E
L3	26.10'	N 02°55'57" E
L4	43.96'	S 05°32'59" W
L5	103.10'	N 24°54'06" E
L6	100.11'	N 39°10'31" E
L7	106.55'	N 55°35'04" E
L8	135.90'	N 63°17'42" E
L9	21.37'	S 63°17'42" W
L10	130.75'	S 26°42'18" E
L11	67.37'	S 06°24'33" E
L12	54.59'	S 02°02'25" W
L13	48.84'	S 08°09'53" W
L14	50.00'	S 11°44'21" W
L15	158.16'	S 15°56'18" W
L16	229.26'	S 09°18'28" E
L17	60.52'	S 06°28'10" E
L18	36.21'	N 87°09'33" E
L19	185.08'	S 02°50'27" E
L20	47.26'	N 54°48'09" W
L21	23.13'	N 35°29'55" E
L22	53.19'	S 63°17'42" W
L23	14.14'	N 47°50'27" W
L24	14.14'	S 42°09'33" W
L25	12.72'	N 31°28'05" E
L26	101.03'	S 11°55'50" E
L27	325.81'	S 16°09'42" E
L28	48.95'	S 14°25'51" E
L29	58.95'	S 08°53'15" E
L30	11.83'	S 68°37'21" E
L31	47.79'	S 10°58'15" E
L32	54.31'	S 15°27'49" E
L33	374.77'	S 16°09'42" E
L34	58.75'	S 14°27'49" E

Line L4 bearing does not match metes and bounds description.

Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11)

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1							
LOT 1	9,118	LOT 1	6,252	LOT 1	6,846	LOT 1	7,027
LOT 2	8,715	LOT 2	6,250	LOT 2	6,569	LOT 2	6,668
LOT 3	8,496	LOT 3	6,250	LOT 3	6,000	LOT 3	6,600
LOT 4	8,169	LOT 4	6,250	LOT 4	6,000	LOT 4	6,000
LOT 5	7,594	LOT 5	6,250	LOT 5	6,000	LOT 5	6,000
LOT 6	7,072	LOT 6	6,250	LOT 6	6,000	LOT 6	6,000
LOT 7	6,600	LOT 7	6,250	LOT 7	6,000	LOT 7	6,000
LOT 8	6,250	LOT 8	6,250	LOT 8	6,000	LOT 8	6,000
LOT 9	6,200	LOT 9	6,200	LOT 9	6,420	LOT 9	6,000
BLOCK 2							
LOT 1	6,200	LOT 10	6,200	LOT 10	8,097	LOT 10	8,585
LOT 2	8,382	LOT 11	6,250	LOT 11	8,077	LOT 11	8,236
LOT 3	7,659	LOT 12	6,250	LOT 12	6,145	LOT 12	6,000
LOT 4	7,488	LOT 13	6,250	LOT 13	6,250	LOT 13	6,000
LOT 5	7,246	LOT 14	6,250	LOT 14	6,000	LOT 14	6,000
LOT 6	7,801	LOT 15	6,884	LOT 15	6,000	LOT 15	6,000
LOT 7	9,528	LOT 16	10,673	LOT 16	6,000	LOT 16	6,000
LOT 8	11,031	LOT 17	9,541	LOT 17	6,000	LOT 17	6,000
LOT 9	7,561	LOT 18	6,201	LOT 18	6,000	LOT 18	6,000
LOT 10	6,558	LOT 19	6,196	LOT 19	6,092	LOT 19	6,884
LOT 11	6,488	LOT 20	6,223	LOT 20	6,881	LOT 20	7,069
LOT 12	6,343	LOT 21	6,246				
LOT 13	7,720	LOT 22	6,250				
LOT 14		LOT 23	6,250				
LOT 15		LOT 24	6,250				
LOT 16		LOT 25	6,250				
LOT 17		LOT 26	6,359				
LOT 18		LOT 27	6,766				
LOT 19		LOT 28	7,139				

ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

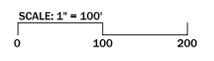
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

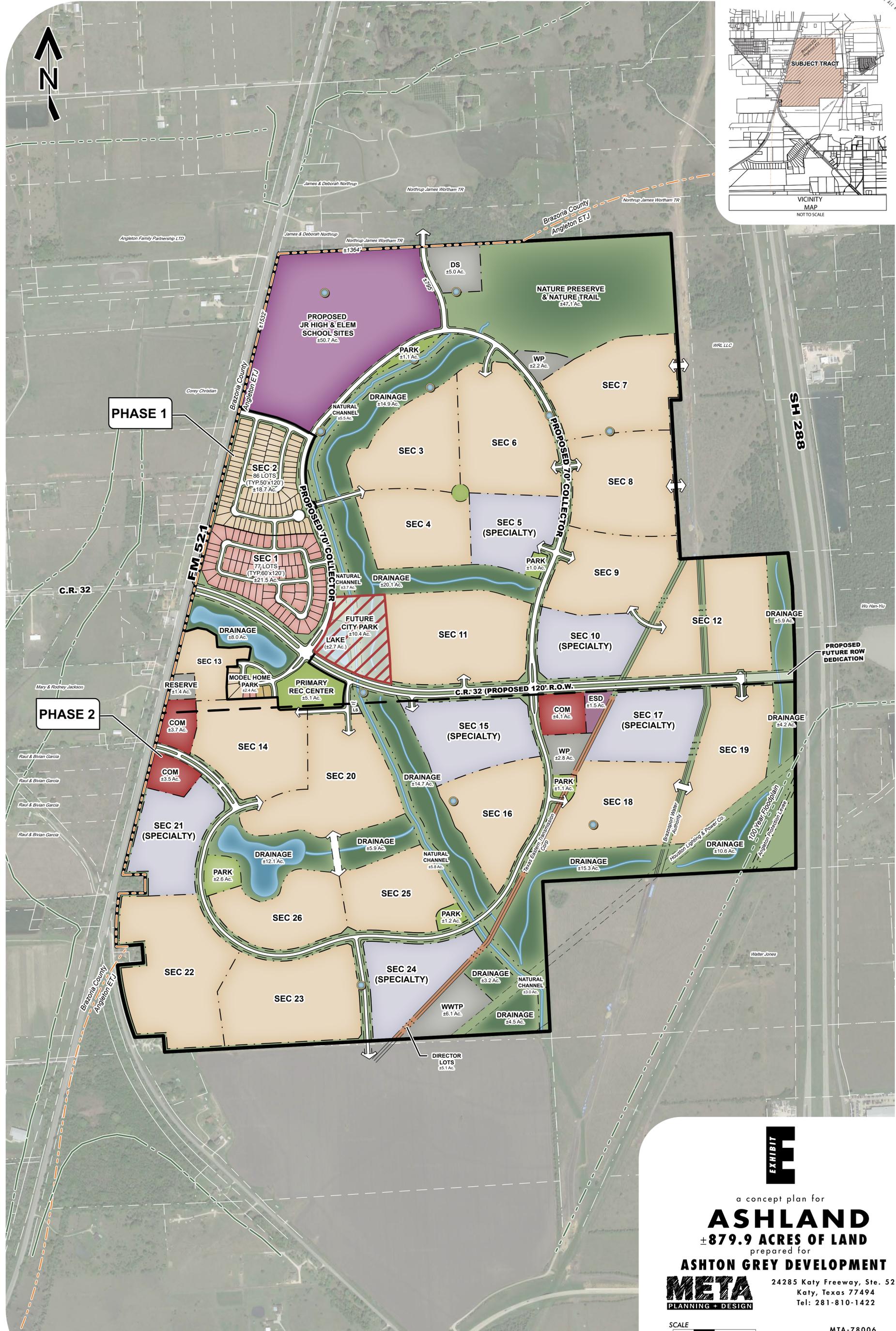
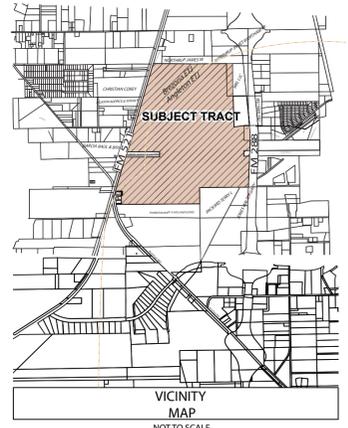
SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422



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

RESERVE	ACREAGE	SQ. FT.	LAND USE
(A)	0.06	2,486	LANDSCAPE/ OPEN SPACE
(B)	0.27	11,670	LANDSCAPE/ OPEN SPACE
(C)	0.07	3,225	LANDSCAPE/ OPEN SPACE
(D)	0.11	4,863	LANDSCAPE/ OPEN SPACE
(E)	0.17	7,369	LANDSCAPE/ OPEN SPACE
(F)	0.14	6,331	LANDSCAPE/ OPEN SPACE



PHASE 1

PHASE 2

 **FUTURE CITY PARK**
±10.4 GROSS ACREAGE

EXHIBIT E

a concept plan for
ASHLAND
± 879.9 ACRES OF LAND
prepared for
ASHTON GREY DEVELOPMENT



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

SCALE
0 200 400 800

MTA-78006
MARCH 8, 2023

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



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/18/2022

TYPE OF PLAT APPLICATION

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

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1442

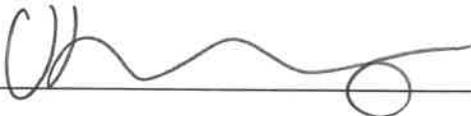
E-mail: cking@meta-pd.com

Name of Owner of Property: Ashton Gray Development

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

Phone: 281-810-7228 E-mail: cking@meta-pd.com

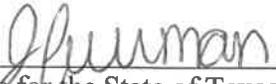
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 18 day of November, 2022.




Notary Public for the State of Texas
Commission Expires: 01/18/2025

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' RES." INDICATES ONE FOOT RESERVE.
4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
12.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE. VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALL TERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.38 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being part of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.38 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

THENCE, South 17°23'56" East, 2482.00 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, North 74°29'44" East, 7.38 feet to a point for corner marking the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 08°49'05", an arc length of 149.29 feet, and a long chord bearing North 79°09'22" East, with a chord length of 149.14 feet, to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing North 87°14'43" East, with a chord length of 381.83 feet, to a point for corner;

THENCE, North 00°55'44" East, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing South 88°04'34" East, with a chord length of 105.20 feet, to a point for corner;

THENCE, North 02°55'07" East, 26.10 feet to a point for corner;

THENCE, North 05°32'39" East, 43.96 feet to a point for corner;

THENCE, North 24°54'06" East, 103.10 feet to a point for corner;

THENCE, North 39°10'31" East, 100.11 feet to a point for corner;

THENCE, North 55°35'04" East, 106.55 feet to a point for corner;

THENCE, North 63°17'42" East, 135.90 feet to a point for corner;

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

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

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

THENCE, South 06°24'33" East, 67.37 feet to a point for corner;

THENCE, South 02°02'25" West, 54.59 feet to a point for corner;

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

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

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

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

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

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

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

THENCE, South 87°12'27" West, 95.35 feet to a point for corner;

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

THENCE, North 54°48'09" West, 47.26 feet to a point for corner;

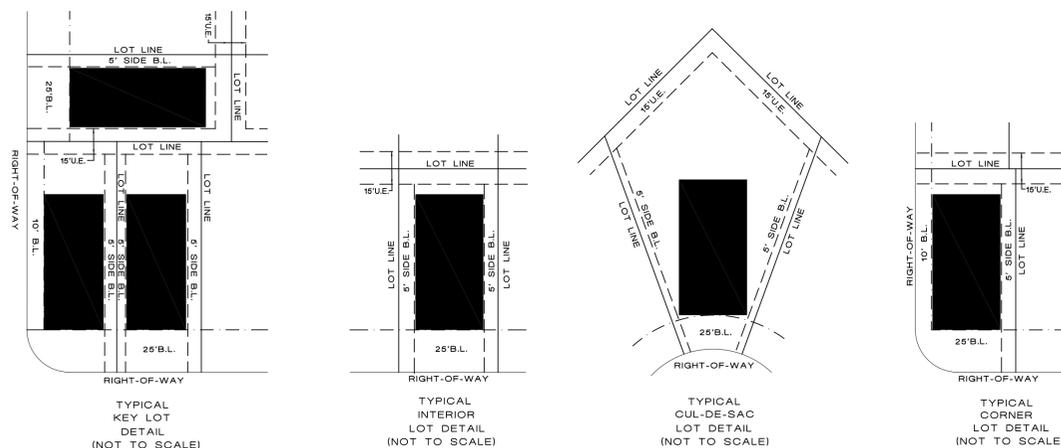
THENCE, North 16°45'51" West, 290.01 feet to a point for corner;

THENCE, North 16°09'42" West, 249.50 feet to a point for corner marking the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing North 19°02'10" West, with a chord length of 168.21 feet, to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "R.O.W." INDICATES RIGHT-OF-WAY.
4.) "P.O.B." INDICATES POINT OF BEGINNING.
5.) "FND" INDICATES FOUND.
6.) "IP" INDICATES IRON PIPE.
7.) "IR" INDICATES IRON ROD.
8.) "VOL." INDICATES VOLUME.
9.) "Pg." INDICATES PAGE.
10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
11.) "NO." INDICATES NUMBER.
12.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
13.) "ST" INDICATES STREET NAME CHANGE.
14.) "B#" INDICATES BLOCK NUMBER.
15.) "R#" INDICATES RESERVE NUMBER.
16.) "A#" INDICATES RESERVE NUMBER.
17.) "65'R#" INDICATES 65' CUL-DE-SAC RADIUS.



ASHLAND SECTION FOUR BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

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

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

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

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

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

SCALE: 1" = 100'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	970.00'	09°03'58"	153.49'	S 79°01'43" W	153.33'
C2	2970.00'	07°22'02"	381.89'	N 87°14'43" E	381.63'
C3	3030.00'	01°59'22"	105.21'	S 88°04'34" E	105.20'
C4	3000.00'	05°03'36"	264.94'	S 86°32'27" E	264.86'
C5	200.00'	112°50'36"	393.90'	S 08°50'19" W	333.25'
C6	300.00'	79°27'24"	416.03'	N 23°34'00" E	383.49'
C7	700.00'	13°31'47"	165.30'	S 09°23'48" E	164.91'
C8	400.00'	13°31'47"	94.45'	N 09°23'48" W	94.24'
C9	460.00'	09°13'11"	74.02'	S 11°33'08" E	73.94'
C10	55.00'	76°40'46"	73.61'	N 54°30'05" W	68.24'
C11	760.00'	10°43'30"	142.26'	N 10°47'57" W	142.05'
C12	3030.00'	02°07'01"	111.94'	N 86°01'23" W	111.94'
C13	25.00'	80°16'46"	35.03'	N 54°53'44" E	32.23'
C14	330.00'	48°32'21"	279.57'	N 39°01'32" E	271.28'
C15	270.00'	10°20'25"	48.73'	S 58°07'30" W	48.66'
C16	25.00'	87°08'01"	38.02'	S 09°23'17" W	34.46'
C17	230.00'	88°35'10"	355.61'	S 10°08'52" W	321.23'
C18	25.00'	70°34'09"	30.79'	S 19°07'22" W	28.88'
C19	730.00'	09°15'15"	117.91'	N 11°32'04" W	117.78'
C20	25.00'	85°56'00"	37.50'	N 49°52'27" W	34.08'
C21	25.00'	19°11'17"	8.37'	S 77°33'54" W	8.33'
C22	65.00'	115°03'20"	130.53'	N 54°30'05" W	109.67'
C23	25.00'	19°11'17"	8.37'	S 08°34'03" E	8.33'
C24	790.00'	08°51'45"	122.20'	N 11°43'50" W	122.07'
C25	25.00'	91°11'35"	39.79'	N 52°53'45" W	35.72'
C26	2970.00'	04°04'34"	211.29'	S 87°01'58" E	211.25'
C27	25.00'	81°55'24"	35.75'	S 44°01'59" E	32.78'
C28	330.00'	13°05'25"	75.39'	S 09°37'00" W	75.23'
C29	670.00'	08°33'33"	100.09'	S 11°52'55" E	99.99'
C30	25.00'	94°45'42"	41.35'	S 39°46'42" W	36.79'
C31	25.00'	83°14'32"	36.32'	N 51°13'11" W	33.21'
C32	430.00'	06°33'46"	49.25'	N 12°52'49" W	49.23'
C33	430.00'	04°37'50"	34.75'	S 13°50'47" E	34.74'
C34	25.00'	102°27'36"	44.71'	N 39°41'56" E	38.98'
C35	25.00'	82°09'56"	35.85'	N 50°08'43" W	32.86'
C36	490.00'	07°04'57"	60.57'	S 12°37'14" E	60.53'
C37	370.00'	04°22'34"	28.37'	N 13°57'55" W	28.36'
C38	25.00'	98°55'40"	43.17'	S 37°41'42" W	38.00'
C39	25.00'	76°40'46"	33.46'	N 54°30'05" W	31.02'
C40	730.00'	08°41'51"	110.81'	S 11°48'47" E	110.71'
C41	25.00'	92°30'28"	40.36'	N 38°47'22" E	36.12'
C42	25.00'	135°00'36"	58.91'	N 87°45'46" W	46.20'
C43	170.00'	57°06'45"	169.46'	S 08°17'54" W	162.53'
C44	25.00'	135°00'36"	58.91'	N 75°38'26" W	46.20'
C45	270.00'	32°52'04"	154.89'	N 08°17'54" E	152.77'

LINE	DISTANCE	BEARING
L1	3.17'	N 74°29'44" E
L2	60.00'	N 00°55'44" E
L3	26.10'	N 02°55'07" E
L4	43.96'	N 05°32'39" E
L5	103.10'	N 24°54'06" E
L6	100.11'	N 39°10'31" E
L7	106.55'	N 55°35'04" E
L8	135.90'	N 63°17'42" E
L9	21.37'	S 63°17'42" W
L10	130.75'	S 26°42'18" E
L11	67.37'	S 06°24'33" E
L12	54.59'	S 02°02'25" W
L13	48.84'	S 08°09'53" W
L14	50.00'	S 11°44'21" W
L15	158.16'	S 15°56'18" W
L16	229.26'	S 09°18'28" E
L17	60.52'	S 06°28'10" E
L18	36.21'	N 87°09'33" E
L19	185.08'	S 02°50'27" E
L20	47.26'	N 54°48'09" W
L21	23.13'	N 35°29'55" E
L22	53.19'	S 63°17'42" W
L23	14.14'	N 47°50'27" W
L24	14.14'	S 42°09'33" W
L25	12.72'	N 31°28'05" E
L26	101.03'	S 11°55'50" E
L27	325.81'	S 16°09'42" E
L28	48.95'	S 14°25'51" E
L29	58.95'	S 08°53'15" E
L30	11.83'	S 68°37'21" E
L31	47.79'	S 10°58'15" E
L32	54.31'	S 15°27'49" E
L33	374.77'	S 16°09'42" E
L34	58.75'	S 14°27'49" E

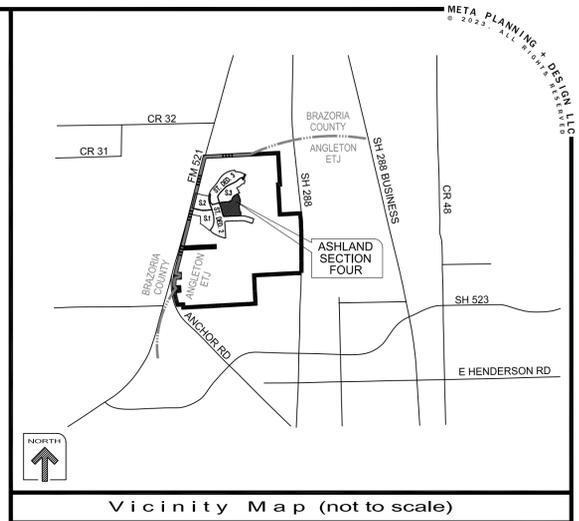
- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 5.) "FND" INDICATES FOUND.
 - 6.) "IP" INDICATES IRON PIPE.
 - 7.) "IR" INDICATES IRON ROD.
 - 8.) "VOL." INDICATES VOLUME.
 - 9.) "PG." INDICATES PAGE.
 - 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 11.) "NO." INDICATES NUMBER.
 - 12.) "O.P.R.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 13.) " " INDICATES STREET NAME CHANGE.
 - 14.) " " INDICATES BLOCK NUMBER.
 - 15.) " " INDICATES RESERVE NUMBER.
 - 16.) " " INDICATES RESERVE NUMBER.
 - 17.) "55R" INDICATES 65' CUL-D-SAC RADIUS.

DISCLAIMER AND LIMITED WARRANTY

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



RESERVE	ACREAGE	SQ. FT.	LAND USE
(A)	0.06	2,486	LANDSCAPE/ OPEN SPACE
(B)	0.27	11,670	LANDSCAPE/ OPEN SPACE
(C)	0.07	3,225	LANDSCAPE/ OPEN SPACE
(D)	0.11	4,863	LANDSCAPE/ OPEN SPACE
(E)	0.17	7,369	LANDSCAPE/ OPEN SPACE
(F)	0.14	6,331	LANDSCAPE/ OPEN SPACE



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1							
LOT 1	9,118	LOT 1	6,252	LOT 1	6,846	LOT 1	7,027
LOT 2	8,715	LOT 2	6,250	LOT 2	6,569	LOT 2	6,668
LOT 3	8,496	LOT 3	6,250	LOT 3	6,000	LOT 3	6,000
LOT 4	8,169	LOT 4	6,250	LOT 4	6,000	LOT 4	6,000
LOT 5	7,594	LOT 5	6,250	LOT 5	6,000	LOT 5	6,000
LOT 6	7,072	LOT 6	6,250	LOT 6	6,000	LOT 6	6,000
LOT 7	6,600	LOT 7	6,250	LOT 7	6,000	LOT 7	6,000
LOT 8	6,250	LOT 8	6,250	LOT 8	6,000	LOT 8	6,000
LOT 9	6,200	LOT 9	6,200	LOT 9	6,420	LOT 9	6,000
BLOCK 2							
LOT 1	6,200	LOT 10	6,200	LOT 10	8,097	LOT 10	8,585
LOT 2	8,382	LOT 11	6,250	LOT 11	8,077	LOT 11	8,236
LOT 3	7,659	LOT 12	6,250	LOT 12	6,145	LOT 12	6,000
LOT 4	7,488	LOT 13	6,250	LOT 13	6,000	LOT 13	6,000
LOT 5	7,246	LOT 14	6,250	LOT 14	6,000	LOT 14	6,000
LOT 6	7,801	LOT 15	6,884	LOT 15	6,000	LOT 15	6,000
LOT 7	9,528	LOT 16	10,673	LOT 16	6,000	LOT 16	6,000
LOT 8	11,031	LOT 17	9,541	LOT 17	6,000	LOT 17	6,000
LOT 9	7,561	LOT 18	8,201	LOT 18	6,000	LOT 18	6,000
LOT 10	6,558	LOT 19	6,196	LOT 19	6,092	LOT 19	6,884
LOT 11	6,488	LOT 20	6,223	LOT 20	6,881	LOT 20	7,069
LOT 12	6,343	LOT 21	6,246				
LOT 13	7,720	LOT 22	6,250				
		LOT 23	6,250				
		LOT 24	6,250				
		LOT 25	6,250				
		LOT 26	6,359				
		LOT 27	6,766				
		LOT 28	7,139				

ASHLAND SECTION FOUR

BEING 19.38 ACRES OF LAND CONTAINING 88 LOTS (50'/55' X 120' TYP.) AND SIX RESERVES IN FIVE BLOCKS.

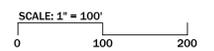
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

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

PLANNER: **META** PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-820-1422





AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on Ashland Section Five Preliminary Plat

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

An application for approval of the Preliminary Plat of Ashland Section 5 has been submitted and reviewed by staff. (Attachment 1). A development agreement is in place to establish standards for the Ashland Project. The subject property is 22.75 acres located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 102 lots, 5 blocks, 4 reserves. The reserve land use is restricted for school and related uses. The City Engineer comments have been provided (Attachment 2).

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code and the executed development agreement. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA has been submitted to both TxDOT and Brazoria County for review and approval as well.

Planning and Engineering Review:

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

Staff concludes that Section 5 complies with the executed development approved percentages on lot mixes.

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and offered (11) textual comments. The responses were not resubmitted and addressed by the applicant prior to this agenda posting. Staff expects all comments to be cleared prior to City Council's final approval. At the time of preparation of this agenda summary, no response to comments had been received; staff will provide a revised report and update prior to action.

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
 - Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
 - Metes and Bounds - Bearing does not match line table (L9).
 - Metes and Bounds - Information does not match curve table for curve C2.

Sheet 2 of 2

1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.

2. Recommend providing contours in grayscale line weight so other plat information is legible.
3. Label point of beginning on the plat.
4. Curve C2 information (radius, central angle) does not match metes and bounds description.
5. Line L9 bearing does not match metes and bounds description.
6. Verify and update label to read Proposed Ashland Section Six.
7. Show line types in plat legend or label on plat drawing.
8. Provide a plat legend for this sheet.

RECOMMENDATION:

Staff recommends the conditional approval or the Ashland Section 5 Preliminary Plat subject to the completion or correction of all city engineer comments, provision of additional information, and resubmittal prior to the City Council meeting to be held on September 26, 2023.

SUGGESTED MOTION:

I move that we recommend the approval subject to the condition that all comments are cleared, subject to final approvals of all referral agencies, of the Preliminary Plat for Ashland Section 5 and forward it to City Council for final consideration and approval.

September 7, 2023

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

Re: On-Going Services
Ashland Section 5 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
 - a. Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
 - b. Metes and Bounds - Bearing does not match line table (L9).
 - c. Metes and Bounds - Information does not match curve table for curve C2.

Sheet 2 of 2

1. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
2. Recommend providing contours in grayscale lineweight so other plat information is legible.
3. Label point of beginning on the plat.
4. Curve C2 information (radius, central angle) does not match metes and bounds description.
5. Line L9 bearing does not match metes and bounds description.
6. Verify and update label to read Proposed Ashland Section Six.
7. Show linetypes in plat legend or label on plat drawing.
8. Provide a plat legend for this sheet.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 5 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 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. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Owner
 Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
 Registered Professional Land Surveyor
 No. 5317

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____ 20____ by _____ City Secretary, City of Angleton, on behalf of the City.

Notary Public
 State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS, NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAIL ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

Remove plat note #18 if not applicable.

Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement

Metes and Bounds - Bearing does not match line table (L9)

Metes and Bounds - Information does not match curve table for curve C2.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Survey, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRC); said 22.75 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (OPRC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 461.00 feet;

THENCE, South 59°49'35" East, 2849.75 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, North 57°17'47" East, 113.51 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

THENCE, along the arc of said tangent curve to the left, having a radius of 1834.82 feet, a central angle of 01°07'51", an arc length of 32.83 feet, and a long chord bearing South 21°57'20" West, with a chord length of 32.83 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

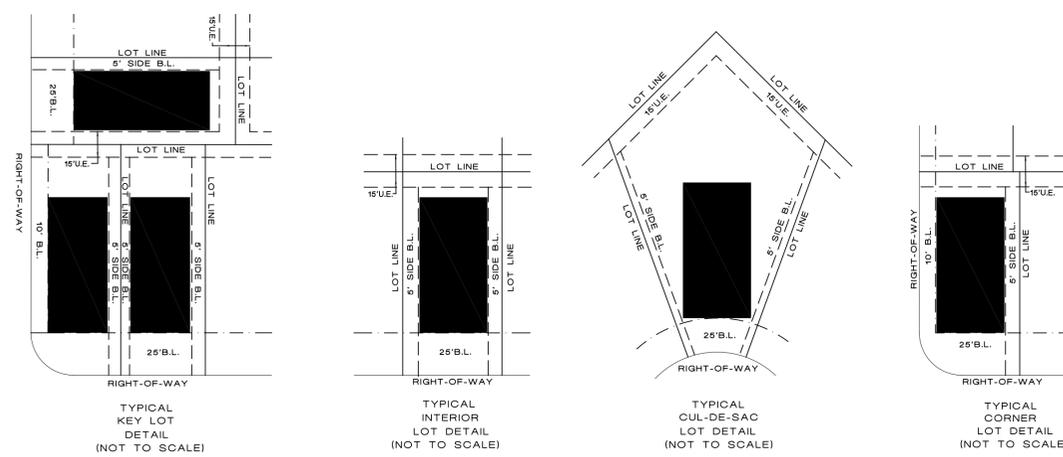
THENCE, North 08°09'53" East, 48.84 feet to a point for corner;

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

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

Legend note #3 is missing on the plat.

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.)
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
 - 8.) "IR" INDICATES IRON ROD.
 - 9.) " " INDICATES STREET NAME CHANGE.
 - 10.) " " INDICATES BLOCK NUMBER.
 - 11.) "A" INDICATES RESERVE NUMBER.
 - 12.) "A" INDICATES RESERVE NUMBER.
 - 13.) "65'R." INDICATES 65' CUL-DE-SAC RADIUS.



ASHLAND SECTION FIVE

BEING 22.75 ACRES OF LAND CONTAINING 102 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

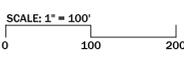
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

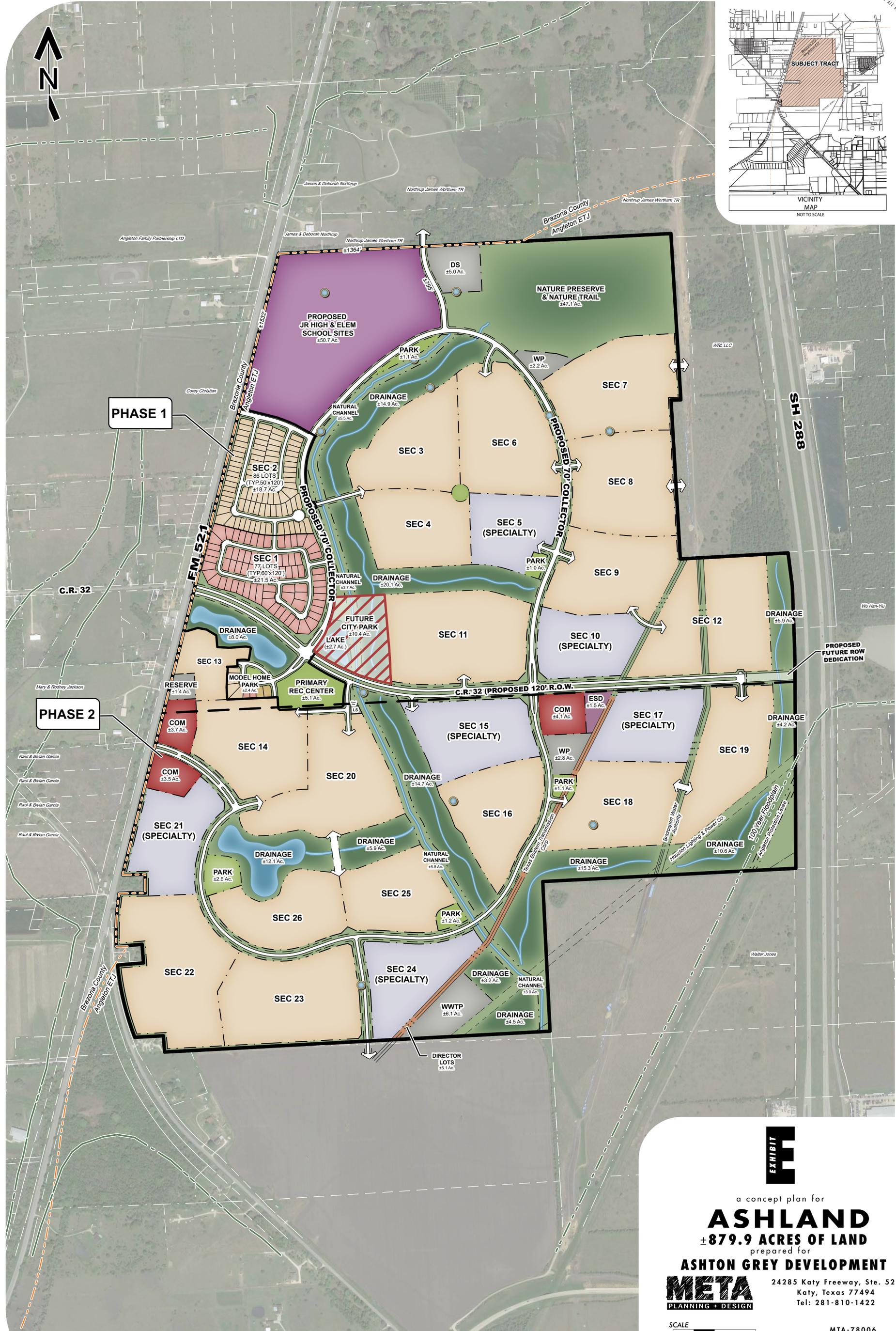
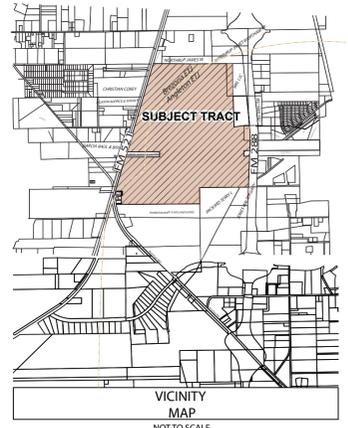
OWNER:
ANCHOR HOLDINGS MP LLC
 101 PARKLANE BOULEVARD, SUITE 102
 SUGAR LAND, TEXAS 77478

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

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

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





PHASE 1

PHASE 2

 **FUTURE CITY PARK**
±10.4 GROSS ACREAGE

EXHIBIT E

a concept plan for
ASHLAND
± 879.9 ACRES OF LAND
prepared for
ASHTON GREY DEVELOPMENT



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

SCALE
0 200 400 800

MTA-78006
MARCH 8, 2023

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



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/18/2022

TYPE OF PLAT APPLICATION

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

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1442

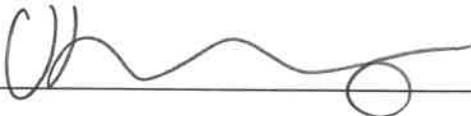
E-mail: cking@meta-pd.com

Name of Owner of Property: Ashton Gray Development

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

Phone: 281-810-7228 E-mail: cking@meta-pd.com

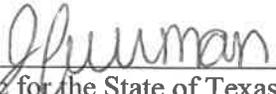
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 18 day of November, 2022.




Notary Public for the State of Texas
Commission Expires: 01/18/2025

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner _____
Duly Authorized Agent _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission _____

City Secretary _____

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

Mayor _____

City Secretary _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____ 20____ by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) • PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAIL ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPBRC); said 22.75 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (OPBRC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 451.00 feet;
THENCE, South 39°48'35" East, 2849.75 feet to the POINT OF BEGINNING of the herein described subject tract;
THENCE, North 57°51'47" East, 113.51 feet to a point for corner;
THENCE, North 63°17'42" East, 275.00 feet to a point for corner;
THENCE, North 63°56'38" East, 54.51 feet to a point for corner;
THENCE, North 66°31'30" East, 54.29 feet to a point for corner;
THENCE, North 69°37'38" East, 70.23 feet to a point for corner;
THENCE, North 72°44'57" East, 60.00 feet to a point for corner;
THENCE, North 73°30'38" East, 65.92 feet to a point for corner;
THENCE, North 75°56'46" East, 180.20 feet to a point for corner;
THENCE, North 74°52'19" East, 76.39 feet to a point for corner marking the beginning of a tangent curve to the right;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.)
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND.
- 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) " " INDICATES STREET NAME CHANGE.
- 10.) " " INDICATES BLOCK NUMBER.
- 11.) " " INDICATES RESERVE NUMBER.
- 12.) "A" INDICATES RESERVE NUMBER.
- 13.) "R" INDICATES 65' CUL-DE-SAC RADIUS.

ASHLAND SECTION FIVE

BEING 22.75 ACRES OF LAND CONTAINING 102 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

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

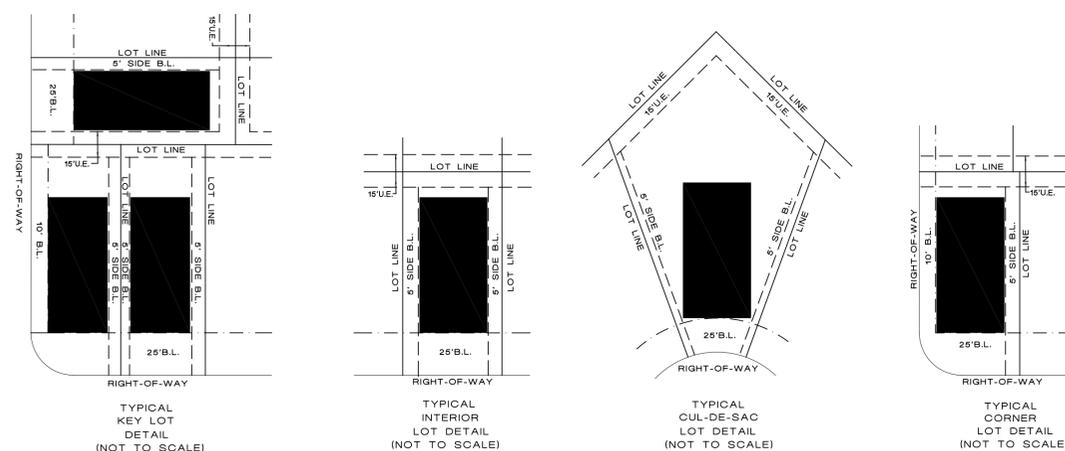
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

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

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

SCALE: 1" = 100'
0 100 200



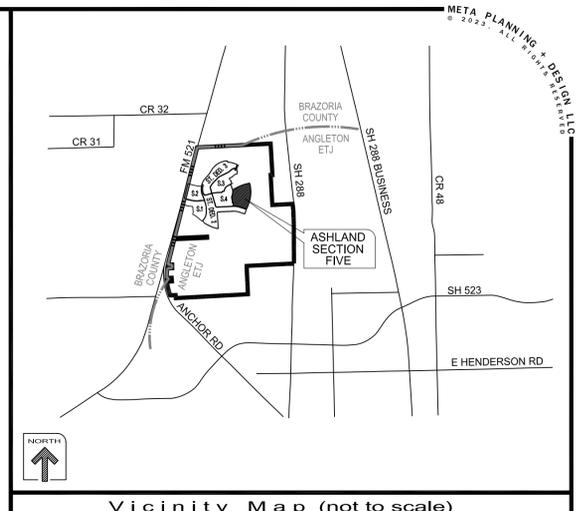
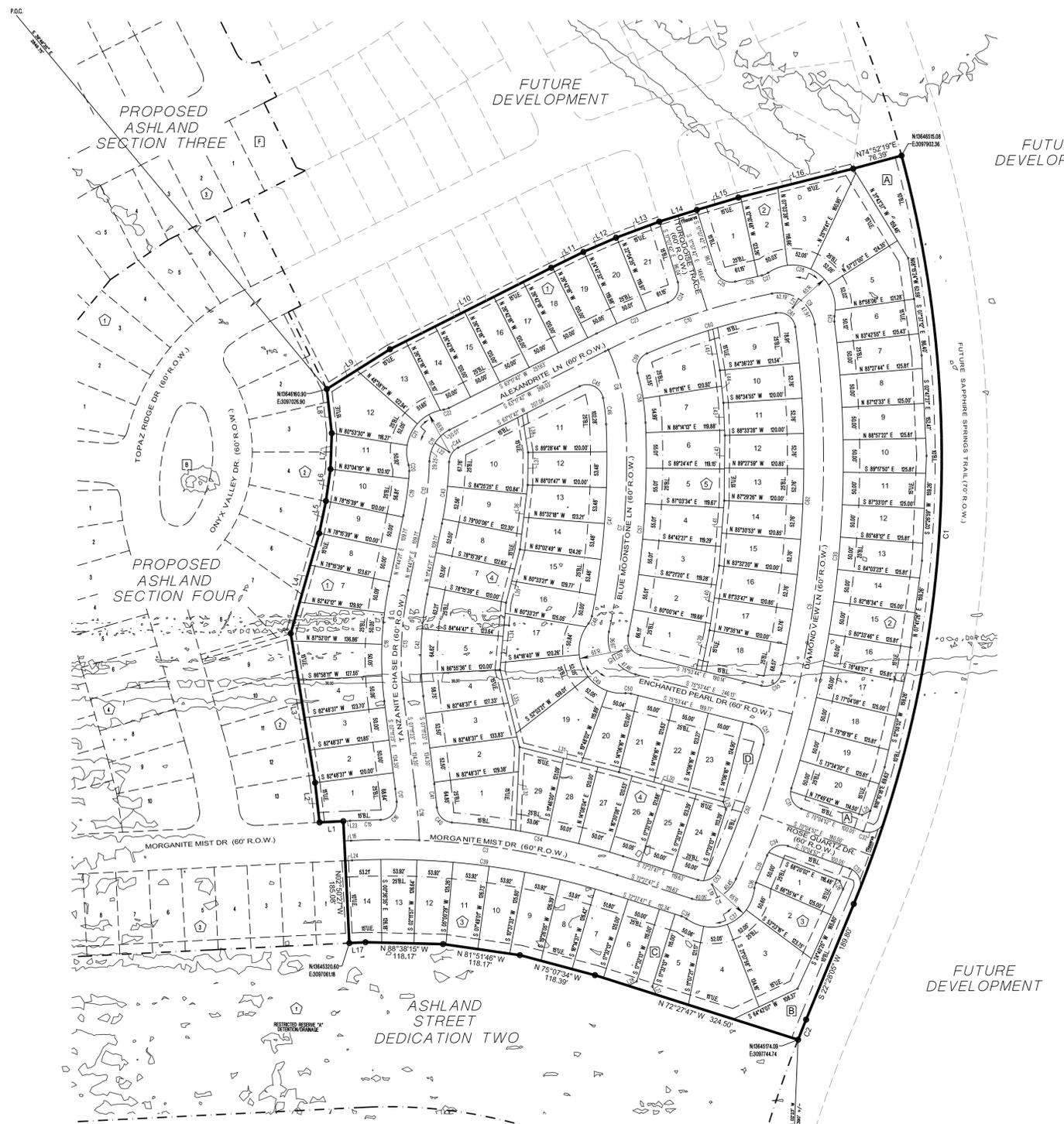
CURVE TABLE

Table with 5 columns: CURVE, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 62 rows of curve data.

LINE TABLE

Table with 3 columns: LINE, DISTANCE, BEARING. Contains 45 rows of line data.

LAND USE TABLE with 4 columns: RESERVE, ACREAGE, SQ. FT., LAND USE. Contains 4 rows of land use data.



Lot area table with 3 columns: BLOCK NO, LOT NO, LOT AREA SQ. FT. Lists lot numbers and areas for Blocks 1 through 5.

ASHLAND SECTION FIVE

BEING 22.75 ACRES OF LAND CONTAINING 102 LOTS (50' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

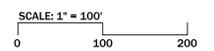
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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

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

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

PLANNER: META PLANNING + DESIGN LLC 24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-820-1422



DISCLAIMER AND LIMITED WARRANTY: THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES...



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #4.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Project Street Dedication #4 Preliminary Plat (Attachment 1). The purpose of this preliminary plat is to dedication additional right-of-way for Sapphire Springs (70' R.O.W.) on 0.97 acres of land. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development agreement has been executed, which will establish standards for the Ashland Project as well as Park Dedication requirements.

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards. A Development Agreement has been executed between the developer and Brazoria County for the maintenance of the roads.

Planning & Engineering Review and Comments:

The Development Agreement has been previously approved by City Council for the Ashland Development. The applicant must cleared all the textual notes and comments as listed in the City Engineer's review report listing the 8 comments as attached. The response was not submitted prior to agenda posted; however, staff will update the commission during the meeting.

Sheet 1 of 2

1. Verify and provide drainage easement within the Sapphire Springs Trail ROW.
2. Verify and show ditch center line as noted in Street Dedication No. 3 and notation of 100-ft. drainage easement is needed.
3. Verify and update label to read Proposed Ashland Section Six.
4. Provide metes and bounds description on plat.
5. Verify the aerial utility easement information is referenced on the plat drawing.
6. Provide a corner tie to the original abstract survey.
7. Recommend providing contours in grayscale line-weight so other plat information is legible.
8. Show line-types in plat legend or label on plat drawing.

Recommendation. The planning and zoning commission should approve this plat application subject to the satisfaction of any Engineering comments and recommends it to City Council for final action subject to any final referral agency required approvals.

September 7, 2023

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

Re: On-Going Services
Ashland Street Dedication 4 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify and provide drainage easement within the Sapphire Springs Trail ROW.
2. Verify and show ditch center line as noted in Street Dedication No. 3 and notation of 100-ft drainage easement is needed.
3. Verify and update label to read Proposed Ashland Section Six.
4. Provide metes and bounds description on plat.
5. Verify the aerial utility easement information is referenced on the plat drawing.
6. Provide a corner tie to the original abstract survey.
7. Recommend providing contours in grayscale lineweight so other plat information is legible.
8. Show linetypes in plat legend or label on plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Street Dedication 4 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plot 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.

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

DISCLAIMER AND LIMITED WARRANTY

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

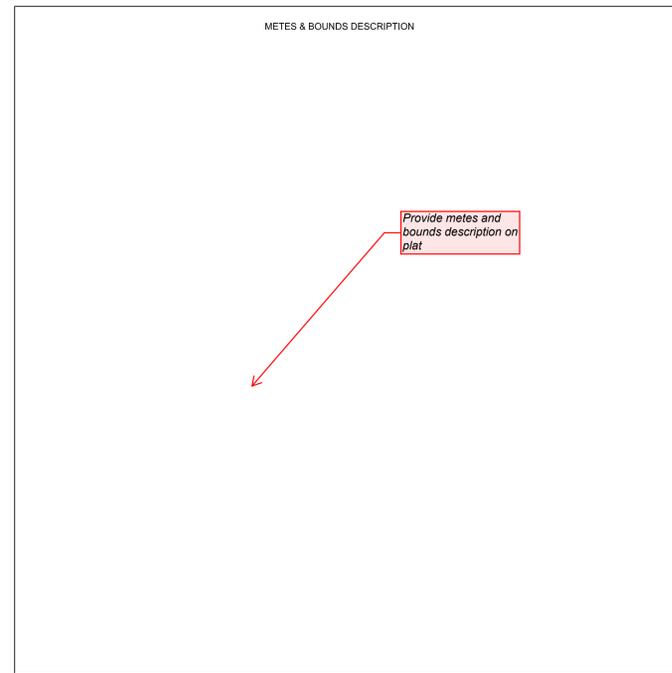
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

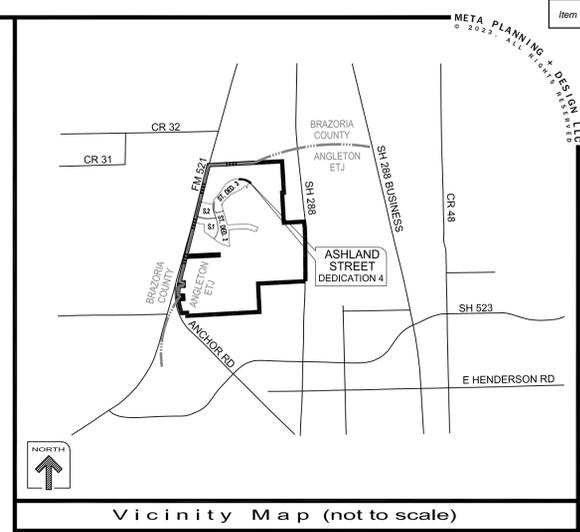
Notary Public
State of Texas

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
2.) "1' RES." INDICATES ONE FOOT RESERVE.
3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
10.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
11.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 44545B, MAP NUMBER 480390430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
13.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
14.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.



Provide metes and bounds description on plat



Provide a corner tie to the original abstract survey

Verify and provide drainage easement within the Sapphire Springs Trail ROW

Verify and show ditch center line as noted in Street Dedication No. 3 and notation of 100-ft drainage easement is needed

Show linetypes in plat legend or label on plat drawing

Verify and update label to read Proposed Ashland Section Six

Recommend providing contours in grayscale lineweight so other plat information is legible

LINE TABLE with columns: LINE, DISTANCE, BEARING. L1: 70.00, S 06°52'05" E; L2: 70.00, S 39°10'35" W

CURVE TABLE with columns: CURVE, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. C1: 785.00', 46°02'39", 630.84', S 73°50'45" E, 614.00'; C2: 715.00', 46°02'39", 574.59', N 73°50'45" W, 559.25'; C3: 750.00', 46°02'39", 602.72', N 73°50'45" W, 586.63'

- LEGEND:
1.) "AC." INDICATES ACREAGE.
2.) "R.O.W." INDICATES RIGHT-OF-WAY.
3.) "P.O.B." INDICATES POINT OF BEGINNING.
4.) "VOL." INDICATES VOLUME.
5.) "PG." INDICATES PAGE.
6.) "⊗" INDICATES BLOCK NUMBER.
7.) "Ⓜ" INDICATES RESERVE NUMBER.

A PRELIMINARY PLAT OF
ASHLAND STREET DEDICATION 4 BEING 0.97 ACRE OF LAND

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

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

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

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



SCALE: 1" = 100' 0 100 200

JULY 31, 2023

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

MTA-78006



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/18/2022

TYPE OF PLAT APPLICATION

ADMINISTRATIVE
MINOR
AMENDING/REPLAT

PRELIMINARY
RESIDENTIAL
COMMERCIAL

FINAL
RESIDENTIAL
COMMERCIAL

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1442

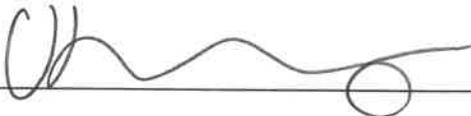
E-mail: cking@meta-pd.com

Name of Owner of Property: Ashton Gray Development

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

Phone: 281-810-7228 E-mail: cking@meta-pd.com

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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 18 day of November, 2022.

(SEAL) 


Notary Public for the State of Texas
Commission Expires: 01/18/2025

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plot 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 plot 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.

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

DISCLAIMER AND LIMITED WARRANTY

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____ City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION NO. F-23290, TBPLS FIRM REGISTRATION NO. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.9686-acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2022085145 of the Official Public Records of Brazoria County (OPRBC); said 0.9686-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 523 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 523, South 14°02'37" West, 4611.00 feet;

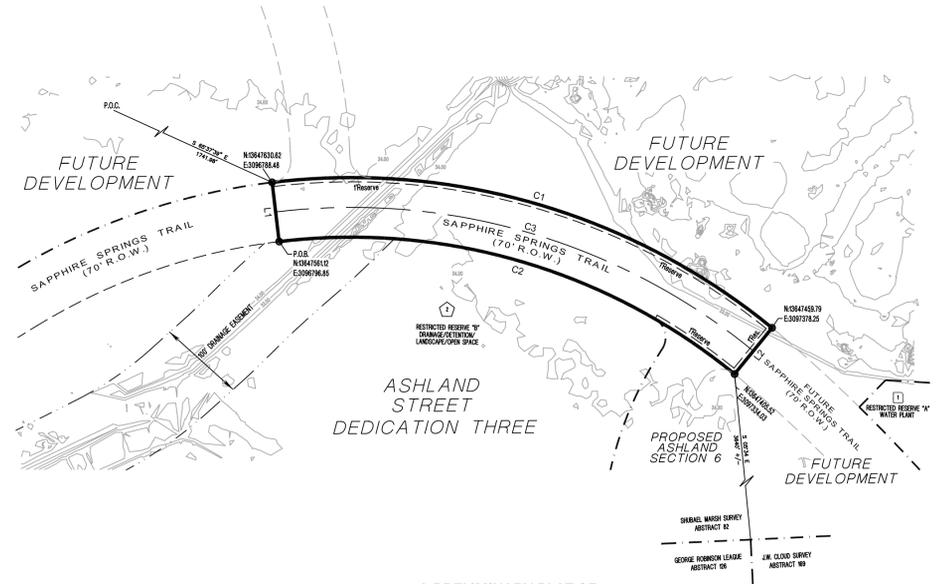
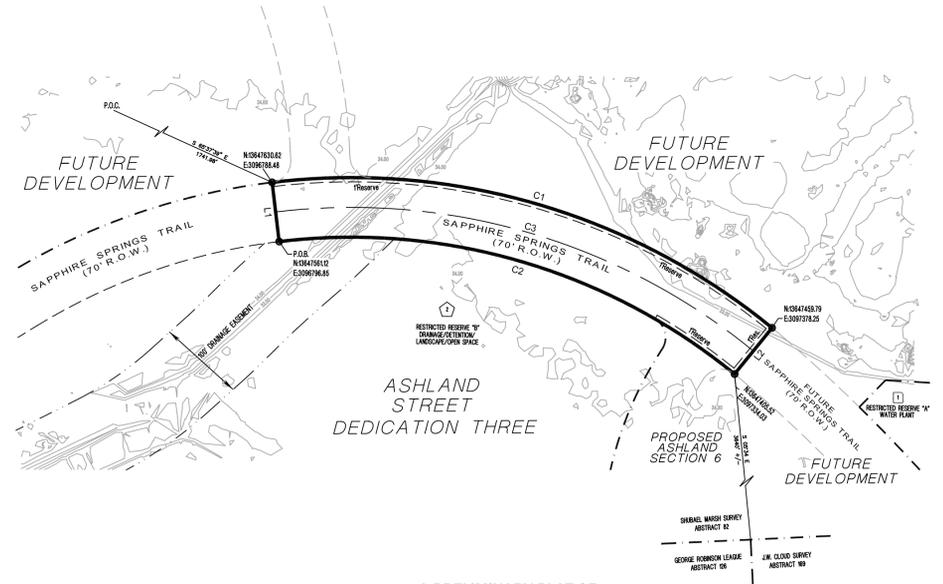
THENCE, South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non-tangent curve to the right;

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

THENCE, South 39°10'35" West, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 715.00 feet, a central angle of 46°02'39", an arc length of 574.59 feet, and a long chord bearing North 73°50'45" West, with a chord length of 559.25 feet, to a point for corner;

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



LINE	DISTANCE	BEARING
L1	70.00'	S 06°52'05" E
L2	70.00'	S 39°10'35" W

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	785.00'	46°02'39"	630.84'	S 73°50'45" E	614.00'
C2	715.00'	46°02'39"	574.59'	N 73°50'45" W	559.25'
C3	750.00'	46°02'39"	602.72'	N 73°50'45" W	586.63'

LEGEND:

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

A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 4 BEING 0.97 ACRE OF LAND

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

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

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

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



META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 522
KATY, TEXAS 77494 | TEL: 281-810-1425

SCALE: 1" = 100'
0 100 200

SEPTEMBER 15, 2023

MTA-78006



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on Angleton ISD Elementary No 7 and Junior High No 2 Final Plat

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

An application for approval of the Final Plat of Angleton ISD Elementary No 7 and Junior High No 2 has been submitted and reviewed by staff. (Attachment 1). The subject property is 50.516 acres located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 1 lot, 1 block, 1 reserve. The reserve land use is restricted for school and related uses. The City Engineer comments have been provided (Attachment 2).

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the final plat for the above referenced subdivision. All review subdivision requirements have been cleared and verified with the exception of the referral agencies which are beyond the City’s authority.

Outstanding Condition:

1. *Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73 (e.g. TxDOT, Brazoria County).*

RECOMMENDATION:

Staff recommends approval of the Final Plat for Angleton ISD Elementary No 7 and Junior High No 2, conditioned that all conditions and approval of the referral agencies be satisfied by the applicant.

SUGGESTED MOTION:

I move that we approve the Final Plat for Angleton ISD Elementary No 7 and Junior High No 2, subject to the condition that all agency approvals be met by the applicant and that the plat be forwarded to City Council for final consideration and approval.



August 25, 2023

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

Re: On-Going Services
Angleton ISD Elementary No. 7 and Junior High No. 2 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

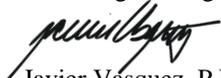
1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73 (e.g. TxDOT, Brazoria County).

The HDR takes no objection to the proposed Angleton ISD Elementary No. 7 and Junior High No. 2 Final Plat 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 Registered Professional Land Surveyor licensed 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.

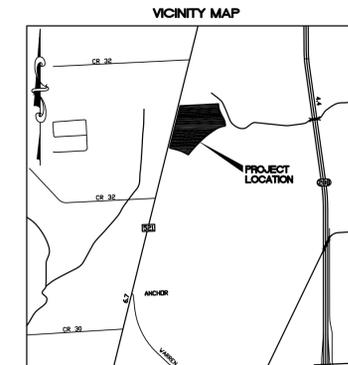
Sincerely,

HDR Engineering, Inc.



Javier Vásquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)
Attachments



KEY MAP 795T & X
SCALE 1" = 3000'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Angleton Independent School District acting herein by and through Phillip Edwards, Superintendent, its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Angleton ISD Elementary No 7 and Junior High No 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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.

Phillip Edwards, Superintendent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Phillip Edwards, Superintendent known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public
State of Texas

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

METES & BOUNDS

50.516 ACRES
2,200,477 SQUARE FEET
SHUBAL MARSH SURVEY
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;
4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel D. Walker, a Professional Land Surveyor, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker
Texas Registration No. 5189

Date

7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;

8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;

9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;

10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;

11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;

12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;

13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;

14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;

15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

Professional Engineer

Date

FINAL PLAT OF ANGLETON ISD ELEMENTARY NO 7 AND JUNIOR HIGH NO 2

A SUBDIVISION OF
50.516 ACRES
OUT OF THE
SHUBAL MARSH SURVEY,
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2023

WEST  BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 509-8288
FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:
ANGLETON INDEPENDENT SCHOOL DISTRICT
1900 N. DOWNING ROAD
ANGLETON, TEXAS 77515
979-964-8000

NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99986771114 (X÷S.F.=SURFACE VALUE).
 - Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
 - According to F.I.R.M. Map No. 48039C0430K (Community-Panel No. 4800640430K), map revised date: December 30, 2020. The subject property lies within the area designated as Zone "X" Shaded. 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; areas protected by levees from 1% annual chance flood.
- This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State plotting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

REFERENCE BENCHMARK:

NGS PID DR8248 - Stainless steel rod with logo cap stamped "TXAG-RM1-2022" located at 18671 FM 523 in Angleton ±100' east of the east side of the driveway to the Texas Department of Transportation office and ±100' north of the office building in the grassy area on the north side of the parking lot.
Elevation = 32.02' (NAVD 88, GEOID18)

TEMPORARY BENCHMARKS:

TBM "B" Box cut on the southerly safety end treatment at the driveway for 25410 F.M. 521.
Elevation = 35.81'

SITE UTILITIES:

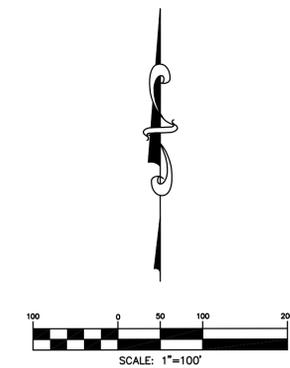
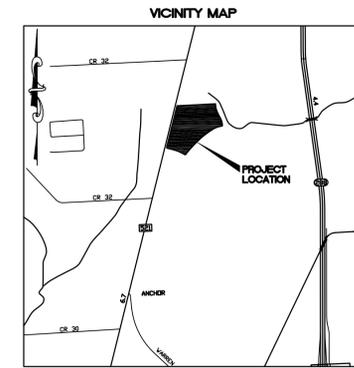
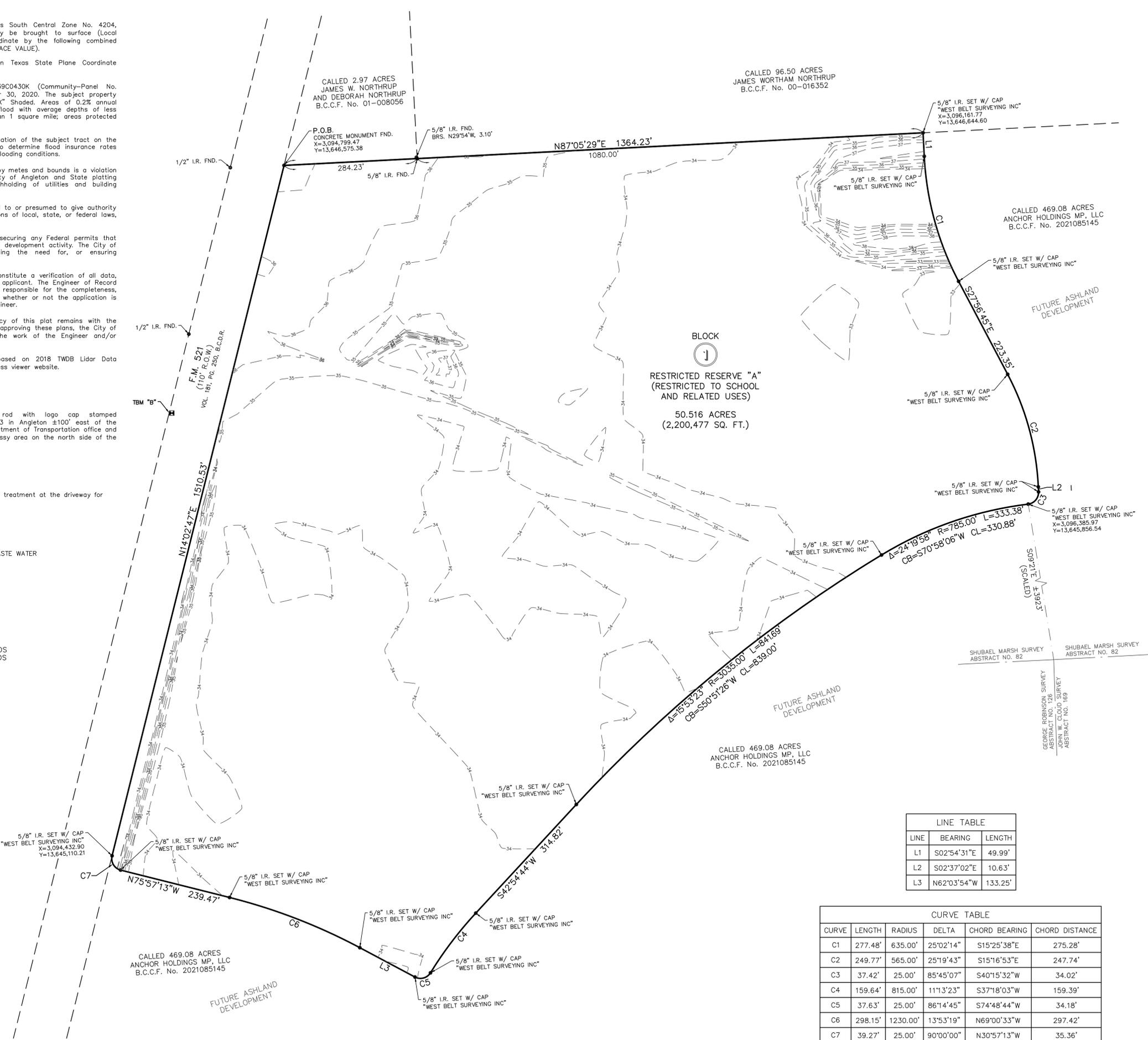
CENTERPOINT ENERGY - ELECTRIC AND GAS
BRAZORIA COUNTY MUD 82 - WATER AND WASTE WATER

ABBREVIATIONS:

- B.L. - BUILDING LINE
- CONC. - CONCRETE
- ESMT. - EASEMENT
- F.C. - FILM CODE
- FND. - FOUND
- FT. - FEET
- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
- H.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- H.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
- I.P. - IRON PIPE
- NO. - NUMBER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- SAN. - SANITARY
- SQ. - SQUARE
- SWR. - SEWER
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

LEGEND:

- 5/8-INCH IRON FOUND WITH CAP STAMPED "WEST BELT SURVEYING" (EXCEPT AS NOTED)
- SITE BENCHMARK



FINAL PLAT OF
**ANGLETON ISD
ELEMENTARY NO 7
AND JUNIOR HIGH
NO 2**

A SUBDIVISION OF
50.516 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY,
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2023

WEST BELT
SURVEYING, INC.

21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 509-8288 FAX: (281) 492-0026
CERTIFIED FIRM NO. 10073800
OWNER: ANGLETON INDEPENDENT SCHOOL DISTRICT 1900 N. DOWNING ROAD ANGLETON, TEXAS 77515 979-964-8000

LINE TABLE

LINE	BEARING	LENGTH
L1	S02°54'31"E	49.99'
L2	S02°37'02"E	10.63'
L3	N62°03'54"W	133.25'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	277.48'	635.00'	25°02'14"	S15°25'38"E	275.28'
C2	249.77'	565.00'	25°19'43"	S15°16'53"E	247.74'
C3	37.42'	25.00'	85°45'07"	S40°15'32"W	34.02'
C4	159.64'	815.00'	111°3'23"	S37°18'03"W	159.39'
C5	37.63'	25.00'	86°14'45"	S74°48'44"W	34.18'
C6	298.15'	1230.00'	13°53'19"	N69°00'33"W	297.42'
C7	39.27'	25.00'	90°00'00"	N30°57'13"W	35.36'

50.516 ACRES
 2,200,477 SQUARE FEET
 SHUBAEL MARSH SURVEY
 ABSTRACT NO. 82
 BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubael Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

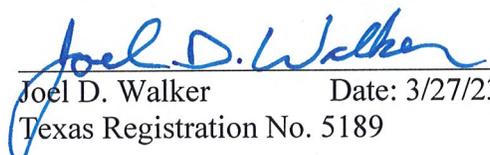
1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;

4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;
7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;
8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;

- 13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
- 14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
- 15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land as depicted on the Land Title Survey dated: February 10, 2023, revised: March 27, 2023, prepared by West Belt Surveying, Inc., Project No. S725-0113A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288


Joel D. Walker Date: 3/27/23
Texas Registration No. 5189

