



Attachment 2

August 19, 2022

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Ashland Subdivision – Section One Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Reeves:

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

Sheet 1

1. Update the FIRM information provided in the plat notes to current mapping data.
2. Information to be completed for Notes 14-16.
3. Coordination shall be made with Angleton Drainage District and to verify the required plat certificate block on the plat.
4. Provide Metes and Bounds legal description on the plat.
5. Remove the City Engineer certificate block from the plat.
6. Verify what zoning requirements the setbacks planned for and include on the plat.
7. Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)
8. Provide a lot/block table on the plat to show lot block and square footage.

Sheet 2

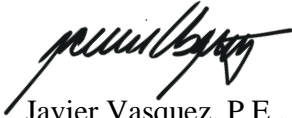
1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton LDC Sec. 23-117 B.1.c)
4. Notate adjacent sections and street dedications on the plat.
5. Verify proposed street knuckle/bumpout for the two curves along Emerald Hills Drive and Amethyst Valley Lane.
6. Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County Thoroughfare Plan).

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 Subdivision – Section One Preliminary 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.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', is written over a horizontal line.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as 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.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, ____.

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Castello, Inc.

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

William A.C. McAshan, P.E.
Professional Engineer

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

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

Approved on this the _____ day of _____, 20____, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

REMOVE FROM PLAT

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "Y RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication 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 fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND/OR THE REAR BUILDING PAD LINE.

6.) 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.

7.) 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.

8.) 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.

9.) 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.

10.) 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.

11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.

13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY

15.) _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

16.) • PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.

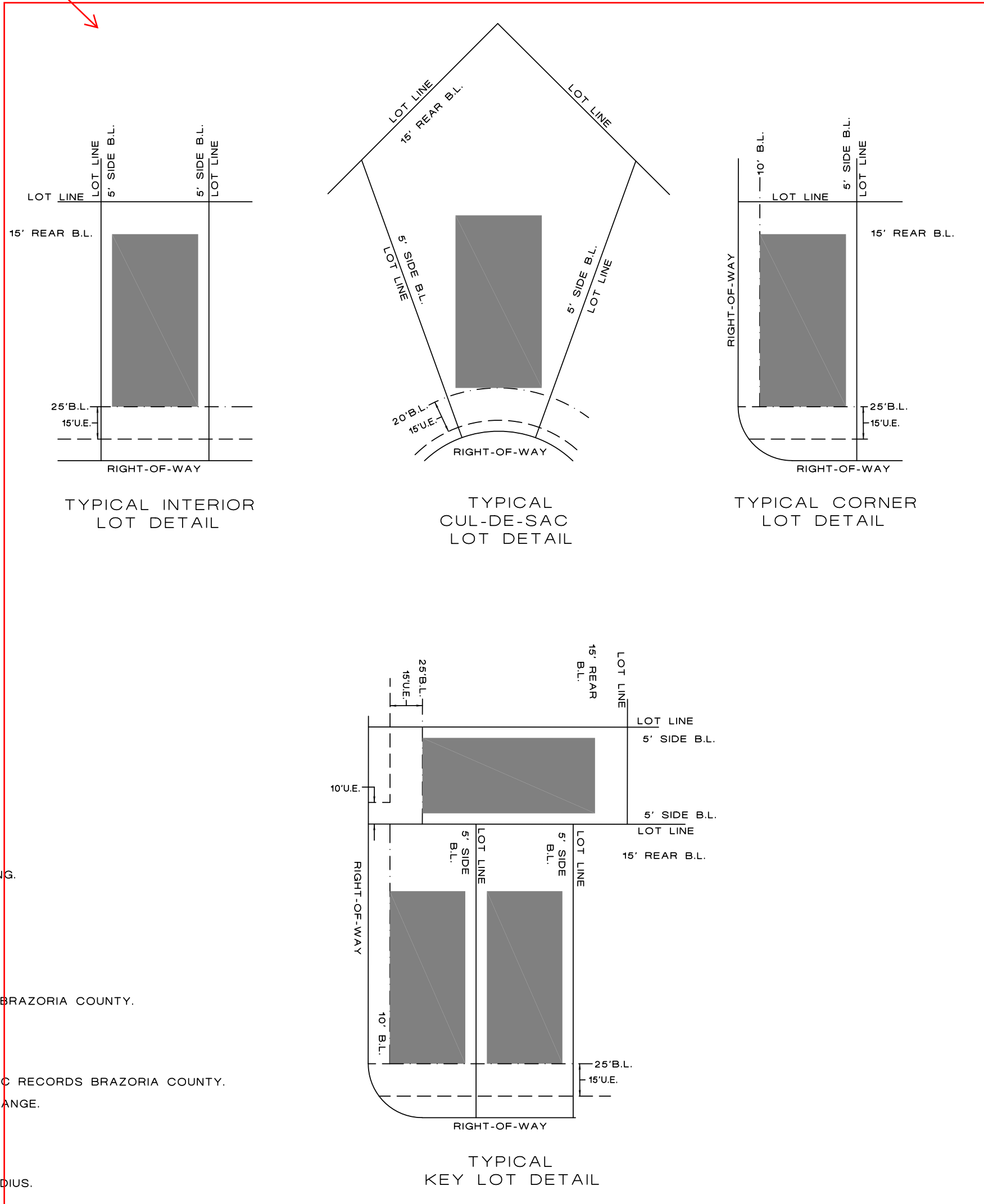
Update the FIRM information shown to current mapping data

Information to be completed

Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

What zoning requirements are the setbacks planned for?

What zoning requirements are the setbacks planned for?



- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "AC." INDICATES ACREAGE.
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
 - 8.) "IR" INDICATES IRON ROD.
 - 9.) "VOL." INDICATES VOLUME.
 - 10.) "PG." INDICATES PAGE.
 - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 12.) "NO." INDICATES NUMBER.
 - 13.) "CT." INDICATES COURT.
 - 14.) "DR." INDICATES DRIVE.
 - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 16.) " " INDICATES STREET NAME CHANGE.
 - 17.) " [] " INDICATES BLOCK NUMBER.
 - 18.) " [A] " INDICATES RESERVE NUMBER.
 - 19.) " 65' R " INDICATES 65' CUL-DE-SAC RADIUS.

ASHLAND SECTION ONE

BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPE FIRM REGISTRATION No. _____
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

JULY 26, 2022

PAGE: 1 OF 2

MTA# 78006

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON, PLANNING + ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

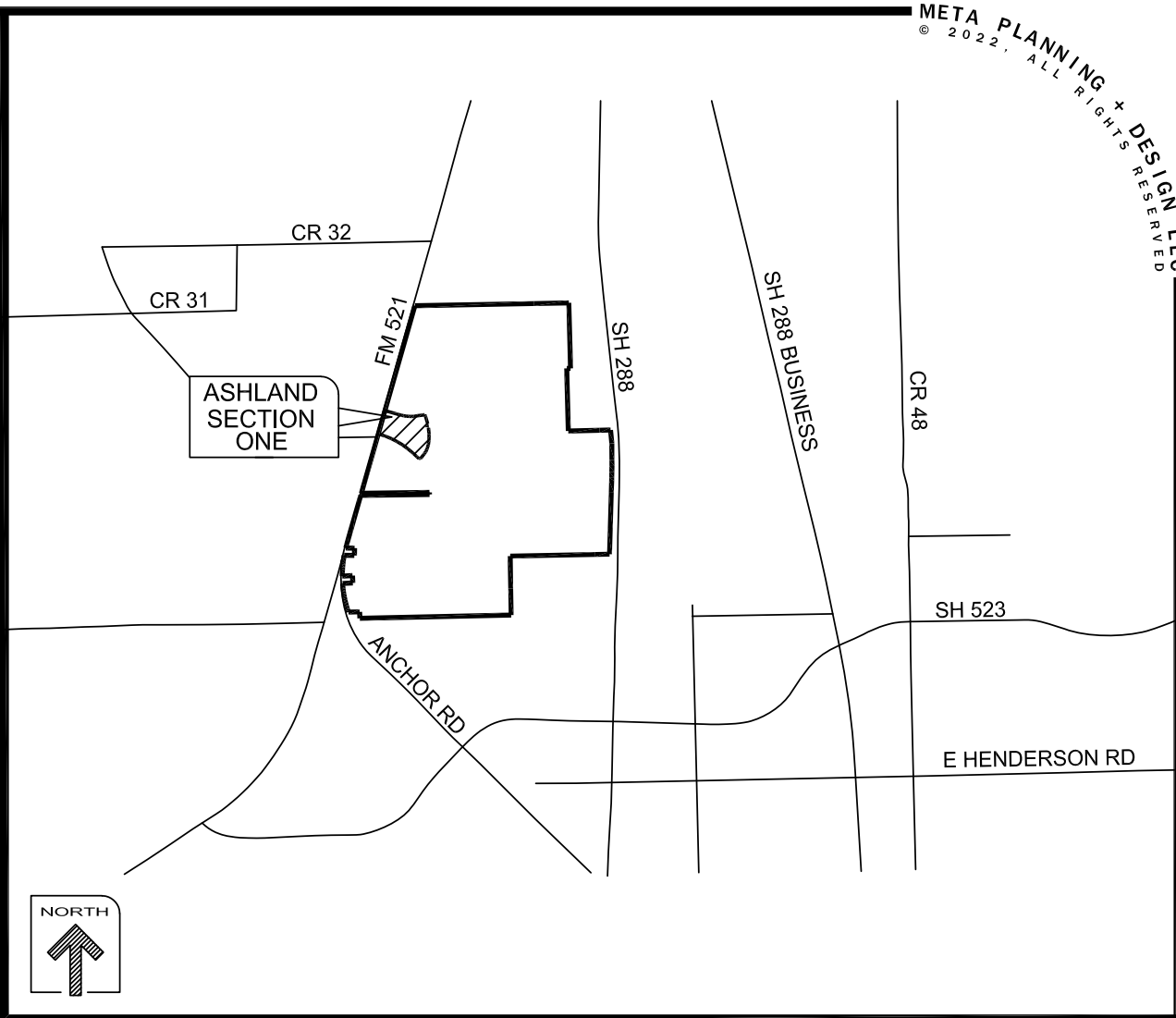
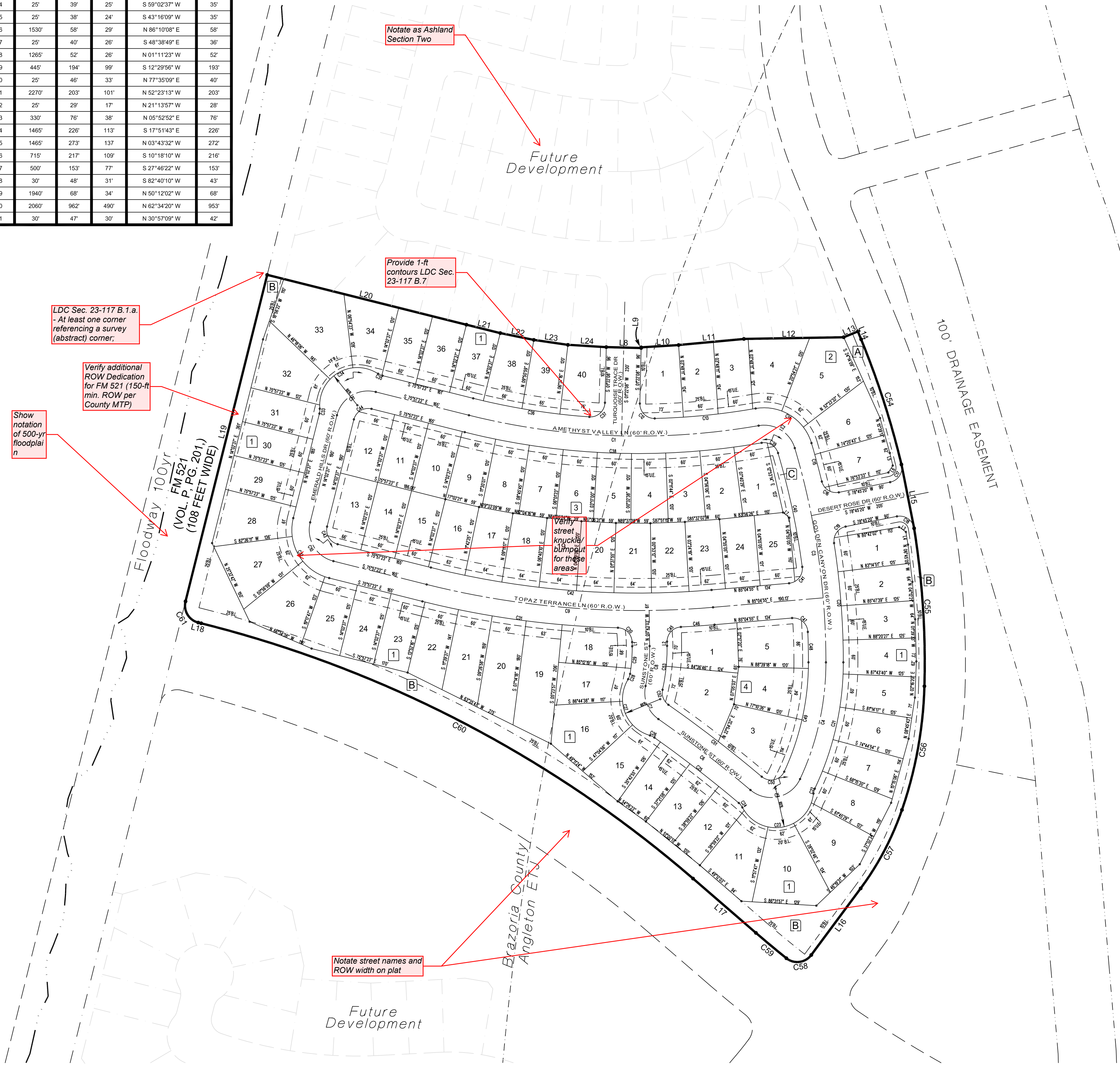
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200'	502'	255'	N 87°56'41" W	499'
C2	55'	80'	49'	S 58°14'12" E	73'
C3	1295'	374'	188'	S 08°16'18" E	372'
C4	476'	207'	105'	S 12°29'56" W	206'
C5	55'	101'	72'	S 77°35'09" W	87'
C6	2240'	200'	100'	N 52°23'13" W	209'
C7	55'	65'	37'	N 21°13'57" W	61'
C8	300'	69'	35'	S 05°52'52" W	69'
C9	1500'	496'	251'	N 85°26'14" W	494'
C10	55'	86'	55'	N 30°57'23" W	78'
C11	55'	86'	55'	N 59°02'37" E	78'
C12	25'	40'	26'	N 45°00'28" W	36'
C13	1170'	175'	87'	S 84°20'28" W	174'
C14	85'	124'	76'	N 58°14'12" E	113'
C15	1325'	68'	34'	N 15°03'35" W	68'
C16	25'	38'	24'	N 57°24'43" W	35'
C17	25'	40'	26'	N 32°38'40" E	36'
C18	25'	40'	26'	S 55°09'00" E	36'
C19	25'	38'	24'	S 34°55'23" W	35'
C20	1325'	206'	103'	S 04°27'23" E	206'
C21	505'	225'	114'	S 12°44'19" W	223'
C22	25'	9'	4'	N 15°28'22" W	9'
C23	65'	167'	220'	S 78°58'45" W	125'
C24	25'	10'	5'	N 38°40'45" W	10'
C25	2210'	184'	92'	N 52°14'01" W	184'
C26	25'	9'	4'	S 64°24'06" E	9'
C27	65'	120'	86'	N 21°12'00" W	104'
C28	25'	10'	5'	S 20°35'30" W	10'
C29	270'	48'	24'	S 04°20'22" W	48'
C30	25'	38'	24'	N 44°42'14" W	35'
C31	1630'	340'	171'	N 82°19'24" W	339'
C32	85'	134'	85'	N 30°57'23" W	120'
C33	25'	8'	4'	S 04°26'59" W	8'
C34	65'	146'	134'	N 59°02'37" E	117'
C35	25'	8'	4'	S 66°21'44" E	8'
C36	1170'	203'	102'	S 80°55'02" E	202'
C37	25'	40'	26'	S 47°44'43" W	36'
C38	1230'	515'	261'	S 87°56'41" E	511'
C39	25'	36'	22'	N 58°14'12" W	33'
C40	1265'	200'	100'	S 12°00'01" E	200'

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C41	25'	40'	26'	S 38°48'39" W	36'
C42	1470'	487'	245'	N 85°26'14" W	484'
C43	25'	39'	25'	S 30°57'23" E	35'
C44	25'	39'	25'	S 59°02'37" W	35'
C45	25'	38'	24'	S 43°16'09" W	35'
C46	1530'	58'	29'	N 86°10'08" E	58'
C47	25'	40'	26'	S 48°38'49" E	36'
C48	1265'	52'	26'	N 01°11'23" W	52'
C49	445'	194'	99'	S 12°29'56" W	193'
C50	25'	46'	33'	N 77°35'09" E	40'
C51	2270'	203'	101'	N 52°23'13" W	203'
C52	25'	29'	17'	N 21°13'57" W	28'
C53	330'	76'	38'	N 05°52'52" E	76'
C54	1465'	226'	113'	S 17°51'43" E	226'
C55	1465'	273'	137'	N 03°43'32" W	272'
C56	715'	217'	109'	S 10°18'10" W	216'
C57	500'	153'	77'	S 27°46'22" W	153'
C58	30'	48'	31'	S 82°40'10" W	43'
C59	1940'	68'	34'	N 50°12'02" W	68'
C60	2060'	962'	490'	N 62°34'20" W	953'
C61	30'	47'	30'	N 30°57'09" W	42'

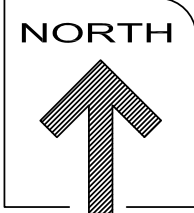
LINE	DISTANCE	BEARING
L1	7"	S 00°43'03" E
L2	7"	N 00°43'03" W
L3	14'	S 54°17'58" E
L4	22'	S 09°17'58" E
L5	22'	N 13°08'27" W
L6	14'	S 31°53'33" W
L7	14'	S 50°29'20" E
L8	60'	N 88°37'52" W
L9	1'	S 01°22'08" W
L10	65'	S 86°26'25" W
L11	113'	N 84°38'24" E
L12	172'	S 89°02'42" W
L13	26'	N 67°42'34" E
L14	15'	N 22°17'26" W
L15	112'	N 11°14'40" W
L16	143'	S 36°32'41" W
L17	143'	N 49°11'44" W
L18	5'	N 75°56'55" W
L19	579'	N 14°02'37" E
L20	353'	S 75°57'23" E
L21	60'	N 76°06'07" W
L22	59'	N 78°32'29" W
L23	59'	N 81°45'53" W
L24	66'	N 86°32'45" W

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Vicinity Map (not to scale)



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1538	6,699.57	LANDSCAPE/ OPEN SPACE
B	1.747	76.124	LANDSCAPE/ OPEN SPACE
C	0.076	3,309.07	LANDSCAPE/ OPEN SPACE

ASHLAND SECTION ONE

BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPE FIRM REGISTRATION No. ____
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77484 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

JULY 26, 2022

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