



July 7, 2023

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

Re: On-Going Services
Angleton Park Place Sec. 2 Subdivision Preliminary Replat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. Revise heading to "Dedication Statement" where noted on the attached plat.
2. Revise Owner heading to "Owner".
3. Dedication Statement – Update subdivision name to Angleton Park Place Section 2.
4. Show topographic contour information on the plat.
5. Existing Detention Reserve - Reference filing information here to mark as existing.
6. Abandonment of Access Easement - Need to verify how City Planning wants this to be processed.
7. Notate ROW width for "existing" Park Place Blvd.
8. Notate PUEs in the typical lot details.

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 Park Place Sec. 2 Subdivision Preliminary Replat 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

FIELD NOTES FOR 5.184 ACRES
 DESCRIPTION OF A 5.184 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF THE RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE, SECTION 1, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 5.184 ACRES 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 IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING AN INTERIOR CORNER OF DRAINAGE RESERVE "B", OF SAID ANGLETON PARK PLACE, SECTION 1;
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 115.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF BALTIMORE AVENUE, OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 87°09'17" EAST, ALONG A NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH R.O.W. LINE OF SAID BALTIMORE AVENUE, A DISTANCE OF 12.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DRAINAGE RESERVE "C" OF SAID ANGLETON PARK PLACE, SECTION 1, PASSING AT A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH R.O.W. LINE OF VERMONT AVENUE OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 270.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE SOUTH R.O.W. LINE OF SAID VERMONT AVENUE, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DETENTION RESERVE "F", OF SAID ANGLETON PARK PLACE, SECTION 1, FOR A TOTAL DISTANCE OF 385.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE SOUTH 87°09'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF SAID DETENTION RESERVE "F", A DISTANCE OF 407.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 02°50'43" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 560.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 87°09'17" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 5.184 ACRES OF LAND, MORE OR LESS.

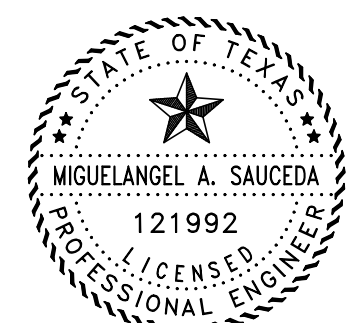
OWNER'S ACKNOWLEDGEMENT:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ANGLETON PARK PLACE, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, 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.

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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MIKE MORGAN
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGELO A. SAUCEDA, 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: MIGUELANGELO A. SAUCEDA DATE 12/19/22
 PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 121992

DRAINAGE AND DETENTION EASEMENT
 THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION 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 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 OR 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 HEREIN ABOVE 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 AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY PREDICTED. 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.

ANGLETON DRAINAGE DISTRICT
 ACCEPTED THIS THE ____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.
 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 _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL
 APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

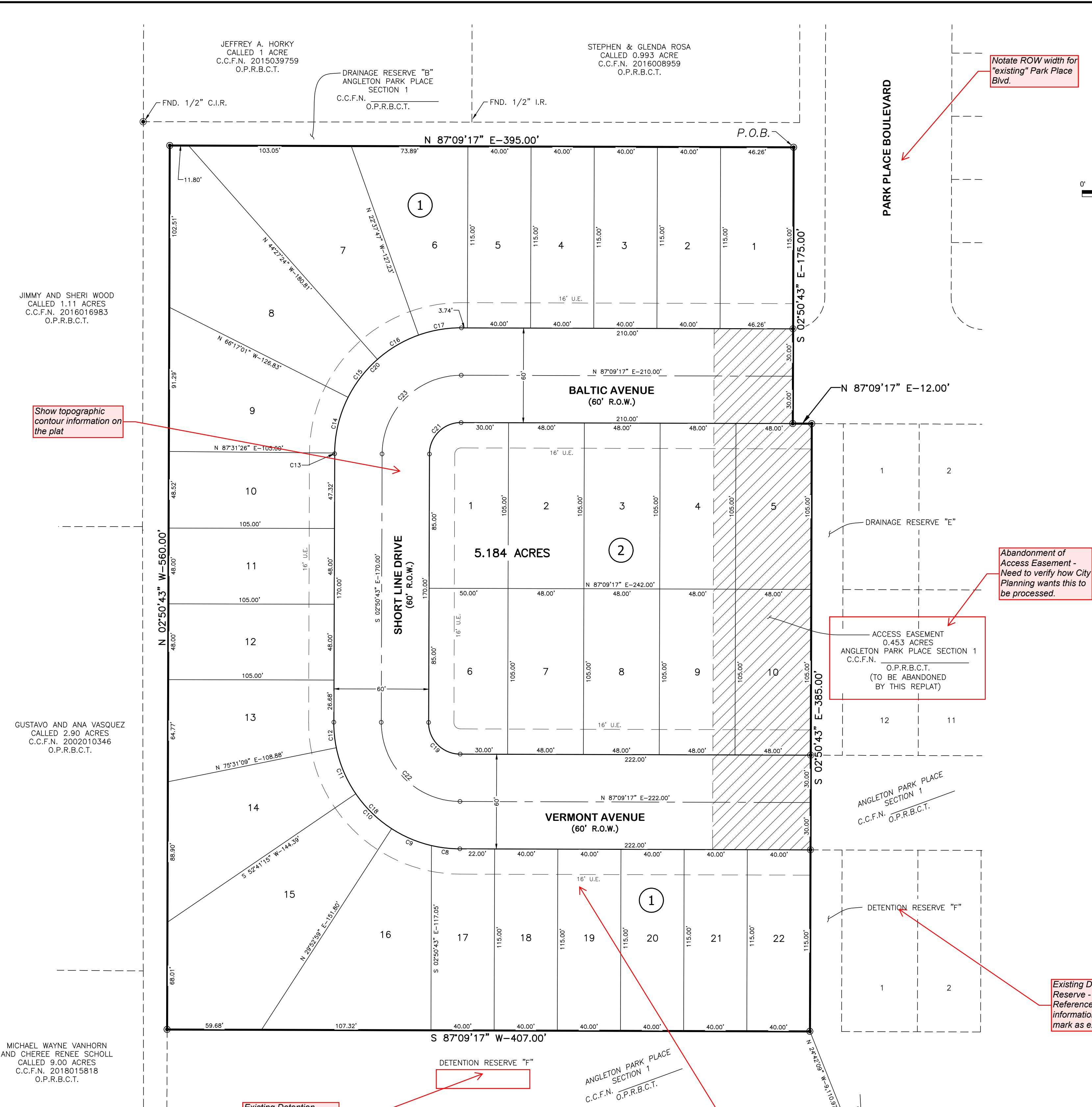
BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION
 CITY SECRETARY _____

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, 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.

NOTARY PUBLIC
 STATE OF TEXAS



CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C8	18.16'	80.00'	13°00'10"	N86°20'38"W
C9	27.54'	80.00'	19°43'31"	N69°58'47"W
C10	31.84'	80.00'	22°48'17"	N48°42'53"W
C11	31.88'	80.00'	22°49'54"	N29°53'48"W
C12	16.25'	80.00'	11°38'08"	N08°39'47"W
C13	0.52'	80.00'	0°22'10"	N02°39'38"W
C14	36.57'	80.00'	28°11'32"	N10°37'13"E
C15	30.48'	80.00'	21°49'37"	N34°37'48"E
C16	30.48'	80.00'	21°49'37"	N58°27'25"E
C17	27.62'	80.00'	19°47'04"	N71°15'45"E
C18	125.66'	80.00'	90°00'00"	S47°50'43"E
C19	31.42'	20.00'	90°00'00"	S47°50'43"E
C20	125.66'	80.00'	90°00'00"	S42°09'17"W
C21	31.42'	20.00'	90°00'00"	S42°09'17"W
C22	78.54'	50.00'	90°00'00"	S47°50'43"E
C23	78.54'	50.00'	90°00'00"	S42°09'17"W

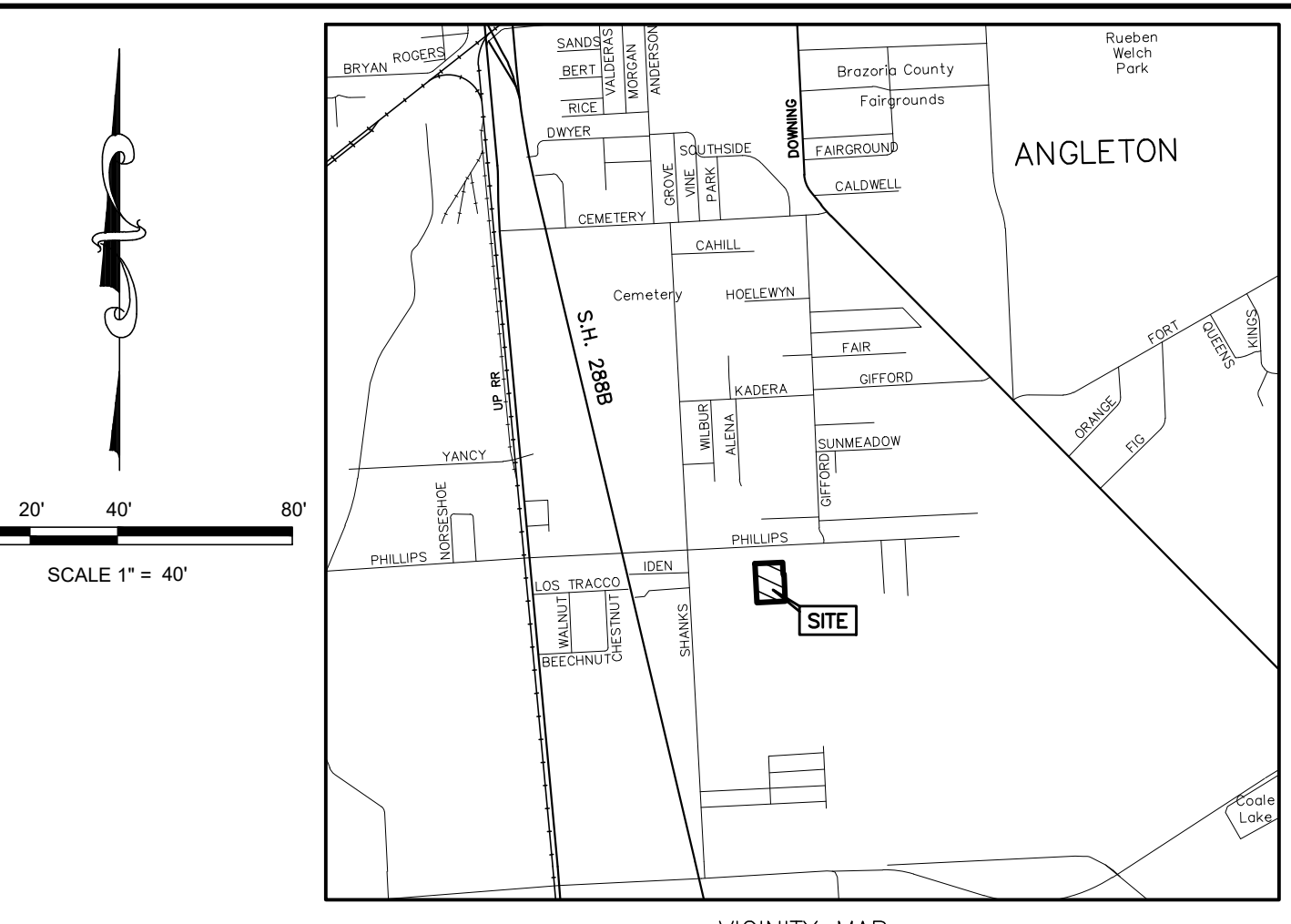
BLOCK 1			BLOCK 1			BLOCK 2		
LOT NO.	AREA S.F.	PARCEL TABLE	LOT NO.	AREA S.F.	PARCEL TABLE	LOT NO.	AREA S.F.	PARCEL TABLE
1	5,320	12	5,040	1	5,164			
2	4,600	13	5,675	2	5,040			
3	4,600	14	6,948	3	5,040			
4	4,600	15	10,836	4	5,040			
5	4,600	16	8,309	5	5,040			
6	6,165	17	4,612	6	5,164			
7	8,829	18	4,600	7	5,040			
8	9,414	19	4,600	8	5,040			
9	6,982	20	4,600	9	5,040			
10	5,059	21	4,600	10	5,040			
11	5,040	22	4,600					

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C8	18.16'	80.00'	13°00'10"	N86°20'38"W	18.12'
C9	27.54'	80.00'	19°43'31"	N69°58'47"W	27.41'
C10	31.84'	80.00'	22°48'17"	N48°42'53"W	31.63'
C11	31.88'	80.00'	22°49'54"	N29°53'48"W	31.67'
C12	16.25'	80.00'	11°38'08"	N08°39'47"W	16.22'
C13	0.52'	80.00'	0°22'10"	N02°39'38"W	0.52'
C14	36.57'	80.00'	28°11'32"	N10°37'13"E	36.25'
C15	30.48'	80.00'	21°49'37"	N34°37'48"E	30.29'
C16	30.48'	80.00'	21°49'37"	N58°27'25"E	30.29'
C17	27.62'	80.00'	19°47'04"	N71°15'45"E	27.49'
C18	125.66'	80.00'	90°00'00"	S47°50'43"E	113.14'
C19	31.42'	20.00'	90°00'00"	S47°50'43"E	28.28'
C20	125.66'	80.00'	90°00'00"	S42°09'17"W	113.14'
C21	31.42'	20.00'	90°00'00"	S42°09'17"W	28.28'
C22	78.54'	50.00'	90°00'00"	S47°50'43"E	70.71'
C23	78.54'	50.00'	90°00'00"	S42°09'17"W	70.71'

LEGEND
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
 P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 FND = FOUND
 C.I.R. = CAPPED IRON ROD
 I.R. = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 VOL. = VOLUME PAGE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE

SYMBOLS
 ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 ● = FND 5/8" I.R. W/CAP "BAKER & LAWSON" (EXCEPT AS NOTED)
 ● = SITE TBM

OWNERS:
 MIKE MORGAN
 1915 N 288B
 FREEPORT, TEXAS 77541



NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO REPLAT RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE SECTION 1, AS RECORDED IN C.C.F.N. _____ OF THE O.P.R.B.C.T. INTO A 32 LOT, 2 BLOCK SUBDIVISION.
 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48050445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
 5. PROJECT BENCHMARK:
 ANGLETON = PUBLISHED ELEVATION = 25.81'
 TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.
 SITE TBM "B":
 A 60D NAIL IN EAST FACE OF A POWER POLE LOCATED ON NORTHWEST CORNER OF PROPERTY, ON SOUTH SIDE OF EAST PHILLIPS ROAD. ELEVATION = 22.73'
 6. 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.
 7. 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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 KNOW ALL MEN BY THESE PRESENTS:
 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
 LAND SURVEYOR NO. 5378

PRELIMINARY REPLAT
ANGLETON PARK PLACE
SECTION 2
 A 5.184 ACRE
 32 LOTS 2 BLOCKS SUBDIVISION
 BEING ALL OF
RESIDENTIAL RESERVE "A"
ANGLETON PARK PLACE
SECTION 1
 AS RECORDED IN C.C.F.N.
 OF THE O.P.R.B.C.T.

LOCATED IN THE
 E. WALLER SURVEY, ABSTRACT NO. 134
 CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

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

PROJECT: 14320
 DRAWING NO.: 14320 PRELIMINARY PLAT SEC 2
 SCALE: 1" = 40'
 DATE: 4/25/2023
 DRAWN BY: BT
 CHECK BY: DH