



March 19, 2025

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

Re: On-Going Services
Ashland Section 6 Final Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Plat

Sheet 1 of 2

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Fix overlapping text near L13-L15.
4. Fix text on drawing to show line L28 label.
5. Label point of beginning on plat drawing.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Move notary closer to City Council approval certificate.
3. Include Angleton Drainage District Certification Block.

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 Ashland Section 6 Final 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 (10420700)
Attachments

STREET NAME AND LENGTH		
STREET NAME	LENGTH(CENTERLINE)	TYPE
JADE CREST DRIVE	670'	LOCAL
JASPER MEADOWS WAY	325'	LOCAL
SILVER FOREST STREET	335'	LOCAL
TOPAZ RIDGE DRIVE	757'	LOCAL
TURQUOISE TRACE	150'	LOCAL

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	715.00'	1°27'39"	18.23'	S50°05'36"E	18.23'	9.12'
C2	1765.00'	34°14'05"	1054.60'	S32°14'43"E	1038.99'	543.57'
C3	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C4	330.00'	1°24'52"	8.15'	N82°40'34"W	8.15'	4.07'
C5	25.00'	81°29'18"	35.56'	N42°38'21"W	32.63'	21.54'
C6	370.00'	35°10'04"	227.10'	N15°41'20"E	223.56'	117.26'
C7	25.00'	95°54'12"	41.85'	N81°13'29"E	37.13'	27.72'
C8	1000.00'	6°43'50"	117.47'	N59°55'47"E	117.40'	58.80'
C9	55.00'	89°40'57"	86.09'	N78°35'40"W	77.57'	54.70'
C10	1285.00'	12°21'37"	277.21'	N27°34'22"W	276.67'	139.15'
C11	1200.00'	10°12'56"	213.95'	S68°24'10"W	213.67'	107.26'
C12	55.00'	96°28'30"	92.61'	N25°16'23"E	82.05'	61.60'
C13	1585.00'	14°19'01"	396.06'	N30°07'22"W	395.03'	199.06'
C14	300.00'	44°41'15"	233.98'	N59°37'30"W	228.10'	123.31'
C15	25.00'	18°39'52"	8.14'	S32°19'39"E	8.11'	4.11'
C16	65.00'	134°21'30"	152.42'	N25°31'10"E	119.82'	154.47'
C17	25.00'	19°11'17"	8.37'	S83°06'17"W	8.33'	4.23'
C18	25.00'	90°38'20"	39.55'	S28°11'28"W	35.55'	25.28'
C19	25.00'	92°21'41"	40.30'	N6°31'8"E	36.08'	26.05'
C20	25.00'	88°20'53"	38.55'	N20°20'44"E	34.84'	24.29'
C21	25.00'	40°35'13"	17.71'	N36°16'15"E	17.34'	9.24'
C22	65.00'	149°04'03"	169.11'	N89°29'17"W	125.29'	234.92'
C23	25.00'	25°19'58"	11.05'	S27°37'17"E	10.96'	5.62'
C24	25.00'	86°41'55"	37.83'	S67°06'25"E	34.32'	23.60'


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°52'19"W	76.39'
L2	S75°56'46"W	180.20'
L3	S73°30'38"W	65.92'
L4	S72°44'57"W	60.00'
L5	S69°37'38"W	70.23'
L6	S66°31'30"W	54.29'
L7	S63°56'38"W	54.51'
L8	S63°17'42"W	275.00'
L9	S57°51'47"W	113.51'
L10	N26°42'18"W	130.75'
L11	N63°17'42"E	21.37'
L12	N26°42'18"W	180.00'
L13	N63°17'42"E	98.24'
L14	N71°42'18"W	14.14'
L15	N26°42'18"W	110.00'
L16	N63°17'42"E	21.42'
L17	N26°42'18"W	60.00'
L18	N26°42'18"W	95.00'
L19	N63°17'42"E	66.00'
L20	N62°02'20"E	54.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N57°40'23"E	54.03'
L22	N53°44'19"E	53.98'
L23	N47°20'07"E	54.69'
L24	N43°24'10"E	30.35'
L25	N55°13'34"E	52.20'
L26	N72°40'17"E	38.31'
L27	N85°56'19"E	57.37'
L28	N08°01'52"E	187.02'
L29	S63°17'42"W	50.27'
L30	S56°33'52"W	128.79'
L31	N30°38'05"E	7.00'
L32	S63°17'42"W	392.41'
L33	S70°37'42"E	150.40'
L34	S33°30'38"W	104.19'
L35	S64°28'06"E	17.65'
L36	S52°46'46"W	14.14'
L37	9821°31'42"E	109.33'
L38	S53°08'34"E	169.44'
L39	S30°30'52"E	188.36'
L40	S30°44'59"E	175.22'

LINE TABLE		
	BEARING	DISTANCE
L41	S249°05'08"E	168.45'
L42	S16°45'08"E	113.53'
L43	S07°05'06"E	113.12'
L44	S71°42'18"E	14.14'
L45	S63°71'42"W	114.95'
L46	S51°59'38"W	232.16'
L47	N15°09'16"E	122.06'
L48	N06°12'08"W	23.06'
L49	N05°38'12"E	93.34'
L50	S70°28'12"E	24.54'
L51	N73°48'44"W	47.88'
L52	N59°50'27"W	49.37'
L53	N37°45'45"E	52.96'
L54	N34°44'18"W	54.43'
L55	N32°33'54"W	54.43'
L56	S302°33'50"W	54.43'
L57	N281°3'05"W	54.43'
L58	N26°02'12"E	54.43'
L59	N21°32'20"W	64.04'

RESTRICTED RESERVE **A**
 Restricted to Open Space,
 Landscape, Incidental
 Utility Purposes Only
 1.11 AC
 48,558 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, Incidental
 Utility Purposes Only
 0.12 AC
 5,239 Sq. Ft.

RESTRICTED RESERVE 
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.11 AC
4,836 Sq. Ft.

ANGLETON FAMILY
PARTNERSHIP, LTD.
CALLED 39.55 ACRES
by GENERAL
WARRANTY DEED
INSTRUMENT No. 2013024218
OPRBC

JARROD W DORSETT
CALLED 14.6765 ACRES
by WARRANTY DEED
WITH VENDOR'S LIEN.
INSTRUMENT No. 2013048636
OPRBC

JAMES W.
NORTHRUP &
DEBORAH
NORTHRUP
CALLED 2.97 AC.

JAMES WORTHAM
NORTHRUP
CALLED 96.50 AC.
INSTRUMENT No.
2000016352
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL WARRANTY
DEED
INSTRUMENT No. 2023033483
OPRBC

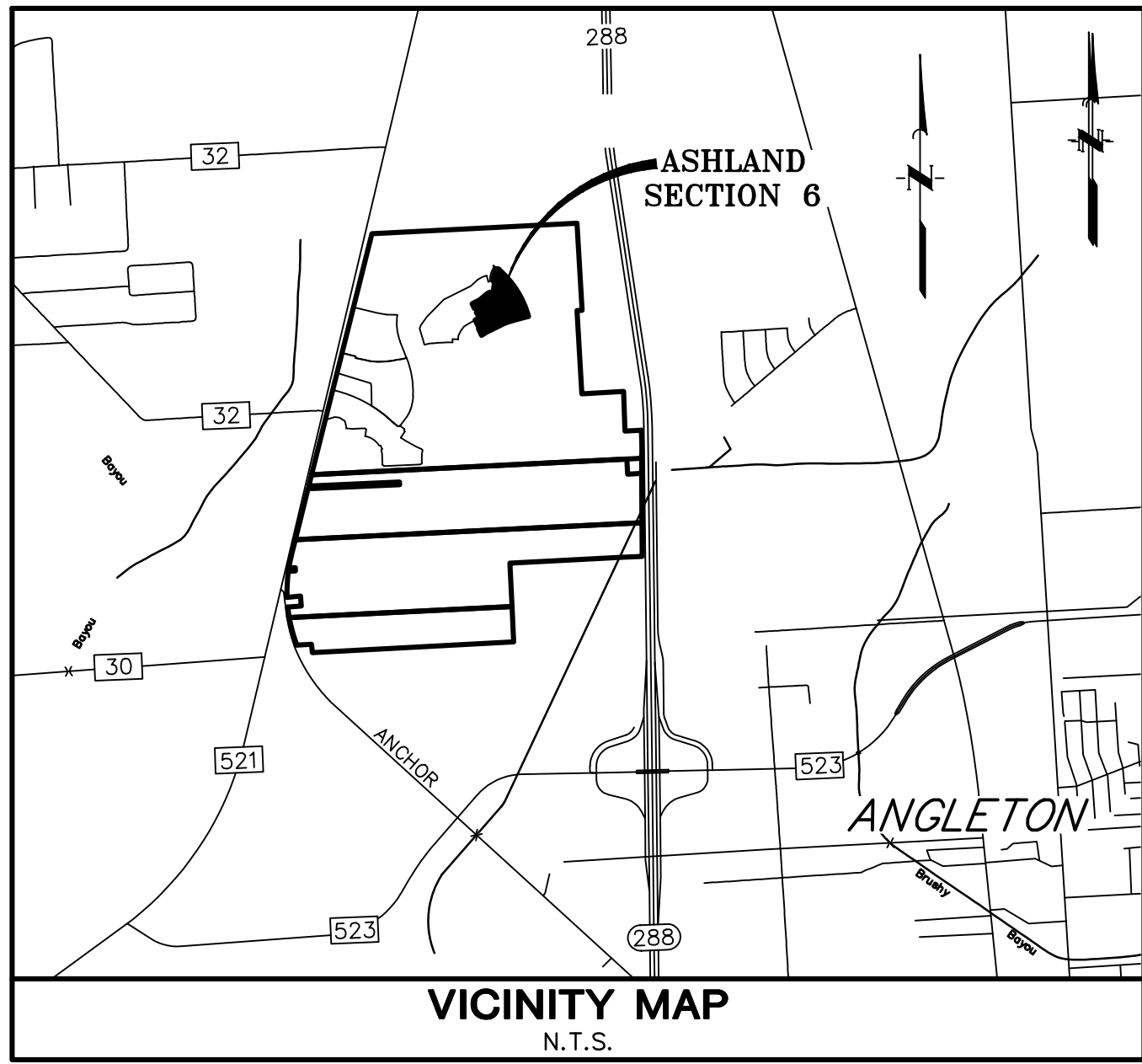
ASHLAND
STREET DEDICATION
SECTION 3
C.C.F. No. _____
O.P.R.B.C.T.

Legend:

AC	.....	"Acres"
BL	.....	"Building Line"
DE	.....	"Drainage Easement"
Em	.....	"Easement"
END	.....	"Found"
CRBC	.....	"Commissioner's Court Records of Brazoria County"
OPBC	.....	"Official Public Records of Brazoria County"
No.	.....	"Number"
POB	.....	"Point of Beginning"
POC	.....	"Point of Commencement"
ROW	.....	"Right-of-Way"
SSE	.....	"Sanitary Sewer Easement"
Sq. Ft.	.....	"Square Feet"
Stm SE	.....	"Storm Sewer Easement"
Temp	.....	"Temporary"
UE	.....	"Utility Easement"
VOL. PG.	.....	"Volume and Page"
WLE	.....	"Waterline Easement"
①	.....	"Block Number"
	.....	"Set 3/4-inch Iron Rod With Cap Stamped "Quidity Eng. Property Corner" as Per Certification"
	.....	"Street Break"

General Notes:

1. All building lines along street rights-of-way are as shown on the plat.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
4. Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
5. Elevations are based upon National Geodetic Survey Continually Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
6. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
7. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County Municipal Utility District No. 82.
8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
9. This subdivision shall be serviced by the following providers: Brazoria County Municipal Utility District No. 82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
10. 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.
11. 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.
12. 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."
13. 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.
14. 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.
15. Reserves A, B, and C shall be owned and maintained by the Homeowners Association.
16. Incidental Utilities are including but not limited to the underground utility services.
17. This plat was prepared without the benefit of a current Commitment for Title Insurance, City Planning Letter or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Brazoria County, Texas regarding these easements or encumbrances was performed by Quidity Engineering.



ASHLAND


SECTION 6

**A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBEAEEL MARSH SURVEY, A-82,
BRAZORIA COUNTY, TEXAS**

62 LOTS 3 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

