



June 22, 2023

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

Re: On-Going Services
Ashland Water 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. Verify and remove text for Reserve A. This appears to be duplicate text.
2. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B).
3. Provide plat note that defines water plant uses and any restrictions for the use of the property.
4. Provide plat note that defines ownership and maintenance.
5. Provide plat note that defines how subdivision will be serviced by utilities. (e.g. electric).

Sheet 2 of 2

1. Verify if this is still valid for the final plat. Only engineer/surveyor is found on the plat titleblock.
2. Show bearing from this point on plat drawing (see metes and bounds paragraph 6).
3. Show bearing from commencement point to monument on plat drawing and reference to the point of beginning.
4. Label Plat Type (e.g. final plat).

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 Water 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
 WATER PLANT USES
 2.095 AC
 91,244 Sq. Ft.

Verify and remove text for
 Reserve A. This appears to be
 duplicate text.

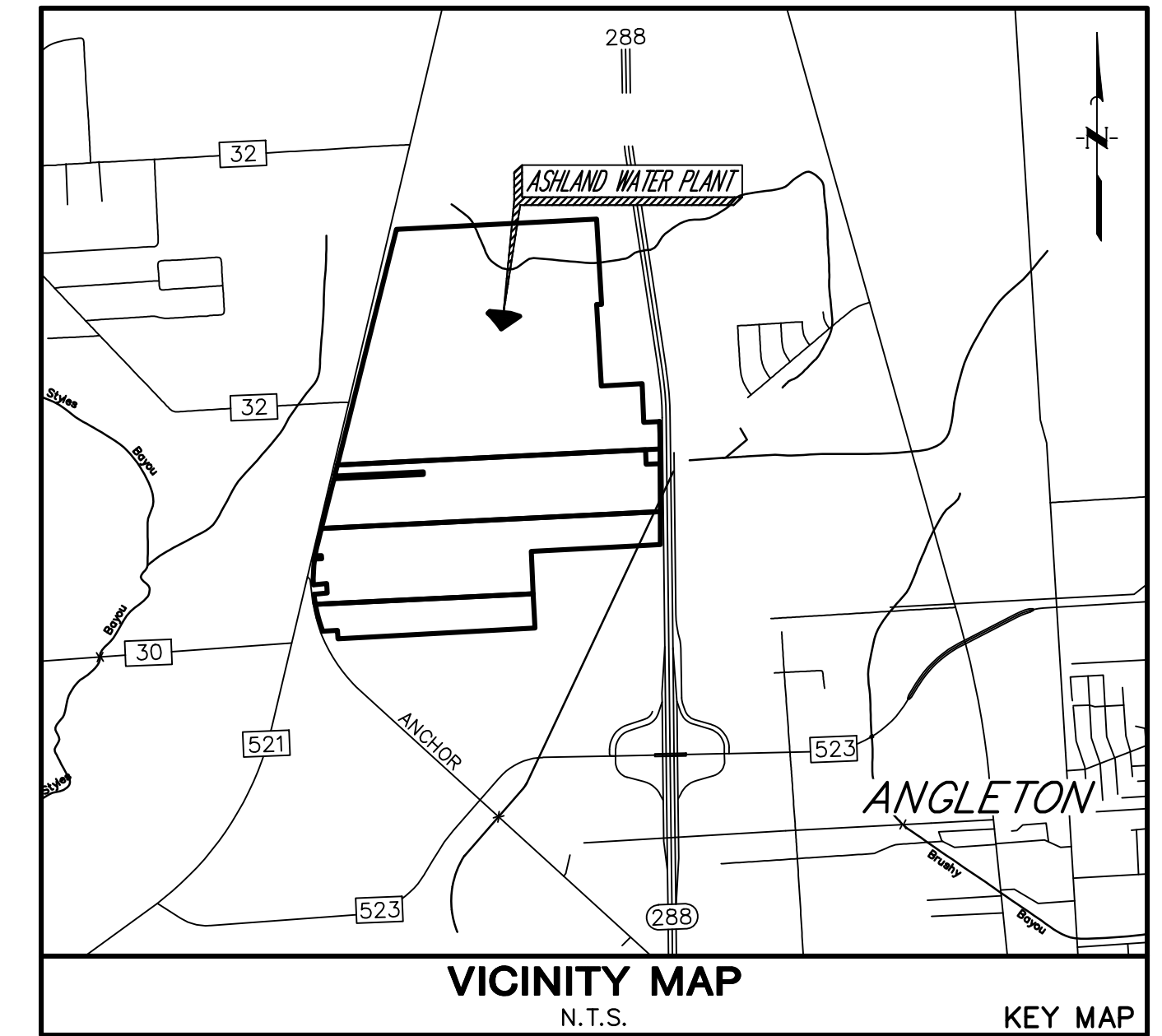
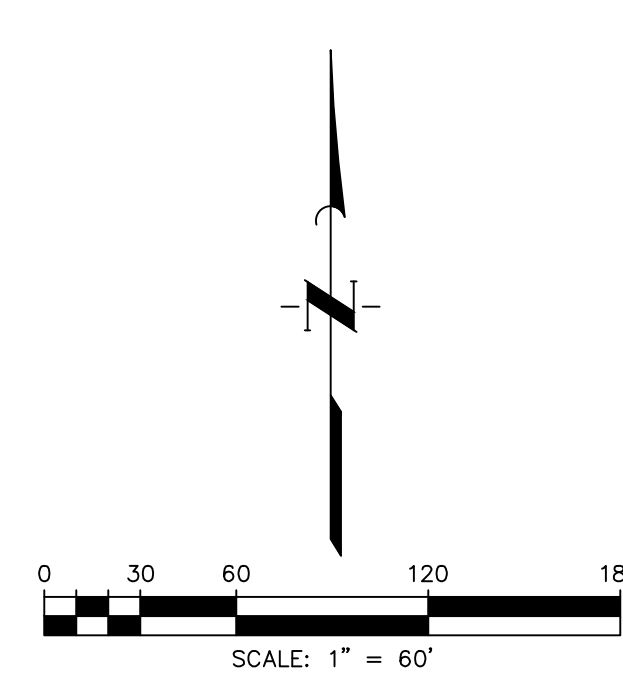
Provide at least one corner
 referencing a survey
 (abstract) corner (LDC Sec.
 23-117B)

CALLLED 469.08 ACRES
 TO ANCHOR HOLDINGSMP, LLC
 C.C.F. No. 2021085145
 OPRBOC.

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 TO ANCHOR HOLDINGSMP, LLC
 C.C.F. No. 2021085145
 OPRBOC.



- LEGEND:
- BL "Building Line"
 - AC "Acreage"
 - R.O.W. "Right-of-way"
 - P.O.B. "Point of Beginning"
 - FND "Found"
 - IP "Iron Pipe"
 - IR "Iron Rod"
 - VOL "Volume"
 - PG "Page"
 - D.R.B.C. "Deed Records Brazoria County"
 - NO "Number"
 - O.P.R.B.C. "Official Public Records of Brazoria County"
 - ① "Block Number"

GENERAL NOTE:

1. 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.
2. 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
4. 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 plotting statutes and is subject to fines and withholding of utilizes and building permits.
5. 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.
6. 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.
7. 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.
8. 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 water 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
 serviced by utilities.
 (e.g. electric.)

LINE	BEARING	DISTANCE
L1	N44°20'44"E	44.38'
L2	S86°30'38"E	178.28'
L3	S83°47'48"E	200.83'
L4	S72°34'12"E	176.35'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1835.00'	11°33'43"	370.29'	N39°52'25"W	369.66'	185.78'

ASHLAND WATER PLANT


A SUBDIVISION OF 2.095 ACRES OF LAND
 OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77401
 281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quality Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-22790 & 20048100
 6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND WATER PLANT, 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.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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.

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.

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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides 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 thirty feet (30' 0") in width.

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, personally appeared _____ 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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steve Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, Inc.

Steve Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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 City.

Notary Public
State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.095-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08-acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 2.095-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a point for corner, from which a concrete monument bears North 66°40'39" West, 2482.24 feet at the northwest corner of said 469.08-acre tract, and the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, North 44°20'44" East, 44.38 feet to a point for corner;

THENCE, South 86°30'38" East, 178.28 feet to a point for corner;

THENCE, South 83°47'48" East, 200.83 feet to a point for corner;

THENCE, South 72°34'12" East, 176.35 feet to a point for corner, from which a found 5/8 inch iron rod bears North 37°34'28" East, 1554.18 feet, at the northeast corner of the aforementioned 469.08-acre tract, the northwest corner of a residue called 43.308-acre tract conveyed to WRLL, LLC recorded in Clerk's File Number 2017048421 in the Office of the County Clerk's, Brazoria County, Texas, and along the south line of a residue called 36.97-acre tract conveyed to James Wortham Northrup, recorded in Clerk's File No. 94-019052 in the Office of the County Clerk's, Brazoria County, Texas;

THENCE, South 55°54'26" West, 410.44 feet to a point at the beginning of a non-tangent curve to the left;

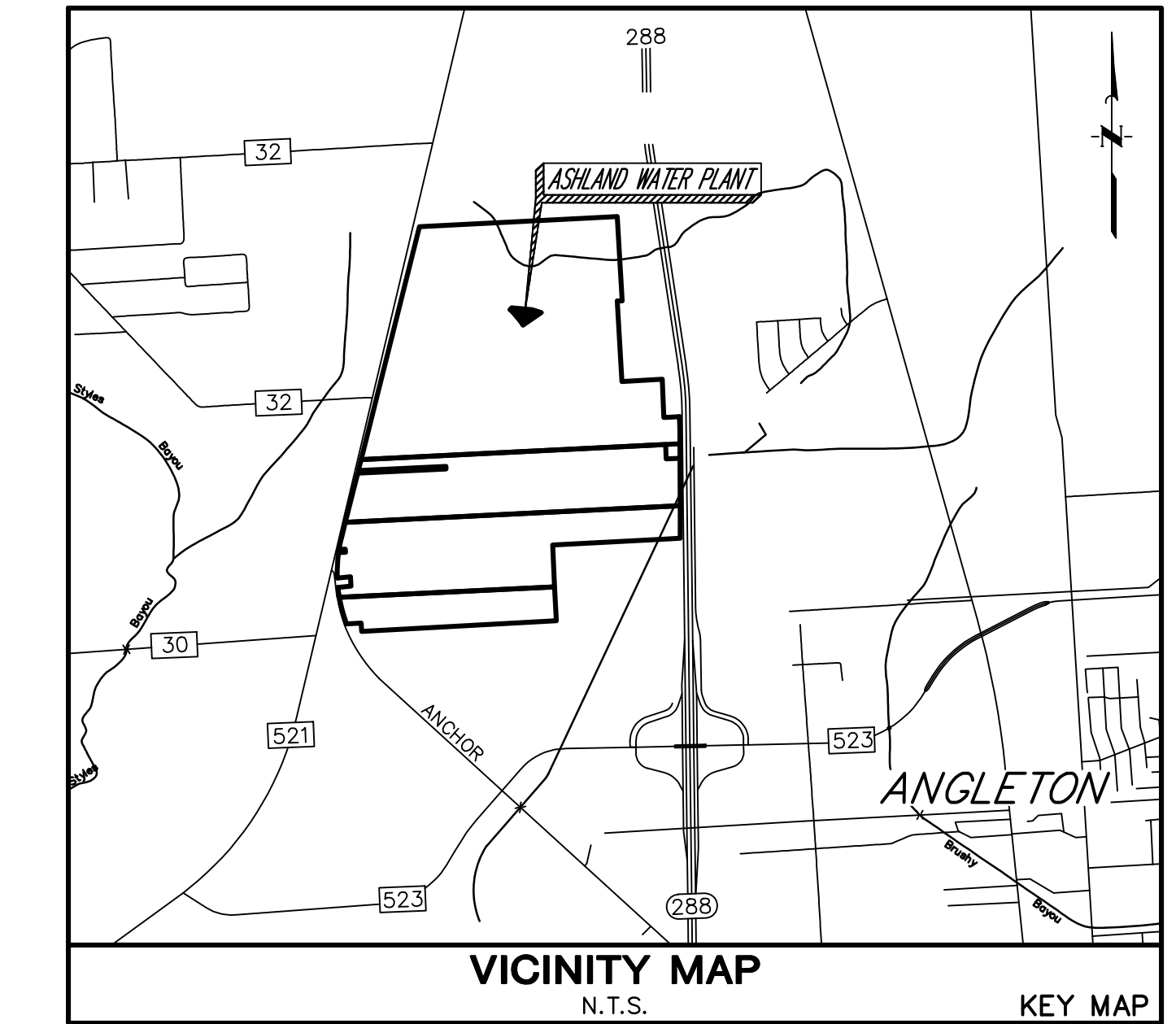
THENCE, along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 11°33'43", an arc length of 370.29 feet, and a long chord bearing North 39°52'25" West, 369.66 feet to the POINT OF BEGINNING, CONTAINING 2.095-acres of land in Brazoria County, Texas.

Show bearing from commencement point to monument on plat drawing and reference to the point of beginning

Show bearing from this point on plat drawing

Verify if this is still valid for the final plat. Only engineer/surveyor is found on the plat titleblock

META Planning + Design LLC



Label Plat Type (e.g. final plat)

ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE

1 BLOCK

MAY 2023

OWNER
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101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 20048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337