



November 7, 2023

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

Re: On-Going Services
Ashland Section 2 Final Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Label adjacent floodplain information and show west right of way line off FM 521 on the final plat.
2. Update street type to match current thoroughfare designations (e.g. local, collector, arterial).
3. Provide a note on the plat to restrict driveway access to FM 521. This includes reserves.
4. Verify and include Homeowners Association in plat note 17. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.

Sheet 2 of 2

1. Show these courses noted on the plat drawing PDF (commencing courses).
2. Bearing information (N,S) does not match line and curve tables. (Typical).

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 Section 2 Final 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 (10361761/10336228)

Attachments

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,681 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.56 AC
21,900 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.59 AC
24,231 Sq. Ft.

LINE	BEARING	DISTANCE
L1	N75°57'23"W	368.86'
L2	N78°43'03"W	146.99'
L3	N86°42'50"W	172.57'
L4	N22°17'26"W	283.14'
L5	N67°42'34"E	47.25'
L6	N82°25'29"E	115.20'
L7	N81°08'49"E	60.84'
L8	N84°32'11"E	117.51'
L9	N89°09'01"E	117.69'
L10	S83°34'43"E	117.91'
L11	S79°40'46"E	59.08'
L12	S76°48'30"E	59.87'
L13	S75°57'23"E	131.00'
L14	S14°02'37"W	26.43'
L15	S75°57'23"E	214.38'
L16	S14°02'37"W	742.14'
L17	N08°45'59"E	103.09'
L18	N75°57'23"W	160.14'
L19	N14°02'37"E	532.14'
L20	N75°57'23"W	156.12'

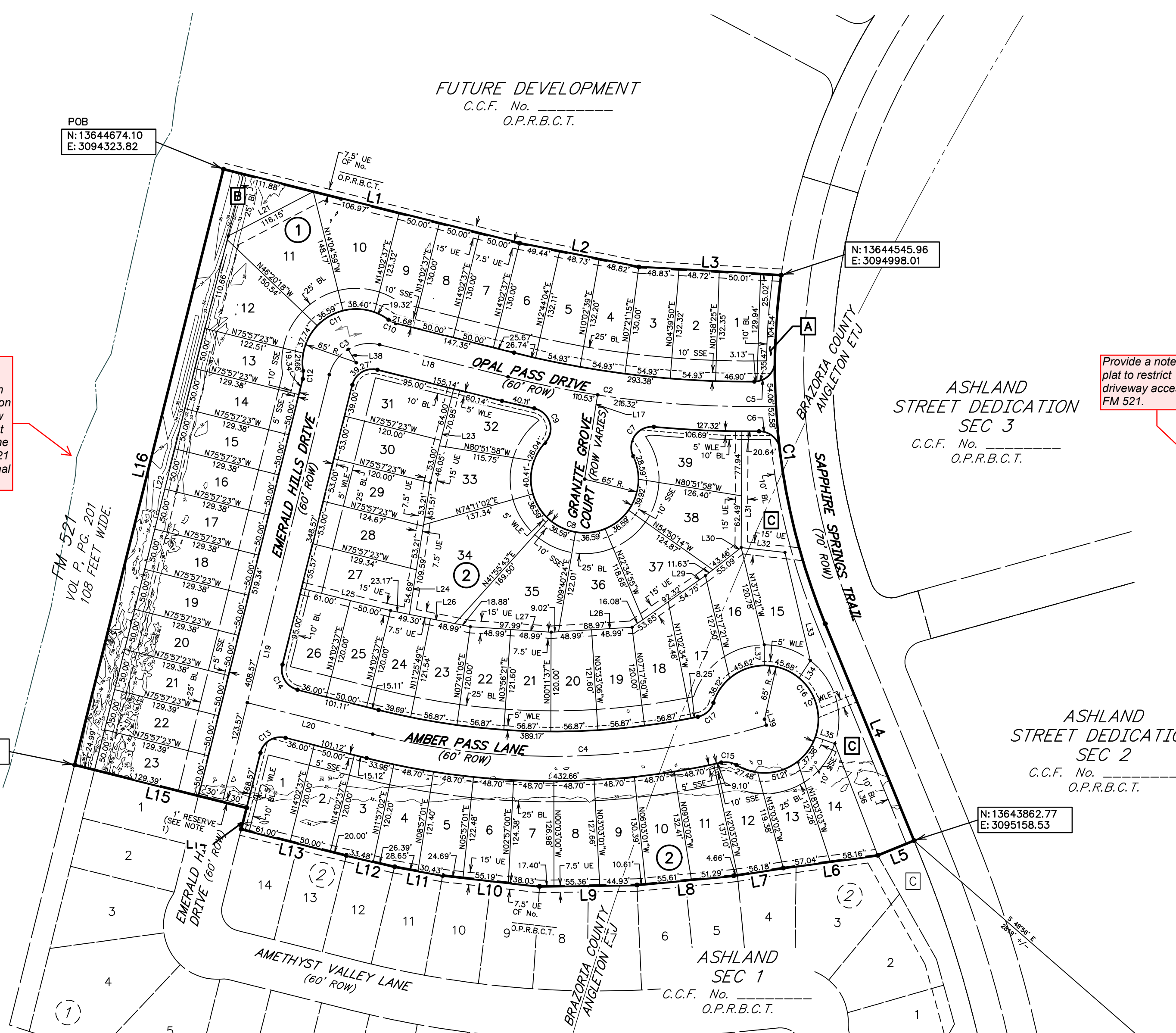
LINE	BEARING	DISTANCE
L21	N62°27'43"E	116.15'
L22	N14°02'40"E	665.05'
L23	N14°02'37"E	117.00'
L24	N09°00'30"E	161.10'
L25	N75°57'23"W	111.00'
L26	N78°38'49"W	98.29'
L27	N86°03'39"W	97.99'
L28	N86°26'54"E	97.99'
L29	N54°54'45"E	108.40'
L30	N51°53'32"E	55.09'
L31	N00°20'56"E	140.43'
L32	N83°34'13"W	53.11'
L33	N13°17'21"W	134.37'
L34	N33°06'22"E	25.13'
L35	N70°53'11"W	25.00'
L36	N21°03'03"W	144.78'
L37	N00°14'08"W	25.00'
L38	N30°57'23"W	18.89'
L39	S16°37'52"E	7.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	815.00'	30°12'04"	429.59'	N07°11'24"W	424.64'	219.91'
C2	1200.00'	15°36'22"	326.85'	S83°45'33"E	325.84'	164.44'
C3	50.00'	90°00'00"	78.54'	S59°02'37"W	70.71'	50.00'
C4	900.00'	30°40'30"	481.84'	N88°42'23"E	476.11'	246.85'
C5	25.00'	89°05'41"	38.87'	N45°07'46"E	35.07'	24.61'
C6	25.00'	83°38'19"	36.49'	N48°45'15"W	33.34'	22.37'
C7	25.00'	120°34'48"	52.61'	S35°04'03"W	43.43'	43.81'
C8	65.00'	247°58'39"	281.32'	S81°14'01"E	107.79'	96.41'
C9	25.00'	120°34'48"	52.61'	N17°32'06"W	43.43'	43.81'
C10	25.00'	22°44'49"	9.93'	S64°34'58"E	9.86'	5.03'
C11	65.00'	135°29'37"	153.71'	S59°02'37"W	120.32'	158.86'
C12	25.00'	22°44'49"	9.93'	N02°40'13"E	9.86'	5.03'
C13	25.00'	90°00'00"	39.27'	S59°02'37"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S30°57'23"E	35.36'	25.00'
C15	25.00'	44°02'28"	19.22'	N80°35'27"W	18.75'	10.11'
C16	65.00'	283°43'03"	321.87'	N20°25'44"W	80.29'	51.04'
C17	25.00'	60°42'06"	26.49'	N48°03'47"E	25.26'	14.64'

Lot Area Summary

Block 1	Block 2	Block 2				
Lot No.	Sq. Ft.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
1	6,571	1	7,186	23	6,405	
2	6,868	2	6,000	24	6,296	
3	6,811	3	6,811	25	6,000	
4	6,808	4	6,270	26	7,186	
5	6,859	5	6,340	27	7,310	
6	6,676	6	6,396	28	6,731	
7	6,500	7	6,562	29	6,484	
8	6,500	8	6,611	30	6,360	
9	6,404	9	6,724	31	7,546	
10	9,207	10	6,837	32	7,954	
11	11,262	11	7,031	33	8,257	
12	9,395	12	6,888	34	14,552	
13	6,357	13	6,380	35	10,712	
14	6,469	14	7,627	36	8,351	
15	6,469	15	7,505	37	8,145	
16	6,469	16	6,613	38	9,241	
17	6,469	17	7,454	39	9,017	
18	6,469	18	6,942			
19	6,469	19	6,406			
20	6,469	20	6,406			
21	6,469	21	6,406			
22	6,469	22	6,406			
23	6,469	23	6,405			

Street Name and Length	Length (Centerline)	Type
Granite Grove Court	103.09 Ft	Public
Opal Pass Drive	526.26 Ft	Public
Emerald Hills Drive	571.41 Ft	Public
Amber Pass Lane	637.96 Ft	Public

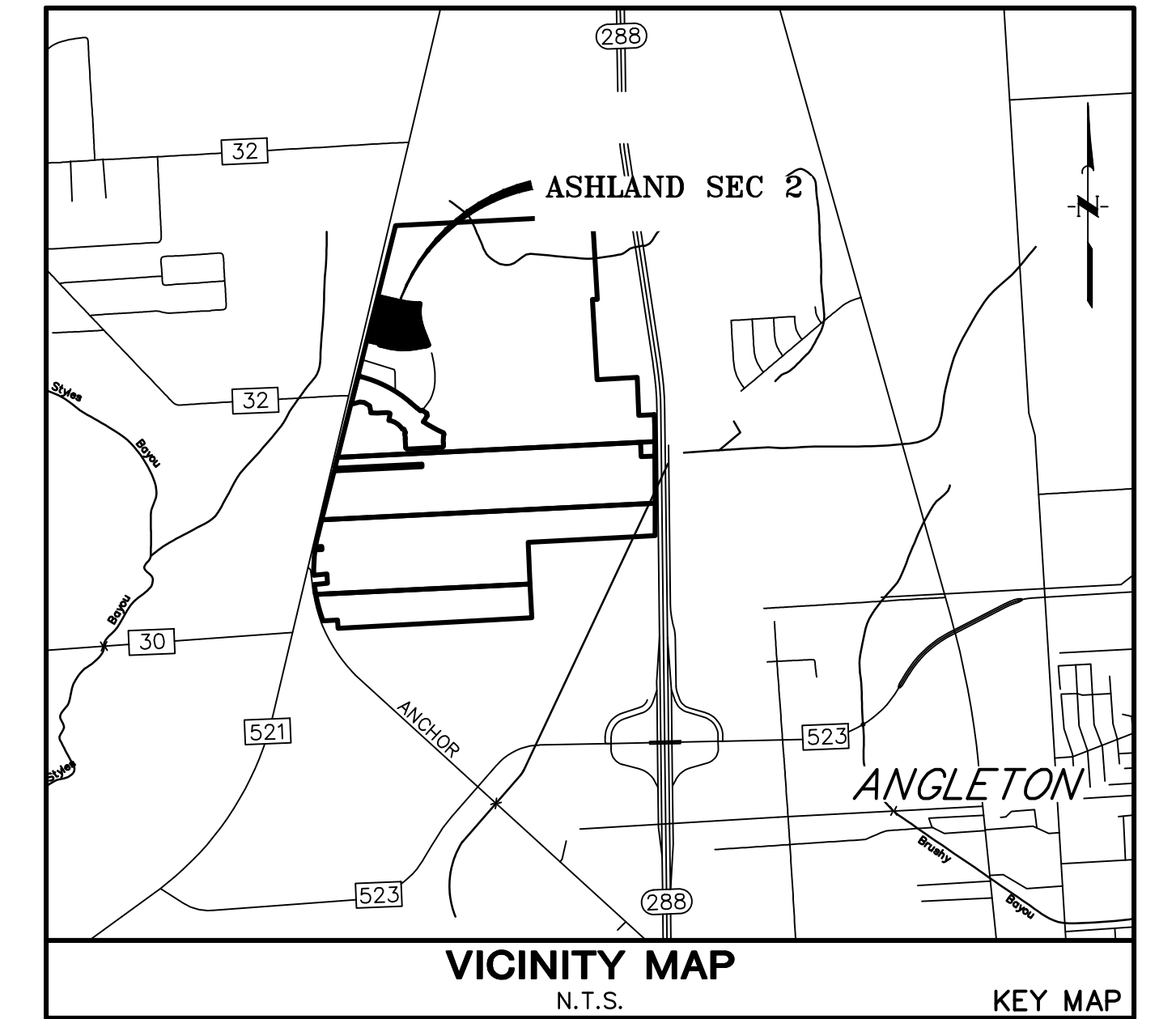
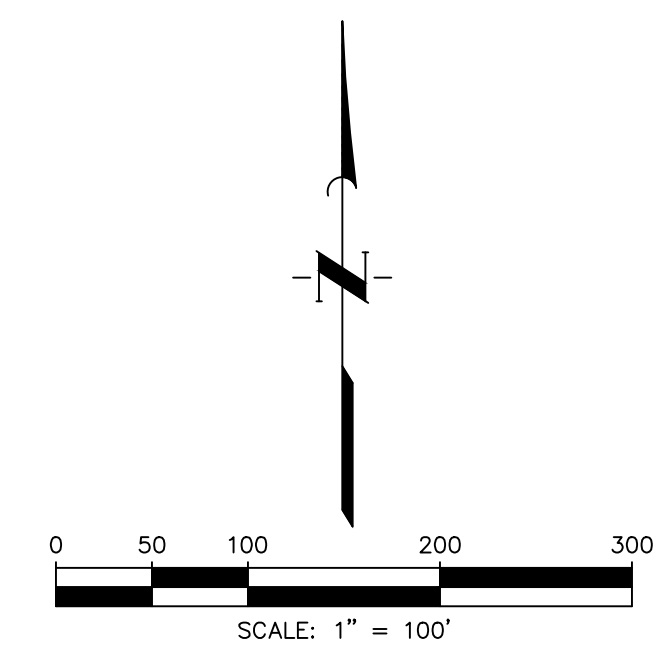


Label adjacent floodplain information and show west right of way line off FM 521 on the final plat

Provide a note on the plat to restrict driveway access to FM 521.

Update street type to match current thoroughfare designations (e.g. local, collector, arterial)

Verify and include Home Owners Association in plat note 17. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.



General Notes

- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FC "Film Code"
 - FND "Found"
 - OCCBCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - MUD "Municipal Utility District"
 - No "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol. Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng Property Corner") as Per Certification"
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
 2. All building lines along street rights-of-way are as shown on the plat.
 3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
 4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 5. There are no pipelines or pipeline easements within the platted area shown hereon.
 6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
 7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allert's RTK Network, Stations HAGS_1012 and HCOG_14012.
 8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
 12. 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.
 13. Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 14. 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.
 15. 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.
 16. 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.
 17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82.
 18. Incidental Utilities are including but not limited to the underground utility services.

ASHLAND SEC 2

**A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS**

62 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 2, 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;
THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

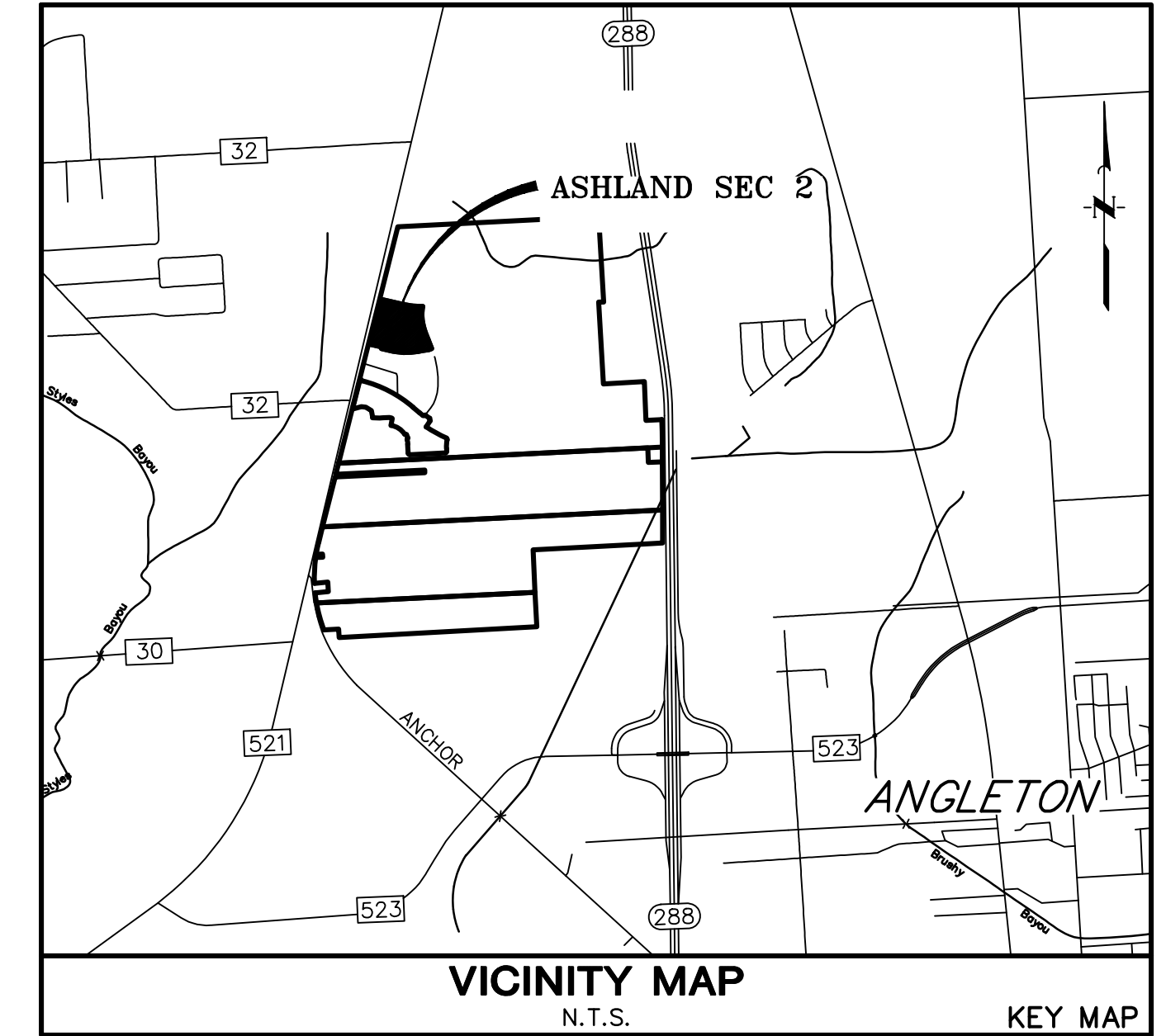
THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 50.84 feet to a point for corner;
9. South 84°32'11" West, 17.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" East, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.

Bearing information (N.S.) does not match line and curve tables. (Typical)

Show these courses on the plat drawing (commencing courses).



APPROVED this ___ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this ___ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ___ day of _____, 20____, by

Name


Title

On behalf of the Notary Public, State of Texas

ASHLAND SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
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62 LOTS 3 RESERVES 2 BLOCKS
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OWNER
ANCHOR HOLDINGS MP LLC
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ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77047 • 281.342.2033