



December 21, 2021

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Mulberry Fields Subdivision Preliminary Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10293241

Dear Mr. Reeves:

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

Preliminary Plat

Sheet 1

1. Provide the following plat certificates found in the Angleton Land Development Code (LDC) Sec. 23-114:
 - a. Owner's Acknowledgement
 - b. Revise Drainage and Detention certificate to update the text noted on the review drawing to "City of Angleton".
2. Include all Reserves in Note 4 (A&B).
3. Revise the Engineer's Certificate to remove the text noted on the review and update the signature to include the Engineer's License and Address information.

Sheet 2

1. Verify datum referenced is in accordance to Angleton LDC Sec. 23-117, 11. Preliminary Plats.
2. For the metes and bounds legal description, review the attached plat drawing for comments regarding the requirement to provide the information highlighted to the plat drawing where noted in order to reference the information. Additionally, verify the information where noted regarding the bearings shown on the plat drawing.
3. Provide a symbols and abbreviations sheet legend for the plat. The symbols shall notate all graphics used on the plat including corner monuments noted.
4. Per Angleton LDC Sec. 23-117,B.5, provide a "Typical Interior Lot" and "Corner Lot" detail showing all setbacks and the building envelope per

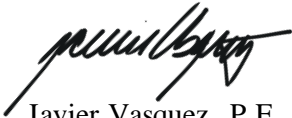
5. At least one corner of the plat shall reference a survey (abstract) corner on the plat in accordance to Angleton LDC Sec. 23-117, Preliminary Plats.
6. Provide topographic contours at 1-ft intervals on the plat in accordance to Angleton LDC Sec. 23-117, Preliminary Plats.
7. Notate ROW information (dimension on plat) and filing information for both Walker and Magnolia Street. The street jog/offset from Magnolia shall be reviewed and verified in accordance to Angleton LDC Sec. 23-12 Streets and Driveways.
8. Plan and Plats Review and Referral: Coordination shall also follow Angleton LDC Sec. 23-12. Streets and Driveways, C. - Coordination with Texas Department of Transportation (TXDOT) and Brazoria County Required. For projects adjoining, or accessing TXDOT right-of-way, the engineer will contact the TXDOT to determine all TXDOT requirements and copy the City on all correspondence.
9. Provide a note on the plat for Reserve "B" that driveway access will not be allowed to Walker Street.
10. Verify geometric requirements for horizontal curves. These locations require a knuckle for the proposed configuration. See Angleton Land Development Code Sec. 23- 129 - Angleton Construction Manual (AMC) for City of Sugar Land Design Standards, Roadway Design.

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

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10293241)

Attachments

STATE OF TEXAS:
COUNTY OF BRAZORIA:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Mulberry Fields, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Mulberry Fields Subdivision, 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.

IN TESTIMONY WHEREOF, Mulberry Fields, LLC, acting by and through Corey Boyer, Officer, thereunto authorized, this ____ day of _____, 2021.

Mulberry Fields, LLC
a Texas limited liability company

By: _____
Corey Boyer, Officer

STATE OF TEXAS:
COUNTY OF BRAZORIA:

BEFORE ME, the undersigned authority, on this day personally appeared Corey Boyer, Officer of Mulberry Fields, LLC, known to me 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS:
COUNTY OF BRAZORIA:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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:

This plat is hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999056439.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) --- INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- 4.) RESERVE "A", SHOWN HEREON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 5.) 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.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) 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.
- 10.) SIDEWALKS SHALL BE REQUIRED IN ALL LOCATIONS THAT ADJOIN PUBLIC STREETS ON BOTH SIDES OF STREETS IN ALL NEW PLATS, EXCLUDING MINOR PLATS, IN THE CITY AND THE ETI.

STATE OF TEXAS :
COUNTY OF BRAZORIA:

KNOW ALL MEN BY THESE PRESENTS:

That I, Dinh V. Ho, 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 ~~this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.~~

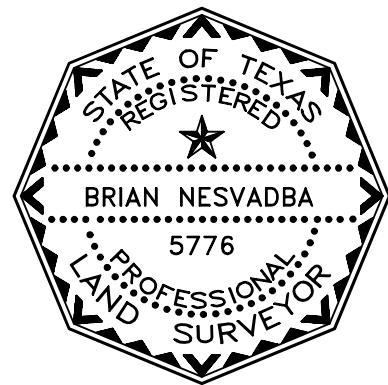
Dinh V. Ho, P.E.

STATE OF TEXAS :
COUNTY OF BRAZORIA:

KNOW ALL MEN BY THESE PRESENTS:

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

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776

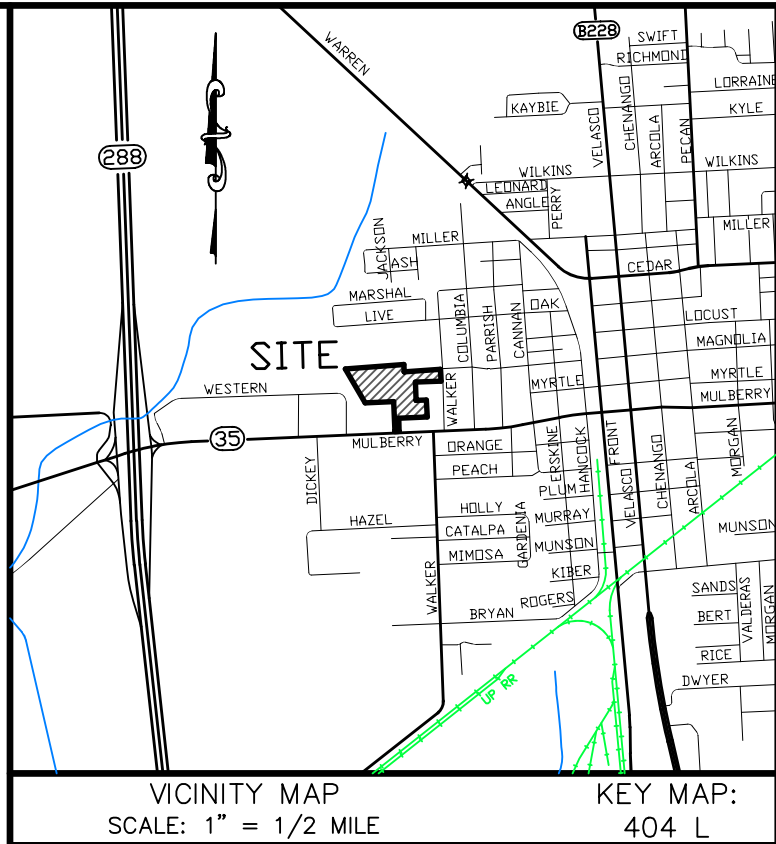


City of Angleton

Verify and include Reserve "B" for HOA maintenance

Remove text shown

Provide license # and address



ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this the ____ day of _____, 2021. The board of supervisors of the Angleton Drainage District does not warrant, represent, or guarantee

1. That the facilities outside the boundaries of the subdivision are available to receive runoff from the facilities in this plat.
2. That drainage facilities described in this plat are adequate for rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibility for construction, operation, or maintenance of subdivision drainage facilities.

The districts review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and or decision making power of the party submitting the plan or plan herein, their or its principals and agents.

Chairman, Board of Supervisors

Board Member

Board Member

PRELIMINARY PLAT OF MULBERRY FIELDS SUBDIVISION

A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND
IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO.
380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO.
699, AND IN THE H. H. CORNWALL SURVEY,
ABSTRACT NO. 180, CITY OF ANGLETON,
BRAZORIA COUNTY, TEXAS

44 LOTS 2 RESERVES 3 BLOCKS

~ OWNER ~

MULBERRY FIELDS, LLC
a Texas limited liability company
12618 Rolling Valley Drive
Cypress, Texas 77429
PHONE: 832.525.1633

~ SURVEYOR ~

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600
Job No. 1486-3
DECEMBER 6, 2021

METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2-inch iron rod found bears North 46° 52' 31" West -332.07 feet (called North 45° 00' 18" West -332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 86° 04' East -808.25 feet per Brazoria County Clerk's File No. 2021037827) with the north line of said 20.751 acre tract and with the south line of said 13.203 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the northeast corner of a 1.1478 acre tract of land conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of this tract;

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East -100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 88° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 88° 04' 00" East -500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found in the west right-of-way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre tract and for a northeast corner of this tract;

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right-of-way line of said Walker Street and with the east line of said 20.751 tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of this tract;

THENCE, South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West -350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West -350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the north line of said Reserve "B" to a 1/2-inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West -250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South -249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8-inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of this tract;

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northwest corner of a 1.00 acre HED Properties, LLC tract, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2-inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East -183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for an interior corner of this tract;

THENCE, South 02° 10' 40" East - 178.81 feet (called South 00° 02' 09" West - 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of said State Highway 35 and in the south line of said 20.751 acre tract for the southeast corner of this tract;

THENCE, South 87° 43' 31" West -60.00 feet (called North 89° 57' 50" West -60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right-of-way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right-of-way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 89° 01' 43" West -208.13 feet (called North 89° 36' 56" West -208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West -208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

THENCE, North 02° 10' 20" West - 402.32 feet (called North 00° 02' 44" East - 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East - 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West - 391.46 feet per per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northeast corner of said 2.97 acre tract, and for a southeast corner of this tract; from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East -400.98 feet;

THENCE, North 30° 31' 28" West - 540.66 feet (called North 28° 17' West -541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 19" West -540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right-of-way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	111.64'	93.44'	S 27°37'39" W	116°18'14"
C2	55.00'	59.26'	56.44'	S 61°23'36" E	61°44'16"
C3	85.00'	172.54'	144.41'	S 27°37'39" W	116°18'14"
C4	85.00'	91.59'	87.22'	S 61°23'36" E	61°44'16"
C5	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C6	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C7	25.00'	39.23'	35.33'	S 42°46'58" W	89°54'36"
C8	25.00'	26.94'	25.65'	N 61°23'36" W	61°44'16"
C9	25.00'	50.75'	42.47'	N 27°37'39" E	116°18'14"
C10	25.00'	38.36'	34.71'	S 41°47'15" W	87°55'10"

At least one corner referencing a survey (abstract) corner shall be provided. Verify and note where proposed subdivision corner is referencing the abstract.

Provide filing information

Building Lines.
A "Typical Interior Lot" and "Corner Lot" detail showing all setbacks and the building envelope.

Notate ROW information (dimension on plat) and filing information for Magnolia Street. Verify offset from proposed street.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Verify datum referenced is in accordance to Angleton LDC Sec. 23-117, 11. Preliminary Plats

Texas State Coordinate Plane, X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum).

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a)

TBM A: BOX CUT "X" ON C-INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 35 (W. MULBERRY STREET) WITH WALKER STREET, AS SHOWN. ELEVATION = 26.45'

TBM B: 60D NAIL IN THE WEST SIDE OF A POWER POLE ALONG THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERRY STREET), AS SHOWN. ELEVATION = 28.76'

TBM D: BOX CUT ON BACK OF CURB NEAR NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 27.75'

Notate ROW information (and dimension on plat) for Walker Street

PRELIMINARY PLAT OF
MULBERRY FIELDS
SUBDIVISION

A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND
IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO.
380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO.
699, AND IN THE H. H. CORNWALL SURVEY,
ABSTRACT NO. 180, CITY OF ANGLETON,
BRAZORIA COUNTY, TEXAS

44 LOTS 2 RESERVES 3 BLOCKS

~ OWNER ~
MULBERRY FIELDS, LLC
a Texas limited liability company
12618 Rolling Valley Drive
Cypress, Texas 77429
PHONE: 832.525.1633

~ SURVEYOR ~
MCKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600
Job No. 1486-3
DECEMBER 6, 2021

Verify geometric requirements for horizontal curves. These locations require a knuckle for the proposed configuration. See Angleton Land Development Code Sec. 23- 129 - Angleton Construction Manual (AMC) for City of Sugar Land Design Standards, Roadway Design

Notate this information on the plat drawing

Provide topographic contours at 1-ft intervals on the plat

Provide a symbols and abbreviations sheet legend for the plat.

LOT AREA TABLE			
LOT #	AREA	LOT #	AREA
LOT 1	7011 Sq. Feet	LOT 1	6900 Sq. Feet
LOT 2	6930 Sq. Feet	LOT 2	6365 Sq. Feet
LOT 3	6930 Sq. Feet	LOT 3	6365 Sq. Feet
LOT 4	6930 Sq. Feet	LOT 4	6365 Sq. Feet
LOT 5	10165 Sq. Feet	LOT 5	7217 Sq. Feet
LOT 6	6930 Sq. Feet	LOT 6	8246 Sq. Feet
LOT 7	7150 Sq. Feet	LOT 7	6300 Sq. Feet
LOT 8	7971 Sq. Feet	LOT 8	6300 Sq. Feet
LOT 9	6500 Sq. Feet	LOT 9	6911 Sq. Feet
LOT 10	8478 Sq. Feet	LOT 10	10657 Sq. Feet
LOT 11	6459 Sq. Feet	LOT 11	19619 Sq. Feet
LOT 12	6387 Sq. Feet	LOT 12	8466 Sq. Feet
LOT 13	7330 Sq. Feet	LOT 13	6473 Sq. Feet
LOT 14	8029 Sq. Feet	LOT 14	6304 Sq. Feet
LOT 15	7072 Sq. Feet	LOT 15	6307 Sq. Feet
LOT 1	7260 Sq. Feet	LOT 16	6375 Sq. Feet
LOT 2	6938 Sq. Feet	LOT 17	6436 Sq. Feet
LOT 3	6938 Sq. Feet	LOT 18	6390 Sq. Feet
LOT 4	8180 Sq. Feet	LOT 19	6490 Sq. Feet
LOT 5	7899 Sq. Feet	LOT 20	6356 Sq. Feet
LOT 6	6309 Sq. Feet		
LOT 7	6327 Sq. Feet		
LOT 8	6327 Sq. Feet		
LOT 9	6347 Sq. Feet		