



June 22, 2023

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

Re: On-Going Services
Coral Haven Lane Street Dedication Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the final 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.

Sheet 1 of 2

1. Bearings and distances noted for curves C2,7, and 12 in the Curve Table do not match the metes and bounds notes.
2. Notate utility service providers for the proposed subdivision.
3. Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas.
4. Plat not showing existing floodplain. Update to include existing adjacent floodplain.
5. Show bearing from commencement point to monument.
6. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Correct overlapping text on plat heading.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.
3. Acreage value in metes and bounds does not match plat heading.

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 Coral Haven Lane Street Dedication Final Plat be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

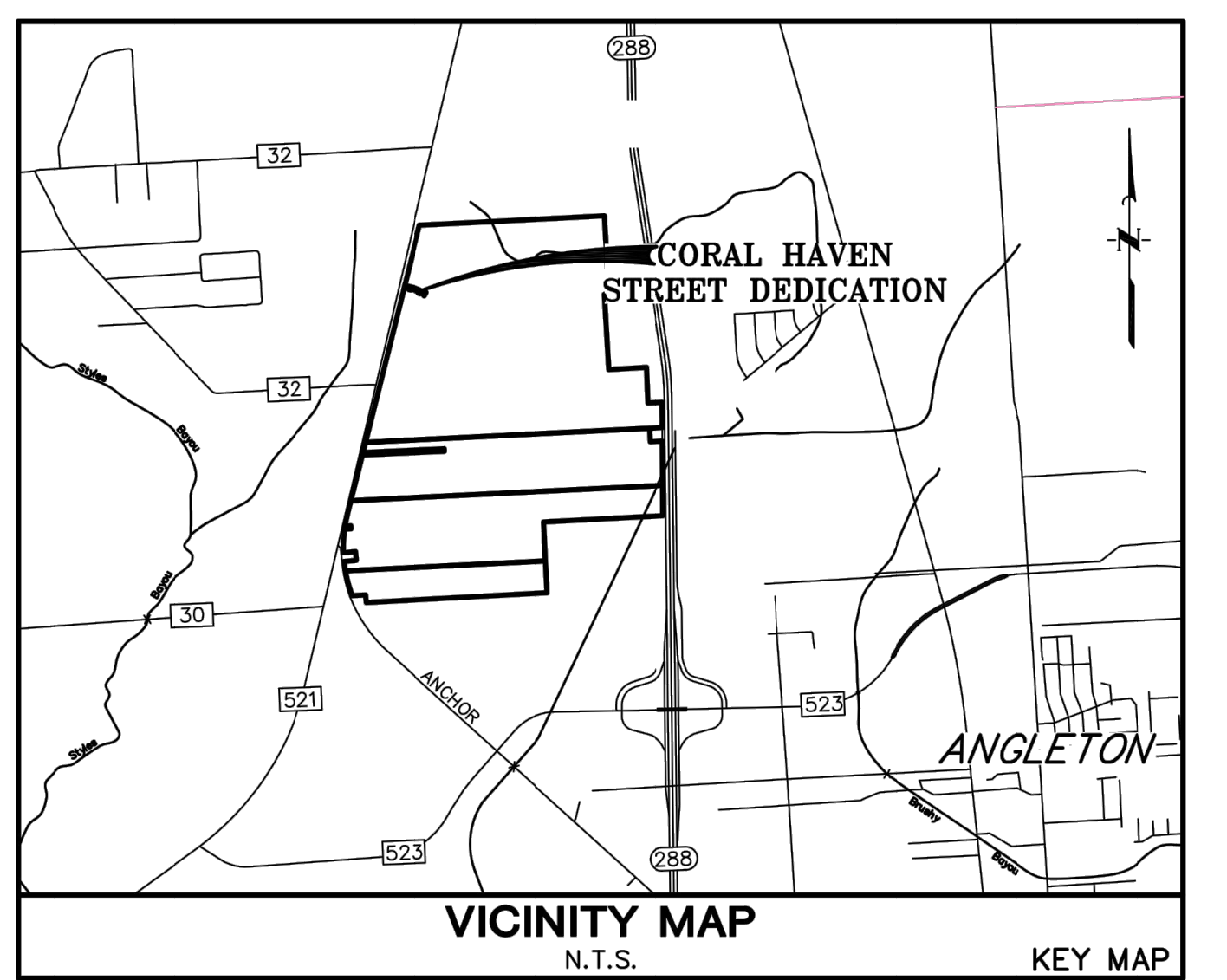
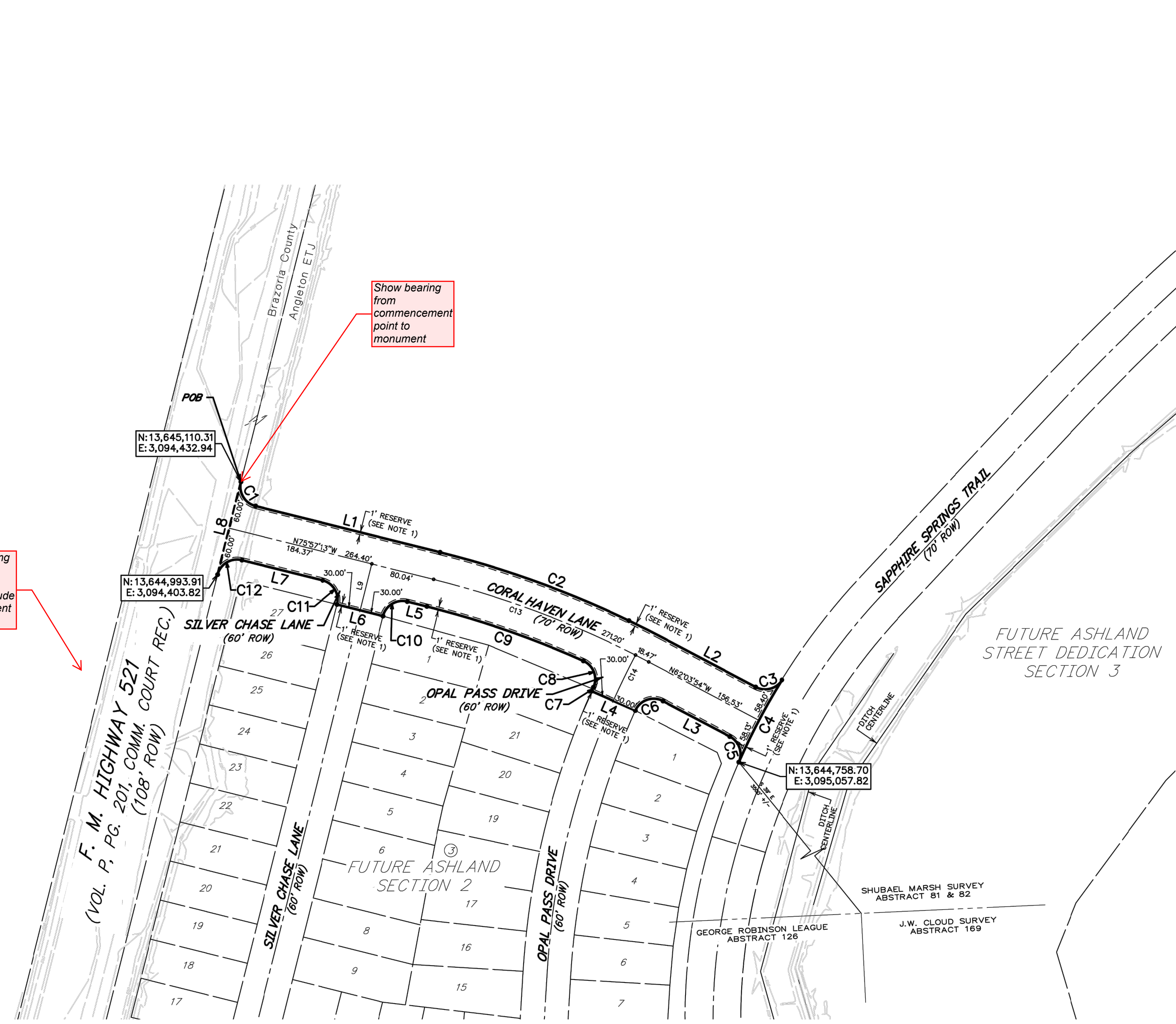
Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments



- BL "Building Line"
 C.C.F. "County Clerk's File"
 DE "Drainage Easement"
 Esm "Easement"
 FC "Firm Code"
 O.C.C.B.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"
 ① "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 revert in the dedicator, his heirs, assigns or successors.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All cul-de-sac radii are sixty-five feet (65'), unless otherwise indicated.
- 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- There are no 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 Allterra's RTK Network, Stations HAQS_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.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- 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.

Plat not showing existing floodplain. Update to include existing adjacent floodplain

Show bearing from commencement point to monument

Notate utility service providers for the proposed subdivision

Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas

Bearings and distances noted for curves C2, 7, and 12 in the Curve Table do not match the metes and bounds notes.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	89°59'50"	39.27'	S30°57'18"E	35.35'	25.00'
C2	1230.00'	13°53'19"	298.15'	N69°00'33"W	297.42'	149.81'
C3	25.00'	86°14'47"	37.63'	N74°48'43"E	34.18'	23.41'
C4	815.00'	81°1'32"	116.53'	S27°35'33"W	116.43'	58.36'
C5	25.00'	85°33'41"	37.33'	N19°17'03"W	33.96'	23.13'
C6	25.00'	93°59'13"	41.01'	S70°56'30"W	36.56'	26.80'
C7	1020.00'	01°7'49"	5.29'	S24°05'48"W	5.29'	2.64'
C8	25.00'	89°54'46"	39.23'	N20°42'40"W	35.33'	24.96'
C9	1160.00'	10°17'10"	208.25'	N70°48'38"W	207.97'	104.41'
C10	25.00'	90°00'10"	39.27'	S59°02'42"W	35.36'	25.00'
C11	25.00'	89°59'50"	39.27'	N30°57'19"W	35.35'	25.00'
C12	25.00'	90°00'09"	39.27'	S59°02'43"W	35.36'	25.00'
C13	1195.00'	13°53'19"	289.67'	N69°00'33"W	288.96'	145.55'
C14	990.00'	3°41'19"	63.74'	S25°47'33"W	63.73'	31.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°57'13"E	239.41'
L2	S62°03'54"E	133.32'
L3	N62°03'54"W	95.26'
L4	N66°03'06"W	60.00'
L5	N75°57'13"W	25.03'
L6	N75°57'04"W	60.00'
L7	N75°57'13"W	104.37'
L8	N14°02'37"E	120.00'
L9	N14°02'37"E	60.00'

FINAL PLAT OF CORAL HAVEN LANE STREET DEDICATION

A SUBDIVISION OF 12405 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEYS, A-82
 BRAZORIA COUNTY, TEXAS

MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
 Quality Engineering, LLC
 Quality Engineers and Land Surveyors
 Registration Nos. F-23290 & 30040100
 6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

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 CORAL HAVEN STREET DEDICATION, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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 BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____ Authorized Signer, 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: _____

I, Steve Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.24 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 81 & 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 1.23 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

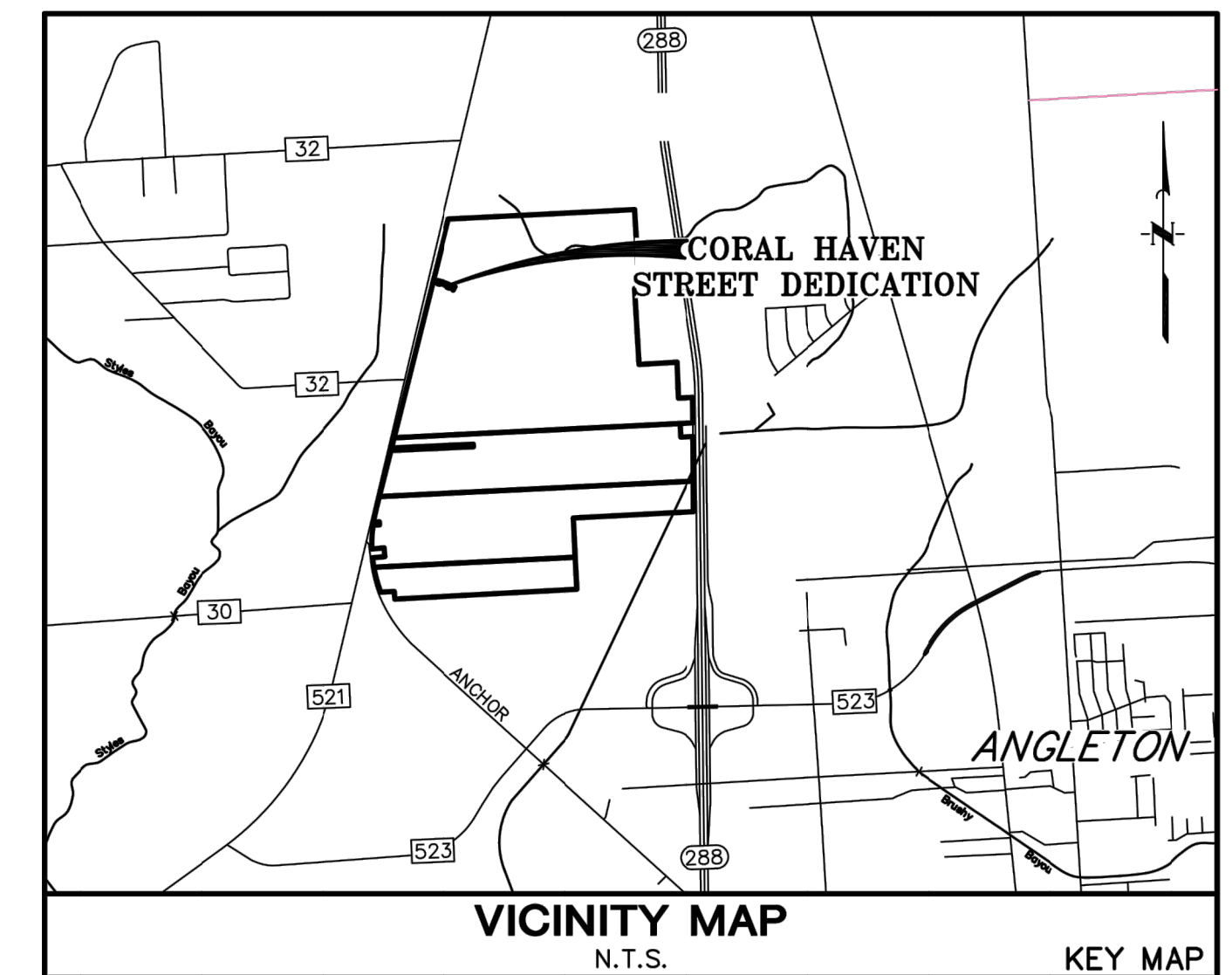
COMMENCING at a found concrete monument being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & 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 Wartham 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, 1510.45 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the left;

THENCE, over and across said 469.08 acre tract the following nineteen (19) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing South 30°57'18" East, 35.35 feet to a point for corner;
2. South 75°57'13" East, 239.41 feet to a point for corner at the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 1230.00 feet, a central angle of 13°53'19", an arc length of 298.15 feet, and a long chord bearing South 69°00'33" East, 297.42 feet to a point for corner;
4. South 62°03'54" East, 133.32 feet to a point for corner at the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 86°14'47", an arc length of 37.63 feet, and a long chord bearing North 74°48'43" East, 34.18 feet to a point for corner at the beginning of a compound curve to the left;
6. Along the arch of said compound curve to the left having a radius of 815.00 feet, a central angle of 08°11'32", an arc length of 116.53 feet, and a long chord bearing South 27°35'33" West, 116.43 feet to a point for corner at the beginning of a compound curve to the left;
7. Along the arch of said compound curve to the left having a radius of 25.00 feet, a central angle of 85°33'41", an arc length of 37.33 feet, and a long chord bearing North 19°17'03" West, 33.96 feet to a point for corner;
8. North 62°03'54" West, 95.26 feet to a point for corner at the beginning of a curve to the left;
9. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 93°59'13", an arc length of 41.01 feet, and a long chord bearing South 70°16'30" West, 36.56 feet to a point for corner;
10. North 66°03'06" West, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the right;
11. Along the arc of said non-tangent curve to the right having a radius of 1020.00 feet, a central angle of 00°17'49", an arc length of 5.29 feet, and a long chord bearing North 24°05'48" East, 5.29 feet to a point for corner at the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 89°54'46", an arc length of 39.23 feet, and a long chord bearing North 20°42'40" West, 35.33 feet to a point for corner at the beginning of a compound curve to the left;
13. Along the arch of said compound curve to the left having a radius of 1160.00 feet, a central angle of 10°17'10", an arc length of 208.25 feet, and a long chord bearing North 70°48'38" West, 207.97 feet to a point for corner;
14. North 75°57'13" West, 25.03 feet to a point for corner at the beginning of a curve to the left;
15. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, 35.36 feet to a point for corner;
16. North 75°57'04" West, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the left;
17. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing North 30°57'18" West, 35.35 feet to a point for corner;
18. North 75°57'13" West, 104.37 feet to a point for corner at the beginning of a curve to the left;
19. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, 35.36 feet to a point for corner being in the west line of said 469.08 acre tract being common with the east line of F.M. Highway 521, from which a found 1/2-inch Iron Rod with cap stamped "DBG" marking an angle point in bears South 14°02'37" West, 2980.55 feet;

THENCE, North 14°02'37" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 1.2404 acres of land in Brazoria County, Texas.



FINAL PLAT OF CORAL HAVEN LANE STREET DEDICATION A SUBDIVISION OF 12405 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A-82 BRAZORIA COUNTY, TEXAS

MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

SHEET 2 OF 2