



May 1, 2023

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

Re: On-Going Services  
Riverwood Ranch Sec. 4 Subdivision Final Plat – 1<sup>st</sup> 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. Update drawing to show Section 3 on plat similar to Section 1 and 2 shown.
2. Update acreage label shown on plat to match acreage being platted.
3. Verify and notate the 1-ft reserve along Buchta Road and Hospital Drive.
4. Verify and label landscape reserve on plat.
5. Update distance shown on metes and bounds field notes (2.839 ac, Tract 2), paragraph 8. Per line table, L13 is 25.46 Feet.
6. Notate drainage easement (Section 3) along the north boundary line.

Sheet 2 of 2

1. Update note 12 to include section information for Reserves A & B.

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 Riverwood Ranch Sec. 4 Subdivision 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  
Project Engineer

cc: Files (10336228)

Attachments



FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHTA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°23'08" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'34" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHTA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

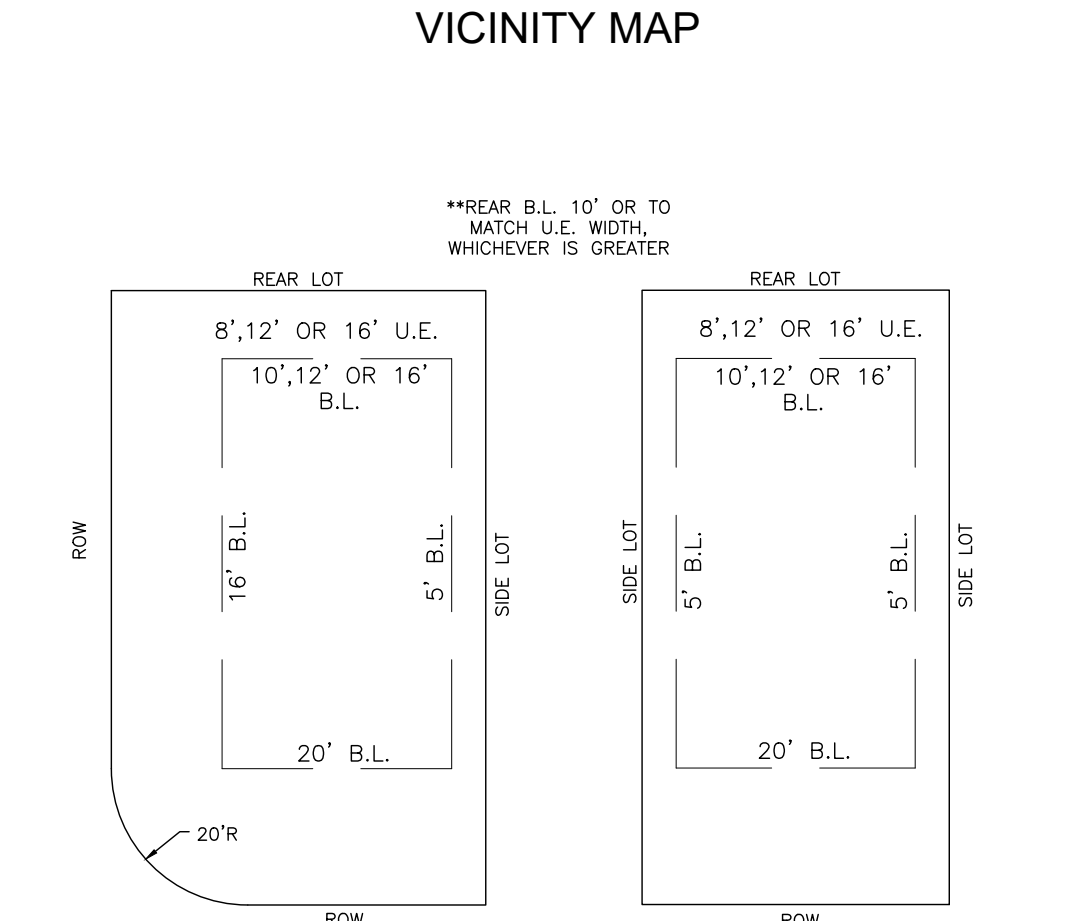
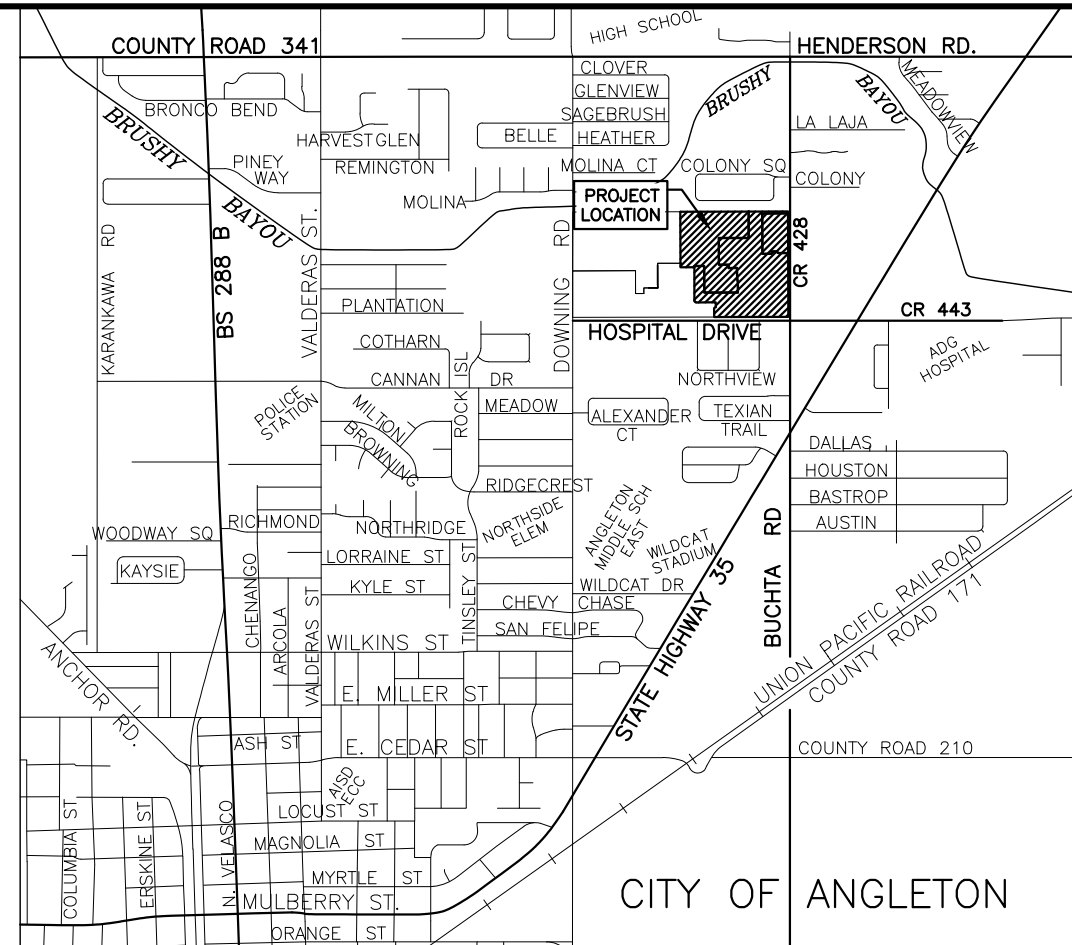
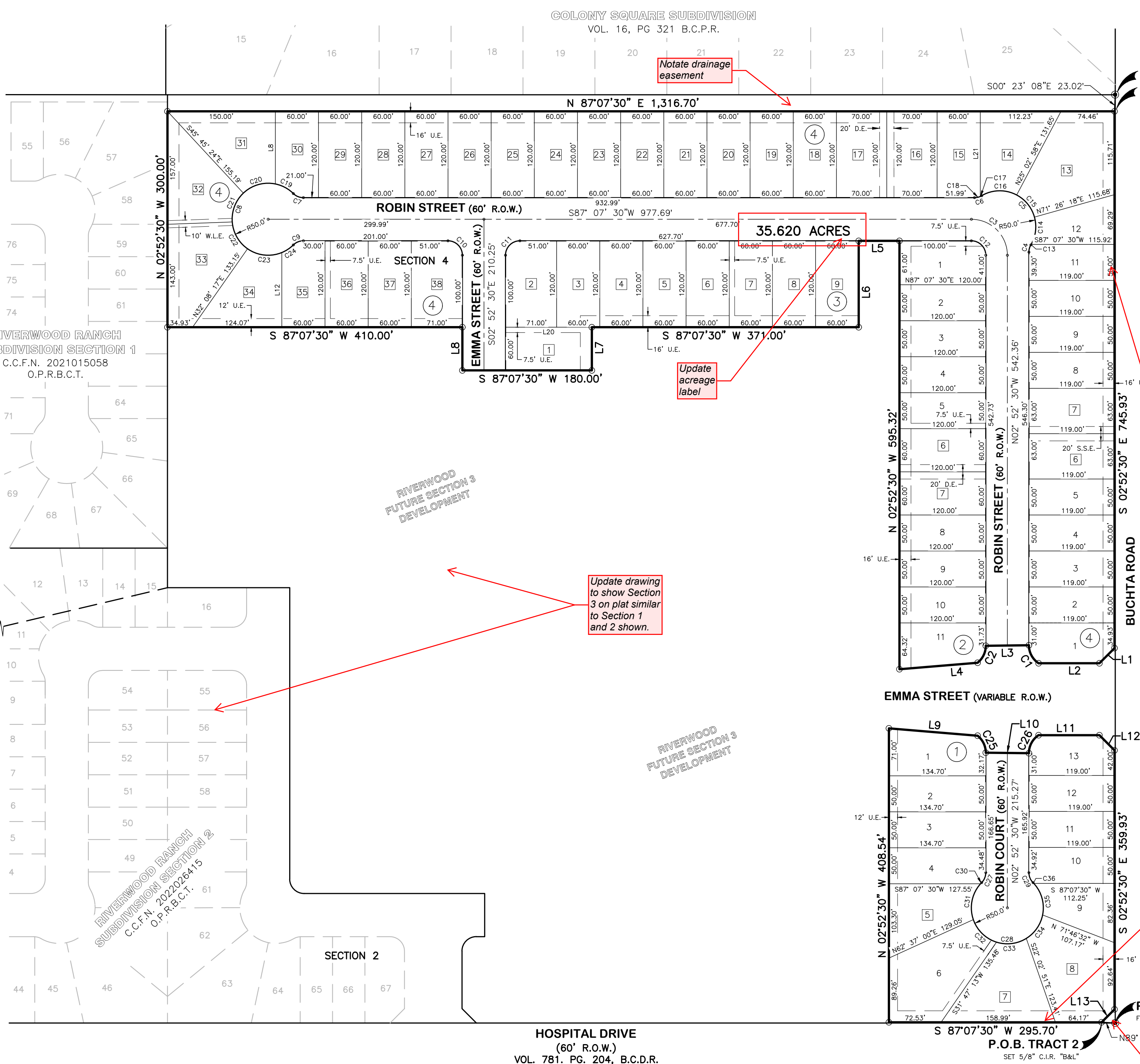
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'34" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 135.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.



P.O.C. TRACT 1 FND. 1/2" C.I.R. "PINPOINT"  
 P.O.B. TRACT 1 FND. 5/8" C.I.R. "B&L"

AMG CITY VIEW APARTMENTS L.L.C.  
 C.C.F.N. 2021085006  
 O.P.R.B.C.T.

ANGLETON L.L.P.  
 C.C.F.N. 2020055559  
 O.P.R.B.C.T.

LEA VILLA VENTURES, LLC  
 C.C.F.N. 2020046416  
 O.P.R.B.C.T.

P.O.C. TRACT 2 FND. 5/8" C.I.R. "B&L"  
 P.O.B. TRACT 2 SET 5/8" C.I.R. "B&L"

Verify and note the 1-ft reserve along Burchta Road and Hospital Drive

Verify and label landscape reserve on plat

Update drawing to show Section 3 on plat similar to Section 1 and 2 shown.

Update distance shown. Per line table, L13 is 25.46 Feet

BLOCK 1 SECTION 4	BLOCK 2 SECTION 4	BLOCK 3 SECTION 4	BLOCK 4 SECTION 4
1 8,056	1 7,234	1 7,200	1 6,343
2 6,735	2 6,000	2 8,434	2 5,950
3 6,735	3 6,000	3 7,200	3 5,950
4 6,700	4 6,000	4 7,200	4 5,950
5 9,001	5 6,000	5 7,200	5 5,950
6 13,258	6 6,000	6 7,200	6 7,497
7 11,247	7 8,400	7 7,200	7 7,497
8 13,375	8 6,000	8 7,200	8 5,950
9 8,400	9 6,000	9 7,200	9 5,950
10 5,918	10 6,000	10 5,950	10 5,950
11 5,950	11 7,042	11 5,939	11 6,827
12 5,950		12 6,040	12 10,595
13 6,343		13 14,118	13 9,927
		14 9,291	14 11,439
		15 7,196	15 9,840
		16 8,400	16 6,987
		17 8,400	17 7,200
		18 7,200	18 7,200
		19 7,200	19 8,434

	50'	60'	TOTAL
BLOCK 1	10	3	13
BLOCK 2	9	2	11
BLOCK 3	0	9	9
BLOCK 4	10	28	38
	41%	59%	71

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.55'	30.00'	56°26'40"	N31°05'51"W	28.37'
C2	27.06'	30.00'	51°40'45"	S22°57'52"W	26.15'
C3	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C4	10.54'	20.00'	30°10'56"	S12°12'58"W	10.41'
C5	131.22'	50.00'	150°21'52"	N47°52'30"W	96.67'
C6	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C7	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'
C8	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C9	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'
C10	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C13	0.75'	50.00'	0°51'18"	S26°52'47"W	0.75'
C14	39.28'	50.00'	49°00'50"	S03°56'43"W	38.28'
C15	40.51'	50.00'	46°25'04"	S41°46'15"E	39.41'
C16	50.68'	50.00'	58°04'39"	N85°58'54"E	48.54'
C17	2.30'	20.00'	6°34'50"	N60°13'59"E	2.30'
C18	8.24'	20.00'	23°36'06"	N75°19'27"E	8.18'
C19	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C20	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C21	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C22	44.29'	50.00'	50°45'14"	N32°29'06"W	42.86'
C23	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C24	19.28'	50.00'	22°05'39"	S53°45'24"W	19.16'

Line No.	Length	Direction
L1	29.80'	S42°07'31"W
L2	84.51'	S87°07'23"W
L3	60.00'	S86°25'43"W
L4	108.98'	S82°21'41"W
L5	56.70'	S87°07'30"W
L6	120.00'	S02°52'30"E
L7	60.00'	S02°52'30"E
L8	60.00'	N02°52'30"W

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C25	27.06'	30.00'	51°40'45"	S28°42'53"E	26.15'
C26	29.55'	30.00'	56°26'34"	N25°20'47"E	28.37'
C27	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C28	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C29	15.50'	20.00'	44°24'55"	S25°04'58"E	15.12'
C30	2.10'	20.00'	2°24'09"	N40°20'20"E	2.10'
C31	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C32	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C33	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C34	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C35	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C36	1.50'	50.00'	1°43'01"	S46°25'55"E	1.50'

Line No.	Length	Direction
L9	123.72'	S88°06'41"E
L10	60.00'	N87°49'17"E
L11	84.51'	N87°07'30"E
L12	29.80'	S47°52'30"E
L13	25.46'	S42°07'31"W

STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
ROBIN STREET	60'	1,598.59
ROBIN COURT	60'	215.27'
EMMA STREET	60'	210.25'

OWNERS:  
 JOHN SANTASIERO  
 RIVERWOOD RANCH LLC  
 1027 YALE STREET  
 HOUSTON, TEXAS 77008

**FINAL PLAT**  
**RIVERWOOD RANCH SUBDIVISION**  
**SECTION 4**  
**TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES)**  
**71 LOTS 4 BLOCKS SUBDIVISION**  
 BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.  
 LOCATED IN THE THEODORE S. LEE SURVEY ABSTRACT NO. 318 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

**B&L**  
**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DR., SUITE 1530  
 ANGLETON, TEXAS 77515  
 OFFICE: (979) 849-6681  
 TBPELS No. 10052500 REG. NO. F-825



Dedication  
Statement

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, PRESIDENT OF RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS RIVERWOOD RANCH, SECTION 4, 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.

OWNER'S ACKNOWLEDGEMENT:

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.

\_\_\_\_\_  
JOHN SANTASIERO, PRESIDENT  
RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTASIERO, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

\_\_\_\_\_  
BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

\_\_\_\_\_  
JASON PEREZ, MAYOR

CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINAFOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SLT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

\_\_\_\_\_  
CHAIRMAN, BOARD OF SUPERVISORS

\_\_\_\_\_  
BOARD MEMBER

\_\_\_\_\_  
BOARD MEMBER

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, 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.

**PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSE  
DATE: 03/21/23**

SIGNED: \_\_\_\_\_

\_\_\_\_\_  
DOUGLAS B. ROESLER  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 56739

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, 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.

**PRELIMINARY  
NOT TO BE RECORDED  
FOR ANY PURPOSE  
DATE: 03/21/23**

SIGNED: \_\_\_\_\_

\_\_\_\_\_  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5378

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 15.171 ACRES INTO A 71 LOT SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K AND 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES 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.
4. TBM "A":  
A CUT BOX ON AN INLET ON THE WEST SIDE OF CULLEN STREET APPROXIMATELY 200' SOUTH FROM THE C/ OF RIVERWOOD RANCH BOULEVARD.  
ELEVATION = 29.20' (NAVD88)
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.
12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
13. THE PURPOSE OF THE 1' WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO BUCHTA ROAD AND HOSPITAL DRIVE. THE CITY OF ANGLETON WILL MAINTAIN THE 1' WIDE RESERVE.

Update note  
12 to include  
section  
information for  
Reserves A &  
B

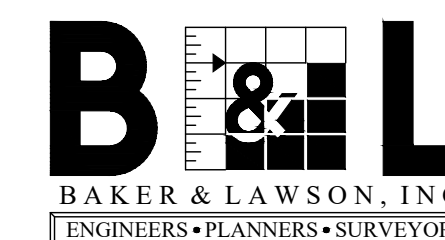
SHEET 2 OF 2

# FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12.332 ACRES) & TRACT 2 (2.839 ACRES)  
71 LOTS 4 BLOCKS SUBDIVISION

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS  
RECORDED IN C.C.F.N. 2020043779  
OF THE O.P.R.B.C.T.

LOCATED IN THE  
THEODORE S. LEE SURVEY  
ABSTRACT NO. 318  
CITY OF ANGLETON  
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530  
ANGLETON, TEXAS 77515  
OFFICE: (979) 849-6681  
TBPELS No. 10052500 REG. NO. F-825

OWNERS:  
JOHN SANTASIERO  
RIVERWOOD RANCH LLC  
1027 YALE STREET  
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO.: 14396 PLAT SEC 4	DATE: 4/19/2023	CHECKED BY: DH