



December 21, 2021

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Heritage Park Section 3 Subdivision Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10293241

Dear Mr. Reeves:

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

Preliminary Plat

1. Remove the administrative plat certificate and use the Planning & Zoning and City Council certificate that is provided on the plat.
2. Notate the lift station easement from Section 1 & 2 on the plat.
3. Verify the plat note No. 10 shown on the plat and update the plat notes accordingly.
4. Verify the distance of the bearing noted on the plat drawing and in the metes and bounds description (paragraph 3).
5. Verify and show the acreage for the Existing Reserve "A" north of the proposed subdivision. Notate this area separate of the existing 38.00 acres (AISD).
6. Verify if proposed Reserve "A" will require additional notes or requirements for connecting to existing Reserve "A" in Sections 1 & 2.

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 Heritage Park Section 3 Subdivision 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 (10293241)

Attachments

FIELD NOTES FOR 11.00 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 11.00 ACRES (479,160 SQUARE FEET) OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NUMBER (NO.) 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF TRACT 20 OF THE OLIVER AND BARROWS SUBDIVISION UNDER VOLUME (VOL.) 2, PAGE 97 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND A PORTION OF DETENTION RESERVE "A" OF HERITAGE PARK SECTION ONE SUBDIVISION RECORDED UNDER VOL. 24, PAGE 203 OF THE B.C.P.R., BEING OUT OF A CALLED 38.00 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2009057153 AND A CALLED 4.929 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER B.C.C.F. NO. 2009057153; SAID 11.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND ON THE WEST LINE OF A CALLED 9.032 ACRE TRACT (140'XOT DRAINAGE RIGHT-OF-WAY (R.O.W.) RECORDED UNDER VOL. 24, PAGE 340 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF RESERVE "A" OF HERITAGE PARK SECTION TWO RECORDED UNDER FILE NO. 2017045675 B.C.P.R., FOR THE SOUTHEAST CORNER OF SAID 4.929 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

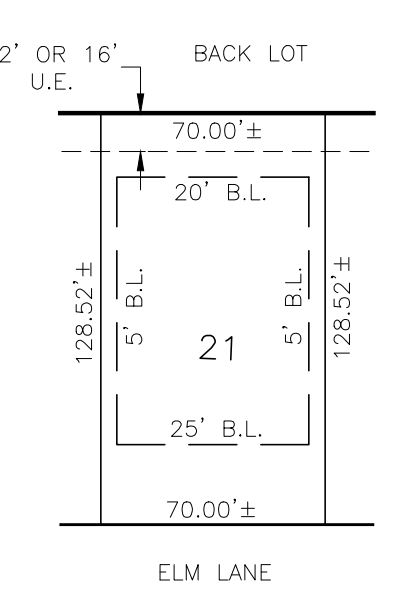
THENCE, WITH THE NORTH LINE OF SAID HERITAGE PARK SECTION TWO, BEING THE SOUTH LINES OF SAID 4.929 AND 38.00 ACRE TRACT, SOUTH 87 DEGREES 08 MINUTES 15 SECONDS WEST, AT A DISTANCE OF 317.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" AT THE NORTHEAST CORNER OF THE TERMINUS LINE OF HERITAGE PARK DRIVE (60-FOOT WIDE PER FILE NO. 2017045675 B.C.P.R.), ON THE WEST LINE OF SAID RESERVE "A" AT A DISTANCE OF 1,354.96 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND AT THE COMMON NORTH CORNER OF LOTS 4 AND 5, BLOCK 1 OF SAID HERITAGE PARK SECTION TWO, CONTINUE IN ALL A DISTANCE OF 1,511.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE EAST LINE OF A CALLED 40.00 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER VOL. 841, PAGE 632 B.C.D.R., AT THE NORTHWEST CORNER OF SAID HERITAGE PARK SECTION TWO, FOR THE SOUTHWEST CORNER OF SAID 38.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 40.00 ACRE TRACT, BEING THE WEST LINE OF SAID 38.00 ACRE TRACT, NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST, A DISTANCE OF 317.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

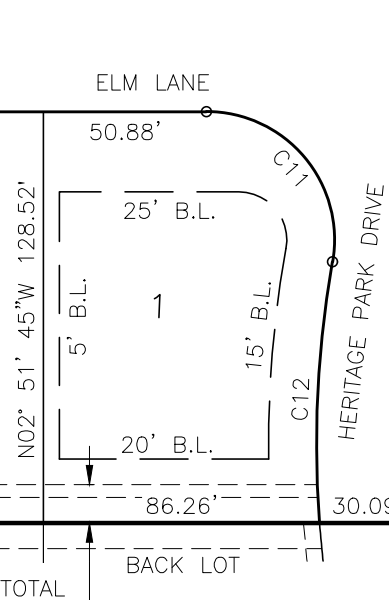
THENCE, THROUGH AND ACROSS SAID 38.00 AND 4.929 ACRE TRACTS, NORTH 87 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,511.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE WEST LINE OF SAID ANGLETON DRAINAGE DISTRICT 9.032 ACRE TRACT, BEING THE EAST LINE OF SAID 4.929 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND AT THE NORTHEAST CORNER OF SAID DETENTION RESERVE "A" BEARS NORTH 02 DEGREES 51 MINUTES 41 SECONDS WEST, A DISTANCE OF 400.38 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES OF LAND, MORE OR LESS.

THENCE, WITH THE WEST LINE OF SAID ANGLETON DRAINAGE DISTRICT 9.032 ACRE TRACT, BEING THE EAST LINE OF SAID 4.929 ACRE TRACT, SOUTH 02 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 317.04 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES OF LAND, MORE OR LESS.

TYPICAL INTERIOR LOT



TYPICAL CORNER LOT



RESERVE TABLE

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE	RESTRICTED TO DETENTION USE	2.34 AC.

Verify distance shown with metes and bounds

CALLLED 38.00 ACRES
ANGLETON INDEPENDENT
SCHOOL DISTRICT
B.C.C.F. No. 2009057153

Remove if callout is
redundant. This
area appears to be
the portion of
Reserve "A" as
noted below.

CALLLED 38.00 ACRES
ANGLETON INDEPENDENT
SCHOOL DISTRICT
B.C.C.F. No. 2009057153

RESERVE "A"
HERITAGE PARK SECTION ONE,
VOL. 24, PG. 203, B.C.D.R.

Verify and show
acreage for this
tract (4.929 Ac?)

Verify if proposed
Reserve "A" will
require additional
notes or
requirements for
connecting to
existing Reserve "A"
in Sections 1 & 2

Verify where is this
location shown

CALLLED 40.00 ACRES
ANGLETON INDEPENDENT
SCHOOL DISTRICT
VOL. 841, PG. 632
B.C.D.R.

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Clint Peltier, do hereby adopt this plat designating the hereinabove described property as HERITAGE PARK SECTION 3, 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, sold 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 solid 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.

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, grantees and successors: The portion of Block 1, as shown on the plat is 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 migration 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 herein above 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, silt, 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 alleviate 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.

Certificate is for
Administrative plats.
Remove and use the
P&Z/Council Certificate that
is provided on the plat

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.

Clint Peltier

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Clint Peltier known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public
State of Texas

APPROVED this ____ day of _____, 20____.

City Manager

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the

City,
Notary Public
State of Texas

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	196.82'	300.00'	37°35'24"	S11°12'25"W	193.31'
C2	86.84'	270.00'	18°25'44"	N20°47'15"E	86.47'
C3	15.50'	20.00'	44°24'55"	S70°39'17"E	15.12'
C4	234.60'	50.00'	268°49'50"	S02°51'45"E	71.43'
C5	15.50'	20.00'	44°24'55"	S64°55'47"W	15.12'
C6	50.19'	50.00'	57°30'37"	N77°12'08"W	48.11'
C7	41.88'	50.00'	47°59'21"	S50°02'53"W	40.67'
C8	42.74'	50.00'	48°58'29"	S01°33'58"W	41.45'
C9	44.33'	50.00'	50°48'15"	S48°19'24"E	42.90'
C10	55.46'	50.00'	63°33'09"	N74°29'54"E	52.66'
C11	69.76'	40.00'	99°55'48"	N42°53'51"W	61.25'
C12	81.93'	330.00'	14°13'30"	S00°02'42"E	81.72'
C13	179.62'	270.00'	38°06'59"	S10°56'37"W	176.33'
C14	96.49'	300.00'	18°25'44"	N20°47'15"E	96.08'
C15	77.19'	240.00'	18°25'44"	N20°47'15"E	76.86'
C16	6.83'	329.96'	1°11'10"	S29°24'32"W	6.83'
C17	20.36'	20.00'	58°19'17"	N52°58'36"E	19.49'
C18	163.43'	300.00'	31°12'49"	N08°01'08"E	161.42'
C19	33.39'	300.00'	6°22'35"	N26°48'50"E	33.37'

Parcel Table	
LOT NO.	AREA S.F.
1	10,984
2	9,446
3	9,446
4	9,446
5	9,446
6	9,446
7	9,446
8	9,446
9	9,446
10	9,446
11	9,446
12	9,380
13	7,895
14	15,249
15	10,714
16	14,340
17	8,896
18	8,996
19	8,996
20	8,996

LEGEND

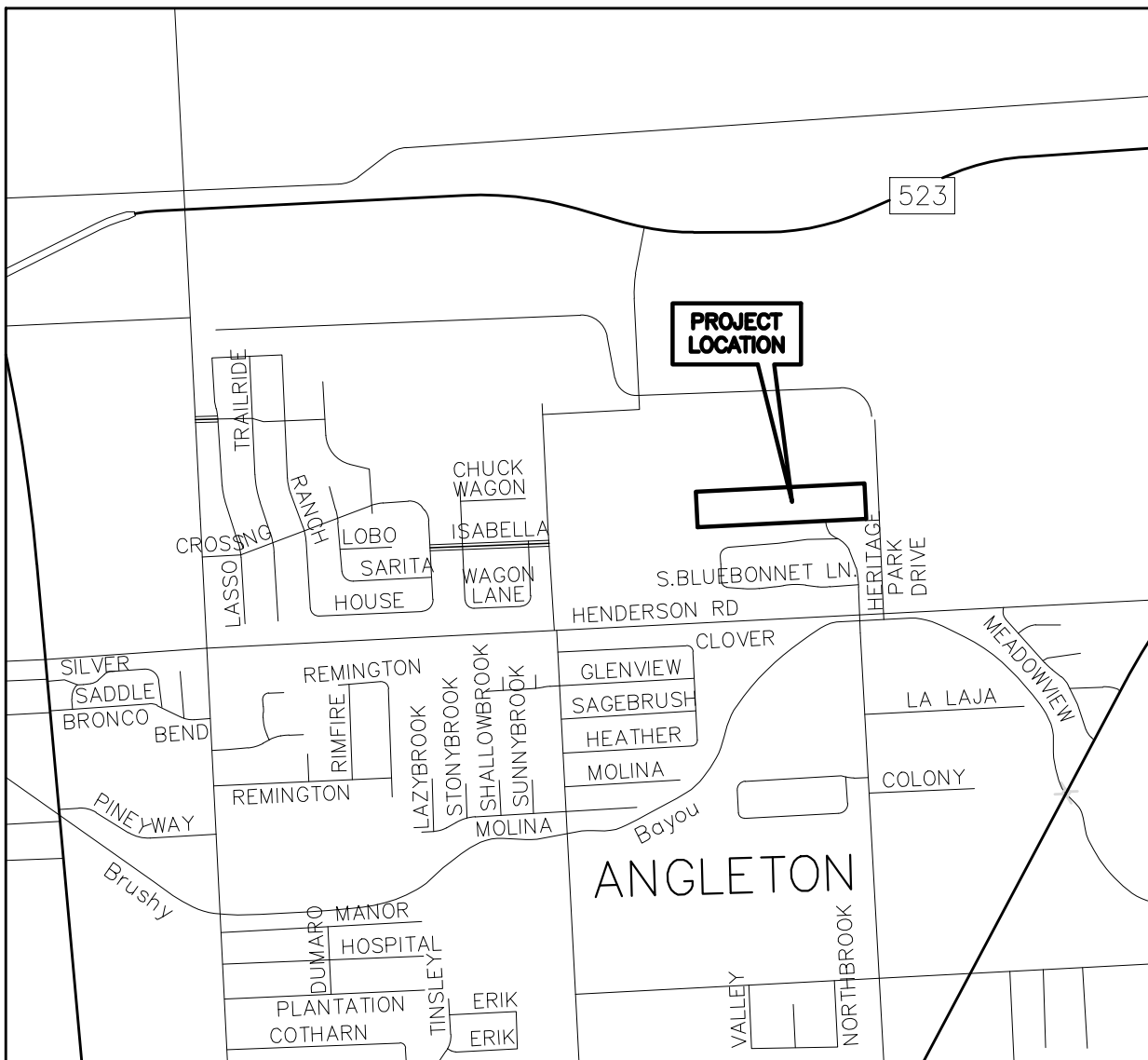
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
BL = BUILDING LINE
BM = BENCHMARK
D.&D.E. = DRAINAGE AND DETENTION EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
VOL., Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

Line No.	Length	Direction
L1	44.24'	N11°34'23"E
L2	51.96'	N11°34'23"E
L3	59.68'	N11°34'23"E

0 30' 60' 120'
SCALE: 1" = 60'

VICINITY MAP
NOT TO SCALE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- FLOOD ZONE STATEMENT:
According to the FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0435K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- REFERENCE BENCHMARK:
NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182 SET ON CONCRETE CURB OF BRIDGE ON THE NORTH SIDE OF COUNTY ROAD 171, APPROXIMATELY 275 FEET SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29
- 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.
- 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.
- THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE, PER LDC SEC. 23-19 RESERVATION. **THE 3.389 ACRE DRAINAGE RESERVE WILL BE MAINTAINED BY THE ANGLETON DRAINAGE DISTRICT.**
- ALL REAR BUILDING LINES SHALL BE 20 FEET FROM PROPERTY LINE, SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 15 FEET FOR CORNER LOTS ADJACENT TO THE RIGHT-OF-WAY, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT OF THE BUILDING LINE SHALL BE 25 FEET.

Notate lift station
easement

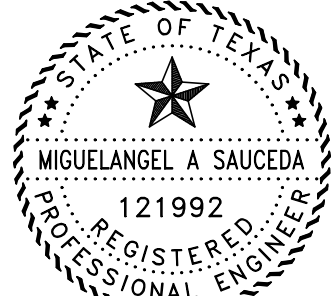
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

SIGNED: LUTHER J. DAILY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150



KNOW ALL MEN BY THESE PRESENTS:
That I, Miguelangel A. Saucedo, 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.

SIGNED: MIGUELANGE L A SAUCEDO DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992



OWNER:
CLINT PELTIER,
CLINT PELTIER CUSTOM HOMES
733 TX-28 SPUR
DAVBURY TEXAS 77534
979-481-4840
clintpeltiercustomhomes@gmail.com

REVISED:

PRELIMINARY PLAT

HERITAGE PARK SUBDIVISION SECTION 3

A 11.00 ACRE, 30-LOT, 1 BLOCK,

1 RESERVE SUBDIVISION

BEING A PORTION OF TRACT 20 OF
THE OLIVER AND BARROWS SUBDIVISION
VOL. 2, Pg. 97, B.C.P.R. AND A
PORTION OF DETENTION RESERVE "A" OF
HERITAGE PARK SECTION ONE SUBDIVISION
VOL. 24, PG. 97, B.C.P.R.
LOCATED IN THE T.S. LEE SURVEY, ABSTRACT No. 318
IN BRAZORIA COUNTY, TEXAS



ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530,
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 15012 SCALE: 1" = 60' DRAWN BY: BT
DRAWING NO.: 15012 PLAT.DWG DATE: 12/01/2021 CHECKED BY: LJD