



April 2, 2023

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

Re: On-Going Services
Austin Colony Section 1a Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Include a lot and block table on the plat that includes the total square footage of each lot within each block.
2. Show owner name for adjacent tracts shown on the plat where noted in the plat drawing.
3. Provide callout for Reserve D and include acreage as provided for other reserves.
4. Notate applicable future Austin Colony phases on the preliminary plat.
5. Verify and update limits of 20-U.E. within Reserve “B” and adjacent to Karankawa Road.
6. Show location of City Limits on the plat drawing, per Angleton LDC Sec. 23-117.

Sheet 2 of 2

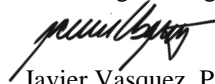
1. Remove fire easement from plat if not applicable
2. Verify and update block information in relation to proposed easement/reserves shown in the Drainage and Detention Easement plat certificate.
3. Plat note #1 - Verify and update the acreage shown in the plat note.
4. Include information in plat notes for ownership and maintenance of proposed plat reserves
5. Remove additional text from the Engineer's Certificate.

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 Austin Colony Section 1a 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.

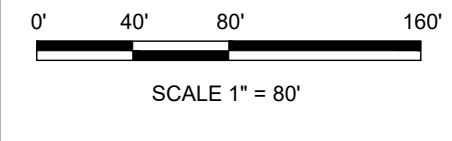

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

BRAZORIA COUNTY, TEXAS
J. DE. J. VALDERAS SURVEY, A-380

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED PARK & LANDSCAPE USE	1.400 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	7.037 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO RESIDENTIAL USE	21.208 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO UTILITY & DRAINAGE USE	0.055 AC.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO UTILITY & DRAINAGE USE	10.808 AC.

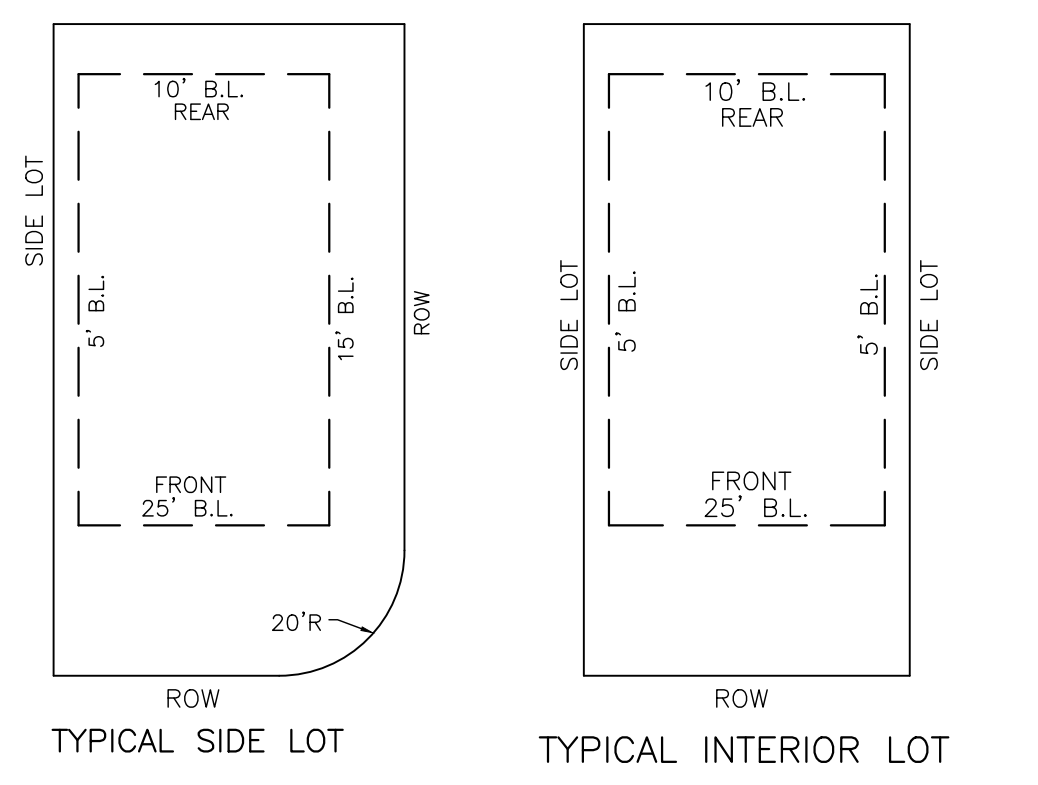
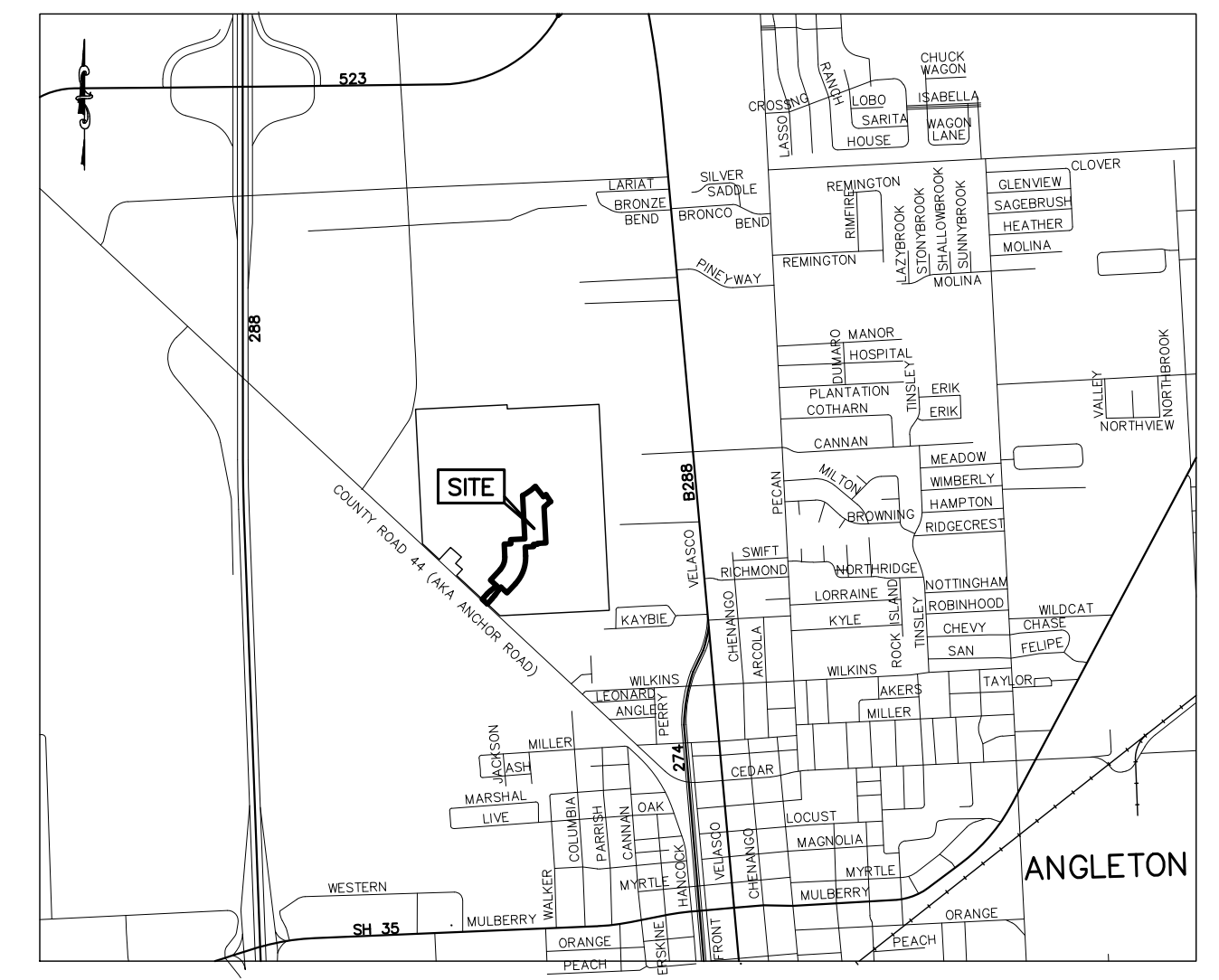
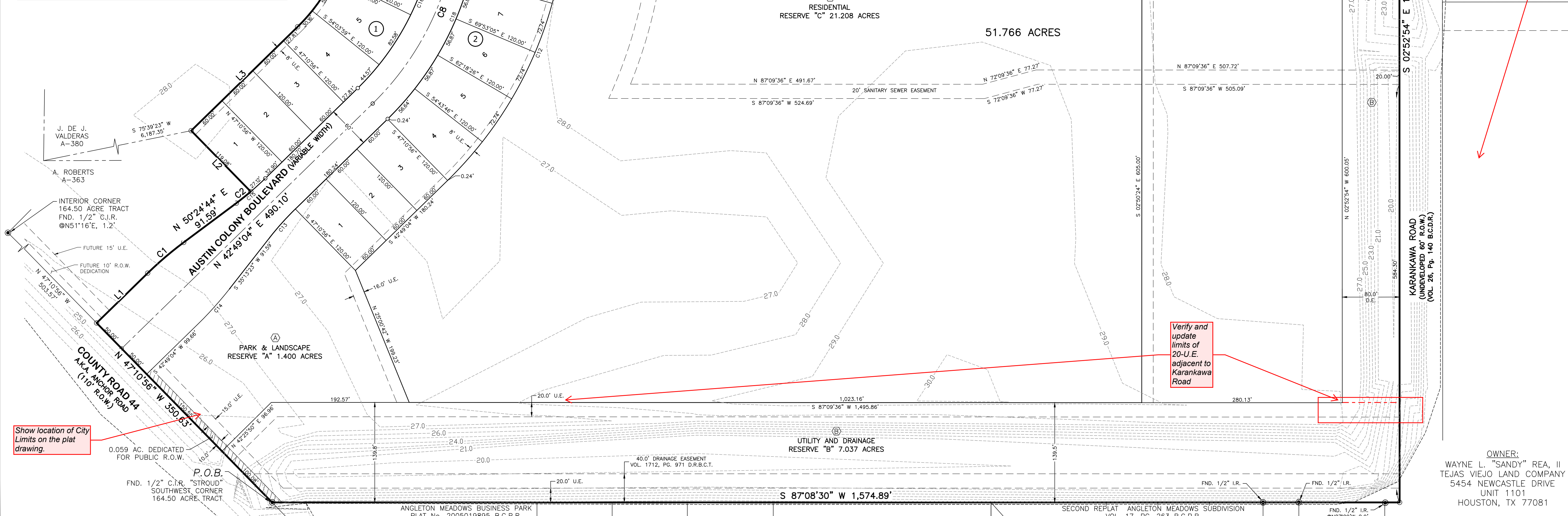


- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
 - P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
 - C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - FND = FOUND
 - C.I.R. = CAPPED IRON ROD
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING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

Line Table			Line Table		
Line No.	Length	Direction	Line No.	Length	Direction
L1	99.66'	N42°49'04"E	L7	60.00'	S02°52'12"E
L2	119.08'	N47°10'56"W	L8	38.47'	N87°07'53"E
L3	207.81'	N42°49'04"E	L9	67.56'	N48°52'03"E
L4	95.00'	N87°07'48"E	L10	42.28'	S02°52'12"E
L5	60.00'	N02°52'12"W	L11	50.00'	S02°52'12"E
L6	118.95'	S08°29'14"E	L12	60.00'	S87°07'48"W
			L13	7.28'	N02°52'12"W

- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.28'	500.00'	7°35'41"	N46°36'54"E	66.23'
C2	25.90'	400.00'	3°42'34"	N48°33'27"E	25.89'
C3	199.35'	250.00'	45°41'16"	N19°58'26"E	194.11'
C4	192.65'	795.00'	1°35'02"	N55°48'34"E	192.17'
C5	32.92'	705.00'	2°40'31"	N50°12'19"E	32.92'
C6	48.38'	580.00'	4°46'46"	N53°55'58"E	48.37'
C7	176.39'	400.00'	25°15'59"	N69°20'37"E	174.97'
C8	318.96'	400.00'	45°41'17"	N19°58'25"E	310.58'
C9	135.45'	150.00'	51°44'16"	N22°59'55"E	130.89'
C10	73.32'	550.00'	7°38'17"	N52°41'12"E	73.27'
C11	54.75'	400.00'	7°50'34"	S52°47'20"W	54.71'
C12	438.57'	550.00'	45°41'16"	S19°58'26"W	427.04'
C13	53.48'	400.00'	7°39'39"	S39°03'12"W	53.44'
C14	66.28'	500.00'	7°35'41"	S39°01'13"W	66.23'
C15	53.02'	400.00'	7°35'41"	N46°36'54"E	52.98'
C16	295.04'	370.00'	45°41'17"	N19°58'25"E	287.28'
C17	31.42'	20.00'	90°00'00"	N47°52'12"W	28.28'
C18	342.88'	430.00'	45°41'17"	N19°58'25"E	333.67'
C19	31.42'	20.00'	90°00'00"	S42°07'48"W	28.28'
C20	31.42'	20.00'	90°00'00"	N47°52'12"W	28.28'
C21	31.42'	20.00'	90°00'00"	N42°07'48"E	28.28'
C22	162.54'	180.00'	51°44'16"	S22°59'55"W	157.07'
C23	75.50'	580.00'	7°27'30"	S52°35'36"W	75.45'
C24	108.36'	120.00'	51°44'16"	S22°59'55"W	104.72'
C25	71.18'	520.00'	7°50'34"	S52°47'20"W	71.12'
C26	287.92'	670.00'	2°43'19"	N09°26'27"E	285.71'
C27	265.67'	690.00'	2°20'39"	S08°09'37"W	264.03'



PRELIMINARY PLAT
AUSTIN COLONY SECTION 1A
 A 51.766 ACRE
 50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION
 BEING A PORTION OF A CALLED 164.50 ACRE TRACT
 AS RECORDED IN C.C.F.N. 2021067765
 OF THE O.P.R.B.C.T.

LOCATED IN THE
 J. DE J. VALDERAS SURVEY
 ABSTRACT NO. 380
 CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS

<p>B & L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS</p>	4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825	
	OWNER: WAYNE L. "SANDY" REA, II TEJAS VIEJO LAND COMPANY 5454 NEWCASTLE DRIVE UNIT 1101 HOUSTON, TX 77081	PROJECT NO: 14257 DRAWING NO: 14257_PLAT SECTA

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBTSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

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.

NOTARY PUBLIC STATE OF TEXAS

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 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 HEREINAFORE 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.

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:

- 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 ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WAYNE L. REA II, OF TEXAS VIEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1A, 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.

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.

WAYNE L. REA II TEJAS VIEJO LAND COMPANY

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, 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 _____

FIELD NOTES FOR 51.766 ACRE

DESCRIPTION OF A 51.766 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING A PORTION OF A CALLED 164.50 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 51.766 ACRE TRACT 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 CAPPED IRON ROD, STAMPED "STROUD", FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED ON THE NORTHEAST CORNER OF RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 44 (ALSO KNOWN AS ANCHOR ROAD, 110' WIDE);

THENCE NORTH 47°10'56" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF SAID COUNTY ROAD 44 R.O.W., A DISTANCE OF 350.63 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE SOUTHWEST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG THE NORTHWEST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°49'04" EAST, A DISTANCE OF 99.66 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 66.28 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 0°35'41", A CHORD WHICH BEARS NORTH 44°35'44" EAST, A DISTANCE OF 66.23 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 50°24'44" EAST, A DISTANCE OF 91.59 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 25.90 FEET, SAID CURVE HAVING A RADIUS OF 400.00, A CENTRAL ANGLE OF 0°42'34", A CHORD WHICH BEARS NORTH 48°33'27" EAST, A DISTANCE OF 25.89 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 47°10'56" WEST, A DISTANCE OF 119.08 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 42°49'04" EAST, A DISTANCE OF 207.81 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 199.35 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°41'16", A CHORD WHICH BEARS NORTH 19°58'26" EAST, A DISTANCE OF 194.11 FEET, TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 183.01 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 95.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 60.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 205.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 626.42 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 192.65 FEET, SAID CURVE HAVING A RADIUS OF 795.00 FEET, A CENTRAL ANGLE OF 1°33'02", A CHORD WHICH BEARS NORTH 55°48'34" EAST, A DISTANCE OF 192.17 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE OF REVERSE CURVATURE TO THE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.92 FEET, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 0°24'31", A CHORD WHICH BEARS NORTH 50°12'19" EAST, A DISTANCE OF 32.92 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR THE MOST NORTHERLY CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38°27'25" EAST, A DISTANCE OF 125.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.38, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 0°46'46", A CHORD WHICH BEARS NORTH 53°55'58" EAST, A DISTANCE OF 48.37 FEET, TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

SOUTH 37°02'10" EAST, A DISTANCE OF 60.12 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

SOUTH 33°17'23" EAST, A DISTANCE OF 120.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR NORTHEAST CORNER OF SAID AUSTIN COLONY SECTION 1A, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.39 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 2°51'59", A CHORD WHICH BEARS NORTH 69°20'37" EAST, A DISTANCE OF 174.97 FEET, TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

SOUTH 08°29'14" EAST, A DISTANCE OF 118.95 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 60.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

NORTH 87°07'53" EAST, A DISTANCE OF 38.47 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 125.00 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 548.43 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET IN THE WEST LINE R.O.W. LINE OF KARANKAWA ROAD (60' WIDE UNIMPROVED ROAD) FOR THE NORTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID KARANKAWA ROAD AND THE EAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 1,354.80 FEET TO A 5/8"-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR THE SOUTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 87°08'30" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID AUSTIN COLONY SECTION 1A, A DISTANCE OF 1,547.89 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 51.766 ACRE OF LAND, MORE OR LESS.

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 11.313 ACRE TRACT INTO A 50 LOT 4 BLOCK 1 RESERVE SUBDIVISION.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD=83, U.S. SURVEY FEET.
- 3. 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.
- 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C040K, 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.
- 5. SITE BENCHMARK: TBM "A" 5/8"-INCH IRON ROD SET ±40' FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT, ON THE SOUTHWEST HIGH BANK OF THE DITCH. ELEVATION= 26.90' NAVD1988 (BASED ON GPS OBSERVATION, GEOD 1B)
- 6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 7. 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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 8. NOTICE: 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.
- 9. 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.
- 10. 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.
- 11. 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.

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.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 02/28/23

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, DOUGLAS B. ROESLER, 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. THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 02/28/23

SIGNED: DOUGLAS B. ROESLER DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 56739

Plat note #1 - Verify and update the acreage shown in the plat note.

Include information in plat notes for ownership and maintenance of proposed plat reserves

Remove additional text from the Engineer's Certificate

PRELIMINARY PLAT AUSTIN COLONY SECTION 1A A 51.766 ACRE 50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION BEING A PORTION OF A CALLED 164.50 ACRE TRACT AS RECORDED IN C.C.F.N. 2021067765 OF THE O.P.R.B.C.T.

LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

B & L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS 4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 14257	SCALE: 1" = 80'	DRAWN BY: AD
DRAWING NO: 14257_PLAT SEC1A	DATE: 02/14/2023	CHECKED BY: --

OWNER: WAYNE L. "SANDY" REA, II TEJAS VIEJO LAND COMPANY 5454 NEWCASTLE DRIVE UNIT 1101 HOUSTON, TX 77081