



April 2, 2023

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

Re: On-Going Services
Ashland Subdivision – Coral Haven Street Dedication 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. Verify FIRM information noted. It appears this subdivision is completely within Zone X (shaded).
2. Verify and update bearing information shown in the metes and bounds description (Typical).
3. Show information on plat for the 2.97-acre tract noted along with bearing and distance to the point of beginning.

Sheet 2 of 2

1. Label tables shown on the plat (Typical).
2. Update table to include central angle information as noted in the metes and bounds description (Typical).
3. Update table to include decimals as noted in the metes and bounds description (Typical).
4. Show linetype in Legend for the boundary notated between Brazoria County and Angleton ETJ.

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 Ashland Subdivision – Coral Haven Street Dedication Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

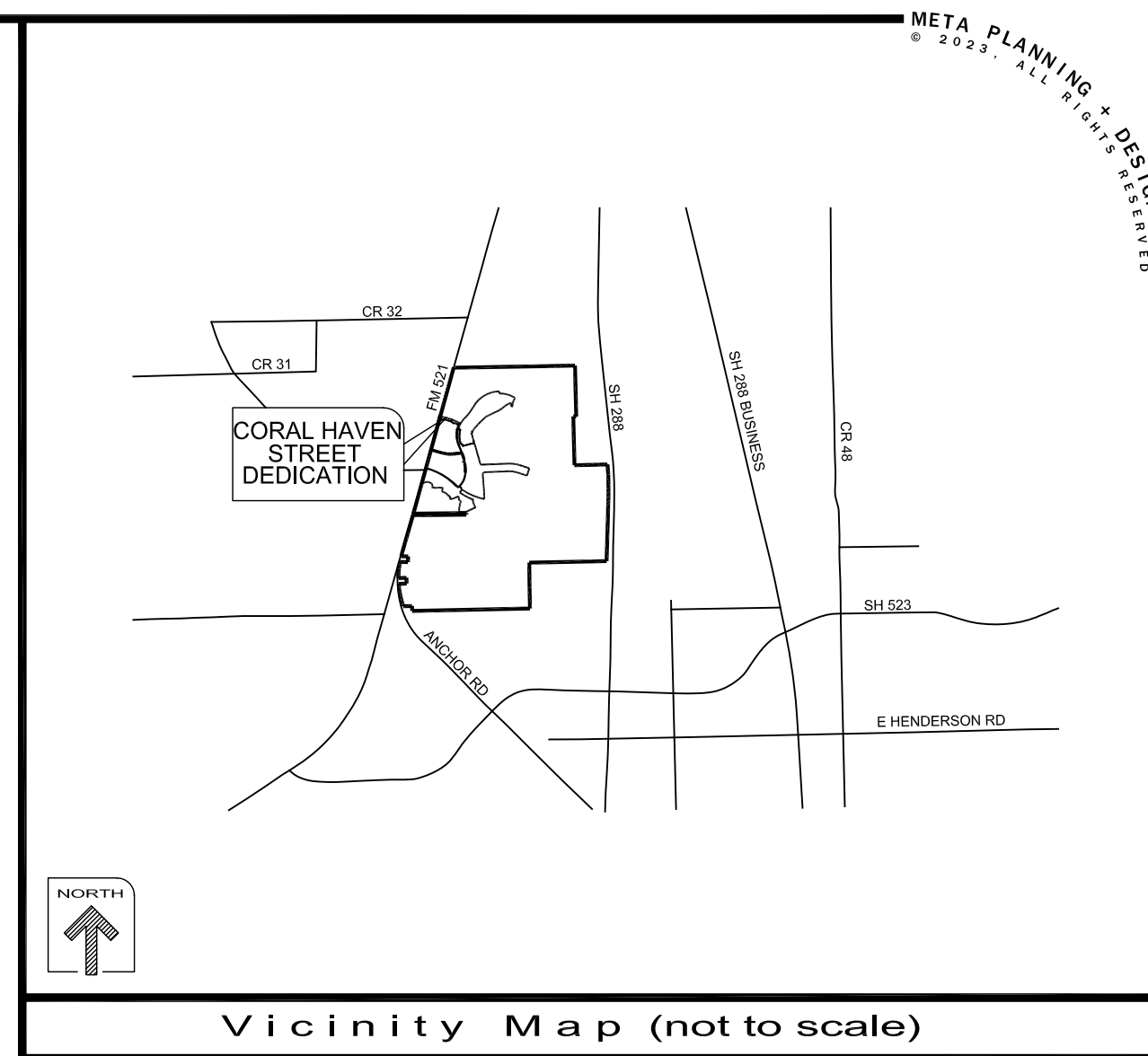
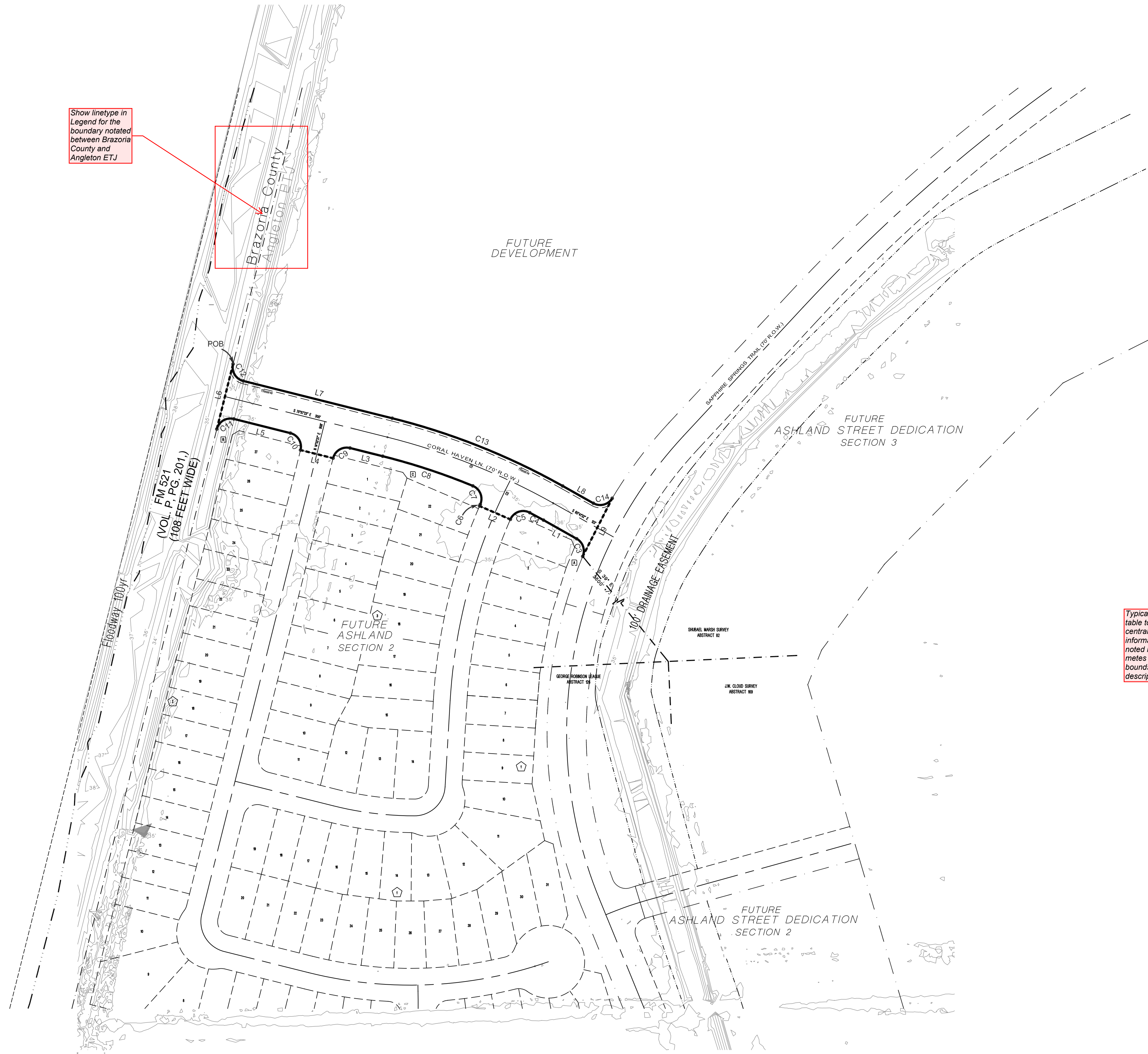
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

Show linetype in Legend for the boundary notated between Brazoria County and Angleton ETJ



LINE	DISTANCE	BEARING
L1	60'	N 60°41'30" W
L2	60'	N 60°32'30" W
L3	60'	N 75°52'20" W
L4	60'	N 75°52'20" W
L5	104'	N 75°52'20" W
L6	120'	N 44°52'30" E
L7	275'	S 75°52'20" E
L8	60'	N 60°41'30" W
L9	117'	S 28°54'50" W

Typical: Label tables shown on the plat

Typical: Update table to include decimals as noted in the notes and bounds description

Typical: Update table to include central angle information as noted in the notes and bounds description

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1000'	520'	161'	S 60°19'20" E	319'
C2	960'	470'	208'	S 15°16'11" W	407'
C3	25'	36'	22'	S 10°50'20" E	32'
C4	1165'	28'	14'	S 61°20'00" E	28'
C5	25'	47'	27'	S 70°41'08" W	37'
C6	1000'	3'	2'	S 23°34'44" W	3'
C7	25'	40'	20'	S 21°58'10" E	36'
C8	1165'	170'	85'	N 71°48'50" W	170'
C9	25'	39'	25'	S 58°02'30" W	35'
C10	25'	39'	25'	N 30°52'20" W	35'
C11	25'	39'	25'	S 58°02'30" W	35'
C12	25'	39'	25'	N 30°52'20" W	35'
C13	1235'	320'	160'	S 60°19'20" E	320'
C14	25'	39'	24'	S 70°39'38" W	35'

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLO NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

CORAL HAVEN STREET DEDICATION

BEING 1.2349 ACRES OF LAND

OUT OF THE SHUBAEL MARSH SURVEYS, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPELS Firm Registration No. 10046104

PLANNER:
META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200