



January 15, 2024

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

Re: On-Going Services  
C.F. Brown Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10391496

Dear Mr. Spriggs:

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

#### Plat Review

1. Review and include all submittal items found under the preliminary plat requirements noted in LDC Sec. 23-117.
2. Provide all plat notes taken from LDC Sec. 23-115
3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115
5. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117
6. Show plat area, in acres, area devoted to open space, common areas, parks, the number of lots and blocks, and project density per LDC Sec. 23-117
7. Proposed blocks, lots and parks. Proposed blocks, lots, parks, and open space shall be identified with a logical numbering and sequencing order per LDC Sec. 23-117
8. How will the property be served for water and wastewater?
9. Provide contour lines at 1-ft intervals on the plat area
10. Provide owner names of adjacent tracts per LDC Sec. 23-117
11. Adjacent property. The plat shall show: a.The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117
12. Adjacent property. The plat shall show: a.The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117
13. Verify and update text to be "80' Angleton Drainage District" for the existing easement shown.
14. A 20-ft public utility easement along SH 35 and FM 523 frontage is requested for potential future utilities

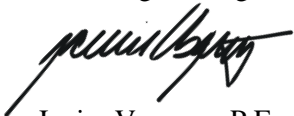
15. Verify TxDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer; each utility provider; and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable. Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.
16. Provide all applicable certificate forms from LDC Sec. 23-114
17. Plat to be provided in Texas State Coordinate Plane. X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). Verify and provide notation on plat.
18. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
19. Provide scale bar text to indicate sheet scale of the plat.
20. Provide Angleton Drainage District certification block on plat.
21. Verify drainage for the tract and applicable detention reserves required to serve the subdivision.
22. Provide a metes and bounds description of the plat on.
23. Verify and include all building setbacks for the proposed subdivision.

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 C.F. Brown 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.

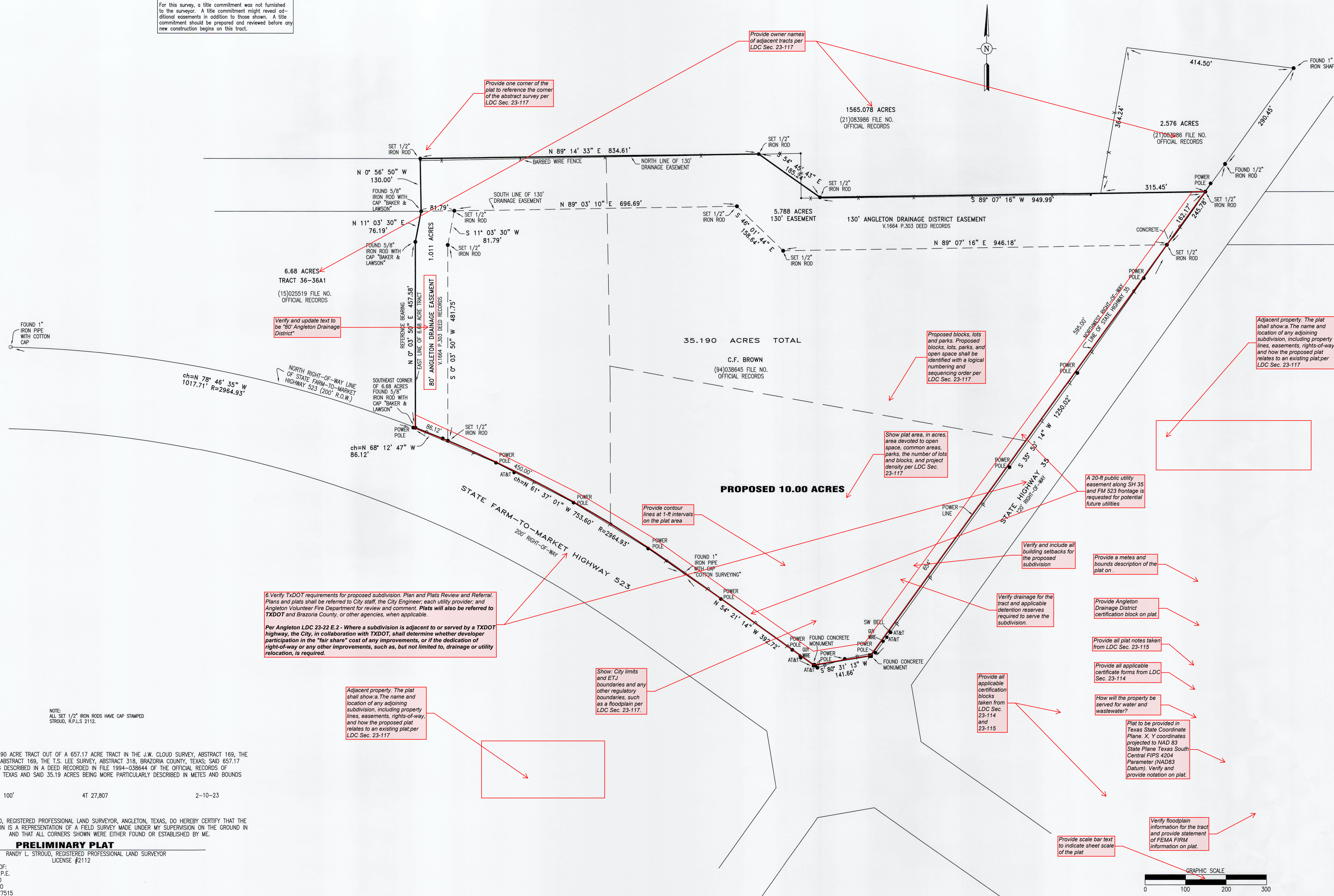


Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10391496)

Attachments

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional easements in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



6. Verify TXDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer, each utility provider, and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable.  
Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.

Adjacent property. The plat shall show: a. The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat, per LDC Sec. 23-117

Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.

Show plat area, in acres, area devoted to open space, common areas, parks, the number of lots and blocks, and project density per LDC Sec. 23-117

Proposed blocks, lots and parks. Proposed blocks, lots, parks, and open space shall be identified with a logical numbering and sequencing order per LDC Sec. 23-117

A 20-ft public utility easement along SH 35 and FM 523 frontage is requested for potential future utilities

Verify and include all building setbacks for the proposed subdivision

Provide a metes and bounds description of the plat on .

Provide Angleton Drainage District certification block on plat.

Provide all plat notes taken from LDC Sec. 23-115

Provide all applicable certificate forms from LDC Sec. 23-114

How will the property be served for water and wastewater?

Plat to be provided in Texas State Coordinate Plane. X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). Verify and provide notation on plat.

Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.

Provide scale bar text to indicate sheet scale of the plat

NOTE: ALL SET 1/2" IRON RODS HAVE CAP STAMPED STROUD, R.P.L.S 2112.

A PLAT OF A 35.190 ACRE TRACT OUT OF A 657.17 ACRE TRACT IN THE J.W. CLOUD SURVEY, ABSTRACT 169, THE T.S. LEE SURVEY, ABSTRACT 169, THE T.S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS, SAID 657.17 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN FILE 1994-038644 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND SAID 35.19 ACRES BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS ATTACHED.

SCALE: 1" = 100' 4T 27,807 2-10-23

I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, ANGLETON, TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN FEBRUARY, 2023 AND THAT ALL CORNERS SHOWN WERE EITHER FOUND OR ESTABLISHED BY ME.

CERTIFIED: **PRELIMINARY PLAT**  
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE #2112

FROM THE OFFICE OF:  
RANDY L. STROUD, P.E.  
FIRM NO. 10020500  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141

