



April 3, 2023

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

Re: Austin Colony Section 1a Preliminary Plat – 1st Submittal Review Comments Angleton, Texas

Dear Mr. Spriggs:

Attached is the updated Austin Colony Section 1A Preliminary Plat preliminary plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Include a lot and block table on the plat that includes the total square footage of each lot within each block.
Included a lot and block table with square footages.
2. Show owner name for adjacent tracts shown on the plat where noted in the plat drawing.
Added owner name for adjacent tracts.
3. Provide callout for Reserve D and include acreage as provided for other reserves.
Provided callout for Reserve D.
4. Notate applicable future Austin Colony phases on the preliminary plat.
Noted future Austin Colony phases.
5. Verify and update limits of 20-U.E. within Reserve “B” and adjacent to Karankawa Road.
Verified and updated limits.
6. Show location of City Limits on the plat drawing, per Angleton LDC Sec. 23-117.
City Limits location is shown on CR 44. Property was annexed into the City Limits March 9, 2021 - Ordinance No. 2021030-016

Sheet 2 of 2

1. Remove fire easement from plat if not applicable
Removed
2. Verify and update block information in relation to proposed easement/reserves shown in the Drainage and Detention Easement plat certificate.
Updated
3. Plat note #1 - Verify and update the acreage shown in the plat note.
Acreage and Reserves updated
4. Include information in plat notes for ownership and maintenance of proposed plat reserves
Included note
5. Remove additional text from the Engineer's Certificate.
Removed

DOUGLAS B. ROESLER, P.E. - Principal Engineer
4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

We believe all comments have been addressed. Please let us know if further information is needed.

Sincerely,

A handwritten signature in blue ink that reads "Robin Crouch". The signature is fluid and cursive, with the first name "Robin" and the last name "Crouch" clearly distinguishable.

Robin Crouch