



December 21, 2021

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

Re: On-Going Services
Century Coale Road Business Park Final Replat – 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:

1. The Angleton Drainage District provided a revised letter of approval, dated July 15, 2021, with stipulations noted and is provided as an attachment in this review. It is noted that conditional approval has been provided for the development with the stipulation that pumped detention fees be received prior to final approval of the development.

HDR takes no objection to the proposed Century Coale Road Business Park Final Replat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

ANGLETON DRAINAGE DISTRICT



A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

July 15, 2021

Bearden Investments
c/o Baker & Lawson, Inc.
300 E Cedar Street
Angleton, Texas 77515

Re: Drainage and Pumped Detention Plan
Century Coale Road Business Park

Dear Bearden Investments:

During the regular public meeting of the Angleton Drainage District held on July 13, 2021, the Board of Supervisors unanimously approved the drainage and pumped detention plan with the following stipulations for Century Coale Road Business Park as presented.

As presented, this proposed development will be located on the north side of CR 220 and east of Highway 288B. This proposed development is comprised mainly of two large buildings with each building divided in half with four offices. Each office is located at both ends of each building. Onsite detention is designed to provide 6.317 acre-feet of detention. Only 5.978 acre-foot of detention is required. The detention will be pumped. The detention pond will drain into the CR 220 roadside ditch through a 24-inch rcp with an 8-inch restricting pipe.

The Board of Supervisors of the Angleton Drainage District granted conditional approval of the drainage and detention plan for Century Coale Road Business Park with the stipulation the pumped detention fees for the replacement of one pump in the amount of \$4,325.00 are received by the District before final approval is given.

If any additional structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this drainage and pumped detention plan in no way represents that Century Coale Road Business Park has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the drainage and pumped detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,


David B. Spoor, Chairman
Angleton Drainage District

DEDICATION STATEMENT:

Now, therefore, know all men by these presents: that DBI Coale Road Angleton 9.2, LP, a Texas limited partnership, acting through William W. Hall, Vice President of DBearden Investments–GP, LLC, its General Partner, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Century Coale Road Business 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.

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.

DBI Coale Road Angleton 9.2, LP
DBearden Investments–GP, LLC, its General Partner

William W. Hall, Vice President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared William W. Hall, Vice President of DBearden Investments–GP, LLC, General Partner of DBI Coale Road Angleton 9.2, LP, a Texas limited partnership 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 _____.

Notary Public
State of Texas

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

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

FIELD NOTES FOR 9.273 ACRE

BEING A TRACT OF LAND CONTAINING 9.273 ACRE (403,935 SQUARE FEET), LOCATED WITHIN EDWIN WALLER SURVEY, ABSTRACT NUMBER (NO.) 134, IN BRAZORIA COUNTY, TEXAS; SAID 9.273 ACRE BEING THE REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 21, PAGE (PG.) 235–236 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING THE REMAINDER OF A TRACT OF LAND RECORDED IN THE NAME OF THE SECOND BAPTIST CHURCH OF ANGLETON, UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002028127; SAID 9.273 ACRES 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):

BEGINNING AT 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE NORTH LINE OF COUNTY ROAD 220 (WIDTH VARIES PER B.C.C.F. NO. 2011020792 AND 2011011934), AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, A SUBDIVISION OF RECORD UNDER PLAT NO. 2018047555 OF THE B.C.P.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 AND RESTRICTED RESERVE "C" OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 384.92 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND AT AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "C", FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "C", NORTH 87 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 256.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND AT THE EAST SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "C", NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 235.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE SOUTH LINE OF A CALLED 6.172 ACRE TRACT RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 431 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTH LINE OF SAID 6.172 ACRE TRACT AND A CALLED 2.890 ACRE TRACT RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 428 OF THE B.C.D.R., NORTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 462.19 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET AT THE NORTHWEST CORNER OF RESERVE "A" OF STRIPES ANGLETON, A SUBDIVISION OF RECORD UNDER PLAT NO. 2015009239 OF THE B.C.P.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE WEST LINE OF SAID RESERVE "A", THE FOLLOWING TWO (2) COURSES:

- SOUTH 07 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 441.44 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT, FROM WHICH A FOUND 5/8–INCH IRON ROD WITH CAP STAMPED "HAGAN" BEARS NORTH 21 DEGREES 03 MINUTES WEST, A DISTANCE OF 0.8 FEET;
- SOUTH 03 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 187.25 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH LINE OF SAID COUNTY ROAD 220, SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 762.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.273 ACRES OF LAND.

THENCE, WITH THE SOUTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, AND THE NORTH LINE OF SAID COUNTY ROAD 220, SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 762.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.273 ACRES OF LAND.

DRAINAGE AND DETENTION EASEMENT:

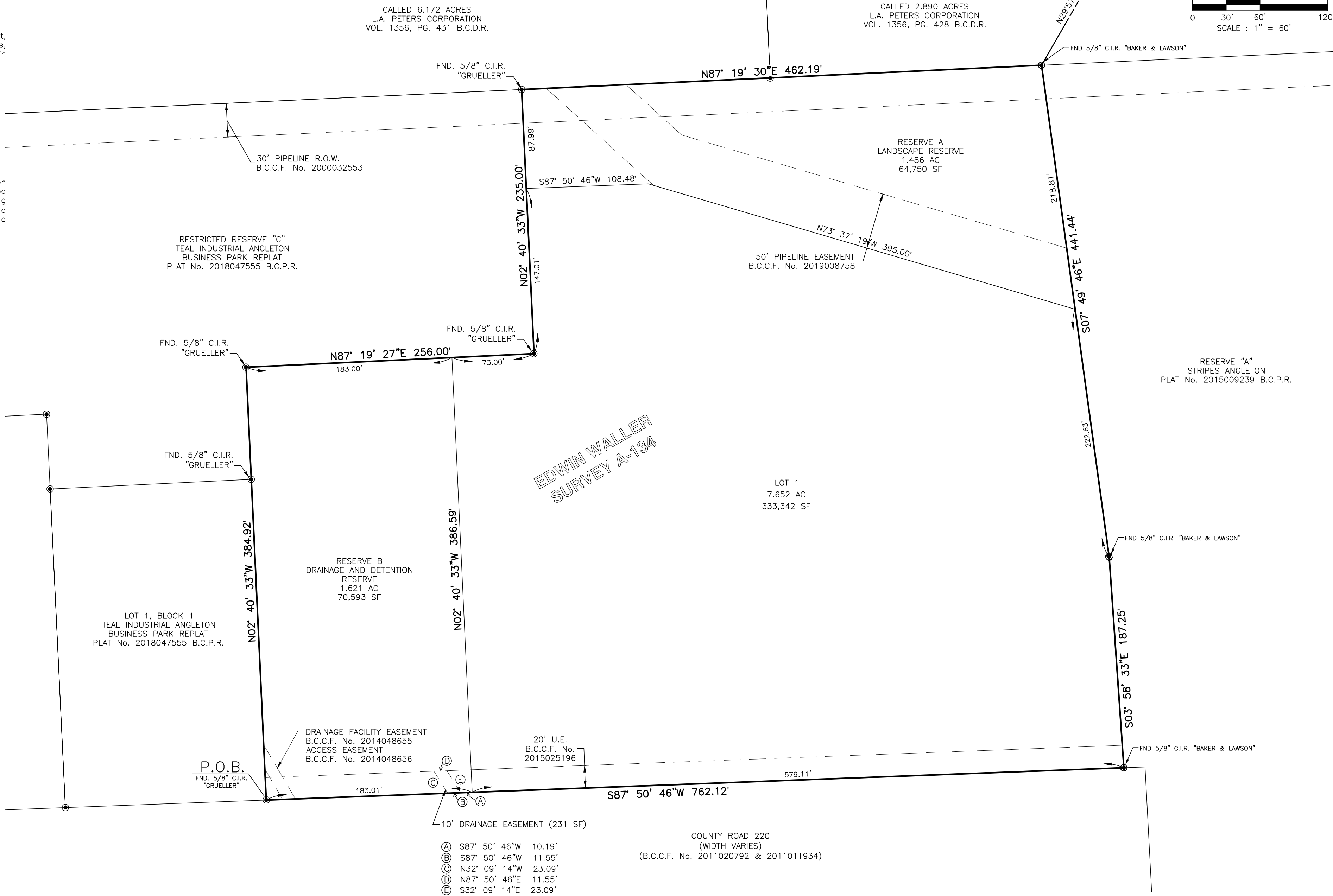
This plat submitted by the owners ("Owners") and approved by the City of Angleton ("City"), is subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

All Drainage Easements shown on the plat are hereby reserved for drainage purposes forever, and the maintenance of the said drainage easements shall be the responsibility of the Owners, or their assigns, in perpetuity. The City, and Angleton Drainage District, are not responsible for the maintenance and operation of any drainage easement or responsible for any damage or injury to private property or person that results from the flow of water along said drainage easement, but reserve the right to use enforcement power to ensure that drainage easement is properly functioning in the manner in which it was designed and approved.

The construction of a fence, building, or any other structure in the drainage easement is prohibited without the expressed written consent of the City, subject to such an improvement not having a detrimental impact on the functionality of the drainage easement as it was designed and approved. The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by for drainage and safety purposes. 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 Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries.

FIRE LANE AND FIRE EASEMENT

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard all-weather surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.



NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD–83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), 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.
- NGS MONUMENT (PID AW1178)
A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 290, APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288
ELEVATION = 25.81 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 PLATING 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.
- NOTICE: IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNER(S), TO MAINTAIN THE DETENTION RESERVE TRACT PER ANGLETON LDC REQUIREMENTS (SEC. 23–19 RESERVATIONS)
- THE PURPOSE OF THIS REPLAT IS TO ESTABLISH LIMITS OF A DETENTION RESERVE.

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
B.L. = BUILDING LINE
BM = BENCHMARK
D.A.D.E. = DRAINAGE AND DETENTION EASEMENT
U.E. = UTILITY EASEMENT
AC = ACRES
NO. = NUMBER
FND. = FOUND
C.I.R. = IRON ROD W/CAP
I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE

SYMBOLS

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

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:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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

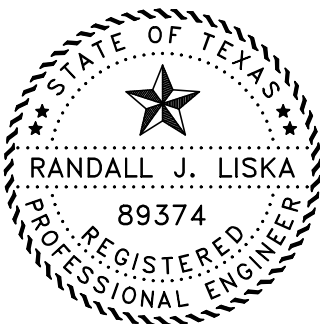
BOARD MEMBER

BOARD MEMBER

KNOW ALL MEN BY THESE PRESENTS:

That I, Randall J. Liska, 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 variations that were expressly granted by the City Council on this plat.

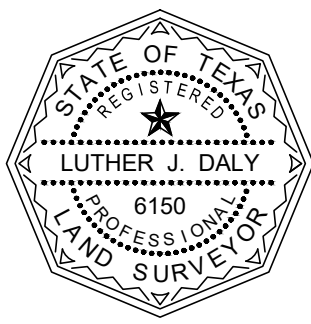
SIGNED: RANDALL J. LISKA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89374



KNOW ALL MEN BY THESE PRESENTS:

That I, Luther J. Daly, 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.

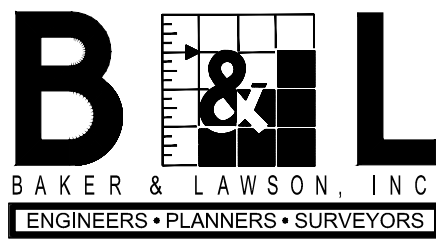
SIGNED: LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150



REVISED:

FINAL REPLAT
CENTURY COALE ROAD
BUSINESS PARK
A 9.273 ACRE, 1-LOT, 1 RESERVE, 1 BLOCK
SUBDIVISION

REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION
VOL. 21, Pg. 235-236 B.C.P.R.
LOCATED IN THE EDWIN WALLER SURVEY, ABSTRACT No. 134
IN BRAZORIA COUNTY, TEXAS



300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 12943	SCALE: 1" = 60'	DRAWN BY: RJL
DRAWING NO.: 12943–REPLAT FINAL	DATE: 12/02/2021	CHECKED BY: DRR