



July 28, 2023

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

Re: On-Going Services
Angleton ISD Elementary No. 7 and Junior High No. 2 Preliminary Plat - 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73 (e.g. TxDOT, Brazoria County).

Sheet 1 of 2

1. Use Dedication Statement found in LDC Sec. 23-114. B.
2. Use Surveyor's Certification found in LDC Sec. 23-114. A.1.
3. Use P&Z and City Council Certification found in LDC Sec. 23-114. C.
4. Provide Professional Engineer Statement found in LDC Sec. 23-114. A.1.
5. Provide Standard notes for all plats found in LDC Sec. 23-114. L.
6. Metes and Bounds Paragraph 5, verify and update bearing shown to match Line L2 in the line table.
7. Provide note detailing utility providers.

Sheet 2 of 2


1. Reference the concurrent future Ashland platting on this plat.
2. Verify and update FEMA Panel number (48039C0430K) and location of floodplain within the property (Shaded Zone X).
3. LDC Sec. 23-117.B.1 - Provide at least one corner referencing a survey (abstract) corner.
4. Reference the concurrent future Ashland platting.
5. Provide a legend for graphics used in the plat drawing (e.g. iron rods).
6. Label sub distance between markers (284.23') as noted in the metes and bounds.

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 Angleton ISD Elementary No. 7 and Junior High No. 2 Preliminary Plat be Revised and Resubmitted.

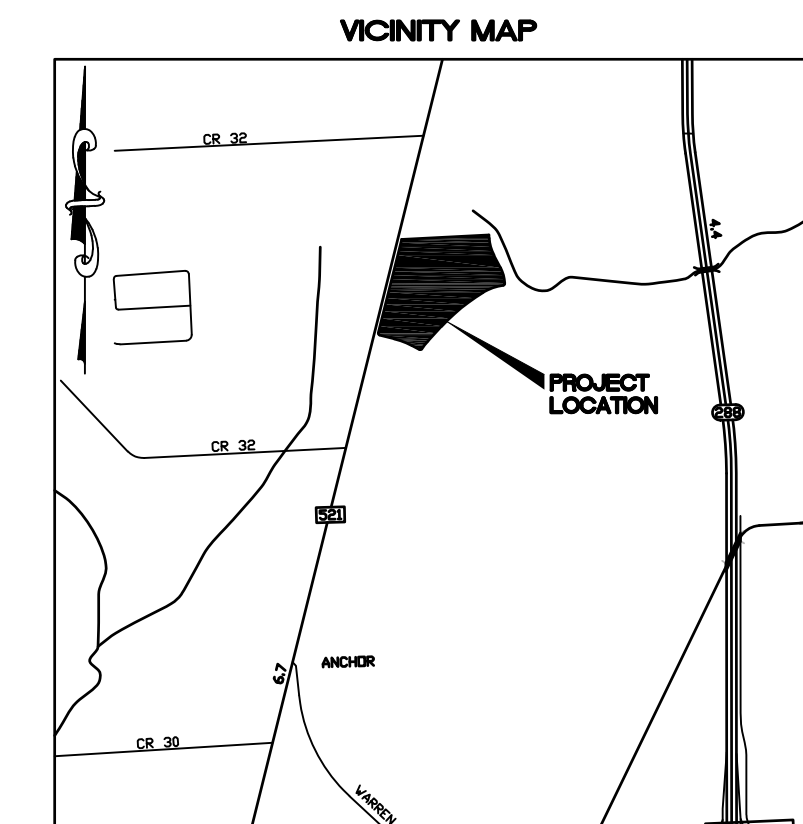
If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.


Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)
Attachments



KEY MAP 795T & X
SCALE 1" = 3000'

Provide Standard notes for all plats found in LDC Sec. 23-114. L.

Provide note detailing utility providers

Use Dedication Statement found in LDC Sec. 23-114. B.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

We, Angleton Independent School District acting herein by and through Phillip Edwards, Superintendent, hereinafter referred to as Owner of the property being subdivided, in this plat of Angleton ISD Elementary No 7 and Junior High No 2, do hereby make subdivision of said property for and on behalf of Angleton Independent School District, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, Angleton Independent School District, has caused these presents to be signed by Tommy Gaines, President, thereunto authorized, this _____ day of _____, 2023.

Angleton Independent School District

Phillip Edwards, Superintendent

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the under signed authority, on this day personally appeared Phillip Edwards, Superintendent of Angleton Independent School District, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

METES & BOUNDS

50.516 ACRES
2,200,477 SQUARE FEET
SHUBAL MARSH SURVEY
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;
4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;

Metes and Bounds Paragraph 5, verify and update bearing shown to match Line L2 in the line table

7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;
8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;
13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land.

Use P&Z and City Council Certification found in LDC Sec. 23-114. C.

Use Surveyor's Certification found in LDC Sec. 23-114. A.1.

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

This is to certify that I Joel D. Walker, a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker Date
Texas Registration No. 5189

Provide Professional Engineer Statement found in LDC Sec. 23-114. A.1.

CITY PLANNING COMMISSION

I hereby certify that the above and foregoing plat, Angleton ISD Elementary No 7 and Junior High No 2, was approved this ____ day of _____, 20____ by the City Planning Commission.

Chairperson

Witness my hand this ____ day of _____, 20____.

City Secretary

CITY COUNCIL

I hereby certify that the above and foregoing plat, Angleton ISD Elementary No 7 and Junior High No 2, was approved this ____ day of _____, 20____ by the City Council of Angleton, Texas.

Mayor

Said addition shall be subject to all the requirements of the code of ordinances of the City of Angleton, Texas

City Secretary

ANGLETON ISD ELEMENTARY NO 7 AND JUNIOR HIGH NO 2

A SUBDIVISION OF
50.516 ACRES
OUT OF THE
SHUBAL MARSH SURVEY,
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

JULY 2023

WEST  BELT
SURVEYING, INC.

21020 PARK ROW PHONE: (281) 590-8288
KATY, TEXAS 77449 FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:
ANGLETON INDEPENDENT SCHOOL DISTRICT
1900 N. DOWNING ROAD
ANGLETON, TEXAS 77515
979-964-8000

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998674802 (X+Y.F.=SURFACE VALUE).
2. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ACCORDING TO F.I.R.M. MAP NO. 48039C0435K (COMMUNITY-PANEL NO. 4854580435K), MAP REVISED DATE: DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

REFERENCE BENCHMARK:

NGS PID AH3515 - BRASS DISK STAMPED "LBX F 1998" ON A CONCRETE HEADWALL LOCATED NEAR THE SOUTH END OF RUNWAY 35 OF THE BRAZORIA COUNTY AIRPORT ON THE WEST SIDE OF THE SERVICE ROAD TO THE LOCALIZER BUILDING ±143.5' NORTHWEST OF THE NORTHWEST CORNER OF THE LOCALIZER BUILDING, ±131.5' NORTH AND ±38' EAST OF THE CENTER OF THE SERVICE ROAD LEADING TO THE LOCALIZER BUILDING. ELEVATION = 19.78' (NAVD 88)

* THE CONTOUR LINES SHOWN HEREON ARE BASED ON 2018 TWDB LIDAR DATA (NAVD88) OBTAINED FROM THE NOAA DATA ACCESS VIEWER WEBSITE.

TEMPORARY BENCHMARKS:

TBM "A" - BOX CUT ON THE NORTHERLY HEADWALL OF A 30" CULVERT LOCATED ON THE WEST SIDE OF THE MOST EASTERLY DRIVEWAY TO THE SCHOOL SITE FROM F.M. 523. ELEVATION = 32.34'

ABBREVIATIONS:

- B.L.-BUILDING LINE
- CONC.-CONCRETE
- ESMT.-EASEMENT
- F.C.-FILM CODE
- FND.-FOUND
- FT.-FEET
- B.C.C.F.-BRAZORIA COUNTY CLERK'S FILE
- H.C.D.R.-BRAZORIA COUNTY DEED RECORDS
- H.C.P.R.-BRAZORIA COUNTY PLAT RECORDS
- I.P.-IRON PIPE
- No.-NUMBER
- PG.-PAGE
- P.O.B.-POINT OF BEGINNING
- R.O.W.-RIGHT-OF-WAY
- SAN.-SANITARY
- SQ.-SQUARE
- SWR.-SEWER
- VOL.-VOLUME
- W.L.E.-WATER LINE EASEMENT

Provide a legend for graphics used in the plat drawing (e.g. iron rods)

Verify and update FEMA Panel number (48039C0430K) and location of floodplain within the property (Shaded Zone X)

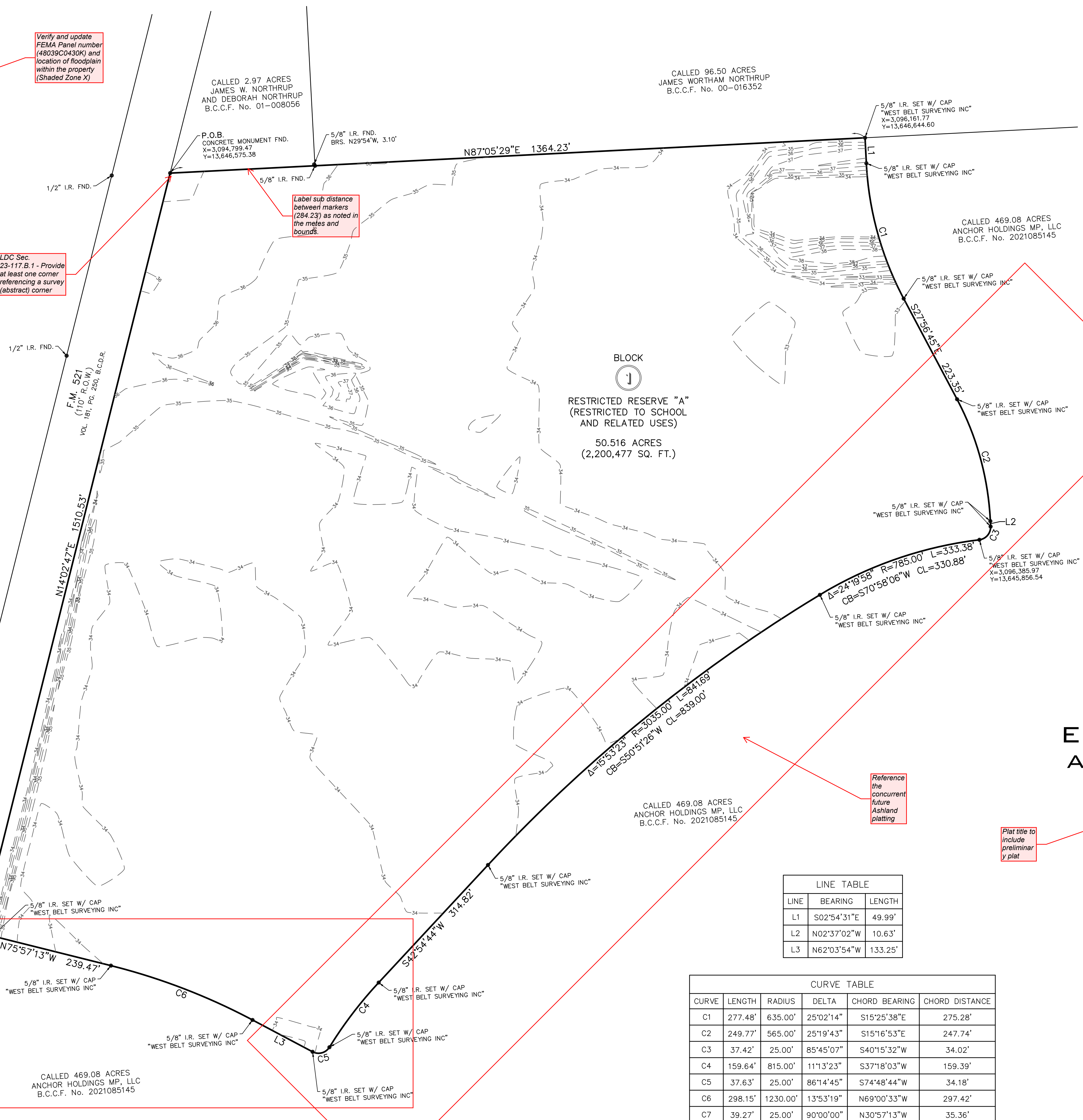
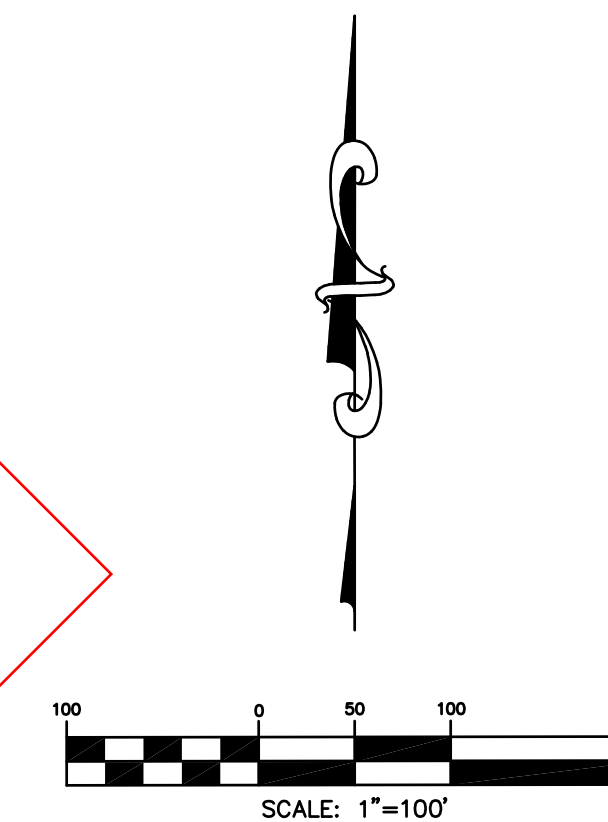
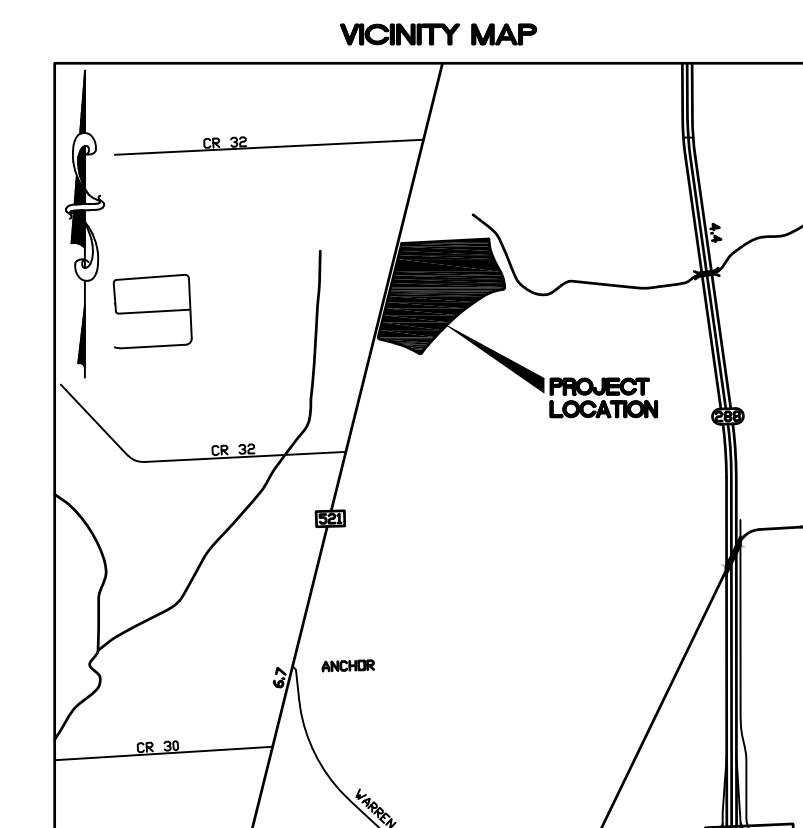
Label sub distance between markers (284.23') as noted in the metes and bounds.

LDC Sec. 23-117.B.1 - Provide at least one corner referencing a survey (abstract) corner

Reference the concurrent future Ashland platting

Reference the concurrent future Ashland platting

Plat title to include preliminary plat



BLOCK 1
RESTRICTED RESERVE "A"
(RESTRICTED TO SCHOOL AND RELATED USES)
50.516 ACRES
(2,200,477 SQ. FT.)

**ANGLETON ISD
ELEMENTARY NO 7
AND JUNIOR HIGH
NO 2**

A SUBDIVISION OF
50.516 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY,
ABSTRACT NO. 82
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

JULY 2023

WEST BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 509-8288
FAX: (281) 492-0026
CERTIFIED FIRM NO. 10073800
OWNER:
ANGLETON INDEPENDENT SCHOOL DISTRICT
1900 N. DOWNING ROAD
ANGLETON, TEXAS 77515
979-964-8000

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°54'31"E	49.99'
L2	N02°37'02"W	10.63'
L3	N62°03'54"W	133.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	277.48'	635.00'	25°02'14"	S15°25'38"E	275.28'
C2	249.77'	565.00'	25°19'43"	S15°16'53"E	247.74'
C3	37.42'	25.00'	85°45'07"	S40°15'32"W	34.02'
C4	159.64'	815.00'	111°3'23"	S37°18'03"W	159.39'
C5	37.63'	25.00'	86°14'45"	S74°48'44"W	34.18'
C6	298.15'	1230.00'	13°53'19"	N69°00'33"W	297.42'
C7	39.27'	25.00'	90°00'00"	N30°57'13"W	35.36'