



September 12, 2024

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

Re: On-Going Services  
TNMP White Oak Replat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10391496

Dear Mr. Spriggs:

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

#### Plat Review

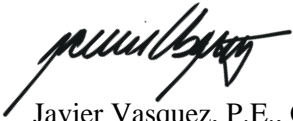
1. Provide all plat notes taken from LDC Sec. 23-115
2. Provide owner name on the plat.
3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115.
5. Provide proposed block information for this subdivision.
6. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117.
7. Notate point of beginning to match the metes and bounds.
8. Label the pre-existing conditions of lots including previous numbering
9. Verify TxDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer; each utility provider; and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable. Per Angleton LDC 23-22 E.2 - 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.
10. Provide all applicable certificate forms from LDC Sec. 23-114
11. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
12. Provide Angleton Drainage District certification block on plat.
13. Provide additional information on plat drawing as noted on the metes and bounds description.

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 TNMP White Oak 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.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

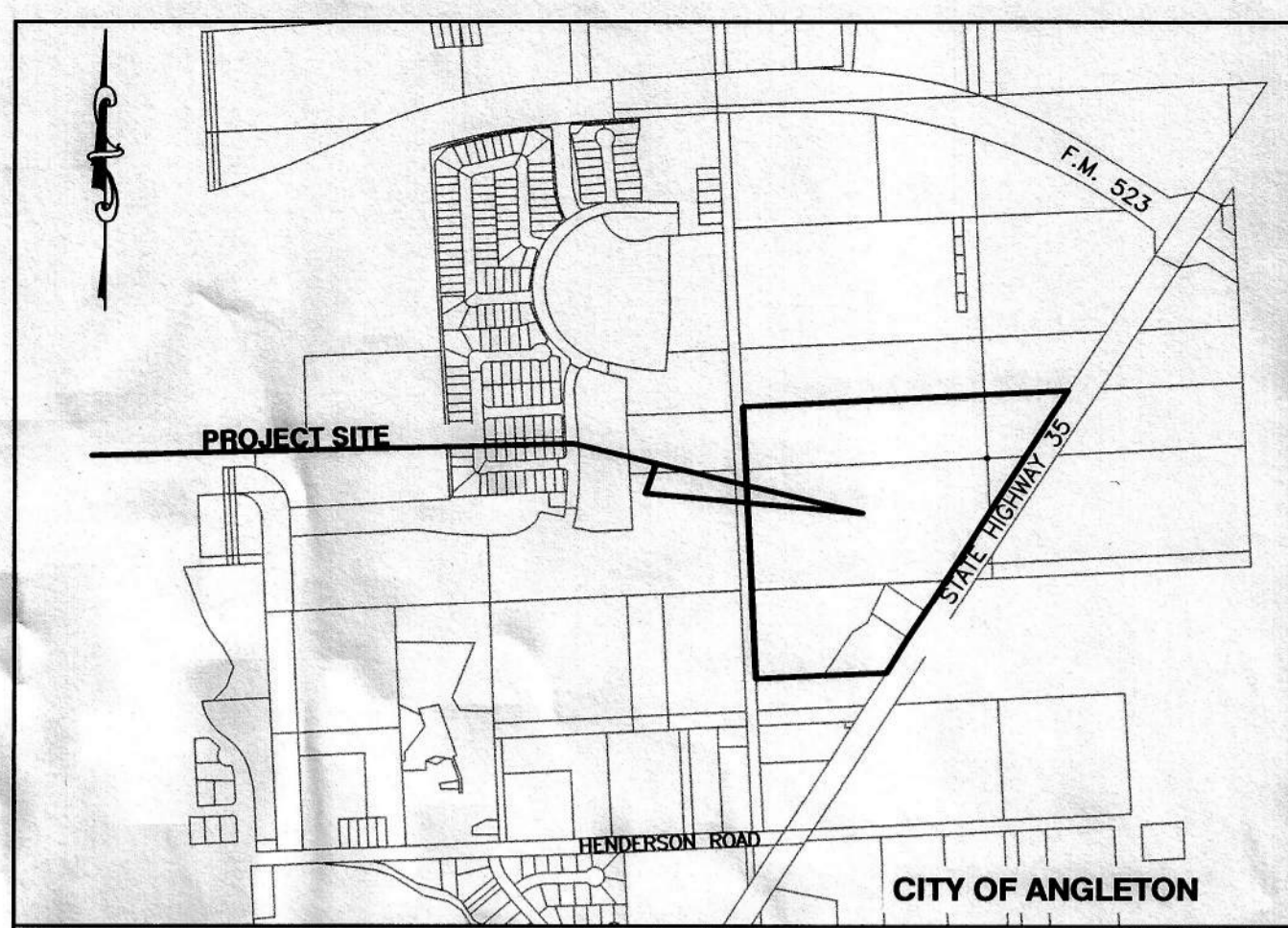
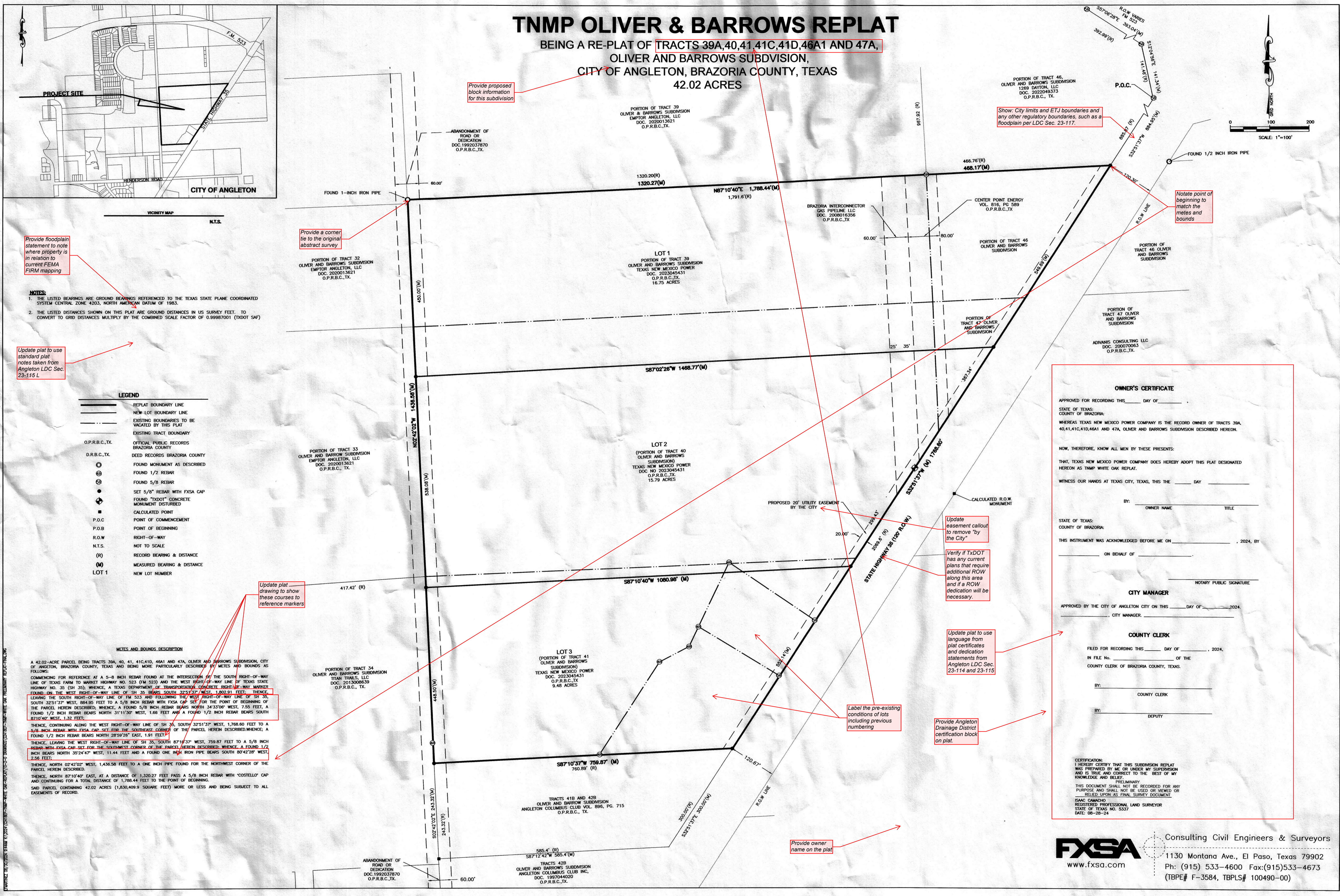
Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10391496)

Attachments

# TNMP OLIVER & BARROWS REPLAT

BEING A RE-PLAT OF TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A,  
OLIVER AND BARROWS SUBDIVISION,  
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS  
42.02 ACRES



VICINITY MAP  
N.T.S.

Provide floodplain statement to note where property is in relation to current FEMA FIRM mapping

NOTES:  
1. THE LISTED BEARINGS ARE GROUND BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATED SYSTEM CENTRAL ZONE 4203, NORTH AMERICAN DATUM OF 1983.  
2. THE LISTED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN US SURVEY FEET. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99987001 (TXDOT SAF)

Update plat to use standard plat notes taken from Angleton LDC Sec. 23-115 L

**LEGEND**

—	REPLAT BOUNDARY LINE
---	NEW LOT BOUNDARY LINE
---	EXISTING BOUNDARIES TO BE WICATED BY THIS PLAT
---	EXISTING TRACT BOUNDARY
—	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
—	DEED RECORDS BRAZORIA COUNTY
⊙	FOUND MONUMENT AS DESCRIBED
⊙	FOUND 1/2 REBAR
⊙	FOUND 5/8 REBAR
⊙	SET 5/8" REBAR WITH FXSA CAP
⊙	FOUND "TXDOT" CONCRETE MONUMENT DISTURBED
■	CALCULATED POINT
●	POINT OF COMMENCEMENT
●	POINT OF BEGINNING
—	RIGHT-OF-WAY
N.T.S.	NOT TO SCALE
(R)	RECORD BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
LOT 1	NEW LOT NUMBER

**METES AND BOUNDS DESCRIPTION**

A 42.02-ACRE PARCEL BEING TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5-8 INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM TO MARKET HIGHWAY NO. 523 (FM 523) AND THE WEST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 35 (SH 35); WHENCE, A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE WEST RIGHT-OF-WAY LINE OF FM 523 BEARS SOUTH 32°51'37" WEST, 1,802.91 FEET; THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF FM 523 AND FOLLOWING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 884.95 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 5/8 INCH REBAR BEARS NORTH 34°33'09" WEST, 7.55 FEET, A FOUND 1/2 INCH REBAR BEARS NORTH 31°11'37" WEST, 1.68 FEET AND A FOUND 1/2 INCH REBAR BEARS SOUTH 87°10'40" WEST, 1.32 FEET;

THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 1,768.60 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH REBAR BEARS NORTH 26°59'26" EAST, 1.91 FEET;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 87°10'37" WEST, 759.87 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH BEARS NORTH 35°24'47" WEST, 11.44 FEET AND A FOUND ONE INCH IRON PIPE BEARS SOUTH 80°42'28" WEST, 2.56 FEET;

THENCE, NORTH 02°42'02" WEST, 1,436.58 FEET TO A ONE INCH PIPE FOUND FOR THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, NORTH 87°10'40" EAST, AT A DISTANCE OF 1,320.27 FEET PASS A 5/8 INCH REBAR WITH "COSTELLO" CAP AND CONTINUING FOR A TOTAL DISTANCE OF 1,768.44 FEET TO THE POINT OF BEGINNING;

SAND PARCEL CONTAINING 42.02 ACRES (1,830,409.9 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

ABANDONMENT OF ROAD OR DEDICATION DOC. 1992037870 O.P.R.B.C., TX.

PORTION OF TRACT 33 OLIVER AND BARROWS SUBDIVISION EMPLOYER ANGLETON, LLC DOC. 2020013621 O.P.R.B.C., TX.

PORTION OF TRACT 34 OLIVER AND BARROWS SUBDIVISION TITAN TRAILS, LLC DOC. 2013008639 O.P.R.B.C., TX.

TRACTS 41B AND 42B OLIVER AND BARROWS SUBDIVISION ANGLETON COLUMBUS CLUB VOL. 896, PG. 715 O.P.R.B.C., TX.

TRACTS 42B OLIVER AND BARROWS SUBDIVISION ANGLETON COLUMBUS CLUB INC. DOC. 1997044020 O.P.R.B.C., TX.

**OWNER'S CERTIFICATE**

APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

STATE OF TEXAS,  
COUNTY OF BRAZORIA:

WHEREAS TEXAS NEW MEXICO POWER COMPANY IS THE RECORD OWNER OF TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS NEW MEXICO POWER COMPANY DOES HEREBY ADOPT THIS PLAT DESIGNATED HEREON AS TNMP WHITE OAK REPLAT.

WITNESS OUR HANDS AT TEXAS CITY, TEXAS, THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
OWNER NAME TITLE

STATE OF TEXAS,  
COUNTY OF BRAZORIA:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2024, BY \_\_\_\_\_ ON BEHALF OF \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

**CITY MANAGER**

APPROVED BY THE CITY OF ANGLETON CITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
CITY MANAGER.

**COUNTY CLERK**

FILED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

IN FILE NO. \_\_\_\_\_ OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.

By: \_\_\_\_\_  
COUNTY CLERK

By: \_\_\_\_\_  
DEPUTY

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SUBDIVISION REPLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS FINAL SURVEY DOCUMENT.  
ISAAC CAMACHO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5337  
DATE: 08-28-24