



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, DECEMBER 04, 2025 AT 12:00 PM

Chair | William Garwood

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

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, DECEMBER 4, 2025 AT 12:00 PM, 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 Planning and Zoning Commission Meeting Minutes for November 6, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

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

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, November 28, 2025, by 12:00 PM and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of

charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 4, 2025

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on November 6, 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 November 6, 2025.

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, NOVEMBER 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Jeff Roberson, Michelle Townsend,

Regina Bieri, Andrew Heston

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, NOVEMBER 6, 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, Michelle Townsend, Regina Bieri, and Andrew Heston; **Absent was:** Commission Member Jeff Roberson.

1. **Meeting Minutes:** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 4, 2025.

Commission Action: The motion to approve the minutes as presented was made by Commission Member Regina Bieri; seconded by Commission Member Deborah Spoor. Motion carried unanimously. The minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/SUP Overlay, TNMP Company for property (White Oak Substations) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.**

D.S. Director Otis Spriggs introduced this Public Hearing item. Mr. Spriggs noted that the City Council voted to recently annex the rear ETJ property, as noted in the agenda summary report. As you recall, the TNMP/Centerpoint Substation site, located on Highway 35, came in for a SUP for the utility substations, which are currently under construction.

The annexation recently added the rear acreage (ORDINANCE NO. 20250826-009), which was previously within the City's ETJ, and later pulled it into the City limits. The original SUP overlay for the property frontage was approved by the City Council, subject to the applicants returning with the annexation petition. Today's public hearing is essentially a follow-up request to finalize the annexation process, during which we will assign the required zoning district for the annexation. That is all the Planning and Zoning Commission is asked to do today, and to make a final recommendation to the City Council accordingly.

Staff notified property owners within 200 feet of the property and posted the legal notice, as attached to the agenda, in the newspaper. We received one call from the neighboring property owner, the K.C. Hall, who had no issues.

Commission Action:

Commission Member Michelle Townsend made a motion to open the public hearing, which was seconded by Commission Member Andrew Heston. The Motion carried unanimously with a 5-0 vote; the public hearing was opened.

Public Input: None

Commission Member Michelle Townsend made a motion to close the public hearing, seconded by Commission Member Deborah Spoor; the Motion carried unanimously 5-0, and the public hearing was closed.

Commission Action:

Motion was made by Commission Member Michelle Townsend to recommend approval of an ordinance zoning 26.084 acres for the Texas New Mexico Power Center Point White Oak substation to C-G, Commercial General District with an SUP overlay for the substation for property located adjacent and north of 3343 East of Mulberry St. Highway 35, Angleton, TX.; The motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Commission Members: Deborah Spoor- Aye; Michelle Townsend-Aye; Regina Bieri-Aye; Andrew Heston-Aye; and **Chair** William Garwood-Aye. 5-0, the Item was approved unanimously.

REGULAR AGENDA

3. **Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.**

D.S. Director Otis Spriggs: Introduced this item, noting that the Windrose Green Development community is currently under construction. The developer has submitted the heritage tree preservation plan for consideration. The Planning and Zoning Commission is asked to review and make recommendations to the City Council, on

compliance with the tree mitigation ordinance, which is Section 23-6. Staff has attached the application and summary letter submitted by the applicants, in which they outlined the tree caliper was calculated per the requirements of the Heritage Tree ordinance, in terms of the replacement ratio at “3 to 1”.

The City Engineer and Staff have provided comments regarding the caliper of trees at the time of planting. There were some questions on the methodology in terms of the credits that are being requested. The trees were installed smaller, but as you know, some time has elapsed in terms of the tree growth. So, they're requesting a waiver of that requirement. I will now yield, so that the applicants can give comments and explanation of the request, as attached to the agenda.

Mr. Joe Grabinski with the Ember Group spoke before the Commission, representing the developer of Windrose Green, and he is the Director of Development.

Mr. Joe Grabinski continued: So my understanding of the ordinance is that there's a requirement of a “3 to 1” replacement ratio. So this is in fact a replacement. So, some of that replacement has already occurred. In looking at the numbers real quick, which are outlined here in the first 2 pages of the cover letter: A total of 24 trees were removed, which equated to the 198 caliper inches. So you take that and multiply it by three, that gets you to the 594 caliper inches.

Mr. Joe Grabinski added that if you look at phase one, phase two and then what's proposed in phase three, the reason it says proposed is because we have not planted what's in Phase 3 yet. Phase one and two already has been planted and you see the totals of all of those trees from phases 1, 2 and 3, which brings us to the 596 +/- caliper inches.

The trees were planted in different stages. So phase one landscaping happened around late 2022, early 2023 and in the phase two landscaping, we completed that project last summer, mid- 2024. We are currently working with our landscape contractor on phase three to proceed with the installation and related irrigation work.

Commission Member Michelle Townsend: Asked would it be fair to say that the trees in phase one, at the time they were measured had 18 to 24 months to grow?

Commission Member Andrew Heston: It looks like most of these are below 3 caliper inches for phase 1.

Mr. Joe Grabinski responded that they range in size from 2 to 4 inches in phase one and then Phase 2 is at the 3-inch mark.

Commission Member Andrew Heston: Why are you coming to us at this point, knowing that the replacement trees are supposed to either be Pecan or Live Oak, and you are still proposing a bunch of Bald Cypress, and Water Oak for types that haven't even been planted yet, and do not comply?

Mr. Joe Grabinski: That's a good question. So we went off of the ordinance, which in reading the ordinance, it states that you could do a replacement with either heritage trees, which are pecan trees or significant trees, and that's where the bald Cypress and Water Oak trees

species come in play. So we're not asking for a variance, we felt the ordinance seems to be pretty clear that significant trees are allowed as a replacement.

Commission Member Regina Bieri: Stated that the Water Oak has a faster rate of growth than a Live Oak.

Commission Member Michelle Townsend stated that she does not prefer the Water Oak. She is on board with the Bald Cypress, especially around the water features. Commission Member Michelle Townsend noted that she lives on property that has Water Oaks and they do not last as long as Live Oaks. And when they die, they tend to rot from the inside and can fall and cause significant damage. We have had one taken down so that it would not come through our living room.

Chair William Garwood: Asked why Ember's Team is here in the first place, and why did we miss this requirement in 2022.

Mr. Joe Grabinski: That's an excellent question that I'm not going to be able to give a very good answer to. My understanding is there were conversations with city staff at that time. They knew that we were moving forward with planting the troops. Specifically, as to why nobody was here doing this, what we're doing right now- I don't know. I was not with the Ember Team at that time.

Commission Member Townsend noted that her concern would be with how the measurements were taken, which she noted is mirrored in the staff report and comments. Maybe not necessarily how the measurements were taken, but the time at which they were taken.

DS Director Otis Spriggs: At the time that the trees were planted they did not comply with the planting requirements. So basically, they're requesting a credit of the requirements, as outlined in the report. Because at the time of planting, it should have been calculated. In terms of the amount in-between or in deficit, this is what we are considering in terms of the ordinance itself. Staff could not grant any waivers.

Commission Member Michelle Townsend: It seems to me that if we're going to comply with the spirit of the law, we need to give a nod to the fact that those measurements should have been taken at the time the trees were planted. And so now I think the City needs some sort of compensation for the fact that they weren't either because additional trees are going to be planted or fee-in-lieu-of, which I would love to know Otis Spriggs, if you know if Parks and Rec. has a preference?

DS Director Otis Spriggs responded, Yes, we would need to do a recalculation. Perhaps that is what the recommendation needs to be prior to City Council's consideration. Staff and Engineering would meet again with the Applicants.

Further discussion was had regarding the dates and time of planting and methodology in deriving a calculation of the replacement count.

Commission Action

Commission Andrew Heston made a motion (as amended by Commission Member Townsend) to recommend approval of the Windrose Green Tree Mitigation Plan, with the condition that we require the applicant to recalculate mitigation credits based on tree caliper measurements taken at the time of planting, with input from the Parks and Recreation Department and City Engineer, so that any deficit can be addressed through additional plantings or fee-in-lieu-of.

Commission Member Michelle Townsend seconded the motion. (5-0 Vote). The Item was approved.

4. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Mr. Spriggs introduced this item regarding the Freedom Park Detention Tree Mitigation Plan.

Chair William Garwood: The question is why are we going from a “3 to 1” in the ordinance to a “1 to 1”?

Mr. Joe Grabinski spoke regarding the Freedom Park Detention Heritage Tree Preservation Plan:

Mr. Grabinski explained, that there are a couple of differences here: What we're talking about is not replacement of trees, but about preservation of trees in Freedom Park, which is a city-owned property. So that is the question, regarding this being “3 to 1” or “1 to 1” ratio. Why would we speak differently, is because it is on city-owned property. It is our understanding whether this would be treated as a public works’ project. I understand that was based on a lot of conversations between us, the developer, along with multiple former city staff.

Further discussion regarding the relationship of Freedom Park Detention and the Windrose Green Development was had.

Mr. Joe Grabinski explained background information of the conversations and past emails going back as far as 2021 with the former city manager Chris Whitaker and Walter Reeves regarding the talks of the “1 to 1”, specifically referencing Section 23-93.C3.

Mr. Spriggs requested that the former emails (Walter Reeves to Chris Whitaker) be copied to him.

Mr. Joe Grabinski: We are requesting preservation credit for the trees that we were able to keep on the berm. And that's the caliper that's listed in the letter was twice a little over 1000. So it's about it, a “2 to 1” ratio is actually preservation, not replacement.

Commission Member Townsend: What does Parks and Recs say about this? Mr. Spriggs responded that we do not find a formal one-to-one agreement; therefore current Staff cannot provide any requested waivers.

Mr. Joe Grabinski added that they removed 532 caliper inches, there was 1,041 caliper inches preserved (close to a “2-1”).

Commission Action:

Commission Member Townsend made a motion to recommend the City Council approve the Freedom Park Tree Mitigation Plan, with no mitigation needing to be performed, and we find that the “1 to 1” is reasonable for this very specific type of project and work.

Commission Deborah Spoor seconded the motion. Chair William Garwood-Aye; Commission Members: Deborah Spoor- Aye; Michelle Townsend- Aye; Regina Bieri-Aye; Commission Member Andrew Heston – Nay. Motion carried with a 4-1 Vote.

5. Discussion and Report Update on the Comprehensive Plan Update and Study

Mr. Otis Spriggs gave an update on the progress of the Comprehensive Plan Update currently led by the CPAC committee. He reminded the Planning and Zoning Commission and Public of the Questionnaire and Survey tool available (QR code was displayed) and the City Website, which are options for Community engagement and participation.



***Take the
Survey!***

ADJOURNMENT: ADJOURNMENT Chair Garwood adjourned the meeting at 12:42 P.M.

William Garwood
Chair



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 4, 2025

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

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

AGENDA ITEM SECTION: Regular Agenda Item.

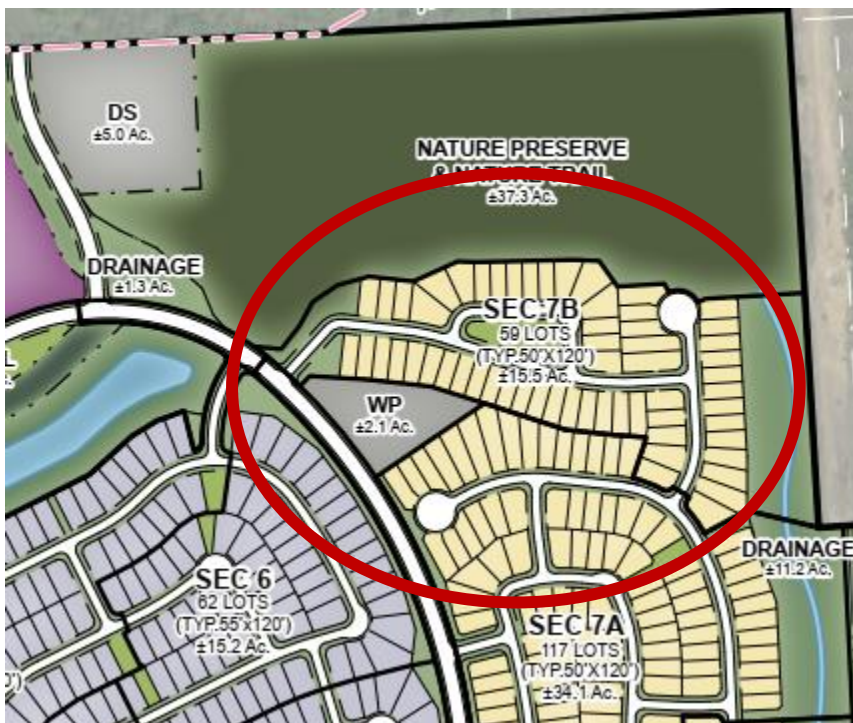
BUDGETED AMOUNT: None

FUNDS REQUESTED: None

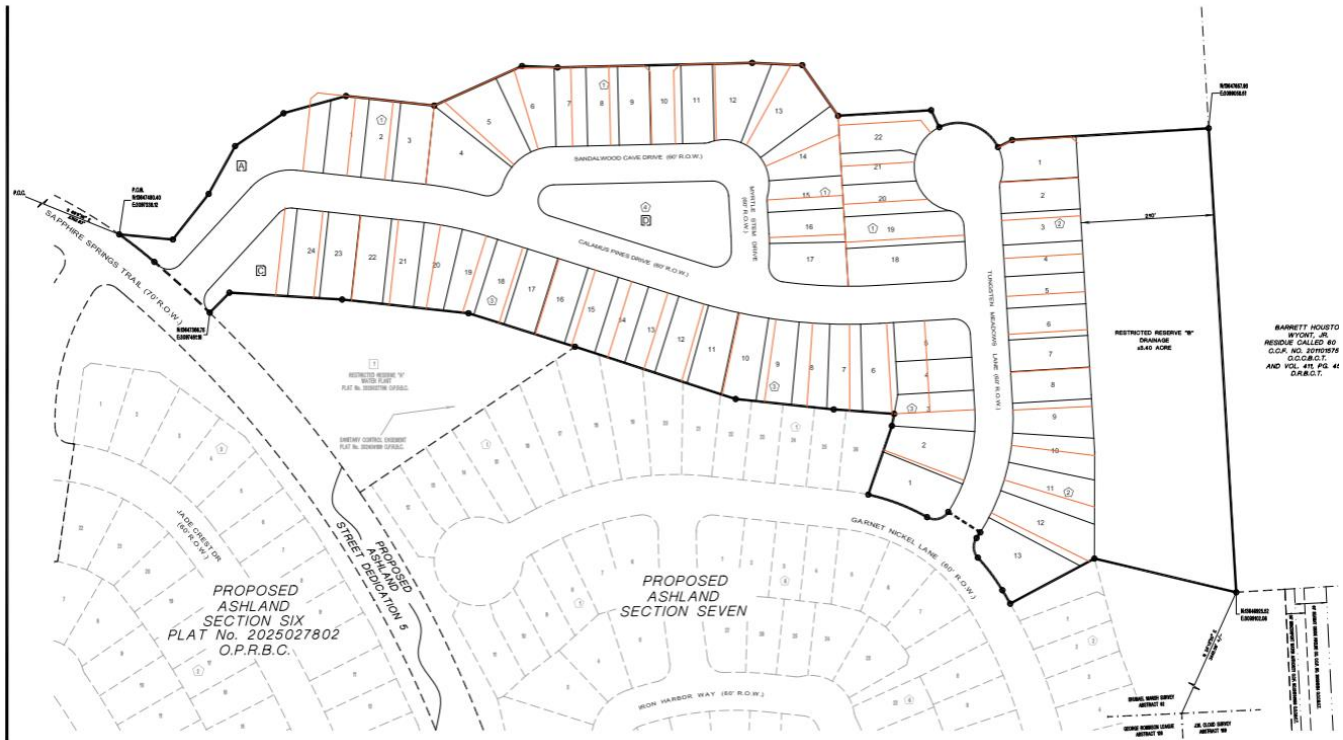
FUND: None

EXECUTIVE SUMMARY:

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



The Ashland Development developer is requesting minor adjustments to the lot layout. The primary change involves increasing the product type from 50' to 60' lots in this section. This adjustment required shifting lot lines to accommodate the increased width. As a result, the lot count was reduced from 59 lots to 49 lots. The boundary was revised slightly; however, the ROW and reserve acreage remains unchanged. For clarification, the black linework represents the originally approved plat, while the orange highlights show the revised layout.



Graphic showing changes to Section 7B.

Staff and City Engineering Review:

The Preliminary Plat of Ashland Section 7B Ashland was approved by both P&Z and City Council last month.

The City Engineer has reviewed the plat and offers no objection to the proposed Ashland Section 7B Preliminary Plat and offers the following comments:

1. For final plat, provide updates to the City approval block and label Reserve "C" to match graphic/label on table.
2. An updated land plan shall be submitted to reflect the updated development phasing.
3. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots to follow the restrictions outlined.
4. 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.
5. 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) has no objections to the submitted Plat, with the exceptions noted.

Recommendation: The Planning and Zoning Commission should approve the preliminary plat for Preliminary Plat of Ashland Section 7B and forward it to City Council for final action.



November 13, 2025

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

Re: On-Going Services
Ashland Section 7B Preliminary Plat Review – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

1. For final plat, provide updates to the City approval block and label Reserve "C" to match graphic/label on table.
2. An updated land plan shall be submitted to reflect the updated development phasing.
3. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots to follow the restrictions outlined.
4. 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.
5. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

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

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steven Jores
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, City Secretary

Remove
signature
block for
City
Secretary
as she will
sign as the
notary

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

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

Notary Public
State of Texas

GENERAL NOTE:

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

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the 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 (NAV88B), 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.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.41 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 489.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC), said 18.41 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the west corner of the Ashland Water Plant, plat of which is recorded in Instrument No. 2025027396 of the Plat Records of Brazoria County (PRBC), and being in the north right-of-way of proposed Sapphire Springs Drive, said iron rod also being 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 03°42'30", an arc length of 118.76 feet, and a long chord bearing North 47°30'31" West, 118.74 feet to a point 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 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to a point for corner;

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

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

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

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

THENCE, North 61°39'18" East, 48.81 feet to a point for corner;

THENCE, South 57°12'13" East, 14.14 feet to a point for corner;

THENCE, South 83°47'47" East, 185.00 feet to a point for corner;

THENCE, North 65°43'39" East, 142.69 feet to a point for corner;

THENCE, North 88°38'51" East, 371.98 feet to a point for corner;

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

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

THENCE, South 03°24'10" East, 15.00 feet to a point for corner;

THENCE, North 86°35'50" East, 129.84 feet to a point for corner;

THENCE, South 38°53'57" East, 23.86 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 90°55'08", an arc length of 122.07 feet, and a long chord bearing South 77°36'19" East, 107.18 feet to a point for corner;

THENCE, North 62°21'15" East, 20.00 feet to a point for corner;

THENCE, North 86°35'50" East, 317.94 feet to a point for corner;

THENCE, South 03°24'10" East, 732.76 feet to a point for corner;

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

THENCE, South 61°50'14" West, 150.76 feet to a point 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 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point 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 330.00 feet, a central angle of 11°11'01", an arc length of 64.41 feet, and a long chord bearing North 36°55'12" West, 64.31 feet to a point 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 25.00 feet, a central angle of 76°55'55", an arc length of 33.57 feet, and a long chord bearing North 04°02'45" West, 31.10 feet to a point at the beginning of a reverse curve to the left;

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

THENCE, North 57°26'09" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

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

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

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

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

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

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

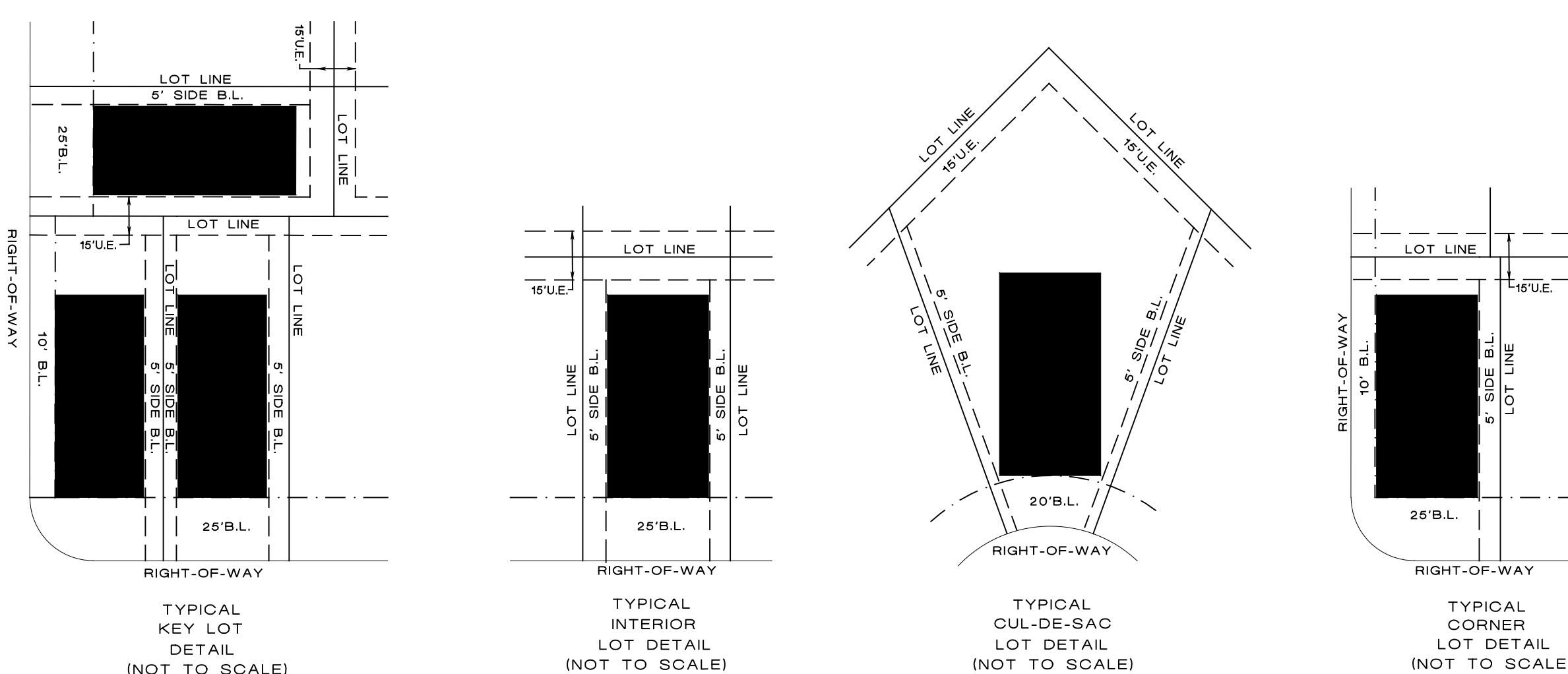
THENCE, North 71°58'05" West, 266.62 feet to a point for corner;

THENCE, North 72°34'12" West, 176.35 feet to a point for corner;

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

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

THENCE, South 44°20'44" West, 44.38 feet to the POINT OF BEGINNING, CONTAINING 18.41 acres of land in Brazoria County, Texas.



ASHLAND SECTION 7B

BEING 18.41 ACRES OF LAND CONTAINING 49 LOTS (60' X 120' TYP.) AND FIVE 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

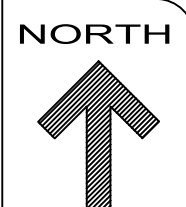
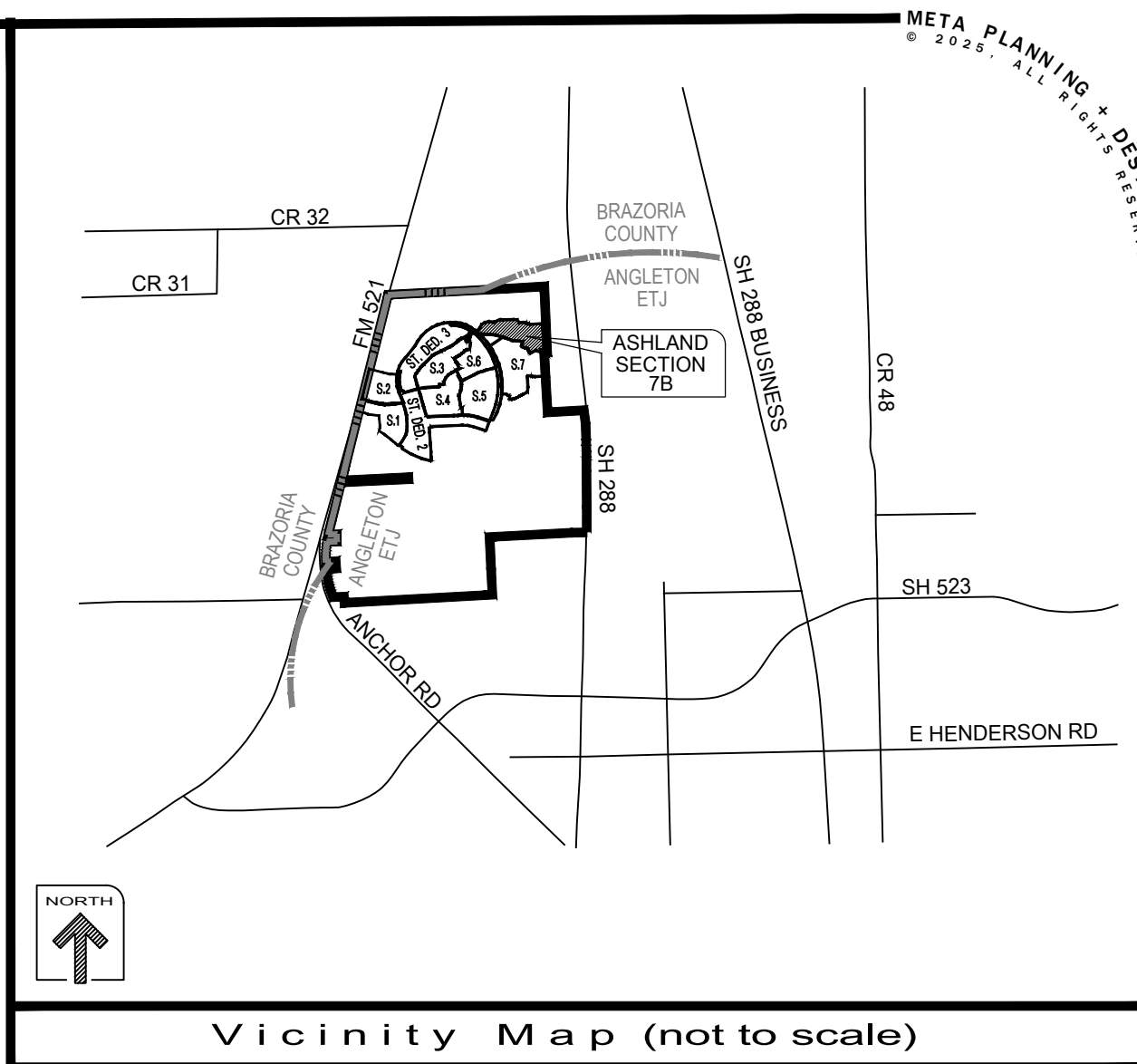
ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

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

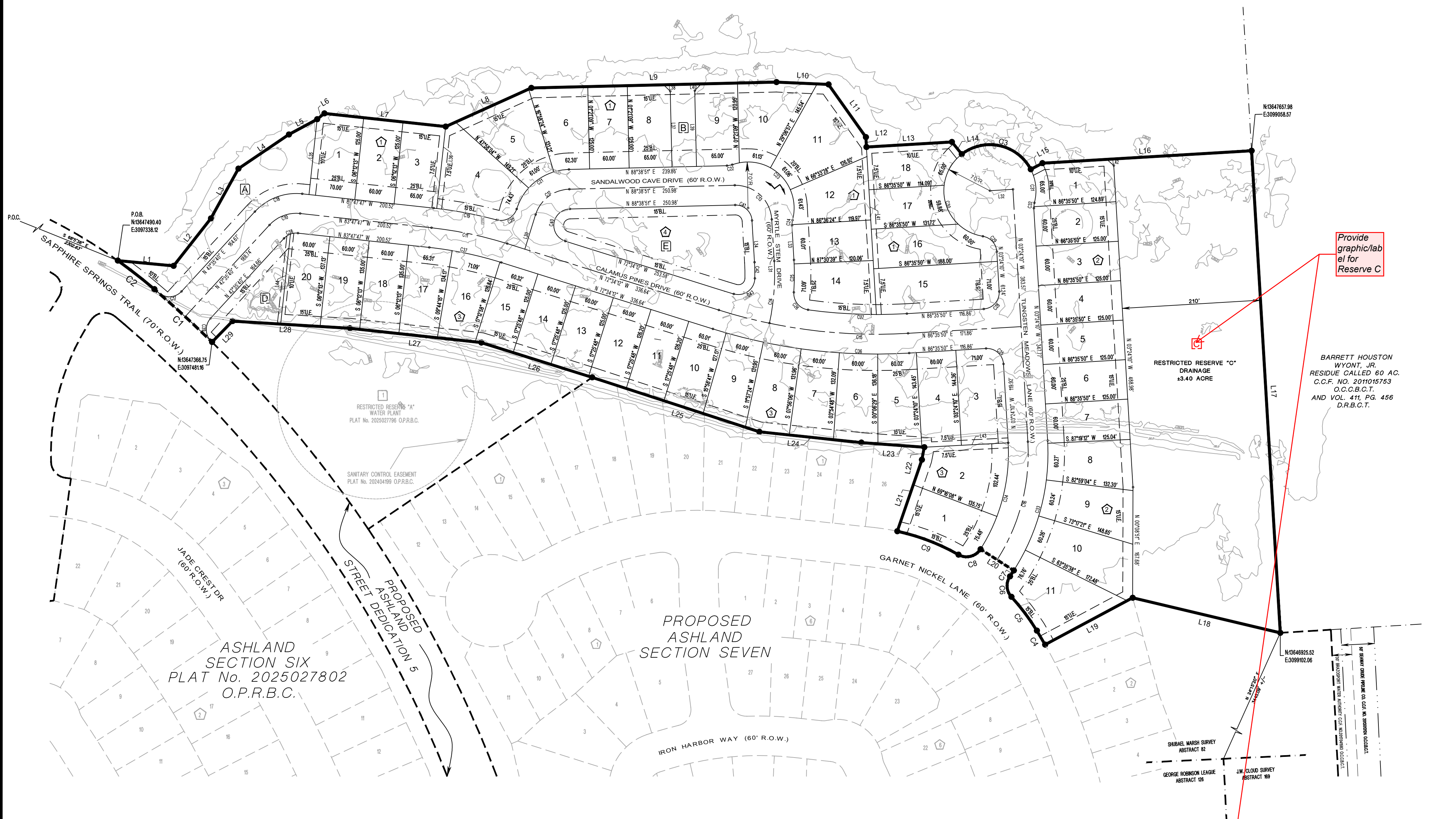
PLANNER:

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



FUTURE
DEVELOPMENT



Provide
graphic/lab
el for
Reserve C

BARRETT HOUSTON
WYOMT, JR.
RESIDUE CALLED 60 AC.
C.C.F. NO. 201015753
O.C.B.C.T.
AND VOL. 411, PG. 456
D.B.C.T.

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
CALAMUS PINES DRIVE	1357.66	60'	LOCAL
TUNGSTEN MEADOWS LANE	571.89	60'	LOCAL
MYRTLE STEM DRIVE	240.58	60'	LOCAL
SANDALWOOD CAVE DRIVE	374.34	60'	LOCAL

LINE TYPE LEGEND			
	PLAT BOUNDARY		
	LOT LINE, R.O.W.		
	UTILITY EASEMENT, 1' RESERVE		
	BUILDING LINE		
	CENTER LINE		
	SEC. BOUNDARY		

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

DISCLAIMER AND LIMITED WARRANTY

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

LINE	BEARING	DISTANCE
L1	S 84°34'07" E	85.12'
L2	N 38°09'22" E	91.49'
L3	N 28°57'50" E	86.35'
L4	N 55°53'37" E	92.43'
L5	N 61°39'14" E	48.80'
L6	N 51°12'13" E	14.14'
L7	S 83°47'47" E	185.00'
L8	N 65°43'39" E	142.69'
L9	N 88°38'51" E	371.98'
L10	S 87°25'34" E	79.15'
L11	S 35°20'38" E	97.97'
L12	S 03°24'10" E	15.00'
L13	N 86°35'50" E	129.84'
L14	S 38°53'57" E	23.86'
L15	N 62°21'15" E	20.00'
L16	N 86°35'50" E	317.94'
L17	S 03°24'10" E	732.76'
L18	N 76°37'53" W	230.18'
L19	S 61°50'14" W	150.76'
L20	N 57°26'09" W	60.00'
L21	N 18°59'17" E	114.79'
L22	N 10°39'10" E	99.33'
L23	N 85°47'46" W	15.75'
L24	N 83°57'54" W	155.71'
L25	N 71°58'07" W	266.62'
L26	N 72°34'12" W	176.35'
L27	N 83°47'48" W	200.83'
L28	N 86°30'38" W	178.28'
L29	S 44°20'44" W	44.38'
L30	N 17°25'48" E	55.00'
L31	N 03°24'10" W	63.41'
L32	S 86°35'50" W	36.00'
L33	N 03°24'10" W	52.30'
L34	N 03°24'10" W	63.41'
L35	N 06°12'13" E	115.00'
L36	N 06°12'13" E	125.02'
L37	N 01°21'09" W	115.00'
L38	N 46°21'09" W	14.14'
L39	S 01°21'09" E	115.00'
L40	N 43°38'51" E	14.14'
L41	S 03°24'10" E	254.62'
L42	N 48°24'10" W	14.14'
L43	S 87°02'49" W	127.49'
L44	N 06°12'13" E	137.33'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1835.00'	03°42'30"	118.76'	N 47°30'31" W	118.74'
C2	785.00'	05°08'44"	70.50'	N 51°56'08" W	70.47'
C3	70.00'	99°55'08"	122.07'	S 77°36'19" E	107.18'
C4	830.00'	01°41'46"	24.57'	N 30°28'49" W	24.57'
C5	330.00'	11°11'01"	64.41'	N 36°55'12" W	64.31'
C6	25.00'	76°55'55"	33.57'	N 04°02'45" W	31.10'
C7	330.00'	01°51'22"	10.69'	N 33°29'32" E	10.69'
C8	25.00'	87°01'52"	37.97'	S 76°04'47" W	34.43'
C9	330.00'	17°19'41"	99.80'	N 69°04'08" W	99.42'
C10	55.00'	53°36'33"	51.46'	S 69°23'56" W	49.60'
C11	600.00'	11°13'35"	117.56'	N 78°11'00" W	117.37'
C12	55.00'	71°13'03"	68.36'	S 53°02'19" W	64.05'
C13	55.00'	87°57'00"	84.43'	N 47°22'40" W	76.38'
C14	350.00'	15°32'02"	94.89'	N 04°21'51" E	94.60'
C15	800.00'	20°49'57"	290.88'	N 82°59'11" W	289.28'
C16	300.00'	35°57'59"	188.32'	S 14°34'50" W	185.24'
C17	25.00'	88°12'13"	38.49'	S 86°41'46" W	34.80'
C18	85.00'	53°36'33"	79.53'	S 69°23'56" W	76.66'
C19	630.00'	08°52'09"	97.52'	N 79°21'43" W	97.42'
C20	25.00'	87°55'54"	38.37'	S 61°06'25" W	34.71'
C21	85.00'	71°30'22"	106.08'	N 52°53'39" E	99.33'
C22	25.00'	18°40'18"	8.15'	N 79°18'41" E	8.11'
C23	70.00'	125°17'36"	153.07'	S 47°22'40" E	124.35'
C24	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C25	380.00'	07°25'31"	49.25'	N 00°18'36" E	49.21'
C26	25.00'	86°14'21"	37.63'	N 39°05'49" W	34.18'
C27	770.00'	11°11'10"	150.33'	S 87°48'34" E	150.09'
C28	25.00'	90°00'00"	39.27'	N 41°35'50" E	35.36'
C29	25.00'	77°50'48"	33.97'	N 42°19'34" W	31.41'
C30	70.00'	133°41'05"	163.33'	N 14°24'25" W	128.72'
C31	70.00'	42°54'53"	52.43'	N 06°11'18" W	51.21'
C32	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C33	330.00'	35°58'00"	207.15'	S 14°34'50" W	203.77'
C34	270.00'	35°58'00"	169.49'	N 14°34'51" E	166.72'
C35	25.00'	90°00'00"	39.27'	N 48°24'10" W	35.36'
C36	830.00'	20°49'57"	301.78'	N 82°59'11" W	300.13'
C37	570.00'	11°13'35"	111.68'	N 78°11'00" W	111.50'
C38	25.00'	53°36'33"	23.39'	S 69°23'56" W	22.55'
C39	25.00'	88°18'20"	38.53'	S 01°33'30" E	34.83'
C40	25.00'	161°13'03"	70.34'	N 08°02'19" E	49.33'
C41	25.00'	87°57'00"	38.38'	N 47°22'40" W	34.72'
C42	320.00'	04°23'23"	24.52'	N 01°12'28" W	24.51'
C43	25.00'	105°22'50"	45.98'	S 53°40'39" W	39.77'

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 1	8,700
LOT 2	7,500
LOT 3	8,125
LOT 4	12,563
LOT 5	11,083
LOT 6	9,119
LOT 7	7,500
LOT 8	8,075
LOT 9	8,040
LOT 10	10,565
LOT 11	12,986
LOT 12	8,796
LOT 13	7,267
LOT 14	9,210
LOT 15	13,192
LOT 16	10,277
LOT 17	7,063
LOT 18	8,330

LOT NO.	LOT AREA SQ. FT.
BLOCK 2	
LOT 1	7,835
LOT 2	7,499
LOT 3	7,500
LOT 4	7,500
LOT 5	7,500
LOT 6	7,500
LOT 7	7,500
LOT 8	8,511
LOT 9	9,427
LOT 10	12,886
LOT 11	12,842

LOT NO.	LOT AREA SQ. FT.
BLOCK 3	
LOT 1	9,488
LOT 2	11,459
LOT 3	10,135
LOT 4	8,646
LOT 5	8,729
LOT 6	8,436
LOT 7	8,276
LOT 8	8,377
LOT 9	8,110
LOT 10	7,718
LOT 11	7,553
LOT 12	7,515
LOT 13	7,499
LOT 14	7,499
LOT 15	7,530
LOT 16	8,634
LOT 17	8,457
LOT 18	8,099
LOT 19	8,147
LOT 20	8,303

LAND USE TABLE		
RESERVE	ACREAGE	SQ. FT.
[A]	0.43	18,673
[B]	0.11	4,782
[C]	3.40	148,173
[D]	0.19	8,422
[E]	0.64	27,908
	4.77	208,128
		TOTAL

ASHLAND SECTION 7B

BEING 18.41 ACRES OF LAND
CONTAINING 49 LOTS (60' X 120' TYP.) AND
FIVE RESERVES IN FOUR BLOCKS.

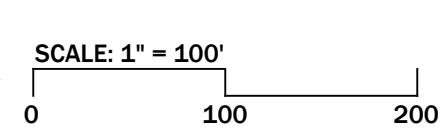
OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

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





November 5, 2025

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

Re: ASHLAND SECTION 7B 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, appearing to read "Jacob Guerrero", with a large, stylized loop at the end.

Jacob Guerrero
Enclosure

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/4/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE
 MINOR ☐
 AMENDING/REPLAT ☐

PRELIMINARY
 RESIDENTIAL ☒
 COMMERCIAL ☐

FINAL
 RESIDENTIAL ☐
 COMMERCIAL ☐

Address of property: _____

Name of Applicant: Jacob Gurrero Phone: _____

Name of Company: META Planning + Design Phone: _____

E-mail: _____

Name of Owner of Property: Ashton Grey Development

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

Phone: _____

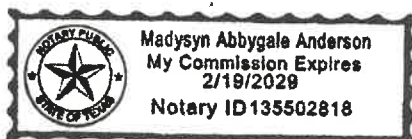
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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 4th day of November, 20 25.

(SEAL)



Madysyn
 Notary Public for the State of Texas
 Commission Expires: 02/19/2029

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) see attached metes and bounds description

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

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

NAME OF APPLICANT: Jacob Guerrero

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

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembetty

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

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



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



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

July 8th, 2024

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

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

To whom it may concern:

Sincerely,

Sudharshan Vembutty
Manager

APPROVED BY:

VL
Signature

Sudharshan Vembutty, President Manager
Name and Title (Printed)

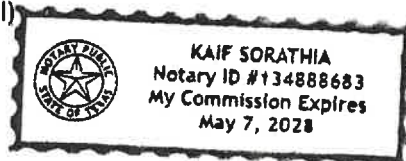
08/01/24
Date

State of Texas County of Tarrant

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

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

(Personalized Seal)



Kaif Sorathia
Notary Public's Signature

PROJECT SUMMARY FORM

Address of property _____

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

Depth: _____ Area: _____ Acres: _____ square feet

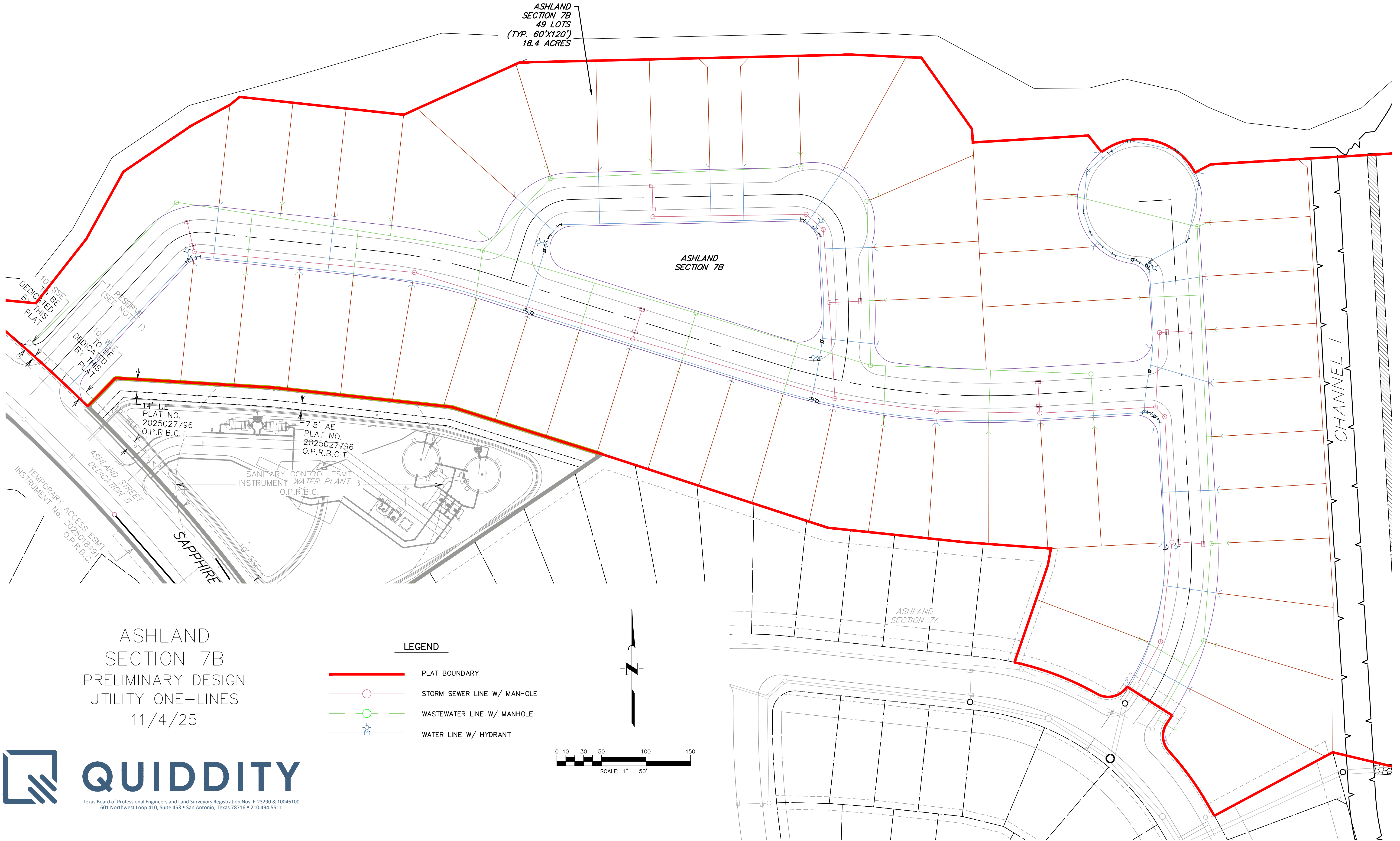
INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

The purpose of the requested plat is to submit Ashland Section 7B to create 49 lots within 4 blocks and 5 reserves.

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

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

Name: Jacob GuerreroDate: 11/04/2025



STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steven Jores
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Bill Garwood, Chairman, Planning and Zoning Commission

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

John Wright, Mayor

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

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

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the 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 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.41 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 489.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC), said 18.41 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the west corner of the Ashland Water Plant, plat of which is recorded in Instrument No. 2025027796 of the Plat Records of Brazoria County (PRBC), and being in the north right-of-way of proposed Sapphire Springs Drive, said iron rod also being 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 03°42'30", an arc length of 118.76 feet, and a long chord bearing North 47°30'31" West, 118.74 feet to a point 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 785.00 feet, a central angle of 05°08'44", an arc length of 70.50 feet, and a long chord bearing North 51°56'08" West, 70.47 feet to a point for corner;

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

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

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

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

THENCE, North 61°39'18" East, 48.81 feet to a point for corner;

THENCE, South 57°12'13" East, 14.14 feet to a point for corner;

THENCE, South 83°47'47" East, 185.00 feet to a point for corner;

THENCE, North 65°43'39" East, 142.69 feet to a point for corner;

THENCE, North 88°38'51" East, 371.98 feet to a point for corner;

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

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

THENCE, South 03°24'10" East, 15.00 feet to a point for corner;

THENCE, North 86°35'50" East, 129.84 feet to a point for corner;

THENCE, South 38°53'57" East, 23.86 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 70.00 feet, a central angle of 90°55'08", an arc length of 122.07 feet, and a long chord bearing South 77°36'19" East, 107.18 feet to a point for corner;

THENCE, North 62°21'15" East, 20.00 feet to a point for corner;

THENCE, North 86°35'50" East, 317.94 feet to a point for corner;

THENCE, South 03°24'10" East, 732.76 feet to a point for corner;

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

THENCE, South 61°50'14" West, 150.76 feet to a point 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 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing North 30°28'49" West, 24.57 feet to a point 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 330.00 feet, a central angle of 11°11'01", an arc length of 64.41 feet, and a long chord bearing North 36°55'12" West, 64.31 feet to a point 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 25.00 feet, a central angle of 76°55'55", an arc length of 33.57 feet, and a long chord bearing North 04°02'45" West, 31.10 feet to a point at the beginning of a reverse curve to the left;

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

THENCE, North 57°26'09" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

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

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

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

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

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

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

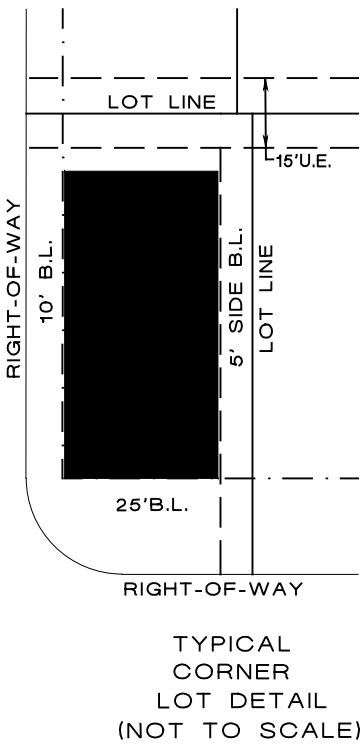
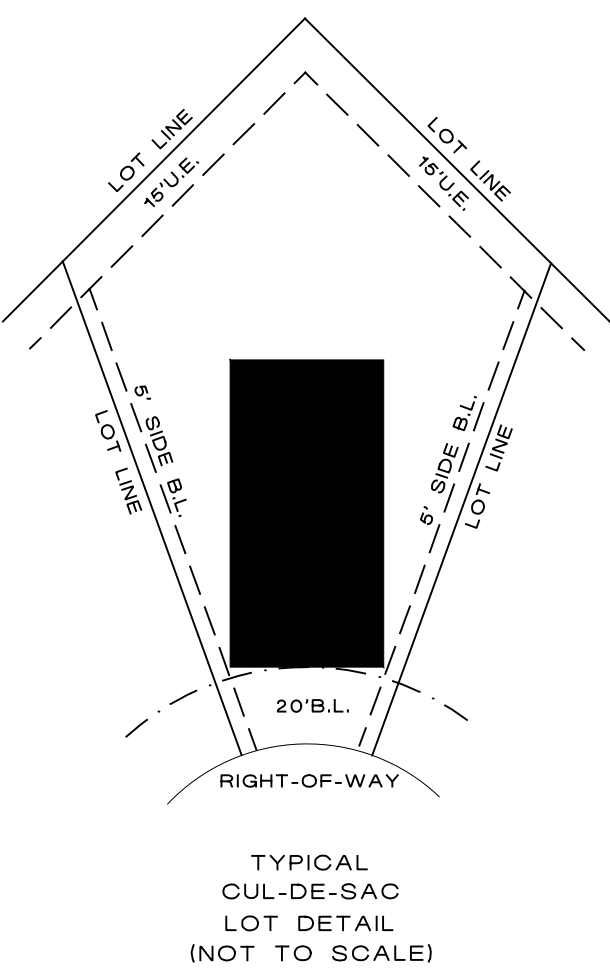
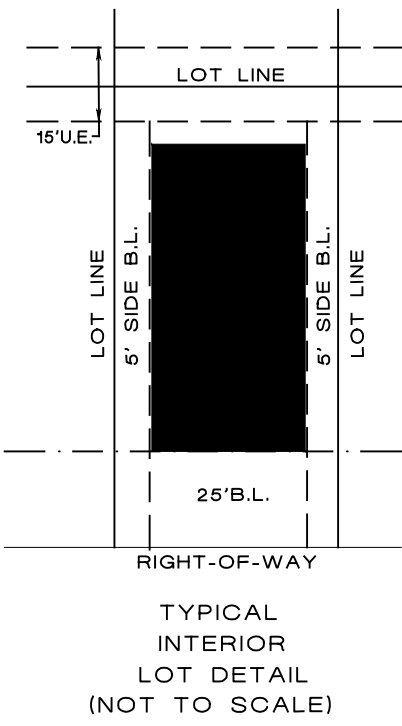
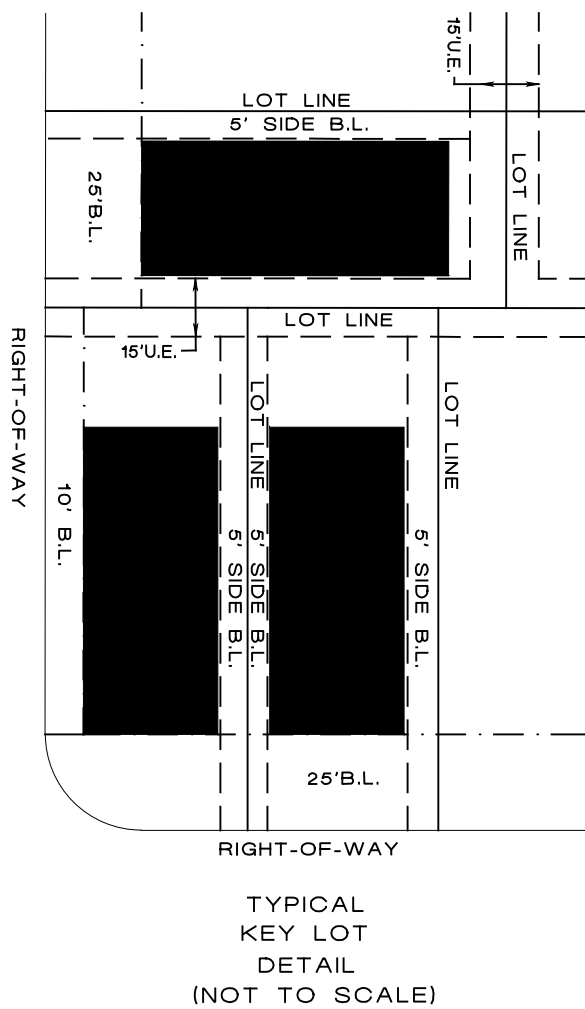
THENCE, North 71°58'05" West, 266.62 feet to a point for corner;

THENCE, North 72°34'12" West, 176.35 feet to a point for corner;

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

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

THENCE, South 44°20'44" West, 44.38 feet to the POINT OF BEGINNING, CONTAINING 18.41 acres of land in Brazoria County, Texas.



ASHLAND SECTION 7B

BEING 18.41 ACRES OF LAND CONTAINING 49 LOTS (60' X 120' TYP.) AND FIVE RESERVES IN FOUR BLOCKS.

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

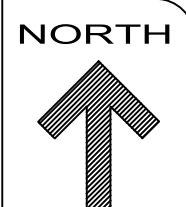
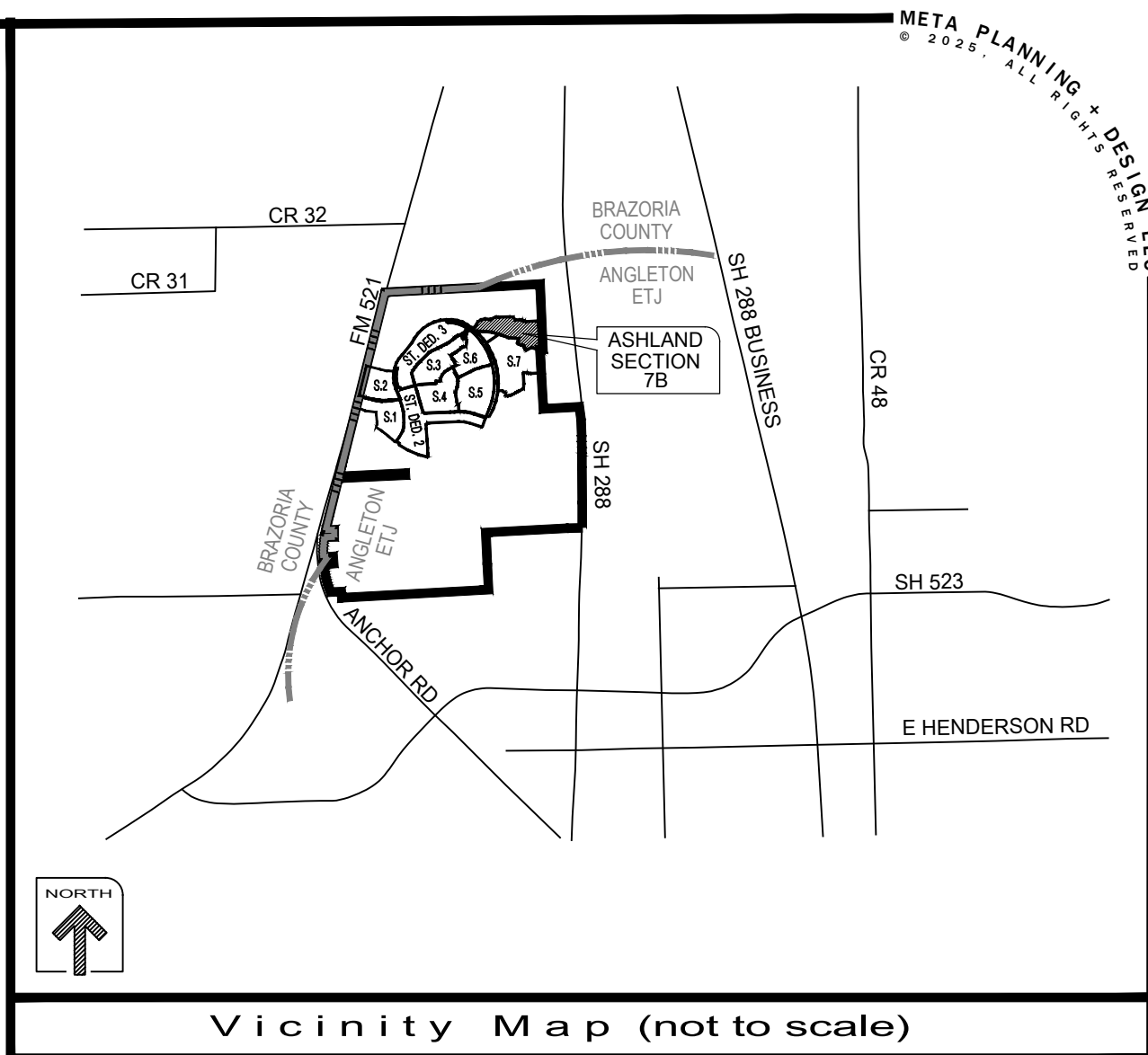
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

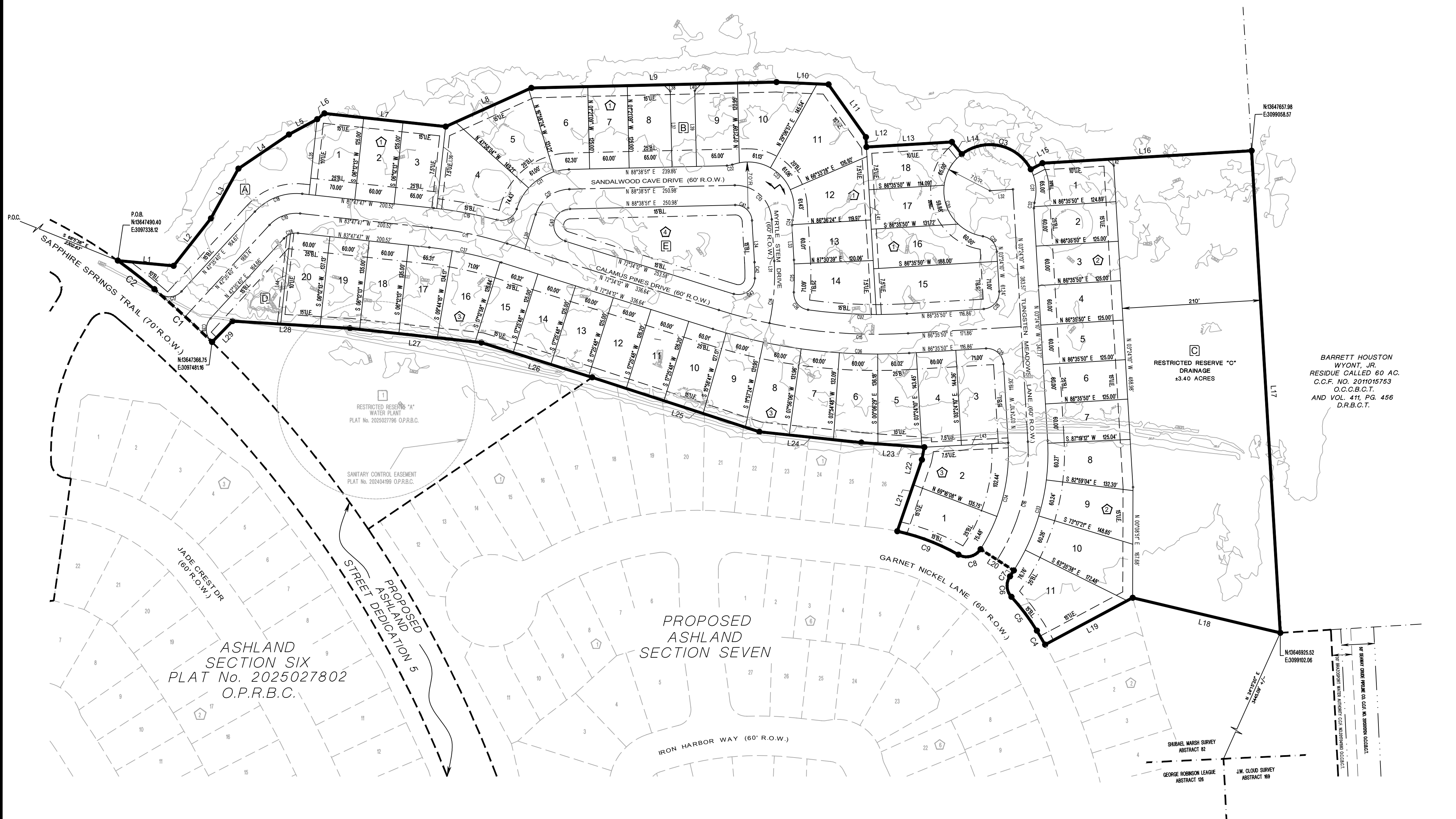
SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

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



FUTURE
DEVELOPMENT



STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
CALAMUS PINES DRIVE	1357.66	60'	LOCAL
TUNGSTEN MEADOWS LANE	571.89	60'	LOCAL
MYRTLE STEM DRIVE	240.58	60'	LOCAL
SANDALWOOD CAVE DRIVE	374.34	60'	LOCAL

LINE TYPE LEGEND	
	PLAT BOUNDARY
	LOT LINE, R.O.W.
	UTILITY EASEMENT, 1' RESERVE
	BUILDING LINE
	CENTER LINE
	SEC. BOUNDARY

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

DISCLAIMER AND LIMITED WARRANTY

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

LINE	BEARING	DISTANCE
L1	S 84°34'07" E	85.12'
L2	N 38°09'22" E	91.49'
L3	N 28°57'50" E	86.35'
L4	N 55°53'37" E	92.43'
L5	N 61°39'14" E	48.80'
L6	N 51°12'13" E	14.14'
L7	S 83°47'47" E	185.00'
L8	N 65°43'39" E	142.69'
L9	N 88°38'51" E	371.98'
L10	S 87°25'34" E	79.15'
L11	S 35°20'38" E	97.97'
L12	S 03°24'10" E	15.00'
L13	N 86°35'50" E	129.84'
L14	S 38°53'57" E	23.86'
L15	N 62°21'15" E	20.00'
L16	N 86°35'50" E	317.94'
L17	S 03°24'10" E	732.76'
L18	N 76°37'53" W	230.18'
L19	S 61°50'14" W	150.76'
L20	N 57°26'09" W	60.00'
L21	N 18°59'17" E	114.79'
L22	N 10°39'10" E	99.33'
L23	N 85°47'46" W	19.75'
L24	N 83°57'54" W	155.71'
L25	N 71°58'07" W	266.62'
L26	N 72°34'12" W	176.35'
L27	N 83°47'48" W	200.83'
L28	N 86°30'38" W	178.28'
L29	S 44°20'44" W	44.38'
L30	N 17°25'48" E	55.00'
L31	N 03°24'10" W	63.41'
L32	S 86°35'50" W	36.00'
L33	N 03°24'10" W	52.30'
L34	N 03°24'10" W	63.41'
L35	N 06°12'13" E	115.00'
L36	N 06°12'13" E	125.02'
L37	N 01°21'09" W	115.00'
L38	N 46°21'09" W	14.14'
L39	S 01°21'09" E	115.00'
L40	N 43°38'51" E	14.14'
L41	S 03°24'10" E	254.62'
L42	N 48°24'10" W	14.14'
L43	S 87°02'49" W	127.49'
L44	N 06°12'13" E	137.33'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1835.00'	03°42'30"	118.76'	N 47°30'31" W	118.74'
C2	785.00'	05°08'44"	70.50'	N 51°56'08" W	70.47'
C3	70.00'	99°55'08"	122.07'	S 77°36'19" E	107.18'
C4	830.00'	01°41'46"	24.57'	N 30°28'49" W	24.57'
C5	330.00'	11°11'01"	64.41'	N 36°55'12" W	64.31'
C6	25.00'	76°55'55"	33.57'	N 04°02'45" W	31.10'
C7	330.00'	01°51'22"	10.69'	N 33°29'32" E	10.69'
C8	25.00'	87°01'52"	37.97'	S 76°04'47" W	34.43'
C9	330.00'	17°19'41"	99.80'	N 69°04'08" W	99.42'
C10	55.00'	53°36'33"	51.46'	S 69°23'56" W	49.60'
C11	600.00'	11°13'35"	117.56'	N 78°11'00" W	117.37'
C12	55.00'	71°13'03"	68.36'	S 53°02'19" W	64.05'
C13	55.00'	87°57'00"	84.43'	N 47°22'40" W	76.38'
C14	350.00'	15°32'02"	94.89'	N 04°21'51" E	94.60'
C15	800.00'	20°49'57"	290.88'	N 82°59'11" W	289.28'
C16	300.00'	35°57'59"	188.32'	S 14°34'50" W	185.24'
C17	25.00'	88°12'13"	38.49'	S 86°41'46" W	34.80'
C18	85.00'	53°36'33"	79.53'	S 69°23'56" W	76.66'
C19	630.00'	08°52'09"	97.52'	N 79°21'43" W	97.42'
C20	25.00'	87°55'54"	38.37'	S 61°06'25" W	34.71'
C21	85.00'	71°30'22"	106.08'	N 52°53'39" E	99.33'
C22	25.00'	18°40'18"	8.15'	N 79°18'41" E	8.11'
C23	70.00'	125°17'36"	153.07'	S 47°22'40" E	124.35'
C24	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C25	380.00'	07°25'31"	49.25'	N 00°18'36" E	49.21'
C26	25.00'	86°14'21"	37.63'	N 39°05'49" W	34.18'
C27	770.00'	11°11'10"	150.33'	S 87°48'34" E	150.09'
C28	25.00'	90°00'00"	39.27'	N 41°35'50" E	35.36'
C29	25.00'	77°50'48"	33.97'	N 42°19'34" W	31.41'
C30	70.00'	133°41'05"	163.33'	N 14°24'25" W	128.72'
C31	70.00'	42°54'53"	52.43'	N 06°11'18" W	51.21'
C32	25.00'	18°40'18"	8.15'	S 05°55'59" W	8.11'
C33	330.00'	35°58'00"	207.15'	S 14°34'50" W	203.77'
C34	270.00'	35°58'00"	169.49'	N 14°34'51" E	166.72'
C35	25.00'	90°00'00"	39.27'	N 48°24'10" W	35.36'
C36	830.00'	20°49'57"	301.78'	N 82°59'11" W	300.13'
C37	570.00'	11°13'35"	111.68'	N 78°11'00" W	111.50'
C38	25.00'	53°36'33"	23.39'	S 69°23'56" W	22.55'
C39	25.00'	88°18'20"	38.53'	S 01°33'30" E	34.83'
C40	25.00'	161°13'03"	70.34'	N 08°02'19" E	49.33'
C41	25.00'	87°57'00"	38.38'	N 47°22'40" W	34.72'
C42	320.00'	04°23'23"	24.52'	N 01°12'28" W	24.51'
C43	25.00'	105°22'50"	45.98'	S 53°40'39" W	39.77'

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1	8,700	LOT 1	7,835	LOT 1	9,488
LOT 2	7,500	LOT 2	7,499	LOT 2	11,459
LOT 3	8,125	LOT 3	7,500	LOT 3	10,135
LOT 4	12,563	LOT 4	7,500	LOT 4	8,646
LOT 5	11,083	LOT 5	7,500	LOT 5	8,729
LOT 6	9,119	LOT 6	7,500	LOT 6	8,436
LOT 7	7,500	LOT 7	7,559	LOT 7	8,276
LOT 8	8,075	LOT 8	8,511	LOT 8	8,377
LOT 9	8,040	LOT 9	9,427	LOT 9	8,110
LOT 10	10,565	LOT 10	11,386	LOT 10	7,718
LOT 11	12,986	LOT 11	12,842	LOT 11	7,553
LOT 12	8,796			LOT 12	7,515
LOT 13	7,267			LOT 13	7,499
LOT 14	9,210			LOT 14	7,499
LOT 15	13,192			LOT 15	7,530
LOT 16	10,277			LOT 16	8,634
LOT 17	7,063			LOT 17	8,457
LOT 18	8,330			LOT 18	8,099
				LOT 19	8,147
				LOT 20	8,303

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
[A]	0.43	18,673	LANDSCAPE/ OPEN SPACE
[B]	0.11	4,762	LANDSCAPE/ OPEN SPACE
[C]	3.40	148,173	DRAINAGE
[D]	0.19	8,422	LANDSCAPE/ OPEN SPACE
[E]	0.64	27,908	LANDSCAPE/ OPEN SPACE
	4.77	208,128	TOTAL

ASHLAND SECTION 7B

BEING 18.41 ACRES OF LAND
CONTAINING 49 LOTS (60' X 120' TYP.) AND
FIVE RESERVES IN FOUR BLOCKS.

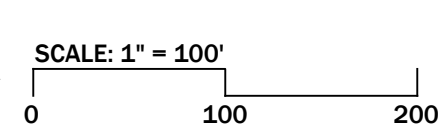
OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

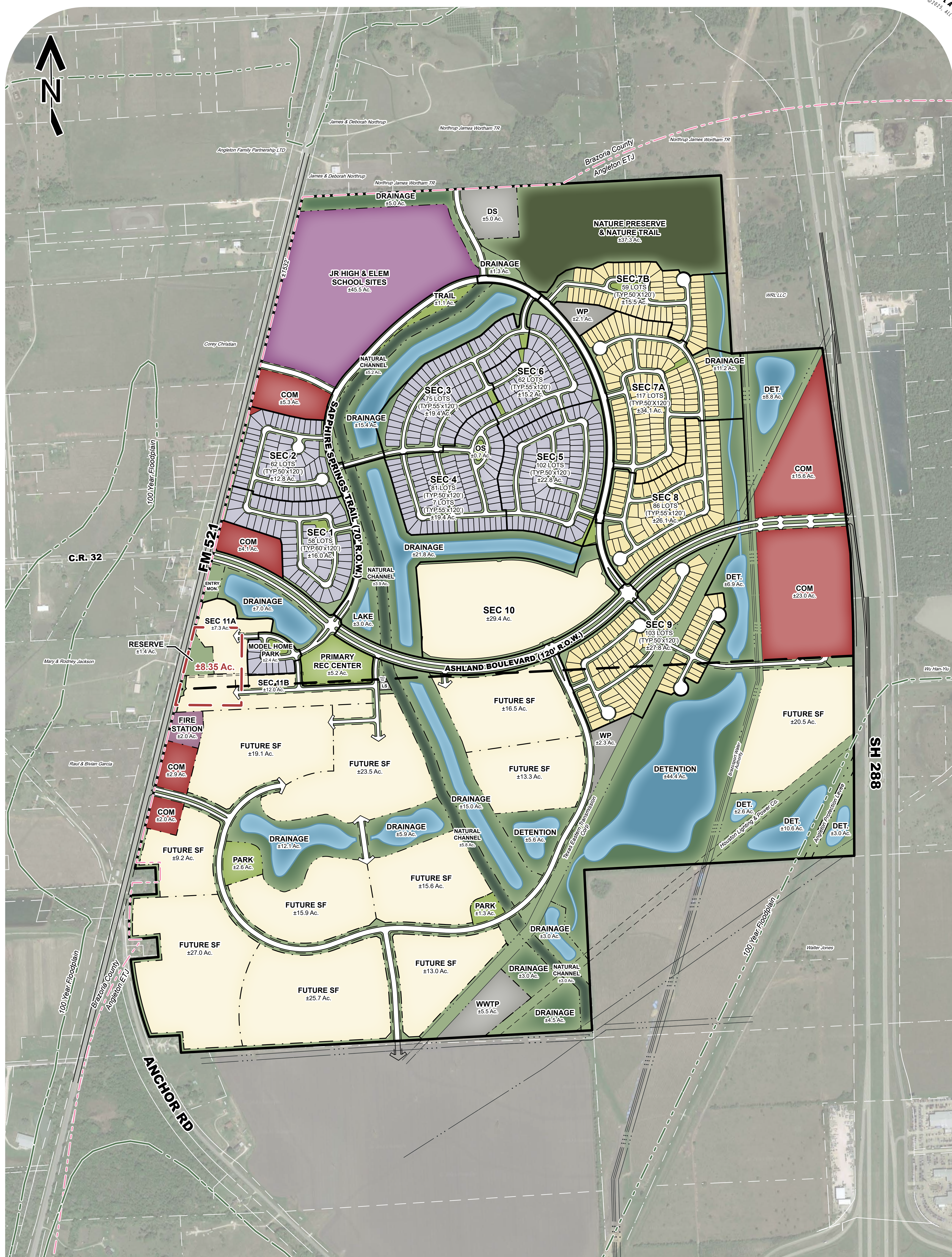
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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






RECORDED
PRELIMINARY

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

*** ALL LAND USES ARE SUBJECT TO CHANGE ***

META
PLANNING + DESIGN

SCALE



0 200 400 800

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