

September 15, 2022

Mr. Kyle Reynolds Assistant Director of Development Services City of Angleton 121 S. Velasco Angleton, TX 77515

Re: On-Going Services

Brazoria Park Minor Plat – 1st Submittal Review

Angleton, Texas

HDR Job No. 10336228

Dear Mr. Reynolds:

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

- 1. Use Engineer's certificate block found in Angleton LDC Sec. 23-114.
- 2. Provide drainage and detention certificate found in Angleton LDC Sec. 23-115. Standard Language for Special Plat Elements.
- 3. Provide right-of-way dedication for existing unimproved road, 5-ft minimum.
- 4. Label and provide proposed block information for the subject subdivision.
- 5. Show City Limits Boundary on the plat drawing.
- 6. Provide one corner of the plat to reference the corner of the original abstract survey.
- 7. Provide a 20-ft utility easement along the SH 288 Frontage.
- 8. Verify and provide the following:
 - a. Angleton LDC Sec. 23-12. Streets and Driveways.
 - C. Coordination with Texas Department of Transportation (TXDOT) and Brazoria County Required.
 - 1. 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.
 - b. **Angleton LDC 23-22 E.2** Responsibilities of the Subdivider or Developer Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.
 - c. **Angleton LDC 23-80 B** Plan and Plats Review and Referral.Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable.

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220 T (713) 622-9264 F (713) 622-9265

Texas Registered Engineering Firm F-754

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 Brazoria Park Minor Plat be Revised and Resubmitted.

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

Sincerely,

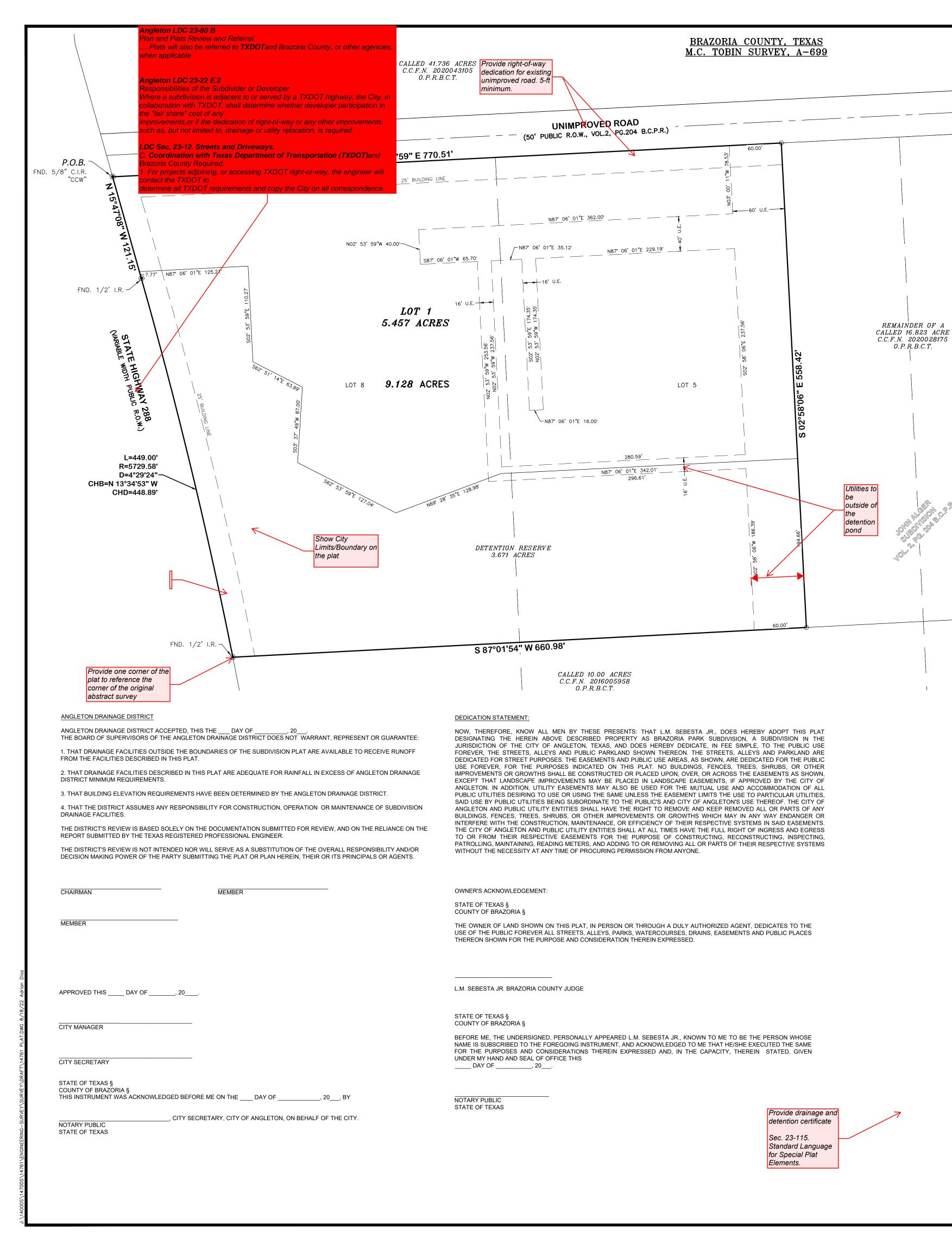
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Civil Engineer

cc: Files (10336228)

Attachments



FIELD NOTES FOR 9.128 ACRE

LOT 4

DESCRIPTION OF A CALLED 9.128 ACRE TRACT OF LAND, LOCATED WITHIN THE M.C. TOBIN SURVEY, ABSTRACT NO. 699 BEING A PORTION OF THE LOTS 5 & 8 OF THE JOHN ALGER SUBDIVISION SECTION ONE AS RECORDED IN VOLUME 2, PAGE 204 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAME BEING A PORTION OF A CALLED 16.823 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020028175 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND. SAID 9.128 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 A 5/8-INCH CAPPED IRON ROD, STAMPED "CCW", FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288 AND THE SOUTH R.O.W. LINE OF A 50-FOOT WIDE UNIMPROVED ROAD AS RECORDED IN VOLUME 2, PAGE 204 OF THE B.C.P.R.;

THENCE NORTH 87°05'59" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 50-FOOT WIDE ROAD, A DISTANCE OF 770.51 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

THENCE SOUTH 02°58'06" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 558.42 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING IN

THE NORTH LINE OF A CALLED 10.00 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2016005958 OF THE THENCE SOUTH 87°01'54" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 660.98 FEET TO A 1/2-INCH IRON ROD FOUND

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288 ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°29'24"(THE CHORD BEARS NORTH 13°34'53" WEST, A DISTANCE OF 448.89 FEET) AN ARC

FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE EAST R.O.W.

LINE OF STATE HIGHWAY 288 FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT, SAID POINT AND IN THE

ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET;

DISTANCE OF 449.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH 15°47'08" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 121.15 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 9.128 ACRE OF LAND, MORE OR LESS.

CEMETERY **VICINITY MAP**

SCALE 1" = 60'

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS D.R.B.C.T. = DEED RECORDS BRAZORIA

COUNTY TEXAS B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS C.C.F.N. = COUNTY CLERK'S FILE NUMBER

P.O.C. = POINT OF COMMENCEMENT

O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"

FOUND MONUMENT (AS NOTED)

FND = FOUND

I.R. = IRON ROD

R.O.W. = RIGHT-OF-WAY

VOL., PG. = VOLUME PAGE U.E. = UTILITY EASEMENT B.L. = BUILDING LINE

C.I.R. = CAPPED IRON ROD

P.O.B. = POINT OF BEGINNING

LEGEND

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE BRAZORIA PARK, A SUBDIVISION OF 9.128 ACRES, 1 LOT, 1 RESERVE LOCATED IN THE M.C. TOBIN SURVEY A-699, BRAZORIA COUNTY, TEXAS.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 3. 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 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.
- 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.
- 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
- 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.

Provide engineer's certificate on the plat

> SURVEYOR'S CERTIFICATE STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENT

THAT I, DARREL HEIDRICH, 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.



DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378

REVISION NO. REVISION DESCRIPTION REVISION DATE

MINOR PLAT BRAZORIA PARK

A 9.128 ACRES 1 LOT, 1 RESERVE SUBDIVISION

BEING A PARTIAL REPLAT OF LOTS 5 & 8 OF THE JOHN ALGER SUBDIVISION RECORDED IN VOLUME 2, PAGE 204, B.C.P.R. AND **BEING A PORTION OF THE CALLED 16.823 ACRE TRACT** RECORDED IN C.C.F.N. 2020028175 O.P.R.B.C.T.

> LOCATED IN THE M.C. TOBIN SURVEY, ABSTRACT NO. 699 BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 14761 ANGLETON, TX 77515

SCALE: 1" = 60'

BRAZORIA COUNTY 111 E LOCUST

DRAWING NO: 14761 PLAT

DATE: 08/16/2022

DRAWN BY: AD CHECKED BY: DH