



May 28, 2024

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

Re: On-Going Services  
Ashland Utility and Lift Station Reserves Final Plat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10391496

Dear Mr. Spriggs:

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

1. Provide all plat certification blocks for Owner, Surveyor, Engineer, P&Z Approval, City Council/Approval, Dedication Statement, and Drainage Easements. Note, two sheets called out and only one sheet was submitted.
2. Show Metes and Bounds field notes on the plat.
3. Label the plat document as “Final Plat” in the document heading.
4. Provide Street Name. Verify how will site be addressed?
5. Provide widths and dimension each easement. Will any of these be dedicated in separate plat? If so need to reference the associated subdivision/section. If with this plat, need to show where they end.
6. Remove contours from final plat.

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 Utility and Lift Station Reserves 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 (10391496/10361761/10336228)  
Attachments

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N87°21'22"E | 55.31'   |
| L3   | S26°32'24"E | 88.34'   |
| L4   | S87°21'22"W | 108.23'  |
| L5   | N02°38'38"W | 125.00'  |

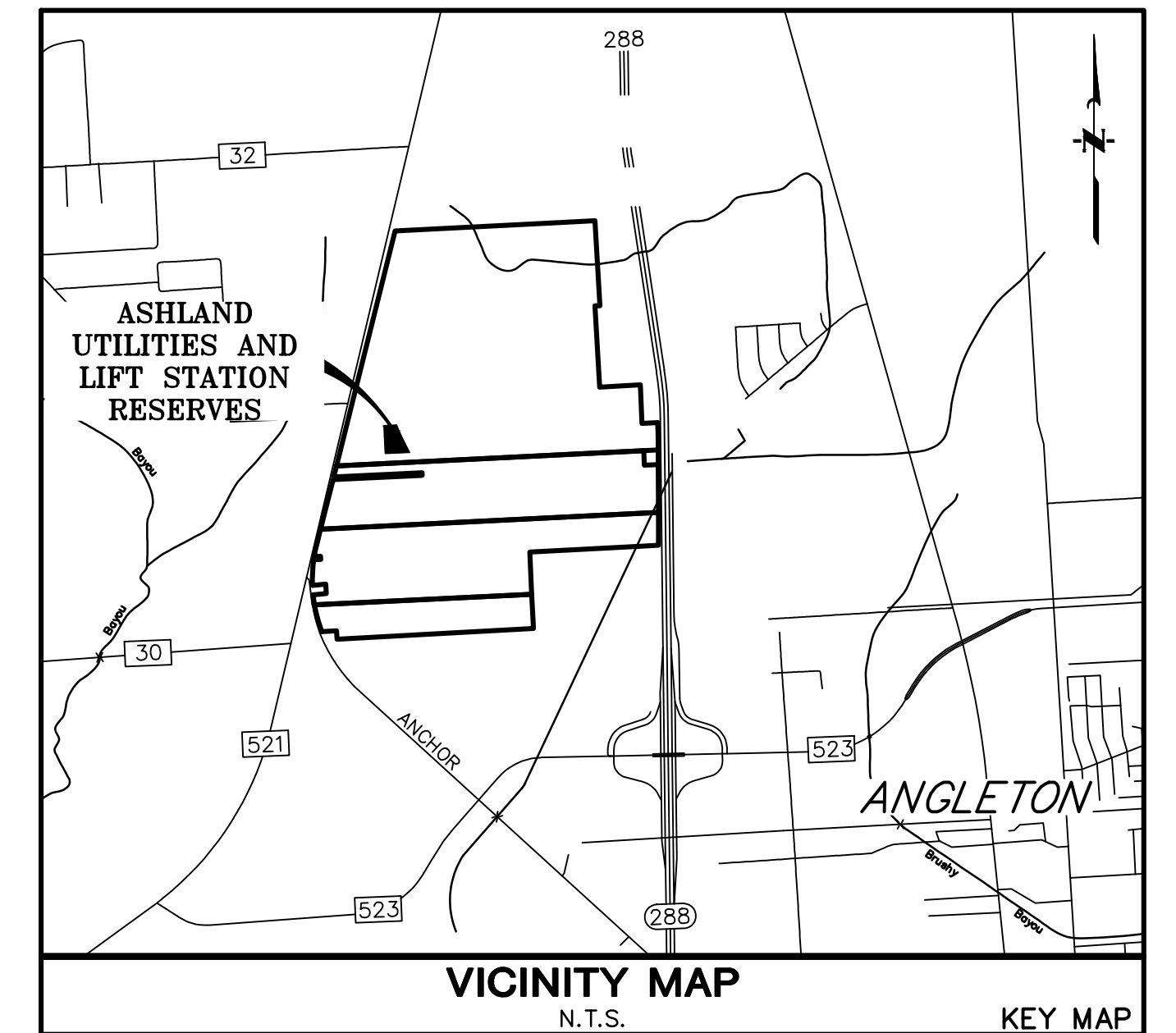
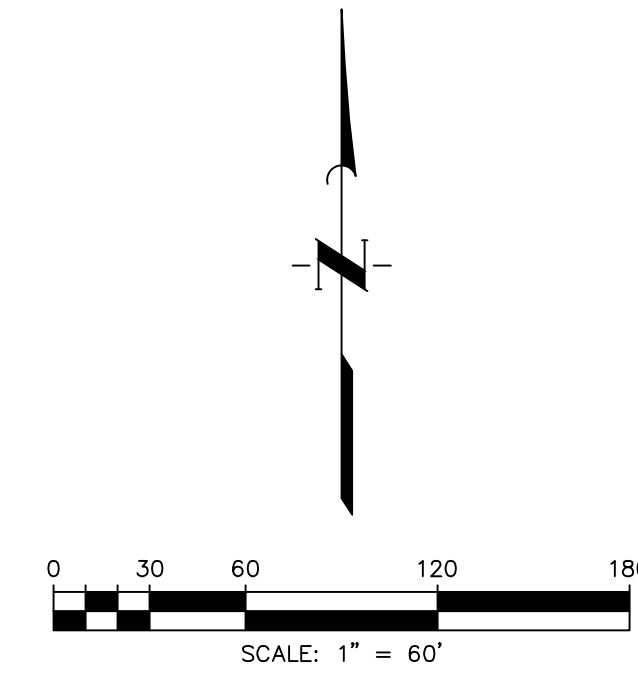
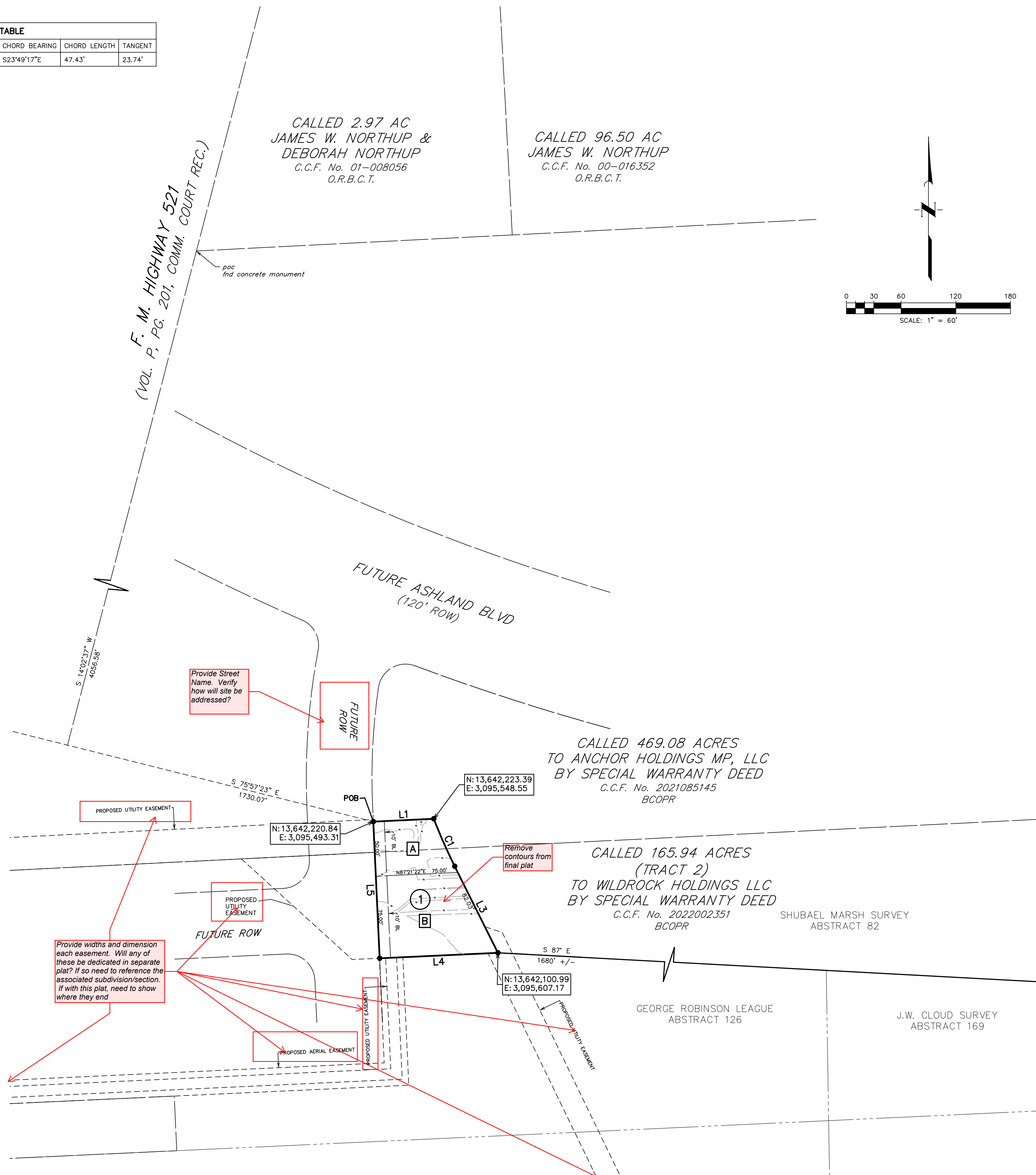
| CURVE TABLE |         |             |            |               |              |         |
|-------------|---------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 500.00' | S°26°14"    | 47.45'     | S23°49'17"E   | 47.43'       | 23.74'  |

**RESTRICTED RESERVE A**  
Restricted to Utilities  
Purposes Only  
0.07 AC  
3,233 Sq. Ft.

**RESTRICTED RESERVE B**  
Restricted to Lift Station  
Purposes Only  
0.16 AC  
6,871 Sq. Ft.

Provide all plat certification blocks for Owner, Surveyor, Engineer, P&Z Approval, City Council/Approval, Dedication Statement, and Drainage Easements

Show Metes and Bounds field notes on the plat



- Legend
- AC . . . . . Acres
  - BCOPR . . . . . Brazoria County Official Public Records
  - C.C.F. . . . . . County Clerk's File
  - D.R.B.C. . . . . . Deed Records Brazoria County
  - FND . . . . . Found
  - NO . . . . . Number
  - O.P.R.O.B.C. . . . . . Official Public Records Brazoria County
  - O.C.C.B.C.T. . . . . . Official County Clerk Brazoria County, Texas
  - PG . . . . . Page
  - P.O.B. . . . . . Point Of Beginning
  - R.O.W. . . . . . Right Of Way
  - VOL . . . . . Volume
  - ⊙ . . . . . Set 3/4-inch iron rod with cap stamped "Quiddity Eng. Property Corner" as per certification
  - ⊙ . . . . . Block Number

- General Notes
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
  - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 1) 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.
  - According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone X; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: D08658 DWH QUITE CORS ARP, DL3490 TXBC BAY CITY CORS ARP, D15814 TXLM LA MARQUE CORS ARP.
- 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 utilizes 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 submittal whether 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.
  - Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82.

# ASHLAND UTILITY AND LIFT STATION RESERVES

A SUBDIVISION OF 0.2320 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS  
2 RESERVES 1 BLOCK  
MAY 2024

OWNER  
ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGARLAND, TX 77478  
281.221.2699

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10040100  
1229 Corporate Drive, Suite 100 • Houston, TX 77047 • 281.342.2033