



June 22, 2023

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

Re: On-Going Services
Ashland Street Dedication Sec. 2 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. Show topographic contour information on the plat drawing sheets.

Sheet 1 of 3

1. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
2. Note 5: Verify if this is applicable with this subdivision
3. Notate ownership and maintenance responsibilities of the reserves shown on the plat
4. Show bearing from commencement point to monument on plat drawing.

Sheet 3 of 3

1. Verify and show location of aerial easements noted in the dedication, onto the 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 Street Dedication Sec. 2 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.

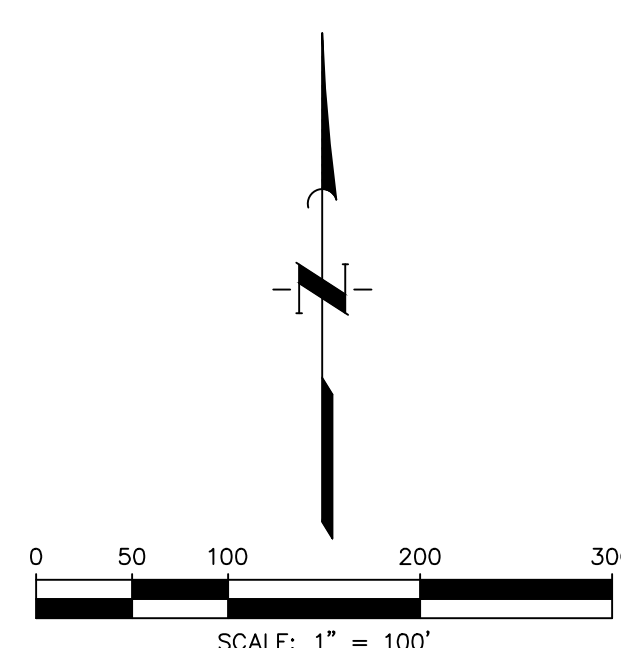
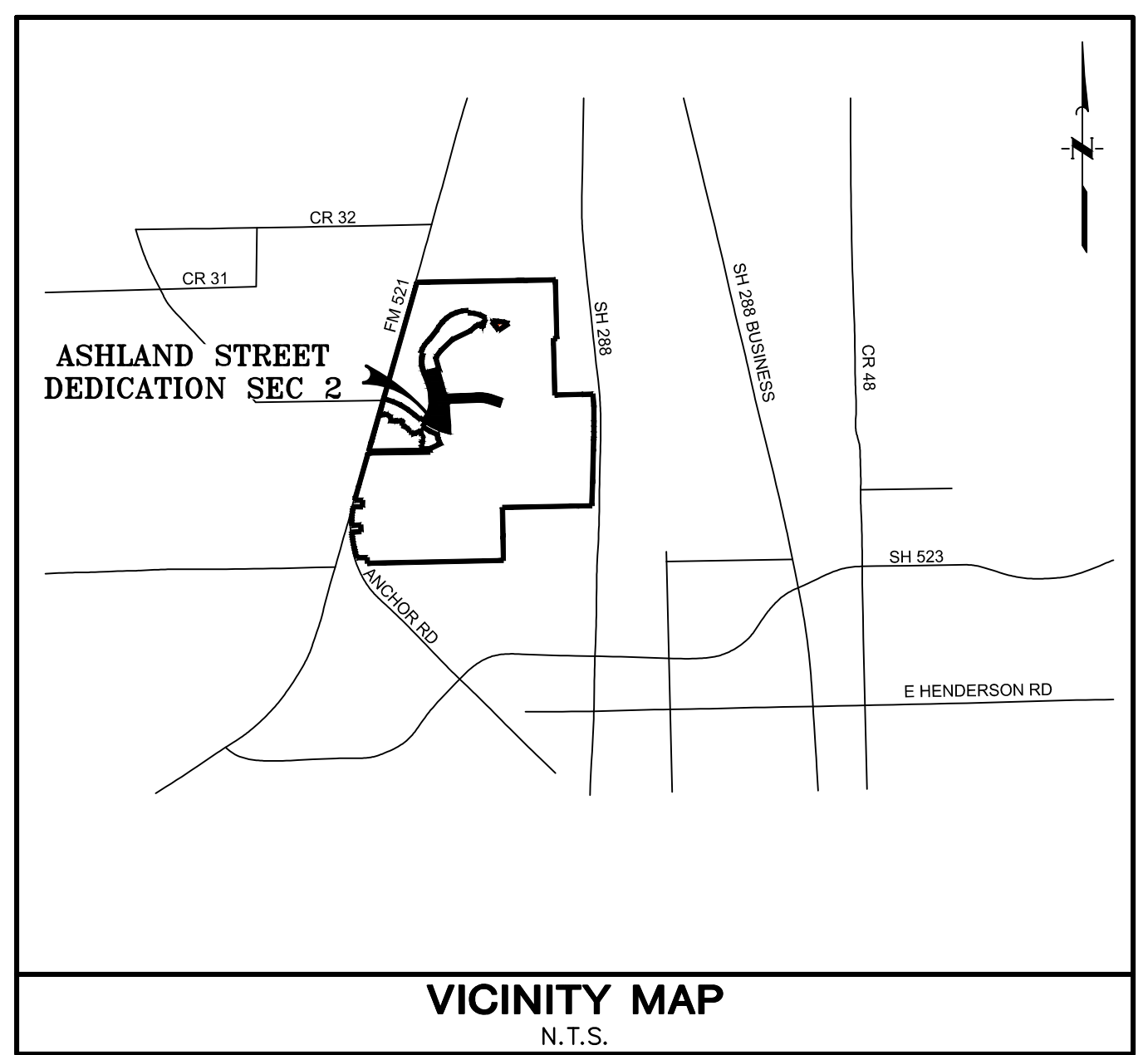
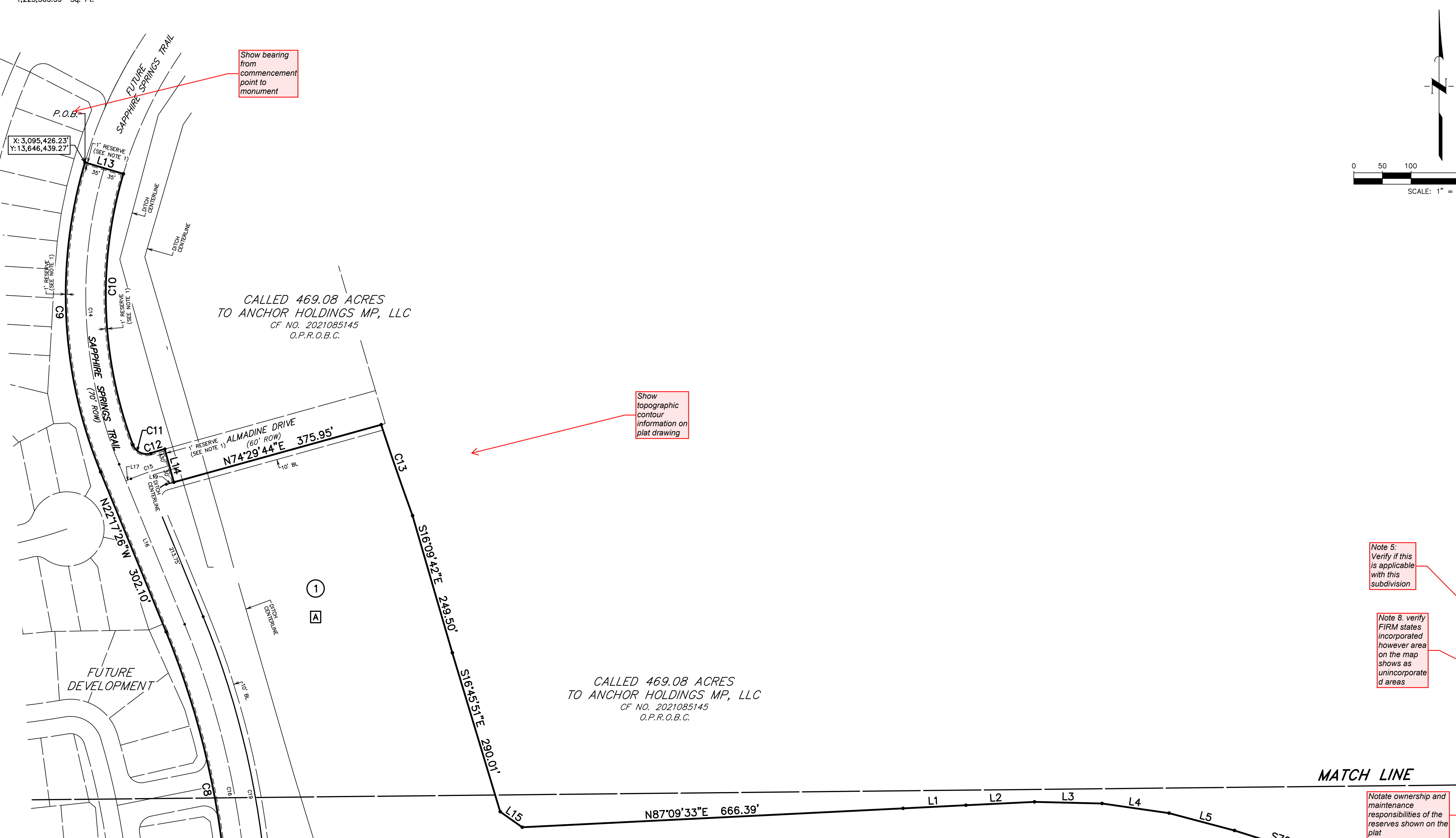
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE [A]
 Restricted to Detention,
 Drainage and Trails
 28.13 AC
 1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC



- 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"
- W.E "Waterline Easement"
- ⓐ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- General Notes
- 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 plots where such streets abut adjacent acreage tracts, the condition of such dedicated 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 revest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown herein are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
 - 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 solid 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 (nav88), Geoid 12b, based on Allterra's RTR Network, Stations HAOS_1012 and HCOG_14012.
 - These tracts lie within Zone "K" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", 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.
 - 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 where 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.

Note 5: Verify if this is applicable with this subdivision

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

Note ownership and maintenance responsibilities of the reserves shown on the plat

Show topographic contour information on plat drawing

Show bearing from commencement point to monument

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2023

LINE	BEARING	DISTANCE
L1	N87°09'33"E	110.00'
L2	N87°12'27"E	119.98'
L3	S88°38'15"E	118.17'
L4	S81°51'46"E	118.17'
L5	S75°07'34"E	118.39'
L6	S40°55'40"W	62.26'
L7	S05°18'13"E	92.21'
L8	S04°50'23"E	160.40'
L9	S01°38'07"E	153.48'
L10	S04°22'43"E	90.63'
L11	N53°27'23"W	90.00'
L12	N36°32'41"E	142.60'
L13	S73°29'03"E	70.00'
L14	S15°30'16"E	60.00'
L15	S54°48'09"E	47.26'
L16	N22°17'28"W	302.10'
L17	S67°42'34"W	9.43'
L18	S36°32'41"W	77.79'
L19	N74°29'44"E	13.92'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C2	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C3	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C4	1940.00'	23°33'28"	797.65'	S67°29'07"E	792.04'	404.54'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C7	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C8	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C9	815.00'	38°48'23"	552.00'	S02°53'15"E	541.51'	287.06'
C10	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C11	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C12	630.00'	2°19'43"	25.61'	S73°19'52"W	25.60'	12.80'
C13	5868.77'	1°38'32"	168.21'	S19°02'10"E	168.21'	84.11'
C14	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C15	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C16	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C17	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C18	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C19	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C20	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'

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

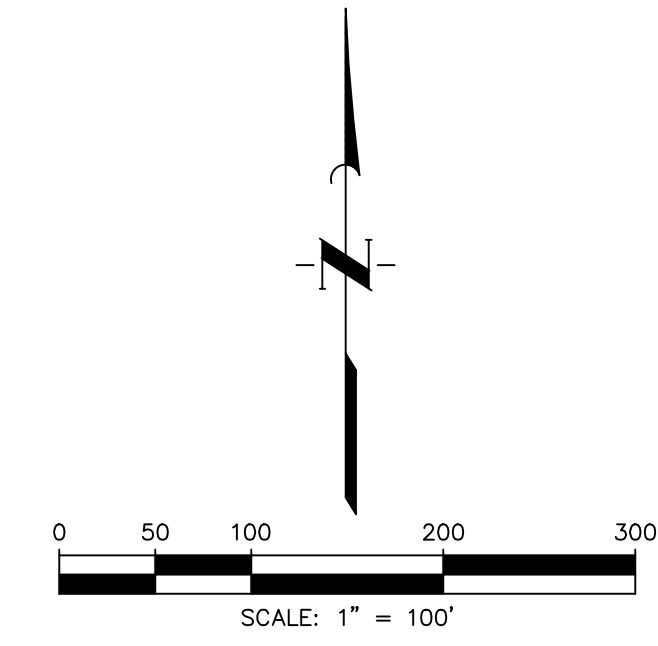
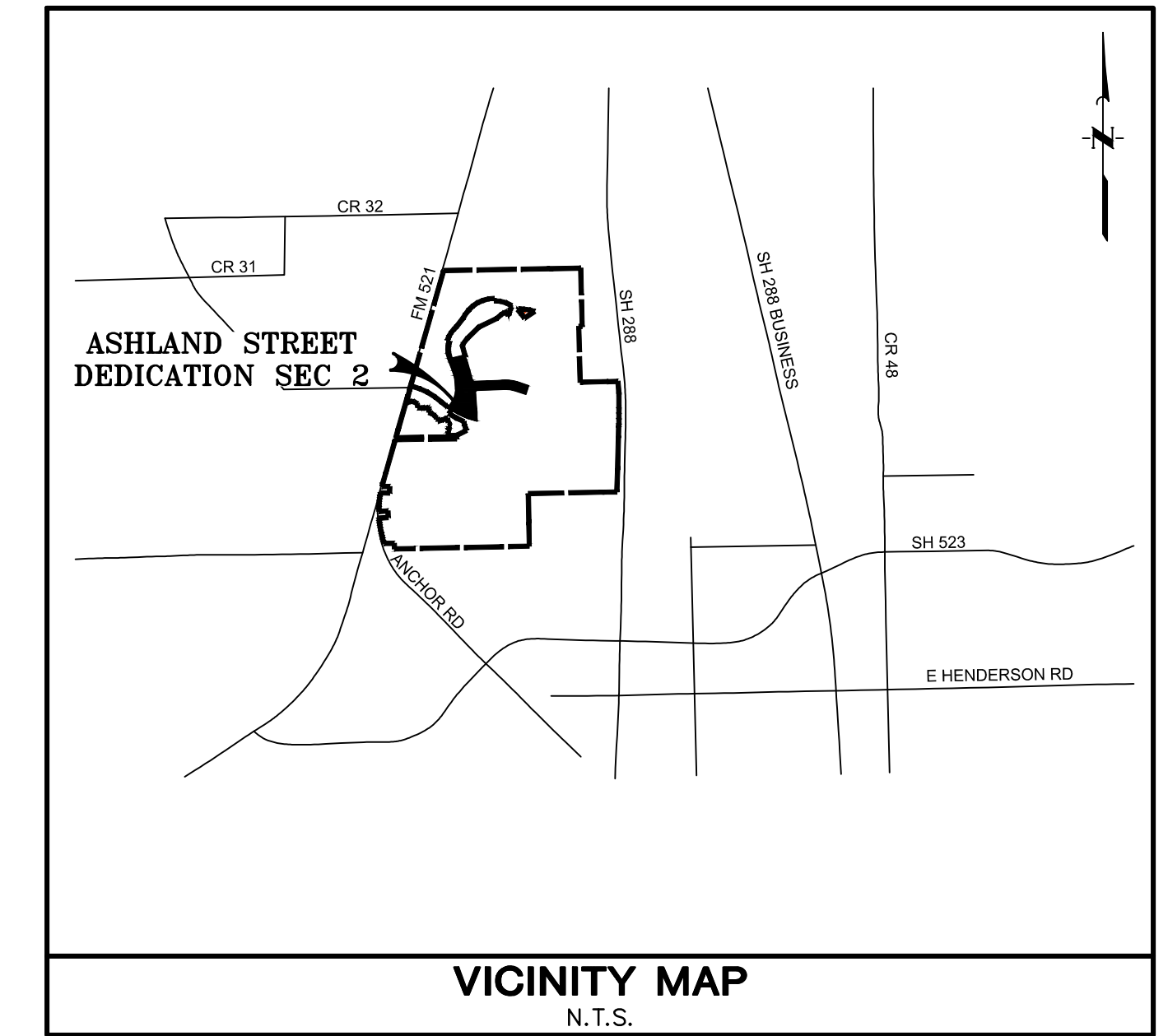
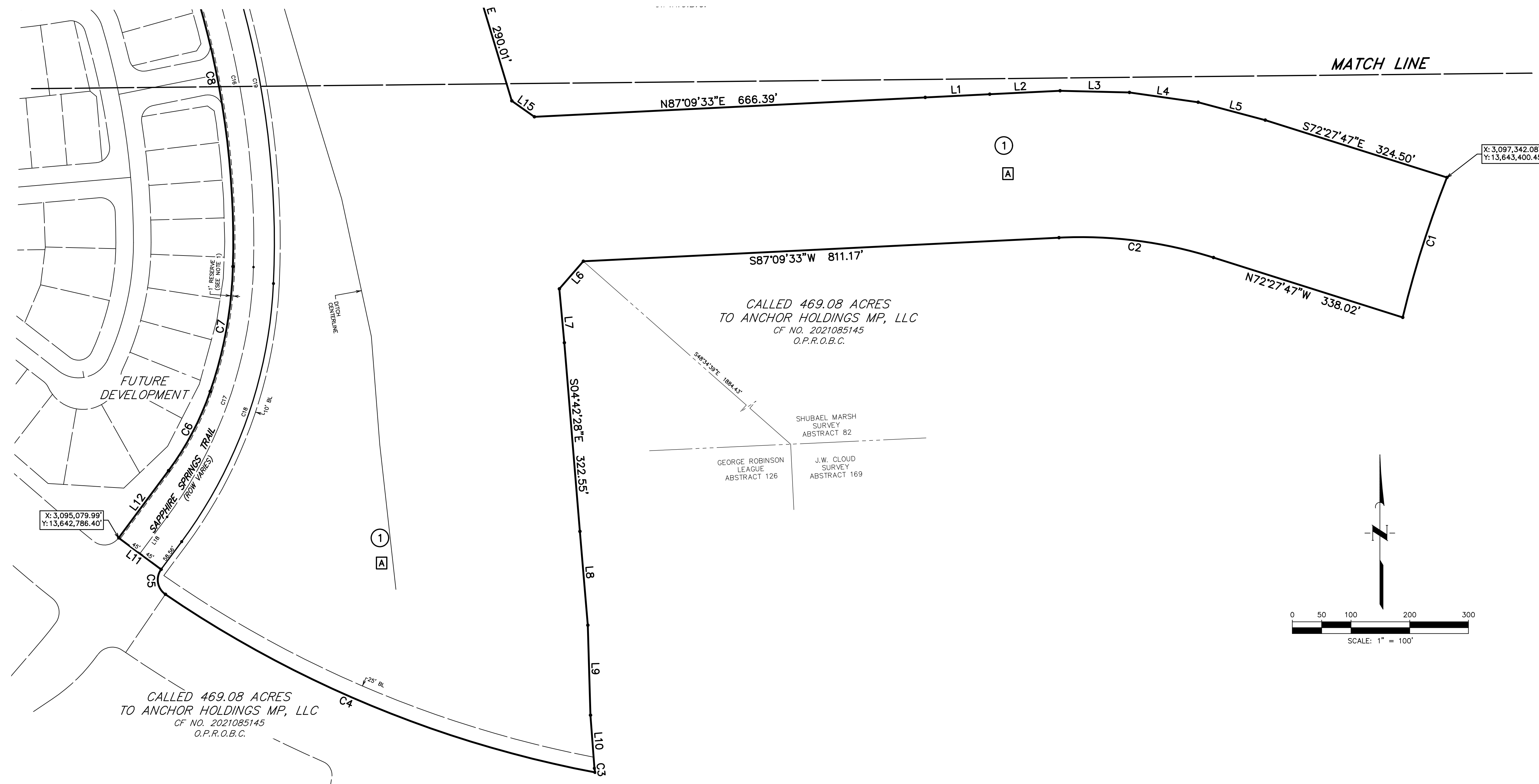
PLANNER
 META PLANNING AND DESIGN
 24275 KATY FREEWAY
 SUITE 200
 KATY, TEXAS 77494
 281-810-1422

ENGINEER/SURVEYOR:

 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-25296 & S0604500
 6300 West Loop South, Suite 510 • Houston, TX 77057 • 713.777.5337

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 1 RESERVE 1 BLOCK
 MAY 2023

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 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77478
 281-912-3364

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

ENGINEER/SURVEYOR:
QUIDDITY
 Quiddity Engineering, LLC
 Quiddity Engineers and Land Surveyors
 Registration No. F-25298 & 106045100
 6300 West Loop South, Suite 100 • Houston, TX 77057 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51-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 31.51-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 at the northwest corner of said 469.08-acre tract, 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, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 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. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 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 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 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 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 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 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'56" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51-acres of land in Brazoria County, Texas.

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 Final Plat of Ashland Street Dedication Sec 2, 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 of 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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by _____, Authorized Signer, thereunto, this ___ day of _____, 20___.

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 §

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

Signature/Professional Seal _____

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.

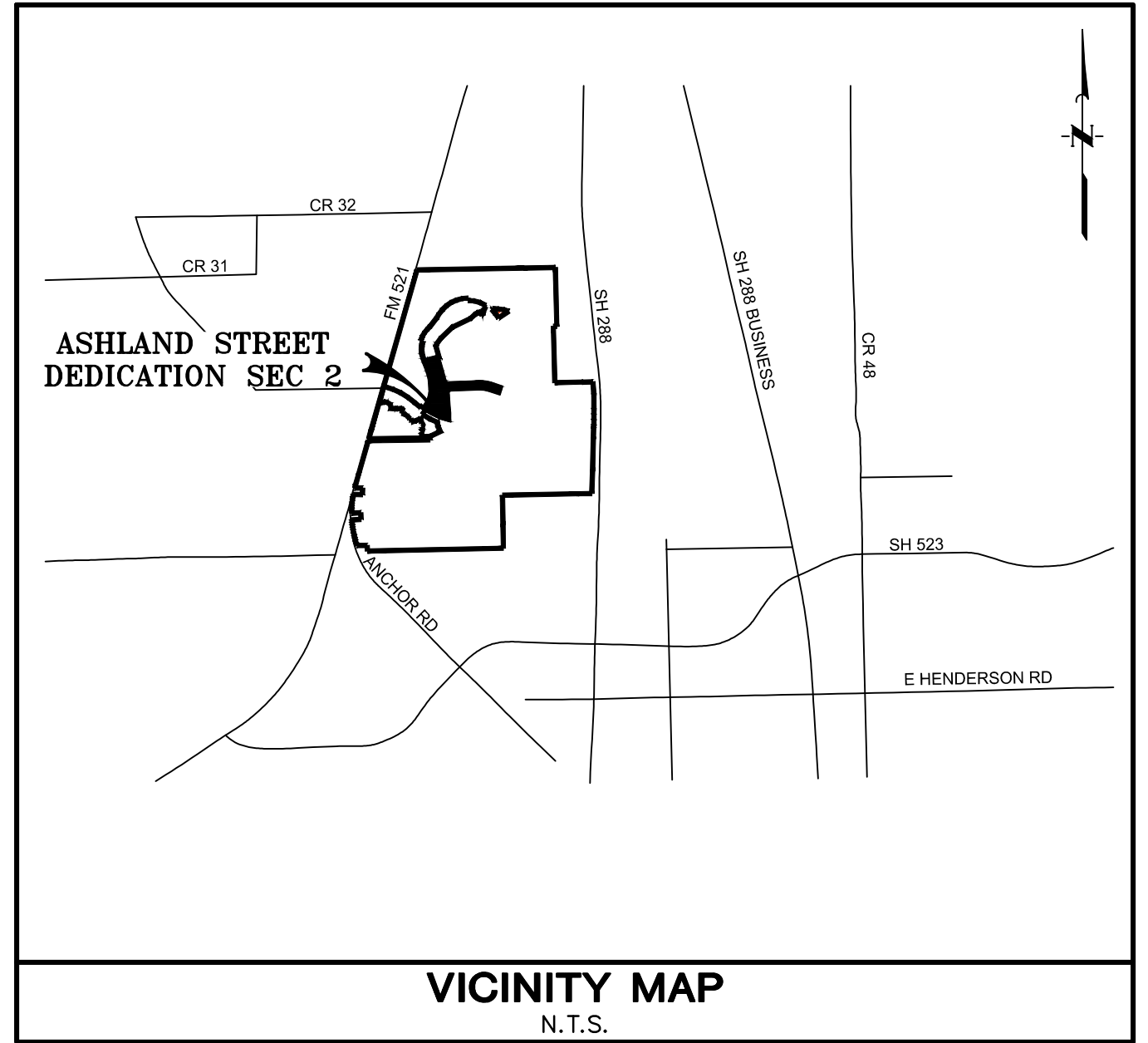
Mayor _____

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



FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 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 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
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 & 10046300
6300 West Loop South, Suite 104 • Houston, TX 77057 • 713.777.5337