



May 5, 2022

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

Re: On-Going Services
Plat Review of Riverwood Ranch Sections 3 & 4 Preliminary Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Reeves:

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

Preliminary Plat Review:

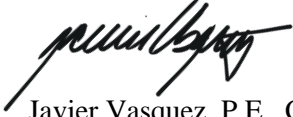
1. Please provide a revised preliminary to incorporate the minor textual and format items noted on the attached preliminary plat PDF.
2. The Angleton Drainage District (A.D.D.) approval will be required as part of the Construction Plans and Final Plat approval.
3. A Variance Request was provided by Mr. Michael Foley regarding A Traffic Impact Analysis (TIA) for the proposed subdivision. Unfortunately, the request has been denied based on the threshold requirement for exceeding peak hour trips (>100 VHP) as listed in the Angleton LDC Sec. 23-25. This is interpreted from the number of trips generated from the overall development (i.e. Riverwood Ranch Section 1-4) and not per driveway. Therefore a TIA will be required for the proposed Subdivision and a scoping meeting will be coordinated accordingly to review this information.
4. A Geotechnical Report, (PSI Intertek, dated December 6, 2019) has been provided for the proposed overall subdivision; however, an amended report will be required to include additional geotechnical borings for providing recommendations for the proposed paving and detention pond area within Section 3 & 4. The current boring spacings provided do not meet City of Angleton Construction Manual requirements.
5. Pending Planning and Zoning and City Council approval, a Final Plat and Construction Plans shall be prepared in accordance to the Developer's Agreement and in accordance to the Angleton Land Development Code (LDC) and processes.

HDR takes no objection to the Riverwood Ranch Sections 3 & 4 Preliminary Plat with the exceptions noted. It is noted that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the planner's and 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.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', with a stylized flourish at the end.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

FIELD NOTES FOR 35.608 ACRE TRACT

BEING A 35.608 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2020043779 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS (B.C.O.P.R.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 35.608 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE;

THENCE NORTH 47°34'23" WEST, ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), A DISTANCE OF 28.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED) AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 42°07'30" EAST AND A DISTANCE OF 28.28 FEET;

THENCE NORTH 02°52'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTH 87°07'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), A DISTANCE OF 240.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED) AND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 47°52'30" EAST AND A DISTANCE OF 28.28 FEET;

THENCE NORTH 02°52'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), A DISTANCE OF 411.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED) A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING ALONG THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION, SECTION 2 (PROPOSED), PASSING THE SOUTHEAST CORNER OF RIVERWOOD RANCH SUBDIVISION, SECTION 1 AS RECORDED IN C.C.F.N. 2021015058 OF THE B.C.O.P.R. AT A DISTANCE OF 49.00 FEET, CONTINUING ALONG THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION, SECTION 1, A TOTAL DISTANCE OF 679.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND FOR CORNER, BEING ON THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH LINE OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE NORTH 87°07'30" EAST, ALONG THE COMMON LINE OF THE ABOVE REFERENCED TRACT AND SAID COLONY SQUARE SUBDIVISION, A DISTANCE OF 1,317.70 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PINPOINT" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE WEST RIGHT OF WAY LINE OF BUCHTA ROAD;

THENCE SOUTH 02°52'30" EAST, ALONG THE COMMON LINE OF THE ABOVE REFERENCED TRACT AND SAID BUCHTA ROAD, A DISTANCE OF 1,290.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON SAID NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE;

THENCE SOUTH 87°07'30" WEST, ALONG THE COMMON LINE OF THE ABOVE REFERENCED TRACT AND SAID NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE, A DISTANCE OF 887.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 35.608 ACRES OF LAND, MORE OR LESS.

Match linescale (grayscale) type with Section 2

Show iron rod as noted in the field notes

Show distance as referenced in the field notes

CURVE TABLE						CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'	C36	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C2	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	C37	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C3	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'	C38	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C4	78.54'	50.00'	90°00'00"	S47°52'30"E	70.71'	C39	19.28'	20.00'	22°05'39"	S53°45'24"W	19.16'
C5	78.54'	50.00'	90°00'04"	N42°07'32"E	70.71'	C40	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C6	78.54'	50.00'	90°00'00"	S42°07'30"W	70.71'	C41	44.29'	50.00'	50°45'14"	N32°29'08"W	42.86'
C7	47.12'	30.00'	90°00'00"	S42°07'30"W	42.43'	C42	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C8	15.50'	20.00'	44°24'55"	S20°04'58"E	15.12'	C43	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C9	234.60'	50.00'	288°49'50"	N87°07'30"E	71.43'	C44	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C10	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'	C45	8.16'	19.81'	23°36'48"	N75°28'10"E	8.10'
C11	44.63'	30.00'	85°14'11"	N49°29'36"W	40.63'	C46	2.32'	19.81'	6°42'50"	N60°18'21"E	2.32'
C12	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'	C47	50.66'	49.96'	58°05'33"	N85°59'43"E	48.52'
C13	10.48'	20.00'	37°01'29"	S17°53'15"E	10.36'	C48	40.16'	49.96'	46°02'50"	S41°56'06"E	39.08'
C14	130.94'	50.00'	150°02'59"	N42°07'30"E	96.60'	C49	39.58'	49.96'	45°23'10"	S03°46'54"W	38.55'
C15	10.48'	20.00'	37°01'29"	N77°51'46"W	10.36'	C50	0.72'	49.96'	0°49'34"	S26°53'16"W	0.72'
C16	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'	C51	1.50'	50.00'	1°43'01"	S48°25'55"E	1.50'
C17	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	C52	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C18	10.48'	20.00'	37°01'29"	S72°06'45"W	10.36'	C53	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C19	130.94'	50.00'	150°02'59"	S47°52'30"E	96.60'	C54	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C20	10.48'	20.00'	37°01'29"	N12°08'14"E	10.36'	C55	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C21	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	C56	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C22	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'	C57	2.10'	50.00'	2°24'09"	N40°20'30"E	2.10'
C23	10.48'	20.00'	37°01'29"	N17°53'15"W	10.36'	C58	2.35'	50.00'	2°41'52"	S31°33'04"E	2.35'
C24	130.94'	50.00'	150°02'59"	S42°07'30"W	96.60'	C59	41.46'	50.00'	47°30'51"	S06°26'42"E	40.29'
C25	10.48'	20.00'	37°01'29"	S77°51'46"E	10.36'	C60	34.74'	50.00'	39°48'52"	S37°13'10"W	34.05'
C26	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'	C61	47.75'	50.00'	54°43'17"	S84°29'15"W	45.96'
C27	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	C62	4.63'	50.00'	0°18'06"	N65°30'04"W	4.62'
C28	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'	C63	23.81'	50.00'	27°16'52"	S70°44'26"W	23.58'
C29	234.60'	50.00'	288°49'50"	S02°52'30"E	71.43'	C64	46.08'	50.00'	52°46'37"	N69°13'49"W	44.45'
C30	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'	C65	50.53'	50.00'	57°53'51"	N13°53'35"W	48.40'
C31	10.48'	19.81'	30°19'37"	N72°06'45"E	10.36'	C66	10.55'	50.00'	12°05'39"	N21°06'10"E	10.53'
C32	131.11'	49.96'	150°21'07"	N47°52'30"W	96.60'	C67	29.72'	50.00'	34°03'12"	N15°52'24"W	29.28'
C33	10.48'	19.81'	30°19'37"	S12°08'14"W	10.36'	C68	37.36'	50.00'	42°48'24"	N22°33'24"E	36.49'
C34	47.12'	30.00'	90°00'00"	S47°52'30"E	42.43'	C69	36.06'	50.00'	41°19'24"	N64°37'19"E	35.28'
C35	44.63'	30.00'	85°14'11"	N39°44'35"E	40.63'	C70	27.81'	50.00'	31°51'58"	S78°47'00"E	27.45'

BLOCK 1 SECTION 3		BLOCK 2 SECTION 3		BLOCK 3 SECTION 3		BLOCK 4 SECTION 3		BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.
LOT NO.	6,995	LOT NO.	5,500	LOT NO.	7,234	LOT NO.	6,000	LOT NO.	7,234	LOT NO.	6,000	LOT NO.	7,200	LOT NO.	6,885
1	6,995	1	5,500	1	7,234	1	6,000	1	7,234	1	6,000	1	7,200	1	6,885
2	5,950	2	5,500	2	6,000	22	6,000	2	6,735	2	6,000	2	6,434	2	5,950
3	5,950	3	5,515	3	6,000	23	8,194	3	6,735	3	6,000	3	7,200	3	5,950
4	5,950	4	10,361	4	6,000	24	6,000	4	6,700	4	6,000	4	7,200	4	5,950
5	5,950	5	10,975	5	6,000	25	6,000	5	9,001	5	6,000	5	7,200	5	5,950
6	5,950	6	5,796	6	6,000	26	6,000	6	13,258	6	6,000	6	7,200	6	7,497
7	5,950	7	6,000	7	6,000	27	6,000	7	11,247	7	6,000	7	7,200	7	7,497
8	5,926	8	6,000	8	6,000	28	5,833	8	13,375	8	6,000	8	7,200	8	5,950
9	6,668	9	6,000	9	7,200	29	14,158	9	6,407	9	6,000	9	7,200	9	5,950
10	14,121	10	7,234	10	7,200	30	11,652	10	5,918	10	6,000	10	6,827	10	5,950
11	7,786	11	7,234	11	9,034	31	5,943	11	5,950	11	9,961	11	5,940	11	10,595
12	7,184	12	6,360	12	6,360	32	6,000	12	6,041	12	6,041	12	6,041	12	11,439
13	6,000	13	6,000	13	6,000	33	6,000	13	14,118	13	14,118	13	14,118	13	34,904
14	6,000	14	6,000	14	6,000	34	6,000	14	9,293	14	9,293	14	9,293	14	36,987
15	8,910	15	6,000	15	6,000	35	6,000	15	7,196	15	7,196	15	7,196	15	37,200
		16	6,000	16	6,000	36	7,234	16	7,200	16	7,200	16	7,200	16	38,434
		17	6,000	17	6,000			17	7,200	17	7,200	17	7,200	17	37,200
		18	6,000	18	6,000			18	7,200	18	7,200	18	7,200	18	37,200
		19	7,200	19	7,200			19	7,200	19	7,200	19	7,200	19	37,200
		20	8,434	20	8,434			20	7,200	20	7,200	20	7,200	20	37,200

TYPICAL SIDE LOT
N.T.S.

TYPICAL INTERIOR LOT
N.T.S.

PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
ROBIN STREET	60'	1,673.23
ROBIN COURT	60'	289.91
AMY STREET	60'	1,185.60

RESERVE TABLE		
SYMBOL	DESCRIPTION	AREA
(A)	DRAINAGE RESERVE "A"	RESTRICTED TO DRAINAGE USE 4.270 AC.
(B)	DRAINAGE RESERVE "B"	RESTRICTED TO DRAINAGE USE 0.751 AC.
(C)	LANDSCAPE RESERVE "C"	RESTRICTED TO LANDSCAPE USE 0.046 AC.
(D)	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE 0.013 AC.
(E)	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE 0.007 AC.
(F)	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE 0.008 AC.
(G)	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE 0.017 AC.

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

REVISED:

PRELIMINARY PLAT

RIVERWOOD RANCH SUBDIVISION

SECTIONS 3 & 4

SECTION 3 - 4 BLOCKS, 73 LOTS 3 RESERVES

SECTION 4 - 4 BLOCKS, 72 LOTS 4 RESERVES

A 145-LOT 7 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT NO. 318 BRAZORIA COUNTY, TEXAS

B & L

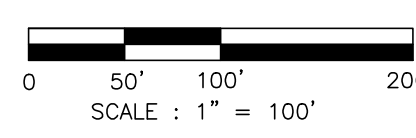
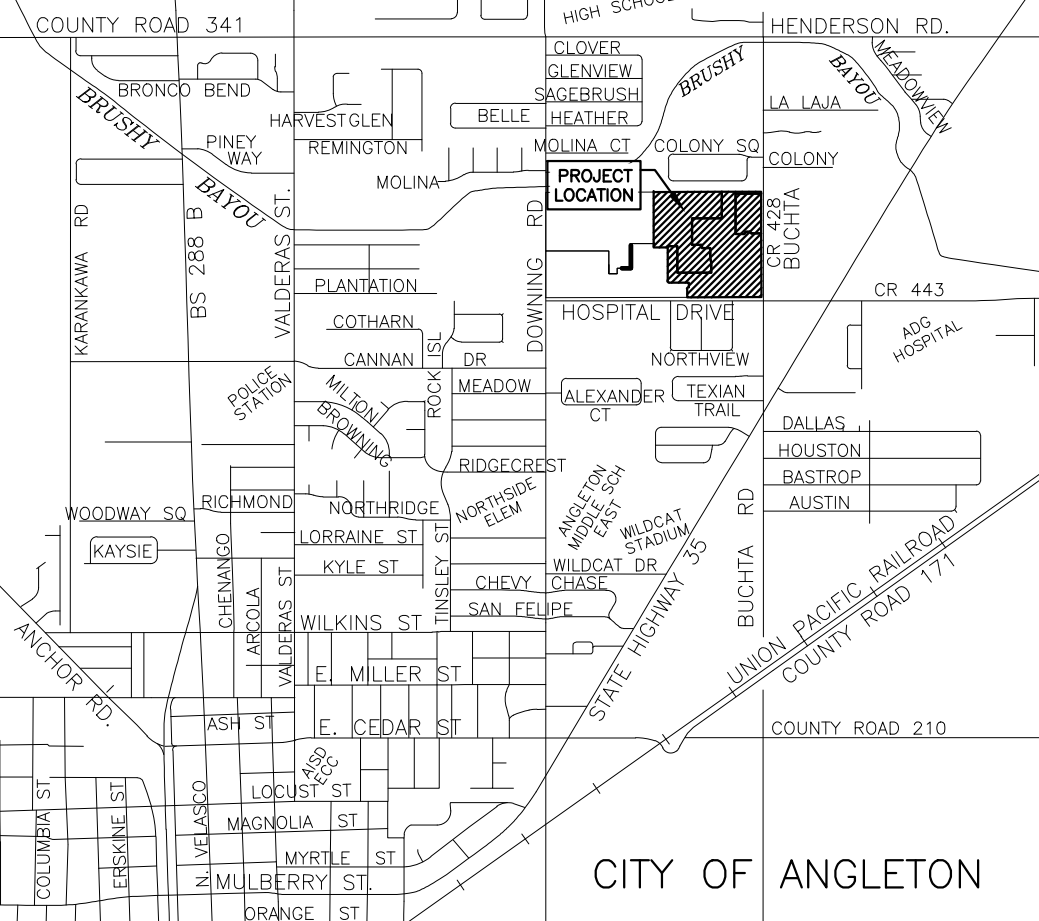
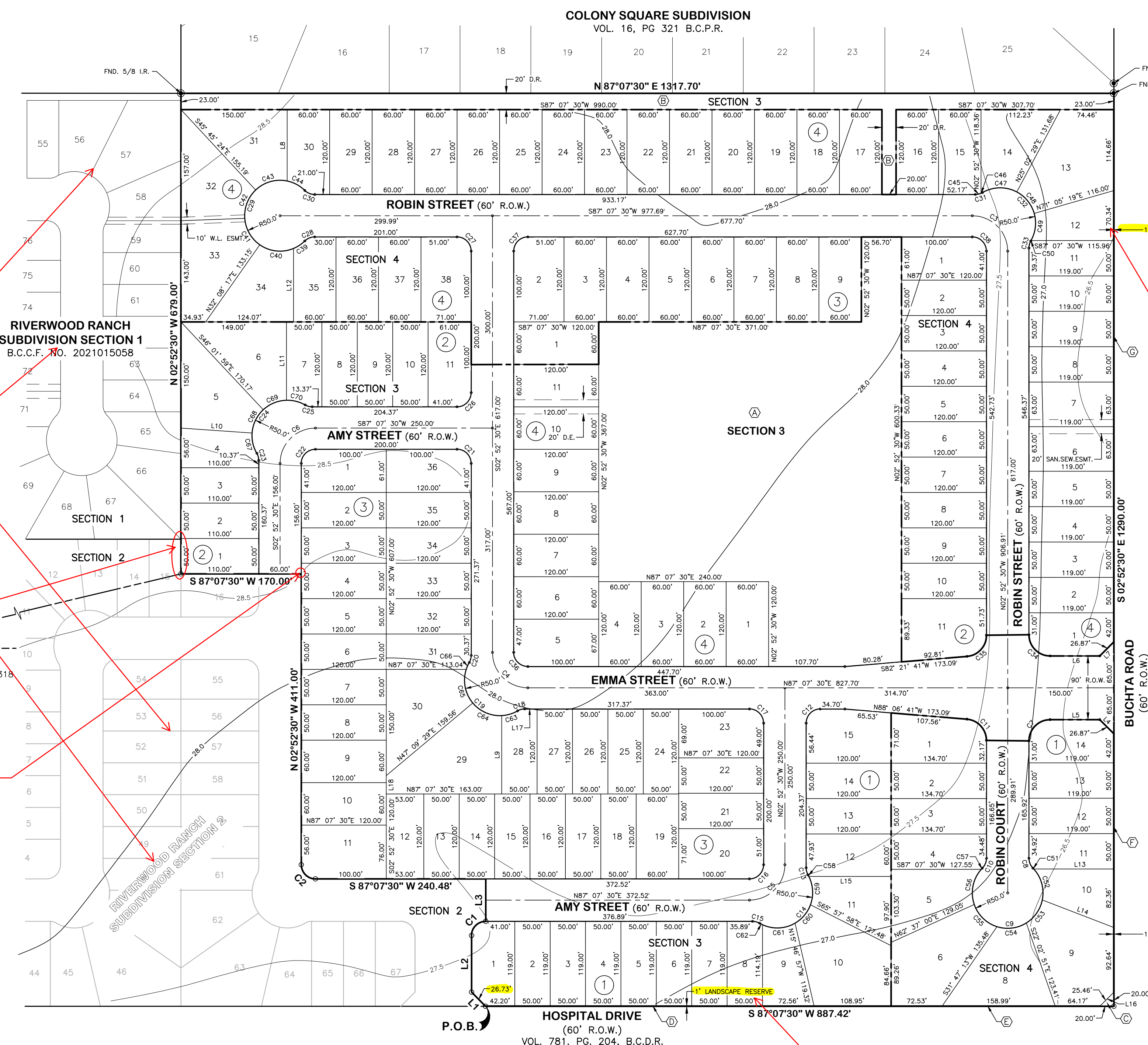
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS NO. 10052500
REG. NO. F-825

PROJECT NO.: 14396
DRAWING NO.: 14396 SEC 3-4 PLAT PRELIM.DWG

SCALE: 1" = 100'
DATE: 04/29/2022

DRAWN BY: BT
CHECKED BY: DRR



- LEGEND
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.L. = BUILDING LINE
 - B.M. = BENCHMARK
 - D.E. = DRAINAGE EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - Vol., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
- SYMBOLS
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - ⊕ = (TBM) TEMPORARY BENCHMARK

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, President And CEO of Riverway Realty Investment Corp., the Manager of Riverway Capital Partners, LLC as the Manager of Riverwood Ranch, LLC, a Texas liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch 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.

Drainage Easements Maintained by a Homeowners' Association.

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.

OWNER'S ACKNOWLEDGEMENT:

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.

Riverwood Ranch, LLC, a Texas limited liability company
1027 Yale Street
Houston, TX 77008

BY: Riverway Capital Partners, LLC, its Manager

BY: Riverway Realty Investment Corporation, its Manager

BY: _____

Name: John Santasiero
Title: President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared JOHN SANTASIERO 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF _____, 20____, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED 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 DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON 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 PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS _____

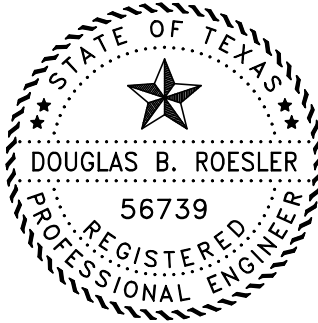
BOARD MEMBER _____

BOARD MEMBER _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas B. Roesler, 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.

SIGNED: _____ DATE _____
DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739



KNOW ALL MEN BY THESE PRESENTS:

That I, Phil Hammons, 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.

SIGNED: _____ DATE _____
PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840



LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⬮ = (TBM) TEMPORARY BENCHMARK

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
NGS MONUMENT R1182 (PID AW1171)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
3. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
10. FRONT SETBACKS SHALL BE 20', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 16' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS, 10' FOR KEY CORNER LOTS. THE LOT SETBACKS CANNOT ENCROACH INTO THE U.E.'S. or D.E.'s
11. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVE.
12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
13. THE PURPOSE OF THE 1' WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO BUCHTA ROAD AND HOSPITAL DRIVE. THE CITY OF ANGLETON WILL MAINTAIN THE 1' WIDE RESERVE.

REVISED:

PRELIMINARY PLAT

RIVERWOOD RANCH SUBDIVISION

SECTIONS 3 & 4

SECTION 3 - 4 BLOCKS, 73 LOTS 3 RESERVES

SECTION 4 - 4 BLOCKS, 72 LOTS 4 RESERVES

A 145-LOT 7 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY,
VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS



4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH, LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 14396 SEC 3-4.DWG	DATE: 04/29/2022	CHECKED BY: DRR