

March 29, 2021

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

Re: On-Going Services
Review of Kiber Reserve Subdivision Phase 1 Final Plat and Plans – 1st Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Reeves:

HDR takes no objection to the proposed Kiber Reserve Subdivision Phase 1 Final Plat as provided in this second submittal with the following exceptions noted:

- 1. A variance request regarding sidewalk requirement along perimeter streets was submitted and approved at the 03/04/2021 and 03/09/2021 Planning and Zoning Commission and City Council Meetings respectively. No additional action is required.
- 2. The Final Plat shall be labeled as Kiber Reserve Subdivision Phase I on the final copy submitted for filing.
- 3. The construction plans previously submitted with the preliminary plat are attached to this review with no additional comments. No additional action is required.
- 4. The plat and construction plans for Phase 2 of the development of the Kiber Reserve Subdivision shall be permitted separately.

Please note that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor and Registered Professional Engineer licensed to practice in the State of Texas, which therefore conveys the surveyor's and engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM Senior Project Manager

cc: Files (20-007)

Attachments

DEDICATION STATEMENT:

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES VON SCHMIDT, President And Managing Director of the WATERSTONE DEVELOPMENT GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KIBER RESERVE, 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.

Drainage Easements Maintained by a Homeowners' Association. STATE OF TEXAS §

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS § COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

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

PRESIDENT AND MANAGING DIRECTOR

purpose and consideration therein expressed.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton,

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20___, by the City Council, City of Angleton, Texas

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20___, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

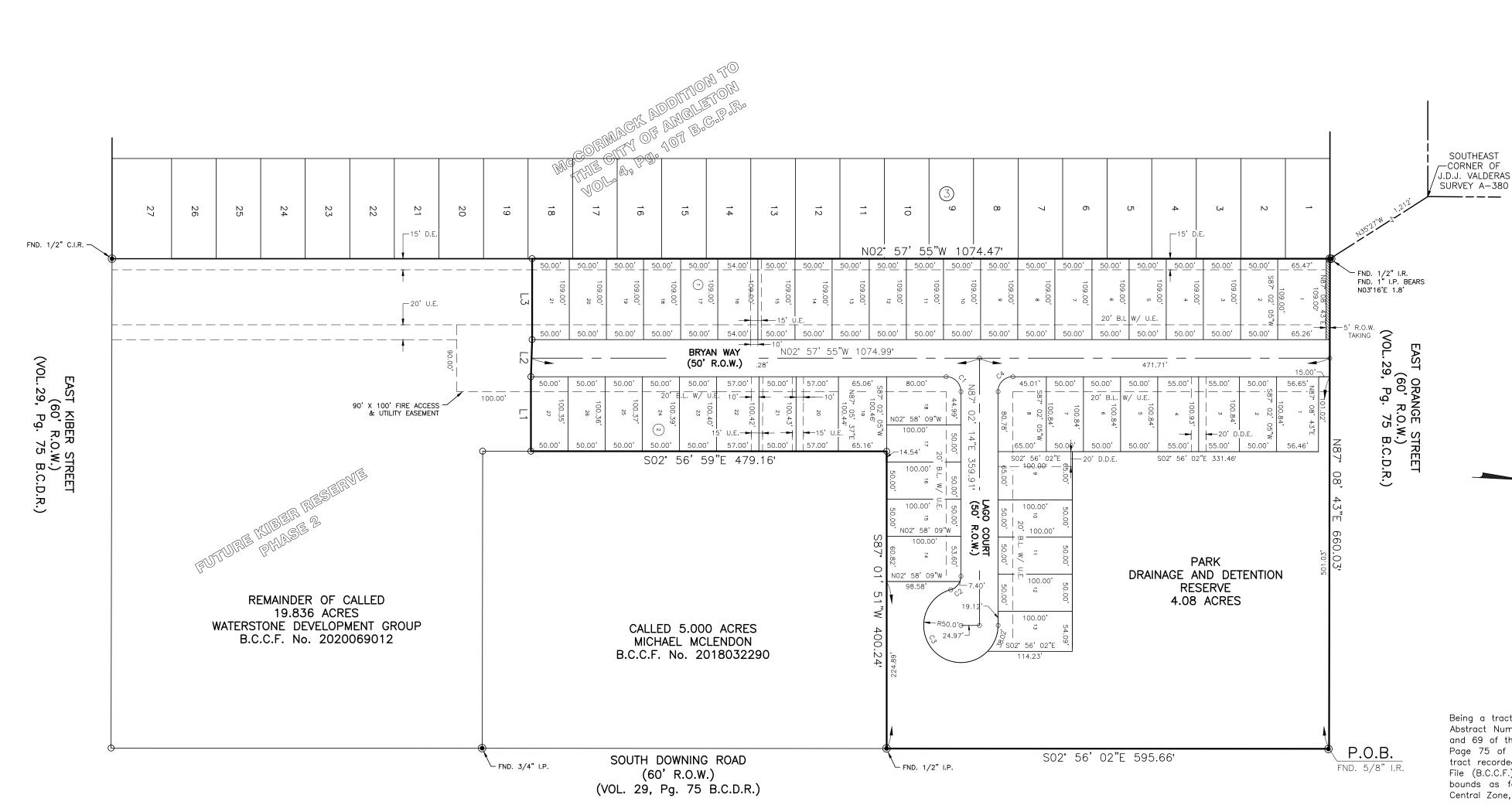
Notary Public State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Miguelangel A. Sauceda, 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.

SIGNED: Miguelangel A. Sauceda

PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992



ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT. 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN,

Line Table

Line No. | Length | Direction

L1 | 100.33' | S87°05'37"W

L2 | 50.02' | S88'48'26"W

L3 | 109.00' | S87°02'05"W

CHAIRMAN, BOARD OF BOARD MEMBER SUPERVISORS

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S42°02'09"W	28.28'
C2	24.54	19.00'	74°01'00"	N55°57'38"W	22.87'
С3	221.69	50.00'	254°02'30"	N34°01'37"E	79.84'
C4	31.42'	20.00'	90°00'14"	S47°58'02"E	28.29'

ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

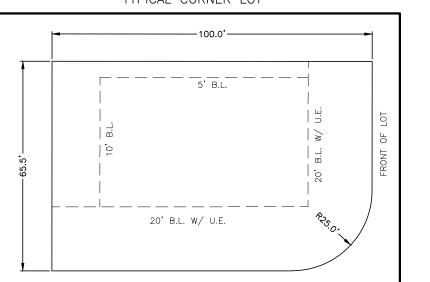
THEIR OR ITS PRINCIPALS OR AGENTS.

BOARD MEMBER

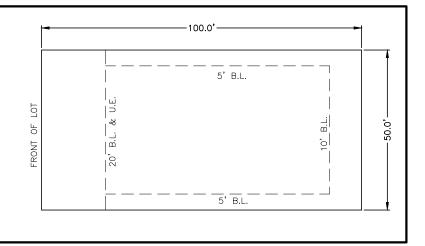
KNOW ALL MEN BY THESE PRESENTS: That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

DEVIN R. ROYAL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667

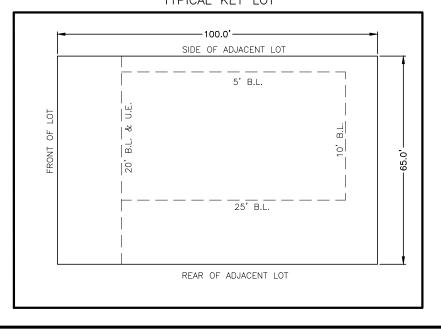
TYPICAL CORNER LOT



TYPICAL INTERIOR LOT



TYPICAL KEY LOT



NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. REFERENCE BENCHMARK:

COMPLIANCE BY THE CITY ENGINEER.

- TXDOT L200203 A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD. ELEVATION = 25.74 FEET NGVD29
- 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN
- 5. 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.
- 6. 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

7. 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 8. 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
- 9. 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.

ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE

- 10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 SIDEWALKS AND ACCESSIBILITY
- 11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
- 12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.
- 13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS.
- 14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET.

<u>OWNER:</u> CHARLES VON SCHMIDT WATERSTONE DEVELOPMENT GROUP, LLC

Being a tract of land containing 11.88 acres (517,552 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 11.88 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29. Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Waterstone Development Group, LLC Under Brazoria County Clerk's File (B.C.C.F.) No. 2020069012; Said 11.88 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

FIELD NOTES FOR 11.88 ACRE

SCALE : 1" = 100'

CANNAN

WIMBERLY

BROWNING
RIDGECREST

LORRAINE STATE CHAPTER STATE C

NINE PARK

VICINITY MAP

CALDWELL

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE

B.C.D.R. = BRAZORIA COUNTY DEED RECORDS

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS

D.D.E. = DRAINAGE AND DETENTION EASEMENT

O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"

FOUND MONUMENT (AS NOTED)

→ = (TBM) TEMPORARY BENCHMARK

B.L. = BUILDING LINE U.E. = UTILITY EASEMENT

BM = BENCHMARK

FND = FOUNDI.R. = IRON ROD

I.P. = IRON PIPE

VOL., Pg. = VOLUME, PAGE

SYMBOLS

R.O.W. = RIGHT-OF-WAY

D.E. = DRAINAGE EASEMENT

G.B.L. = GARAGE BUILDING LINE

P.O.B. = POINT OF BEGINNING

STM.S.E. = STORM SEWER EASEMENT

MEADOW

ANGLETON

PROJECT

LOCATION

BEGINNING at a 5/8-inch iron rod found in the southwest corner of the intersection of East Orange Street (sixty feet wide per Vol. 29, Page 75 B.C.D.R.) and South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), for the northeast corner of the herein described tract; THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02

seconds East, a distance of 595.66 feet to a 1/2-inch iron pipe found at the northeast corner of a called 5.000 acre tract recorded in the name of Michael McLendon under B.C.C.F. No. 2018032290, THENCE, with the north line of said 5.000 acre tract, South 87 degrees 01 minutes 51 seconds West,

a distance of 400.24 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of said 5.000 acre tract, for an interior corner of the herein described tract; THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 479.16 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said 19.836 acre tract, the following three (3) courses:

- 1. South 87 degrees 05 minutes 37 seconds West, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point; 2.South 88 degrees 48 minutes 26 seconds West, a distance of 50.02 feet to a 5/8-inch iron rod
- with cap stamped "Baker & Lawson" set for an angle point; 3.South 87 degrees 02 minutes 05 seconds West, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of Block 3 of the McCormack Addition

to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract; THENCE, with the east line of said McCormack Addition, North 02 degrees 57 minutes 55 seconds West, a distance of 1074.47 feet to a 1/2-inch iron rod found on the south R.O.W. line of said East

Orange Street at the northeast corner of Lot 1 of said Block 3, for the northwest corner of the herein described tract, from which a 1-inch iron pipe bears North 03 degrees 16 minutes East, a distance of 1.8 feet;

THENCE, with the south R.O.W. line of said East Orange Street, North 87 degrees 08 minutes 43 seconds East, a distance of 660.03 feet to the POINT OF BEGINNING and containing 11.88 acres of

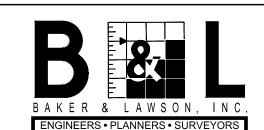
REVISED:

SOUTHEAST -CORNER OF

FINAL REPLAT **KIBER RESERVE** A 11.88 ACRE, 48-LOT, 1 RESERVE, **2 BLOCK SUBDIVISION**

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION VOL. 29, Pg. 75 B.C.D.R.

LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375 BRAZORIA COUNTY, TEXAS



300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

PROJECT NO.: 13499 1" = 100'DRAWING NO.: 13499 PLAT DATE: 03/12/2020

DRAWN BY: BWB CHECKED BY: DRR