



April 22, 2022

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Riverwood Ranch Sec. 3 & 4 Subdivision Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. A Traffic Impact Analysis (TIA) for the subdivision will be required based on the threshold requirement for exceeding peak hour trips (>100 VHP) as listed in the Angleton LDC Sec. 23-25. This is interpreted from the number of trips generated from the overall development (i.e. Riverwood Ranch Section 1-4) and not per driveway.
2. For the geotechnical report provided, verify analysis has been provided for the proposed Section 3 detention pond and that paving recommendations are still valid for the section. Based on these requirements, additional borings included in an amended report shall be provided to include this information.
3. Provide a metes and bounds description for the proposed plat.
4. Include total number of lots, reserves, blocks for each respective section in the heading.
5. The plat shall reference a corner of an existing survey abstract (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).
6. Provide 1-ft reserve strip on lots along Buchta Street and Hospital Drive per LDC Sec. 23-117 B.6.
7. Provide a table showing lot information (Block and lot, square footage) for each section.
8. Provide a table showing all proposed streets, with street name, right-of-way information and total length of street.
9. Label all proposed street names and include right of way widths next to it on the plat drawing (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).

10. For the Reserve Table shown, update the description and use to match the plat drawing.
11. Show subdivision and parcel information for area along south side of Hospital Drive and the area east of Buchta Road. (Angleton LDC Sec. 23.117 B.2)
12. Show subdivision and parcel information for adjacent subdivision to the north. (Angleton LDC Sec. 23.117 B.2)
13. Provide dimension of right-of-way (ROW varies, per plat) and filing information for Buchta Road.
14. Label line length noted for the visibility corner clip at the Hospital Drive entrance.
15. Define Sections shown with a boundary line separate of the bold line shown (i.e. grayscale dashed/broken line) Verify where separation of Ph. 3 & 4 is shown across streets

The proposed preliminary 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 Riverwood Ranch Sec. 3 & 4 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 (10336228)

Attachments

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C90	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'
C91	65.47'	50.00'	75°01'29"	N04°36'45"E	60.89'
C92	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'
C93	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C95	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C96	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C97	15.50'	20.00'	44°24'55"	S23°04'58"E	15.12'
C101	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C102	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C103	10.48'	20.00'	30°01'29"	N77°51'46"W	10.36'
C104	130.84'	50.00'	150°02'59"	S42°07'30"W	96.60'
C105	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'
C106	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C107	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C108	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'
C109	130.84'	50.00'	150°02'59"	S47°52'30"E	96.60'
C110	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C111	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C112	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C113	10.48'	19.81'	30°19'37"	S12°08'14"W	10.36'
C114	131.11'	49.96'	150°21'07"	S47°52'30"E	96.60'
C115	10.48'	19.81'	30°19'37"	N72°06'45"E	10.36'
C116	15.50'	20.00'	44°24'55"	N70°40'03"W	15.12'
C117	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C118	15.50'	20.00'	44°24'55"	N64°55'02"E	15.12'
C119	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C120	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C121	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'

Provide a table showing lot information (Block and lot, square footage) for each section.

Show complete information taken from BC filing (i.e. Riverwood Ranch Section 2). Show as hollow lettering/existing

Provide a metes and bounds description for the plat

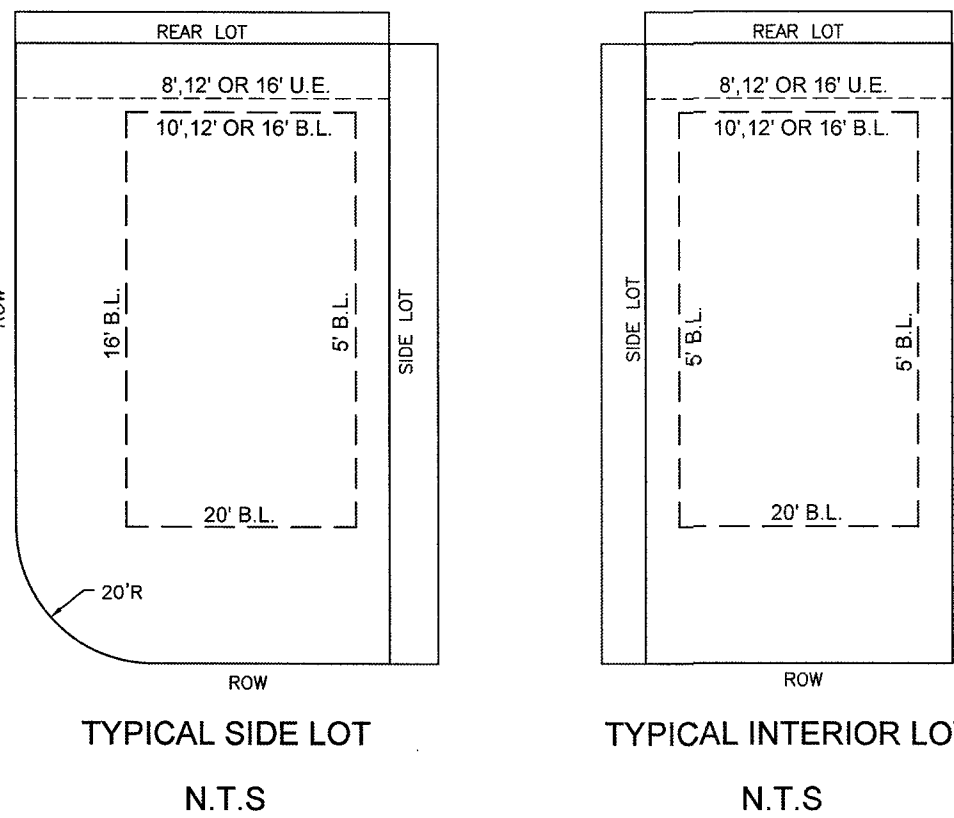
At least one corner referencing a survey (abstract) corner to be provided on plat

Description to match plat

Provide a table showing all proposed streets, with ROW information and total length of street

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	4.270 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE USE	0.751 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.046 AC.

Show subdivision and parcel information for area along south side of Hospital Drive



Show subdivision and parcel information for area along south side of Hospital Drive

REVISED:

PRELIMINARY REPLAT

RIVERWOOD RANCH SUBDIVISION

SECTION 3 & 4

144-LOT SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 BRAZORIA COUNTY, TEXAS

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BWB/JAGS/CAP
DRAWING NO.: 14396 SEC. 3-4 PRELPLAT.DWG	DATE: 04/05/2022	CHECKED BY: DRR

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, President And CEO of Riverway Realty Investment Corp., the Manager of Riverway Capital Partners, LLC as the Manager of Riverwood Ranch, LLC, a Texas liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch Subdivision, 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.

Drainage Easements Maintained by a Homeowners' Association.

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

OWNER'S ACKNOWLEDGEMENT:

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.

Riverwood Ranch LLC, a Texas limited liability company
1027 Yale Street
Houston, TX 77008

BY: Riverway Capital Partners, LLC, its Manager

BY: Riverway Realty Investment Corporation, its Manager

BY: _____

Name: John Santasiero
Title: President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared JOHN SANTASIERO 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE ____ DAY OF _____, 20____.
THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS _____

BOARD MEMBER _____

BOARD MEMBER _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas B. Roesler, 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.

SIGNED: _____

DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

DATE _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Phil Hammons, 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.

SIGNED: _____

PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840

DATE _____

LEGEND

B.C.C.R. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
BL = BUILDING LINE
BM = BENCHMARK
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
⊙ = FOUND MONUMENT (AS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- REFERENCE BENCHMARK:
NGS MONUMENT R1182 (PID AW1171)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275' SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 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 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.
- SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
- FRONT SETBACKS SHALL BE 20', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 16' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS, 10' FOR KEY CORNER LOTS. THE LOT SETBACKS CANNOT ENCROACH INTO THE U.E.'S. or D.E.'s
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVE.

Provide note regarding detention maintenance

REVISED:

PRELIMINARY REPLAT RIVERWOOD RANCH SUBDIVISION SECTION 3 & 4 144-LOT SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY,
VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS



4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BWB/JAGS/CAP
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