



March 19, 2025

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

Re: On-Going Services  
Ashland Sapphire Springs Trail Street Dedication Final Plat Review – 1<sup>st</sup> 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. Verify and update ROW width shown for "existing" portion of Sapphire Springs Trail (60-ft shown) within Street Dedication Sec.3.

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. 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 Sapphire Springs Trail Street Dedication Final Plat be Revised and Resubmitted.

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

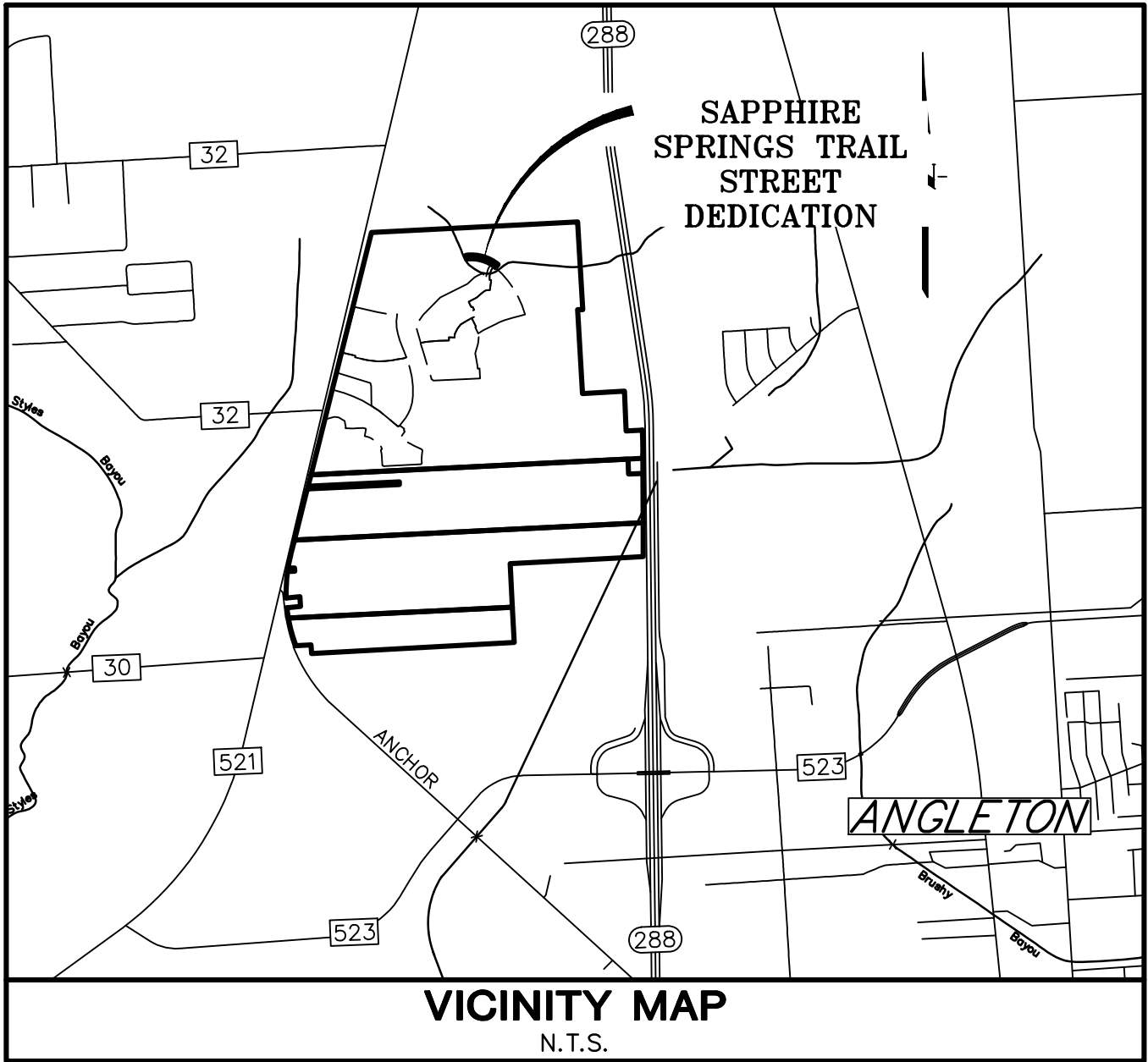
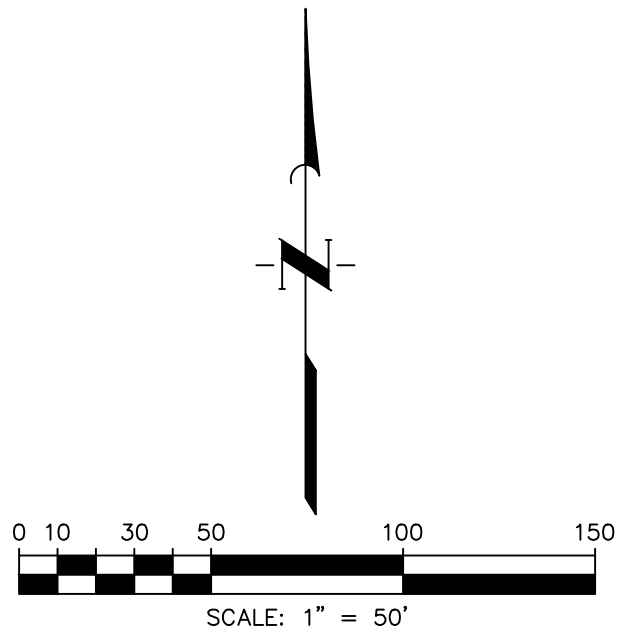
Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10420700)  
Attachments

STREET NAME AND LENGTH			
STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
SHAPPHIRE SPRINGS TRAIL	603'	70'	LOCAL



- Legend:
- BL....."Building Line"
  - CCRB....."Commissioner's Court Records of Brazoria County"
  - OPRBC....."Official Public Records of Brazoria County"
  - No....."Number"
  - POC....."Point of Commencement"
  - POB....."Point of Beginning"
  - ROW....."Right-of-Way"
  - VOL.... PG...."Volume and Page"
  - ①....."Block Number"
  - ....."Set 3/4-Inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"

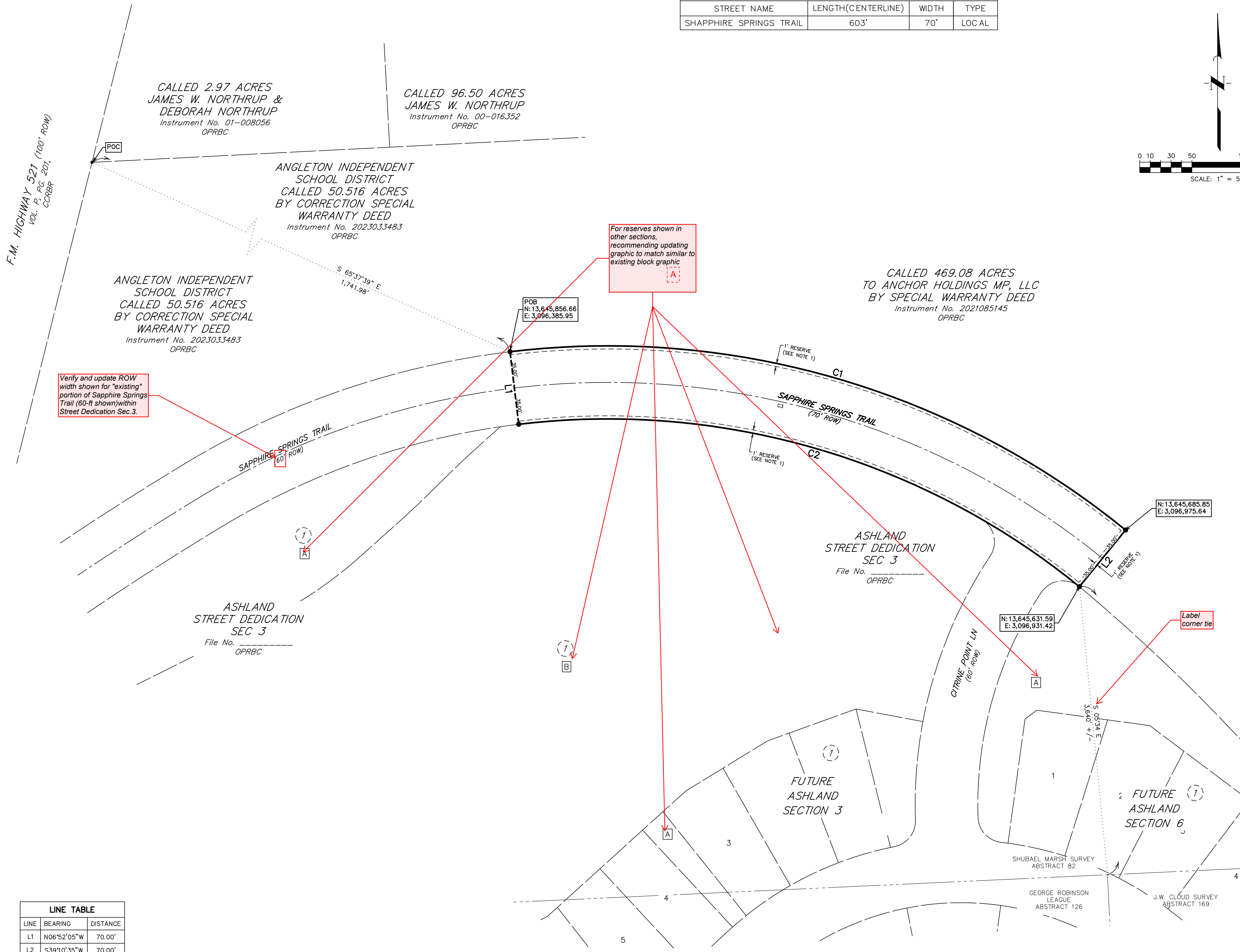
- General Notes:
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
  - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
  - 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 on obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - 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.
  - Elevations are based upon National Geodetic Survey Continuously Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
  - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Surfs "X", dated December 30, 2020, for Brazoria County, Texas and unincorporated areas.
  - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Municipal Utility District No. 82.
  - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
  - 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.
  - 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.
  - 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 submitted where or not the application is reviewed for code compliance by the City Engineer.
  - 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.
  - 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 Liberty County, Texas regarding these easements or encumbrances was performed by Quiddity Engineering.

# FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS  
MARCH 2025

OWNER  
ANCHOR HOLDINGS MP LLC  
A TEXAS LIMITED LIABILITY COMPANY  
101 PARKLANE BOULEVARD  
SUITE 102  
SUGAR LAND, TEXAS 77478  
281-912-3364

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°52'05"W	70.00'
L2	S39°10'35"W	70.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	785.00'	46°02'39"	630.84'	S73°50'45"E	614.01'	333.57'
C2	715.00'	46°02'39"	574.59'	N73°50'45"W	559.25'	303.83'
C3	750.00'	46°02'39"	602.72'	N73°50'45"W	586.63'	318.70'



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Anchor Holdings MP LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Sapphire Springs Trails Street Dedication, 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.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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 thereon shown for the purpose and consideration therein expressed.

ANCHOR HOLDINGS MP, LLC  
a Texas limited liability company,  
its Manager

By: SVAG Asset Management, LLC  
a Texas limited liability Company  
its Manager

By: \_\_\_\_\_  
Surdharshan Vembutty, Manager

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Surdharshan, Vembutty, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

\_\_\_\_\_  
Steve Jares  
Registered Professional Land Surveyor  
Texas Registration No 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

That I, Darren J. McAfee P.E., 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.

\_\_\_\_\_  
Darren J. McAfee, P.E.  
Professional Engineer  
No. 137808

A METES & BOUNDS description of a certain 0.9686--acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 0.9686--acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01--008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8--inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

THENCE, South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non--tangent curve to the right;

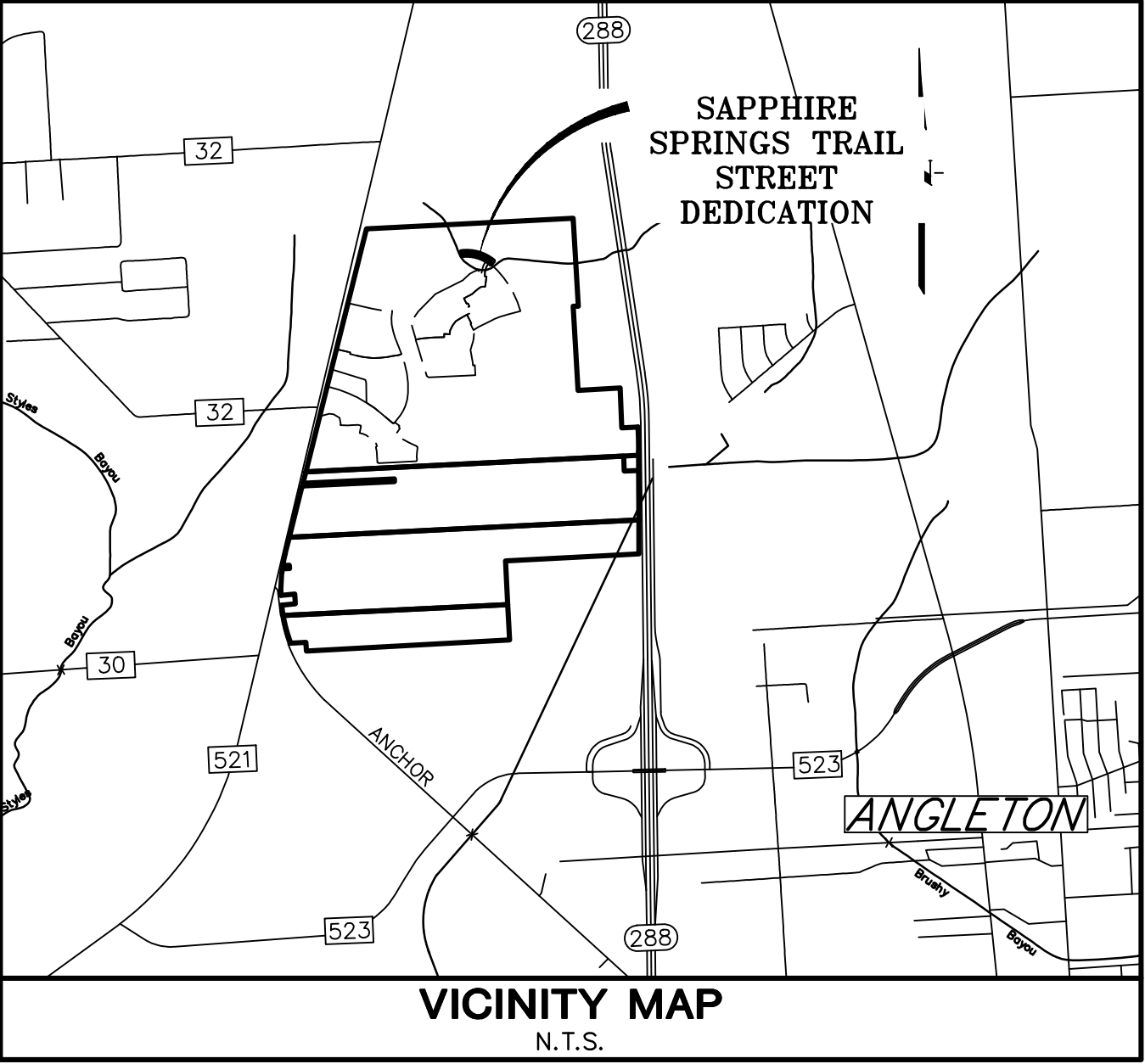
THENCE, along the arc of said non--tangent curve to the right having a radius of 785.00 feet, a central angle of 46°02'39", an arc length of 630.84 feet, and a long chord bearing South 73°50'45" East, with a chord length of 614.01 feet, to a point for corner;

THENCE, South 39°10'35" West, 70.00 feet to a point at the beginning of a non--tangent curve to the left;

THENCE, along the arc of said non--tangent curve to the left having a radius of 715.00 feet, a central angle of 46°02'39", an arc length of 574.59 feet, and a long chord bearing North 73°50'45" West, with a chord length of 559.25 feet, to a point for corner;

THENCE, North 06°52'05" West, 70.00 feet to the POINT OF BEGINNING, CONTAINING 0.9686--acre of land in Brazoria County, Texas.

Include  
Angleton  
Drainage  
District  
Certificatio  
n Block



APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission, City of Angleton, Texas.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

Verify and update City Secretary  
certification as they are also  
typically the notary for plats and  
cannot notarize their own  
signature

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_  
City of Angleton, on behalf of the City.  
NOTARY PUBLIC  
STATE OF TEXAS

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OWNER  
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281--912--3364

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-22780 & 10494100  
6330 West Loop South, Suite 150 • Bellaire, TX 77404 • 713.777.5337