



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 05, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

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

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JUNE 5, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

REGULAR AGENDA

3. Discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025.
4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.
5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, June 2, 2025, by 11:00 a.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 5, 2025

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on May 1, 2025.

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

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on May 1, 2025.

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, MAY 01, 2025 AT 12:00 PM**

Members Names

Chair | William Garwood

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

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MAY 1, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Chair, William Garwood, Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, and Will Clark; **Absent was:** Commission Member Jeff Roberson.

Approval of the Minutes:

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on April 3, 2025.**

Commission Action:

The motion was made by Commission Member Regina Bieri to approve the meeting minutes for May 1, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (6-0).

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 0.36 acres from the Single Family Residential 6.3 Zoning District to a Two-Family Residential (Duplex) Zoning District at 627 E. Locust St. and a Garage ADU located at 415 N. Rock Island, Angleton, TX, Brazoria County.**

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

Mrs. Spriggs added that the application submitted is a rezoning of property, currently having a single-family home with a garage in the rear. Some time ago, previous owners converted a space above the garage to an accessory apartment. They have since improved the structures, especially the interior of the apartment unit. The owner is working with their financing, which requires that the property be placed into one tract. This triggered the rezoning option into one of our districts that would allow for 2 units on that one lot. They were advised to consider the Duplex 2-Family District with restrictions.

The Staff Summary includes rezoning criteria requirements, weighs the impact against the surrounding community. The area has a lot of rental properties that have transitioned in the area. Staff received a comment from one of the neighbors, who inquired about the influx of rental activity in the area and concerns over the lot not being over-densified.

Mr. Spriggs noted that with the draft ordinance, Staff has tied the 2 units to the conditions that will provide protection and limitations. Photographs of the general vicinity are included. The comprehensive plan does recommend these types of transitional uses. The applicant is available to answer any questions.

Open the Public Hearing

Motion was made by Commission Member Regina Bieri to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was opened unanimously (6-0 Vote).

Close the Public Hearing

Motion was made by Commission Member Andrew Heston to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was closed unanimously (6-0 Vote).

Commission Action:

The motion was made by Commission Member Michelle Townsend that findings of fact are established, and we approve the ordinance rezoning 0.36 acres from Single Family Residential 6.3 Zoning District to the Two-Family Residential (Duplex) Zoning District and forward this item to the City Council for the final action with the following conditions:

1. The uses permitted on the property shall be restricted to one (1) single-family principal structure and one (1) accessory dwelling unit in the rear garage only.
2. The owner shall file a minor subdivision plat, consolidating the tracts into one (1) lot or parcel.

Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark-Aye; and Chair William Garwood- Aye. (6-0) vote, the Rezoning was approved as recommended.

3. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at Tractor Supply Co., 2916 N. Velasco St., Angleton, TX, Brazoria County.**

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

This item is a public hearing: Ms. April Stewart of the Tractor Supply Company has been conducting this farmers market and has been working with staff to present this to the city for official approval.

The use requires a Specific Use Permit in the "C-G", General Commercial District at 2916 N. Velasco. The market will be held on the second Saturday of each month, from 4:00 PM to 8:00 PM, which will not conflict with any of the other area markets.

Approval of this SUP would allow her the opportunity to make a way to provide economic development incentives for small businesses to utilize their talents from a market and entrepreneurial standpoint.

We found no issues with this particular request and have provided the Commission with a summary of the criteria for approval of SUP's. They have provided a layout of their flow and operations. We would monitor the use for a two-year (2) period, for required renewal, in which the City Council will have an opportunity to decide whether or not the use is applicable and has proceeded positively as presented.

The applicants have addressed staff concerns regarding fire lanes and fire access, and the stipulation of a two-year period renewal.

Open the Public Hearing

Motion was made by Commission Member Regina Bieri to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was opened unanimously (6-0 Vote).

Close the Public Hearing

Motion was made by Commission Member Andrew Heston to open the Public Hearing; Motion was seconded by Commission Member Michelle Townsend. The Public Hearing was closed unanimously (6-0 Vote).

Commission Action:

The motion was made by Commission Member Will Clark to approve the SUP, Specific Use Permit, with the noted staff conditions. Commission Member Regina Bieri seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark- Aye; and Chair William Garwood- Aye. (6-0) vote, the SUP was approved as recommended.

REGULAR AGENDA**4. Discussion and Director's Update on the Comprehensive Plan Update/CPAC Committee:**

DS Director Otis Spriggs gave thanks to those Commissioners who submitted applications to serve on the CPAC Comprehensive Plan Advisory Committee. We have received the GLO grant, which we've been talking about for a while now. We're now ready to kick off the project.

I know some of you have participated in the last comprehensive plan, and we're hoping to get maybe one more representative from the P&Z Commission, because you represent well the long-range planning for our community. We need your envisioning input. Please submit your applications to the City Clerk's website. There's a link where you can apply

5. Discussion and possible action on the Final Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St. This item was pulled at the request of the applicant.

ADJOURNMENT: The meeting was adjourned at 12:13 PM.

The meeting minutes were approved by the Planning and Zoning Commission on the 1st day of May, 2025.

CITY OF ANGLETON, TEXAS

William Garwood
Planning and Zoning Commission Chair



AGENDA ITEM SUMMARY REPORT

MEETING DATE: June 5, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Manuel Gonzalez to rezone 1.193 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District. The applicant's primary purpose is to provide 6 additional spaces to the existing Blackmon Manufactured Home Community.

Review Criteria and Findings of Fact:

In determining 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 that the property is appropriate to match the manufactured home use with newer units and any upgrades to the dilapidated residential structure currently on the property site.)***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***(There will be no negative impact on said capacity of public improvements; with access road improvements, this will be a positive improvement.)***
- 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. ***(vacant land adjacent will be developed similarly).***

- 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. Newly created **MH, Manufactured Home Parks, is not a popular use being promoted. However, it will provide additional affordable living units.** How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. **(This rezoning will provide for infill residential reinvestment, and pose no negative impact on the surrounding area if restrictions are placed and the new owners improve the infrastructure and upkeep).**
- e. 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 if developed is approved).**

Surrounding Conditions:

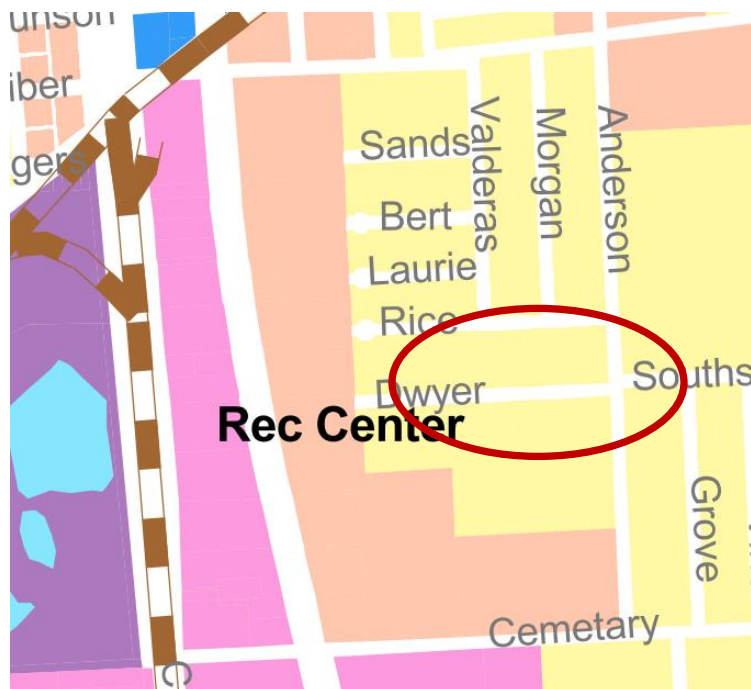
Existing Land Use and Zoning

North: SF 7.2 Residential.

East: SF 7.2 Residential.

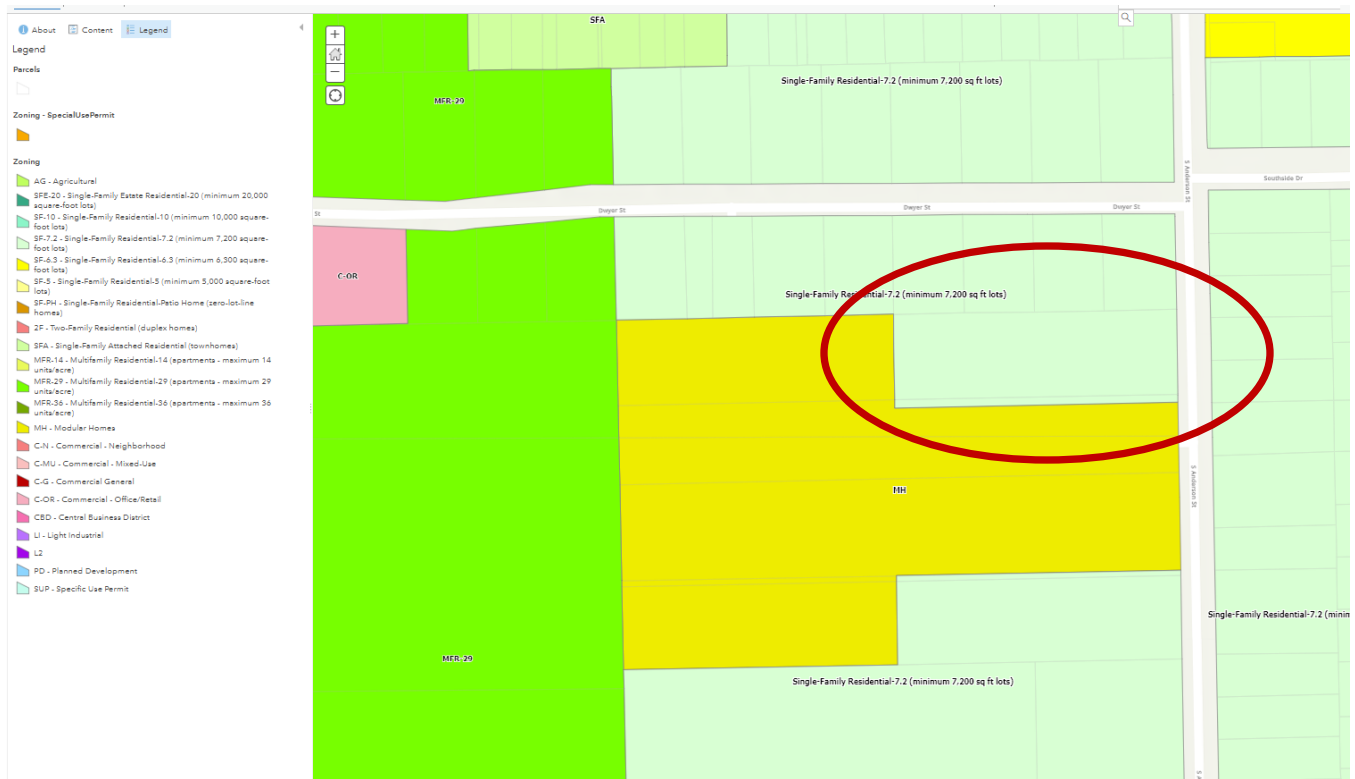
West: MH/Manufactured Homes.

South: MH/Manufactured Homes.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as a **Single Family Residential Category**.



Zoning Map



Aerial Map

STAFF REVIEW:

If the rezoning is approved, the applicant will be required to file a development plat for the added expansion area for the MH Manufactured home district. This will trigger improvements that may be required for the Access section below (Maxie Ln.).

Current General Bulk Requirements for the MH—Manufactured home district are as follows:

Sec. 28-54. - MH—Manufactured home district

(c) Area regulations:

(1) Size of yards (for each space within manufactured home park or subdivision):

- a. *Minimum front yard:* 25 feet from a dedicated street; 15 feet from any private street or drive. See section 28-106 for additional setback requirements.
- b. *Minimum side yard:* Ten feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.
- c. *Minimum rear yard:* Ten feet; 20 feet from any zoning district boundary line.
- d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way line.

(2) Size of space (for each space within a manufactured home park):

- a. *Minimum lot area:* 4,000 square feet per unit.
- b. *Minimum lot width:* 40 feet.
- c. *Minimum lot depth:* 100 feet.

The applicant plans to rent or lease the spaces and will not be selling lots there, for they are asking for a single lot development to accommodate 6 additional spaces.

- (3) *Minimum floor area per dwelling unit:* 800 square feet.
- (4) *Maximum lot coverage:* 50 percent for main building/unit plus any accessory buildings.
- (5) *Parking regulations:* **Two spaces per unit located on the same lot as the unit served (see section 28-101, off-street parking and loading) line.**
- (6) *Area for manufactured home park:* Minimum project area five acres; maximum project area 25 acres.
- (7) *Maximum height limit:*

- a. Two and one-half stories, and not to exceed 36 feet, for the main building/house.
 - b. One story for other accessory buildings, including detached garages, carports, management office, clubhouse, gazebo, mail kiosks, etc.
 - c. Other requirements (see section 28-106).
- (8) *Minimum exterior construction standards:* None (manufactured homes only - all other structures shall conform with section 28-105).
- (9) *Maximum impervious surface coverage:* 60 percent.
- (d) *Supplemental requirements for manufactured home parks:*
- (1) *Tenant parking:* Each parking space shall be an approved all-weather surface, in accordance with city standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured homes and for public parking in the park (see section 28-101, off-street parking and loading requirements).
 - (2) *Visitor and supplemental parking:* Manufactured home parks that provide a paved parking area on each lot that accommodates fewer than four parking spaces (with spaces stacked no more than two parking spaces deep) shall provide visitor and supplemental parking in accordance with the following requirements:
 - a. **Two visitor parking spaces for every three manufactured home spaces. New spaces need to satisfy this requirement.** No manufactured home lot shall be situated further than 150 feet from a visitor space.
 - b. One supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four manufactured home spaces. Supplemental parking spaces may be located anywhere within the manufactured home park.
 - c. Each visitor and/or supplemental parking space will be not less than nine feet by 20, which is not to be included in the lot size for any manufactured home lot.
 - (3) **Access:** Each manufactured home community shall have direct access from an improved public street in accordance with the subdivision ordinance. Where an internal private street provides access to individual lots or dwelling units, the same shall be paved in accordance with city standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane easement shall have a clear unobstructed width of 24 feet, shall connect to a dedicated public street, and shall have a turning area and radii of a minimum of 50 feet to permit free movement of emergency vehicles. Dead end streets are not allowed. Fire lane easements shall be maintained by the manufactured home park.

Note that Maxie Lane, which acts as a private road, would require road improvement and surfacing for adequate access per this section of the Code of Ordinances. The Fire Chief, to the minimum is asking that no parking be allowed

along Maxie Lane. Staff recommends one way signage along with intermediate no parking signs along Maxie Lane.

- (4) *Walkways:* Designated ADA concrete walkways four feet in width will be provided on both sides of roadways or streets.

A variance will be required during the platting process to fore-go this requirement.

STAFF RECOMMENDATION:

The Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance rezoning 1.193 acres from the Single Family Residential 7.2 Zoning District to a MH Manufactured Home Park Zoning District and forward this item to the City Council for final action with the following conditions:

1. The uses permitted on the property shall be restricted to six (6) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

SUGGESTED MOTION:

I move we find that for the Review Criteria, findings of fact are established, and we approve the ordinance rezoning 0.36 acres from Single Family Residential 7.2 Zoning District to MH Manufactured Home Park Zoning District for 1030 S. Anderson St., and forward this item to the City Council for the final action with the following conditions:

1. The uses permitted on the property shall be restricted to six (6) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.

3. All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24

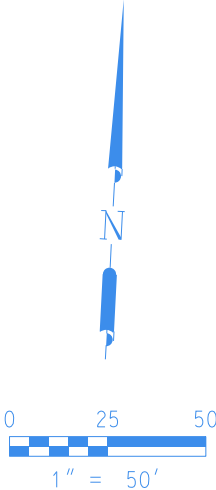
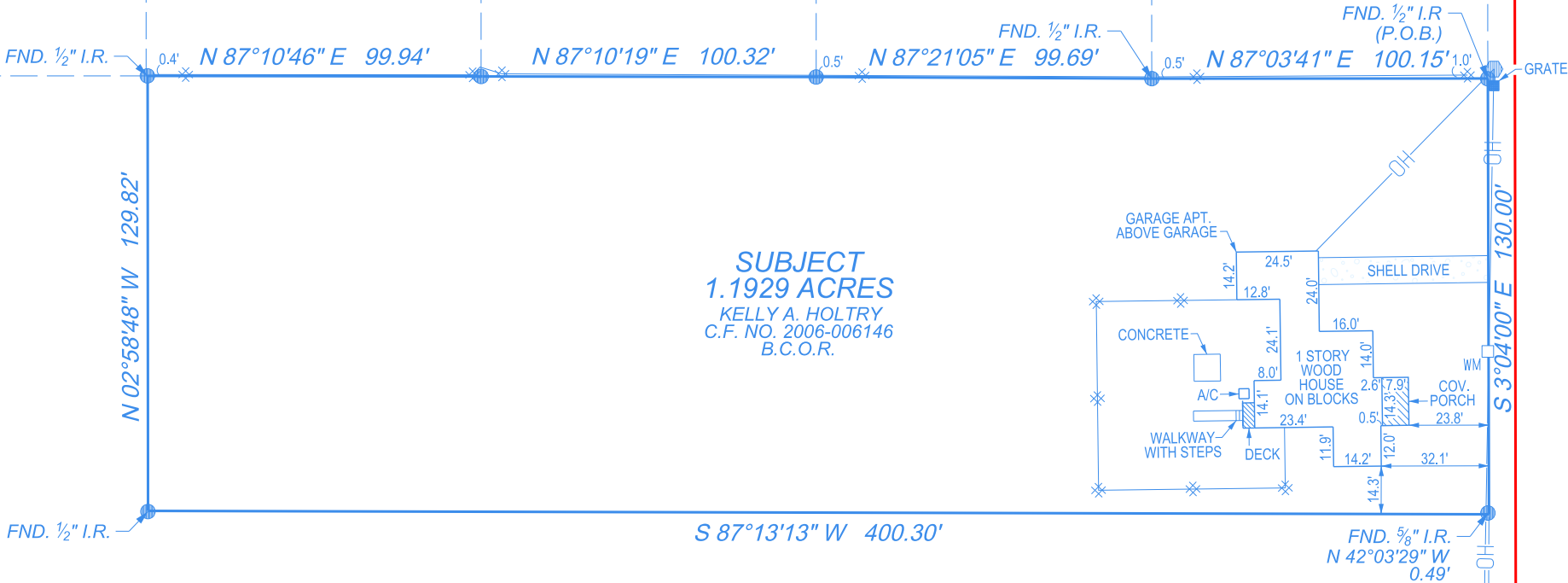
SOUTHMORE SUBDIVISION
VOLUME 7, PAGE 18
B.C.P.R.

SUBJECT
1.1929 ACRES
KELLY A. HOLTRY
C.F. NO. 2006-006146
B.C.O.R.

MANUEL ALVAREZ GONZALES
CALLED 5.238 ACRES
C.F. NO. 2022-043888
B.C.O.R.

LEGEND

- FOUND IRON PIPE/ROD
- POWER POLE
- OVERHEAD WIRE
- WATER METER
- CHAIN LINK FENCE
- BUILDING LINE
- EASEMENT
- LOT LINE
- PROPERTY LINE



SURVEY PLAT
OF

1.1929 ACRES

OUT OF THE
NORTHEAST CORNER
OF A

CALLED 9.15 ACRE TRACT

OUT OF
TRACTS 127 & 128

OF THE
BRYAN & KIBER SUBDIVISION

AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2006-006146

OF THE
BRAZORIA COUNTY OFFICIAL RECORDS

IN THE
I.T. TINSLEY SURVEY
ABSTRACT 375

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
FOR

BLACKMAN MANUFACTURING
HOME COMMUNITY, LLC

1030 SOUTH ANDERSON

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: JANUARY 16, 2025

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987121394)
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0445K, DATED DECEMBER 30, 2020.
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO.: 2520952, WITH AN EFFECTIVE DATE OF JANUARY 2, 2025, AND AN ISSUE DATE OF JANUARY 10, 2025, FOR ALL ITEMS OF RECORD.
- BUILDING LINES MAY BE SUBJECT TO THE CITY OF ANGLETON.



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR

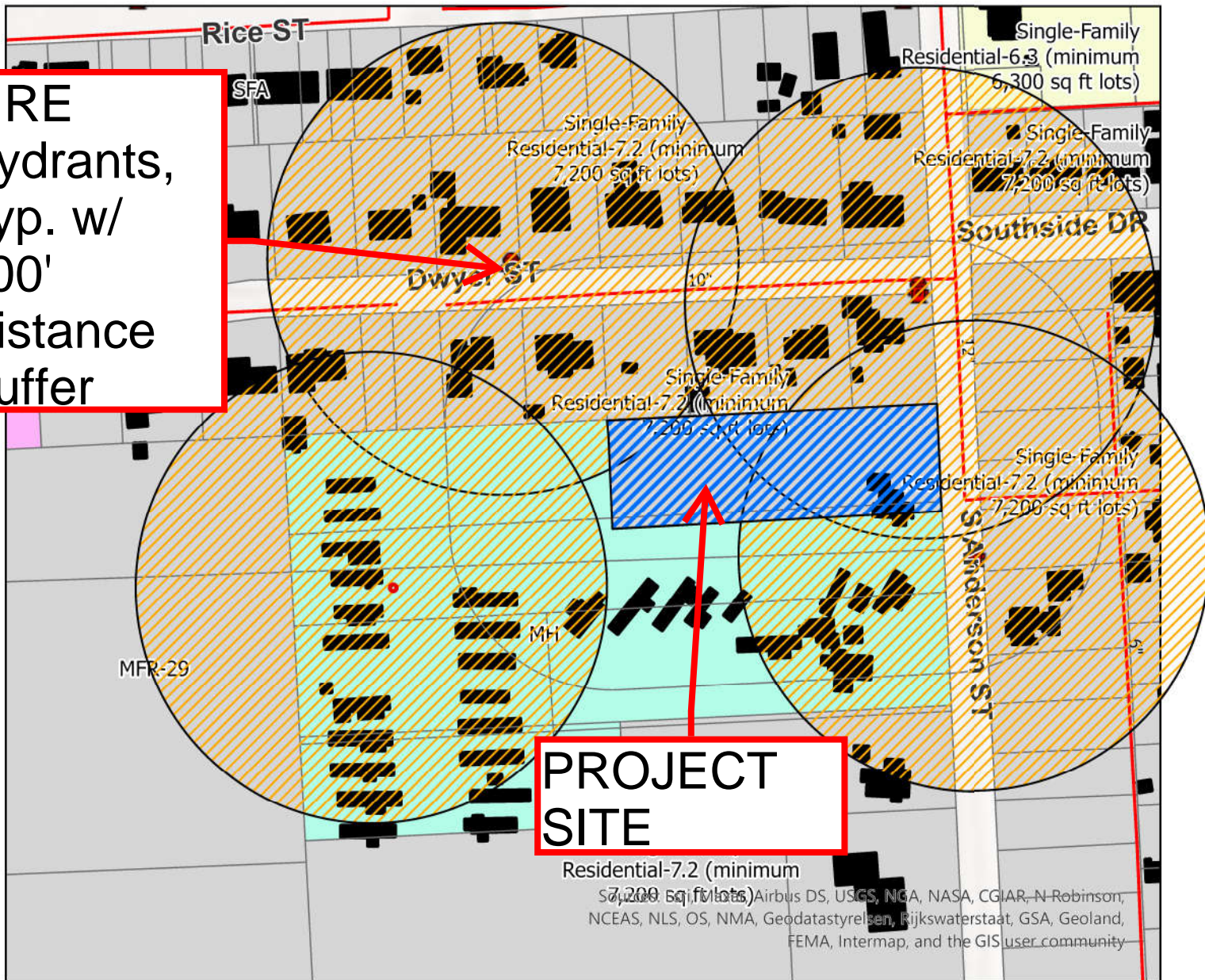


Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM

SURVEYED: JJ/1-16-25 BOOK: ANGLETON VOL. 38 PROJ. NO: 13176-25-01
DRAWN BY: JMJ/1-16-25 CHECKED: TRS/1-23-25 REVISED: NONE

Exhibit A: 300' Buffer Map- from surrounding Fire Hydrants

**FIRE
Hydrants,
Typ. w/
300'
Distance
Buffer**



**PROJECT
SITE**

0 75 150 300 Feet



City of Angleton, Texas
Development Services Department
121 S Velasco St.,
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561
www.angleton.tx.us

Photographs



View From Maxie Lane Looking Easterly towards Anderson St.



View From Maxie Lane Looking Easterly towards Anderson St.



View From Maxie Lane Looking North on Anderson St. /Maxie Ln. on Left



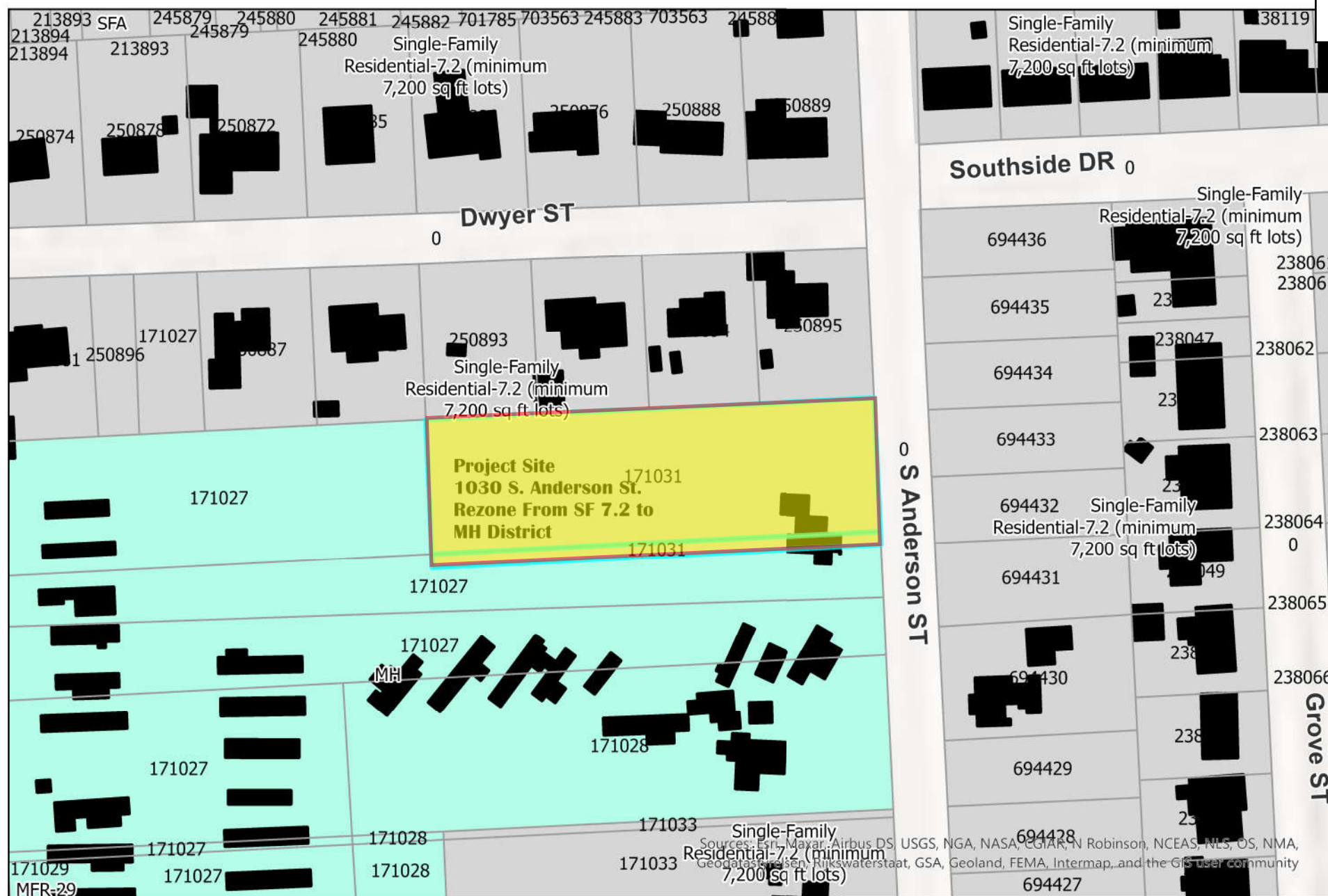
View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.



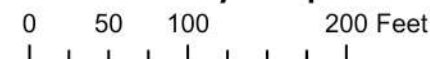
View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.



View From Maxie Lane Looking West from Anderson St.



Rezoning Map: Blackmon Manufactured Home Community Expansion





Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

1.1929 ACRE TRACT

I. T. TINSLEY SURVEY, ABSTRACT 375

BRYAN & KIBER SUBDIVISION

BRAZORIA COUNTY, TEXAS

PAGE 1 OF 1

ALL THAT CERTAIN 1.1929 ACRE TRACT out of a the Northeast corner of a called 9.15 acre tract out of Tract 127 and 128 of the Bryan and Kiber Subdivision of the I. T. Tinsley Survey, Abstract 375, Brazoria County, Texas, said 1.1928 acre tract being the same tract conveyed to Kelly A. Holtry as described in Clerk's File No. 2006006146 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

BEGINNING at a found ½" iron rod for the Southeast corner of Southmore Subdivision as recorded in Volume 7, Page 18 of the Plat Records of Brazoria County, Texas, said corner also being the Northeast corner of said called 9.15 acre tract as described in Volume 194, Page 18 of the Deed Records of Brazoria County, Texas, and also being located in the West right-of-way line of South Anderson Road and being the Northeast corner of herein described 1.1929 acre tract;

THENCE South 03°04'00" East, coincident with the West right-of-way line of South Anderson Road, a distance of 130.00 feet to a point for corner from which a found 5/8" iron rod bears North 42°03'29" West, 0.49 feet for the Southeast corner of herein described tract;

THENCE South 87°13'13" West, coincident a called 5.238 acre tract conveyed to Manuel Alvarez Gonzales, as described in Clerk's File No. 2022043888 of the Official Records of Brazoria County, Texas, a distance of 400.30 feet to a found ½" iron rod for the Southwest corner of herein described 1.1929 acre tract;

THENCE North 02°58'48" West, coincident with said called 5.238 acre tract, a distance of 129.82 feet to a found ½" iron rod for corner being the Northwest corner of herein described 1.1929 acre tract;

THENCE North 87°10'46" East, coincident with Lot 21 of said Southmore Subdivision, a distance of 99.94 feet to a found ½" iron rod for corner;

THENCE North 87°10'19" East, coincident with Lot 22 of said Southmore Subdivision, a distance of 100.32 feet to a found ½" iron rod for corner;

THENCE North 87°21'05" East, coincident with Lot 23 of said Southmore Subdivision, a distance of 99.69 feet to a found ½" iron rod for corner;

THENCE North 87°03'41" East, coincident with Lot 24 of said Southmore Subdivision, a distance of 100.15 feet to the **PLACE OF BEGINNING** and containing 1.1929 acre tract more or less.

Terry Singletary

Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
January 16, 2025



This description is based on a survey, a plat of which dated January 16, 2025 is on file in the offices of Doyle & Wachtstetter, Inc.

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:

- May 21, 2025

Notice ID: JpTLSO7EGkMCnmLAJZNc

Notice Name: Blackmon MH

Publication Fee: \$237.71

Edmar Corachia

Agent

VERIFICATION

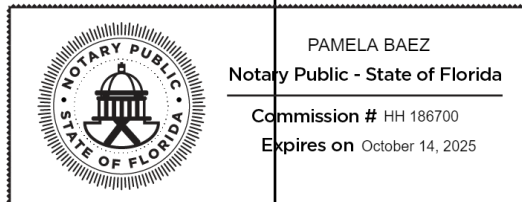
State of Florida
County of Orange

Signed or attested before me on this: 05/23/2025

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.



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 Thursday, June 5, 2025, and the City Council will consider the same request on Tuesday, June 10, 2025, 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 hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.19 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). The meeting agenda and agenda packet will be posted online at <https://angleton-tx.muni-codem 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 this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING APPROXIMATELY 1.193 ACRES FROM THE SINGLE FAMILY RESIDENTIAL 7.2 ZONING DISTRICT TO A MANUFACTURED HOME (MH) DISTRICT AT 1030 S. ANDERSON ST., ANGLETON, TX, FOR THE BLACKMON MANUFACTURED HOME PARK, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing, considered and approved the rezoning of approximately 1.193 acres from the Single Family Residential 6.3 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, Brazoria County; and

WHEREAS, on June 5, 2025, 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; and

WHEREAS, on June 10, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of the Planning and Zoning Commission and staff, responses to questions of the applicant regarding the proposed rezoning; 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 at 1030 S. Anderson St., Angleton, TX, for the 1.193 acres depicted in Exhibit A (attached); and

WHEREAS, the Planning and Zoning Commission and the City Council have made findings of fact that support the rezoning request, and desire to grant the rezoning submitted by Manuel Gonzalez, 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 Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following conditions:

1. The uses permitted on the property shall be restricted to six (6) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public

intersections.

4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

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 13th day of June, 2025.

John Wright, Mayor

ATTEST:

Michelle Perez, TRMC



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 5, 2025

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

AGENDA CONTENT: Discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on confirming the next Planning and Zoning Commission meeting scheduled for July 3, 2025, due to the upcoming July 4, 2025 holiday on Friday of the same week. The purpose is to ensure a quorum due to the holiday travel season.

Alternative dates to consider, to ensure timely coordination with the City Council meeting to follow are:

1. Monday, June 30, 2025 at 12:00 PM
2. Tuesday, July 1, 2025 at 12:00 PM
3. Thursday, July 3, 2025 at 12:00 PM (No Change)

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission decide or confirm the next meeting.



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 5, 2025

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

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

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

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



Vicinity Concept Map

Staff and City Engineering Review:

The plat was forwarded to the City Engineer who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

1. Label contours on plat.
2. Verify what is represented by this dashed area? (e.g. existing line from Rose Quartz Dr. in Sec.5)
3. Recommend providing existing text/graphics in grayscale
4. Identify linetype used in Sheet Legend (Section boundary?) and consider using grayscale or unbolden the linetype/use separate linetype
5. Should this segment be included in the existing boundary line shown?
6. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown
7. Label Point of Beginning.
8. Provide a corner tie to the original abstract survey.
9. Provide location/reference to point of commencement with bearing and distance (example shown)
10. Will temporary easements be needed here for Sec. 7 and proposed utilities?
11. Revise bearings and distances shown to match line and curve tables.
12. Provide a street dedication table noting the street name, type, and length.

The above comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

The applicants must still gain final approval from any applicable Referral Agencies such as Brazoria County provided for the associated subdivision improvements and final plat, and construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 5 Street Dedication Preliminary Plat, subject to referral agency approval, and forwards it to the City Council for final action.



May 22, 2025

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

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

Dear Mr. Spriggs:

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

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

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 5 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, City Secretary

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

Notary Public State of Texas

My Commission Expires

A METES & BOUNDS description of a certain 3.612 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Brazoria County Official Public Records (BCOPR); said 3.612 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones (Carter Property Corner)") bears along the east line of said F.M. 521, South 14°12'31" West, 4030.19 feet to the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009919 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Bell Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet to the northeast corner of said called 50.516 acre tract;

THENCE, South 66°07'16" East, 2331.88 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the northmost northeast corner of Ashland Street Dedication Section Three, plat of which is recorded in Plat No. 2025021178 OPRBC and being in the south line of proposed Sapphire Springs Trail at the POINT OF BEGINNING of the herein described tract;

THENCE, North 39°10'35" East, 70.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 01°27'39", an arc length of 20.02 feet, and a long chord bearing South 50°05'36" East, 20.02 feet to a 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 1835.00 feet, a central angle of 62°24'26", an arc length of 1998.70 feet, and a long chord bearing South 18°09'33" East, 1901.35 feet to a point for corner;

THENCE, South 13°02'40" West, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 715.00 feet, a central angle of 08°15'54", an arc length of 103.14 feet, and a long chord bearing South 08°54'43" West, 103.05 feet to a point for corner;

THENCE, North 85°13'15" West, 70.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 08°15'54", an arc length of 113.24 feet, and a long chord bearing North 08°54'43" West, 113.14 feet to a point for corner;

THENCE, North 13°02'40" East, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of 62°24'26", an arc length of 1922.45 feet, and a long chord bearing North 18°09'33" West, 1828.82 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 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing North 50°05'36" West, 18.23 feet to the POINT OF BEGINNING, CONTAINING 3.612 acres of land in Brazoria County, Texas.

DISCLAIMER AND LIMITED WARRANTY

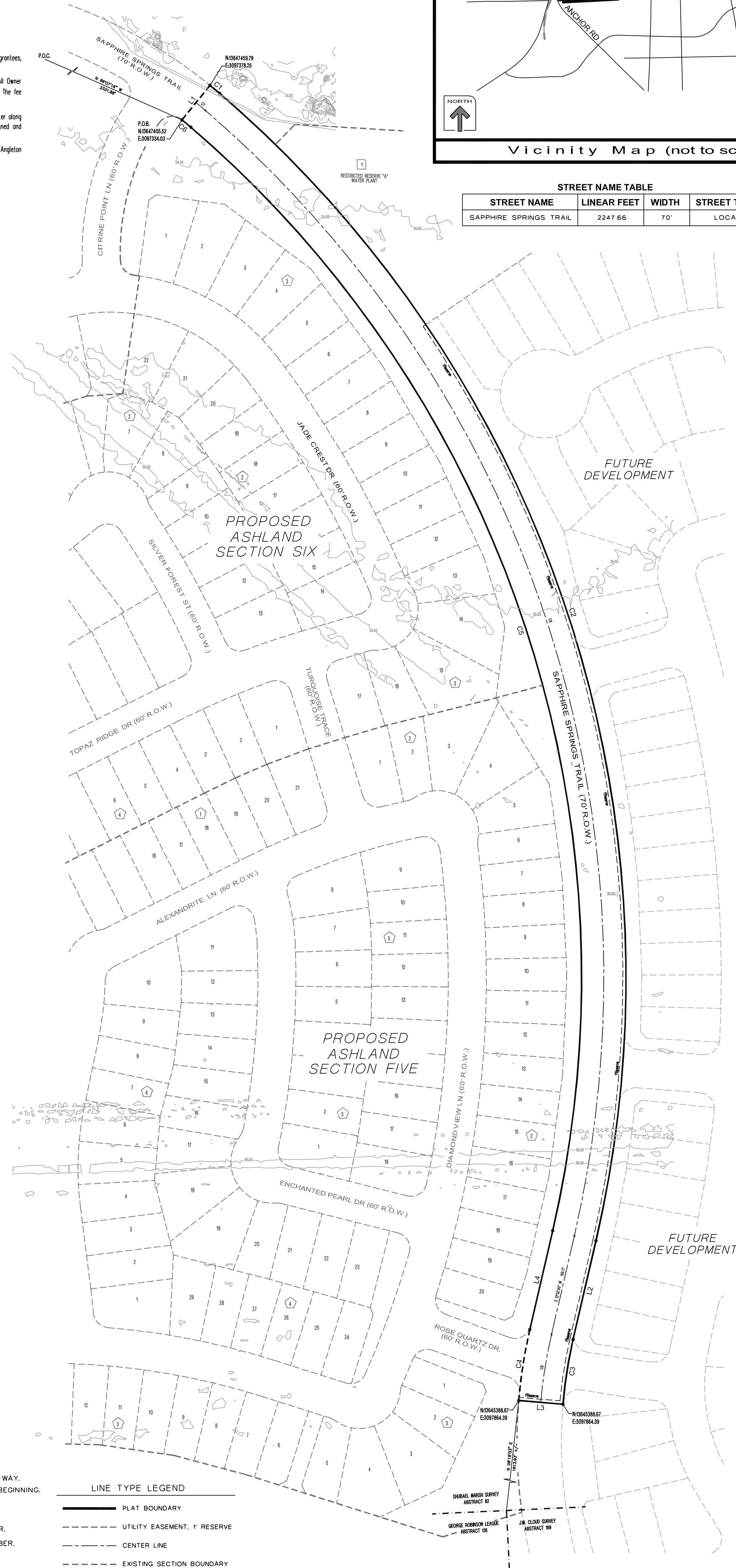
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE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

LINE TABLE

LINE	DISTANCE	BEARING
L1	70.00'	N 39°10'35" E
L2	159.77'	S 13°02'40" W
L3	70.00'	N 85°13'15" W
L4	159.77'	N 13°02'40" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	785.00'	01°27'39"	20.02'	S 50°05'36" E	20.02'
C2	1835.00'	62°24'26"	1998.70'	S 18°09'33" E	1901.35'
C3	715.00'	08°15'54"	103.14'	N 08°54'43" E	103.05'
C4	785.00'	08°15'54"	113.24'	N 08°54'43" E	113.14'
C5	1765.00'	62°24'26"	1922.45'	N 18°09'33" W	1828.82'
C6	715.00'	01°27'39"	18.23'	N 50°05'36" W	18.23'
C7	750.00'	01°27'39"	19.12'	S 50°05'36" E	19.12'
C8	1800.00'	62°24'26"	1980.58'	S 18°09'33" E	1865.09'
C9	750.00'	08°15'54"	108.19'	S 08°54'43" W	108.10'



LEGEND:

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

LINE TYPE LEGEND

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

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
- 2.) "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets, where such streets, about adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicating, his heirs assigns, or successors.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNITED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 10.) HORIZONTAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE. VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALL TERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 11.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803302A30K, PANEL 430, SUFFIX "X" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 13.) QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION NO. F-23290, TBPPLS FIRM REGISTRATION NO. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) "P" PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- 15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 5 BEING 3.612 ACRES OF LAND

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

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

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

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

PLANNER:

META
PLANNING + DESIGN

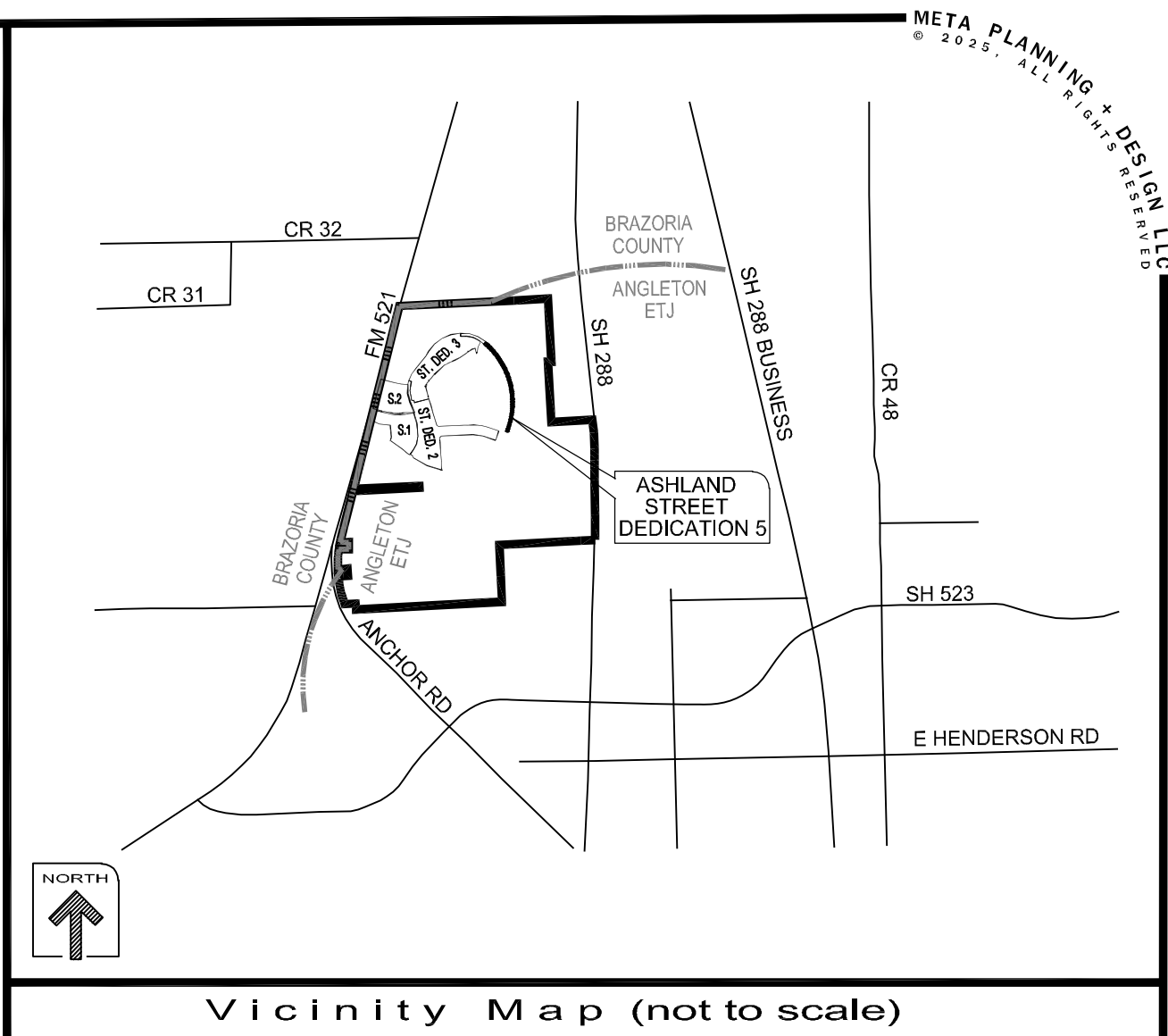
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

REV: MAY 29, 2025

MTA-78006



Vicinity Map (not to scale)

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
SAPPHIRE SPRINGS TRAIL	2247.66	70'	LOCAL





APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/30/2024

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☒

COMMERCIAL ☐

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: _____

Name of Applicant: Jacob Guerrero Phone: ---

Name of Company: META Planning + Design Phone: ---

E-mail: _____

Name of Owner of Property: Ashton Grey Development

Address: 1011 Main St, Suite 101, Angleton, TX 77520

Phone: --- E-mail: ---

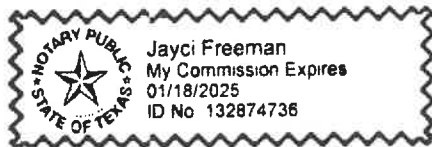
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

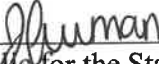
Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

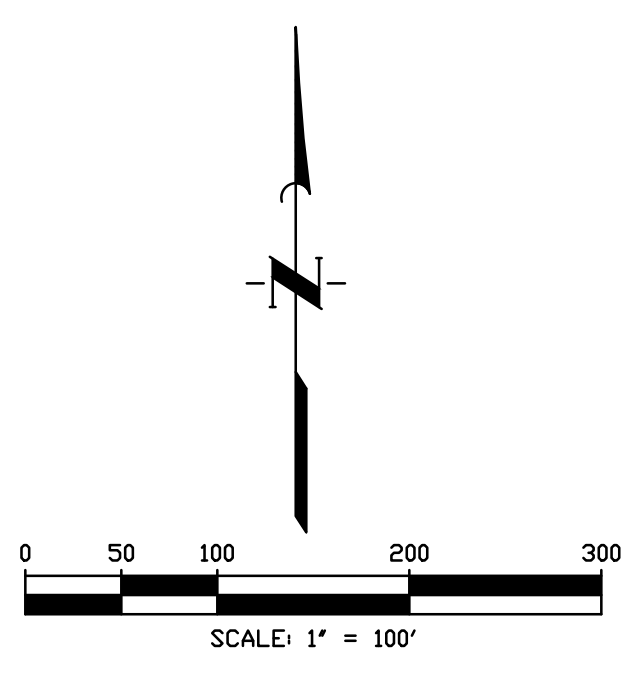
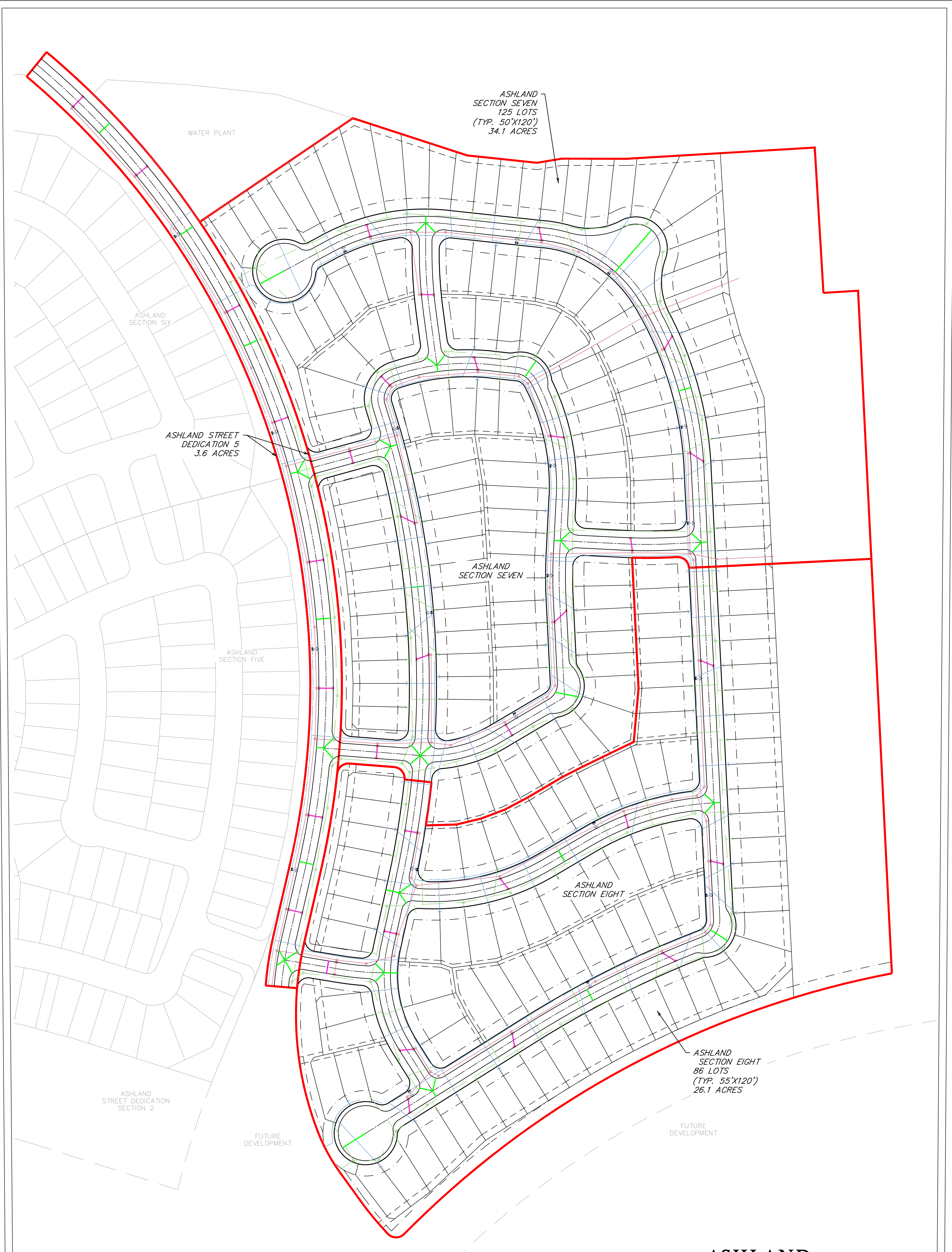
Sworn to and subscribed before me this 30 day of JULY, 2024.

(SEAL)





Notary Public for the State of Texas

Commission Expires: 01/18/2025



LEGEND	
	PLAT BOUNDARY
	STORM SEWER LINE W/ MANHOLE
	WASTEWATER LINE W/ MANHOLE
	WATER LINE W/ HYDRANT

ASHLAND
SECTIONS SEVEN, EIGHT &
STREET DEDICATION 5
PRELIMINARY DESIGN
UTILITY ONE-LINES
5/8/2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78716 • 210.494.5511



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 5, 2025

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

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

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

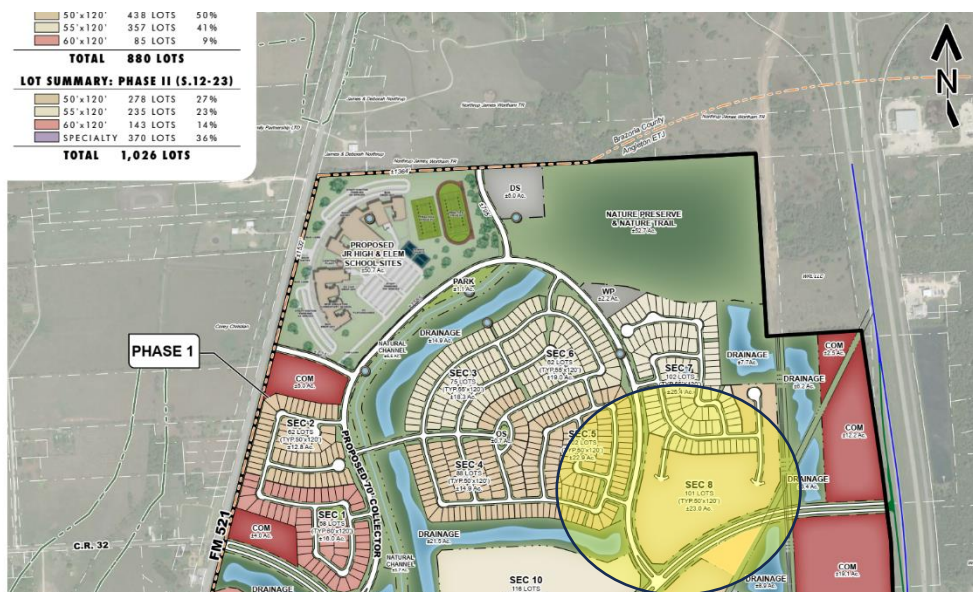
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

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



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

Sheet 1 of 2

1. *Bearing does not match plat where noted in the metes and bounds.*
2. *Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.*

Sheet 2 of 2

1. *Provide a street dedication table noting the street name, type, and length.*
2. *Label Street Dedication 5.*
3. *Verify and revise building line setback of lot. It is shown within Reserve A. A 10-ft building line is shown; however, no building will be allowed within the reserve.*
4. *A 10-ft and 25-ft building line is shown; however, no building will be allowed within the reserve.*
5. *Label contours on plat.*
6. *Provide dimensions for each portion of the 15' U.E. dedication (Typical)*
7. *Provide point of beginning on the plat.*
8. *Provide a corner tie to the original abstract survey.*
9. *Provide location/reference to point of commencement with bearing and distance (example shown).*
10. *Line L8 - Bearing does not match plat.*

The above comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

The applicants must still gain final approval from any applicable Referral Agencies such as Brazoria County provided for the associated subdivision improvements and final plat, and construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 8 Preliminary Plat, subject to referral agency approval, and forwards it to the City Council for final action.



May 29, 2025

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

Re: On-Going Services
Ashland Section 8 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

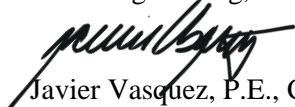
1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final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

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 8 Preliminary Plat Review with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.


Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steven Jores
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public State of Texas

My Commission Expires

GENERAL NOTE:

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

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

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHERE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

A METES & BOUNDS description of a certain 26.11 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 35.07 acre tract of land conveyed to Svag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023033514, both of the Brazoria County Official Public Records (BCOPR); said 26.11 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBG, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBG, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCORBG), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones/Carter Property Corner") bears along the east line of said F.M. 521, South 14°02'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2020200919 OPRBG and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 13642.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 59°56'21" East, 4015.83 feet to a point in a south line of proposed Ashland Section Seven being at the beginning of a non-tangent curve to the left at the POINT OF BEGINNING of the herein described tract;

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

1. Along the arc of said non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing North 89°30'19" East, 83.96 feet to a point for corner;
2. North 87°10'10" East, 16.11 feet to a point at the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°49'50" East, 35.36 feet to a point for corner;
4. North 87°28'42" East, 60.00 feet to a point for corner;
5. North 87°10'10" East, 345.20 feet to a point for corner;

THENCE, South 02°49'50" East, 920.87 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 33°45'32", an arc length of 1213.76 feet, and a long chord bearing South 62°16'06" West, 1196.28 feet to a point for corner;

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

THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 91°07'06", an arc length of 39.71 feet, and a long chord bearing North 89°03'07" West, 35.67 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 705.00 feet, a central angle of 07°43'15", an arc length of 95.00 feet, and a long chord bearing North 39°40'57" West, 94.93 feet to a point for corner;

THENCE, North 35°49'19" West, 78.74 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing North 28°35'03" West, 100.79 feet to a point for corner;

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

THENCE, North 13°02'40" East, 159.77 feet to a point at the beginning of a curve to the left;

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

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

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

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND
CONTAINING 86 LOTS (55' X 120' TYP.) AND
FOUR RESERVES IN FOUR BLOCKS.

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

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

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

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

PLANNER:

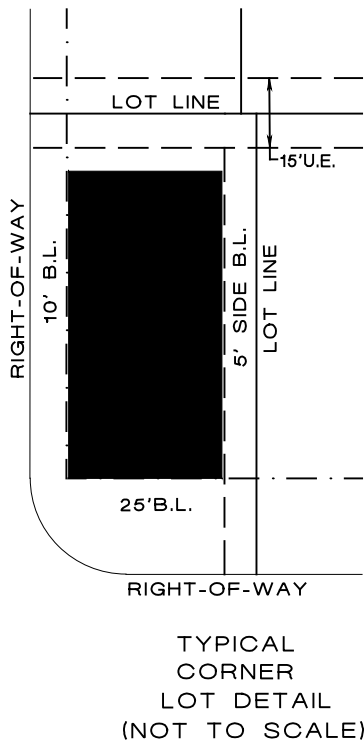
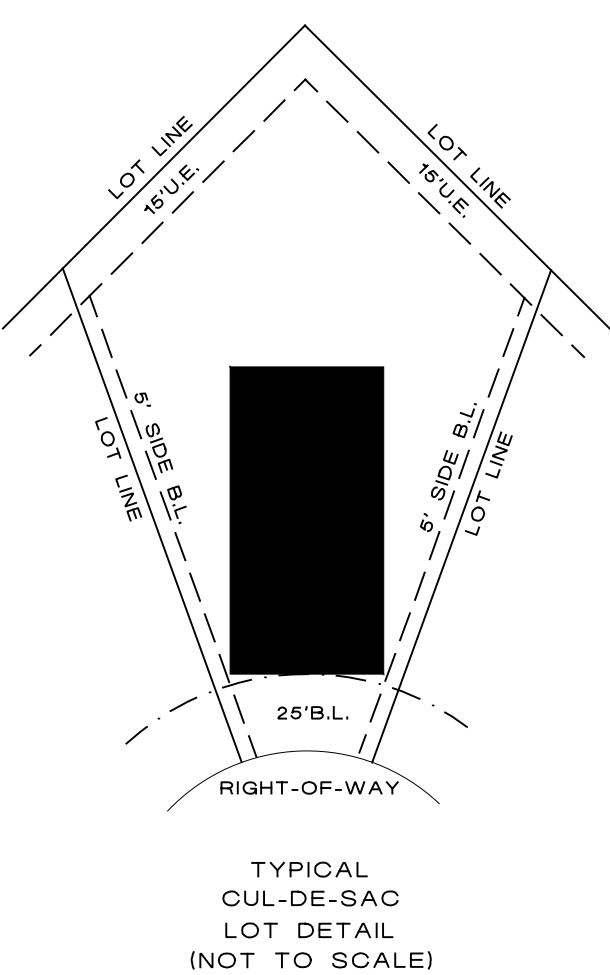
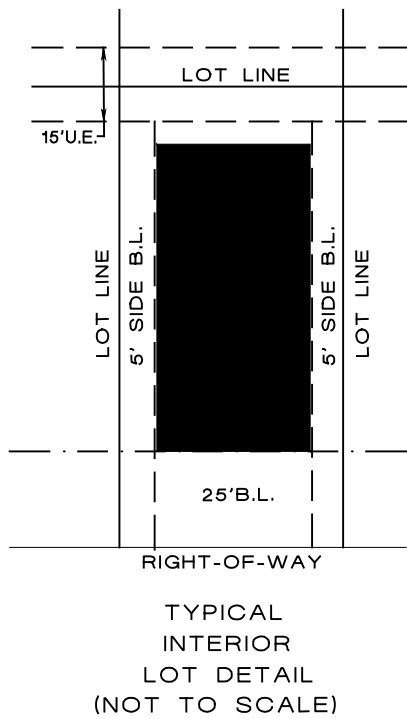
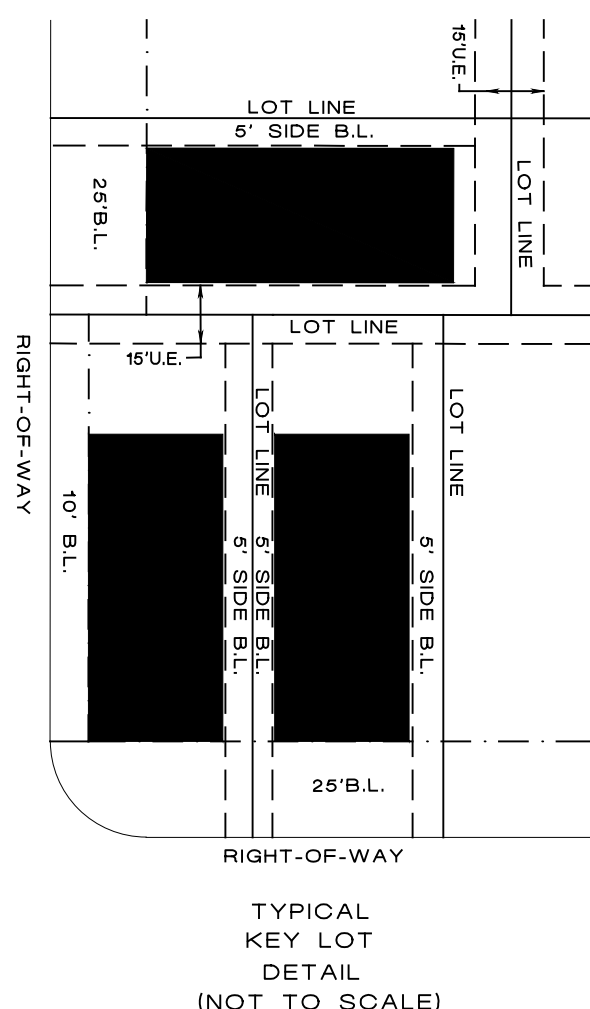
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: MAY 29, 2025

PAGE: 1 OF 2

MTA-78006



LINE DATA			CURVE DATA				
LINE	DISTANCE	BEARING	CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
L1	100.04	S 85°34'42" E	C1	25.00	89°18'20"	38.53	S 50°18'08" W
L2	50.00	S 83°58'13" E	C2	25.00	91°36'20"	39.97	S 39°46'27" E
L3	38.13	S 88°19'51" W	C3	2045.00	02°42'18"	96.53	S 07°22'50" W
L4	35.82	S 76°27'02" W	C4	1030.00	04°40'18"	83.99	S 89°30'19" W
L5	55.95	N 69°19'32" E	C5	25.00	90°00'00"	39.27	S 47°49'50" E
L6	57.33	N 62°09'04" E	C6	2060.00	33°45'32"	1213.76	S 62°19'06" W
L7	41.08	S 59°28'27" W	C7	25.00	91°01'00"	39.71	S 89°03'07" E
L8	50.00	N 69°28'27" E	C8	705.00	07°43'15"	95.00	N 39°40'57" W
L9	50.09	N 62°58'16" E	C9	400.00	14°28'32"	101.06	N 28°30'03" W
L10	125.45	N 64°10'18" E	C10	715.00	34°23'27"	429.17	N 04°09'04" W
L11	119.07	N 05°00'04" E	C11	600.00	08°24'32"	86.06	S 84°51'11" E
L12	290.42	N 02°49'50" W	C12	300.00	44°42'07"	234.06	N 09°51'07" W
L13	16.11	N 87°10'10" E	C13	2015.00	06°28'08"	227.51	N 09°15'52" E
L14	50.00	N 87°28'42" E	C14	500.00	39°15'19"	342.57	N 79°06'06" E
L15	345.20	N 87°10'10" E	C15	600.00	28°02'27"	293.64	N 73°29'40" E
L16	520.87	S 02°49'50" E	C16	55.00	71°49'27"	68.95	N 33°04'54" E
L17	32.58	N 45°26'20" E	C17	2240.00	11°11'48"	437.74	S 63°23'43" W
L18	78.74	N 35°49'19" W	C18	25.00	93°41'35"	40.88	N 33°48'08" W
L19	159.77	S 13°02'40" W	C19	570.00	04°14'34"	42.21	S 82°46'13" E
L20	10.89	N 09°03'07" W	C20	25.00	89°01'00"	37.10	N 52°35'58" E
L21	13.57	N 34°14'30" W	C21	330.00	02°24'30"	13.87	N 11°17'47" E
L22	14.25	N 51°20'22" E	C22	1985.00	06°28'08"	224.12	N 09°15'52" E
L23	141.52	S 84°44'28" W	C23	2045.00	02°42'32"	96.69	S 10°05'19" W
L24	14.14	N 47°49'50" W	C24	25.00	100°17'13"	43.76	S 38°42'01" E
L25	14.14	N 62°13'05" W	C25	470.00	31°40'56"	259.89	N 75°18'55" E
L26	25.00	S 13°37'38" W	C26	630.00	23°11'46"	255.09	N 71°04'16" E
L27	25.00	S 70°57'54" E	C27	25.00	80°30'02"	37.31	S 39°55'11" W
L28	25.00	N 29°17'30" W	C28	25.00	16°40'18"	8.15	S 12°08'59" E
L29	13.95	S 31°09'41" W	C29	70.00	109°08'43"	133.35	S 33°04'13" W
L30	164.29	N 76°58'12" E	C30	25.00	19°03'58"	8.32	S 78°06'30" E
L31	13.99	S 38°03'37" W	C31	2210.00	10°46'48"	415.79	S 63°11'12" W
L32	34.82	N 86°36'42" E	C32	25.00	54°37'24"	23.83	N 30°29'07" E
L33	36.91	S 70°18'07" E	C33	70.00	289°14'49"	353.38	N 32°12'11" W
L34	109.62	N 82°22'19" E	C34	25.00	54°37'24"	23.83	N 85°06'31" E
L35	116.14	N 67°58'28" E	C35	25.00	90°00'00"	39.27	N 12°47'49" E
L36	57.28	N 61°48'14" E	C36	330.00	24°25'57"	140.72	N 19°59'12" W
L37	152.70	N 61°56'23" E	C37	25.00	77°47'08"	33.94	S 46°39'47" E
L38	110.03	N 67°54'52" E	C38	630.00	04°54'24"	53.99	N 83°06'08" W
L39	86.53	N 74°39'26" E	C39	25.00	94°34'19"	41.26	S 52°03'50" W
L40	55.96	S 08°37'13" E	C40	25.00	90°00'00"	39.27	S 77°12'11" E
L41	86.31	S 26°50'18" E	C41	270.00	44°42'07"	210.69	N 09°51'07" W
L42	71.00	S 32°12'11" E	C42	25.00	80°53'24"	35.29	S 52°56'38" W
			C43	530.00	33°54'54"	313.72	N 76°25'54" E
			C44	570.00	22°17'08"	221.70	N 70°37'00" E
			C45	25.00	95°24'36"	41.63	N 50°32'08" W
			C46	25.00	71°49'27"	31.34	N 33°04'54" E
			C47	2270.00	11°11'48"	443.60	N 63°23'43" E
			C48	1935.00	06°55'41"	221.89	S 09°34'49" W

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) " " INDICATES STREET NAME CHANGE.
- 9.) " " INDICATES BLOCK NUMBER.
- 10.) " [A] " INDICATES RESERVE NUMBER.
- 11.) " 55' R.C. " INDICATES 65' CUL-DE-SAC RADIUS.
- 12.) "P.O.C." INDICATES POINT OF COMMENCEMENT.
- 13.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

- PLAT BOUNDARY
- LOT LINE, R.O.W.
- UTILITY EASEMENT, 1' RESERVE
- BUILDING LINE
- CENTER LINE
- EXISTING SECTION BOUNDARY

DISCLAIMER AND LIMITED WARRANTY

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



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	0.33	14,603	LANDSCAPE/ OPEN SPACE
[B]	0.001	50	LANDSCAPE/ OPEN SPACE
[C]	4.75	207,069	DRAINAGE
[D]	1.23	53,660	LANDSCAPE/ OPEN SPACE
	6.311	275,372	TOTAL

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ROSE QUARTZ DRIVE	187.80	60'	LOCAL
IRON HARBOR WAY	721.85	60'	LOCAL
HOTTAH LAKES DRIVE	741.21	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
RHOADIUM BAY LANE	931.89	60'	LOCAL

LOT AREA SUMMARY

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	7,257	LOT 1	6,825	LOT 1	9,702
LOT 2	6,916	LOT 2	6,875	LOT 2	7,922
LOT 3	6,886	LOT 3	6,875	LOT 3	8,034
LOT 4	7,042	LOT 4	6,875	LOT 4	7,736
LOT 5	7,056	LOT 5	6,875	LOT 5	7,462
LOT 6	7,056	LOT 6	6,875	LOT 6	7,266
LOT 7	7,006	LOT 7	6,875	LOT 7	6,952
LOT 8	6,875	LOT 8	6,875	LOT 8	7,252
LOT 9	6,875	LOT 9	6,875	LOT 9	8,007
LOT 10	6,875	LOT 10	6,875	LOT 10	7,991
LOT 11	6,875	LOT 11	6,875	LOT 11	9,506
LOT 12	6,875	LOT 12	6,875	LOT 12	9,726
LOT 13	6,960	LOT 13	6,875	LOT 13	7,010
LOT 14	7,272	LOT 14	6,875	LOT 14	7,010
LOT 15	6,586	LOT 15	6,875	LOT 15	6,840
LOT 16	7,754	LOT 16	11,810	LOT 16	6,729
LOT 17	7,911	LOT 17	8,291	LOT 17	6,694
LOT 18	8,915	LOT 18	7,037	LOT 18	6,911
LOT 19	8,199	LOT 19	7,037	LOT 19	7,389
LOT 20	7,085	LOT 20	7,037	LOT 20	8,294
LOT 21	7,037	LOT 21	7,037	LOT 21	9,958
LOT 22	6,875	LOT 22	7,037	LOT 22	8,713
LOT 23	6,875	LOT 23	7,037	LOT 23	9,337
LOT 24	6,875	LOT 24	7,037	LOT 24	10,212
LOT 25	6,907	LOT 25	6,907		
LOT 26	6,875	LOT 26	6,875		
LOT 27	6,875	LOT 27	6,875		
LOT 28	6,875	LOT 28	6,875		
LOT 29	7,161	LOT 29	7,161		
LOT 30	7,733	LOT 30	7,733		
LOT 31	8,164	LOT 31	8,164		
LOT 32	7,360	LOT 32	7,360		
LOT 33	7,357	LOT 33	7,357		
LOT 34	7,723	LOT 34	7,723		
LOT 35	6,622	LOT 35	6,622		
LOT 36	10,475	LOT 36	10,475		
LOT 37	8,129	LOT 37	8,129		
LOT 38	7,637	LOT 38	7,637		

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND CONTAINING 86 LOTS (55' X 120' TYP.) AND FOUR RESERVES IN FOUR BLOCKS.

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

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

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

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

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-610-1422

REV: MAY 29, 2025

PAGE: 2 OF 2

MTA-78006



May 8, 2025

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

Re: ASHLAND SECTION 8 PRELIMINARY PLAT SUBMISSION

Dear Otis,

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

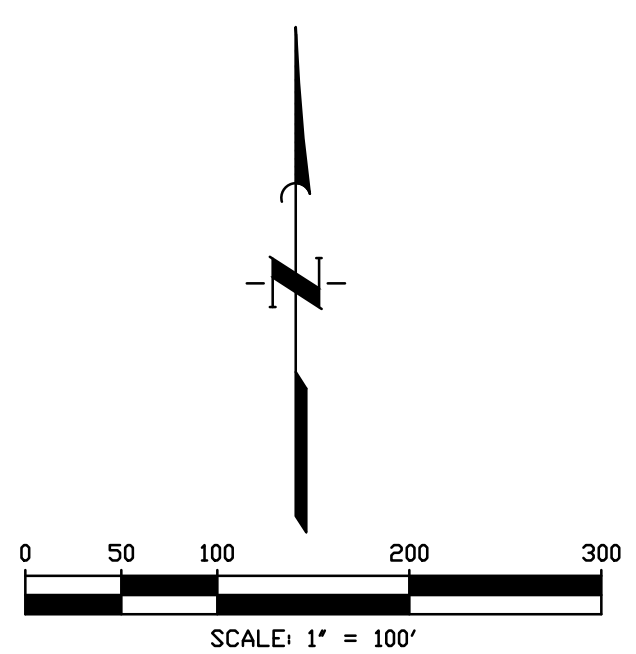
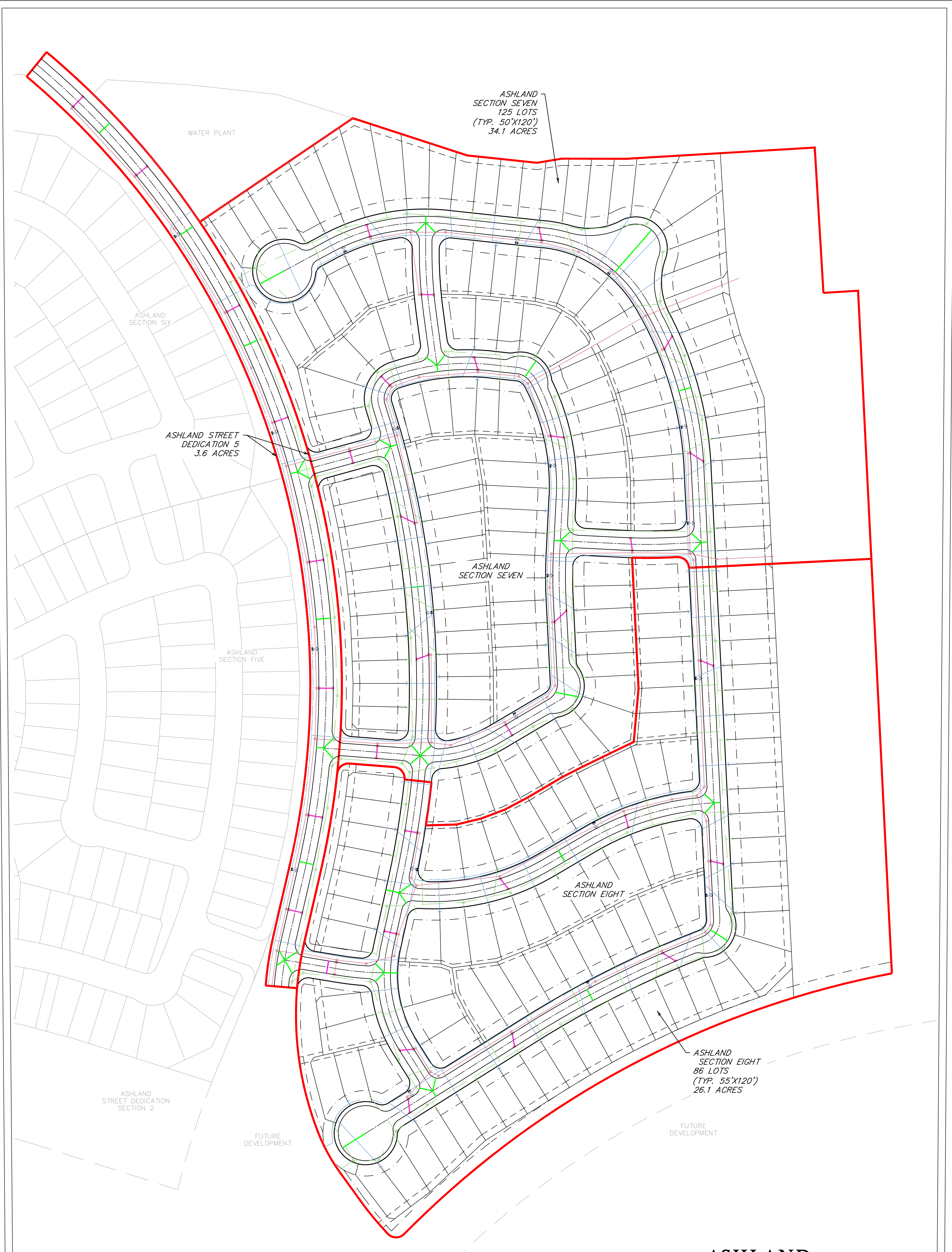
- 1) **Preliminary plat application**
 - a. Has been provided.
- 2) **Preliminary plat submittal fee**
 - a. Has been provided.
- 3) **One (1) 24" x 36" paper prints of preliminary plat**
 - a. Has been provided.
- 4) **Electronic format of preliminary plat drawing**
 - a. Has been emailed.
- 5) **Utility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

Please contact me if you need any additional information.

Sincerely,


A handwritten signature in black ink that reads "Jacob Guerrero". The signature is written in a cursive, flowing style.

Jacob Guerrero
Enclosure



LEGEND	
	PLAT BOUNDARY
	STORM SEWER LINE W/ MANHOLE
	WASTEWATER LINE W/ MANHOLE
	WATER LINE W/ HYDRANT

**ASHLAND
SECTIONS SEVEN, EIGHT &
STREET DEDICATION 5
PRELIMINARY DESIGN
UTILITY ONE-LINES
5/8/2025**

**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78716 • 210.494.5511