



**Members Names**

**Chair** | William Garwood

**Commission Members** | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, JULY 2, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 6, 2024.

**PUBLIC HEARINGS AND ACTION ITEMS**

2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Rezoning Petition, for approximately 1 acre of land, currently zoned “C-OR”, Commercial- Office/Retail to be rezoned to “C-G”, Commercial-General District, for a shopping center currently located at 728-744 E. Henderson Rd., legally described as A0380 J DE J VALDERAS TRACT 110A7 (1Acre) (ANGLETON), Brazoria County, Texas.
3. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request for a Specific Use Permit (SUP) for a Tattoo Studio at 740 E. Henderson Rd., within legally described as A0380 J DE J VALDERAS TRACT 110A7 (1Acre) (ANGLETON), Brazoria County, Texas.
4. Conduct a hearing, discussion, and take possible action on Ordinance approving a Specific Use Permit to allow a TNMP Electrical Power Distribution Substation (White Oak Substation) on a 15.70-acre site, and a TNMP Electrical Power Distribution Substation (CenterPoint) on a 16.72-acre site, out of a 41.8759 acre tract of land within the “C-G”, Commercial-General District, located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 (PID No. 168906) and legally described as A0318 T S LEE BLOCK

42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759,  
Brazoria County, Texas.

## REGULAR AGENDA

- [5.](#) Discussion and possible action on Ashland Section 3 Final Subdivision Plat
- [6.](#) Discussion and possible action on Ashland Section 4 Final Subdivision Plat
- [7.](#) Discussion and possible action on Ashland Section 5 Final Subdivision Plat
- [8.](#) Discussion and possible action on Ashland Section 6 Final Subdivision Plat
- [9.](#) Discussion and possible action on Ashland Street Dedication 1 Final Plat
- [10.](#) Discussion and possible action on Ashland Street Dedication 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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, June 28, 2024, 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](mailto:cmartin@angleton.tx.us).*





# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** July 2, 2024

**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 June 6, 2024.

**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 June 6, 2024.

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



**CITY OF ANGLETON PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
 THURSDAY, JUNE 06, 2024 AT 12:00 PM

**Members Names**

Chair | William Garwood

**Commission Members** | Deborah Spoor, Will Clark, Michelle Townsend,  
 Regina Bieri, Ellen Eby, Andrew Heston

**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, JUNE 6, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on March 7, 2024.

Commission Action: Motion was made by Planning and Zoning Commission Member Townsend and the second by Commission Member Will Clark to approve the minutes for March 7, 2024.

Motion Carried unanimously 7-0. The minutes were approved.

Motion was made to open the public hearing by Commission Member Eby and seconded by Commission Member Townsend to open the public hearing. Motion carried; the public hearing was opened.

**PUBLIC HEARINGS AND ACTION ITEMS**

2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit, for approximately .23 acres of land, currently zoned "C-G", Commercial General District, allowing for a cosmetic tattoo studio use on a tract of land located at 105 E Wilkins Street, legally described as A0380 J DE J VALDERAS TRACT 99C ACRES 0.23 (ANGLETON), Brazoria County, Texas.

**Staff:** DS Director Otis Spriggs presented the staff agenda summary outlining the request for the temporary cosmetic tattoo studio use within the C-G General Commercial District as a Specific Use Permit.

**Applicant:** Ms. Meagan Ward appeared before the Commission and explained the nature of the request for cosmetic tattooing. Examples would include eyebrows and lip blushing to give a little bit more color to the lips.

Motion was made to close the public hearing by Commission Member Bieri and seconded by Commission Member Spoor to close the public hearing. Motion carried; the public hearing was closed.

### **Commission Deliberation and Action:**

Commission Member Ellen Eby asked what kind of feedback staff received from the neighbors.

DS Director Spriggs stated that we received one call from an abutting property owner, but once the request was explained, she realized there's no impact.

A motion was made by Commission Member Andrew Heston to approve the SUP.

Commission Member Heston requested for clarification that this request is only for cosmetic tattooing not a general tattooing parlor and this specific use permit would not permit general tattooing. DS Director Spriggs responded that if someone wanted to open a general tattoo parlor in the future, they would have to come before the board and council with a new request.

Applicant Meagan Ward commented that the only other instance, which is not body tattoo, is they do mastectomy tattoos. In example, anyone who has gone through cancer who had a mastectomy, she can offer a 3D medical reconstruction of the areas.

Commission Member Michelle Townsend made an amendment to the original motion to adopt the final report for the City Council with a positive recommendation for this Specific Use Permit for the temporary cosmetic tattoo studio with any conditions by staff.

Commission Regina Bieri seconded the amended motion.

### **Roll Call Vote:**

Commission Member Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Deborah Spoor-Aye; Commission Member Ellen Eby- Aye; Commission Member Will Clark- Aye; and, Chair Bill Garwood- Aye.

**Vote was 7-0, Unanimous Approval.** The S.U.P. was approved by the Planning and Zoning Commission.

## **REGULAR AGENDA**

3. Discussion and possible action on a Final Plat for Ashland Utility and Lift Station Reserve, for 0.2320 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-82, Brazoria County, Texas as submitted by Ashton Gray Development.

**Staff:** Mr. Otis Spriggs presented this item for Final Plat approval. The location on the Concept Plan was displayed before the Commission. At the time of agenda posting the City Engineer Comments had not been cleared. All noted City Engineer comments have been cleared to date and a letter of no objection has been issued subject to final construction plan approval by the City Engineer and all referral agencies.

Motion was made by Commission Member Michelle Townsend to approve subject to City Engineer and Referral Agency conditions being addressed, seconded by Commission Member Regina Bieri.

Roll Call Vote: 7-0, All Ayes. Approved Unanimously with Condition.

**ADJOURNMENT: 12:10 PM.**



# AGENDA ITEM SUMMARY REPORT

**MEETING DATE:** July 2, 2024

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Rezoning Petition, for approximately 1 acre of land, currently zoned “C-OR”, Commercial-Office/Retail to be rezoned to “C-G”, Commercial-General District, for a shopping center currently located at 728-744 E. Henderson Rd., legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.

**AGENDA ITEM SECTION:** Public Hearing and Action Item

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

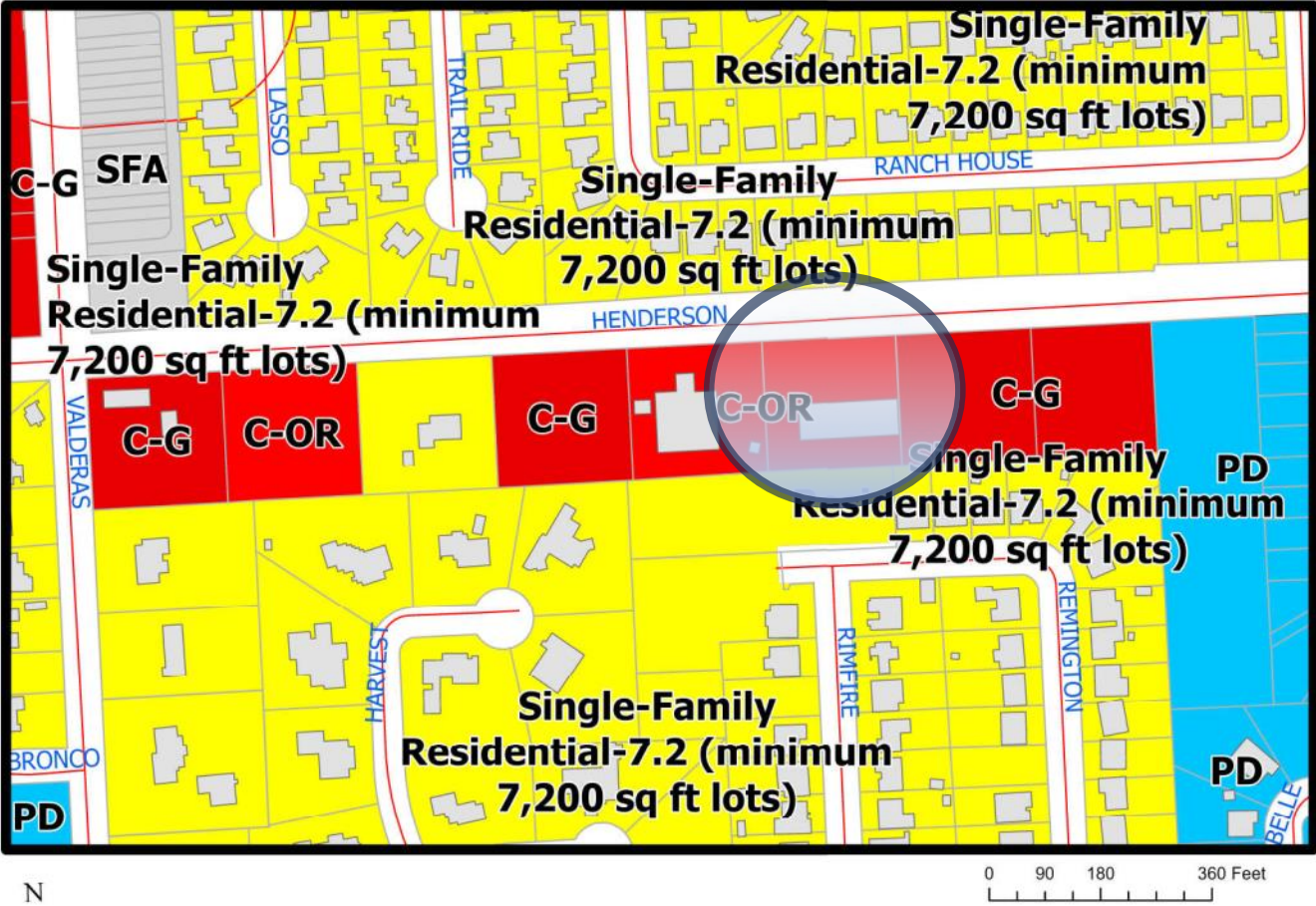
Dale Felder and Jonel Wilcox of Joray One, LLC are requesting a rezoning of the existing Angleton North Shopping Center from “C-OR”, Commercial Office-Retail to “C-G”, General Commercial District. The property was originally rezoned into the City in 1975, under Ordinance No. Ord 688 Tract 5, as a part of 683 approx. acres. The tract was later zoned to R-1 Single Family. City records indicate that 3 of the neighboring properties were rezoned to C-3 Commercial District (ORD No. 2005-O-10B) is now known as Commercial General District. The two (C-G) tracts directly east of the shopping center are owned by Joray One LLC. Unfortunately, Staff was not able to locate the ordinance that rezoned the subject property to C-OR, Commercial-Office/Retail. However, the current Map indicates the C-OR designation.



*Rezoning Exhibit Map from the 2005 Case*

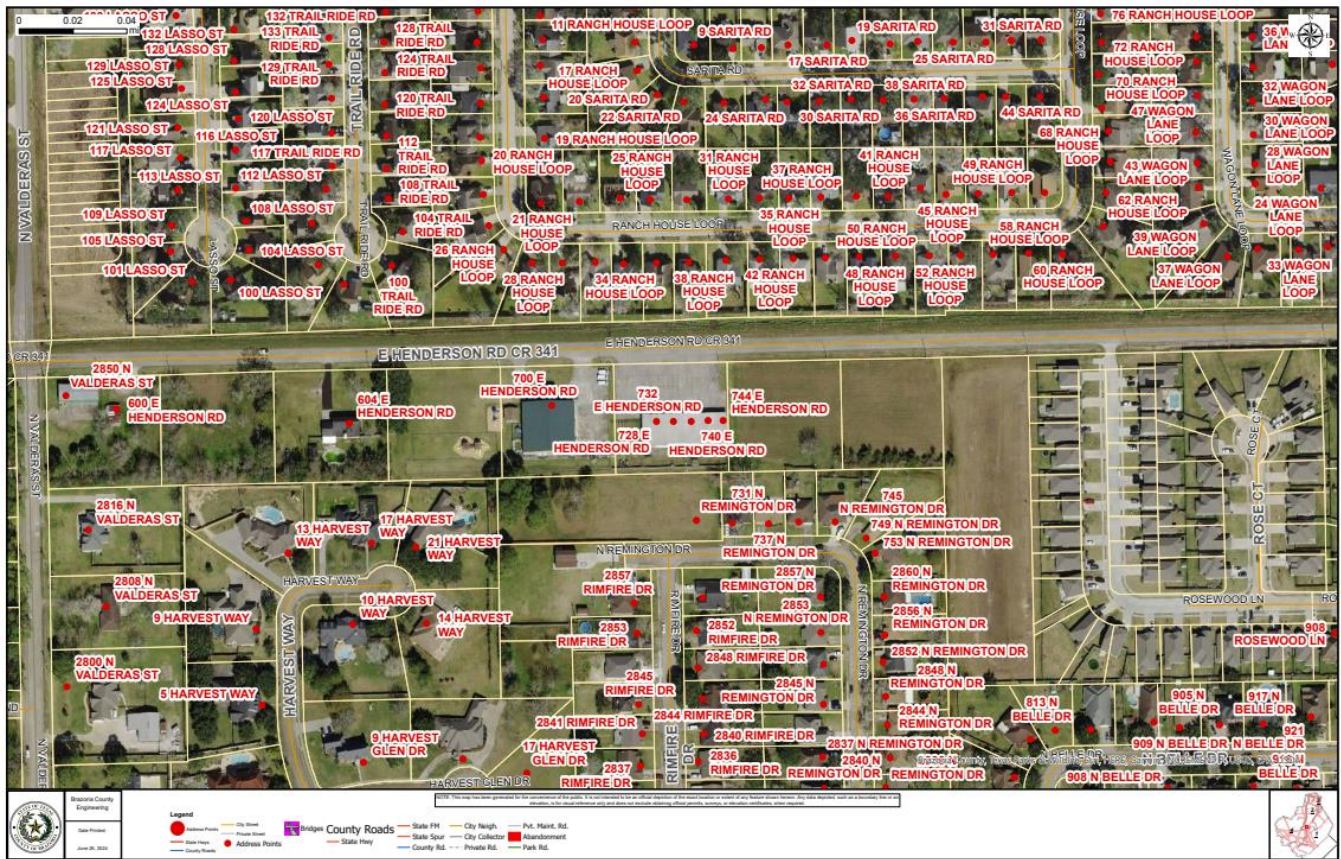
The owner does not have plans to modify the existing shopping center structure but hopes to better market the tenants for the leasable spaces under the C-G Commercial District.

The owner indicates that his land/shopping center has always functioned as Commercial General, thus he is requesting that it be rezoned to be consistent with the adjacent tracts and the actual usage.



Zoning Map





## Aerial Map

### Staff Analysis

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information.

### Proposal:

The requester wishes to have this most western tract of his land to be consistent with the adjacent tracts, as a shopping center use.

### Review Criteria and Findings of Fact:

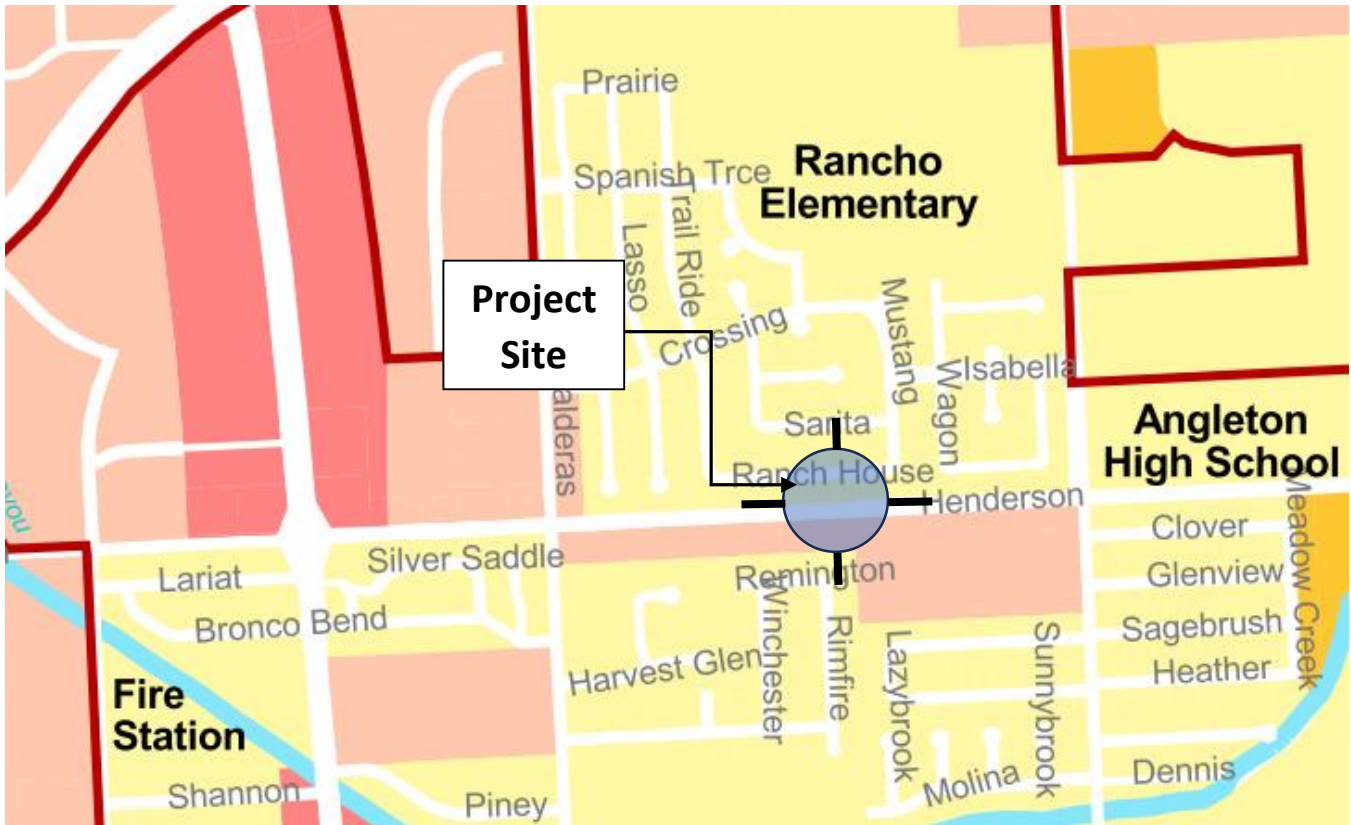
In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- 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; the project site and the adjacent land owned by the same owner is commercial in nature. This change will only make the rest of the acreage consistent.)***
- 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 no proposed change to the use of the site nor negative impacts on said capacity of public improvements).*

- 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, a change in the zoning will only make the property consistent with strip retail).*
- 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 *(no recent changes to the area have occurred recently from a commercial standpoint on E. Henderson. Recent requests and plans have been submitted for the daycare and storage facility on N. Valderas. )*
- 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, but may lend for more flexibility).*
- 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 district is designed to reserve the most desirable retail areas for office and retail uses, such as sites along and near business 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.*

### **Existing Land Use and Zoning**

**North:** Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2), Rancho Isabella

**West:** Land zoned Commercial-General (C-OR), Greenhouse Childcare

**South:** Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2), Greenridge North

**East:** Land zoned Commercial-General (C-G), vacant lots

### **SITE PHOTOS**



**View looking from Henderson Rd. looking Southwest toward Site**



**View from Henderson Rd. looking Southwest toward Site**



**View from Henderson Rd. looking Southwest toward Site**





View from Henderson Rd. looking Southwest toward Site

**P&Z RECOMMENDATION:**

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance rezoning 1 acre of land from the Commercial-Office/Retail to the Commercial General District, C-G for property located at 728-744 E. Henderson Rd.

P.O. Box 549  
Clute, TX 77531  
979-265-7411

**Proof**  
**Date: 06/13/24**  
**User: ABROWNING**

Date: **06/13/24**  
Account: **15239**  
Name:  
Company: **City Of Angleton**  
Telephone: **(979) 849-4364**  
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**  
Sales Person: **Anicia Browning**  
Phone: **(979) 237-0113**  
Email: **anicia.browning@thefacts.com**

**City of Angleton**  
**Notice of Hearing**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Tuesday, July 2, 2024, and the City Council will consider the same requests on Tuesday, July 23, 2024, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearings will be held:

- 1. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Rezoning Petition, for approximately 1 acre of land, currently zoned "C-OR", Commercial- Office/Retail to be rezoned to "C-G", Commercial- General District, for a shopping center currently located at 728-744 E. Henderson Rd., legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.**
- 2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit (SUP), for a Tattoo Studio to be located at 740 E. Henderson Rd., on property zoned (C-OR/Commercial Office/Retail), previously petitioned to be rezoned to "C-G", Commercial- General District, on a tract legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.**

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at [kbunker@angleton.tx.us](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.

Ad ID: **1233750**  
# of Lines: **53**  
Size: **2 x 7.694**  
Color:  
# of Preprints: **0**  
# of Pages: **0**  
Ad Cost: **\$360.70**  
PO Number:  
Publication: **The Brazosports Facts, www.  
TheFacts.com**  
Publish Date: **06/18/24**

***\*Please proofread the ad\****  
***For any corrections or changes,  
contact your media representative.***

**We Appreciate Your Business!**  
**Thank You!**



**YOU HAVE RECEIVED THIS NOTICE BECAUSE YOU ARE A PROPERTY OWNER WITHIN 200 FEET OF ONE OR MORE OF THE NOTICED PUBLIC HEARINGS.**

**City of Angleton  
Letter of Public Hearing Notice**

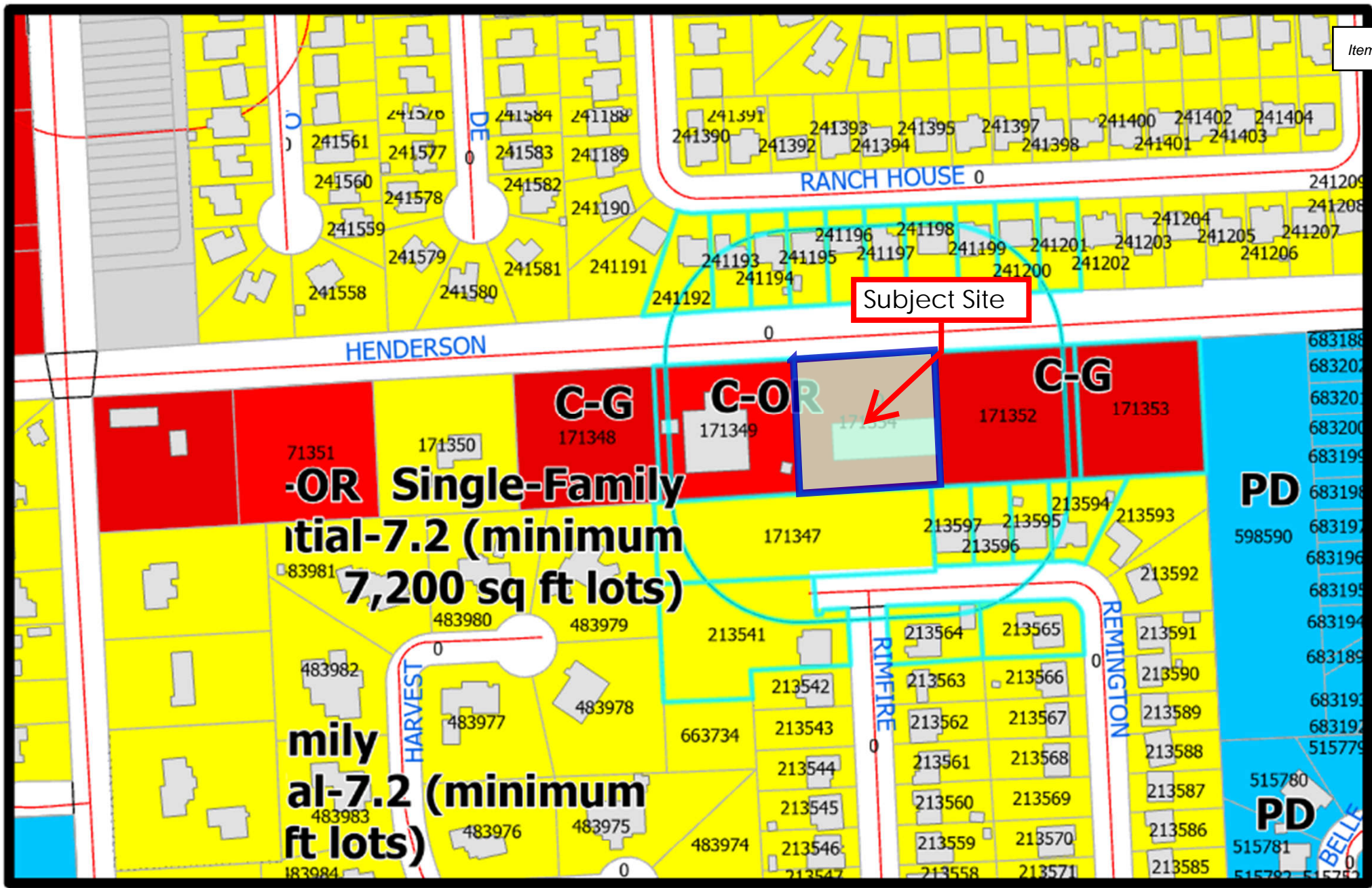
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2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit (SUP), for a Tattoo Studio to be located at 740 E. Henderson Rd., on property zoned (C-OR/Commercial Office/Retail), previously petitioned to be rezoned to "C-G", Commercial-General District, on a tract legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.

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**-OR Single-Family**  
**Initial-7.2 (minimum**  
**7,200 sq ft lots)**

**mily**  
**al-7.2 (minimum**  
**ft lots)**



**Vicinity Map - Boundary Notification Map**

SUP: Tattoo Studio, 740 E. Henderson: Surrounding Property Owners- 200 Ft. Map

**APPLICATION**  
**REZONING/ FUTURE LAND USE MAP (FLUM)**  
**AMENDMENT**

Sec. 28-24 of the Code of Ordinances, Zoning Code

**Submittal Instructions:**

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application.

Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

**Requirement:**

- Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

**The application packet must be submitted with the following:**

- A completed application signed by the owner/s of the property.
- Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.
- 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.
- Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate showing that all taxes and obligations have been paid regarding the subject property.
- Notarized statement verifying land ownership.
- Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: [planning@angleton.tx.us](mailto:planning@angleton.tx.us))



**DEVELOPMENT SERVICES DEPARTMENT**  
**Permits & Inspections Division**  
121 S. Velasco, Angleton, TX 77515 979-848-5665 (Office)  
[planning@angleton.tx.us](mailto:planning@angleton.tx.us) (email)

## DAWG Pre-application Conference Request Form

<b>1. Proposed Project Name:</b> Angleton North Shopping Center			
<b>2. Property Location (Closest Intersections or Address):</b> 728 - 744 Henderson Road - Angleton, TX 7755 (Between Valderas St and Downing Rd)			
<b>3. Legal Description of Property, Plat or Brazoria County Central Appraisal District ID No. &amp; Approximate size of the area:</b> A0380 J DE J Valderas Tract 110A7 (1 Acre)			
<b>4. Existing Zoning District Classification (Staff may complete):</b> C-OR			
<b>5. Applicant(s) Contact Information (Include name, email address and daytime phone number):</b> Dale Felder Jonell Wilcox			
<b>6. Requested Day and Time:</b> First Choice: Second      1st: June 12th, 1:30pm Choice: Third Choice:      2nd: June 12th, 2:30pm 3rd: June 19th, 1:30pm			
<b>7. Please check all that will attend the meeting:</b>			
Property Owner Dale Felder	Engineer/Developer	Land Planner	Architect / Designer
General Contractor	Other (Please indicate):		
<b>8. Please provide a purpose for the meeting (Please include on separate sheet, if needed)</b>			
<b>a. New development/construction</b> Please explain:		<b>b. Existing development/building</b> Please explain:  REQUESTING ADDITIONAL RE-ZONING CODES	
<b>9. Anticipated project schedule including construction start date:</b> No Construction is needed			
<b>10. Please provide a concept, site plan or proposed subdivision plat as an attachment to this form</b>  Such plan should show the entire property with at least approximate locations of buildings, as applicable; public and private rights-of-way and open spaces, planting areas, as applicable, parking and loading areas, as applicable.			



**DEVELOPMENT INFORMATION**

Project Name/Address/Location: Joray One - Angleton North Shopping Center Acreage: 3 Acres  
 Brief Description of Project: Re-zoning of the 3 acres on Henderson Road  
 Is property platted?  No  Yes Subdivision name: Angleton North Shopping Center No. of Lots: \_\_\_\_\_  
 Recordation #: 171352, 171353, 171354 Parcel(s) Tax ID#: 03800159000, 03800160000, 03800160110  
 Existing Use: Shopping Center Proposed Use: n/a  
 Current Zoning: C-OR Proposed Zoning: C-N, C-MU, C-G, CBD, LI  
 Occupancy Type: \_\_\_\_\_ Sq. Ft: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
 Water System  Well  Public Flood Zone:  Yes  No Sewer System:  Septic  Public

**PROPERTY OWNER INFORMATION**

Owner: Joray One, LLC Contact Name: Dale Felder / Jonell Wilcox  
 Address: \_\_\_\_\_ City/State/ZIP: Angleton, TX 77516  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant/Developer: Joray One, LLC Contact Name: Dale Felder or Jonell Wilcox  
 Address: \_\_\_\_\_ City/State/ZIP: Angleton, TX 77516  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**KEY CONTACT INFORMATION**

Name of the Individual: Dale Felder or Jonell Wilcox Contact Name: Dale Felder or Jonell Wilcox  
 Address: \_\_\_\_\_ City/State/ZIP: Angleton, TX 77516  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature:  Date: 6/11/2024  
 (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.*

**TYPE OF APPLICATION** Please check appropriate box below:

**Landuse, Policy, and Site Development**

- Annexation
- Rezoning/ FLUM Amendment
- Specific Use Permit
- Planned Development (PD)
- Amending Minor and Major Plat
- Minor Consolidation Plat
- Development Plat
- Concept Plan
- Preliminary Plat
- Final Plat
- Replat
- Construction Plans
- Special Exception
- Floodplain Development Permit
- Variance/Appeal
- On-Site Sewage Facility Permit (OSSF)
- Certificate of Occupancy (CO)
- Grading/Clearing Permit
- Site Development Permit/ Site Plan Review

**Interpretations/Verifications/Text Amendments**

- Comprehensive Plan Amendment (Text)
- Land Development Code (LDC)/Zoning Text Amendment
- Vested Rights Verification Letter
- Letter of Regulatory Compliance
- Zoning Verification
- Letter/Written Interpretation
- Legal Lot Verification

**Other Permits/Licenses/Registration**

- Commercial -New/Remodel/Addition
- Residential Building Permit 1 & 2 Family  
(New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
- Miscellaneous
- Fence
- Solar Panels
- Swimming Pool
- Demolition or Move
- Backflow/Irrigation
- Flatwork
- Electrical Permit
- Plumbing Permit
- Mechanical Permit
- Sign Permit
- Garage Sale Permit
- Master/ Common Signage Plan
- Fire Prevention Permit Form
- Right-of-Way Construction
- Pipeline Permit
- Drainage Pipe/Culvert Permit
- Roadside Banner Permit
- Mobile Home Park Registration
- Game Room Permit Form
- Grooming Facility License
- Alcohol permit
- Health Permit
- Temporary Health Permit
- Alarm Permit

121 S. Velasco, Angleton, Texas 77515  
 979-849-4364 – Fax: 979-849-5561  
<http://www.angleton.tx.us>







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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)  
Joray One LLC

3 Acres on Henderson Road (Tract #s 110A5, 110A6, 110A7) Angleton, TX 77515

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

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

NAME OF APPLICANT: Dale Felder or Jonell Wilcox

ADDRESS:

APPLICANT PHONE # E-MAIL:

PRINTED NAME OF OWNER: Dale Felder / Jonell Wilcox

SIGNATURE OF OWNER: [Handwritten Signature] DATE: 6/11/2024

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 11th day of June, 2024.

(SEAL)



[Handwritten Signature: Nora Lennon]  
Notary Public for the State of Texas  
Commission Expires: 10/27/2026

DRAFT

**ORDINANCE NO. xxxx**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING SPECIFIC USE PERMIT TO REZONE FROM “C-OR”, COMMERCIAL-OFFICE/RETAIL TO BE REZONED TO “C-G”, COMMERCIAL-GENERAL DISTRICT, FOR A SHOPPING CENTER CURRENTLY LOCATED AT 728-744 E. HENDERSON RD., LEGALLY DESCRIBED AS A0380 J DE J VALDERAS TRACT 110A7 (1ACRE), ANGLETON, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.**

**WHEREAS**, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

**WHEREAS**, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

**WHEREAS**, On July 2, 2024, the City of Angleton Planning & Zoning Commission held a public hearing and approved the rezoning submitted by Joray One, LLC for a change from “C-OR”, Commercial Office-Retail to “C-G”, General Commercial District.

**WHEREAS**, on July 2, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning request; and

**WHEREAS**, on July 23, 2024, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning request; and

**WHEREAS**, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning located 728-744 E. Henderson Rd., Angleton, TX., legally described as A0380 J DE J VALDERAS TRACT 110A7 (1Acre) (ANGLETON), Brazoria County, Texas;

**WHEREAS**, the City Council desires to grant the rezoning of the property located at 728-744 E. Henderson Rd., as submitted by Joray One, LLC;

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

**Section 1.** That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

**Section 2.** City Council approves the rezoning from “C-OR”, Commercial Office-Retail to “C-G”, General Commercial District, in accordance with City of Angleton Code of Ordinances, Sec. 28-24, Amendments to zoning ordinance and districts.

**SECTION 3. Penalty.** Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**Section 4. Repeal.** All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 5. Severability.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 6. Effective date.** That this Ordinance shall be effective and in full force immediately upon its adoption.

**Section 7: Proper Notice & Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED, APPROVED and ADOPTED** this 23<sup>rd</sup> day of July, 2024.

---

John Wright, Mayor

**ATTEST:**

---

Michelle Perez, TRMC



# AGENDA ITEM SUMMARY REPORT

**MEETING DATE:** July 2, 2024

**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 for a Specific Use Permit (SUP) for a Tattoo Studio at 740 E. Henderson Rd., within legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.

**AGENDA ITEM SECTION:** Public Hearing and Action Item

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

In accordance with the Code of Ordinances, Use Regulation Chart, Section 28-81, Jose Munoz, applicant/agent for the owner-

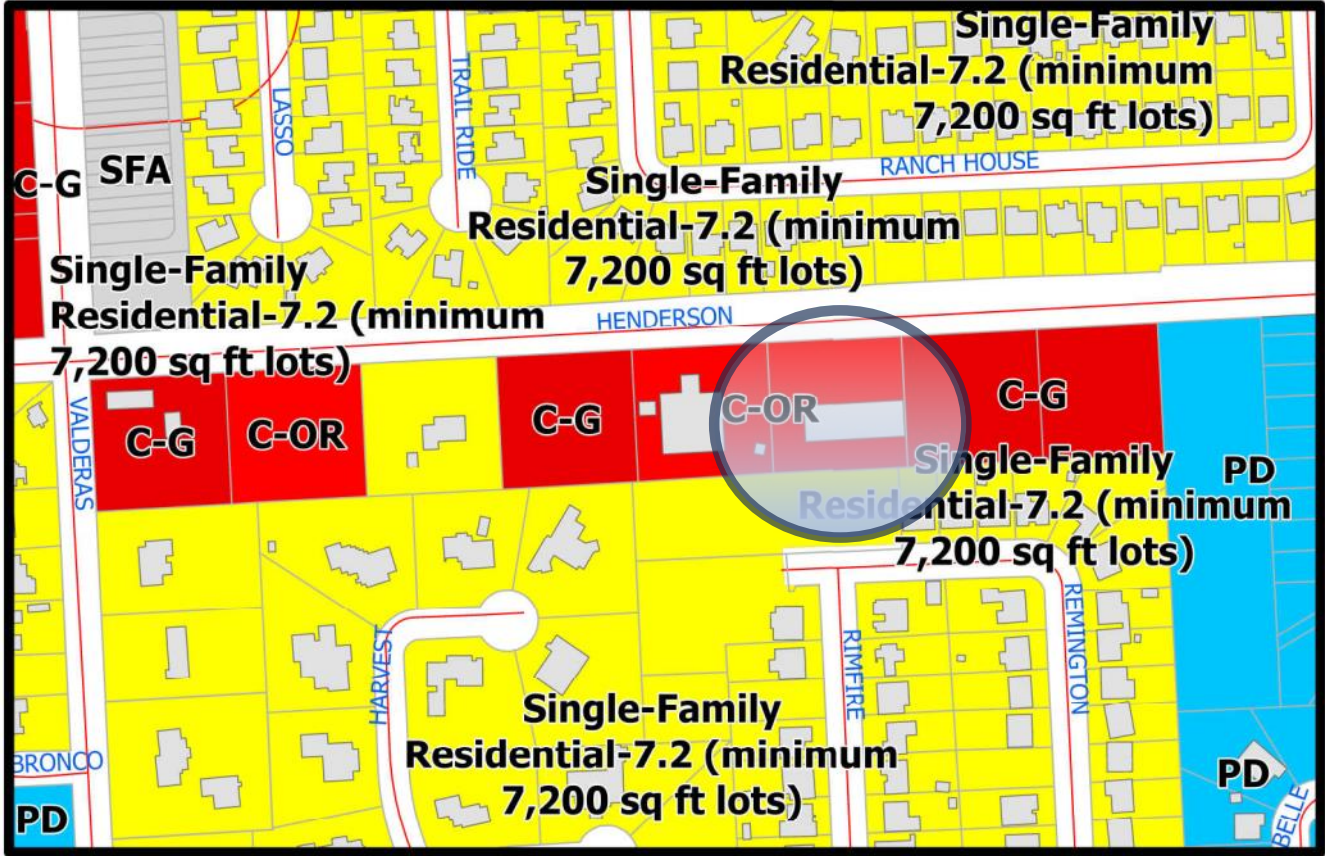
Jonel Wilcox of Joray One, LLC is requesting a Specific Use Permit for a Tattoo Studio to be located at the Angleton North Shopping Center as part of the pending application for the "C-G", General Commercial Zoning District. Note that this request is contingent upon successful rezoning of the previous petition for rezoning.

The application will become a tenant of the space at 740 E. Henderson within the shopping center.

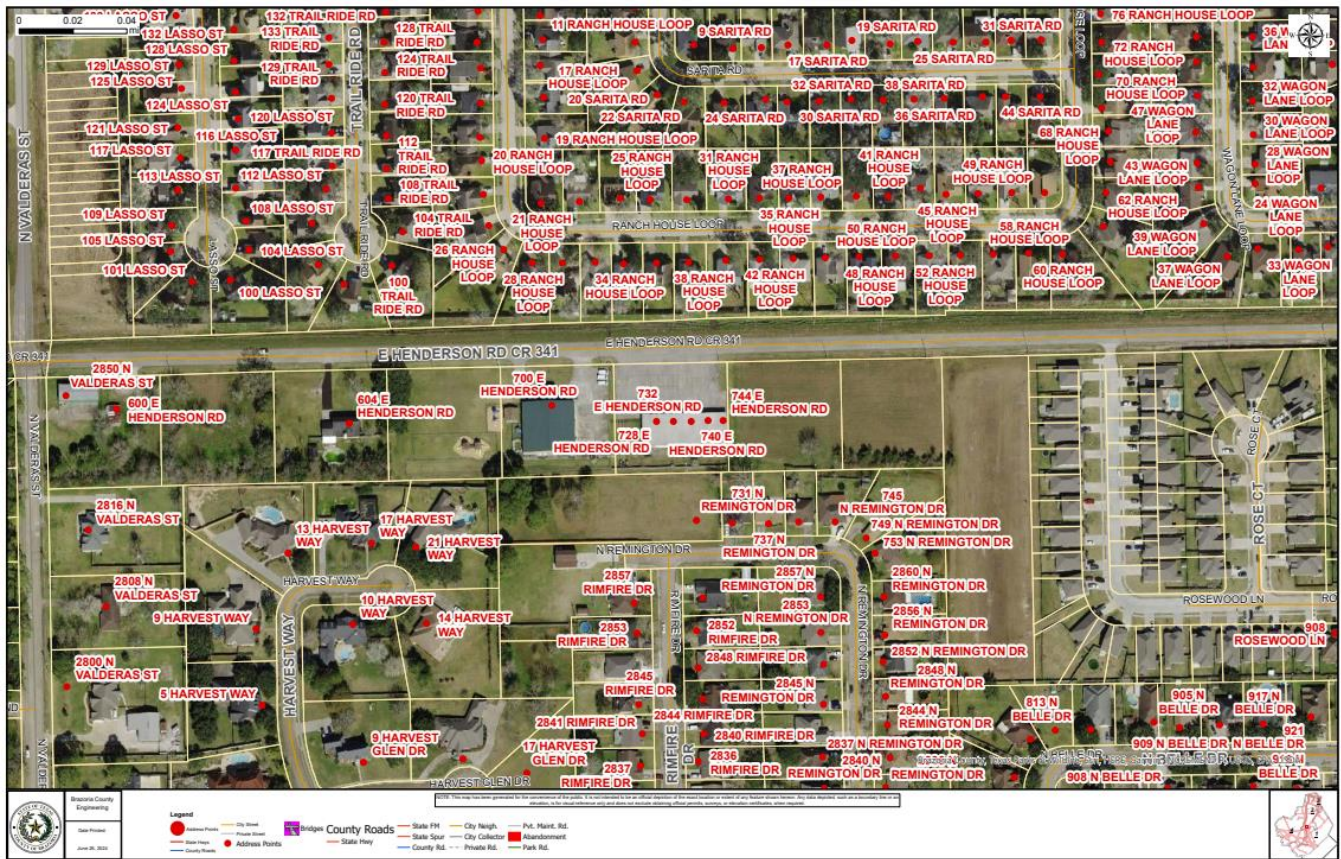


*Rezoning Exhibit Map from the 2005 Case*





Zoning Map



## Aerial Map

### Staff Analysis

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information.

### Licensing: General Tattoo Studio Requirements

Texas Department of State Health Services (DSHS) requires any business in the practice of producing an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels or other related equipment to license with the Department of State Health Services. This includes studios that perform traditional tattooing, permanent cosmetics and scarification. An artist may not tattoo a person younger than 18 without meeting the requirements of 25 Texas Administrative Code, §229.406(c), whose parent or guardian determines it to be in the best interest of the minor child to cover an existing tattoo.

The Drugs and Medical Devices Group is responsible for conducting on-site inspections of tattoo studios. During these inspections, the department ensures the studios comply with state and local laws and regulations.

Texas Department of State Health Services **DSHS** ensures:

- The building is well maintained and clean.
- The artist practices universal precautions to prevent the spread of infection, such as:
- Washes hands with a germicidal soap.
- Wears clean clothing and single-use gloves.
- Uses personal protective equipment.
- Uses instruments that are either disposable or are routinely sterilized.
- Follows proper handling and disposal of waste.
- There are sterilization records showing routine sterilization practices.
- The artist prohibits the tattooing or body piercing of minors (unless above mentioned conditions are met).
- The artist prohibits the tattooing or body piercing of people under the influence of drugs or alcohol.
- The tattooist maintains records for each person receiving a tattoo or body piercing.
- The tattooist reports any infection or adverse reaction to the Texas Department of State Health Services.
- Zoning Code: Current Related Regulations

The current adopted Zoning Code under Sec. 28-112. – Definitions, defines **Studio, tattoo or body piercing** as “a building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.”

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **(Staff concurs comprehensive plan and land use appropriateness is achieved; the adjacent land use along the throughfare is commercial in nature)**
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; **(Staff concurs appropriateness with zoning district is achieved; the project site and the adjacent land along the throughfare is zoned commercial in nature.)**
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **No issues.**
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: **(Staff concurs**



appropriateness is achieved; the project site and the adjacent land along the throughfare is primarily commercial in nature.)

- Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; **Access is existing; No issues.**
  - Off-street parking and loading areas; **Parking area is existing; No issues.**
  - Refuse and service areas; **Refuse and service areas are existing; No issues.**
  - Utilities with reference to location, availability, and compatibility; **Utilities are existing; No issues.**
  - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; **Development is existing; adjacent property along the throughfare does not require screening, Visual impact is screened and minimized with residential property rear line fencing north of thoroughfare road is abutted to residential subdivision rear lot fencing and south abutting a vacant residential rear lot line and fencing; No issues.**
  - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **No issues.**
  - Required yards and open space; **N/A**
  - Height and bulk of structures; **No issues.**
  - Hours of operation; **Compatible with the permitted land uses in given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhoods can be mitigated through imposition of certain standards and conditions.**
  - Exterior construction material and building design; **No issues.** and
  - Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. **N/A**
- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues.**

Staff has taken the above criteria into consideration when reviewing the application for the tattoo studio within the C-G, Commercial General District.

### **RECOMMENDATION:**

The planning and zoning commission should conduct the public hearing on the SUP application and related site plan in order to formulate its recommendations to the city council. The commission shall then recommend to the city council that the SUP application and related site plan be approved, approved subject to certain conditions, or denied. If the Planning and Zoning

Commission recommends denial of the site plan, it shall provide reasons to the applicant for the denial, if requested by the applicant.

### Opposition to or Support of Proposed Request

To-date, Staff received no notices of opposition to the proposed SUP request.

### Proposal:

The requester wishes to become a Tattoo Studio tenant of the space at 740 E. Henderson within the shopping center.



**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 district is designed to reserve the most desirable retail areas for office and retail uses, such as sites along and near business 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.*

**Existing Land Use and Zoning**

**North:** Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2), Rancho Isabella

**West:** Land zoned Commercial-Office/Retail (C-OR), Greenhouse Childcare

**South:** Residential Subdivision, zoned Single-Family Residential-7.2 (SF-7.2), Greenridge

**East:** Land zoned Commercial-General (C-G), vacant

**SITE PHOTOS**



**View looking from Henderson Rd. looking Southwest toward Site**





**View from Henderson Rd. looking Southwest toward Site**



**View from Henderson Rd. looking Southwest toward Site**





View from Henderson Rd. looking Southwest toward Site

## RECOMMENDATION:

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance to City Council for the Specific Use Permit (SUP) for a Tattoo Studio located on 1 acre of land within the Commercial General District at 740 E. Henderson Rd., subject to the following conditions:

- 1.) Hours of Operation for the Tattoo Studio shall be from 10:00 AM to 6:00 PM or till 8. PM during the week, and 10:00 AM to midnight during the weekends.
- 2.) Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.
- 3.) Specific Use Permit is conditioned upon a valid lease -hold interest being held by the business granted the Specific Use Permit; and
- 4.) The term of the granting of this SUP shall be temporary, expiring one year from date of the approval of this SUP being granted, to allow the applicant, Tattoos by Munoz, to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term, or may revoke the approval of the SUP immediately.
- 5.) Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by regional, state or federal agencies.





**YOU HAVE RECEIVED THIS NOTICE BECAUSE YOU ARE A PROPERTY OWNER WITHIN 200 FEET OF ONE OR MORE OF THE NOTICED PUBLIC HEARINGS.**

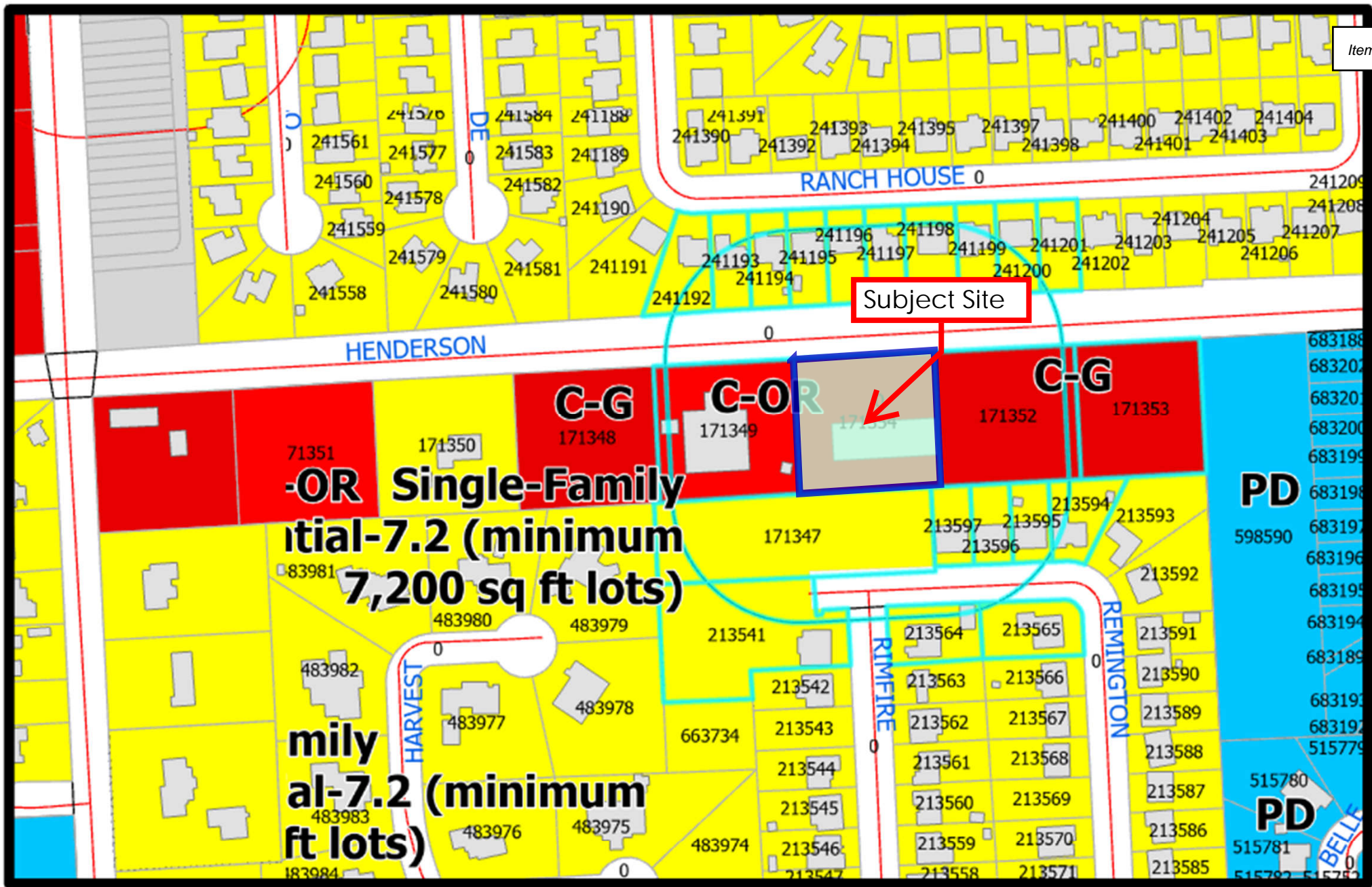
**City of Angleton  
Letter of Public Hearing Notice**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Thursday, July 2, 2024, and the City Council will consider the same request on July 23, 2024, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

1. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Rezoning Petition, for approximately 1 acre of land, currently zoned "C-OR", Commercial- Office/Retail to be rezoned to "C-G", Commercial-General District, for a shopping center currently located at 728-744 E. Henderson Rd., legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.
2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit (SUP), for a Tattoo Studio to be located at 740 E. Henderson Rd., on property zoned (C-OR/Commercial Office/Retail), previously petitioned to be rezoned to "C-G", Commercial-General District, on a tract legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at [kbunker@angleton.tx.us](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.



**-OR Single-Family**  
**Initial-7.2 (minimum**  
**7,200 sq ft lots)**

**mily**  
**al-7.2 (minimum**  
**ft lots)**



### Vicinity Map - Boundary Notification Map

SUP: Tattoo Studio, 740 E. Henderson: Surrounding Property Owners- 200 Ft. Map



**DEVELOPMENT INFORMATION**

Project Name/Address/Location: Munoz Tattoo Studio Acreage: 1 Acres  
 Brief Description of Project: SUP to open tattoo studio - 740 E. Henderson  
 Is property platted?  No  Yes Subdivision name: Angleton North Shopping Center No. of Lots: \_\_\_\_\_  
 Recordation #: 171354 Parcel(s) Tax ID#: 03800159000, 03800160000, 03800160110  
 Existing Use: Shopping Center Proposed Use: Tattoo Studio  
 Current Zoning: C-G Proposed Zoning: SUP  
 Occupancy Type: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
 Water System  Well  Public Flood Zone:  Yes  No Sewer System:  Septic  Public

**PROPERTY OWNER INFORMATION**

Owner: Joray One, LLC Contact Name: Dale Felder / Jonell Wilcox  
 Address: P.O. Box 1033 City/State/ZIP: Angleton, TX 77516  
 Phone: 979-849-5144 Email: dale@felderww.com / jonell@felderww.com

**APPLICANT INFORMATION**

Applicant: Jose Munoz Contact Name: Dale Felder or Jonell Wilcox  
 Address: 906 Quintana St. Freeport 77541 City/State/ZIP: Angleton, TX 77516  
 Phone: 979-327-7643 Email: tattoosby\_munoz@yahoo.com

**KEY CONTACT INFORMATION**

Name of the Individual: Dale Felder or Jonell Wilcox Contact Name: Dale Felder or Jonell Wilcox  
 Address: P.O. Box 1033 City/State/ZIP: Angleton, TX 77516  
 Phone: 979-849-5144 Email: dale@felderww.com / jonell@felderww.com

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

Signature:  Date: 6/11/2024  
 (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.**



**TYPE OF APPLICATION** Please check appropriate box below:

**Landuse, Policy, and Site Development**

- Annexation  
 Rezoning/ FLUM Amendment  
 Specific Use Permit  
 Planned Development (PD)  
 Amending Minor and Major Plat  
 Minor Consolidation Plat  
 Development Plat  
 Concept Plan  
 Preliminary Plat  
 Final Plat  
 Replat  
 Construction Plans  
 Special Exception  
 Floodplain Development Permit  
 Variance/Appeal  
 On-Site Sewage Facility Permit (OSSF)  
 Certificate of Occupancy (CO)  
 Grading/Clearing Permit  
 Site Development Permit/ Site Plan Review

**Interpretations/Verifications/Text Amendments**

- Comprehensive Plan Amendment (Text)  
 Land Development Code (LDC)/Zoning Text Amendment  
 Vested Rights Verification Letter  
 Letter of Regulatory Compliance  
 Zoning Verification  
 Letter/Written Interpretation  
 Legal Lot Verification

**Other Permits/Licenses/Registration**

- Commercial -New/Remodel/Addition  
 Residential Building Permit 1 & 2 Family  
 (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)  
 Miscellaneous  
 Fence  
 Solar Panels  
 Swimming Pool  
 Demolition or Move  
 Backflow/Irrigation  
 Flatwork  
 Electrical Permit  
 Plumbing Permit  
 Mechanical Permit  
 Sign Permit  
 Garage Sale Permit  
 Master/ Common Signage Plan  
 Fire Prevention Permit Form  
 Right-of-Way Construction  
 Pipeline Permit  
 Drainage Pipe/Culvert Permit  
 Roadside Banner Permit  
 Mobile Home Park Registration  
 Game Room Permit Form  
 Grooming Facility License  
 Alcohol permit  
 Health Permit  
 Temporary Health Permit  
 Alarm Permit

121 S. Velasco, Angleton, Texas 77515  
 979-849-4364 - Fax: 979-849-5561  
<http://www.angleton.tx.us>

P.O. Box 549  
Clute, TX 77531  
979-265-7411

**Proof**  
**Date: 06/13/24**  
**User: ABROWNING**

Date: **06/13/24**  
Account: **15239**  
Name:  
Company: **City Of Angleton**  
Telephone: **(979) 849-4364**  
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**  
Sales Person: **Anicia Browning**  
Phone: **(979) 237-0113**  
Email: **anicia.browning@thefacts.com**

**City of Angleton  
Notice of Hearing**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Tuesday, July 2, 2024, and the City Council will consider the same requests on Tuesday, July 23, 2024, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearings will be held:

**1. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Rezoning Petition, for approximately 1 acre of land, currently zoned "C-OR", Commercial- Office/Retail to be rezoned to "C-G", Commercial- General District, for a shopping center currently located at 728-744 E. Henderson Rd., legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.**

**2. Conduct a public hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit (SUP), for a Tattoo Studio to be located at 740 E. Henderson Rd., on property zoned (C-OR/Commercial Office/Retail), previously petitioned to be rezoned to "C-G", Commercial- General District, on a tract legally described as A0380 J DE J VALDERAS TRACT 110A& (1Acre) (ANGLETON), Brazoria County, Texas.**

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For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at [kbunker@angleton.tx.us](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.

Ad ID: **1233750**  
# of Lines: **53**  
Size: **2 x 7.694**  
Color:  
# of Preprints: **0**  
# of Pages: **0**  
Ad Cost: **\$360.70**  
PO Number:  
Publication: **The Brazosports Facts, www.  
TheFacts.com**  
Publish Date: **06/18/24**

***\*Please proofread the ad\****  
***For any corrections or changes,  
contact your media representative.***

**We Appreciate Your Business!  
Thank You!**

**ORDINANCE NO. xxxx**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING SPECIFIC USE PERMIT TO ALLOW SPECIFIC USE PERMIT (SUP) FOR A TATTOO STUDIO AT 740 E. HENDERSON RD., WITHIN LEGALLY DESCRIBED AS A0380 J DE J VALDERAS TRACT 110A& (1ACRE) (ANGLETON), BRAZORIA COUNTY, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.**

**WHEREAS**, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

**WHEREAS**, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

**WHEREAS**, On July 2, 2024, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Jose Munoz, applicant/agent for the owner- Jonel Wilcox of Joray One, LLC, for a tattoo studio to be located at the 740 E. Henderson Road with the “C-G”, General Commercial Zoning District, and

**WHEREAS**, on July 2, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed tattoo studio; and

**WHEREAS**, on July 23, 2024, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed tattoo studio; and

**WHEREAS**, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposal a tattoo studio to be located at 740 E. Henderson Rd., Angleton, TX.;

**WHEREAS**, the City Council desires to grant the Specific Use Permit (SUP) submitted by Jose Munoz, at 740 E. Henderson Rd., Angleton, TX., to allow a tattoo studio, with the conditions set forth below;



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

**Section 1.** That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

**Section 2.** City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP) with the following conditions:

- A. Hours of Operation for the Tattoo Studio shall be from 10:00 AM to 6:00 PM or till 8. PM during the week, and 10:00 AM to midnight during the weekends.
- B. Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.
- C. Specific Use Permit is conditioned upon a valid lease -hold interest being held by the business granted the Specific Use Permit; and
- D. The term of the granting of this SUP shall be temporary, expiring one year from date of the approval of this SUP being granted, to allow the applicant, Tattoos by Munoz, to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP immediately.
- E. Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by regional, state or federal agencies.

**SECTION 3. Penalty.** Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**Section 4. Repeal.** All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 5. Severability.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of

any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 6. Effective date.** That this Ordinance shall be effective and in full force immediately upon its adoption.

**Section 7: Proper Notice & Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED, APPROVED and ADOPTED** this 23<sup>rd</sup> day of July, 2024.

---

John Wright, Mayor

**ATTEST:**

---

Michelle Perez, TRMC



# AGENDA SUMMARY/STAFF REPORT

**MEETING DATE:** July 2, 2024

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

**AGENDA CONTENT:** Conduct a hearing, discussion, and take possible action on Ordinance approving a Specific Use Permit to allow a TNMP Electrical Power Distribution Substation (White Oak Substation) on a 15.70-acre site, and a TNMP Electrical Power Distribution Substation (CenterPoint) on a 16.72-acre site, out of a 41.8759 acre tract of land within the “C-G”, Commercial-General District, located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 (PID No. 168906) and legally described as A0318 T S LEE BLOCK 42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759, Brazoria County, Texas.

**AGENDA ITEM SECTION:** Public Hearing and Action Item

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** Texas New Mexico Power Company is requesting consideration of Specific Use Permit (SUP) within a Commercial-General (C-G) District to allow the proposed 15.70 acre site and 16.72 acre site to serve as Electrical Power Distribution Substations to serve the surrounding areas. Note that much of the 41.8759-acre property is located within the City’s ETJ (Extraterritorial Jurisdiction). Approximately 8.46-acres of the tract is within the City Limits and is subject to this SUP (See Exhibit A).

**PROPOSAL:**

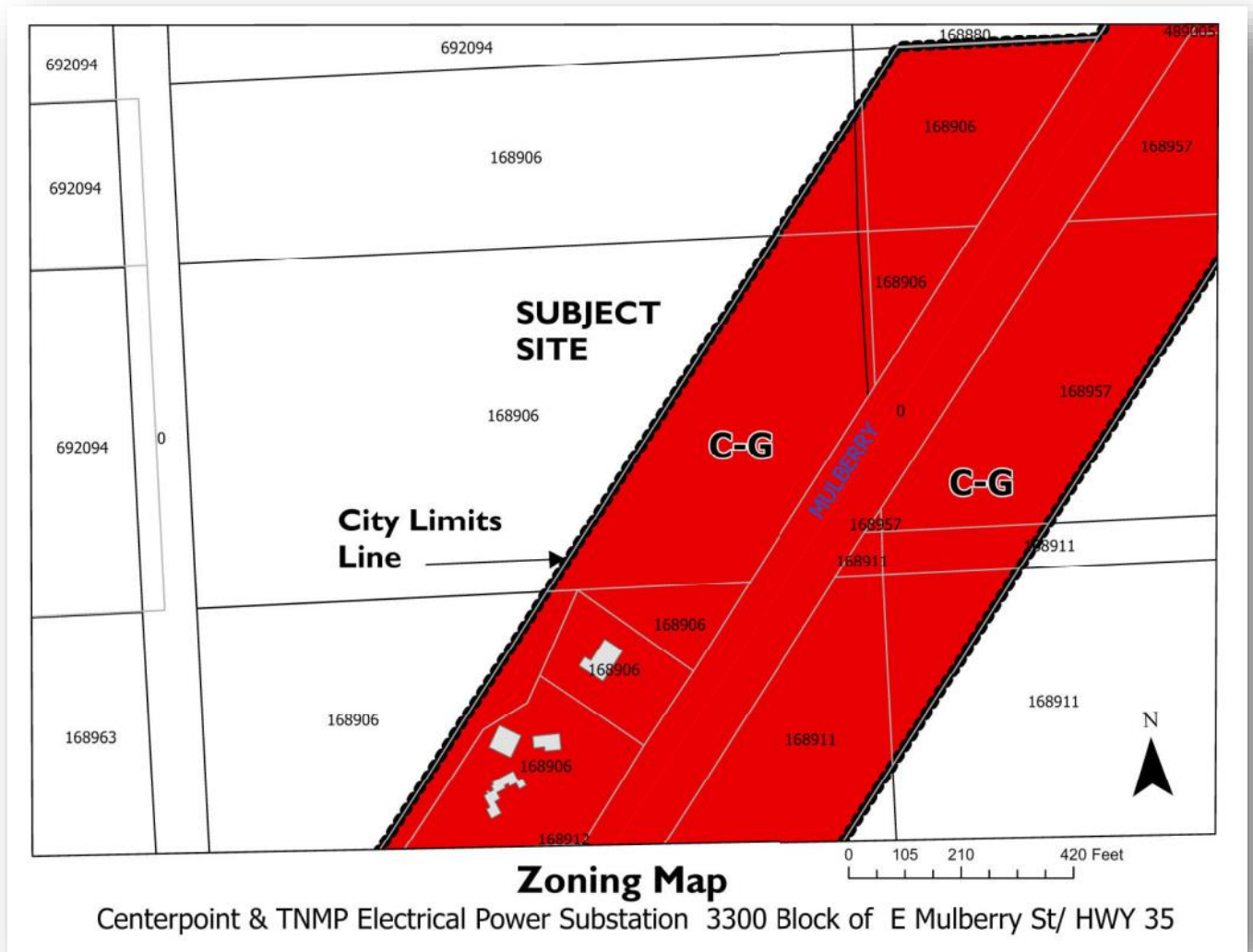
A Development Working Group meeting was held on October 4, 2023.

**Notes from that D.A.W.G. Meeting:**

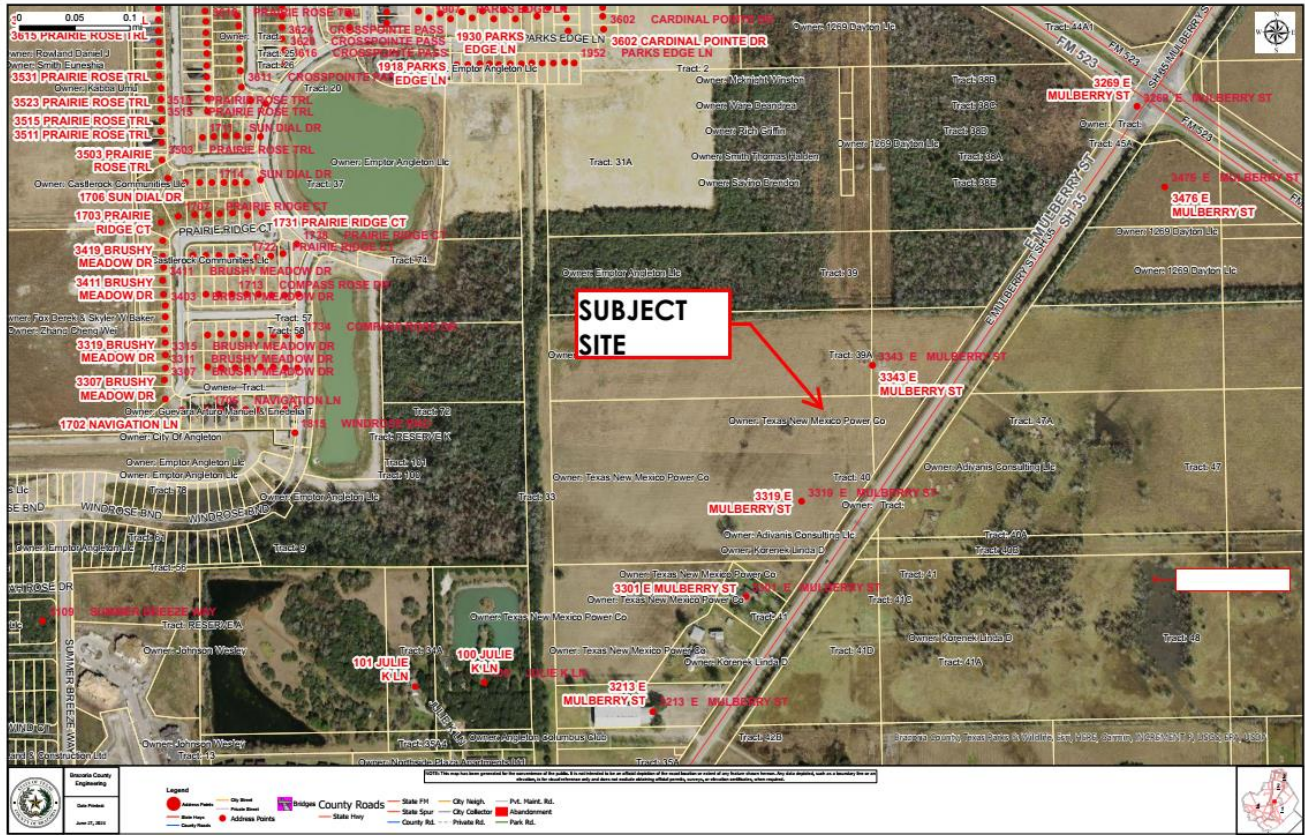
*Applicant will need to dedicate a 20’ minimum easement for utilities along TX-35. If re-platting into multiple lots, must ensure all lots have adequate frontage on TX-35; Applicant may request variance of sidewalk requirements, and will require City review as well as Brazoria County and Angleton Drainage District review, as referral agencies.*



*Building within City Limits requires City review and permitting; the portion within the ETJ will require Brazoria County review and permits; new driveways will require TxDot review and permits.*



3915 CR 418, Tracts: 162 and 162A



Aerial Map

## STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

***When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:***

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; ***The use is permitted as a specific use permit.***
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***There are no issues of consistency.***
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***All supplemental standards are met.***
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
  - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Access is adequate.***
  - Off-street parking and loading areas; ***Parking is sufficient for the proposed use.***
  - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; ***The applicant has proposed a landscape buffer which will minimize impacts; however, staff has placed a condition below recommending staggering a solid 15 ft. landscaped buffer where residential uses abut.***
  - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No issues apply. Provide a limitation on signage to consist of only signage relating to emergency contacts or other signs as required to be permitted on the subject site.***
  - Required yards and open space; ***No issues apply. See buffer condition.***
  - Height and bulk of structures; ***No issues apply.***
  - Hours of operation; ***No issues apply.***
  - Exterior construction material and building design; ***No issues apply.***
  - Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***Low volume use. No issues apply.***



- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues apply.**

Staff has taken the above criteria into consideration when reviewing the proposed Electrical Power Distribution Substations’ use within the Commercial-General property. The space adequately provides for the use and if approved, it will not be in conflict with the Zoning Resolution nor the Comprehensive Plan. The Electrical Power Distribution Substations’ use does not conflict with the overall character of the area. There is an existing tree line buffering between the nearest residential subdivisions. The site will not be open to the public and the proposed parking area will adequately accommodate the proposed use.

**Public Notification**

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

**Opposition to or Support of Proposed Request**

To-date, Staff has not received any notices in opposition of the proposed SUP request.

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**SURROUNDING CONDITIONS:**

<b>Location</b>	<b>Current Use</b>	<b>Zoning Classification/Use</b>
<i>North</i>	<i>Vacant, Future Residential</i>	<i>ETJ, No Zoning</i>
<i>South</i>	<i>Vacant, Residential</i>	<i>C-G Commercial General</i>
<i>West</i>	<i>Vacant, Future Residential</i>	<i>ETJ, No Zoning</i>
<i>East</i>	<i>Vacant, Residential</i>	<i>C-G Commercial General</i>

*Site Photographs*



**View looking northwest toward Site from SH 35**



**View of Residential Homes to the South from SH 35**





**View of Property Site from looking west from SH 35**



**View of Property Site from looking Northwest from SH 35**





**View from Windrose Green Subdivision looking east**

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**Recommended Action:**

The Planning and Zoning Commission should adopt this Final Report and forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) application for Electrical Power Distribution Substations in the Commercial-General Zoning District, (C-G), for approval consideration and appropriate action with the following conditions:

1. That the sound level emitted from the electrical power distribution substations shall be no louder than the ambient noise level prior to the installation of the project at 100 feet outside of the parcel boundary.
2. That the photometric lighting plan be submitted to the Development Services Department demonstrating a maximum level of 0 ft. candles at the property lines abutting any residential districts.
3. That a perimeter fence, minimum height of 6 ft. be installed around the property for security and safety purposes.

4. As this facility is not staffed, a minimum of one (1) parking space shall be provided to accommodate vehicles used for routine maintenance or other infrequent replacements or repairs.
5. Provide a limitation on signage to consist of only signage relating to emergency contacts or other signs as required to be permitted on the subject site.
6. Sidewalks shall be constructed in compliance with the city's Code of Ordinances Subdivision Ordinance and Infrastructure Design Standards.
7. Development plat(s) shall be submitted in compliance with the subdivision regulation and code of ordinances.
8. A minimum width of 15 feet staggered landscaped buffer be installed along all property lines abutting residential dwellings or uses.
9. Must satisfy building permitting including driveway and fencing as required by City and other referral agencies.

**Sample Motion:**

I move that we adopt this Final Report and forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) application for Electrical Power Distribution Substations in the Commercial-General Zoning District, (C-G), for approval consideration and appropriate action with the noted conditions.

**GENERAL WARRANTY DEED  
(CASH)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

GF# ATD-16-6000162300757G

Date: October 2nd, 2023

Grantor: Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Grantor's Mailing Address: Robert L. Jez P.O. Box 774 Denbury, Tx 77534

Grantee: Texas New Mexico Power Company

Grantee's Mailing Address: 577 N. Garden Ridge Blvd, Lewisville, TX 75067

Consideration: TEN AND NO/100—(\$10.00)—DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

See attached Exhibit "A"

Also known as: 3301 East Highway 35, Angleton TX 77515

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Brazoria County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

**Mineral Reservation**

GRANTOR excepts from this conveyance to Grantee all oil, gas, and other minerals in and under the Property and which may be produced therefrom (such exception is called the "Mineral Estate Reservation"). Grantor waives all surface rights and other rights of ingress and egress in and to the Property, but Grantor reserves the right to (i) explore for and produce oil for and produce said oil, gas, and



other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 300 feet below the surface thereof, and (ii) pool or utilize said oil, gas, and other minerals with other lands located outside the boundaries of the Property.

When the context requires, singular nouns and pronouns include the plural.

Robert L. Jez  
Robert L. Jez

Janie Light  
Janie Light

Henry F. Jez, Jr.  
Henry F. Jez, Jr.

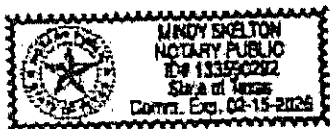
A.J. Jez  
A.J. Jez

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Brazoria

This instrument was acknowledged before me on the 2<sup>nd</sup> day of October 2023 by Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Mindy Skelton  
Notary Public, State of Texas  
Notary's Name (printed): Mindy Skelton  
Notary's commission expires: 02-15-2024



**AFTER RECORDING RETURN TO:**  
Texas New Mexico Power Company  
577 N. Garden Ridge Blvd, Lewisville, TX 75067

**EXHIBIT A**

FIELD NOTES OF A 41.8759-ACRE TRACT OF LAND, BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2005010393 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF A 1.00-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008005130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALL OF AN 1.889-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT OF LAND IS PART OF TRACTS 39, 40, 47, & 48 OF THE OLIVER AND BARROWS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT IS COMPRISED OF A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, AND IS SITUATED 2.5 MILES NORTHEAST OF THE CITY OF ANGLETON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2-INCH REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 AND AT THE SOUTHEAST CORNER OF A 22.1088— ACRE TRACT OF LAND CONVEYED TO 1269 DAYTON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022049373 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 32° 54' 52" WEST ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35 AND THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1380.37 FEET TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.00-ACRE TRACT OF LAND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 49' 30" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.00-ACRE TRACT, A DISTANCE OF 167.78 FEET (167.77 FEET - RECORD) TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.89-ACRE TRACT AND THE SOUTH CORNER OF SAID 1.00-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 50' 38" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 218.81 FEET (218.69 FEET - RECORD) TO A 1/2-INCH REBAR FOUND AT THE SOUTHEAST OF SAID 1.889-ACRE TRACT AND AT THE NORTHEAST CORNER OF A 3.76-ACRE TRACT OF LAND CONVEYED TO ANGLETON COLUMBUS CLUB BY DEED RECORDED IN

**EXHIBIT A**  
(Continued)

VOLUME 896, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 03' 41" WEST ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT AND THE SOUTH LNE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 337.37 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 1.889-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 87° 13' 23" WEST CONTINUING ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT, A DISTANCE OF 423.33 FEET TO AN 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXSA INC TBPLS 100490-00" SET IN THE WESTLINE OF SAID 45.38-ACRE TRACT AND AT AN ANGLE CORNER OF A 7.56—ACRE TRACT OF LAND CONVEYED TO TITAN TRAILS, LLC, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013008639 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 5/8-INCH REBAR WITH CAP STAMPED "ANGLETON SURVEY" FOUND AT A SOUTHEAST CORNER OF SAID 7.56-ACRE TRACT BEARS SOUTH 03° 21' 54" EAST, A DISTANCE OF 258.63 FEET;

THENCE NORTH 01° 38' 06" WEST (NORTH 01° 04' 46" WEST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 50.39 FEET (50.33 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT AN ANGLE CORNER OF SAID 7.56-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 06' 04" WEST (NORTH 00° 38' 25" EAST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 416.29 FEET (416.30 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT THE NORTHEAST CORNER OF SAID 7.56-ACRE TRACT AND AT A SOUTHEAST CORNER OF AN 154.6-ACRE TRACT OF LAND CONVEYED TO EMPTOR ANGLETON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020013621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 52' 24" WEST (NORTH 02° 51' 47" WEST - RECORD) ALONG AN EAST LINE OF SAID 154.6-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 968.38 FEET (968.60 FEET - RECORD) TO AN 1 -INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 154.6-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87° 10' 41" EAST (NORTH 87° 10' 48" EAST - RECORD) ALONG A SOUTH LINE OF SAID 154.6-ACRE TRACT AND THE NORTH LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1320.10 FEET (1320.20 FEET - RECORD) TO A 5/8-INCH REBAR WITH CAP STAMPED "COSTELLO INC." FOUND AT A SOUTHEAST CORNER OF SAID 154.6-ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 22.1088-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;



**EXHIBIT A**  
(Continued)

THENCE NORTH 87° 11' 20" EAST (NORTH 87° 10' 48" EAST - RECORD) CONTINUING ALONG THE NORTH LINE OF SAID 45.38-ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 22.1088-ACRE TRACT, A DISTANCE OF 466.76 FEET (466.36 FEET - RECORD) TO THE POINT OF BEGINNING, CONTAINING 41.8759— ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

# FILED and RECORDED

Instrument Number: 2023045431

Filing and Recording Date: 10/06/2023 03:33:51 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman", is written over a horizontal line.

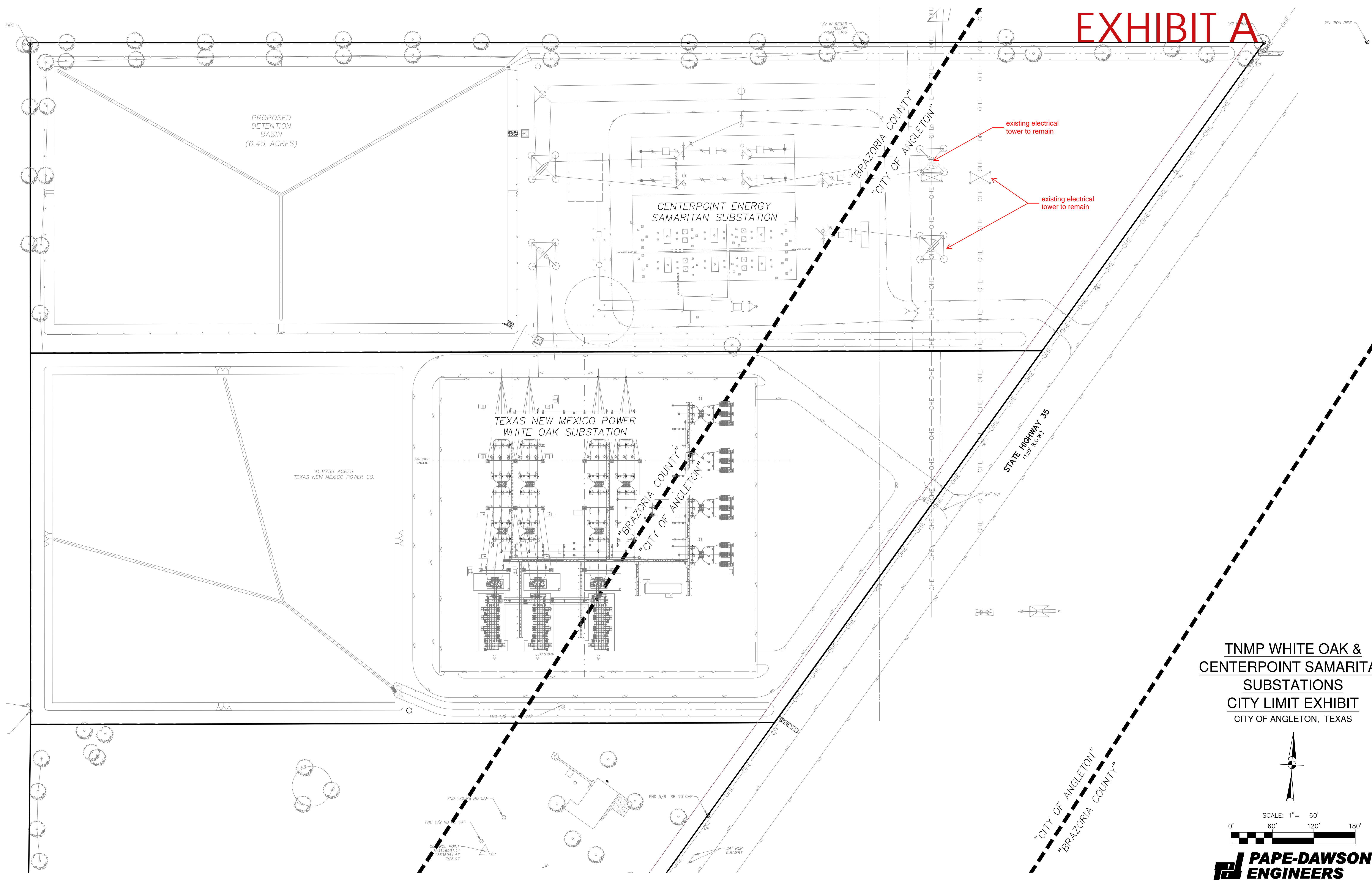
Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

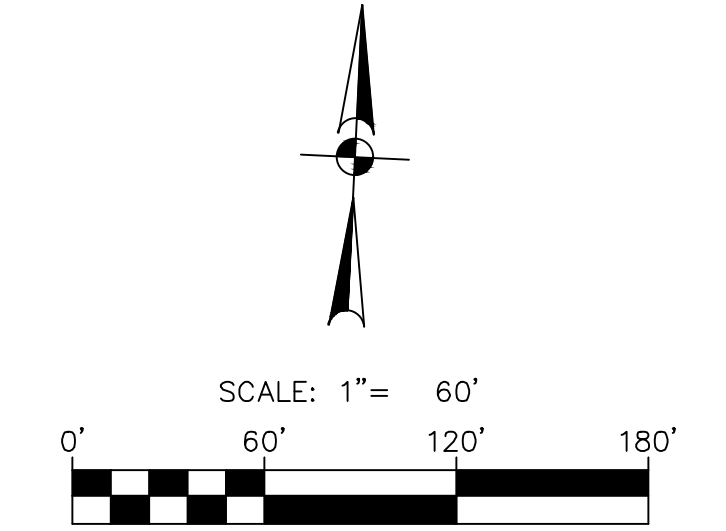
***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina

# EXHIBIT A



**TNMP WHITE OAK &  
CENTERPOINT SAMARITAN  
SUBSTATIONS  
CITY LIMIT EXHIBIT  
CITY OF ANGLETON, TEXAS**



**PAPE-DAWSON  
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Jun 14, 2024, 10:25am User: ID: jmayr  
File: K:\Projects\2413181\2413181-0\_Centerpoint\_Samaritan\_Substations-City\_Limit\_Exhibit.dwg

P.O. Box 549  
Clute, TX 77531  
979-265-7411

**Proof**  
**Date: 06/18/24**  
**User: ABROWNING**

Date: **06/18/24**  
Account: **15239**  
Name:  
Company: **City Of Angleton**  
Telephone: **(979) 849-4364**  
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**  
Sales Person: **Anicia Browning**  
Phone: **(979) 237-0113**  
Email: **anicia.browning@thefacts.com**

**City of Angleton  
Notice of Hearing**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 pm on Tuesday, July 2, 2024, and the City Council will consider the same request on Tuesday, July 23, 2024 at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone a 41.8759 acre tract of land from the "C-G", Commercial-General District to the "C-G", Commercial General District with a Specific Use Permit to allow for two electrical power generation substation additions on a tract of land located adjacent and north of 3301 E Mulberry St/ HWY 35, Angleton, TX 77515, legally described as A0318 T S LEE BLOCK 42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759, Brazoria County, Texas.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodem meetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at [kbunker@angleton.tx.us](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.

Ad ID: **1234835**  
# of Lines: **42**  
Size: **2 x 6.097**  
Color:  
# of Preprints: **0**  
# of Pages: **0**  
Ad Cost: **\$246.54**  
PO Number:  
Publication: **The Brazosports Facts, www.  
TheFacts.com**  
Publish Date: **06/21/24**

***\*Please proofread the ad\****  
***For any corrections or changes,  
contact your media representative.***

**We Appreciate Your Business!  
Thank You!**





Item 4.

**PAID**  
 CASH  CHECK  CREDIT  
Memo 8150.00  
5/22/24

**CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION**

**PROPERTY ADDRESS:** 3319 EAST MULBERRY STREET, ANGLETON, TX 77515

**PROPERTY DESCRIPTION (Legal description):** 41.8759-ACRE TRACT OF LAND (TEXAS NEW MEXICO POWER COMPANY), BEING PART

OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2005010393

IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC OF BRAZORIA COUNTY, TEXAS, THEODORE S. LEE SURVEY, ABSTRACT 318

**RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:**

TEXAS NEW MEXICO POWER CO. (OWNER) /

**DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE**

**NUMBER:** JARED WEYER /

**PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED**

**ABOVE:** THE PROPOSED 15.70-ACRE SITE WILL SERVE AS A ELECTRICAL POWER GENERATION SUBSTATION TO SERVE THE SURROUNDING AREAS.

A site plan  
Ord:

in accordance with Section 35.4 of the City of Angleton Code of Ord. to the application. If a base zoning district amendment is required or accompany the application for a Specific Use Permit. If the proposed application for subdivision approval must be submitted with this application

571-843-3666  
REF#: 023C289D 5/22/2024 10:22 AM  
OPER: SUP TERM: 105  
REF#: 022E09 SUP-WEYER  
TRAN: 300.000 MISCELLANEOUS 150.00CR  
MISCELLANEOUS  
TENDERED: 150.00 CREDIT CARD  
AP: LIEB: 150.00-  
CHARGE: 0.00  
Submitted: Yes \_\_\_\_\_ No \_\_\_\_\_  
Man received & evaluated by City Staff: Yes \_\_\_\_\_ No \_\_\_\_\_

Wey  
Brazoria.com On-Pipe Design Engineer, CEI Engineer IV, CEI Jared Weyer  
0522

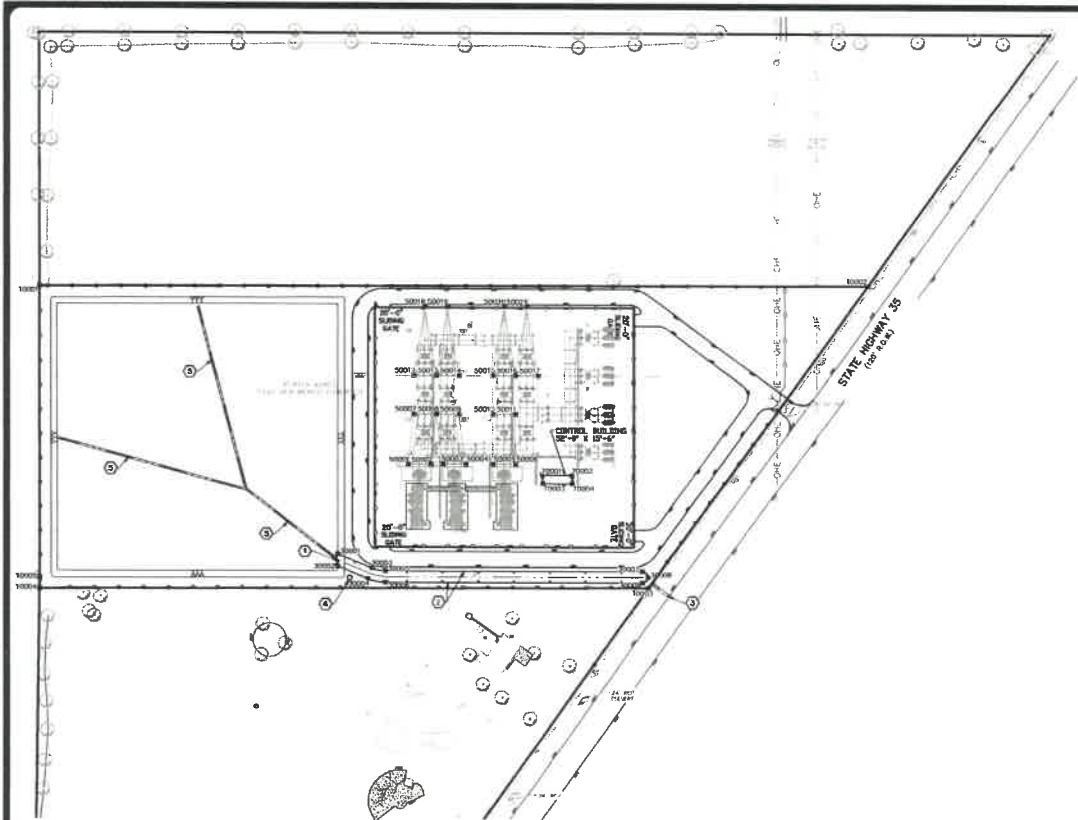
**PAID ON THIS PROPERTY.**

**USE PERMIT**

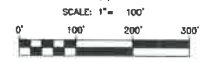
**MAY 21 2024**  
*Mave*

**USE ONLY**  
Admin Fee Received: \_\_\_\_\_  
Date to publish: \_\_\_\_\_  
Proof of taxes paid: \_\_\_\_\_ Date verified: \_\_\_\_\_





LOCATION MAP



**LEGEND**

- PROPERTY LINE
- EXISTING FENCE
- PROPOSED SWALE
- PROPOSED FENCE
- PROPOSED TRAMP EQUIPMENT
- PROPOSED EDGE OF ROAD/PAVEMENT

**KEY NOTES**

- ① PROPOSED SWI FEATURE TRASH RACK (SEE SHEET 1 FOR DETAIL)
- ② PROPOSED DRAINAGE CHANNEL
- ③ PROPOSED CONCRETE SLOPE PAVING & RIP RAP CUTSILL
- ④ PROPOSED STORM SENSER LEFT STATION
- ⑤ PROPOSED CONCRETE LINED PILOT CHANNEL

NOTE: CONTROL POINTS FOR STABILIZED LIMESTONE BASE AVAILABLE UPON REQUEST.

**STRUCTURAL CONTROL POINTS**

PTS	NORTHING	EASTING
30001	13637350.87	3118883.89
30002	13637353.83	3118863.98
30003	13637354.10	3118705.93
30004	13637356.07	3118705.98
30005	13637356.43	3118761.92
30006	13637360.40	3118653.77
30007	13637441.93	3118949.54
30008	13637443.90	3118949.49
30009	13637448.82	3118729.44
30010	13637448.82	3118729.44
30011	13637450.78	3118626.32
30012	13637509.80	3118846.18
30013	13637515.82	3118846.18
30014	13637515.79	3118726.00
30015	13637516.74	3118706.00
30016	13637518.72	3118625.92
30017	13637518.68	3118605.92
30018	13637523.81	3118668.17
30019	13637524.48	3118706.12
30020	13637838.41	3118800.00
30021	13637841.37	3118838.92

**CONTROL POINTS BASIN**

PTS	NORTHING	EASTING
30001	13637163.60	3116827.25
30002	13637165.08	3116828.33
30003	13637161.41	3116849.21
30004	13637142.38	3116852.21
30005	13637127.81	3116814.41
30006	13637127.81	3116814.41
30007	13637180.19	3117897.19
30008	13637180.19	3117897.19
30009	13637180.19	3117068.18

**PROPERTY CONTROL POINTS**

PTS	NORTHING	EASTING
10001	13637862.83	3115876.81
10002	13637806.86	3115440.15
10003	13637811.57	3117376.45
10004	13637861.10	3116853.53
10005	13637115.15	3116202.82

**CONTROL BUILDING CONTROL POINTS**

PTS	NORTHING	EASTING
70001	13637304.04	3118822.84
70002	13637348.00	3118824.30
70003	13637326.55	3118826.40
70004	13637337.12	3118825.34

TEXAS NEW MEXICO POWER CO. - WHITE OAK SUBSTATION  
OVERALL SITE PLAN

DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SHEET: C1.00

**PAPE-DAWSON ENGINEERS**  
 1001 CONVERSE BLVD. SUITE 100 | WAXAHAM, TX 75165 | TEL: 817.534.6600  
 TEXAS ENGINEERING BOARD LICENSE NO. 11484

PLAT NO. \_\_\_\_\_  
 JOB NO. 41381-00  
 DATE: MAY 2024  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SHEET: C1.00

Scale: May 17, 2024, 4:48pm, User: C. Baker, Path: C:\Users\C. Baker\OneDrive\Documents\Projects\2024\White Oak Substation\Overall Site Plan.dwg, Plot: C:\Users\C. Baker\OneDrive\Documents\Projects\2024\White Oak Substation\Overall Site Plan.dwg





**METES AND BOUNDS DESCRIPTION  
TEXAS NEW MEXICO POWER COMPANY  
41.8867 ACRES**

FIELD NOTES OF A 41.8759-ACRE TRACT OF LAND, BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2005010393 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF A 1.00-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008005130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALL OF AN 1.889-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT OF LAND IS PART OF TRACTS 39, 40, 47, & 48 OF THE OLIVER AND BARROWS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT IS COMPRISED OF A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, AND IS SITUATED 2.5 MILES NORTHEAST OF THE CITY OF ANGLETON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2-INCH REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 AND AT THE SOUTHEAST CORNER OF A 22.1088-ACRE TRACT OF LAND CONVEYED TO 1269 DAYTON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022049373 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 32° 54' 52" WEST ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35 AND THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1380.37 FEET TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.00-ACRE TRACT OF LAND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 49' 30" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.00-ACRE TRACT, A DISTANCE OF 167.78 FEET (167.77 FEET - RECORD) TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.89-ACRE TRACT AND THE SOUTH CORNER OF SAID 1.00-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 50' 38" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 218.81 FEET (218.69 FEET - RECORD) TO A 1/2-INCH REBAR FOUND AT THE SOUTHEAST OF SAID 1.889-ACRE TRACT AND AT THE NORTHEAST CORNER OF A 3.76-ACRE TRACT OF LAND CONVEYED TO ANGLETON COLUMBUS CLUB BY DEED RECORDED IN VOLUME 896, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 03' 41" WEST ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT AND THE SOUTH LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 337.37 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 1.889-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 87° 13' 23" WEST CONTINUING ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT, A DISTANCE OF 423.33 FEET TO AN 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXSA INC TBPLS 100490-00" SET IN THE WESTLINE OF SAID 45.38-ACRE TRACT AND AT AN ANGLE CORNER OF A 7.56-ACRE TRACT OF LAND CONVEYED TO TITAN TRAILS, LLC, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013008639 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 5/8-INCH REBAR WITH CAP STAMPED "ANGLETON SURVEY" FOUND AT A SOUTHEAST CORNER OF SAID 7.56-ACRE TRACT BEARS SOUTH 03° 21' 54" EAST, A DISTANCE OF 258.63 FEET;

THENCE NORTH 01° 38' 06" WEST (NORTH 01° 04' 46" WEST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 50.39 FEET (50.33 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT AN ANGLE CORNER OF SAID 7.56-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 06' 04" WEST (NORTH 00° 38' 25" EAST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 416.29 FEET (416.30 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 8086" FOUND AT THE NORTHEAST CORNER OF SAID 7.56-ACRE TRACT AND AT A SOUTHEAST CORNER OF AN 154.6-ACRE TRACT OF LAND CONVEYED TO EMPTOR ANGLETON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020013621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 52' 24" WEST (NORTH 02° 51' 47" WEST - RECORD) ALONG AN EAST LINE OF SAID 154.6-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 968.38 FEET (968.60 FEET - RECORD) TO AN 1-INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 154.6-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87° 10' 41" EAST (NORTH 87° 10' 48" EAST - RECORD) ALONG A SOUTH LINE OF SAID 154.6-ACRE TRACT AND THE NORTH LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1320.10 FEET (1320.20 FEET - RECORD) TO A 5/8-INCH REBAR WITH CAP STAMPED "COSTELLO INC." FOUND AT A SOUTHEAST CORNER OF SAID 154.6-ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 22.1088-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 87° 11' 20" EAST (NORTH 87° 10' 48" EAST - RECORD) CONTINUING ALONG THE NORTH LINE OF SAID 45.38-ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 22.1088-ACRE TRACT, A DISTANCE OF 466.76 FEET (466.36 FEET - RECORD) TO THE POINT OF BEGINNING, CONTAINING 41.8759-ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

JESSE FUENTES 09/06/2023.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5988  
DATE OF SURVEY: 08-23-2023



REV.	DATE	BY	DESCRIPTION
DRAWN BY: MG			FXSA JOB NO. S2249EP

**41.8759-ACRE TRACT**  
TEXAS NEW MEXICO POWER CO.  
PROPOSED WHITE OAK SUBSTATION SITE  
BEING A PORTION OF THE  
THEODORE S. LEE SURVEY, ABSTRACT 318,  
BRAZORIA COUNTY, TEXAS.

**FXSA** Consulting Civil Engineers & Surveyors  
www.fxsa.com  
1130 Montana Ave., El Paso, Texas 79902  
Ph: (915) 533-4600 Fax: (915) 533-4673  
(TBPE# F-3584, TBPLS# 100490-00)

**Warranty Deed with Vendor's Lien**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** July 24<sup>th</sup>, 2004

**Grantor:** LIBBY A. JEZ  
3301 Mulberry  
Angleton, Brazoria County, Texas 77515

**Grantees:** ROBERT L. JEZ  
P.O. Box 774  
Danbury, Brazoria County, Texas 77534

JANIE LIGHT  
1692 CR 152  
Alvin, Brazoria County, Texas 77511

HENRY F. JEZ, JR.  
2008 Jenkins Road, Apt. 105  
Pasadena, Harris County, Texas 77506

A.J. JEZ  
6503 Wickwillow Lane  
Alvin, Brazoria County, Texas 77511

**Consideration:**

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of EIGHTY TWO THOUSAND AND NO/100'S DOLLARS (\$82,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Pi-Yi Mayo, trustee.

**Property (including any improvements):**

All my right, title, and interest in and to:  
A tract of 45.83 acres of land, more or less, out of a tract of 210 acres of land, and being out of the Oliver & Barrow Subdivision in the T.S. Lee Survey, Abstract 318, in Brazoria County, Texas, same being a part of the land described in the deed from W.F. Reed to Fridolin Jez, dated July 6, 1931, recorded in Volume 229, page 305, of the Deed Records of Brazoria County, Texas, and from Mrs. Lou A. Reed to Fridolin Jez, et ux, dated July 16, 1934, recorded in Volume 253, page 279, of the Deed Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes, the said 45.83 acres of land being more particularly described by metes and bounds as follows:

✓ Pg 4

BEGINNING at the Northwest corner of the said Jez 210 acre tract; THENCE East and following the North line of the said Jez tract a distance of 1791.6 ft. to a point where the said North line of said tract intersects the West right of way line of State Highway 35; THENCE in a Southwesterly direction and following the West line of said State Highway 35 a distance of 2068.6 ft. to corner, same being the Northeast corner of the Frank J. Orsak five acre tract; THENCE West and following the North line of said Frank J. Orsak tract a distance of 585.4 ft. to point where said North line of said Orsak tract intersects the West line of the said 210 acre tract, said point being also the Northwest corner of the said Frank J. Orsak five acre tract; THENCE North 1679.9 ft. and following the West line of said 210 acre tract to the place of beginning and containing 45.83 acres of land, more or less;

**SAVE AND EXCEPT:**

A 3.76 acre tract out of a 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas, said 3.76 acre tract being described as follows:

BEGINNING at an iron rod on the Southwest corner of herein described tract. Said beginning point being the Southwest corner of 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas. Said 45.83 acre tract being duly recorded in Volume 515, Page 43, Deed Records of Brazoria County, Texas; THENCE North, along the West line of said 45.83 acre tract, 243.32 feet to an iron rod for corner; THENCE East, 760.89 feet to an iron rod in the Northwest right-of-way line of State Highway No. 35; THENCE South 35 deg. 48' West, along the Northwest right-of-way line of said Highway No. 35, also being the Southeast line of said 45.83 acre tract, 300.00 feet to an iron rod for corner. Said iron rod being the Northeast corner of Frank J. Orsak 5.00 acre tract. Said 5.00 acre tract being duly recorded in Volume 440, Page 164, Deed Records of Brazoria County, Texas; THENCE West, along the common line of said 45.83 acre tract and the said Frank J. Orsak 5.00 acre tract, 585.40 feet to the Place of Beginning.

**SAVE AND EXCEPT:**

Being a 1.000 acre tract out of the land of Henry F. Jez in the Oliver and Barrow Subdivision of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, and by metes and bounds described as follows:

BEGINNING at the ½" iron rod in the Northwest right-of-way line of State Highway #35, said iron rod bears North 35 deg. 47' 49" East 218.69 feet from an iron rod at the Northeast corner of the Angleton Columbus Club 3.76 acre tract (Volume 896, Page 715, Brazoria County Deed Records) out of the Henry F. Jez 45.83 acre tract;

THENCE North 35 deg. 47' 49" East 167.77 feet, along the Northwest right-of-way line of State Highway #35, to a ½" iron rod for corner;

THENCE North 52 deg. 56' 43" West 262.8 feet to a ½" iron rod for corner;

THENCE South 28 deg. 18' 57" West 181.07 feet to a ½" iron rod for corner;

THENCE South 55 deg. 38' 17" East 239.24 feet to the PLACE OF BEGINNING; together with all improvements thereon. Said tract therein containing 1.000 acres of land.

**Reservations from Conveyance:**

None


**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

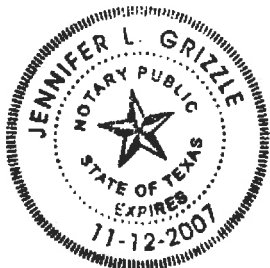
  
LIBBY A JEZ

THE STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on July 24<sup>th</sup>, 2004,  
by LIBBY A. JEZ.

  
Notary Public, State of Texas





PREPARED IN THE OFFICE OF:

PI-YI MAYO  
5223 GARTH  
BAYTOWN, TX 77521  
Tel: (281) 421-5774  
Fax: (281) 421-1103

AFTER RECORDING RETURN TO:

✓ ROBERT <sup>L.</sup> JEZ  
P.O. Box 774  
Danbury, TX 77534

Doc# 2005010393  
# Pages 4  
02/24/2005 11:22AM  
Official Records of  
BRAZORIA COUNTY  
JOYLE HUDMAN  
COUNTY CLERK  
Fees \$20.00

*George Headman*



Item 4.  
**PAID**  
 CASH  CHECK  CREDIT  
Memo \$150.00

**CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION**

**PROPERTY ADDRESS:** 3433 EAST MULBERRY STREET, ANGLETON, TX 77515

**PROPERTY DESCRIPTION (Legal description):** 41.8759-ACRE TRACT OF LAND (TEXAS NEW MEXICO POWER COMPANY), BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL., BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2005010393 IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC OF BRAZORIA COUNTY, TEXAS, THEODORE S. LEE SURVEY, ABSTRACT 318

**RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:**  
TEXAS NEW MEXICO POWER CO. (OWNER) /

**DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER:** JARED WEYER /

**PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE:** THE PROPOSED 16.72-ACRE SITE WILL SERVE AS A ELECTRICAL POWER DISTRIBUTION SUBSTATION TO SERVE THE SURROUNDING AREAS.

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

**SIGNATURE:** Jared Weyer Digitally signed by Jared Weyer  
DN: cn=Jared Weyer, o=City of Angleton, ou=City of Angleton, email=j.weyer@cityofangleton.com, c=US  
**DATE:** 5/24/2024

**PLEASE PROVIDE PROOF OF TAXES PAID ON**

**ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT**  
**APPLICATION FEE:** \$150.00 due upon submittal

OFFICE  
Date received: \_\_\_\_\_  
P&Z Public Hearing date: \_\_\_\_\_  
Date to send cert. letters: \_\_\_\_\_  
Site Plan submitted: Yes \_\_\_\_\_ No \_\_\_\_\_  
Site Plan received & evaluated by City Staff: \_\_\_\_\_  
Proof of taxes paid: \_\_\_\_\_ Date \_\_\_\_\_

375-843-5665  
REF#: 02304937 6/05/2024 2:15 PM  
OPER: 33 TERM: 105  
REF#: 005681  
TRAN: 300.0000 MISCELLANEOUS  
MISCELLANEOUS 150.00CR  
TENDERED: 150.00 CREDIT CARD  
APPLIED: 150.00-  
CHANGE: \_\_\_\_\_ 0.00

105 2024  
Haw



Item 4.  
**PAID**  
 CASH  CHECK  CREDIT  
Memo: \$150.00

**CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION**

**PROPERTY ADDRESS:** 3433 EAST MULBERRY STREET, ANGLETON, TX 77515

**PROPERTY DESCRIPTION (Legal description):** 41.8759-ACRE TRACT OF LAND (TEXAS NEW MEXICO POWER COMPANY), BEING PART

OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL., BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2005010393

IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC OF BRAZORIA COUNTY, TEXAS, THEODORE S. LEE SURVEY, ABSTRACT 318

**RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:**

TEXAS NEW MEXICO POWER CO. (OWNER) /

**DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE**

**NUMBER:** JARED WEYER /

**PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED**

**ABOVE:** THE PROPOSED 16.72-ACRE SITE WILL SERVE AS A ELECTRICAL POWER DISTRIBUTION SUBSTATION TO SERVE THE SURROUNDING AREAS.

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

**SIGNATURE:** Jared Weyer Digital signed by Jared Weyer  
DN: cn=Jared Weyer, o=City of Angleton, ou=City of Angleton, email=j.weyer@cityofangleton.com, c=TX, email=j.weyer@cityofangleton.com, date=2024.05.24 10:20:27-0500

**DATE:** 5/24/2024

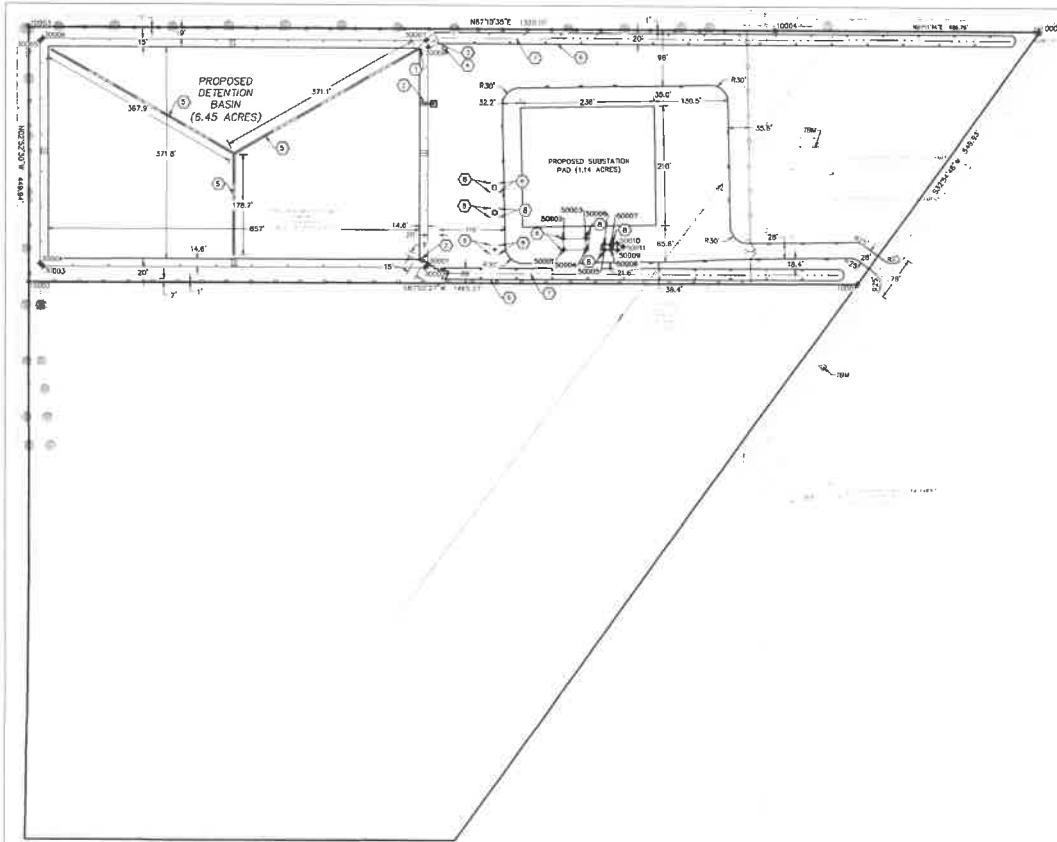
**PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.**

**ATTACHMENT:** SECTION 35 SUP – SPECIFIC USE PERMIT

**APPLICATION FEE:** \$150.00 due upon submittal

OFFICE USE ONLY	
Date received: _____	Admin Fee Received: _____
P&Z Public Hearing date: _____	
Date to send cert. letters: _____	Date to publish: _____
Site Plan submitted: Yes _____ No _____	
Site Plan received & evaluated by City Staff: Yes _____ No _____	
Proof of taxes paid: _____	Date verified: _____

*Jared Weyer*  
5/24/2024



**LEGEND**

	PROPERTY LINE
	EXISTING SWALE TOP OF BANK
	EXISTING SWALE CENTER LINE
	EXISTING ROAD EDGE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	EXISTING TREE
	EXISTING ELECTRIC TOWER
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	PROPOSED EDGE OF LIMESTONE BASE
	PROPOSED FENCE

- KEY NOTES**
- PROPOSED SWO FEATURE (HASH RACK) (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED REPAIR (REF. SHEET 30.30 FOR DETAILS)
  - PROPOSED EXTREME EVENT OVERFLOW CONCRETE LINED SWALE (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED STORM SENSER MANHOLE (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED CONCRETE LINED PILOT CHANNEL (TYP.)
  - PROPOSED "V" SHAPE DRAINAGE SWALE (TYP.)
  - PROPOSED 8" BULLROCK (TYP.)
  - PROPOSED 16" CONCRETE BOLLARDS (REF. SHEET 30.30 FOR DETAILS)

NOTE:  
CONTROL POINTS FOR  
STABILIZED LIMESTONE BASE  
AVAILABLE UPON REQUEST.

REV	DESCRIPTION	DATE

**PAPE-DAWSON ENGINEERS**  
2808 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.378.9000  
TEXAS LICENSE # 11901 MADE IN TEXAS SURVEYING FIRM # 119010000

**CenterPoint Energy SAMARITAN SUBSTATION TXDOT PERMIT SET**

**OVERALL SITE PLAN**

SCALE	DATE	PROJECT
AS SHOWN	08	41318-00
BY		C3.00

**PROPERTY CONTROL POINTS**

PTS	NORTHING	EASTING
10001	13637706.58	3117440.13
10002	13637832.84	3118787.85
10003	13638062.31	3119294.25
10004	13638291.84	3117572.19
10005	13638521.29	3117738.94

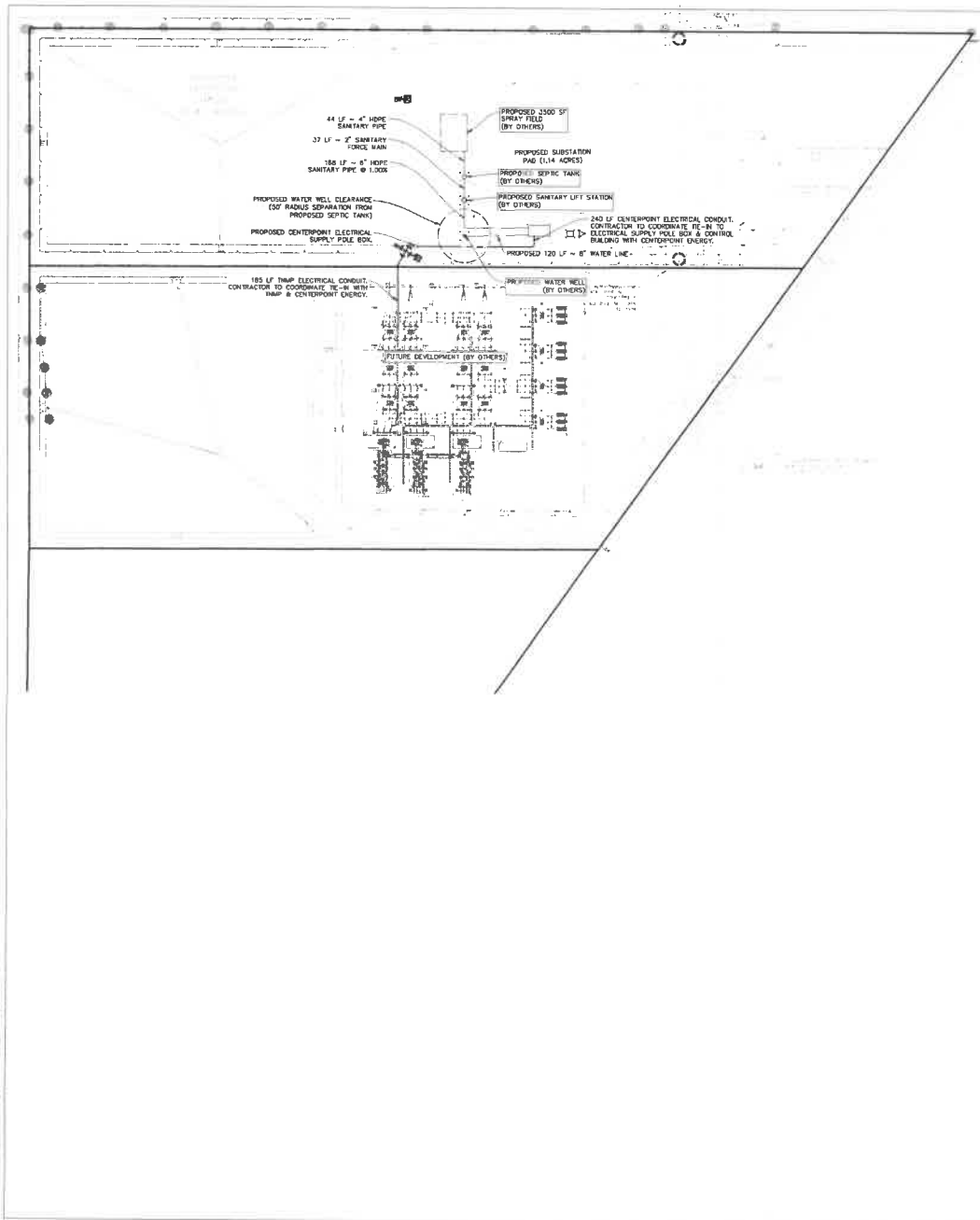
**CONTROL POINTS BASIN**

PTS	NORTHING	EASTING
30001	13637701.34	3116600.43
30002	13637838.10	3118078.66
30003	13637974.86	3119556.89
30004	13638111.62	3118078.66
30005	13638248.38	3119556.89
30006	13638385.14	3118078.66
30007	13638521.90	3119556.89
30008	13638658.66	3118078.66

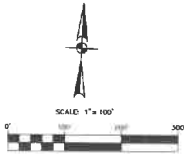
**STRUCTURAL CONTROL POINTS**

PTS	NORTHING	EASTING
50001	13637741.17	3118918.90
50002	13637781.13	3118917.17
50003	13637821.09	3118915.44
50004	13637861.05	3118913.71
50005	13637901.01	3118911.98
50006	13637941.01	3118910.25
50007	13637981.01	3118908.52
50008	13638021.01	3118906.79
50009	13638061.01	3118905.06
50010	13638101.01	3118903.33
50011	13638141.01	3118901.60
50012	13638181.01	3118899.87
50013	13638221.01	3118898.14
50014	13638261.01	3118896.41
50015	13638301.01	3118894.68
50016	13638341.01	3118892.95
50017	13638381.01	3118891.22
50018	13638421.01	3118889.49
50019	13638461.01	3118887.76
50020	13638501.01	3118886.03
50021	13638541.01	3118884.30
50022	13638581.01	3118882.57
50023	13638621.01	3118880.84
50024	13638661.01	3118879.11
50025	13638701.01	3118877.38
50026	13638741.01	3118875.65
50027	13638781.01	3118873.92
50028	13638821.01	3118872.19
50029	13638861.01	3118870.46
50030	13638901.01	3118868.73
50031	13638941.01	3118867.00
50032	13638981.01	3118865.27
50033	13639021.01	3118863.54
50034	13639061.01	3118861.81
50035	13639101.01	3118860.08
50036	13639141.01	3118858.35
50037	13639181.01	3118856.62
50038	13639221.01	3118854.89
50039	13639261.01	3118853.16
50040	13639301.01	3118851.43
50041	13639341.01	3118849.70
50042	13639381.01	3118847.97
50043	13639421.01	3118846.24
50044	13639461.01	3118844.51
50045	13639501.01	3118842.78
50046	13639541.01	3118841.05
50047	13639581.01	3118839.32
50048	13639621.01	3118837.59
50049	13639661.01	3118835.86
50050	13639701.01	3118834.13
50051	13639741.01	3118832.40
50052	13639781.01	3118830.67
50053	13639821.01	3118828.94
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50057	13639981.01	3118822.02
50058	13640021.01	3118820.29
50059	13640061.01	3118818.56
50060	13640101.01	3118816.83
50061	13640141.01	3118815.10
50062	13640181.01	3118813.37
50063	13640221.01	3118811.64
50064	13640261.01	3118809.91
50065	13640301.01	3118808.18
50066	13640341.01	3118806.45
50067	13640381.01	3118804.72
50068	13640421.01	3118802.99
50069	13640461.01	3118801.26
50070	13640501.01	3118799.53
50071	13640541.01	3118797.80
50072	13640581.01	3118796.07
50073	13640621.01	3118794.34
50074	13640661.01	3118792.61
50075	13640701.01	3118790.88
50076	13640741.01	3118789.15
50077	13640781.01	3118787.42
50078	13640821.01	3118785.69
50079	13640861.01	3118783.96
50080	13640901.01	3118782.23
50081	13640941.01	3118780.50
50082	13640981.01	3118778.77
50083	13641021.01	3118777.04
50084	13641061.01	3118775.31
50085	13641101.01	3118773.58
50086	13641141.01	3118771.85
50087	13641181.01	3118770.12
50088	13641221.01	3118768.39
50089	13641261.01	3118766.66
50090	13641301.01	3118764.93
50091	13641341.01	3118763.20
50092	13641381.01	3118761.47
50093	13641421.01	3118759.74
50094	13641461.01	3118758.01
50095	13641501.01	3118756.28
50096	13641541.01	3118754.55
50097	13641581.01	3118752.82
50098	13641621.01	3118751.09
50099	13641661.01	3118749.36
50100	13641701.01	3118747.63





LOCATION MAP  
NOT-TO-SCALE



**LEGEND**

	PROPOSED PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED NATURAL GAS LINE
	EXISTING GAS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED COMMUNICATION CONDUIT
	EXISTING OVERHEAD ELECTRIC LINES
	CAUTION! UTILITY CROSSING

NO.	DESCRIPTION	DATE

**PAPE-DAWSON ENGINEERS**

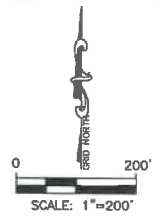
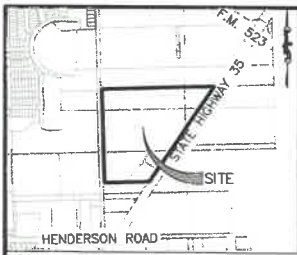
2000 NW LOOP 416 • SAN ANTONIO, TX 78212 | 210.376.6200

TEXAS ENGINEERING FIRM #17618 • TEXAS SURVEYING FIRM #14048000

**CenterPoint Energy**  
SAMARITAN SUBSTATION  
TXDOT PERMIT SET

OVERALL UTILITY PLAN

DATE	BY	CHKD	APP'D	DESCRIPTION
05/13/18	DB	DB	CT	01318-08



LOCATION MAP: NOT TO SCALE  
BRAZORIA COUNTY

**LEGEND**

- SURVEYED BOUNDARY LINE
- O.P.R., B.C., TX. OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
- D.R., B.C., TX. DEED RECORDS, BRAZORIA COUNTY, TEXAS
- FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND "TXDOT" CAP
- (R) RECORD BEARINGS & DISTANCES
- (M) SURVEYED BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L1M	S 32°49'30" W	167.78'
L1R	S 35°47'49" W	167.77'
L2M	S 32°50'38" W	218.81'
L2R	S 35°47'49" W	218.69'
L3M	S 87°03'41" W	337.37'
L4M	N 01°38'06" W	50.39'
L4R	N 01°04'46" W	50.33'
L5M	N 55°54'12" W	262.00'
L5R	N 52°56'43" W	262.80'
L6M	S 25°21'28" W	181.07'
L6R	S 28°18'57" W	181.07'
L7M	S 25°21'28" W	56.00'
L7R	S 28°18'57" W	56.00'
L8M	S 62°29'28" W	84.70'
L8R	S 45°26'57" W	84.70'
L9M	S 32°50'20" W	281.00'
L9R	S 45°47'49" W	281.04'
L10M	S 58°38'46" W	239.24'
L10R	S 55°38'17" W	239.24'

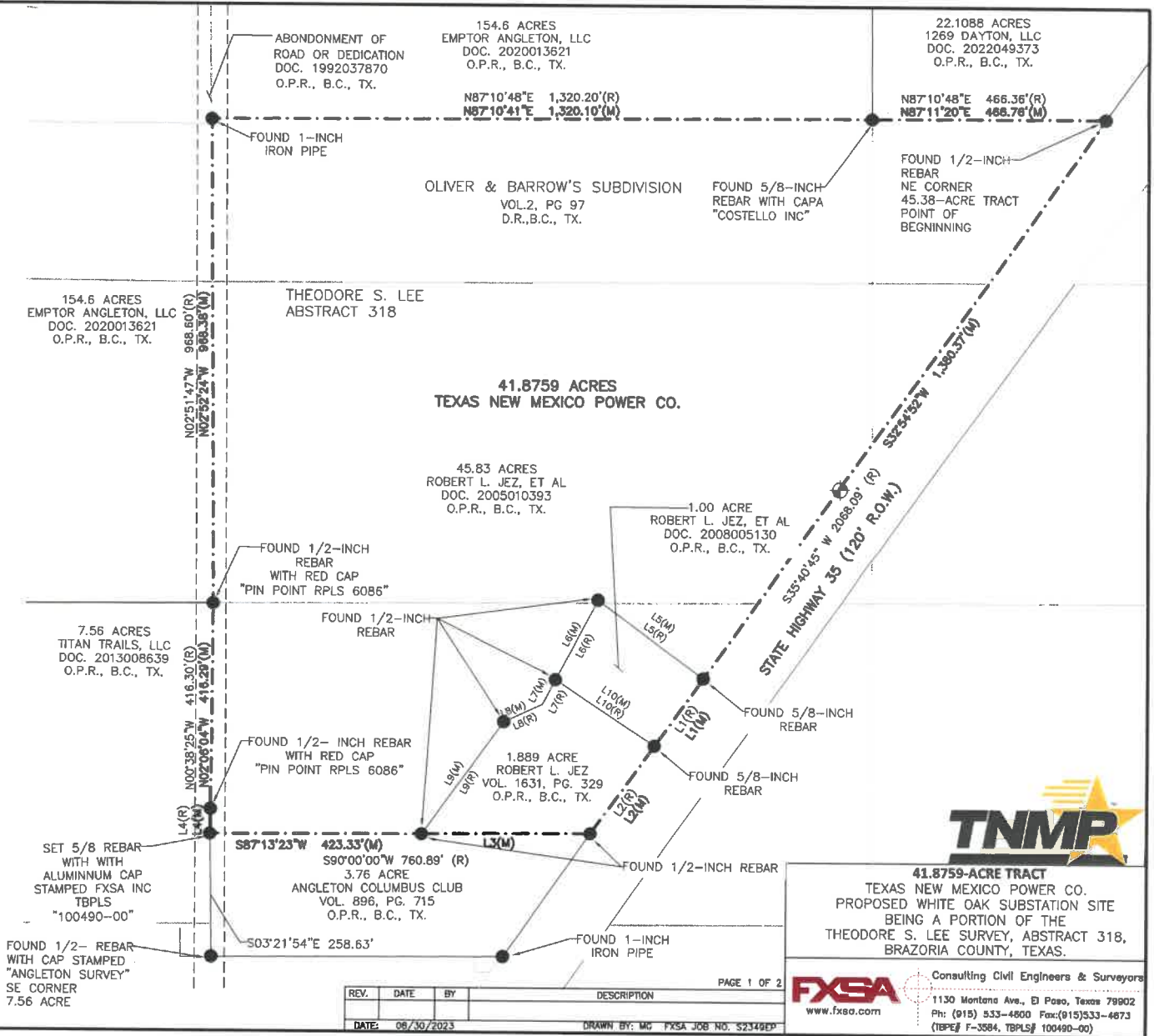
**SURVEY NOTES**

- THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), U. S. SURVEY FEET
- THE DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED SCALE FACTOR 0.99987001 (TXDOT SAF)
- Notice: The Texas Board of Professional Engineers and Land Surveyors regulates land surveying in Texas. The Board is located at: 1917 S IH 35 Frontage Rd. Austin, Texas, 78741, (512) 440-7723

*J. Fuentes*



JESSE FUENTES 09/13/2023.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5988  
DATE OF SURVEY: 08-25-2023



**41.8759-ACRE TRACT**  
TEXAS NEW MEXICO POWER CO.  
PROPOSED WHITE OAK SUBSTATION SITE  
BEING A PORTION OF THE  
THEODORE S. LEE SURVEY, ABSTRACT 318,  
BRAZORIA COUNTY, TEXAS.

**FXSA** Consulting Civil Engineers & Surveyors  
www.fxso.com  
1130 Montana Ave., El Paso, Texas 79902  
Ph: (915) 533-4800 Fax: (915) 533-4673  
(TPE# F-3584, TBPLS# 100490-00)

PAGE 1 OF 2

REV.	DATE	BY	DESCRIPTION

DATE: 08/30/2023 DRAWN BY: MG FXSA JOB NO. S2346EP

MORNEZ 09/13/2023 8:28AM (A) 2023\53346EP-TMHP-WHITE OAK - MASTER OF RECORDS



**Warranty Deed with Vendor's Lien**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: July 24<sup>th</sup>, 2004

**Grantor:** LIBBY A. JEZ  
3301 Mulberry  
Angleton, Brazoria County, Texas 77515

**Grantees:** ROBERT L. JEZ  
P.O. Box 774  
Danbury, Brazoria County, Texas 77534

JANIE LIGHT  
1692 CR 152  
Alvin, Brazoria County, Texas 77511

HENRY F. JEZ, JR.  
2008 Jenkins Road, Apt. 105  
Pasadena, Harris County, Texas 77506

A.J. JEZ  
6503 Wickwillow Lane  
Alvin, Brazoria County, Texas 77511

**Consideration:**

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of EIGHTY TWO THOUSAND AND NO/100'S DOLLARS (\$82,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Pi-Yi Mayo, trustee.

**Property (including any improvements):**

All my right, title, and interest in and to:  
A tract of 45.83 acres of land, more or less, out of a tract of 210 acres of land, and being out of the Oliver & Barrow Subdivision in the T.S. Lee Survey, Abstract 318, in Brazoria County, Texas, same being a part of the land described in the deed from W.F. Reed to Fridolin Jez, dated July 6, 1931, recorded in Volume 229, page 305, of the Deed Records of Brazoria County, Texas, and from Mrs. Lou A. Reed to Fridolin Jez, et ux, dated July 16, 1934, recorded in Volume 253, page 279, of the Deed Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes, the said 45.83 acres of land being more particularly described by metes and bounds as follows:

✓ Pg 4



BEGINNING at the Northwest corner of the said Jez 210 acre tract; THENCE East and following the North line of the said Jez tract a distance of 1791.6 ft. to a point where the said North line of said tract intersects the West right of way line of State Highway 35; THENCE in a Southwesterly direction and following the West line of said State Highway 35 a distance of 2068.6 ft. to corner, same being the Northeast corner of the Frank J. Orsak five acre tract; THENCE West and following the North line of said Frank J. Orsak tract a distance of 585.4 ft. to point where said North line of said Orsak tract intersects the West line of the said 210 acre tract, said point being also the Northwest corner of the said Frank J. Orsak five acre tract; THENCE North 1679.9 ft. and following the West line of said 210 acre tract to the place of beginning and containing 45.83 acres of land, more or less;

**SAVE AND EXCEPT:**

A 3.76 acre tract out of a 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas, said 3.76 acre tract being described as follows:

BEGINNING at an iron rod on the Southwest corner of herein described tract. Said beginning point being the Southwest corner of 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas. Said 45.83 acre tract being duly recorded in Volume 515, Page 43, Deed Records of Brazoria County, Texas; THENCE North, along the West line of said 45.83 acre tract, 243.32 feet to an iron rod for corner; THENCE East, 760.89 feet to an iron rod in the Northwest right-of-way line of State Highway No. 35; THENCE South 35 deg. 48' West, along the Northwest right-of-way line of said Highway No. 35, also being the Southeast line of said 45.83 acre tract, 300.00 feet to an iron rod for corner. Said iron rod being the Northeast corner of Frank J. Orsak 5.00 acre tract. Said 5.00 acre tract being duly recorded in Volume 440, Page 164, Deed Records of Brazoria County, Texas; THENCE West, along the common line of said 45.83 acre tract and the said Frank J. Orsak 5.00 acre tract, 585.40 feet to the Place of Beginning.

**SAVE AND EXCEPT:**

Being a 1.000 acre tract out of the land of Henry F. Jez in the Oliver and Barrow Subdivision of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, and by metes and bounds described as follows:

BEGINNING at the ½" iron rod in the Northwest right-of-way line of State Highway #35, said iron rod bears North 35 deg. 47' 49" East 218.69 feet from an iron rod at the Northeast corner of the Angleton Columbus Club 3.76 acre tract (Volume 896, Page 715, Brazoria County Deed Records) out of the Henry F. Jez 45.83 acre tract;

THENCE North 35 deg. 47' 49" East 167.77 feet, along the Northwest right-of-way line of State Highway #35, to a ½" iron rod for corner;

THENCE North 52 deg. 56' 43" West 262.8 feet to a ½" iron rod for corner;

THENCE South 28 deg. 18' 57" West 181.07 feet to a ½" iron rod for corner;

THENCE South 55 deg. 38' 17" East 239.24 feet to the PLACE OF BEGINNING; together with all improvements thereon. Said tract therein containing 1.000 acres of land.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

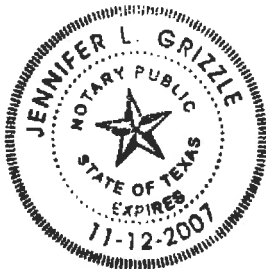
  
LIBBY A. JEZ

THE STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on July 24<sup>th</sup>, 2004, by LIBBY A. JEZ.

  
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

PI-YI MAYO  
5223 GARTH  
BAYTOWN, TX 77521  
Tel: (281) 421-5774  
Fax: (281) 421-1103

AFTER RECORDING RETURN TO:

✓  
ROBERT <sup>L.</sup> JEZ  
P.O. Box 774  
Danbury, TX 77534

Doc# 2005010393  
# Pages 4  
02/24/2005 11:22AM  
Official Records of  
BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
Fees \$20.00

*Joyce Hudman*

**ORDINANCE NO. xxxx**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING SPECIFIC USE PERMIT TO ALLOW SPECIFIC USE PERMIT TO ALLOW A TNMP ELECTRICAL POWER DISTRIBUTION SUBSTATION ON A 15.70-ACRE SITE, AND A CENTERPOINT ELECTRICAL POWER DISTRIBUTION SUBSTATION ON A 16.72-ACRE SITE, OUT OF A 41.8759 -ACRE TRACT OF LAND WITHIN THE “C-G”, COMMERCIAL-GENERAL DISTRICT, LOCATED NORTH OF 3343 E. MULBERRY ST/HWY 35, ANGLETON, TX 77515, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.**

**WHEREAS**, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

**WHEREAS**, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

**WHEREAS**, On July 2, 2024, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP), submitted by Texas New Mexico Power Company and CenterPoint, within a Commercial-General (C-G) District to serve as Electrical Power Distribution Substations, and

**WHEREAS**, on July 2, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed electrical power distribution substations; and

**WHEREAS**, on July 23, 2024, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed electrical power distribution substations; and

**WHEREAS**, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposed two electrical power distribution substations, to be located north of 3343 E. Mulberry St./SH 35, Angleton, TX.;

**WHEREAS**, the City Council desires to grant the Specific Use Permit (SUP) submitted by Texas New Mexico Power Company and CenterPoint, located north of 3343 E. Mulberry St./SH 35, Angleton, TX., to allow two electrical power distribution substations, with the conditions set forth below.



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

**Section 1.** That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

**Section 2.** City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63 Specific Use Permits (SUP),

- A. That the sound level emitted from the electrical power distribution substations shall be no louder than the ambient noise level prior to the installation of the project at 100 feet outside of the parcel boundary.
- B. That the photometric lighting plan be submitted to the Development Services Department demonstrating a maximum level of 0 ft. candles at the property lines abutting any residential districts.
- C. That a perimeter fence, minimum height of 6 ft. be installed around the property for security and safety purposes.
- D. As this facility is not staffed, a minimum of one (1) parking space shall be provided to accommodate vehicles used for routine maintenance or other infrequent replacements or repairs.
- E. Provide a limitation on signage to consist of only signage relating to emergency contacts or other signs as required to be permitted on the subject site.
- F. Sidewalks shall be constructed in compliance with the city's Code of Ordinances Subdivision Ordinance and Infrastructure Design Standards.
- G. Development plat(s) shall be submitted in compliance with the subdivision regulation and code of ordinances.
- H. A minimum width of 15 feet staggered landscaped buffer be installed along all property lines abutting residential dwellings or uses.
- I. Must satisfy building permitting including driveway and fencing as required by City and other referral agencies.

**SECTION 3. Penalty.** Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**Section 4. Repeal.** All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent

of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 5. Severability.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 6. Effective date.** That this Ordinance shall be effective and in full force immediately upon its adoption.

**Section 7: Proper Notice & Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED, APPROVED and ADOPTED** this 23<sup>rd</sup> day of July, 2024.

\_\_\_\_\_  
John Wright, Mayor

**ATTEST:**

\_\_\_\_\_  
Michelle Perez, TRMC



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** July 2, 2024

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

**AGENDA CONTENT:** Discussion and Update on submitted Final Plats and 30-Day Waivers

**AGENDA ITEM SECTION:** Regular Agenda Item.

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

Applications for approval have been submitted with the Construction Plan Review with pending Final Plat for the following (**Typical, Agenda Item No. 5-11**):

- A. Final Plat of Ashland Section 3
- B. Final Plat of Ashland Section 4
- C. Final Plat of Ashland Section 5
- D. Final Plat of Ashland Section 6
- E. Final Plat of Ashland Street Dedication 1
- F. Final Plat of Ashland Street Dedication 2

The applicant has submitted a 30-Day Waiver Letter on the listed reviews, to allow additional time to establish application completion and results corrections.

### Recommendation:

No action required, please accept Staff's update for informational purposes only.

<b>RESTRICTED RESERVE A</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,755 Sq. Ft.	<b>RESTRICTED RESERVE B</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.01 AC 309 Sq. Ft.	<b>RESTRICTED RESERVE C</b> Restricted to Drainage, Detention, Landscape, Open Space 1.01 AC 44,182 Sq. Ft.	<b>RESTRICTED RESERVE D</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.05 AC 2,320 Sq. Ft.	<b>RESTRICTED RESERVE E</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.14 AC 6,113 Sq. Ft.	<b>RESTRICTED RESERVE F</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.21 AC 8,957 Sq. Ft.	<b>RESTRICTED RESERVE G</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 3,115 Sq. Ft.	<b>RESTRICTED RESERVE H</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.16 AC 7,147 Sq. Ft.
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**LOT AREA SUMMARY**

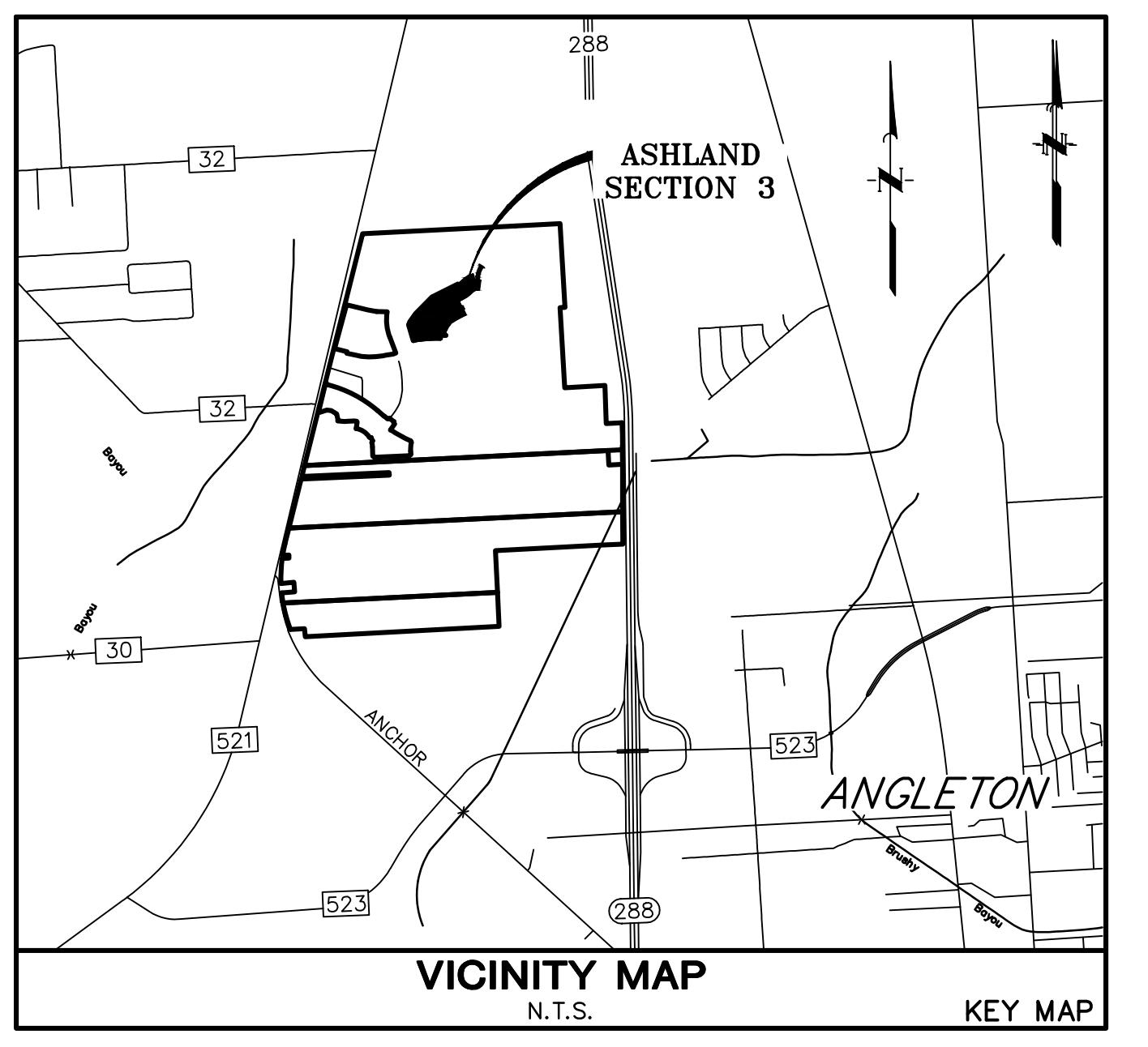
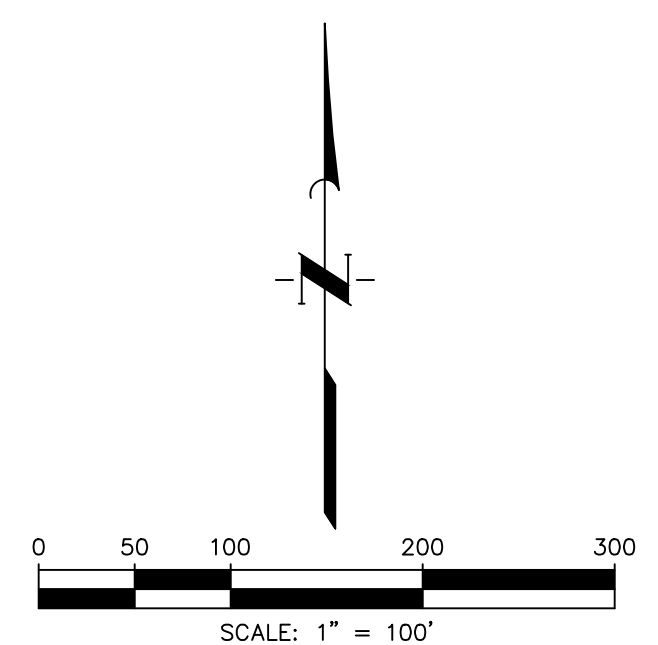
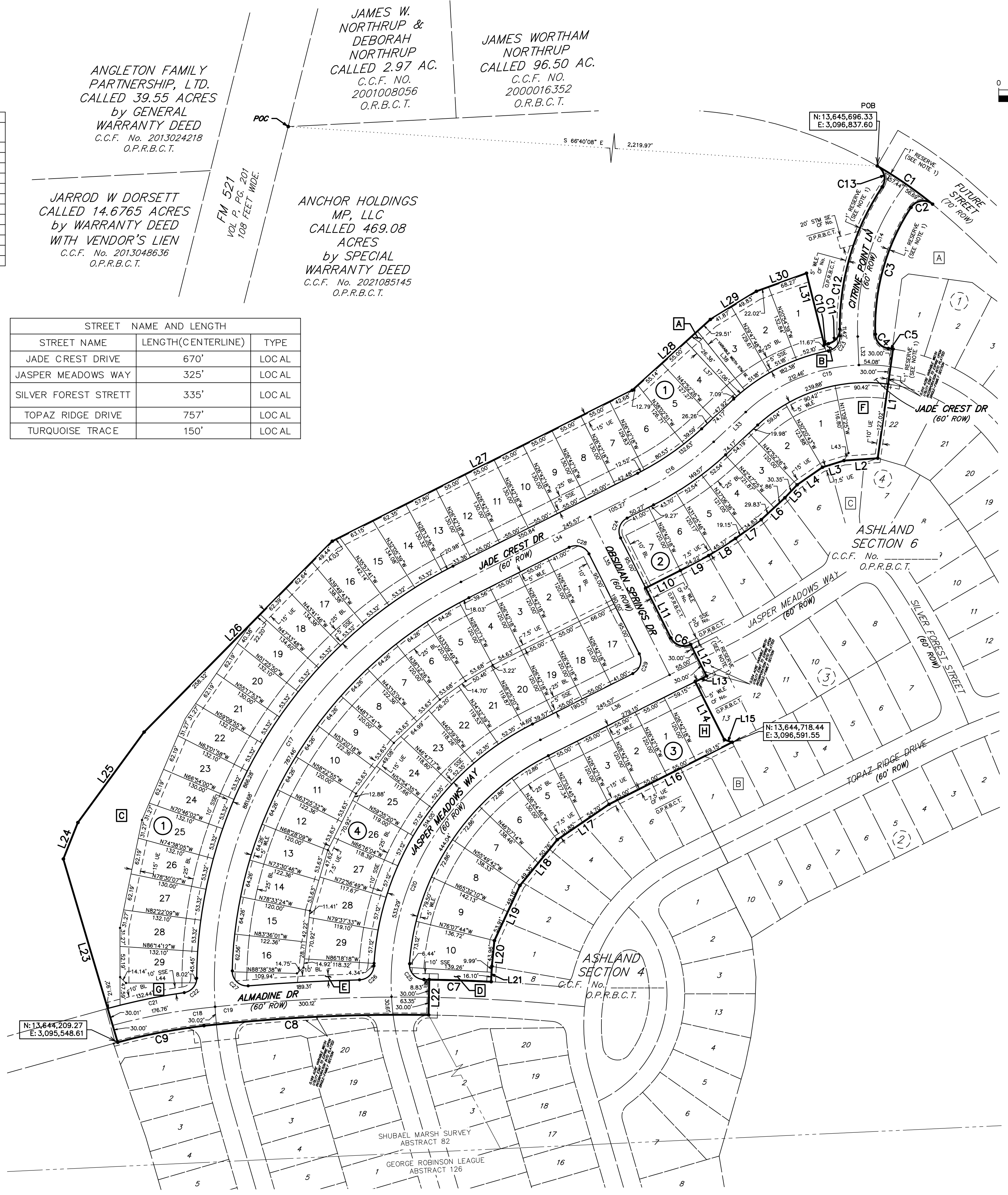
BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	8,052	17	7,878	1	6,600	1	6,600
2	8,096	18	7,760	2	6,600	2	6,600
3	7,911	19	7,766	3	6,684	3	6,600
4	6,982	20	7,546	4	7,137	4	6,754
5	7,705	21	7,546	5	7,054	5	8,062
6	8,667	22	7,709	6	6,944	6	8,290
7	7,149	23	7,546	7	7,786	7	8,495
8	7,150	24	7,546	8	8,958	8	8,585
9	7,150	25	7,709	9	9,332	9	9,332
10	7,150	26	7,546	10	9,264	10	9,264
11	7,150	27	7,546	11	7,148	11	7,148
12	7,150	28	7,709	12	2,320	12	2,320
13	7,291	29	7,492				
14	7,618	30	2,755				
15	7,986	31	44,183				
16	8,232						

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

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

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S02°55'07"W	26.10'
L22	S00°55'44"W	60.00'
L23	N16°30'19"W	324.58'
L24	N21°46'37"E	66.45'
L25	N36°12'11"E	190.26'
L26	N44°34'38"E	455.00'
L27	N63°17'42"E	570.00'
L28	N47°48'28"E	178.80'
L29	N58°30'09"E	91.70'
L30	N70°08'52"E	90.29'
L31	S14°01'46"E	125.00'
L32	S02°17'51"E	48.29'
L33	S47°07'34"W	74.17'
L34	S63°17'42"W	350.84'
L35	N26°42'18"W	300.00'
L36	S63°17'42"W	300.57'
L37	S42°52'26"E	126.69'
L38	N38°40'56"W	127.53'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	715.00'	9°08'44"	114.13'	S55°23'48"E	114.01'	57.19'
C2	25.00'	95°54'12"	41.85'	S81°13'29"W	37.13'	27.72'
C3	370.00'	35°10'04"	227.10'	S15°41'20"W	223.56'	117.26'
C4	25.00'	81°29'18"	35.56'	S42°38'21"E	32.63'	21.54'
C5	330.00'	1°24'52"	8.15'	S82°40'34"E	8.15'	4.07'
C6	25.00'	90°00'00"	39.27'	S71°42'18"E	35.36'	25.00'
C7	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'	52.61'
C8	2970.00'	7°22'02"	381.89'	S87°14'43"W	381.63'	191.21'
C9	970.00'	8°49'05"	149.29'	S79°09'22"W	149.14'	74.79'
C10	320.00'	1°16'31"	7.12'	N76°36'28"E	7.12'	3.56'
C11	25.00'	77°42'59"	33.91'	N38°23'15"E	31.37'	20.14'
C12	430.00'	34°03'55"	255.66'	N16°33'43"E	251.91'	131.73'
C13	25.00'	93°33'50"	40.82'	N13°11'15"W	36.44'	26.61'
C14	400.00'	39°39'00"	276.81'	S17°31'39"W	271.32'	144.21'
C15	300.00'	50°54'18"	266.54'	S72°34'43"W	257.86'	142.79'
C16	500.00'	16°10'08"	141.10'	N55°12'38"E	140.63'	71.02'
C17	760.00'	68°43'54"	911.69'	S28°55'45"W	858.00'	519.72'
C18	1000.00'	8°51'20"	154.56'	S79°08'02"W	154.40'	77.43'
C19	3000.00'	7°22'02"	385.75'	S87°14'43"W	385.49'	193.14'
C20	460.00'	70°14'13"	563.90'	S28°10'36"W	529.25'	323.51'
C21	1030.00'	6°08'52"	110.52'	S78°57'52"W	110.46'	55.31'
C22	25.00'	63°10'57"	27.57'	N50°26'49"E	26.19'	15.37'
C23	25.00'	80°46'58"	35.25'	N38°23'58"E	32.40'	21.27'
C24	25.00'	90°00'00"	39.27'	S18°17'42"W	35.36'	25.00'
C25	25.00'	78°36'18"	34.30'	S49°56'08"E	31.67'	20.46'
C26	25.00'	85°30'24"	37.31'	N45°56'26"E	33.94'	23.11'
C27	25.00'	92°28'18"	40.35'	S48°38'59"E	36.11'	26.10'
C28	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C29	25.00'	90°00'00"	39.27'	N18°17'42"E	35.36'	25.00'



**General Notes**

- AC ..... "Acres"
- BL ..... "Building Line"
- C.C.F. .... "County Clerk's File"
- DE ..... "Drainage Easement"
- Em ..... "Easement"
- FC ..... "Film Code"
- FND ..... "Found"
- OCCBCT ..... "Official County Clerk, Brazoria County, Texas"
- OPROBC ..... "Official Public Records of Brazoria County"
- No ..... "Number"
- POB ..... "Point of Beginning"
- ROW ..... "Right-of-Way"
- SSE ..... "Sanitary Sewer Easement"
- Sq Ft ..... "Square Feet"
- Stm SE ..... "Storm Sewer Easement"
- Temp ..... "Temporary"
- UE ..... "Utility Easement"
- Vol = Pg ..... "Volume and Page"
- W.E ..... "Waterline Easement"
- ..... "Block Number"
- ..... "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the plotted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HASS\_1012 and HC06\_14012.
8. 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.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
12. 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.
13. 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.
14. 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."
15. 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.
16. 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.
17. Reserves A, B, D, E, F, G and H shall be owned and maintained by the Home Owners Association.
18. Reserve C shall be owned and maintained by Brazoria County MUD No. 82.
19. Incidental Utilities are including but not limited to the underground utility services.

# ASHLAND SECTION 3

**A SUBDIVISION OF 1942 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEYS, A-81 & A-82  
BRAZORIA COUNTY, TEXAS**

**75 LOTS      8 RESERVES      4 BLOCKS**

**MAY 2024**

**OWNER**  
ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGARLAND, TEXAS 77478  
PHONE

**ENGINEER/PLANNER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10460300  
1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281.342.2033



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.

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.

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.

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:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §
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

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. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.42 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 P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

THENCE, South 66°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 reverse curve to the left, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing South 81°13'29" West, with a chord length of 37.13 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 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;

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;

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;

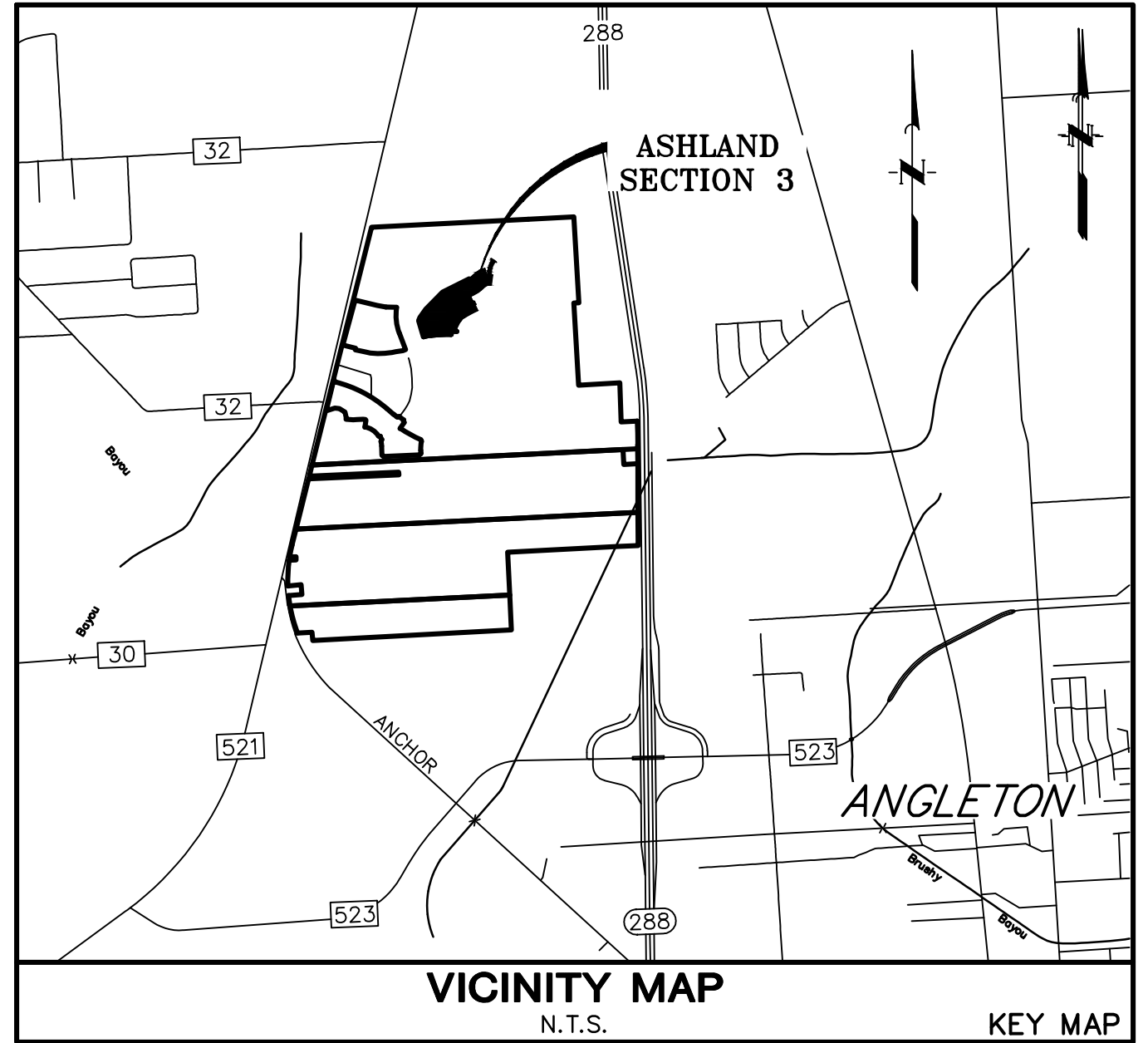
THENCE, South 14°01'46" East, 125.00 feet to a point for corner marking the beginning of a tangent curve to the right;

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.



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

ASHLAND SECTION 3

A SUBDIVISION OF 19.42 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A-81 & A-82 BRAZORIA COUNTY, TEXAS

75 LOTS 8 RESERVES 4 BLOCKS MAY 2024

OWNER ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD, SUITE 102 SUGARLAND, TEXAS 77478 PHONE

ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC Registration Nos. F-23290 & 10040300 1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 1, 2024

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Section 3

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,



Darren J. McAfee, PE

NOTARY:

Acknowledged, subscribed and sworn to before me this 1 day of July 20 24, by

Darren J. McAfee

Witness my hand and official seal.

My commission expires: January 25, 20 2025.

Victoria Grounds  
Notary Public



**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 1, 2024

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Section 4

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,



Darren J. McAfee, PE

NOTARY:

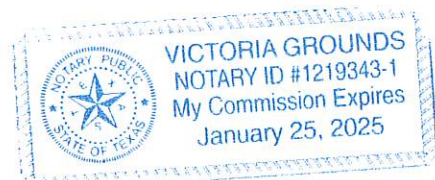
Acknowledged, subscribed and sworn to before me this 1 day of July 20 24, by

Darren J. McAfee

Witness my hand and official seal.

My commission expires: January 25, 2025

Victoria Grounds  
Notary Public





**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 1, 2024

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Section 5

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refiling of the application as a new application.

Sincerely,



Darren J. McAfee, PE

NOTARY:

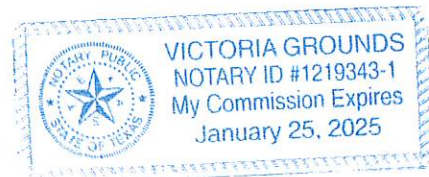
Acknowledged, subscribed and sworn to before me this 1 day of July 2024, by

Darren J. McAfee

Witness my hand and official seal.

My commission expires: January 25, 2025.

Victoria Grounds  
Notary Public





**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 1, 2024

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Section 6

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,



Darren J. McAfee, PE

NOTARY:

Acknowledged, subscribed and sworn to before me this 1 day of July 20 24, by

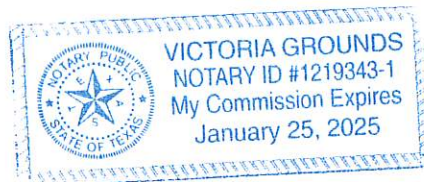
Darren J. McAfee

Witness my hand and official seal.

My commission expires: January 25 20 25

Victoria Grounds

Notary Public





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

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Coral Haven Street Dedication

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,

Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

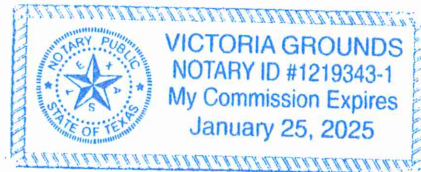
Acknowledged, subscribed and sworn to before me this 25 day of July 2023, by

John A. Alvarez

Witness my hand and official seal.

My commission expires: January 25, 2025.

Victoria Grounds  
Notary Public





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

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Street Dedication Sec 3

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,

Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

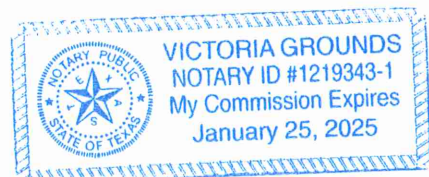
Acknowledged, subscribed and sworn to before me this 25 day of July 2023, by

John A. Alvarez

Witness my hand and official seal.

My commission expires: January 25, 2025

Victoria Grounds  
Notary Public







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

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Street Dedication Sec 1

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

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Sincerely,

Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

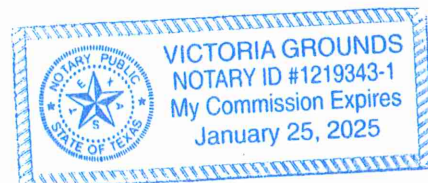
Acknowledged, subscribed and sworn to before me this 25 day of July 20 23, by

John A. Alvarez

Witness my hand and official seal.

My commission expires: January 25, 20 25

Victoria Grounds  
Notary Public







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

PLAT APPLICATION

Sec. 23-127. - Waiver of statutory 30-day plat review form.

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Street Dedication Sec 2

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

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Sincerely,

Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

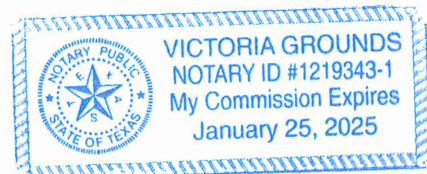
Acknowledged, subscribed and sworn to before me this 25 day of July 2023, by

John A Alvarez

Witness my hand and official seal.

My commission expires: January 25, 2025.

Victoria Grounds  
Notary Public





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

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

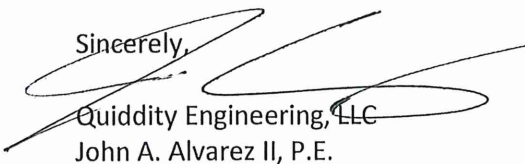
Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Water Plant

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

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Sincerely,

  
Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

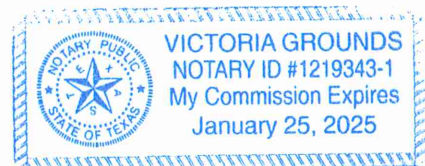
Acknowledged, subscribed and sworn to before me this 25 day of July 2023, by

John A. Alvarez

Witness my hand and official seal.

My commission expires: January 25, 2025.

Victoria Grounds  
Notary Public





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

**PLAT APPLICATION**  
**Sec. 23-127. - Waiver of statutory 30-day plat review form.**

Sec. 23-127. - Waiver of statutory 30-day plat review form.

July 24, 2023

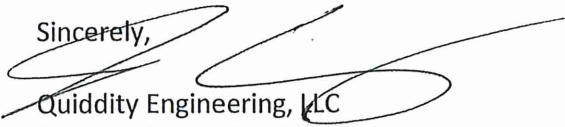
Development Administrator  
City of Angleton  
121 S. Velasco Street  
Angleton, Texas 77515

Re: Ashland Wastewater Treatment Plant & Reserves

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

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Sincerely,

  
Quiddity Engineering, LLC  
John A. Alvarez II, P.E.

NOTARY:

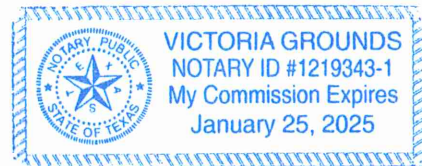
Acknowledged, subscribed and sworn to before me this 25 day of July 2023, by

John A Alvarez

Witness my hand and official seal.

My commission expires: January 25, 2025.

Victoria Grounds  
Notary Public





- RESTRICTED RESERVE A**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.11 AC  
4,672 Sq Ft
- RESTRICTED RESERVE B**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.07 AC  
3,125 Sq Ft
- RESTRICTED RESERVE C**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.17 AC  
7,389 Sq Ft
- RESTRICTED RESERVE D**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.15 AC  
6,331 Sq Ft
- RESTRICTED RESERVE E**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.06 AC  
2,486 Sq Ft
- RESTRICTED RESERVE F**  
Restricted to Open Space, Landscape, Incidental Utility Purposes Only  
0.27 AC  
11,670 Sq Ft

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

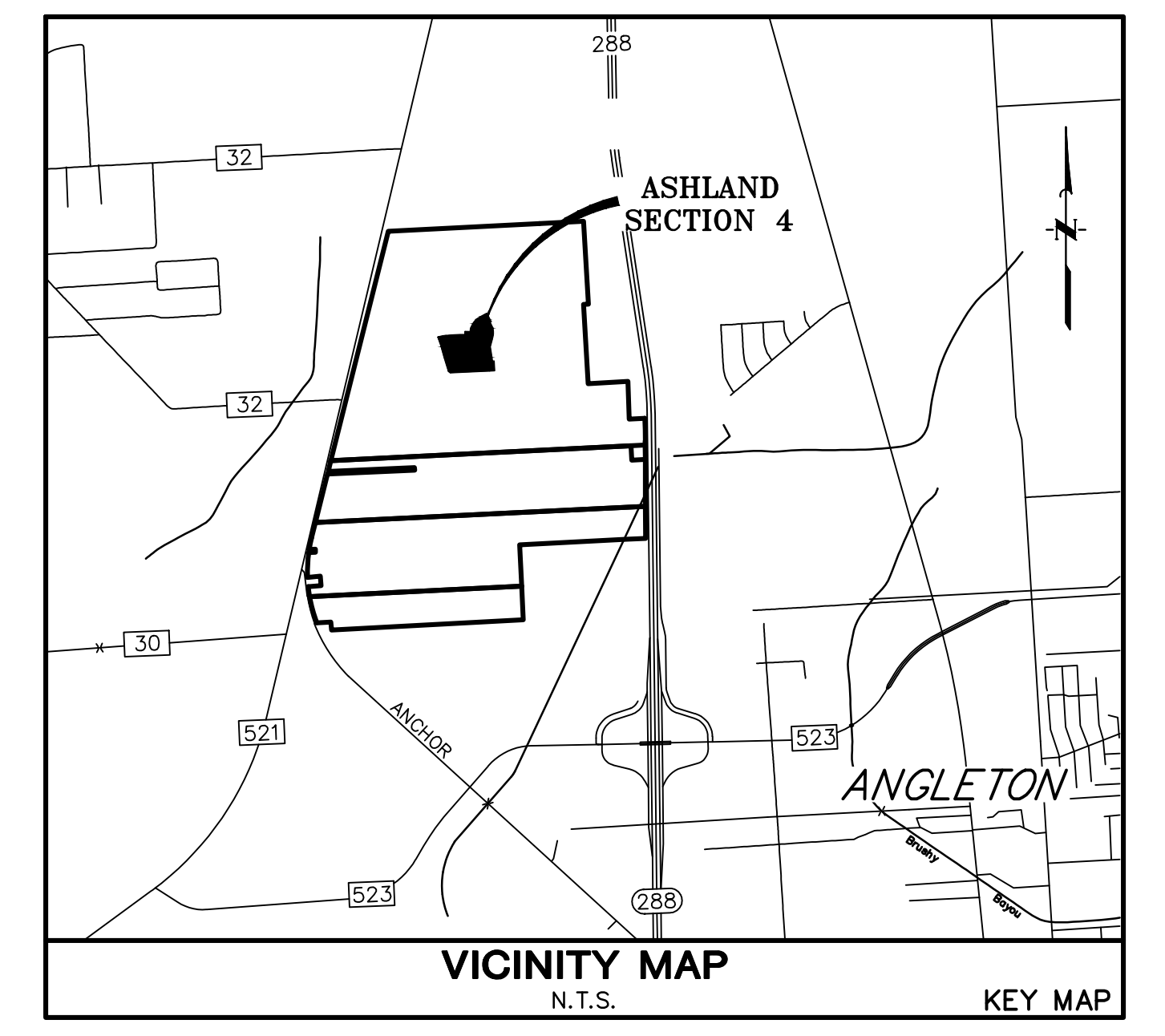
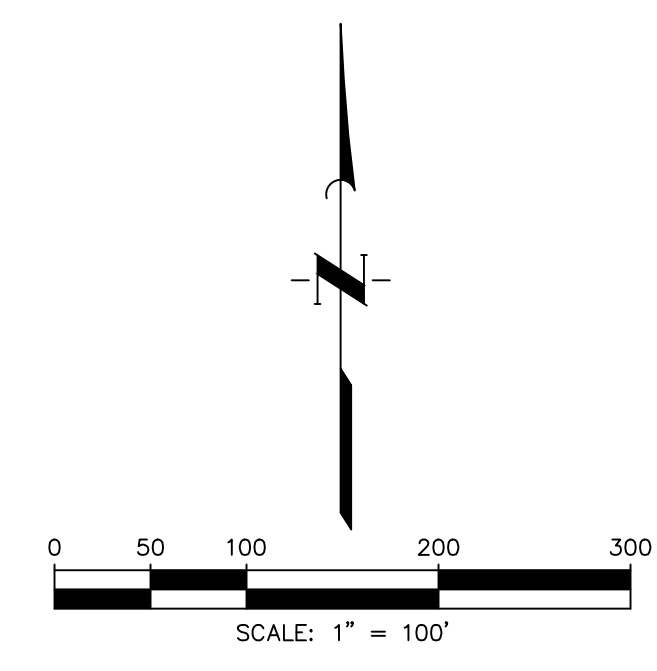
JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. C.C.F. NO. 2001008056 O.R.B.C.T.

JAMES WORTHAM NORTHRUP CALLED 96.50 AC. C.C.F. NO. 2000016352 O.R.B.C.T.

ANCHOR HOLDINGS MP, LLC CALLED 469.08 ACRES by SPECIAL WARRANTY DEED C.C.F. No. 2021085145 O.P.R.B.C.T.

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

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

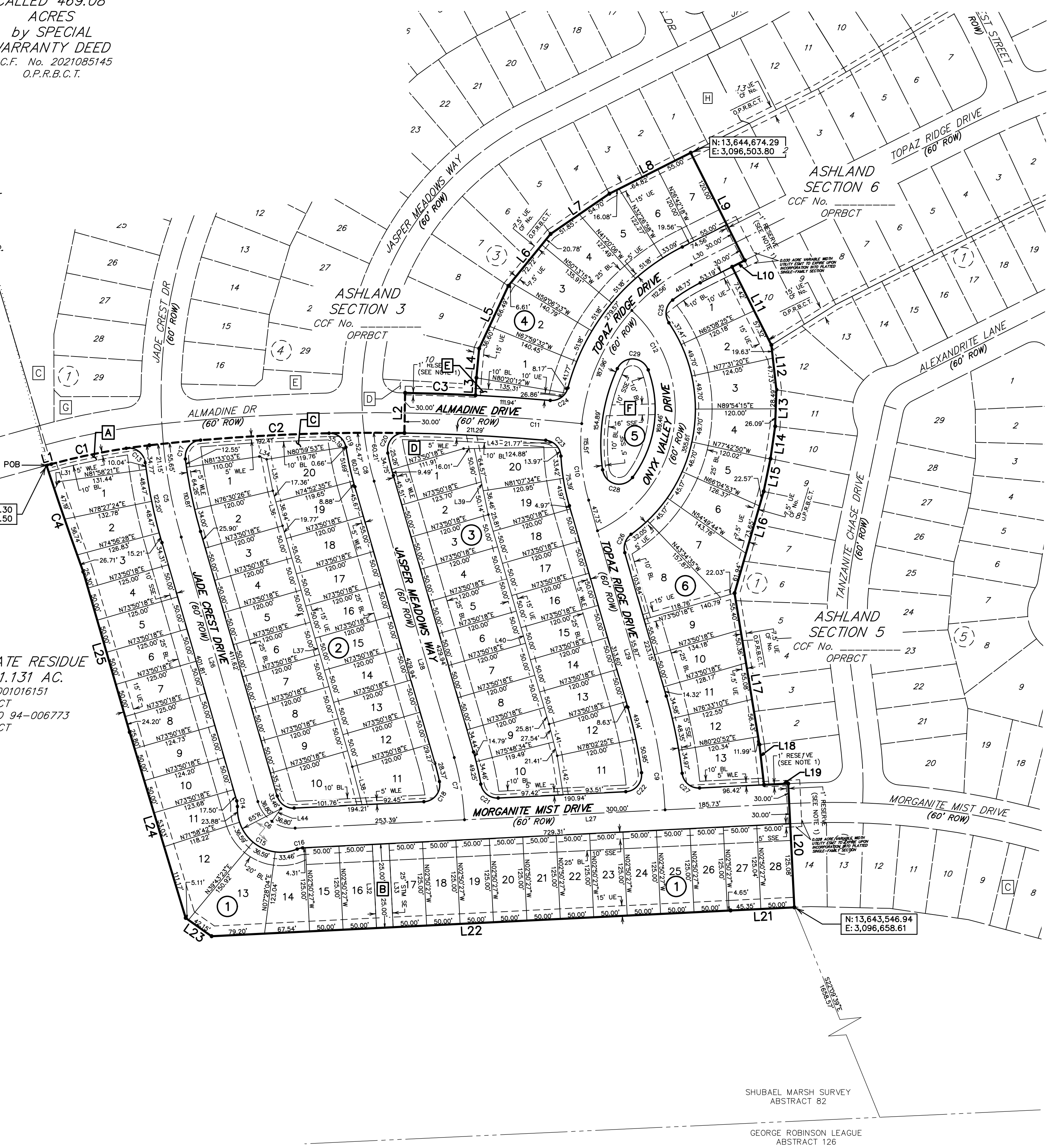


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°29'44"E	7.38'
L2	N00°55'44"E	60.00'
L3	N02°55'07"E	26.10'
L4	N05°32'39"E	43.96'
L5	N24°54'06"E	103.10'
L6	N39°10'31"E	100.11'
L7	N55°35'04"E	106.55'
L8	N63°17'42"E	135.90'
L9	S26°42'18"E	180.00'
L10	S63°17'42"W	21.37'
L11	S26°42'18"E	130.75'
L12	S06°24'33"E	67.37'
L13	S02°02'25"W	54.59'
L14	S08°09'53"W	48.84'
L15	S11°44'21"W	50.00'
L16	S15°56'18"W	158.16'
L17	S09°18'28"E	229.26'
L18	S06°28'10"E	60.52'
L19	N87°09'33"E	36.21'
L20	S02°50'27"E	185.08'
L21	S87°12'27"W	95.35'
L22	S87°09'33"W	776.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N54°48'09"W	47.26'
L24	N16°45'51"W	290.01'
L25	N16°09'42"W	249.50'
L26	S16°09'42"E	411.62'
L27	N87°09'33"E	739.12'
L28	S16°09'42"E	429.94'
L29	S16°09'42"E	313.60'
L30	S63°17'42"W	74.56'
L31	N31°28'05"E	13.26'
L32	N02°50'27"W	125.00'
L33	N02°50'27"W	125.00'
L34	N68°37'21"W	11.83'
L35	S10°58'15"E	47.79'
L36	S15°27'49"E	54.31'
L37	N16°09'42"W	374.77'
L38	S14°27'49"E	58.75'
L39	N11°55'50"W	101.03'
L40	N16°09'42"W	325.81'
L41	S14°25'51"E	48.95'
L42	S08°53'15"E	58.95'
L43	S89°12'09"W	140.89'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	970.00'	8°49'05"	149.29'	N79°09'22"E	149.14'	74.79'
C2	2970.00'	7°22'02"	381.89'	N87°14'43"E	381.63'	191.21'
C3	3030.00'	1°59'22"	105.21'	S88°04'34"E	105.20'	52.61'
C4	5868.77'	1°38'32"	168.21'	N19°02'10"W	168.21'	84.11'
C5	760.00'	10°43'30"	142.26'	S10°47'57"E	142.05'	71.34'
C6	55.00'	76°40'46"	73.61'	S54°30'05"E	68.24'	43.50'
C7	400.00'	13°31'47"	94.45'	N09°23'48"W	94.24'	47.45'
C8	460.00'	9°13'11"	74.02'	S11°33'06"E	73.94'	37.09'
C9	700.00'	13°26'24"	164.20'	N09°26'30"W	163.83'	82.48'
C10	300.00'	79°27'24"	416.03'	S23°34'00"W	383.49'	249.32'
C11	3000.00'	5°03'36"	264.94'	N86°32'27"W	264.86'	132.56'
C12	200.00'	112°50'36"	393.90'	N08°50'19"E	333.25'	301.27'
C13	25.00'	9°11'35"	39.79'	N52°53'45"W	35.72'	25.53'
C14	25.00'	19°11'17"	8.37'	N06°34'03"W	8.33'	4.23'
C15	65.00'	115°03'20"	130.53'	S54°30'05"E	109.67'	102.14'
C16	25.00'	19°11'17"	8.37'	S77°33'54"W	8.33'	4.23'
C17	25.00'	92°30'28"	40.36'	S38°47'22"W	36.12'	26.12'
C18	25.00'	98°55'40"	43.17'	N37°41'42"E	38.00'	29.23'
C19	25.00'	82°09'56"	35.85'	N50°09'43"W	32.86'	21.80'
C20	25.00'	102°27'36"	44.71'	S39°41'56"W	38.98'	31.13'
C21	25.00'	83°14'32"	36.32'	S51°13'11"E	33.21'	22.21'
C22	25.00'	94°45'42"	41.35'	N39°46'42"E	36.79'	27.17'
C23	25.00'	81°55'24"	35.75'	N44°01'59"W	32.78'	21.70'
C24	25.00'	80°16'46"	35.03'	N54°53'44"E	32.23'	21.08'
C25	25.00'	87°08'01"	38.02'	S09°23'17"W	34.46'	23.78'
C26	25.00'	70°34'09"	30.79'	S19°07'22"W	28.88'	17.69'
C27	25.00'	85°56'00"	37.50'	S49°52'27"E	34.08'	23.29'
C28	25.00'	135°00'36"	58.91'	S75°38'26"E	46.20'	60.37'
C29	25.00'	135°00'36"	58.91'	N87°45'46"W	46.20'	60.37'

JOE HEIM ESTATE RESIDUE CALLED 541.131 AC. C.C.F. No. 2001016151 OCCBCT DESC. IN CCF NO 94-006773 OCCBCT



- General Notes
- AC ..... "Acres"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - DE ..... "Drainage Easement"
  - Em ..... "Easement"
  - FC ..... "Firm Code"
  - FND ..... "Found"
  - OCCBCT ..... "Official County Clerk, Brazoria County, Texas"
  - OPRBOC ..... "Official Public Records of Brazoria County"
  - No ..... "Number"
  - POB ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ..... "Block Number"
  - ..... "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
  - ..... "Street Name Break"

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and re-vest in the dedicatory, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- 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 HCOC\_14012.
- These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 4803900430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County MUD #82, Centertown, Texas New Mexico Power, and Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit."
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or Surveyor of record.
- Reserves A-F shall be owned and maintained by the Home Owners Association.
- Incidental Utilities are including but not limited to the underground utility services.

**ASHLAND SECTION 4**  
A SUBDIVISION OF 19.38 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS  
**88 LOTS      6 RESERVES      6 BLOCKS**  
**MAY 2024**

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

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23296 & L3048100  
6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.773.5337



STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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.

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.

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

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

STATE OF TEXAS §
COUNTY OF §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF §

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 §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01--008056 of the Official 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 "520") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

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

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

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

THENCE, along the arc of said compound curve to the right having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing North 87°14'43" East, with a chord length of 381.63 feet, to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

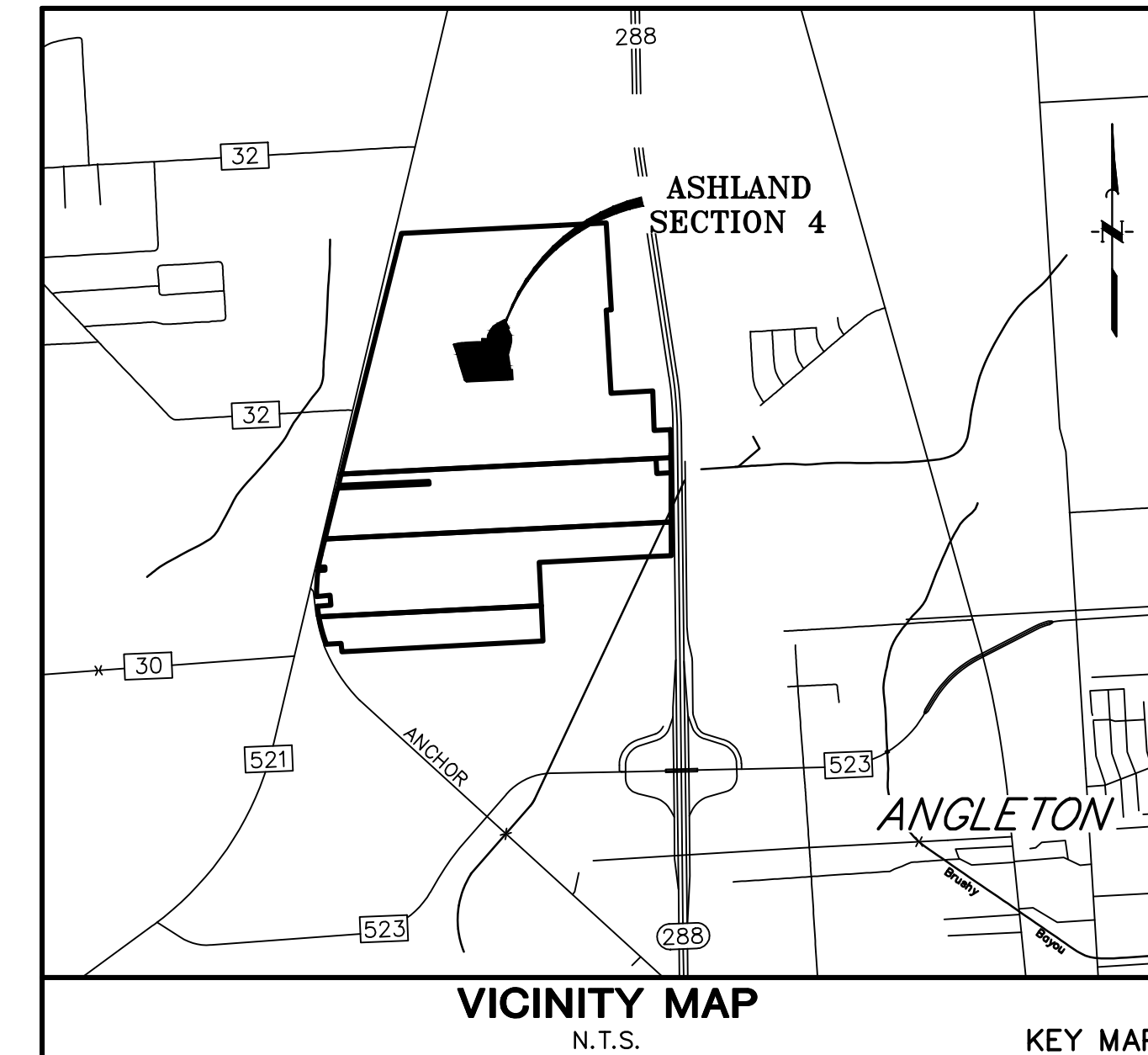
THENCE, South 87°09'33" West, 776.39 feet to a point for corner;

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

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

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

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



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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

LOT AREA SUMMARY

Table with 5 columns (Block 1-5) and 29 rows (Lots 1-29) showing lot area in square feet.

ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

88 LOTS 6 RESERVES 6 BLOCKS MAY 2024

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

ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22790 & 20048100 6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

A	B	C	D
<b>RESTRICTED RESERVE "A"</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.74 AC 32,032.51 Sq. Ft.	<b>RESTRICTED RESERVE "B"</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.29 AC 12,556.41 Sq. Ft.	<b>RESTRICTED RESERVE "C"</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.07 AC 3,165.36 Sq. Ft.	<b>RESTRICTED RESERVE "D"</b> Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.16 AC 6,783.43 Sq. Ft.

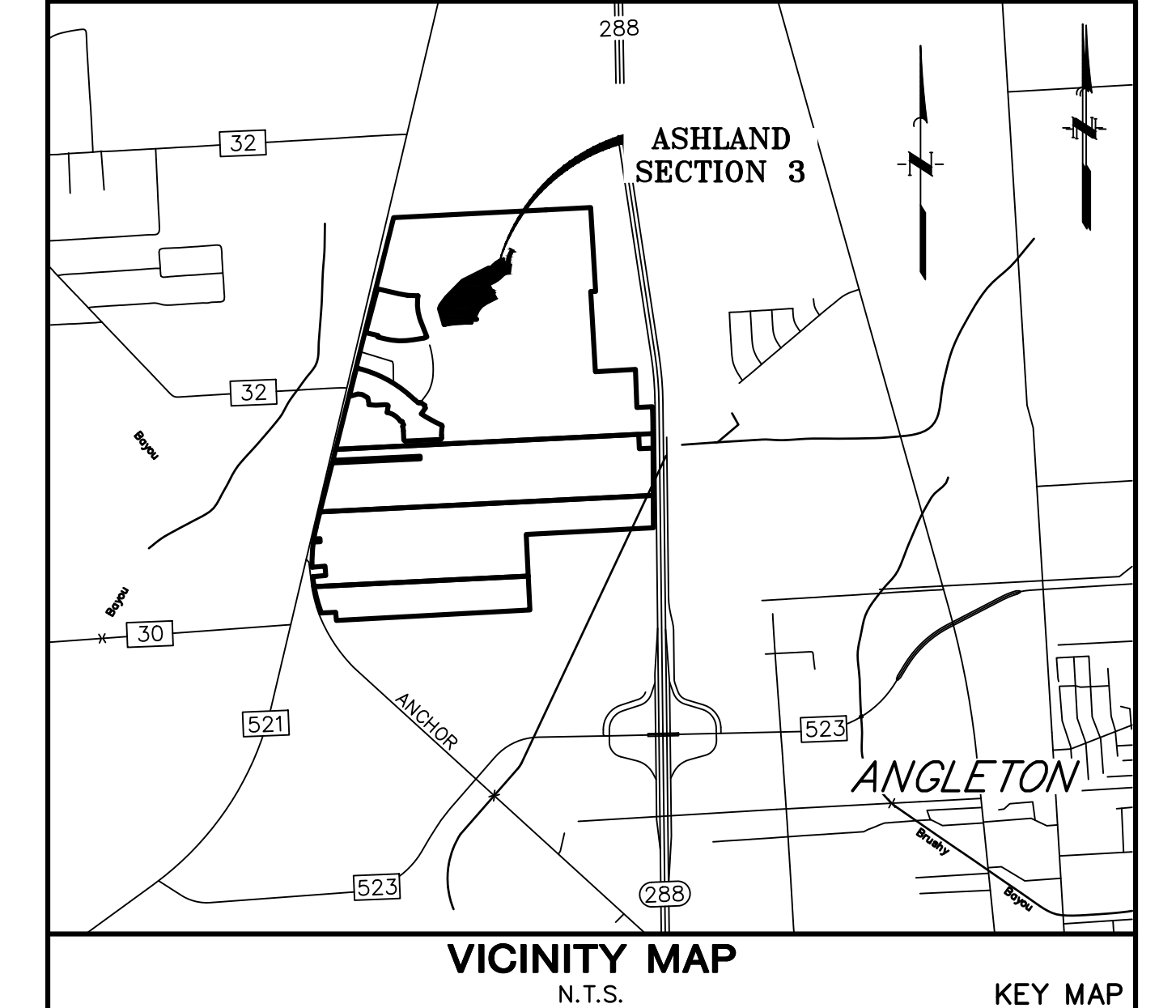
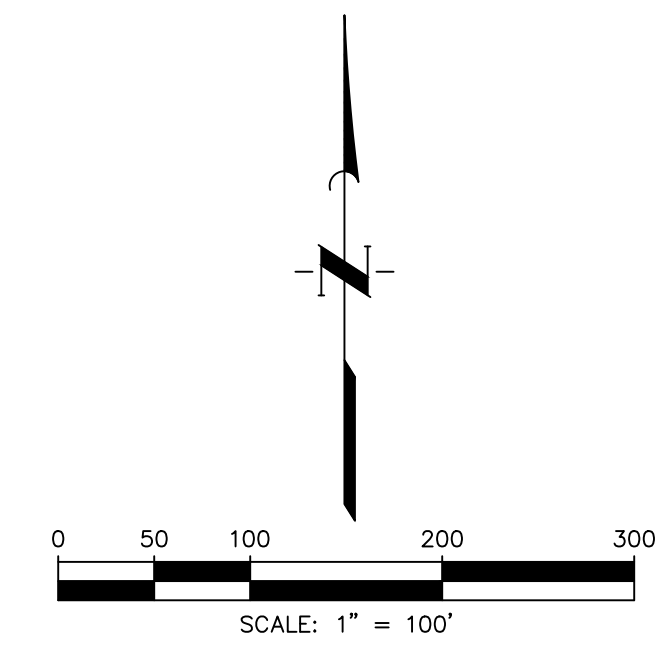
LINE	BEARING	DISTANCE
L1	N57°51'47"E	113.51'
L2	N63°17'42"E	275.00'
L3	N63°56'38"E	54.51'
L4	N66°31'30"E	54.29'
L5	N69°37'38"E	70.23'
L6	N72°44'57"E	60.00'
L7	N73°30'38"E	65.92'
L8	N75°56'46"E	180.20'
L9	N74°52'19"E	76.39'
L10	S22°28'05"W	189.80'
L11	N72°27'47"W	324.50'
L12	N75°07'34"W	118.39'
L13	N81°51'46"W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

LINE	BEARING	DISTANCE
L37	N07°11'23"W	127.02'
L38	N02°05'39"E	7.93'
L39	N31°43'37"W	159.46'
L40	N08°15'24"W	62.59'
L41	S07°37'12"E	86.40'
L42	S02°47'27"E	152.47'
L43	S02°26'59"W	159.26'
L44	N07°41'26"E	159.26'
L45	S12°55'52"W	159.26'
L46	N18°10'18"E	69.63'
L47	S63°10'18"W	14.14'
L48	N71°49'42"W	114.50'
L49	N68°20'02"W	116.48'
L50	N21°49'49"W	13.77'
L51	S24°40'25"W	165.80'
L52	S64°42'07"W	108.37'
L53	N13°26'05"E	126.74'
L54	N13°26'05"E	126.39'
L55	N09°42'06"W	63.79'
L56	N06°11'11"W	49.48'
L57	N02°25'48"W	49.48'
L58	N00°32'01"E	98.95'
L59	N04°29'07"E	98.95'
L60	N08°26'13"E	98.95'
L61	N11°39'35"E	62.45'
L62	N07°04'20"W	56.92'
L63	N00°17'03"W	73.63'
L64	N07°38'37"E	52.63'
L65	S10°39'06"W	21.70'
L66	N14°36'20"E	83.41'
L67	N05°11'36"E	102.03'
L68	N14°14'40"W	121.09'
L69	N75°53'44"E	160.21'
L70	S74°09'09"E	161.07'
L71	S20°02'27"E	12.33'
L72	S56°51'16"W	16.50'

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



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



- General Notes
- AC = "Acres"
  - BL = "Building Line"
  - C.C.F. = "County Clerk's File"
  - DE = "Drainage Easement"
  - Eam = "Easement"
  - FC = "Firm Code"
  - FND = "Found"
  - OCCBCT = "Official County Clerk, Brazoria County, Texas"
  - OPROBC = "Official Public Records of Brazoria County"
  - No. = "Number"
  - POB = "Point of Beginning"
  - ROW = "Right-of-Way"
  - SSE = "Sanitary Sewer Easement"
  - Sq Ft = "Square Feet"
  - Strm SE = "Storm Sewer Easement"
  - Temp = "Temporary"
  - UE = "Utility Easement"
  - Vol - Pg = "Volume and Page"
  - W.E. = "Waterline Easement"
  - ① = "Block Number"
  - ① = "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity Eng.' as Per Certification"

- A one-foot reserve (1" reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and be retained in the dedicating, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
- VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Altimera's RTK Network, Stations HAGS\_1012 and 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton may rely on the adequacy of the work of the Engineer and/or surveyor of record.
- Reserves A, B, C and D shall be owned and maintained by the Homeowners Association.
- Incidental Utilities are including but not limited to the underground utility services.

# ASHLAND SECTION 5

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

**102 LOTS      4 RESERVES      5 BLOCKS**

**MAY 2024**

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

**ENGINEER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & L0046100  
6380 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5387



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table with 3 columns: BLOCK 1, BLOCK 2, BLOCK 3. Each column contains Lot No. and Lot Area (sq ft) for lots 1 through 21.

Table with 2 columns: BLOCK 4, BLOCK 5. Each column contains Lot No. and Lot Area (sq ft) for lots 1 through 29.

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 45, 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:

That I, Steve Jores, 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 Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

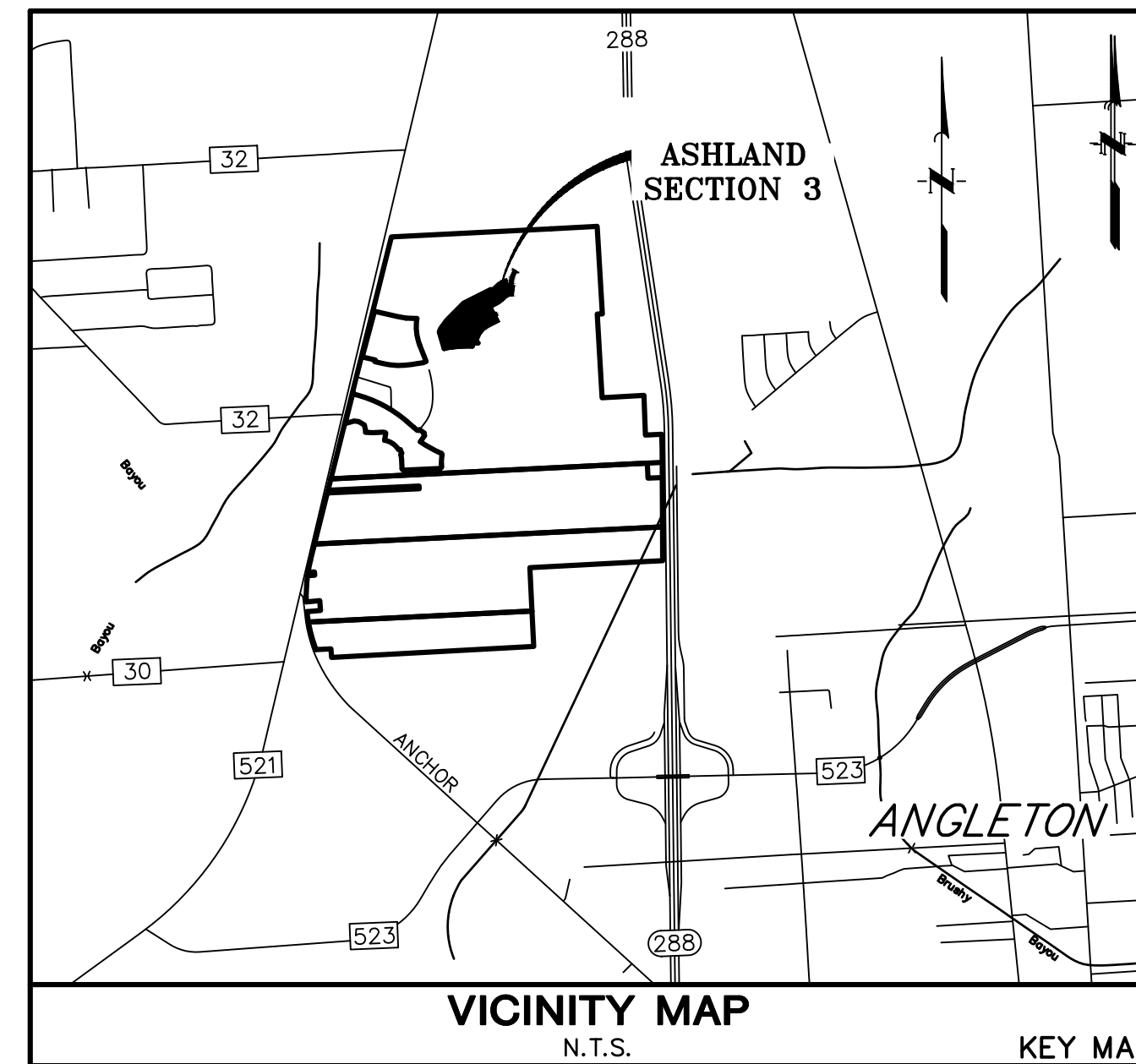
That I, Darren J. McAfee, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

Darren J. McAfee
Professional Engineer No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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



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

ASHLAND SECTION 5

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

102 LOTS 4 RESERVES 5 BLOCKS MAY 2024

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

ENGINEER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Quality Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23200 & S0046100 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 1	
LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.	LOT	Sq. Ft.
1	8,812	1	8,965	1	6,550	1	7,786
2	9,527	2	6,887	2	7,194	2	6,903
3	8,862	3	6,791	3	6,650	3	7,038
4	8,747	4	6,600	4	6,705	4	6,665
5	8,148	5	6,600	5	6,915	5	7,218
6	7,052	6	6,600	6	7,125	6	8,563
7	7,123	7	6,600	7	8,832	7	8,791
8	7,052	8	6,600	8	8,764	8	8,446
9	7,052	9	6,744	9	6,881	9	6,586
10	7,123	10	7,423	10	7,315	10	6,762
11	7,052			11	6,880	11	6,654
12	7,052			12	6,771	12	8,169
13	7,951			13	6,550	13	8,704
14	11,427			14	5,239	14	6,815
15	12,363					15	6,815
16	7,211					16	6,815
17	7,853					17	6,815
18	48,558					18	6,815
						19	7,361
						20	8,652
						21	8,819
						22	4,836
						23	

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

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	715.00'	1°27'39"	18.23'	S50°05'36"E	18.23'	9.12'
C2	1765.00'	3°41'40"	1054.60'	S32°14'43"E	1038.99'	543.57'
C3	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C4	330.00'	1°24'52"	8.15'	N82°40'34"W	8.15'	4.07'
C5	25.00'	81°29'18"	35.56'	N42°38'21"W	32.63'	21.54'
C6	370.00'	35°10'04"	227.10'	N15°41'20"E	223.56'	117.26'
C7	25.00'	95°54'12"	41.85'	N81°13'29"E	37.13'	27.72'
C8	1000.00'	6°43'50"	117.47'	N59°55'47"E	117.40'	58.80'
C9	55.00'	89°40'57"	86.09'	N78°35'40"W	77.57'	54.70'
C10	1285.00'	12°22'37"	277.58'	N27°33'52"W	277.04'	139.33'
C11	1200.00'	10°12'56"	213.95'	S68°24'10"W	213.67'	107.26'
C12	55.00'	96°28'30"	92.61'	N25°16'23"E	82.05'	61.60'
C13	1585.00'	1°41'01"	396.06'	N30°07'22"W	395.03'	199.06'
C14	300.00'	44°41'15"	233.98'	N59°37'30"W	228.10'	123.31'
C15	25.00'	18°39'52"	8.14'	S32°19'39"E	8.11'	4.11'
C16	65.00'	134°21'30"	152.42'	N25°31'10"E	119.82'	154.47'
C17	25.00'	19°11'17"	8.37'	S83°06'17"W	8.33'	4.23'
C18	25.00'	90°38'20"	39.55'	S28°11'28"W	35.55'	25.28'
C19	25.00'	92°21'41"	40.30'	N63°18'32"W	36.08'	26.05'
C20	25.00'	88°20'53"	38.55'	N20°20'44"E	34.84'	24.29'
C21	25.00'	40°35'13"	17.71'	N36°16'15"E	17.34'	9.24'
C22	65.00'	149°04'03"	169.11'	N89°29'20"W	125.29'	234.92'
C23	25.00'	25°19'58"	11.05'	S27°37'17"E	10.96'	5.62'
C24	25.00'	86°41'55"	37.83'	S67°06'25"E	34.32'	23.60'

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

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N57°40'23"E	54.03'
L22	N53°44'19"E	53.98'
L23	N47°20'07"E	54.69'
L24	N43°24'51"E	30.35'
L25	N55°13'34"E	52.20'
L26	N72°40'17"E	38.31'
L27	N85°56'19"E	57.37'
L28	N08°01'52"E	187.02'
L29	S63°17'42"W	50.27'
L30	S56°33'52"W	128.79'
L31	N03°38'05"W	7.00'
L32	S63°17'42"W	392.41'
L33	S17°07'42"E	150.33'
L34	S73°30'38"W	104.19'
L35	S64°28'06"E	17.65'
L36	S52°46'46"W	14.14'
L37	S82°13'14"E	109.33'
L38	S53°08'04"E	169.44'
L39	S36°30'52"E	188.36'
L40	S30°44'59"E	175.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S24°59'05"E	168.45'
L42	S16°45'08"E	113.53'
L43	S07°05'06"W	113.12'
L44	S71°42'18"E	14.14'
L45	S63°17'42"W	114.95'
L46	S59°19'38"W	232.16'
L47	N15°05'56"W	122.06'
L48	N05°25'16"W	25.43'
L49	N05°10'22"E	90.77'
L50	S70°28'12"W	24.54'
L51	N73°48'44"W	47.88'
L52	N59°50'27"W	49.37'
L53	N37°45'48"W	52.96'
L54	N34°44'18"W	54.43'
L55	N32°33'54"W	54.43'
L56	N30°23'30"W	54.43'
L57	N28°13'05"W	54.43'
L58	N26°02'41"W	54.43'
L59	N21°32'20"W	64.04'

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

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

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

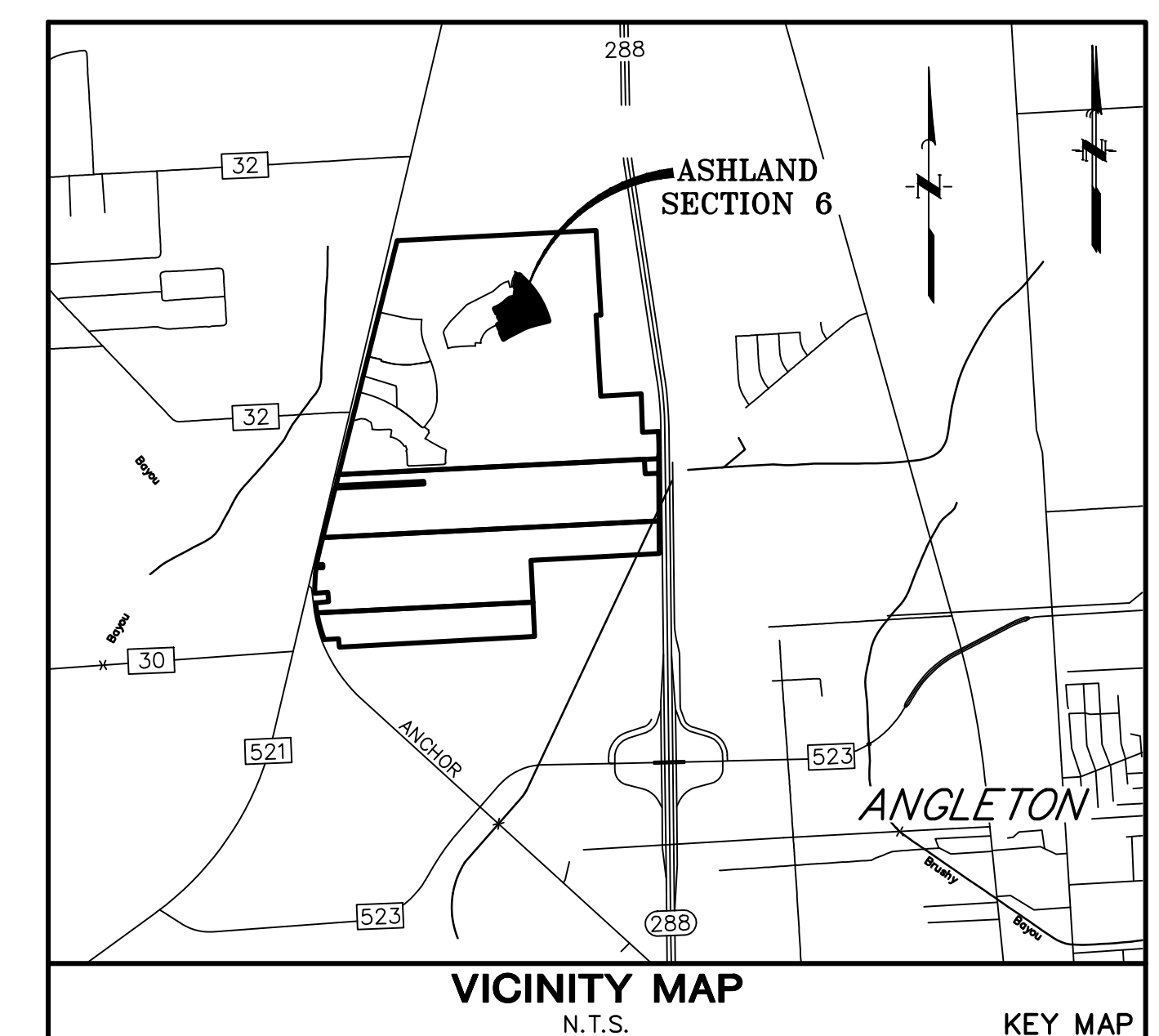
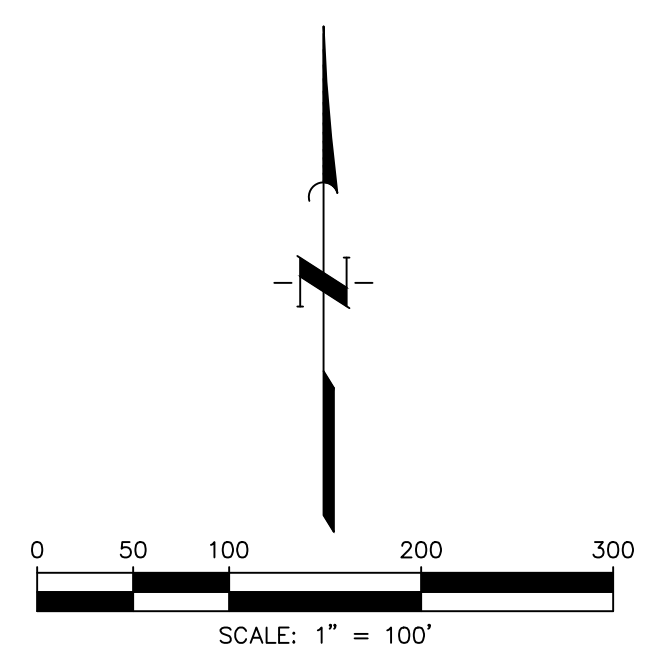
ANGLTON FAMILY PARTNERSHIP, LTD.  
CALLED 39.55 ACRES  
by GENERAL WARRANTY DEED  
C.C.F. No. 2013024218  
O.P.R.B.C.T.

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

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

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

ANCHOR HOLDINGS MP, LLC  
CALLED 469.08 ACRES  
by SPECIAL WARRANTY DEED  
C.C.F. No. 2021085145  
O.P.R.B.C.T.



- General Notes
- AC ..... "Acres"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - DE ..... "Drainage Easement"
  - Eas ..... "Easement"
  - FC ..... "Film Code"
  - FND ..... "Found"
  - OCCBCT ..... "Official County Clerk, Brazoria County, Texas"
  - OPRBCB ..... "Official Public Records of Brazoria County"
  - No ..... "Number"
  - POB ..... "Point of Beginning"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Stm SE ..... "Storm Sewer Easement"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol. Pg ..... "Volume and Page"
  - WLE ..... "Waterline Easement"
  - ① ..... "Block Number"
  - ② ..... "Set 3/4-inch Iron Rod With Cap Stamped \"Quiddity Eng.\" as Per Certification"

1. All building lines along street rights-of-way are as shown on the plat.
2. The Coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
5. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on the Allterra's RTK Network, Stations HGS\_1012 and HCOG\_14012.
6. These tracts lie within Zone "X" And Zone "X-Shades" 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.
7. All drainage easements shown herein shall be dedicated to the public and shall be maintained by the MUD.
8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
9. This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
10. 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.
11. 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.
12. 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."
13. 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.
14. 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.
15. Reserves A, B, and C shall be owned and maintained by the Homeowners Association.
16. Incidental Utilities are including but not limited to the underground utility services.

**ASHLAND SECTION 6**  
A SUBDIVISION OF 15.20 ACRES OF LAND  
OUT OF THE  
LEAGUE SHUBEAELE MARSH SURVEY, A- 81 AND 82,  
BRAZORIA COUNTY, TEXAS  
**62 LOTS      3 RESERVES      4 BLOCKS**  
**MAY 2024**

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

ENGINEER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 30046100  
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000



STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 45, 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.

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.

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.

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.

Notary Public
State of Texas

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

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

Darren J. McAfee
Professional Engineer No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §
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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

THENCE, South 66°07'16" East, 2331.88 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

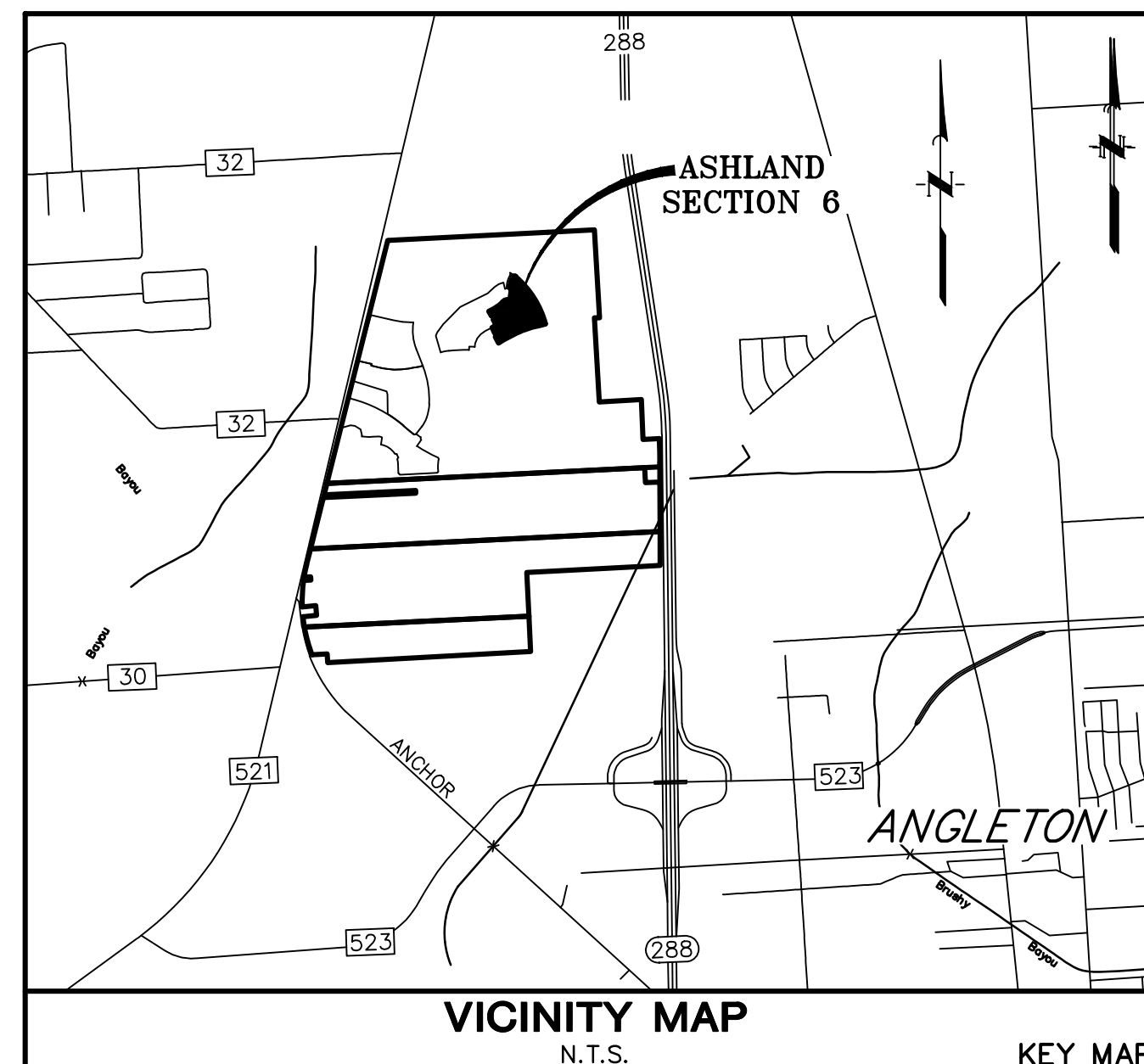
THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

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

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

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

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



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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND OUT OF THE LEAGUE SHUBAEL MARSH SURVEY, A- 81 AND 82, BRAZORIA COUNTY, TEXAS

62 LOTS 3 RESERVES 4 BLOCKS MAY 2024

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

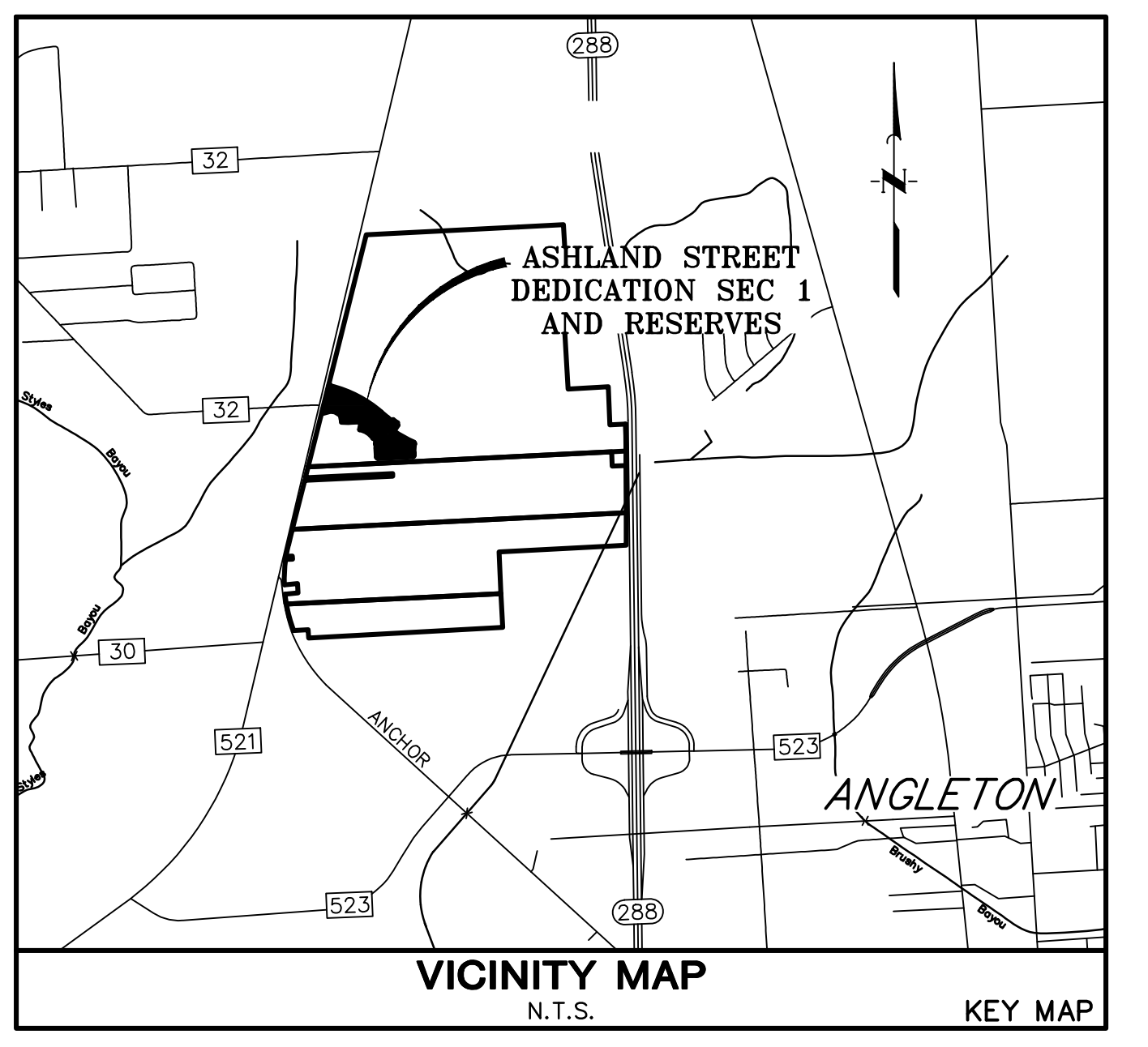
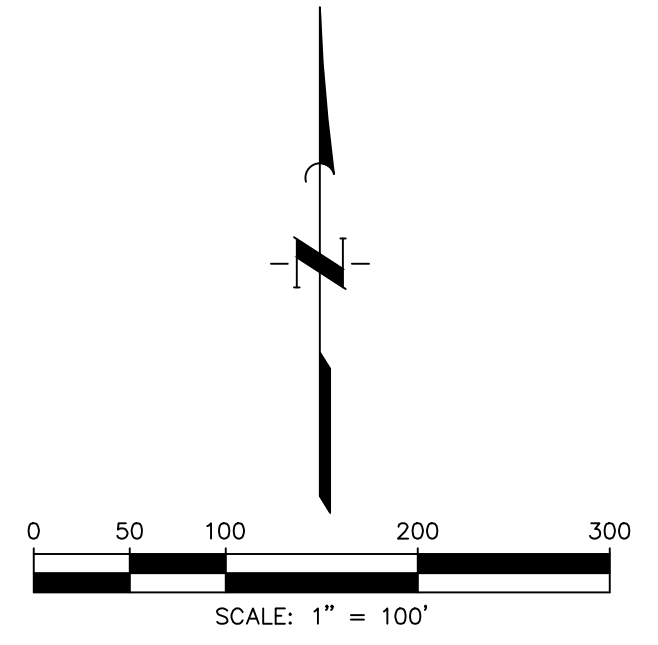
ENGINEER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. 2-2320 & 30063005 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77445 • 832.913.4000

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

JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. C.C.F. NO. 2001008056 O.R.B.C.T.

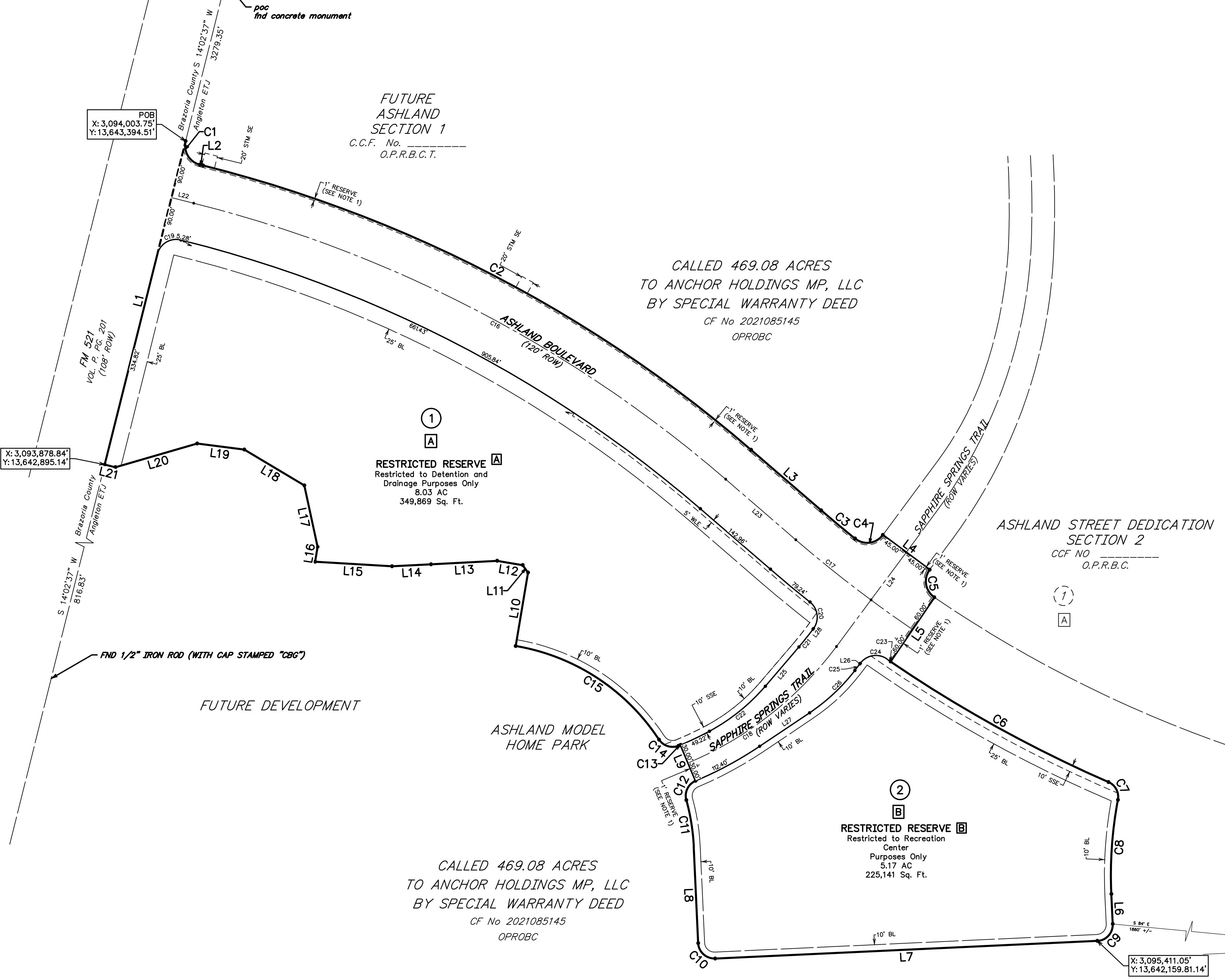
JAMES WORTHAM NORTHRUP CALLED 96.50 AC. C.C.F. NO. 2000016352 O.R.B.C.T.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	8.03	ANCHOR HOLDINGS MP, LLC
B	RECREATION CENTER	5.17	ANCHOR HOLDINGS MP, LLC



- BL ..... "Building Line"
- C.C.F. .... "County Clerk's File"
- DE ..... "Drainage Easement"
- Eam ..... "Easement"
- FC ..... "Firm Code"
- FND ..... "Found"
- O.C.C.B.T. .... "Official County Clerk, Brazoria County, Texas"
- No. .... "Number"
- ROW ..... "Right-of-Way"
- SSE ..... "Sanitary Sewer Easement"
- Sq Ft ..... "Square Feet"
- Stm SE ..... "Storm Sewer Easement"
- Temp ..... "Temporary"
- UE ..... "Utility Easement"
- Vol - Pg ..... "Volume and Page"
- WLE ..... "Waterline Easement"
- ..... "Block Number"
- ..... "Set 3/4-inch Iron Rod (with Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER') as per Certification"

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent storage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revert in the dedicant, his heirs, assigns or successors.
  - All building lines along street rights-of-way are as shown on the plat.
  - The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001149334.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fences.
  - 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 Alltress's RTK Network, Stations HA052.1012 and HA052.14012.
  - According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
  - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State 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 where or not the application is reviewed for code compliance by the City Engineer.
  - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
  - Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82.
  - Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: D06956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°02'37"E	514.82'
L2	S75°56'55"E	5.31'
L3	S49°11'44"E	142.96'
L4	S53°27'23"E	90.00'
L5	S34°17'37"W	120.00'
L6	S02°38'38"E	46.21'
L7	S87°21'22"W	590.66'
L8	N02°38'38"W	148.59'
L9	N22°46'42"W	60.01'
L10	N09°32'52"E	115.00'
L11	N35°27'08"W	14.14'
L12	N80°27'08"W	39.99'
L13	S87°00'33"W	102.41'
L14	S87°02'50"W	60.12'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'32"	47.12'	S30°57'09"E	42.42'	30.00'
C2	2060.00'	26°45'10"	961.87'	S62°34'20"E	953.15'	489.87'
C3	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	2060.00'	10°42'36"	385.07'	S61°03'41"E	384.51'	193.10'
C7	25.00'	77°03'36"	33.62'	S27°53'12"E	31.15'	19.91'
C8	630.00'	13°17'14"	146.10'	S03°59'59"W	145.77'	73.38'
C9	25.00'	90°00'00"	39.27'	S42°21'22"W	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°38'38"W	35.36'	25.00'
C11	330.00'	12°45'28"	73.48'	N09°01'22"W	73.33'	36.89'
C12	25.00'	82°37'24"	36.05'	N25°54'36"E	33.01'	21.97'
C13	519.99'	0°24'12"	3.66'	S67°25'24"W	3.66'	1.83'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C14	25.00'	77°55'52"	34.00'	N72°12'01"W	31.44'	20.22'
C15	330.00'	47°13'02"	271.95'	N56°50'37"W	264.32'	144.23'
C16	2000.00'	26°45'10"	933.85'	N62°34'20"W	925.39'	475.60'
C17	2000.00'	6°30'39"	227.27'	S22°27'04"E	227.15'	113.76'
C18	550.00'	30°40'38"	294.48'	N51°52'59"E	290.97'	150.86'
C19	30.00'	90°00'28"	47.13'	S59°02'51"W	42.43'	30.00'
C20	30.00'	87°56'23"	46.05'	N07°25'42"W	41.66'	28.94'
C21	505.00'	3°58'25"	35.02'	N38°31'53"E	35.02'	17.52'
C22	300.00'	21°16'48"	111.42'	N51°09'30"E	110.78'	56.36'
C23	2060.00'	0°11'38"	6.97'	N55°36'34"W	6.97'	3.49'
C24	30.00'	87°56'34"	46.05'	S80°30'58"W	41.66'	28.94'
C25	595.00'	1°13'27"	12.71'	N37°09'24"E	12.71'	6.36'
C26	300.00'	18°20'59"	96.08'	N46°56'38"E	95.67'	48.45'

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82 BRAZORIA COUNTY, TEXAS  
2 RESERVES 2 BLOCKS  
MAY 2024

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

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 30840-010  
6330 West Loop South, Suite 550, Bellaire, TX 77404 • 713.773.3337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as 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.

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.

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 §

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

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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. McAshan, P.E.
Professional Engineer

A METES & BOUNDS description of a certain 17.53-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 (OPROBC); said 17.53-acre tract, being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 3279.35 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non-tangent curve to the left, from which a found 1/2-inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 1331.65 feet;

THENCE, over and across said 469.08-acre tract the following thirty-five (35) courses and distances:

- 1. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 89°59'32", an arc length of 47.12 feet, and a long chord bearing South 30°57'09" East, with a chord length of 42.42 feet to a point for corner;
2. South 75°56'55" East, 5.31 feet to a point for corner marking the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 26°45'10", an arc length of 961.87 feet, and a long chord bearing South 62°34'20" East, with a chord length of 953.15 feet to a point for corner;
4. South 49°11'44" East, 142.96 feet to a point for corner marking the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing South 50°12'02" East, with a chord length of 68.05 feet to a point for corner marking the beginning of a compound curve to the left;
6. Along the arc of said compound curve to the left having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing North 82°40'10" East, with a chord length of 43.25 feet to a point for corner;
7. South 53°27'23" East, 90.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
8. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing South 09°34'51" East, with a chord length of 43.25 feet to a point for corner;
9. South 34°17'37" West, 120.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
10. Along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 10°42'36", an arc length of 385.07 feet, and a long chord bearing South 61°03'41" East, with a chord length of 384.51 feet to a point for corner marking the beginning of a reverse curve to the right;
11. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°03'36", an arc length of 33.62 feet, and a long chord bearing South 27°53'12" East, with a chord length of 31.15 feet to a point for corner marking the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left having a radius of 630.00 feet, a central angle of 13°17'14", an arc length of 146.10 feet, and a long chord bearing South 03°59'59" West, with a chord length of 145.77 feet to a point for corner;
13. South 02°38'38" East, 46.21 feet to a point for corner marking the beginning of a curve to the right;
14. Along the arc of said curve to the right having a radius of 25.00 feet,

a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°21'22" West, with a chord length of 35.36 feet to a point for corner;

15. South 87°21'22" West, 590.66 feet to a point for corner marking the beginning of a curve to the right;

16. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°38'38" West, with a chord length of 35.36 feet to a point for corner;

17. North 02°38'38" West, 148.59 feet to a point for corner marking the beginning of a curve to the left;

18. Along the arc of said curve to the left having a radius of 330.00 feet, a central angle of 12°45'28", an arc length of 73.48 feet, and a long chord bearing North 09°01'22" West, with a chord length of 73.33 feet to a point for corner marking the beginning of a reverse curve to the right;

19. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing North 25°54'36" East, with a chord length of 33.01 feet to a point for corner;

20. North 22°46'42" West, 60.01 feet to a point for corner marking the beginning of a non-tangent curve to the right;

21. Along the arc of said non-tangent curve to the right having a radius of 519.99 feet, a central angle of 00°24'12", an arc length of 3.66 feet, and a long chord bearing South 67°25'24" West, with a chord length of 3.66 feet to a point for corner marking the beginning of a compound curve to the right;

22. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°55'52", an arc length of 34.00 feet, and a long chord bearing North 72°12'01" West, with a chord length of 31.44 feet to a point for corner marking the beginning of a reverse curve to the left;

23. Along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 47°13'02", an arc length of 271.95 feet, and a long chord bearing North 56°50'37" West, with a chord length of 264.32 feet to a point for corner;

24. North 09°32'52" East, 115.00 feet to a point for corner;

25. North 35°27'08" West, 14.14 feet to a point for corner;

26. North 80°27'08" West, 39.99 feet to a point for corner;

27. South 87°00'33" West, 102.41 feet to a point for corner;

28. South 87°02'50" West, 60.12 feet to a point for corner;

29. North 86°35'27" West, 118.93 feet to a point for corner;

30. North 09°08'42" East, 23.28 feet to a point for corner;

31. North 12°07'46" West, 97.00 feet to a point for corner;

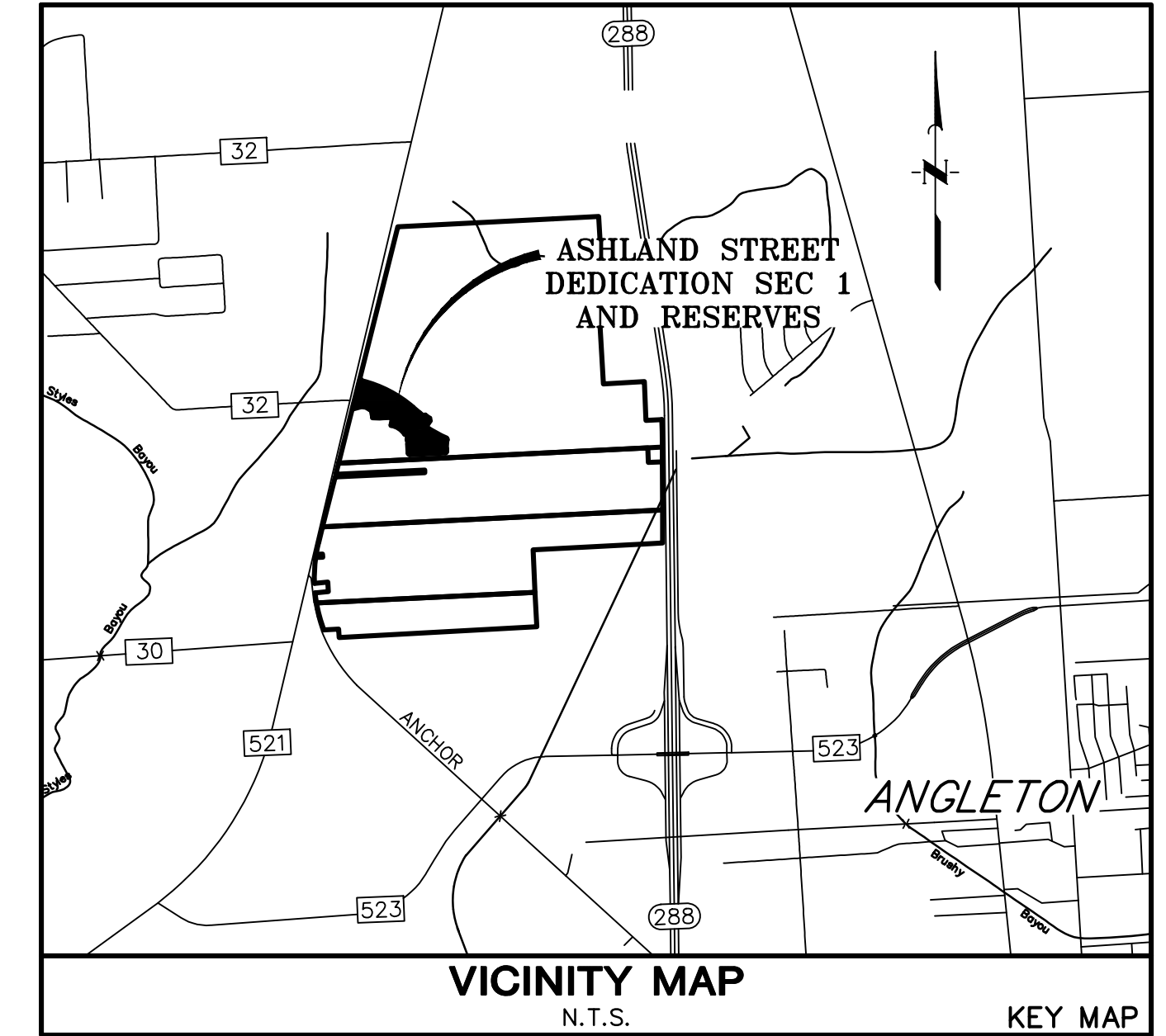
32. North 59°09'04" West, 107.91 feet to a point for corner;

33. North 82°39'43" West, 73.37 feet to a point for corner;

34. South 73°49'38" West, 131.51 feet to a point for corner;

35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08-acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton

On behalf of the Notary Public, State of Texas

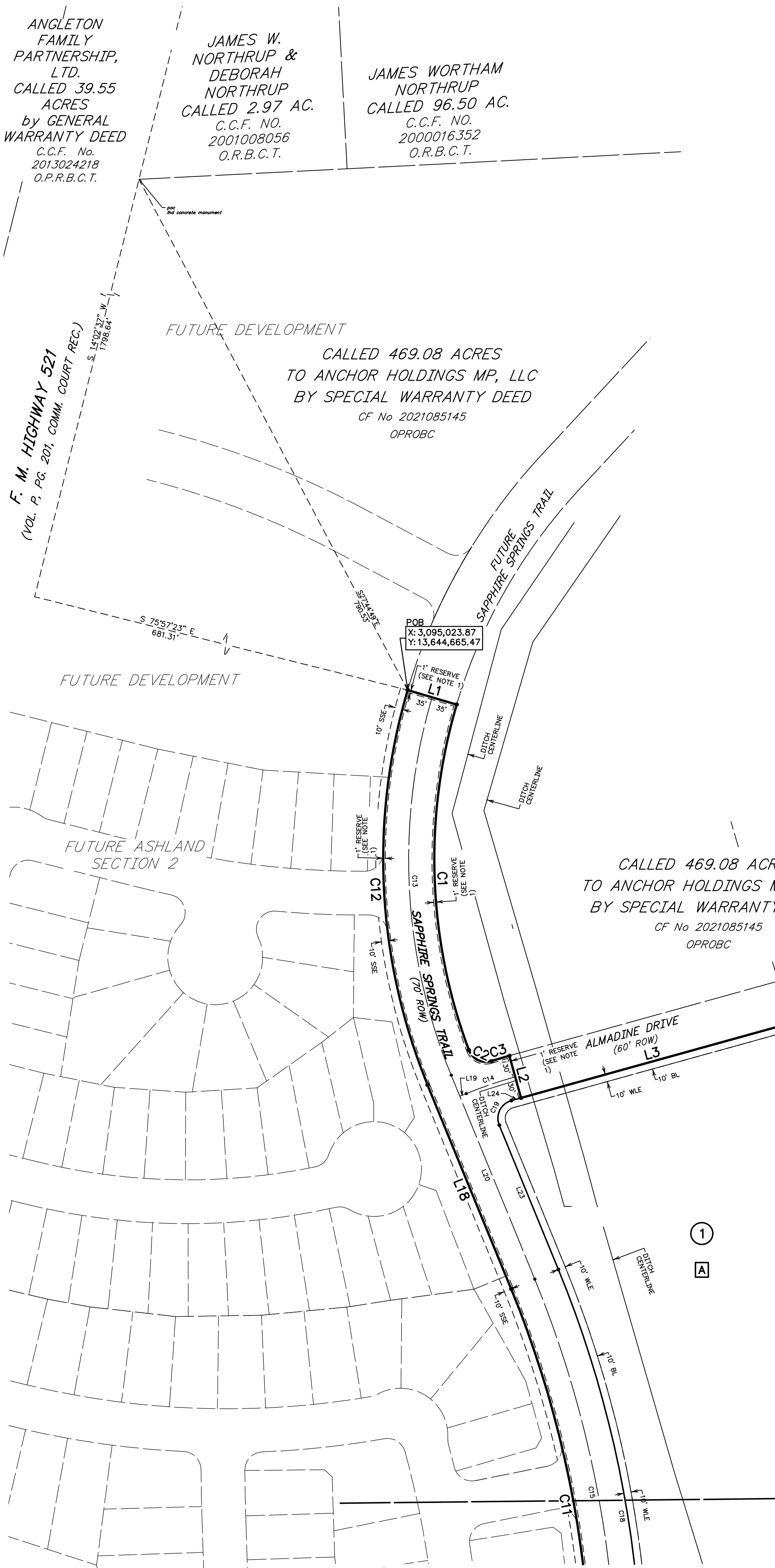
FINAL PLAT OF
ASHLAND STREET
DEDICATION SEC 1
AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
MAY 2024

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 2008400
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337





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

JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. C.C.F. NO. 2001008056 O.R.B.C.T.

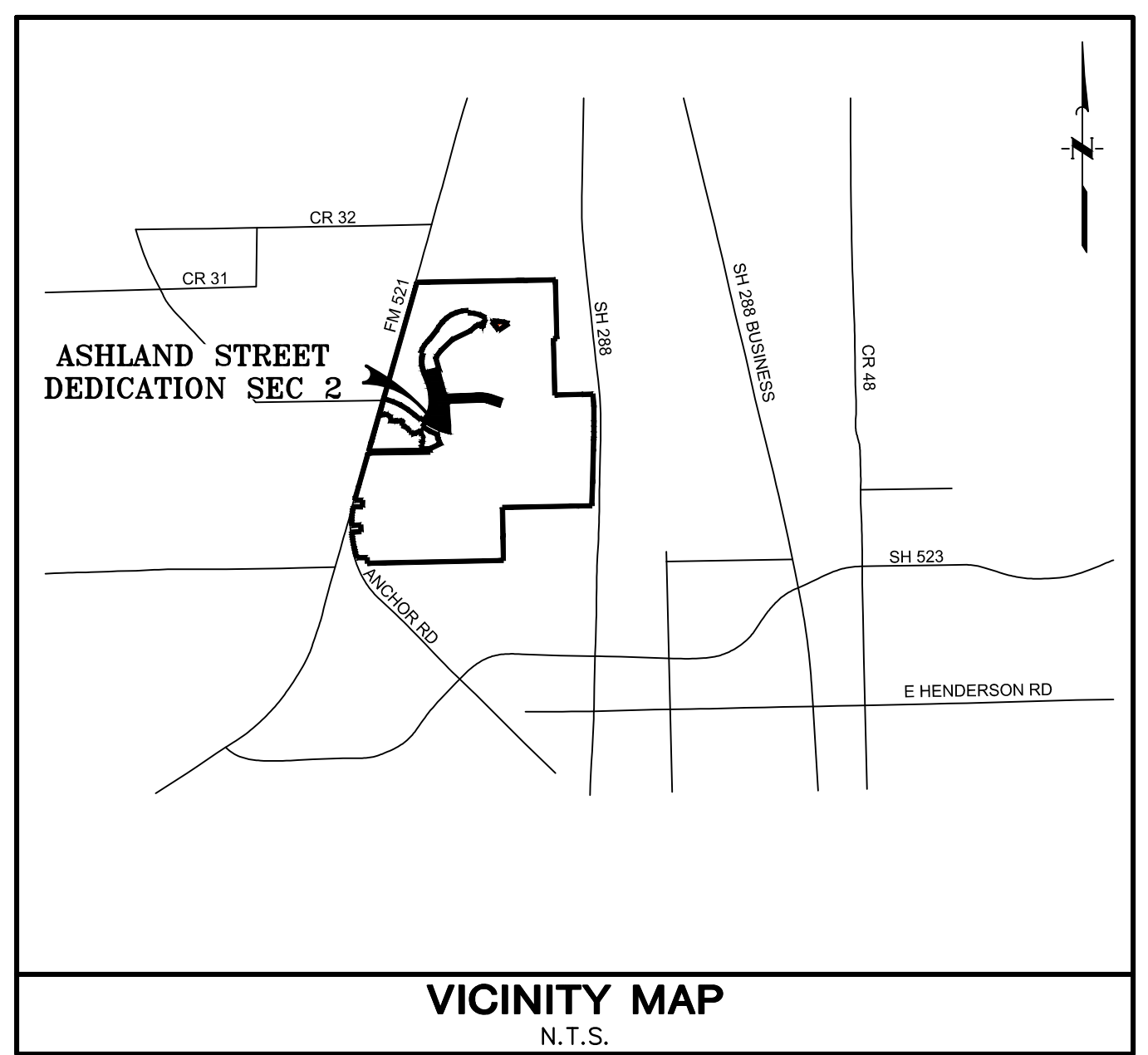
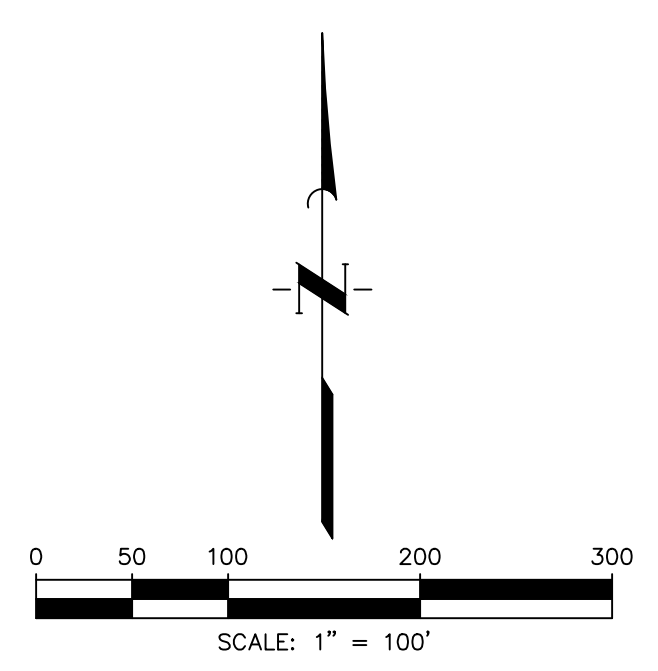
JAMES WORTHAM NORTHRUP CALLED 96.50 AC. C.C.F. NO. 2000016352 O.R.B.C.T.

**RESTRICTED RESERVE A**  
 Restricted to Detention, Drainage and Trails  
 28.13 AC  
 1,225,505.99 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
L5	S54°48'09"E	52.14'
L6	N87°12'27"E	119.98'
L7	S88°38'15"E	118.17'
L8	S81°51'46"E	118.17'
L9	S75°07'34"E	118.39'
L10	S72°27'47"E	324.50'
L11	S40°55'40"W	62.26'
L12	S05°18'13"E	92.21'
L13	S04°50'23"E	160.40'
L14	S01°38'07"E	153.48'
L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	77.79'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	21°19'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	31°13'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	N02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'



- BL ..... "Building Line"
- C.C.F. .... "County Clerk's File"
- DE ..... "Drainage Easement"
- Esm ..... "Easement"
- FC ..... "Film Code"
- O.C.C.B.T. .... "Official County Clerk, Brazoria County, Texas"
- No ..... "Number"
- ROW ..... "Right-of-Way"
- SSE ..... "Sanitary Sewer Easement"
- Sq Ft ..... "Square Feet"
- Stm SE ..... "Storm Sewer Easement"
- Temp ..... "Temporary"
- UE ..... "Utility Easement"
- Vol = Pg ..... "Volume and Page"
- WLE ..... "Waterline Easement"
- ① ..... "Block Number"
- ..... "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

- General Notes**
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
  - All building lines along street rights-of-way are as shown on the plat.
  - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - HORIZONTAL DATUM:** All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
  - VERTICAL DATUM:** Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: D06956 DWI CLUTE COOP CORS ARP DL3490 TX60 BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP
  - According to Map No. 4803900430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
  - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
  - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
  - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
  - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the Completeness, accuracy and adequacy of his/her submittal where or not the application is reviewed for code compliance by the City Engineer.
  - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
  - Reserves A shall be owned and maintained by the Brazoria County MUD No. 82

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND  
 OUT OF THE  
 SHUBAEL MARSH SURVEY, A-82  
 BRAZORIA COUNTY, TEXAS  
 1 RESERVE 1 BLOCK  
 MAY 2024

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

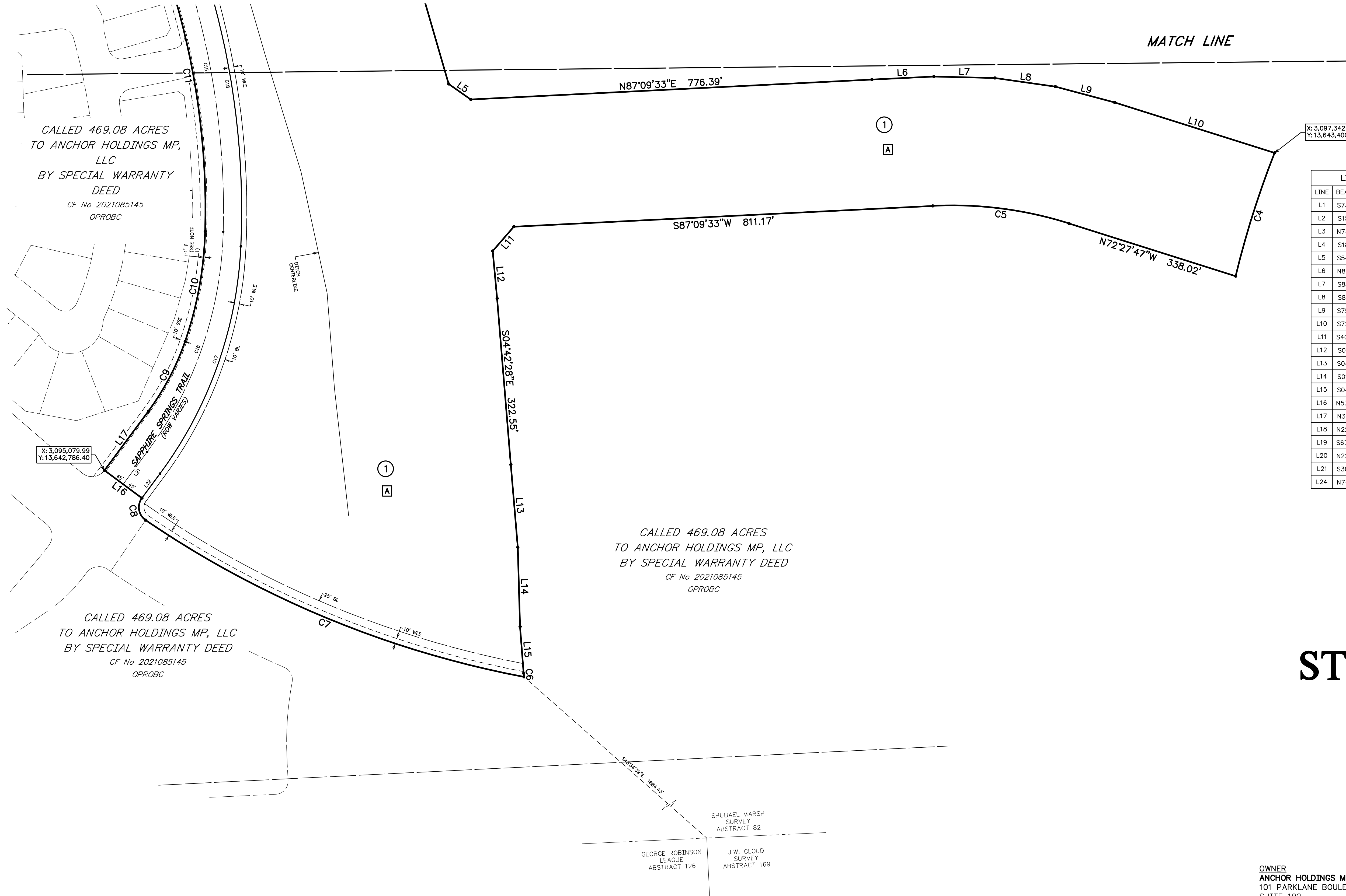
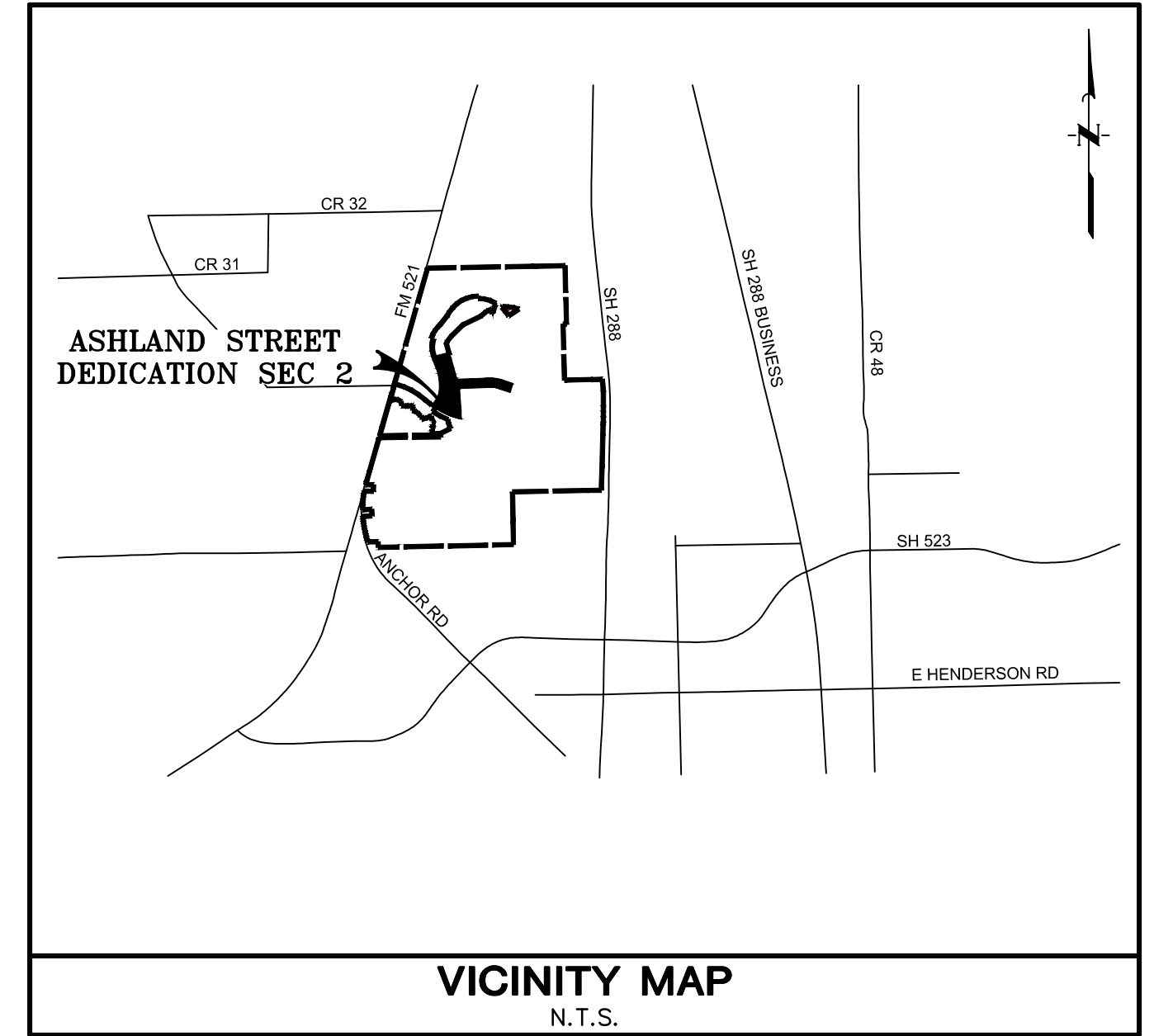
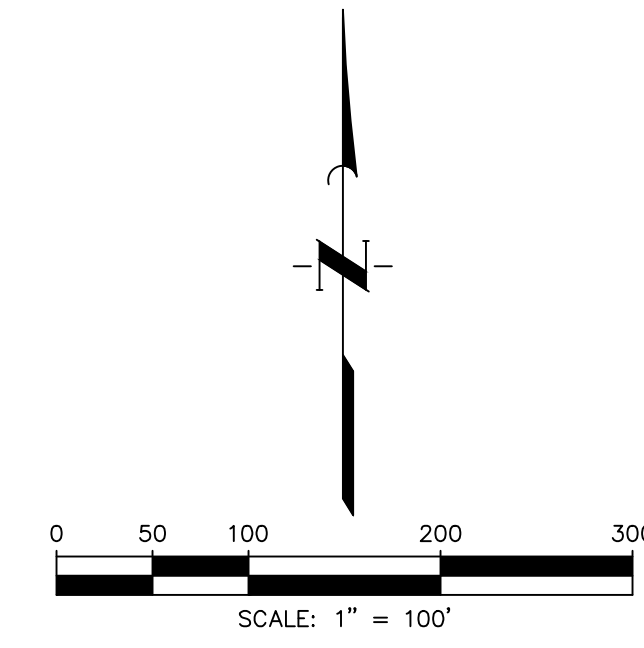
**PLANNER**  
 META PLANNING AND DESIGN  
 24275 KATY FREEWAY  
 SUITE 200  
 KATY, TEXAS 77494  
 281-810-1422

**ENGINEER/SURVEYOR:**  
  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. E-23290 & L006400  
 6330 West Loop South, Suite 510 • Houston, TX 77057 • 713.777.5337



**RESTRICTED RESERVE [A]**  
 Restricted to Detention,  
 Drainage and Trails  
 28.13 AC  
 1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	(DRAINAGE AND DETENTION)	28.13	ANCHOR HOLDINGS MP, LLC



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
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L7	S88°38'15"E	118.17'
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L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N22°17'26"W	302.10'
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C3	630.00'	21°19'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	31°1'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	N02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND  
 OUT OF THE  
 SHUBAEL MARSH SURVEY, A-82  
 BRAZORIA COUNTY, TEXAS  
 1 RESERVE 1 BLOCK  
 MAY 2024

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

**PLANNER**  
 META PLANNING AND DESIGN  
 24275 KATY FREEWAY  
 SUITE 200  
 KATY, TEXAS 77494  
 281-810-1422

**ENGINEER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors  
 Registration No. 1, 21298 & 10064500  
 6300 West Loop South, Suite 504 • Houston, TX 77057 • 713.777.5337



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 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 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 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 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 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 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'36" West, 608.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51-acres of land in Brazoria County, Texas.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 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.

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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by \_\_\_\_\_, Authorized Signer, thereunto, this \_\_ day of \_\_\_\_\_, 20\_\_.

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 authority, on this day personally appeared \_\_\_\_\_, TITLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

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

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

\_\_\_\_\_  
Steve Jares  
Registered Professional Land Surveyor  
Texas Registration No 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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. McAshan, 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.

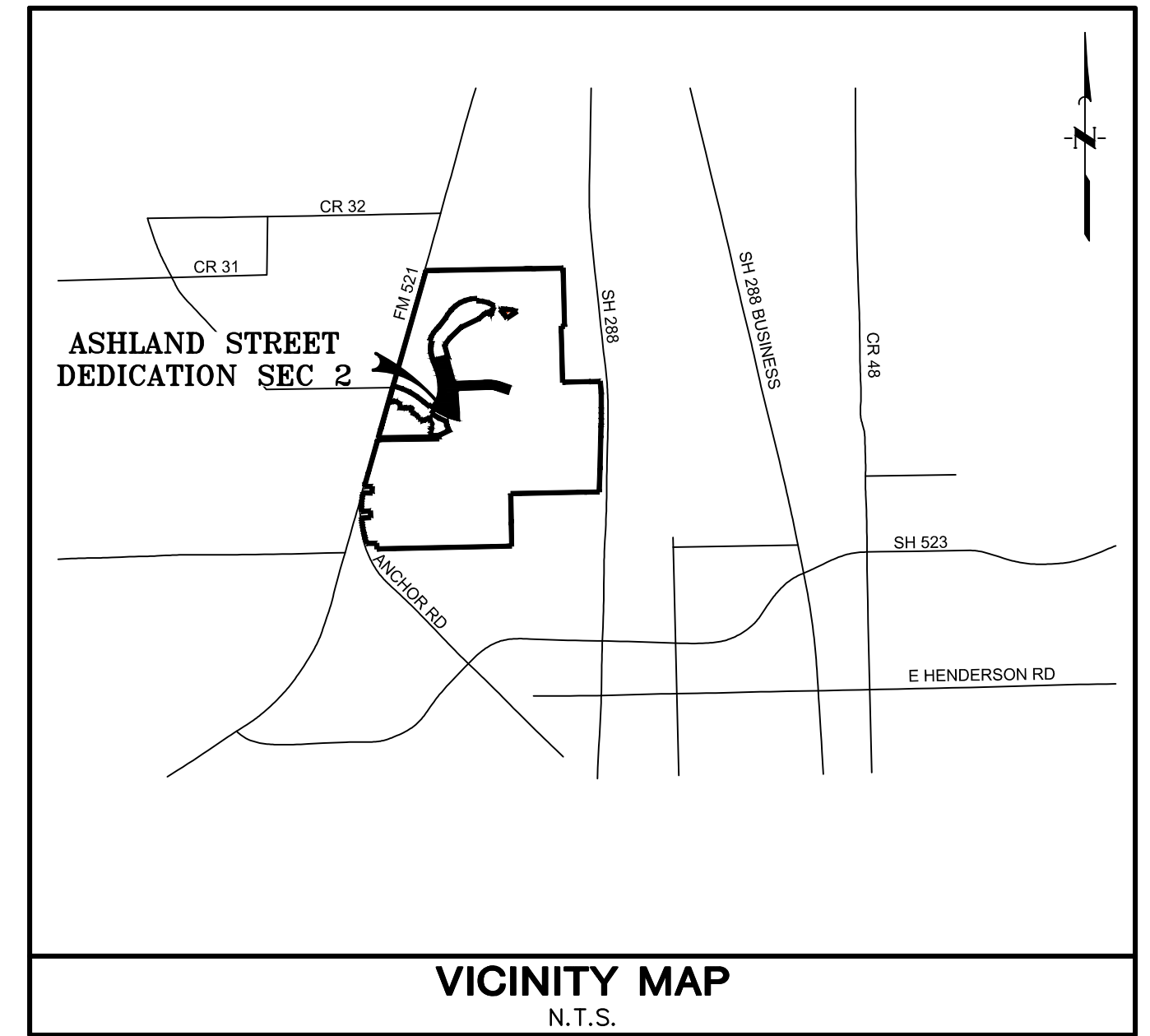
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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 Notary Public, State of Texas




# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

**A SUBDIVISION OF 31.51 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS  
1 RESERVE 1 BLOCK  
MAY 2024**

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

**PLANNER**  
META PLANNING AND DESIGN  
24275 KATY FREEWAY  
SUITE 200  
KATY, TEXAS 77494  
281-810-1422

**ENGINEER/SURVEYOR:**  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23298 & 100645100  
6330 West Loop South, Suite 510 • Houston, TX 77040 • 713.777.5337