



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 1 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. Verify and include Homeowners Association in plat note 17. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.
4. Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd. This includes reserves.

Sheet 2 of 2

1. Show these courses on the plat drawing as noted on review PDF (commencing courses).
2. Bearing information on all courses (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 1 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
 0.19 AC
 8,124 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, Incidental
 Utility Purposes Only
 0.25 AC
 10,972 Sq. Ft.

RESTRICTED RESERVE C
 Restricted to Open Space,
 Landscape, Incidental
 Utility Purposes Only
 1.11 AC
 48,225 Sq. Ft.

RESTRICTED RESERVE D
 Restricted to Open Space,
 Landscape, Incidental
 Utility Purposes Only
 0.34 AC
 14,952 Sq. Ft.

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N75°57'23"W	214.38'	L23	N51°28'17"W	213.25'
L2	N14°02'37"E	26.43'	L24	N01°53'19"W	276.69'
L3	N75°57'23"W	131.00'	L25	S59°02'37"W	19.64'
L4	N76°48'30"W	59.87'	L26	N27°06'16"E	18.28'
L5	N79°40'46"W	59.08'	L27	S12°19'49"E	12.23'
L6	N83°34'43"W	117.91'	L28	S63°19'12"W	25.26'
L7	S89°09'01"W	117.69'	L29	N14°02'37"E	325.78'
L8	S84°32'11"W	117.51'	L30	N07°21'55"E	165.77'
L9	S81°08'49"W	60.84'	L31	N55°18'02"W	197.79'
L10	S82°25'29"W	115.20'	L32	S51°28'17"E	60.00'
L11	S67°42'34"W	47.25'	L33	N45°20'22"W	60.35'
L12	N22°17'26"W	18.96'	L34	S50°05'32"E	71.93'
L13	N36°32'41"E	142.60'	L35	S79°31'01"E	99.89'
L14	S49°11'44"E	142.96'	L36	N72°23'56"E	125.74'
L15	S01°53'19"E	311.03'	L37	S23°32'13"W	173.77'
L16	S14°44'58"E	51.62'	L38	N15°55'27"E	77.08'
L17	S71°59'47"E	560.10'	L39	N09°18'34"E	71.66'
L18	S14°02'37"W	324.05'	L40	N02°41'41"E	62.57'
L19	N14°02'37"E	121.43'	L41	N01°31'19"W	72.90'
L20	N75°57'23"W	157.06'	L42	N04°05'16"W	64.49'
L21	N84°30'04"E	100.92'	L43	N06°39'12"W	86.77'
L22	S78°38'33"W	180.00'	L44	N52°56'11"W	13.82'

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C2	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C3	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C6	2060.00'	8°50'10"	317.69'	S53°36'49"E	317.38'	159.16'
C7	55.00'	90°00'00"	86.39'	S30°57'23"E	77.78'	55.00'
C8	1200.00'	19°32'33"	409.30'	S85°43'39"E	407.32'	206.66'
C9	55.00'	80°19'29"	77.11'	N55°20'11"W	70.95'	46.42'
C10	1285.00'	15°10'15"	340.24'	N07°35'19"W	339.25'	171.12'
C11	465.00'	24°31'56"	199.10'	N12°15'46"E	197.58'	101.10'
C12	55.00'	103°59'59"	99.83'	N76°31'44"E	86.68'	70.40'
C13	55.00'	49°34'58"	47.60'	S26°40'48"E	46.12'	25.40'
C14	3000.00'	2°22'16"	124.15'	S00°42'11"E	124.14'	62.08'
C19	25.00'	19°11'17"	8.37'	N23°38'16"E	8.33'	4.23'
C20	65.00'	128°22'35"	145.64'	S30°57'23"E	117.03'	134.39'
C21	25.00'	19°11'17"	8.37'	N85°33'01"W	8.33'	4.23'
C22	25.00'	86°41'32"	37.83'	N43°52'35"W	34.32'	23.60'
C23	25.00'	88°18'48"	38.53'	S43°35'48"W	34.83'	24.27'
C24	25.00'	28°32'28"	12.45'	N70°13'50"E	12.33'	6.36'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	65.00'	127°28'40"	144.62'	N60°18'04"W	116.58'	131.74'
C26	25.00'	18°32'43"	8.09'	S05°50'06"E	8.06'	4.08'
C27	25.00'	87°38'52"	38.24'	S57°32'01"E	34.62'	23.99'
C28	25.00'	92°11'18"	40.22'	N32°32'54"E	36.02'	25.97'
C29	25.00'	92°11'22"	40.23'	N55°15'46"W	36.02'	25.97'
C30	25.00'	87°38'52"	38.24'	S34°49'07"W	34.62'	23.99'
C31	25.00'	20°44'45"	9.05'	S14°27'51"W	9.00'	4.58'
C32	65.00'	147°11'04"	166.98'	N77°41'00"E	124.71'	220.74'
C33	25.00'	22°44'49"	9.93'	N40°05'53"W	9.86'	5.03'
C34	25.00'	22°44'49"	9.93'	N62°50'41"W	9.86'	5.03'
C35	65.00'	95°04'36"	107.86'	S26°40'48"E	95.90'	71.03'
C36	25.00'	22°44'49"	9.93'	N09°29'06"E	9.86'	5.03'

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

Street Name	Length (Centerline)	Type
Emerald Hills Drive	164.63 Ft	Public
Amethyst Valley Lane	749.03 Ft	Public
Golden Canyon Drive	627.81 Ft	Public
Sunstone Street	711.60 Ft	Public
Desert Rose Drive	180.00 Ft	Public

Block 1		Block 1		Block 2		Block 3	
Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
1	7,762	18	8,153	1	7,423	1	7,261
2	7,762	19	7,620	2	10,386	2	7,212
3	9,724	20	7,500	3	12,813	3	7,350
4	16,612	21	7,691	4	8,071	4	7,584
5	11,351	22	9,528	5	8,096	5	7,576
6	8,558	23	10,987	6	7,974	6	12,147
7	8,840	24	11,493	7	7,939	7	11,761
8	8,839	25	7,997	8	7,849	8	8,488
9	9,392	26	8,083	9	7,783	9	8,195
10	10,513	27	8,070	10	7,741	10	7,965
11	10,127	28	8,070	11	7,622	11	7,881
12	8,816	29	7,859	12	7,272	12	7,721
13	8,927	30	7,718	13	7,200		
14	8,505	31	7,718	14	8,386		
15	8,505	32	7,691				
16	9,159	33	8,124				
17	12,369						

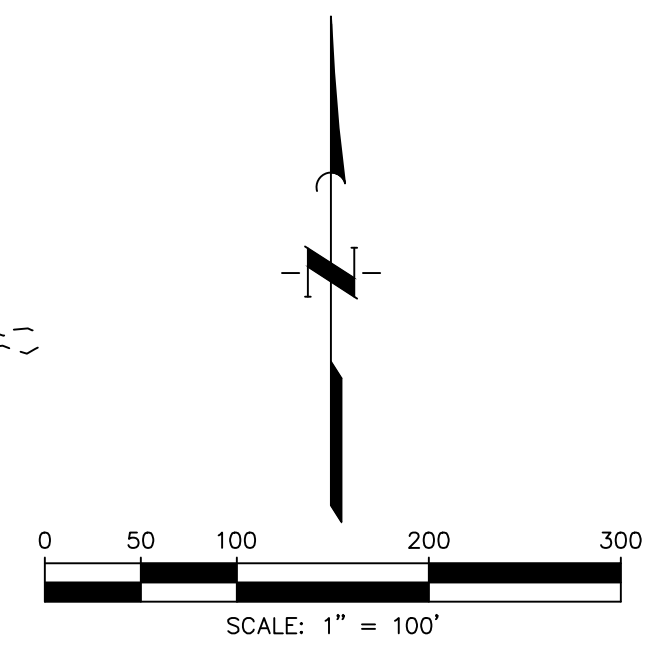
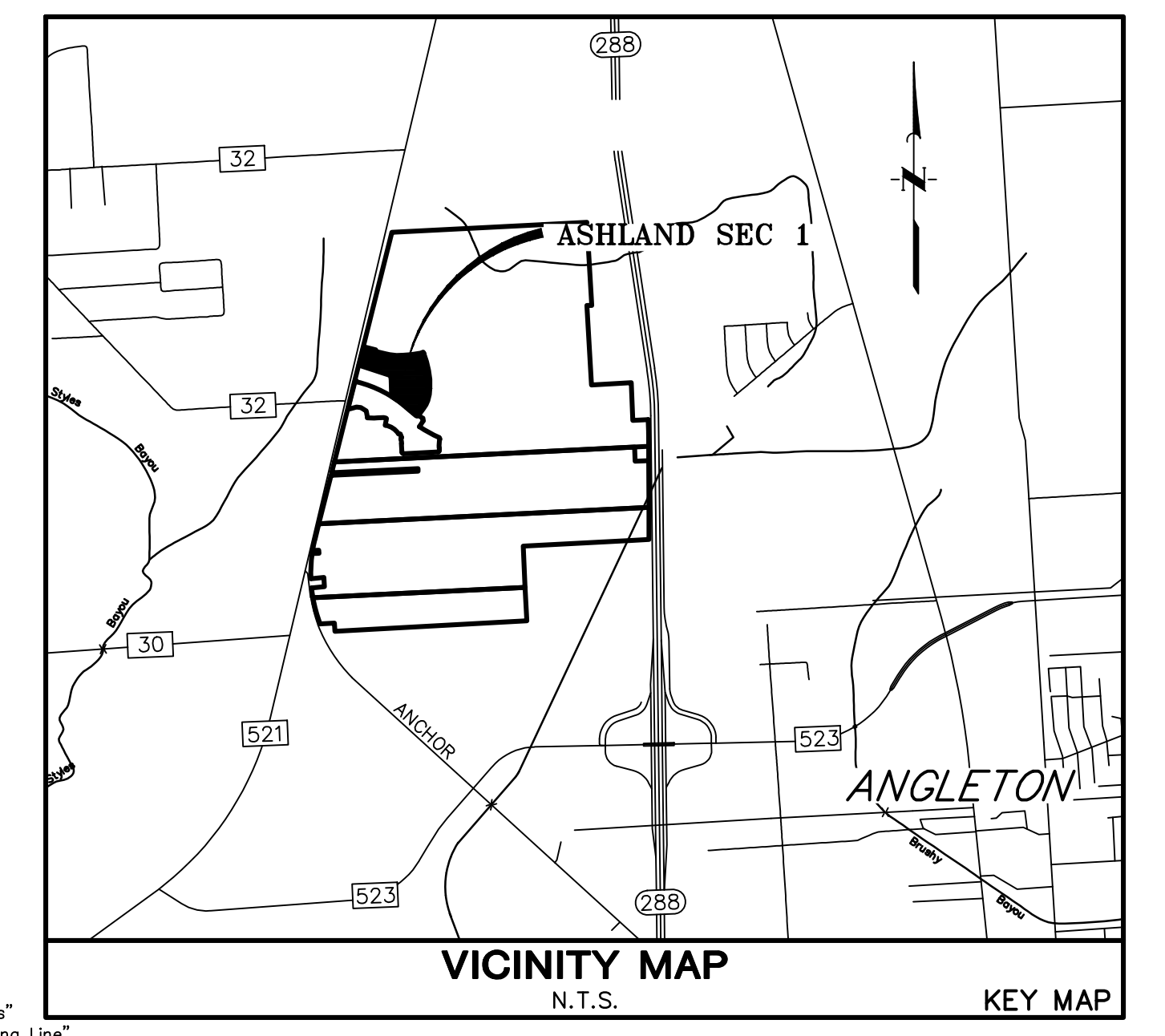
Lot Area Summary

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.

Unresolved comment: Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd

- General Notes
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - FC "Film Code"
 - FND "Found"
 - OCOCBT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - 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"
 - ⓪ "Block Number"
 - "Set 3/4-inch Iron Rod with Cap Stamped "Quiddity" as Per Certification"

- 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 rest in the dedicator, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- 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.
- There are pipelines or pipeline easements within the platted area shown hereon.
- HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
- VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Altterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centertop, Texas New Mexico Power, and Centric Gas & Fiber.
- 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 or presumed 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.
- Reserves A, B, C, and D shall be owned and maintained by the Brazoria County MUD No. 82
- Incidental Utilities are including but not limited to the underground utility services.



ASHLAND SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS
 NOVEMBER 2023

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

PLANNER
 META PLANNING AND DESIGN
 24275 KATY FREWAY
 SUITE 200
 KATY, TEXAS 77494
 281-810-1422

ENGINEER/PLANNER/SURVEYOR:

 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 10040100
 1229 Corporate Drive, Suite 100 • Houston, TX 77062
 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 1, 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 17.02 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. 202108945 of the Official Public Records of Brazoria County (OPRBC); said 17.02 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.

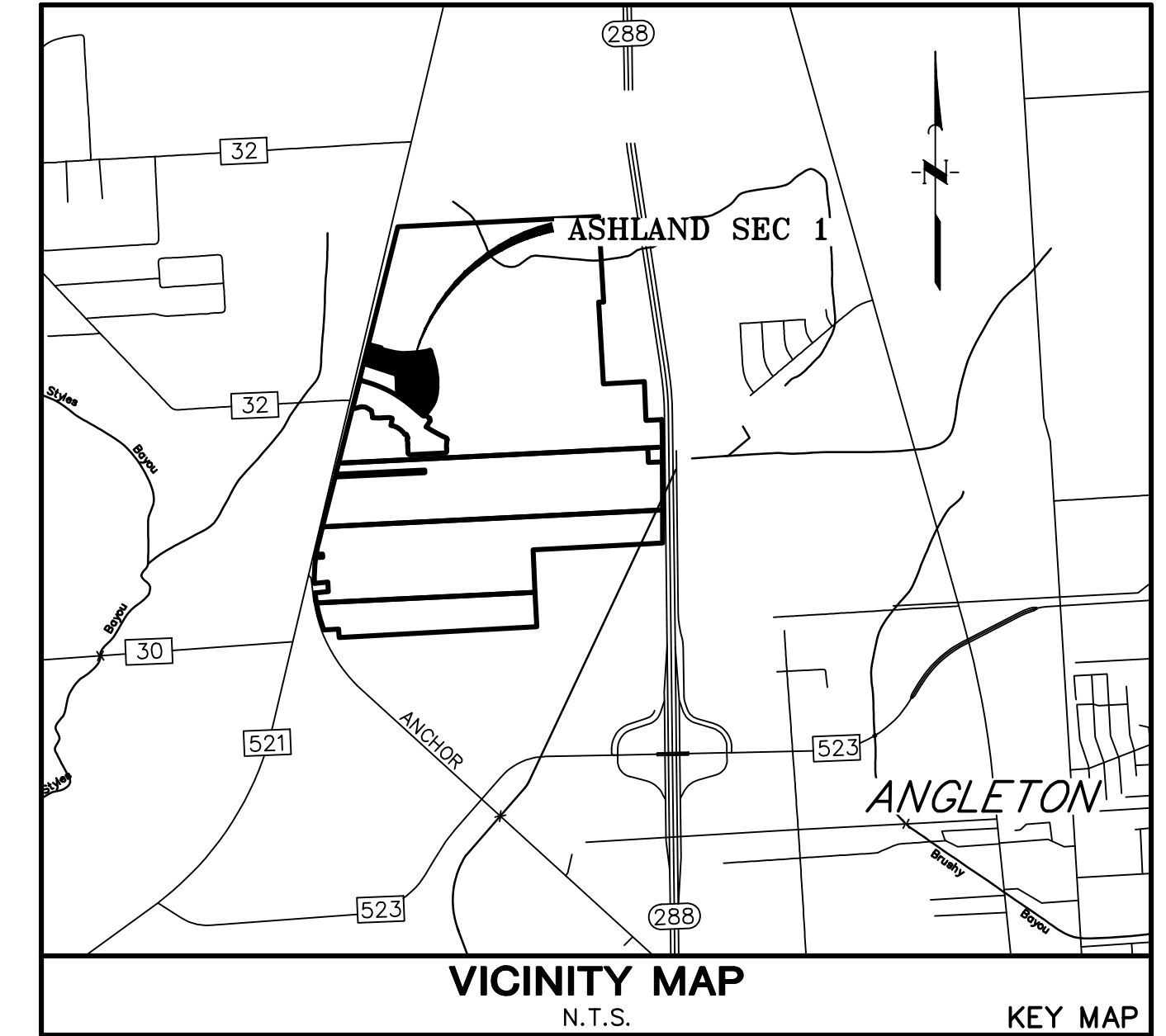
THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract; THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

1. South 75°57'23" East, 214.38 feet to a point for corner;
2. South 14°02'37" West, 26.43 feet to a point for corner;
3. South 75°57'23" West, 131.00 feet to a point for corner;
4. South 76°48'30" East, 59.87 feet to a point for corner;
5. South 79°40'46" East, 59.08 feet to a point for corner;
6. South 83°34'43" East, 117.91 feet to a point for corner;
7. North 89°09'01" East, 117.69 feet to a point for corner;
8. North 84°32'11" East, 117.51 feet to a point for corner;
9. North 81°08'49" East, 60.84 feet to a point for corner;
10. North 82°25'29" East, 115.20 feet to a point for corner;
11. North 67°42'34" East, 47.25 feet to a point for corner;
12. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
13. Along the arc of said tangent curve to the right, having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
15. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
16. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
17. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
18. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
19. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
20. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
21. North 01°53'19" West, 311.02 feet to a point for corner;
22. North 14°45'48" West, 51.62 feet to a point for corner;
23. North 71°59'47" West, 560.10 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.

Bearing information on all courses (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 1

A SUBDIVISION OF 17.02 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS
NOVEMBER 2023

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

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Tennessee Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 100403100
1229 Corporate Drive, Suite 100 • Roseburg, TN 37747 • 281.342.2033