



May 26, 2023

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

Re: On-Going Services
Angleton Park Place Final Plat (Revised Layout) – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system.

HDR takes no objection to the proposed the proposed Angleton Park Place Final Plat (Revised Layout) with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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 (10361761)

Attachments

ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

June 21, 2022

Baker & Lawson, Inc.
Attn: Miguel Saucedo
4500 Technology Drive, Ste. 1530
Angleton, Texas 77515

Re: Angleton Park Place Mobile Home Park Revised Layout.

During the regular public meeting of the Angleton Drainage District (District) held on June 14, 2022 the Board of Supervisors approved the Angleton Park Place Mobile Home Park revised layout as presented with the following stipulations.

As presented, the layout for this development has been redesigned to only undertake Section 1. The mobile home spaces have been narrowed to 40' wide. The proposed detention will be for the full development and have the same volume as was previously approved. The new layout has two interconnected ponds. The ponds will be pumped. The developer will pay the pumped detention fee once the development is approved by the City of Angleton (COA). The COA is requiring the construction of a designated boulevard along the east side of the development. The design for this roadway fills Ditch -O. There is minimal flow going into Ditch O from Phillips Road. This flow is captured by a storm sewer system.

Although the revised layout has been approved, final approval is being withheld until the pumped detention fees are received by the District.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this revised layout for Angleton Park Place Mobile Home Park in no way represents that Angleton Park Place Mobile Home Park, has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the revised layout and drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in blue ink that reads "David B. Spoor".

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

FIELD NOTES FOR 17.720 ACRES

DESCRIPTION OF A 17.720 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF A CALLED 16.72 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2016023917 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.) AND A CALLED 0.993 ACRE TRACT AS RECORDED IN C.C.F.N. 2008058361 OF THE O.P.R.B.C.T., REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 17.720 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):

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST PHILLIPS ROAD (40' R.O.W. VOL. 26, PG. 210 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)) FOR THE NORTHEAST CORNER OF A CALLED 0.993 ACRE TRACT RECORDED UNDER B.C.C.F. NO. 2016008959;

THENCE NORTH 87° 05' 33" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF SAID EAST PHILLIPS ROAD, A DISTANCE OF 503.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "TRS", FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST R.O.W. LINE OF GIFFORD ROAD (60' UNIMPROVED, VOL. 26, PG. 210 B.C.D.R.);

THENCE SOUTH 02° 50' 43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID GIFFORD ROAD, A DISTANCE OF 933.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH LINE OF A CALLED 70.837 ACRE TRACT AS RECORDED IN C.C.F.N. 2005047250 OF THE O.P.R.B.C.T.);

THENCE SOUTH 86° 58' 59" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 70.837 ACRE TRACT, A DISTANCE OF 916.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE EAST LINE OF A CALLED 9.00 ACRE TRACT AS RECORDED IN C.C.F.N. 2016015819 OF THE O.P.R.B.C.T.);

THENCE NORTH 03° 08' 54" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 9.00 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.90 ACRE TRACT AS RECORDED IN C.C.F.N. 2002010346 OF THE O.P.R.B.C.T.);

THENCE NORTH 03° 08' 55" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 2.90 ACRE TRACT, A DISTANCE OF 281.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 2.90 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.11 ACRE TRACT AS RECORDED IN C.C.F.N. 2016016883 OF THE O.P.R.B.C.T.);

THENCE NORTH 02° 53' 30" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.11 ACRE TRACT, A DISTANCE OF 256.49 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT AS RECORDED IN C.C.F.N. 2015039759 OF THE O.P.R.B.C.T.);

THENCE NORTH 87° 03' 19" EAST, ALONG A NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 1 ACRE TRACT AND THE SOUTH LINE OF A CALLED 0.993 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2016008959 OF THE O.P.R.B.C.T., A DISTANCE OF 415.48 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 0.993 ACRE TRACT;

THENCE NORTH 02° 56' 41" WEST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 0.993 ACRE TRACT, A DISTANCE OF 207.71 FEET TO THE POINT OF BEGINNING, CONTAINING 17.720 ACRES OF LAND.

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS ANGLETON PARK PLACE, 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 OF 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.

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MIKE MORGAN

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUEL ANGEL 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.



DRAINAGE AND DETENTION EASEMENT

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 SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT 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 HERINAFOVE 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 PREDICTED. 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.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE ____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

PLANNING AND ZONING COMMISSION AND CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

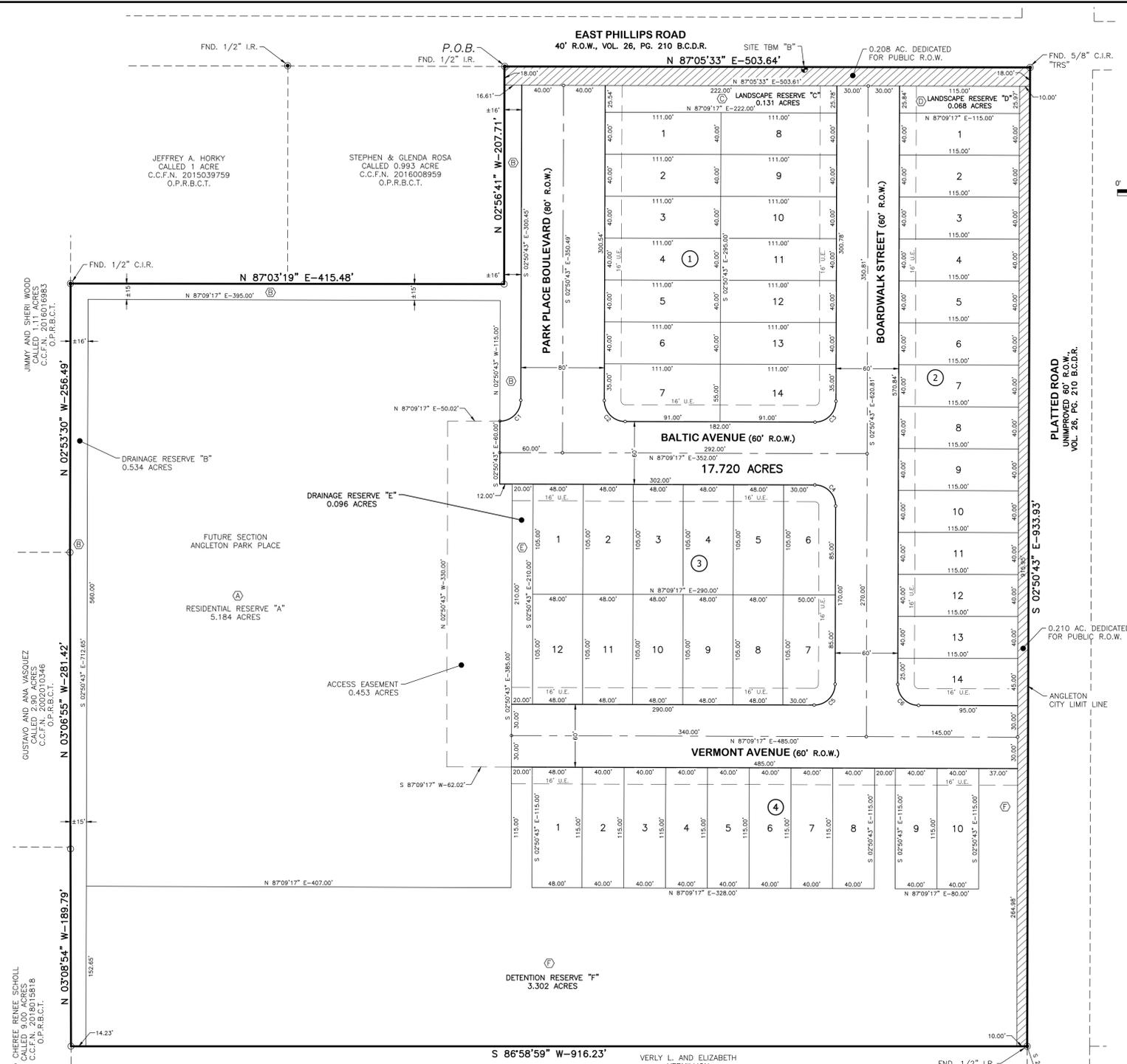
APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, 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.



| CURVE TABLE | | | |
|-------------|--------|--------|----------------|
| Curve No. | Length | Radius | Chord Distance |
| C1 | 31.42' | 20.00' | 90°00'00" |
| C2 | 31.42' | 20.00' | 90°00'00" |
| C3 | 31.42' | 20.00' | 90°00'00" |
| C4 | 31.42' | 20.00' | 90°00'00" |
| C5 | 31.42' | 20.00' | 90°00'00" |
| C6 | 31.42' | 20.00' | 90°00'00" |

| BLOCK 1 | | BLOCK 2 | | BLOCK 3 | | BLOCK 4 | |
|---------|-----------|---------|-----------|---------|-----------|---------|-----------|
| LOT NO. | AREA S.F. |
| 1 | 4,440 | 1 | 4,600 | 1 | 5,040 | 1 | 5,520 |
| 2 | 4,440 | 2 | 4,600 | 2 | 5,040 | 2 | 4,600 |
| 3 | 4,440 | 3 | 4,600 | 3 | 5,040 | 3 | 4,600 |
| 4 | 4,440 | 4 | 4,600 | 4 | 5,040 | 4 | 4,600 |
| 5 | 4,440 | 5 | 4,600 | 5 | 5,040 | 5 | 4,600 |
| 6 | 4,440 | 6 | 4,600 | 6 | 5,164 | 6 | 4,600 |
| 7 | 6,019 | 7 | 4,600 | 7 | 4,600 | 7 | 4,600 |
| 8 | 6,019 | 8 | 4,600 | 8 | 5,040 | 8 | 4,600 |
| 9 | 4,440 | 9 | 4,600 | 9 | 5,040 | 9 | 4,600 |
| 10 | 4,440 | 10 | 4,600 | 10 | 5,040 | 10 | 4,600 |
| 11 | 4,440 | 11 | 4,600 | 11 | 5,040 | 11 | 5,040 |
| 12 | 4,440 | 12 | 4,600 | 12 | 5,040 | | |
| 13 | 4,440 | 13 | 4,600 | | | | |
| 14 | 4,440 | 14 | 5,089 | | | | |

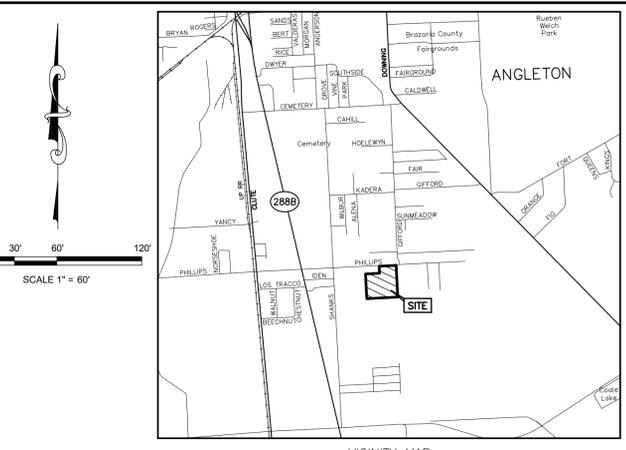
| TYPICAL SIDE LOT | | TYPICAL INTERIOR LOT | |
|------------------|---------------|----------------------|---------------|
| 10' B.L. REAR | 5' B.L. FRONT | 10' B.L. REAR | 5' B.L. FRONT |

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- FND = FOUND
- C.I.R. = CAPPED IRON ROD
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- F.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- VOL., PG. = VOLUME PAGE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING LINE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- ⊙ = FOUND MONUMENT (AS NOTED)
- ⊕ = SITE TBM



NOTES:

- THE PURPOSE OF THIS PLAT IS TO PLAT THE 17.720 ACRES INTO A 50 LOT 4 BLOCK 6 RESERVE SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C04459K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
- PROJECT BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESTE.
- NOTE: PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTE: 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.
- NOTE: 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.
- NOTE: 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.
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, 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.



| RESERVE TABLE | | | |
|---------------|------------------------|-------------------------------|-----------|
| SYMBOL | DESCRIPTION | RESERVE USE | AREA |
| Ⓐ | RESTRICTED RESERVE "A" | RESTRICTED TO RESIDENTIAL USE | 5.184 AC. |
| Ⓑ | RESTRICTED RESERVE "B" | RESTRICTED TO DRAINAGE USE | 0.534 AC. |
| Ⓒ | RESTRICTED RESERVE "C" | RESTRICTED TO LANDSCAPE USE | 0.131 AC. |
| Ⓓ | RESTRICTED RESERVE "D" | RESTRICTED TO LANDSCAPE USE | 0.068 AC. |
| Ⓔ | RESTRICTED RESERVE "E" | RESTRICTED TO DRAINAGE USE | 0.096 AC. |
| Ⓕ | RESTRICTED RESERVE "F" | RESTRICTED TO DETENTION USE | 3.302 AC. |

FINAL PLAT

ANGLETON PARK PLACE SECTION 1

A 17.720 ACRE
50 LOTS 4 BLOCKS 6 RESERVES SUBDIVISION
BEING ALL OF A CALLED 16.72 ACRE TRACT
AS RECORDED IN C.C.F.N. 2016023917
&
ALL OF A CALLED 0.993 ACRE TRACT
AS RECORDED IN C.C.F.N. 2008058361
BOTH OF THE O.P.R.B.C.T.

LOCATED IN THE
E. WALLER SURVEY, ABSTRACT NO. 134
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS NO. 10052500
REG. NO. F-825

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

| | | |
|-------------------------------------|-----------------|--------------|
| PROJECT: 14320 | SCALE: 1" = 60' | DRAWN BY: AD |
| DRAWING NO.: 14320 FINAL PLAT SEC 1 | DATE: 5/23/2023 | CHECK BY: DH |