

April 2, 2023

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

Re: On-Going Services

Ashland Subdivision – Coral Haven Street Dedication Preliminary Plat – 1st Submittal Review Angleton, Texas

HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the preliminary plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

- 1. Verify FIRM information noted. It appears this subdivision is completely within Zone X (shaded).
- 2. Verify and update bearing information shown in the metes and bounds description (Typical).
- 3. Show information on plat for the 2.97-acre tract noted along with bearing and distance to the point of beginning.

Sheet 2 of 2

- 1. Label tables shown on the plat (Typical).
- 2. Update table to include central angle information as noted in the metes and bounds description (Typical).
- 3. Update table to include decimals as noted in the metes and bounds description (Typical).
- 4. Show linetype in Legend for the boundary notated between Brazoria County and Angleton ETJ.

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 Subdivision – Coral Haven Street Dedication Preliminary 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)

Attachments

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 Coral Haven Street Dedication, 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

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, 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:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
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 No. 101133

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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

Chairman, Planning and Zoning Commission

APPROVED this _____ day of ____, 20__, by the City Council, City of Angleton, Texas.

City Secretary

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

GENERAL NOTE:

1.) "U.E." INDICATES UTILITY EASEMENT.

2.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets 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 fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

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 PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES 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.

9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

IO.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

1505 (MADOS), 30

Verify information noted.

subdivision is completely

within Zone X (shaded).

It appears this

ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 128, 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 NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.

13.) QUIDDITY ENGINEERING, LLC., TBPE FIRM REGISTRATION NO. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

14.) • PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.

15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

LEGEND:

2.) "AC." INDICATES ACREAGE.

3.) "R.O.W." INDICATES RIGHT-OF-WAY.

4.) "P.O.B." INDICATES POINT OF BEGINNING.5.) "VOL." INDICATES VOLUME.

6.) "PG." INDICATES VOLUM

7.) " (2) " INDICATES BLOCK NUMBER.

8.)

9.) "A" INDICATES RESERVE NUMBER.

LINE DISTANCE BEARING

L1 68' N 60°41'32" W

L2 60' N 66°32'39" W

L3 60' N 75°57'23" W

L4 60' N 75°57'23" W

L5 104' N 75°57'23" W

L6 120' N 14°02'37" E

L7 275' S 75°57'23" E

L8 63' N 60°41'32" W

L9 117' S 26°54'50" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200'	320'	161'	S 68°19'27" E	319'
C2	990'	410'	208'	S 15°14'11" W	407'
C3	25'	36'	22'	S 18°56'20" E	33'
C4	1165'	28'	14'	S 61°23'00" E	28'
C5	25'	41'	27'	S 70°41'26" W	37'
C6	1020'	3'	2'	S 23°32'44" W	3'
C7	25'	40'	26'	S 21°59'10" E	36'
C8	1165'	170'	85'	N 71°46'55" W	170'
C9	25'	39'	25'	S 59°02'37" W	35'
C10	25'	39'	25'	N 30°57'23" W	35'
C11	25'	39'	25'	S 59°02'37" W	35'
C12	25'	39'	25'	N 30°57'23" W	35'
C13	1235'	329'	165'	S 68°19'27" E	328'
C14	25'	39'	24'	S 75°09'38" W	35'

on plat for the 2.97acre tract noted along with bearing and distance to the point of beginning.

Verify and update bearing

information shown in the

metes and bounds

description (Typical)

Show information

STATE OF TEXAS \$

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.2349—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 1.2349—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, 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, 1527.59 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non—tangent curve to the left;

THENCE, over and across said 469.08—acre tract the following twenty (20) courses and distances:

1. Along the arc of said non—tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 30°57'23" East, with a chord length of 35.36 feet to a point for corner;

2. South 75°57'23" Eest, 274.63 feet to a point for corner marking the beginning of a curve to the right;

3. Along the arc of said curve to the right having a radius of 1235.00 feet, a central angle of 15°15'51", an arc length of 329.02 feet, and a long chord bearing South 68°19'27" East, with a chord length of 328.04 feet to a point for corner;

4. South 60°41'32" East, 62.99 feet to a point for corner marking the beginning of a curve to the left;

5. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°17'40", an arc length of 38.53 feet, and a long chord bearing North 75°09'38" East, with a chord length of 34.83 feet to a point for corner marking the beginning of a compound curve to the left;

6. Along the arc of said compound curve to the left having a radius of 815.00 feet, a central angle of 08°11'57", an arc length of 116.63 feet, and a long chord bearing South 26°54'50" West, with a chord length of 116.53 feet to a point for corner marking the beginning of a compound curve to the left;

7. Along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 83°30'22", an arc length of 36.44 feet, and a long chord bearing North 18°56'20" West, with a chord length of 33.30 feet to a point for corner;

8. North 60°41'32" West, 68.01 feet to a point for corner marking the beginning of a curve to the left;

9. Along the arc of said curve to the left having a radius of 1165.00 feet, a central angle of 01°22'57", an arc length of 28.11 feet, and a long chord bearing North 61°23'00" West, with a chord length of 28.11 feet to a point for corner marking the beginning of a compound curve to the left;

10. Along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 94°28'10", an arc length of 41.22 feet, and a long chord bearing South 70°41'26" West, with a chord length of 36.71 feet to a point for corner;

11. North 66°32'39" West, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;

12. Along the arc of said non-tangent curve to the right having a radius of 1020.00 feet, a central angle of 00°10'45", an arc length of 3.19 feet, and a long chord bearing North 23°32'44" East with a chord length of 3.19 feet to a point for corner marking the beginning of a reverse curve to the left;

13. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 91°14'34", an arc length of 39.81 feet, and a long chord bearing North 21°59'10" West, with a chord length of 35.74 feet to a point for corner marking the beginning of a compound curve to the left,

14. Along the arc of said compound curve to the left having a radius of 1165.00 feet, a central angle of 08°20'55", an arc length of 169.75 feet, and a long chord bearing North 71°46'55" West, with a chord length of 169.60 feet to a point for corner;

15. North 75°57'23" West, 60.27 feet to a point for corner marking the beginning of a curve to the left;

16. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 59°02'37" West, with a chord length of 35.36 feet to a point for corner;

17. North 75°57'23" West, 60.00 feet to a point for corner marking the beginning of a non—tangent curve to the left;

18. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 30°57'23" West, with a chord length of 35.36 feet to a point for corner;

19. North 75°57'23" West, 104.37 feet to a point for corner marking the beginning of a curve to the left;

20. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 59°02'37" West, with a chord length of 35.36 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08—acre tract;

THENCE, North 14°02'37" East, along said common lines, 120.00 feet to the POINT OF BEGINNING, CONTAINING 1.2349 acres of land situated in Brazoria County, Texas.

CORAL HAVEN STREET DEDICATION BEING 1.2349 ACRES OF LAND

OUT of THE SHUBAEL

SHUBAEL MARSH SURVEYS, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:

ANCHOR HOLDINGS MP LLC

101 PARKLANE BOULEVARD, SUITE 102

SUGAR LAND, TEXAS 77478

ENGINEER:

QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR

QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401

TBPELS Firm Registration No. 10046104

SCALE: 1" = 100'



KATY, TEXAS 77494 | TEL: 281-810-1422

CH 1 2023

PAGE: 1 OF 2

MARCH 1, 2023

MTA# 78006

