



April 2, 2023

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

Re: On-Going Services
Angleton Park Place Preliminary Plat (Revised) – 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:

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. Notate applicable future Angleton Park Place phases on the preliminary plat.
4. Show location of City Limits on the plat drawing, per Angleton LDC Sec. 23-117.
5. Verify and update plat to show this portion of Gifford Road as unimproved ROW.
6. Show existing Gifford Road intersection on the plat.
7. For Reserve "A", update spelling to "Residential".
8. Verify and update the name for Boardwalk Street with "Boardwalk" to be one word.
9. Remove fire easement from plat if not applicable.
10. Move Reserve and Curve Tables outside of plat drawing.
11. Include information in plat notes for ownership and maintenance of proposed plat reserves.
12. 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 Angleton Park Place Preliminary Plat (Revised) be Revised and Resubmitted.

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

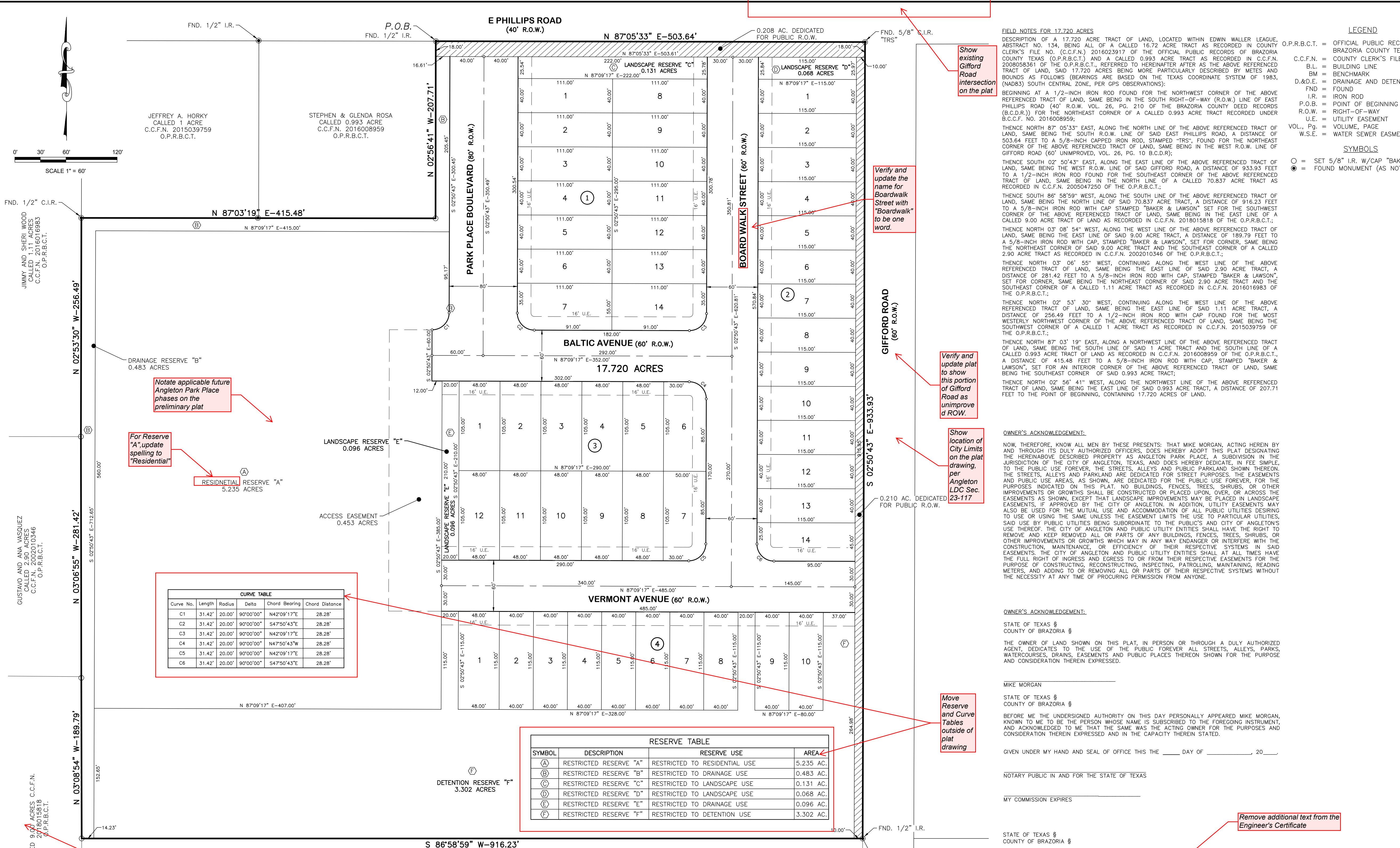
Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments



Note applicable future Angleton Park Place phases on the preliminary plat

For Reserve "A" update spelling to "Residential"

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	200.0'	90°00'00"	N42°09'17"E	28.28'
C2	31.42'	200.0'	90°00'00"	S47°50'43"E	28.28'
C3	31.42'	200.0'	90°00'00"	N42°09'17"E	28.28'
C4	31.42'	200.0'	90°00'00"	N47°50'43"W	28.28'
C5	31.42'	200.0'	90°00'00"	N42°09'17"E	28.28'
C6	31.42'	200.0'	90°00'00"	S47°50'43"E	28.28'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO RESIDENTIAL USE	5.235 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.483 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.131 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.068 AC.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.096 AC.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO DETENTION USE	3.302 AC.

Show owner name for adjacent tracts shown on the plat

Remove fire easement from plat if not applicable.

Show existing Gifford Road intersection on the plat

Verify and update the name for Boardwalk Street with "Boardwalk" to be one word.

Verify and update plat to show this portion of Gifford Road as unimproved R.O.W.

Show location of City Limits on the plat drawing, per Angleton LDC Sec. 23-117

Move Reserve and Curve Tables outside of plat drawing

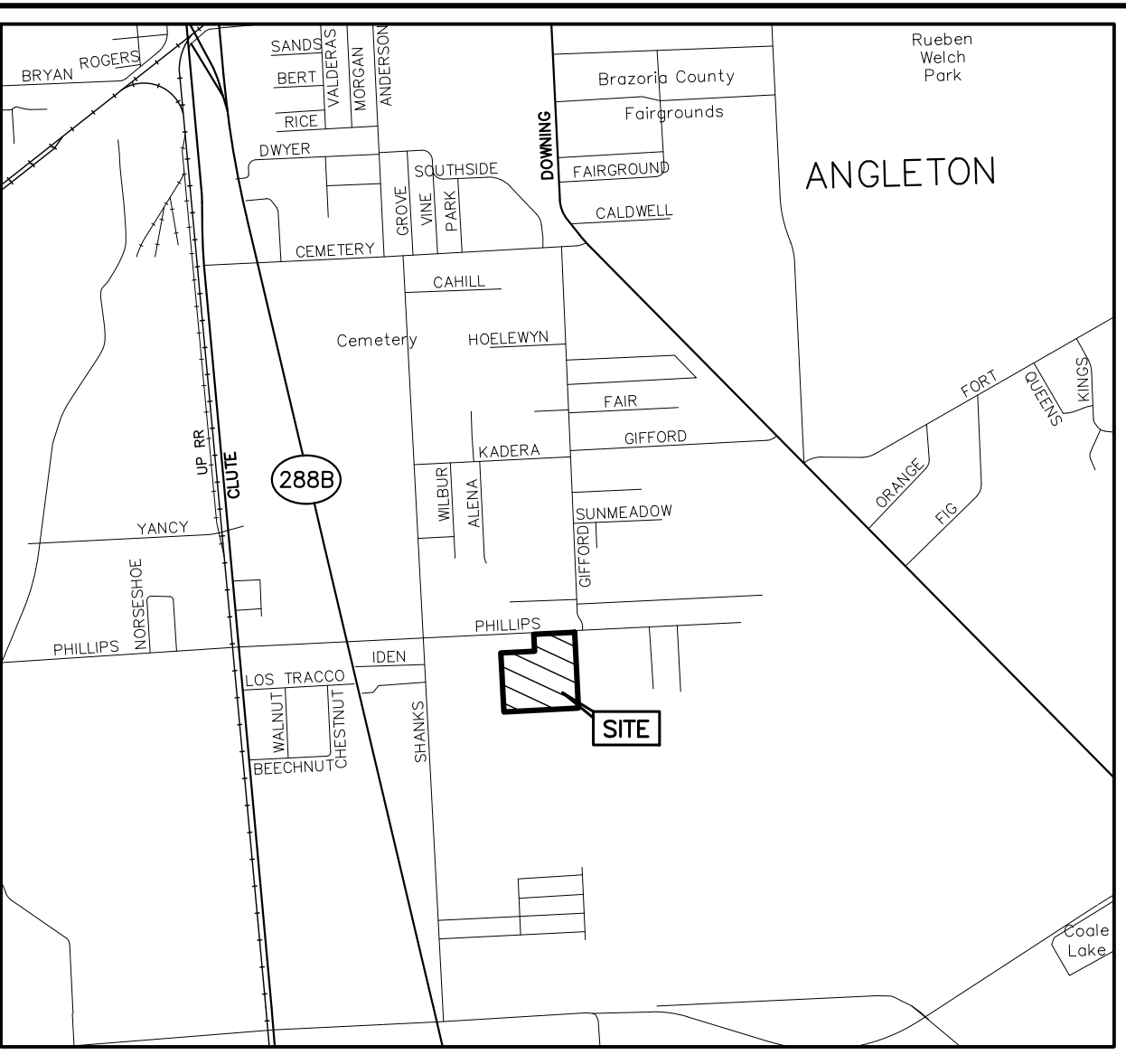
Include information in plat notes for ownership and maintenance of proposed plat reserves

If future phases of Angleton Park Place, recommend updating accordingly (e.g. Section 1 or Phase 1)

Remove additional text from the Engineer's Certificate

Include a lot and block table on the plat that includes the total square footage of each lot within each block

- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - B.L. = BUILDING LINE
 - D.D.E. = DRAINAGE AND DETENTION EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - VOL., Pg. = VOLUME, PAGE
 - W.S.E. = WATER SEWER EASMENT
- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)



- 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 48039C0445K; 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 HOMESTEAD.
 - SITE TBM "B": A 60D NAIL IN EAST FACE OF A POWER POLE LOCATED ON NORTHWEST CORNER OF PROPERTY, ON SOUTH SIDE OF PHILLIPS ROAD. ELEVATION = 22.73'
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 03/07/23

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

PRELIMINARY PLAT ANGLETON PARK PLACE

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.

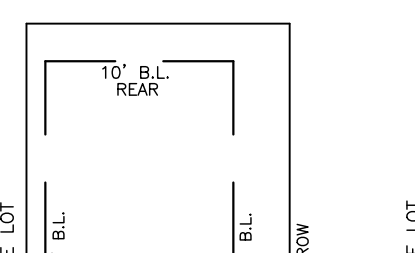
LOCATED IN THE E. WALLER SURVEY, ABSTRACT NO. 134 CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
 4005 Technology Drive, Suite 1530
 Angleton, TX 77515
 OFFICE: (979) 849-6681
 TBPLS NO. 10052500
 REG. NO. F-825

OWNERS: MIKE MORGAN 1915 N 288B FREEPORT, TEXAS 77541
 PROJECT: 14320 DRAWING NO.: 14320 PLAT
 SCALE: 1" = 60' DATE: 3/2/2023
 DRAWN BY: AD CHECK BY: DH

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 03/07/23

SIGNED: MIGUEL ANGELO A. SAUCEDA PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992



TYPICAL SIDE LOT TYPICAL INTERIOR LOT

MY COMMISSION EXPIRES _____ DATE _____
 STATE OF TEXAS § COUNTY OF BRAZORIA §

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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 HERINAFOVE 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 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 ENDOUSE 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 §

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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 ACCURATE AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

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

J.E. GROCE A-22 C.B. JAMISON A-201