



June 22, 2023

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

Re: On-Going Services
Ashland Wastewater Plant 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:

Sheet 1 of 2

1. Provide plat note that defines wastewater plant uses and any restrictions for the use of the property.
2. Provide plat note that defines ownership and maintenance.
3. Provide plat note that defines how subdivision will be serviced by utilities. (e.g. electric,)
4. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B)
5. Update plat title to update the words "waste water" to be one word "Wastewater"
6. Filing Information for the 16-ft UE to be completed once received
7. Label Plat Type (e.g. final plat).

Sheet 2 of 2

1. Update plat title to update the words "waste water" to be one word "Wastewater"
2. Show bearing from commencement point to monument on plat drawing.

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 Wastewater Plant 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.

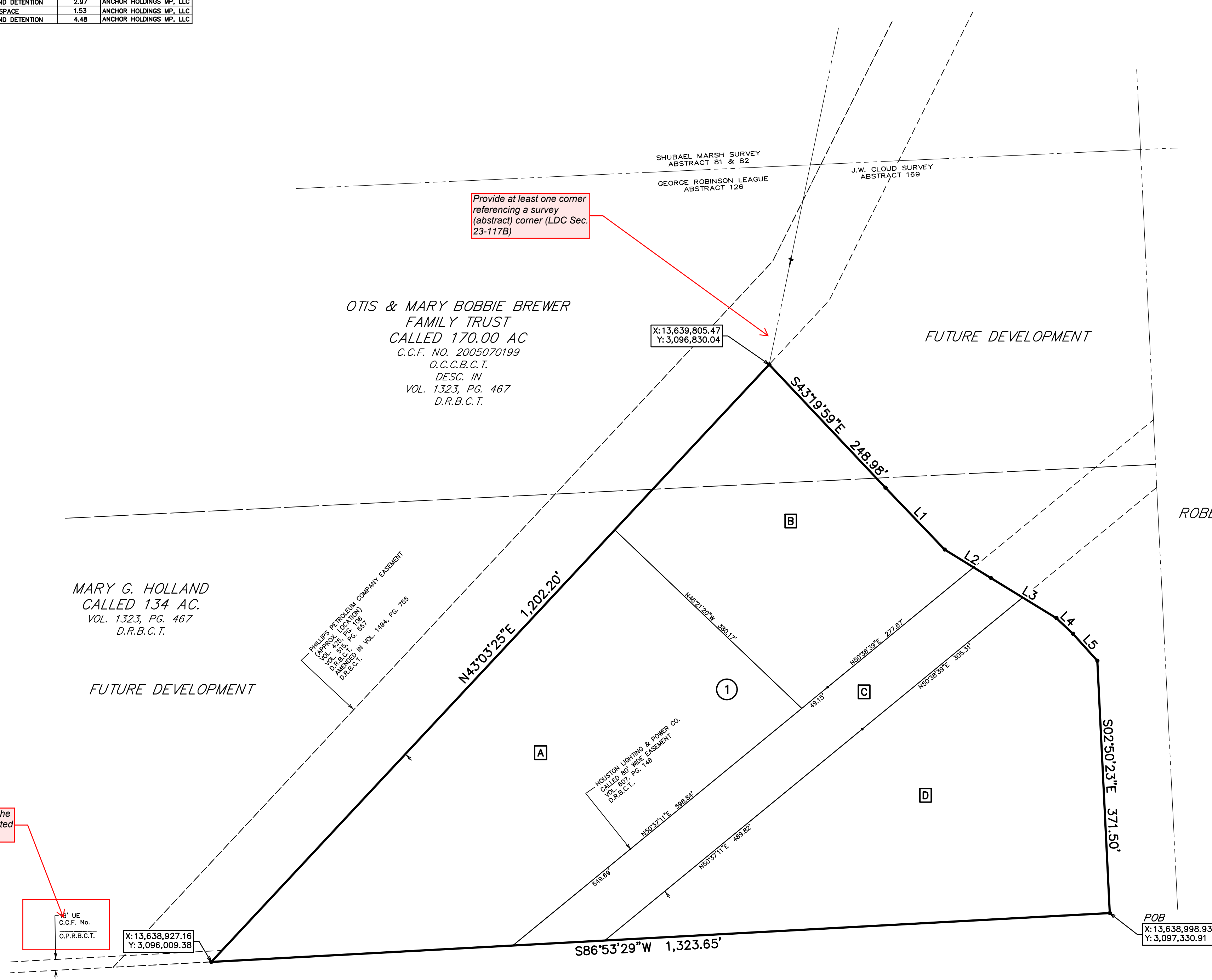
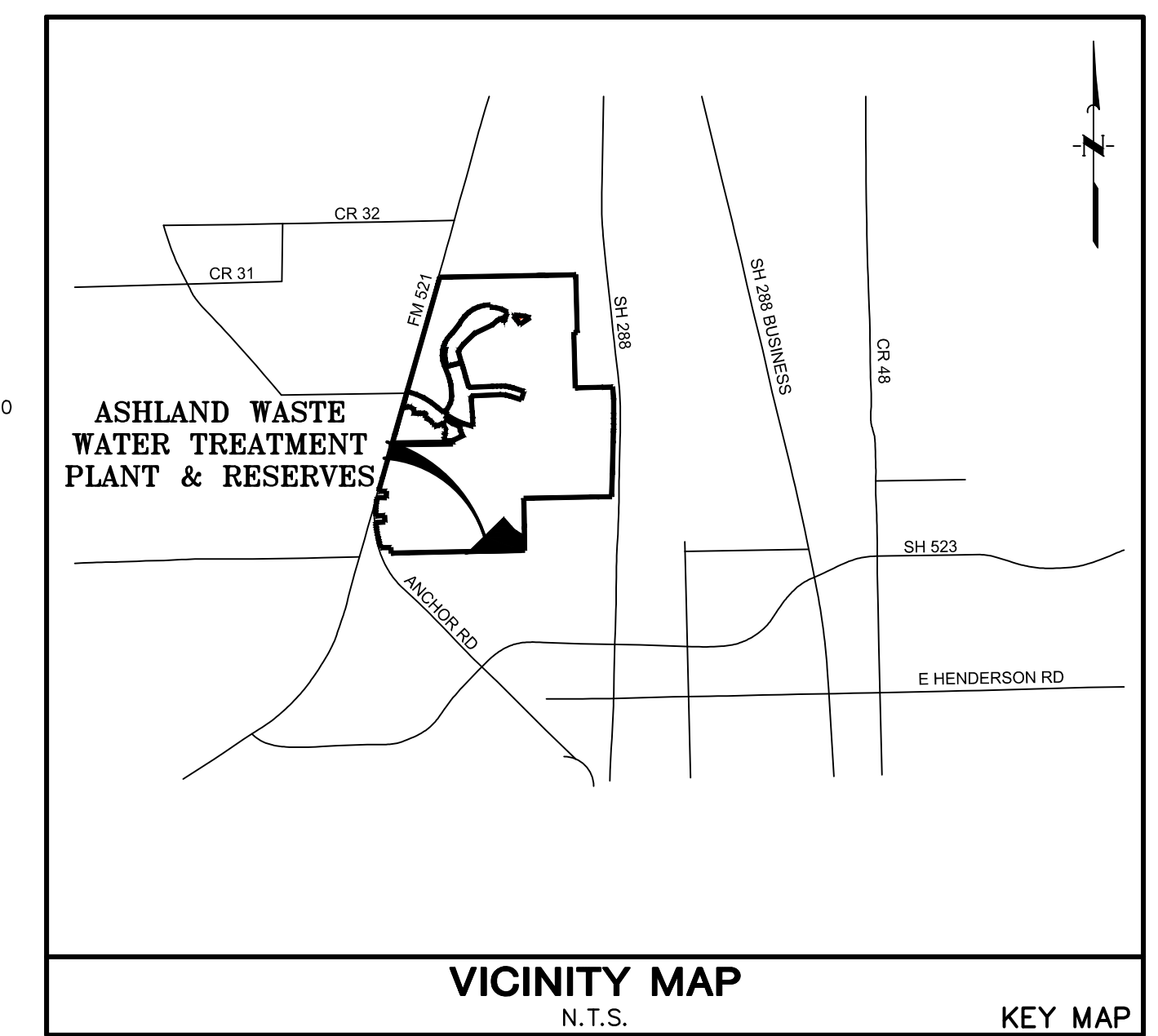
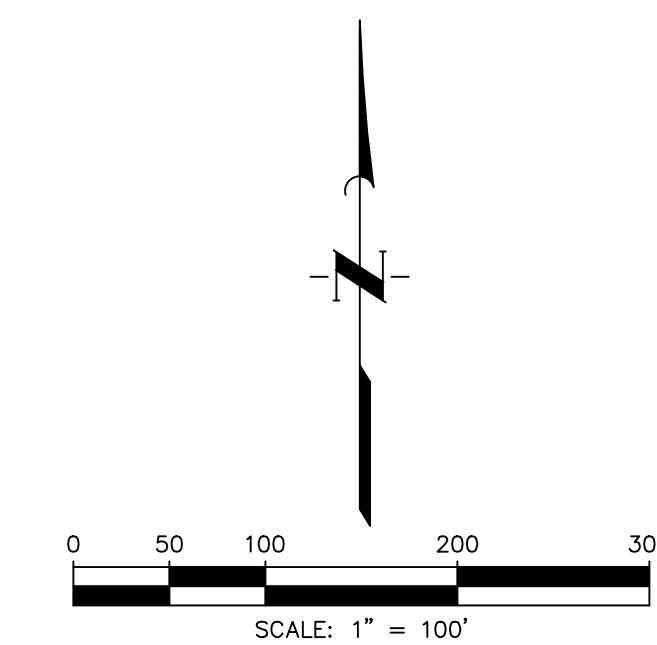
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

| | | | |
|--|---|--|---|
| RESTRICTED RESERVE A Restricted to Waste Water Treatment Plant Purposes Only 5.45 AC 237,517 Sq. Ft. | RESTRICTED RESERVE B Restricted to Drainage and Detention Purposes Only 2.97 AC 129,553 Sq. Ft. | RESTRICTED RESERVE C Restricted to Open Space Purposes Only 1.53 AC 66,856 Sq. Ft. | RESTRICTED RESERVE D Restricted to Drainage and Detention Purposes Only 4.48 AC 195,189 Sq. Ft. |
|--|---|--|---|

| RESERVE TABLE | | | |
|-----------------|-----------------------------|---------|-------------------------|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | WASTE WATER TREATMENT PLANT | 5.45 | ANCHOR HOLDINGS MP, LLC |
| B | DRAINAGE AND DETENTION | 2.97 | ANCHOR HOLDINGS MP, LLC |
| C | OPEN SPACE | 1.53 | ANCHOR HOLDINGS MP, LLC |
| D | DRAINAGE AND DETENTION | 4.48 | ANCHOR HOLDINGS MP, LLC |



- General Notes**
- A.C.Acres
 - R.O.W.Right Of Way
 - P.O.B.Point Of Beginning
 - FND.Found
 - VOL.Volume
 - PG.Page
 - D.R.B.C.Deed Records Brazoria County
 - NO.Number
 - O.P.R.B.C.Official Public Records Brazoria County
 - O.C.C.B.C.T.County Clerk's File
 - C.C.F.County Clerk's File
 -Set 3/4-inch iron rod with cap stamped "Quiddity" as per certification
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
 - 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 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 483900430K, Panel 430, Suffix "X", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - 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 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.

- Provide plat note that defines wastewater plant uses and any restrictions for the use of the property.
- Provide plat note that defines ownership and maintenance.
- Provide plat note that defines how subdivision will be surveyed. Update plat with the words "waste water" to be one word "wastewater".
- Label Plat Type (e.g. final plat)

ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S43°48'03"E | 126.07' |
| L2 | S58°22'21"E | 79.90' |
| L3 | S58°28'19"E | 112.87' |
| L4 | S46°41'05"E | 33.57' |
| L5 | S42°06'09"E | 53.32' |

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

PLANNER:
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 1006430
6330 West Loop South, Suite 100 • Houston, TX 77041 • 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 _____ 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: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshon, 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. McAshon, P.E.
Professional Engineer

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

Show bearing from commencement point to monument on plat drawing.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.44-acre tract of land situated in the George Robinson League, Abstract No. 126 in Brazoria County, Texas, being partially out of a called 61.20-acre tract of land and a 166.74-acre tract of land, both of which are conveyed to 1485 Holdings LLC by Special Warranty Deed, recorded in Clerk's File No. 202185074 of the official public records of Brazoria County; said 14.44-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 round 5/8 inch iron rod with cap stamped "IRS RPLS 4808" at the southeast corner of a said 61.20-acre tract, the northeast corner of a called 116.155-acre tract to Charles B. Robertson III, et al, recorded in Clerk's File No. 2018029439 of the Officially County Court of Brazoria County, Texas, and along the west line of a called 91.87-acre tract to Robert Lloyd Carr, et al recorded in County Clerk's File No. 2015014625 of the Official County Court of Brazoria County, Texas;

THENCE, South 86°53'29" West, along the south line of said 61.20-acre tract common with the north line of said 116.155-acre tract, 100.00 feet to the POINT OF BEGINNING;

THENCE, South 86°53'29" West, along said common line, 1323.65 feet to a point for corner;

THENCE, North 43°03'25" East, passing the north line of aforementioned 61.20-acre tract, common with the south line of aforementioned 166.74-acre tract at 951.26 feet, for a total distance of 1202.20 feet to a point for corner;

THENCE, South 43°19'59" East, passing said common line at 229.72 feet, for a total distance of 248.98 feet to a point for corner;

THENCE, South 43°48'03" East, 126.07 feet to a point for corner;

THENCE, South 58°22'21" East, 79.90 feet to a point for corner;

THENCE, South 58°28'19" East, 112.87 feet to a point for corner;

THENCE, South 46°41'05" East, 33.57 feet to a point for corner;

THENCE, South 42°06'09" East, 53.32 feet to a point for corner;

THENCE, South 02°50'23" East, 371.50 feet to the POINT OF BEGINNING, CONTAINING 14.4437-acre of land in Brazoria County, Texas.

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

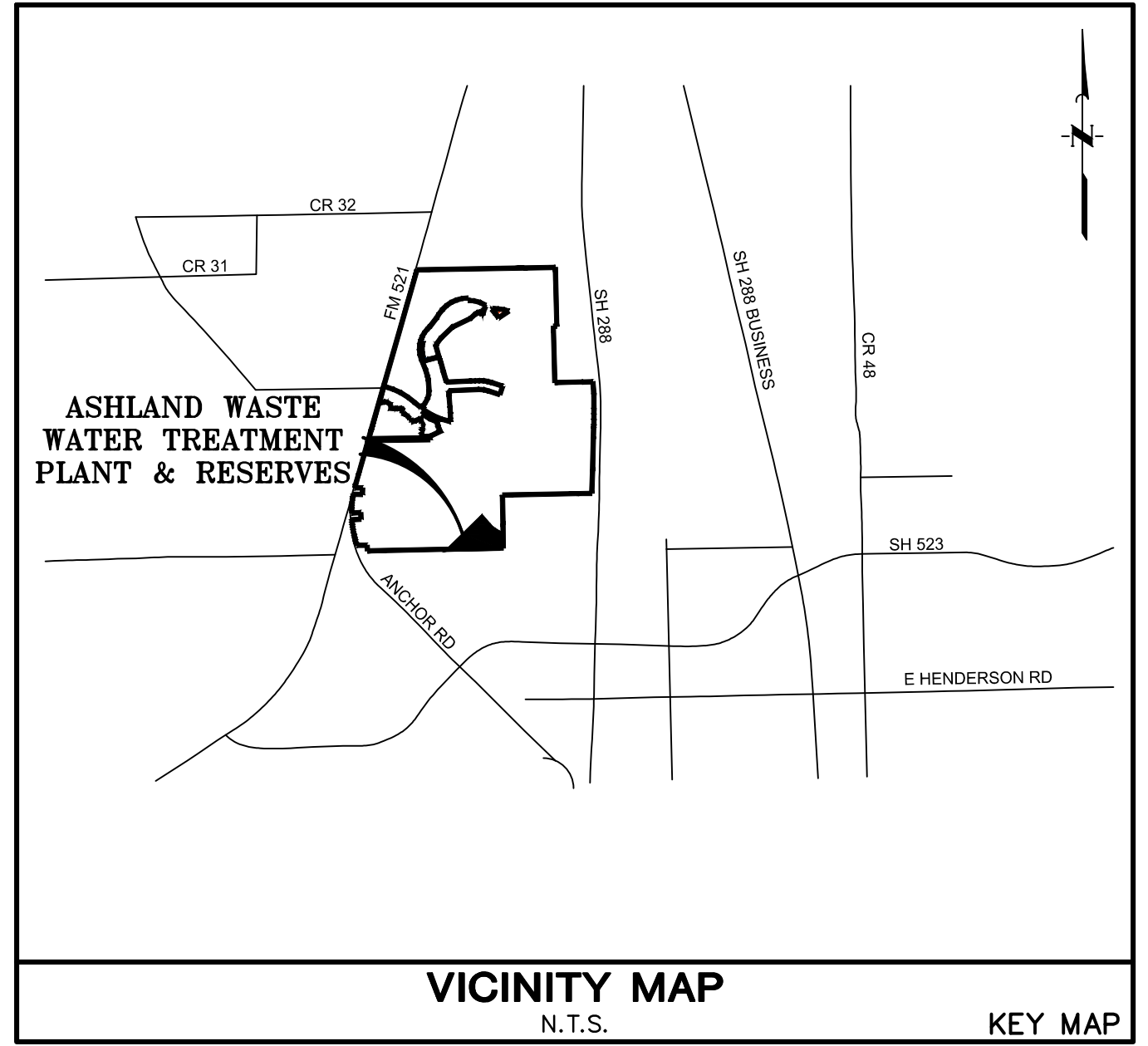
Chairman, Planning and Zoning Commission _____

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

Update plat title to update the words "waste water" to be one word "Wastewater"


ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

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BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

PLANNER:
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23230 & 10046300
6380 West Loop South, Suite 100 • Houston, TX 77041 • 713.777.5337