



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. 3 Final Plat – 1<sup>st</sup> 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. Remove graphic overlapping text in Note 1.
2. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
3. Notate corner tie to abstract shown.
4. Show bearing from commencement point to monument.
5. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Show bearing from commencement point to monument on plat drawing.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.

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. 3 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

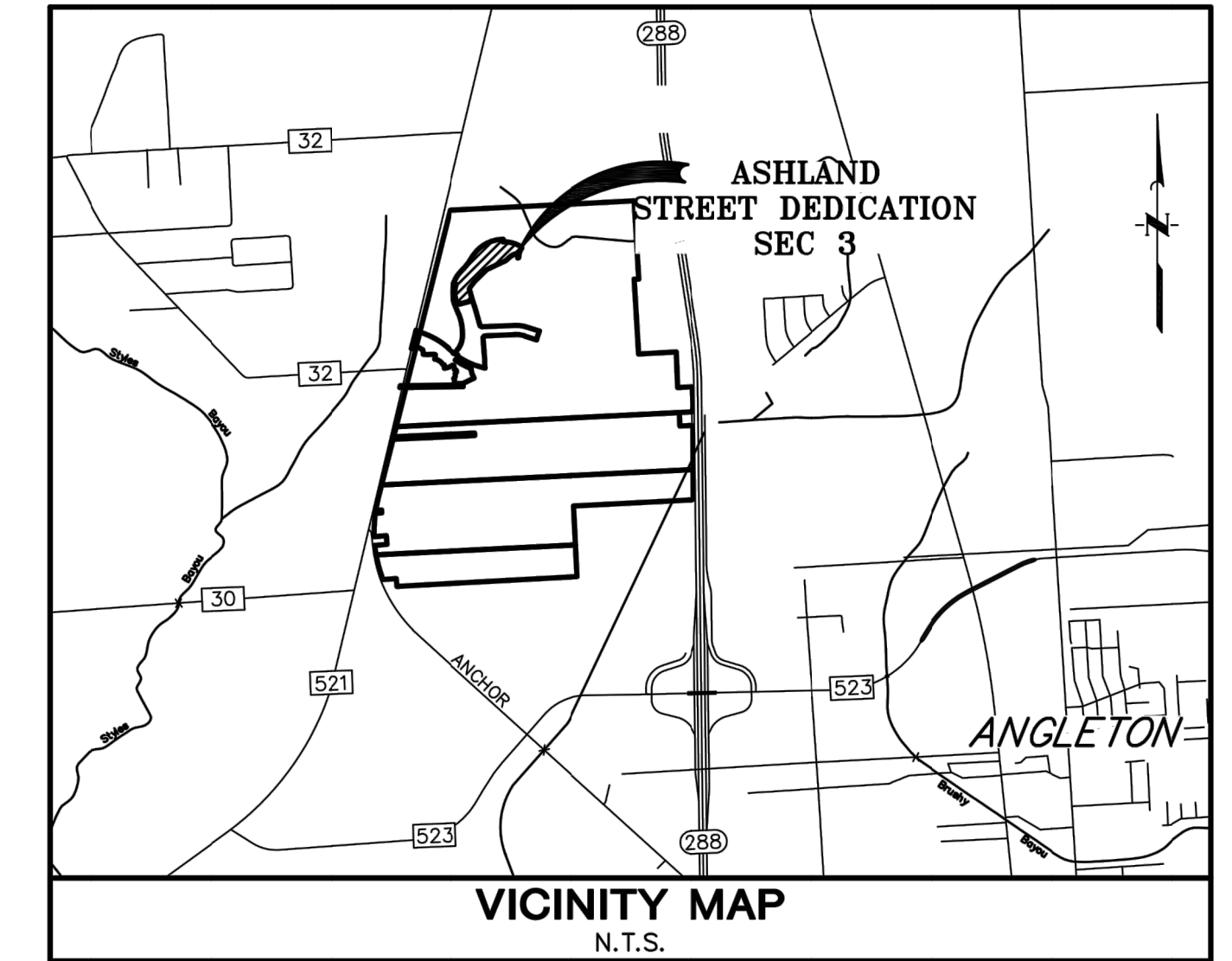
cc: Files (10361761/10336228)

Attachments

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	PARK/OPEN SPACE	1.27	Palmetto/NHA FB 107, LP
B	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE	20.06	Palmetto/NHA FB 107, LP
C	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE	.10	Palmetto/NHA FB 107, LP

CALLED 469.08 AC  
TO ANCHOR HOLDINGS MP, LLC  
CF No. 2021085145  
OPROBC

CALLED 469.08 AC  
TO ANCHOR HOLDINGS MP, LLC  
CF No. 2021085145  
OPROBC



- General Notes
- AC . . . . . "Acres"
  - BL . . . . . "Building Line"
  - C.C.F. . . . . "County Clerk's File"
  - DE . . . . . "Drainage Easement"
  - Eam . . . . . "Easement"
  - FG . . . . . "Film Code"
  - FND . . . . . "Found"
  - OCCBCT . . . . . "Official County Clerk, Brazoria County, Texas"
  - OPROBC . . . . . "Official Public Records of Brazoria County"
  - No. . . . . "Number"
  - POB . . . . . "Point of Beginning"
  - 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"

- 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 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 revest in the dedicant, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- There are 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 HAGS\_1012 and HOC6\_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**.
- 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.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- 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 submitted 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°29'44"W	383.33'
L2	N15°30'16"W	60.00'
L3	N73°29'03"W	70.00'
L4	N42°54'34"E	314.82'
L5	S06°52'05"E	70.00'
L6	N14°01'46"W	125.00'
L7	S70°08'52"W	90.29'
L8	S58°30'09"W	91.70'
L9	S47°48'28"W	178.80'
L10	S63°17'42"W	570.00'
L11	S44°34'38"W	455.00'
L12	S36°12'11"W	190.26'
L13	S21°46'37"W	66.45'
L14	S16°30'19"E	324.58'
L15	N74°29'44"E	382.80'
L16	N42°54'34"E	314.82'
L17	N50°58'41"W	6.46'
L18	N45°27'46"E	313.27'
L19	N62°23'46"E	44.84'
L20	N48°10'30"E	60.25'
L21	N79°21'09"W	65.22'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	219°43"	25.61'	S73°19'52"W	25.60'	12.80'
C2	25.00'	87°16'51"	38.08'	N64°11'34"W	34.51'	23.84'
C3	745.00'	37°04'06"	481.99'	N02°01'06"W	473.62'	249.77'
C4	815.00'	26°23'37"	375.44'	N29°42'46"E	372.12'	191.11'
C5	3035.00'	15°53'23"	841.69'	N50°51'16"E	839.00'	423.56'
C6	785.00'	24°19'58"	333.38'	N70°57'56"E	330.88'	169.24'
C7	715.00'	36°53'55"	460.46'	S78°25'07"E	452.54'	238.53'
C8	25.00'	93°33'50"	40.82'	S13°11'15"E	36.44'	26.61'
C9	430.00'	34°03'55"	255.66'	S16°33'43"W	251.91'	131.73'
C10	25.00'	77°42'59"	33.91'	S38°23'15"W	31.37'	20.14'
C11	320.00'	116°31"	7.12'	S76°36'28"W	7.12'	3.56'
C12	780.00'	26°23'37"	359.31'	N29°42'46"E	356.14'	182.90'
C13	3000.00'	15°53'23"	831.99'	N50°51'16"E	829.32'	418.68'
C14	750.00'	24°19'58"	318.52'	N70°57'56"E	316.13'	161.70'
C15	908.26'	0°42'23"	11.20'	N44°48'09"E	11.20'	5.60'
C16	500.00'	16°56'00"	147.77'	N53°55'46"E	147.23'	74.43'
C17	2278.08'	1°01'11"	40.97'	N63°10'23"E	40.97'	20.48'
C18	7995.05'	0°23'44"	55.20'	N63°53'10"E	55.20'	27.60'
C19	14243.27'	0°17'42"	73.31'	N63°56'11"E	73.31'	36.66'
C20	46656.54'	0°01'11"	16.04'	N63°46'45"E	16.04'	8.02'
C21	987877.99'	0°00'15"	73.85'	N63°46'02"E	73.85'	36.92'
C22	7999.08'	0°27'27"	63.87'	N63°32'11"E	63.87'	31.93'
C23	18634.90'	0°14'26"	78.27'	N63°25'38"E	78.27'	39.13'
C24	400.00'	15°24'01"	107.51'	N55°52'30"E	107.19'	54.08'
C25	1138.69'	2°05'19"	41.51'	N46°01'38"E	41.51'	20.76'
C26	1049.66'	2°16'40"	41.73'	N46°07'18"E	41.72'	20.87'
C27	1463.70'	1°32'15"	39.28'	N48°01'45"E	39.28'	19.64'

ASHLAND  
SEC 2  
CCF No. \_\_\_\_\_  
OCCBCT  
CALLED 469.08 AC  
TO ANCHOR HOLDINGS MP, LLC  
CF No. 2021085145  
OPROBC

ASHLAND STREET  
DEDICATION  
SEC 2  
CCF No. \_\_\_\_\_  
OCCBCT

# FINAL PLAT OF ASHLAND STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS

3 RESERVES 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/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23209 & L20465100  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

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 Ashland Street Dedication Sec 3, 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.

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.

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 \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ §

KNOW ALL MEN BY THESE PRESENTS:

That 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 §

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.91 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract 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 (OPROBC); said 24.91 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;

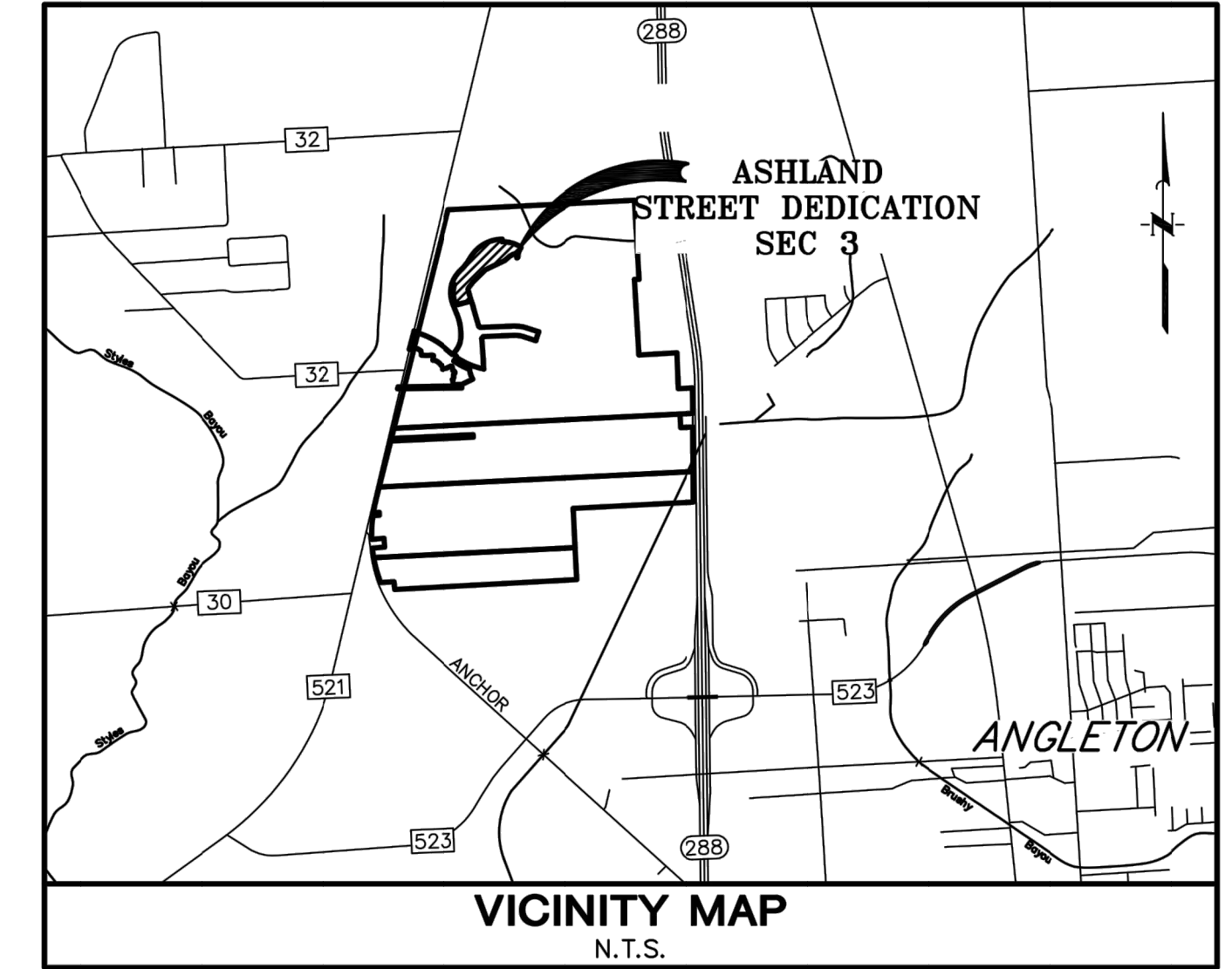
THENCE, over and across said 469.08 acre tract the following twenty six (26) courses and distances:

1. South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract;
2. South 06°52'05" East, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
3. Along the arc of said non-tangent curve to the right having a radius of 715.00 feet, a central angle of 36°53'55", an arc length of 460.46 feet, and a long chord bearing South 78°25'07" East, with a chord length of 452.54 feet to a point for corner marking the beginning of a compound curve to the right;
4. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing South 13°11'15" East, with a chord length of 36.44 feet to a point for corner marking the beginning of a reverse curve to the left;
5. Along the arc of said reverse curve to the left having a radius of 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing South 16°33'43" West, with a chord length of 251.91 feet to a point for corner marking the beginning of a reverse curve to the right;
6. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°42'59", an arc length of 33.91 feet, and a long chord bearing South 38°23'15" West, with a chord length of 31.37 feet to a point for corner marking the beginning of a reverse curve to the left;
7. Along the arc of said reverse curve to the left having a radius of 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing South 76°36'28" West, with a chord length of 7.12 feet to a point for corner;
8. North 14°01'46" West, 125.00 feet to a point for corner;
9. South 70°08'52" West, 90.29 feet to a point for corner;
10. South 58°30'09" West, 91.70 feet to a point for corner;
11. South 47°48'28" West, 178.80 feet to a point for corner;
12. South 63°17'42" West, 570.00 feet to a point for corner;
13. South 44°34'38" West, 455.00 feet to a point for corner;
14. South 36°12'11" West, 190.26 feet to a point for corner;
15. South 21°46'37" West, 66.45 feet to a point for corner;
16. South 16°30'19" East, 324.58 feet to a point for corner;
17. South 74°29'44" West, 383.33 feet to a point for corner;
18. North 15°30'16" West, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
19. Along the arc of said non-tangent curve to the left 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 South 73°19'52" West, with a chord length of 25.60 feet to a point for corner marking the beginning of a reverse curve to the right;
20. Along the arc of said reverse curve to the right 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 North 64°11'34" West, with a chord length of 34.51 feet to a point for corner marking the beginning of a compound curve to the right;
21. Along the arc of said compound curve to the right 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 North 02°01'06" West, with a chord length of 473.62 feet to a point for corner;
22. North 73°29'03" West, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
23. Along the arc of said non-tangent curve to the right having a radius of 815.00 feet, a central angle of 26°23'37", an arc length of 375.44 feet, and a long chord bearing North 29°42'46" East, with a chord length of 372.12 feet to a point for corner;
24. North 42°54'34" East, 314.82 feet to a point for corner marking the beginning of a curve to the right;
25. Along the arc of said curve to the right having a radius of 3035.00 feet, a central angle of 15°53'23", an arc length of 841.69 feet, and a long chord bearing North 50°51'16" East, with a chord length of 839.00 feet to a point for corner marking the beginning of a compound curve to the right;
26. Along the arc of said compound curve to the right having a radius of 785.00 feet, a central angle of 24°19'58", an arc length of 333.38 feet, and a long chord bearing North 70°57'56" East, with a chord length of 330.88 feet to the POINT OF BEGINNING, CONTAINING 24.91 acres of land in Brazoria County, Texas.

Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Show bearing from commencement point to monument on plat drawing

Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114



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 3

A SUBDIVISION OF 24.91 ACRES OF LAND  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS

3 RESERVES

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/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quality Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & 10040100  
1229 Corporate Drive, Suite 100 • Houston, TX 77471 • 281-342-2033

SHEET 2 OF 2