



November 7, 2023

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

Re: On-Going Services
Ashland Model Home Park 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:

Sheet 1 of 2

1. Unresolved Comment: Show complete information for area shown (e.g. linework, text for street name, recording information).
2. Where is the boundary of the Joe Heim Estate tract? Need to define with the proposed subdivision and other Ashland subdivisions noted.
3. Recommend moving callout for clarity of text.
4. Identify abbreviation in "IUP" in plat legend..
5. Unresolved Comment: Show Ashland Street Ded. Sec. 1 lots and streets. (partially shown on previous submittal).
6. Unresolved Comment: Show Ashland Street Ded. Sec. 2.
7. Update street type to match current thoroughfare designations (e.g. local, collector, arterial).
8. Verify and include Home Owners Association in plat note 16. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.

Sheet 2 of 2


1. Remove certification language if no drainage easements being adopted by HOA.
2. Move signature block closer to the Owner's Acknowledgement.
3. Unresolved comment: Show these courses on the plat drawing (commencing courses).

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 Model Home Park 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.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, and IUP
Purposes Only
0.03 AC
1,143 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space
and Landscape Purposes
Only
0.43 AC
18,649 Sq. Ft.

Identify abbreviation
in "IUP" in plat
legend.

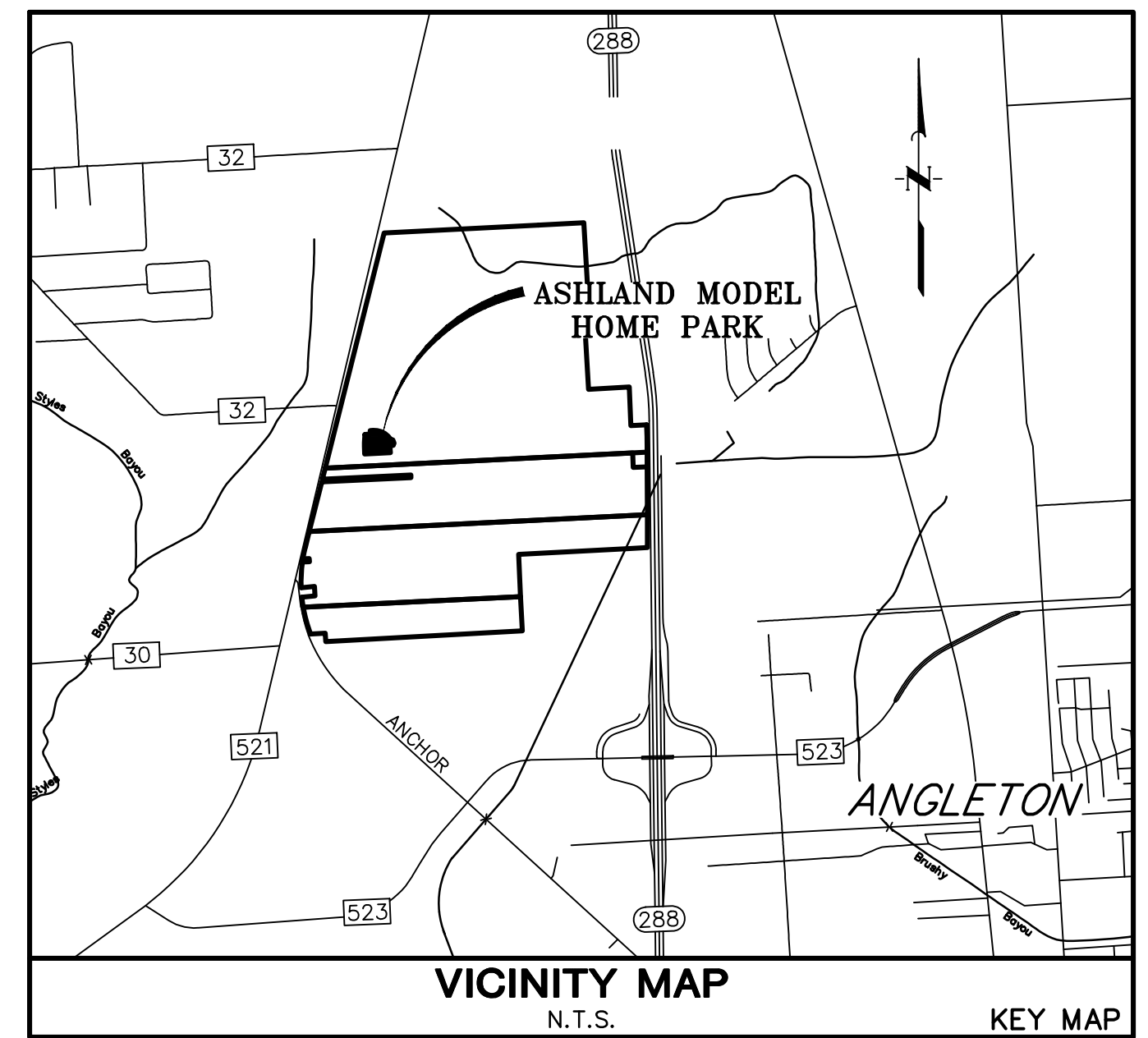
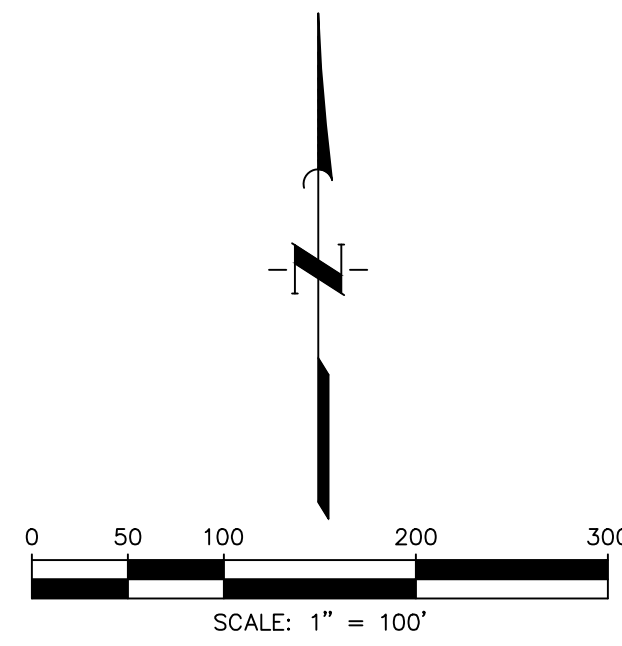
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Where is the
boundary of the
Joe Heim
Estate tract?
Need to define
with the
proposed
subdivision and
other Ashland
subdivisions
noted.

Recommend
moving callout
for clarity of text



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Film Code"
- O.C.C.B.C.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- 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" as Per Certification"

General Notes


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 dedicated 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.
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 0.99987007.
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 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCG6_14012.
8. These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel 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. 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.
12. 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.
13. 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.
14. 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 where or not the application is reviewed for code compliance by the City Engineer.
15. 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.
16. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82.

Verify and include Home Owners
Association in plat note 16. Once
annexed, the City will not maintain the
landscape areas unless otherwise noted
in agreement.

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
9 LOTS 2 RESERVES 2 BLOCKS
NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP, LC
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 & 30080100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

LINE	BEARING	DISTANCE
L1	N87°00'33"E	45.65'
L2	S22°46'42"E	60.00'
L3	S75°34'02"W	60.00'
L4	S02°38'38"E	53.59'
L5	S87°21'22"W	429.00'
L6	N02°38'38"W	126.84'
L7	N00°33'35"W	61.83'
L8	N03°36'41"E	135.68'
L9	N87°00'33"E	60.01'
L10	N02°59'27"W	60.00'
L11	N87°00'33"E	45.65'
L12	N03°50'04"E	142.94'
L13	N87°21'24"E	84.99'
L14	N45°35'44"E	6.56'
L15	S86°09'56"E	119.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	59°45'21"	344.17'	S63°06'46"E	328.78'	189.59'
C2	25.00'	79°12'04"	34.56'	S72°50'07"E	31.87'	20.68'
C3	520.00'	0°20'32"	3.11'	N67°23'34"E	3.11'	1.55'
C4	25.00'	82°37'24"	36.05'	S25°54'36"W	33.01'	21.97'
C5	330.00'	0°58'07"	5.58'	S14°55'02"E	5.58'	2.79'
C6	270.00'	11°47'21"	55.55'	S08°32'18"E	55.46'	27.88'
C7	780.00'	2°32'53"	34.69'	N88°17'00"E	34.68'	17.35'
C8	300.00'	78°33'28"	411.33'	N53°42'42"W	379.86'	245.36'
C9	55.00'	96°28'40"	92.61'	N44°24'16"W	82.05'	61.60'
C10	550.00'	20°08'06"	193.28'	N77°17'21"E	192.29'	97.65'
C11	25.00'	96°49'31"	42.25'	N44°34'41"W	37.40'	28.17'
C12	25.00'	23°04'26"	10.07'	N15°22'17"E	10.00'	5.10'
C13	50.00'	142°37'32"	124.46'	N44°24'16"W	94.73'	147.83'
C14	25.00'	23°04'26"	10.07'	N75°49'11"E	10.00'	5.10'
C15	25.00'	87°54'10"	38.35'	N58°23'03"W	34.70'	24.10'
C16	25.00'	122°55'43"	53.64'	N19°48'53"E	43.93'	45.98'
C17	25.00'	98°20'44"	42.91'	N53°00'26"E	37.83'	28.93'
C18	520.00'	6°04'39"	55.16'	N84°19'04"E	55.13'	27.61'
C19	270.00'	36°10'14"	170.45'	N59°44'05"W	167.63'	88.17'
C20	25.00'	96°28'40"	42.10'	N44°24'16"W	37.30'	28.00'
C21	580.00'	9°41'32"	98.11'	N82°30'38"E	98.00'	49.17'

Lot Area Summary

Block 1	
Lot No.	Sq. Ft.
1	8,670
2	7,676
3	7,201
4	6,575
5	10,632
6	14,549
7	6,946
8	6,087
9	6,627

Street Name and Length		
Street Name	Length (Centerline)	Type
Pearl Heights Lane	456.98 Ft	Public
Quartz Manor Drive	189.24 Ft	Public
Sapphire Springs Trail	324.58 Ft	Public

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

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 MODEL HOME PARK, 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.

Remove certification language if no drainage easements being adopted by HOA

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:
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.

Move signature block closer to the Owner's Acknowledgment

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 §

That I, Darren McAfee, 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.

Darren McAfee, PE
Professional Engineer 137808

A METES & BOUNDS description of a certain 3.46-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.154-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 being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 4023.24 feet to a point;

THENCE, South 75°57'23" East, 495.89 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 780.00 feet, a central angle of 02°32'53", an arc length of 34.69 feet, and a long chord bearing North 88°17'00" East, with a chord length of 34.68 feet, to a point for corner;

THENCE, North 87°00'33" East, 60.01 feet to a point for corner;

THENCE, North 02°59'27" West, 60.00 feet to a point for corner;

THENCE, North 87°00'33" East, 45.65 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 59°45'21", an arc length of 344.17 feet, and a long chord bearing South 63°06'46" East, with a chord length of 328.78 feet, to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 79°12'04", an arc length of 34.56 feet, and a long chord bearing South 72°50'07" East, with a chord length of 31.87 feet, to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 520.00 feet, a central angle of 00°20'32", an arc length of 3.11 feet, and a long chord bearing North 67°23'34" East, with a chord length of 3.11 feet, to a point for corner;

THENCE, South 22°46'42" East, 60.00 feet to a point at the beginning of a non-tangent curve to the left;
THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing South 25°54'36" West, with a chord length of 33.01 feet, to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 330.00 feet, a central angle of 00°58'07", an arc length of 5.58 feet, and a long chord bearing South 14°55'02" East, with a chord length of 5.58 feet, to a point for corner;

THENCE, South 75°34'02" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 11°47'21", an arc length of 55.55 feet, and a long chord bearing South 08°32'18" East, with a chord length of 55.46 feet, to a point for corner;

THENCE, South 02°38'38" East, 53.59 feet to a point for corner;

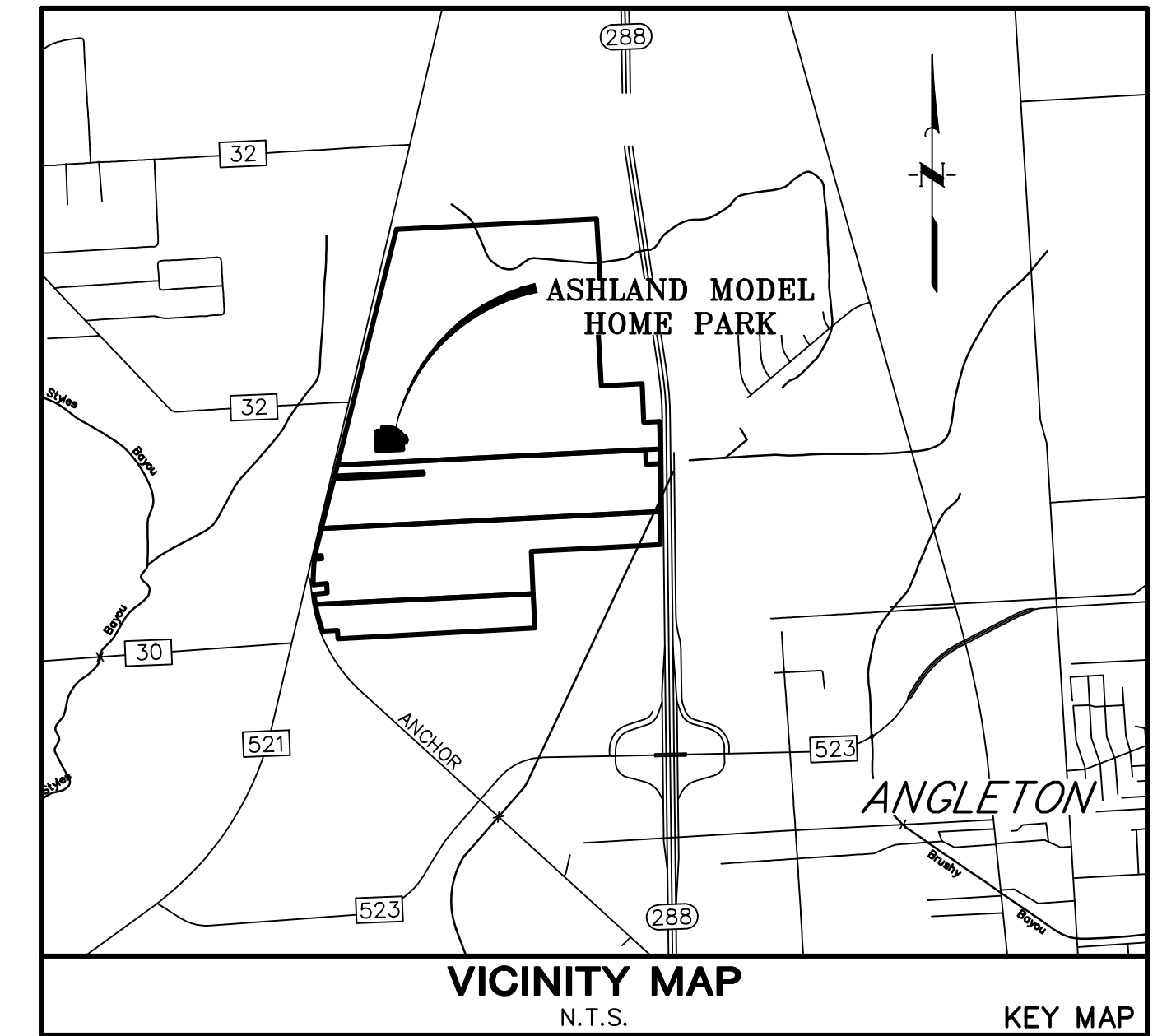
THENCE, South 87°21'22" West, 429.00 feet to a point for corner;

THENCE, North 02°38'38" West, 126.84 feet to a point for corner;

THENCE, North 00°33'35" West, 61.83 feet to a point for corner;

THENCE, North 03°36'41" East, 135.68 feet to the POINT OF BEGINNING, CONTAINING 3.46-acres of land in Brazoria County, Texas.

Unresolved comment: 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

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS
NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP, LC
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-22290 & 20048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337