



October 25, 2024

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

Re: On-Going Services
Ashland Street Dedication 1 and 2 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Pipeline removal noted to be verified as noted and update provided to the City to confirm removal.
2. Speed limits to be determined as noted on striping and signage plan. Coordination to be made with City Planning accordingly.
3. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
4. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Street Dedication 1 and 2 Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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 (10391496)

Attachments

CONSTRUCTION OF ASHLAND STREET DEDICATION 1 & STREET DEDICATION 2 FOR BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

INDEX OF DRAWINGS

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PLAN & PROFILE

20	ASHLAND BOULEVARD I	1+00.00 TO 4+50.00
21	ASHLAND BOULEVARD II	4+50.00 TO 9+00.00
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23	ASHLAND BOULEVARD III	9+00.00 TO 12+50.00
24	ASHLAND BOULEVARD III PROFILE	9+00.00 TO 12+50.00
25	ASHLAND BOULEVARD IV	12+50.00 TO 15+00.00
26	ASHLAND BOULEVARD IV PROFILE	12+50.00 TO 15+00.00
27	SAPPHIRE SPRINGS TRAIL I	3+00.00 TO 7+30.00
28	SAPPHIRE SPRINGS TRAIL I PROFILE	3+00.00 TO 7+30.00
29	SAPPHIRE SPRINGS TRAIL II	7+30.00 TO 11+80.00
30	SAPPHIRE SPRINGS TRAIL II PROFILE	7+30.00 TO 11+80.00
31	SAPPHIRE SPRINGS TRAIL III	11+80.00 TO 16+40.00
32	SAPPHIRE SPRINGS TRAIL III PROFILE	11+80.00 TO 16+40.00
33	SAPPHIRE SPRINGS TRAIL IV	16+40.00 TO 21+00.00
34	SAPPHIRE SPRINGS TRAIL IV PROFILE	16+40.00 TO 21+00.00
35	SAPPHIRE SPRINGS TRAIL V	21+00.00 TO 25+50.00
36	SAPPHIRE SPRINGS TRAIL V PROFILE	21+00.00 TO 25+50.00
37	SAPPHIRE SPRINGS TRAIL VI	25+50.00 TO 28+91.27
38	SAPPHIRE SPRINGS TRAIL VI PROFILE	25+50.00 TO 28+91.27
39	DESERT ROSE DRIVE	0+00.00 TO 1+50.00
	BASELINE A	0+00.00 TO 2+16.12
	OPAL PASS DRIVE	0+00.00 TO 1+50.00
40	OUTFALL 1	0+50.00 TO 3+73.02
	OUTFALL 2	0+50.00 TO 3+35.55
41	OUTFALL 3	0+50.00 TO 3+74.98
42	OUTFALL 4	0+50.00 TO 3+09.39
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DETAILS

43	STORM WATER POLLUTION PREVENTION PLAN DETAILS
44	SANITARY SEWER & WATER DETAILS
45	STORM WATER DRAINAGE DETAILS 1 OF 2
46	STORM WATER DRAINAGE DETAILS 2 OF 2
47	PAVEMENT DETAILS
48	MISCELLANEOUS DETAILS

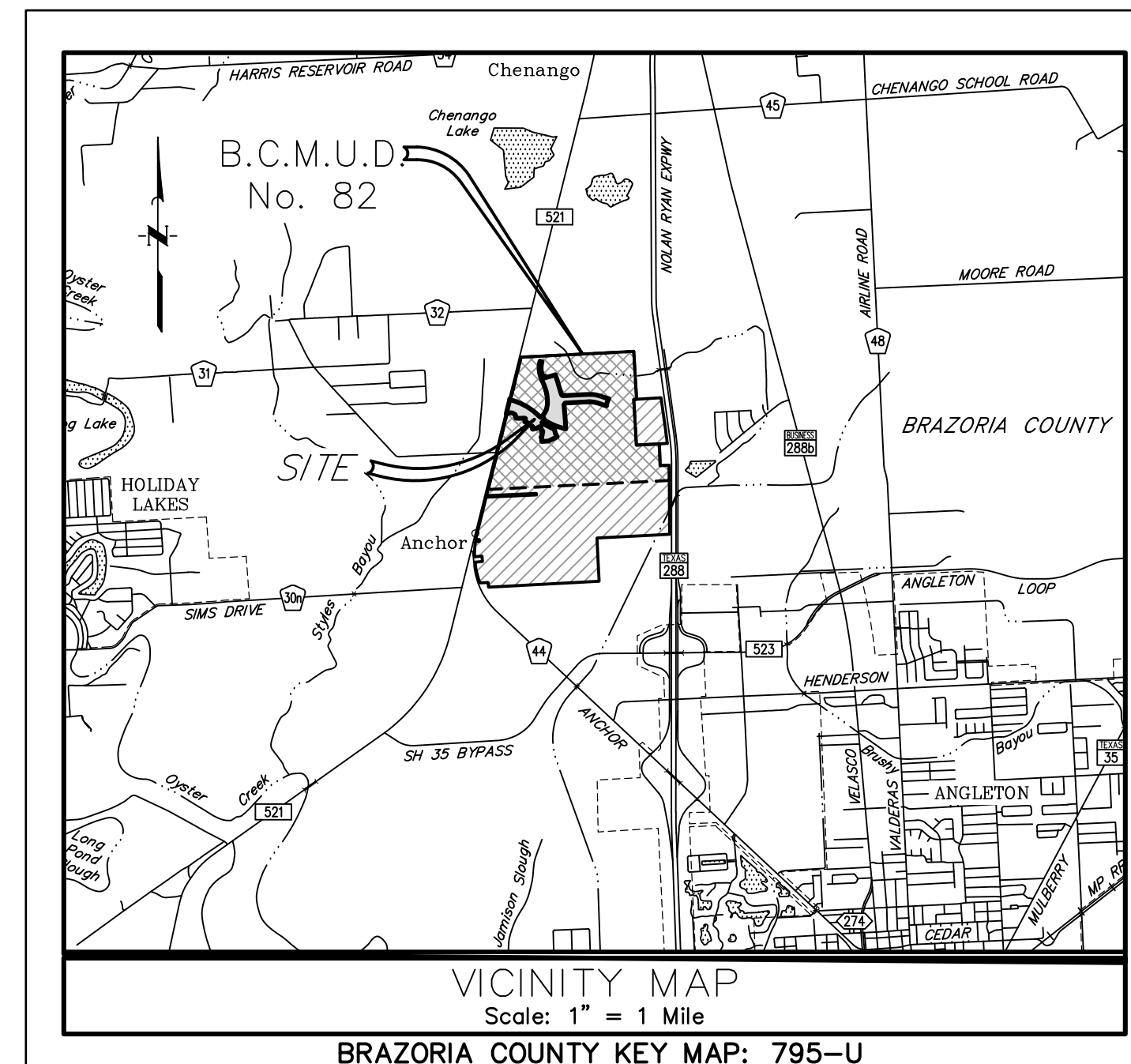
NOTE: THIS PROJECT IS LOCATED IN CITY OF ANGLETON ETJ IN BRAZORIA COUNTY

FIRM
FLOOD INSURANCE RATE MAP 485458
PANEL 430
MAP NUMBER 48039C0430K
DATED DECEMBER 30, 2020
THIS SITE IS IN ZONE "X-SHADED"

**ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG**
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005
- OR -
TEXAS811 (DIG TESS): 1-800-344-8377
- OR -
LONE STAR NOTIFICATION CENTER: 1-800-669-8344
**CALL AT LEAST 2 WORKING DAYS
(48 HOURS) BEFORE YOU DIG**

PROPERTY OWNER AND/OR DEVELOPER OR HIS ENGINEER WILL NOTIFY THE COUNTY ENGINEER'S OFFICE AND THE APPLICABLE DRAINAGE DISTRICT BY LETTER AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION OF IMPROVEMENTS BEGINNING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCE NOTICE TO COUNTY ENGINEER OF EACH DAY'S CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION, BY COUNTY, FOR ACCEPTANCE AND MAINTENANCE. INSPECTIONS SHALL BE SCHEDULED ON NORMAL COUNTY WORKING DAYS MONDAY THROUGH FRIDAY.

OWNER/DEVELOPER INFO
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TX 77478



ASHLAND STREET DEDICATION 1 & 2 SITE: ANGLETON, TX 77517

JULY 2024

JOB NO. 16759-0010-14

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

I, Darren J. McAfee, a Professional Engineer licensed in the State of Texas, do hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Brazoria County, Texas.

Darren J. McAfee
Darren J. McAfee, P.E.

10/22/2024
Date



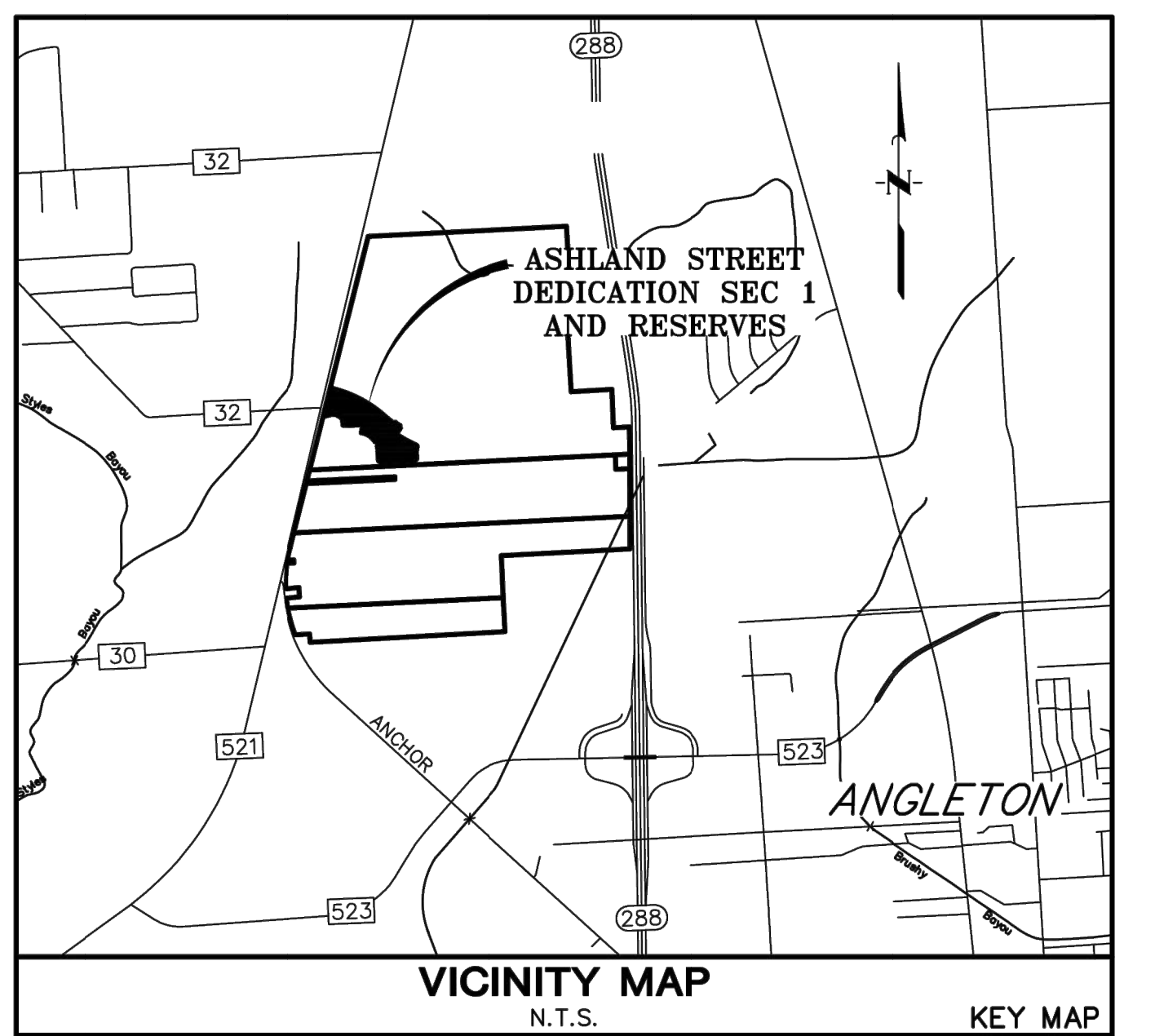
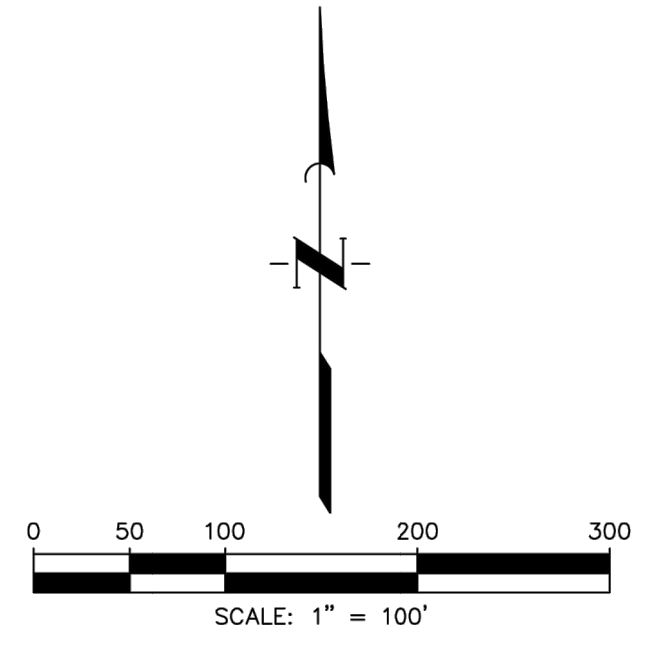
NO.	DATE	REVISIONS	APP.

ANGLETON FAMILY PARTNERSHIP, LTD. CALLED 39.55 ACRES BY GENERAL WARRANTY DEED C.C.F. No. 2013024218 O.P.R.B.C.T.

JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. C.C.F. NO. 2001008056 O.R.B.C.T.

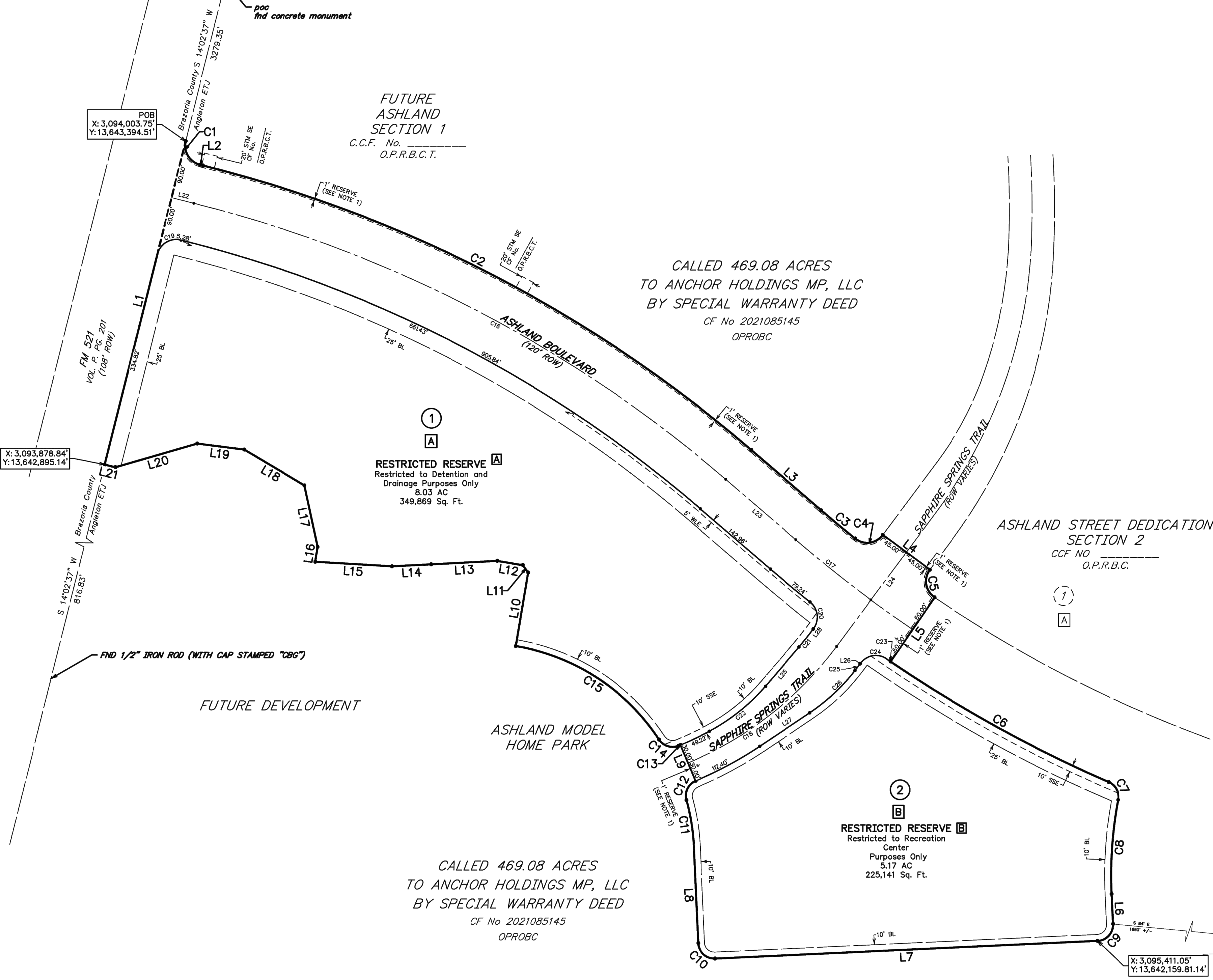
JAMES WORTHAM NORTHRUP CALLED 96.50 AC. C.C.F. NO. 2000016352 O.R.B.C.T.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	8.03	ANCHOR HOLDINGS MP, LLC
B	RECREATION CENTER	5.17	ANCHOR HOLDINGS MP, LLC



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Firm Code"
- FND "Found"
- 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"
- WLE "Waterline Easement"
- "Block Number"
- "Set 3/4-inch Iron Rod (with Cap Stamped 'QUIDDITY ENG. PROPERTY CORNER') 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 storage 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 revert 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 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 fences.
 - 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 HA052.1012 and H005.14012.
 - According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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 elevations of this plat remain 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.
 - Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82.
 - Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
 - D06956 DM1 CLUTE COOP CORS ARP
 - DL3490 TXBC BAY CITY CORS ARP
 - DH3614 TXLM LA MARQUE CORS ARP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°02'37"E	514.82'
L2	S75°56'55"E	5.31'
L3	S49°11'44"E	142.96'
L4	S53°27'23"E	90.00'
L5	S34°17'37"W	120.00'
L6	S02°38'38"E	46.21'
L7	S87°21'22"W	590.66'
L8	N02°38'38"W	148.59'
L9	N22°46'42"W	60.01'
L10	N09°32'52"E	115.00'
L11	N35°27'08"W	14.14'
L12	N80°27'08"W	39.99'
L13	S87°00'33"W	102.41'
L14	S87°02'50"W	60.12'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'32"	47.12'	S30°57'09"E	42.42'	30.00'
C2	2060.00'	26°45'10"	961.87'	S62°34'20"E	953.15'	489.87'
C3	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	2060.00'	10°42'36"	385.07'	S61°03'41"E	384.51'	193.10'
C7	25.00'	77°03'36"	33.62'	S27°53'12"E	31.15'	19.91'
C8	630.00'	13°17'14"	146.10'	S03°59'59"W	145.77'	73.38'
C9	25.00'	90°00'00"	39.27'	S42°21'22"W	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°38'38"W	35.36'	25.00'
C11	330.00'	12°45'28"	73.48'	N09°01'22"W	73.33'	36.89'
C12	25.00'	82°37'24"	36.05'	N25°54'36"E	33.01'	21.97'
C13	519.99'	0°24'12"	3.66'	S67°25'24"W	3.66'	1.83'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C14	25.00'	77°55'52"	34.00'	N72°12'01"W	31.44'	20.22'
C15	330.00'	47°13'02"	271.95'	N56°50'37"W	264.32'	144.23'
C16	2000.00'	26°45'10"	933.85'	N62°34'20"W	925.39'	475.60'
C17	2000.00'	6°30'39"	227.27'	S52°27'04"E	227.15'	113.76'
C18	550.00'	30°40'38"	294.48'	N51°52'59"E	290.97'	150.86'
C19	30.00'	90°00'28"	47.13'	S59°02'51"W	42.43'	30.00'
C20	30.00'	87°56'23"	46.05'	N07°25'42"W	41.66'	28.94'
C21	505.00'	3°58'25"	35.02'	N38°31'53"E	35.02'	17.52'
C22	300.00'	21°16'48"	111.42'	N51°09'30"E	110.78'	56.36'
C23	2060.00'	0°11'38"	6.97'	N55°36'34"W	6.97'	3.49'
C24	30.00'	87°56'34"	46.05'	S80°30'58"W	41.66'	28.94'
C25	595.00'	1°13'27"	12.71'	N37°09'24"E	12.71'	6.36'
C26	300.00'	18°20'59"	96.08'	N46°56'38"E	95.67'	48.45'

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-2290 & 10040100
6330 West Loop South, Suite 150, Houston, TX 77042 • 713.777.5337

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 _____ 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, 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.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

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

a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°21'22" West, with a chord length of 35.36 feet to a point for corner;

15. South 87°21'22" West, 590.66 feet to a point for corner marking the beginning of a curve to the right;

16. Along the arc of said curve to the right 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 47°38'38" West, with a chord length of 35.36 feet to a point for corner;

17. North 02°38'38" West, 148.59 feet to a point for corner marking the beginning of a curve to the left;

18. Along the arc of said curve to the left having a radius of 330.00 feet, a central angle of 12°45'28", an arc length of 73.48 feet, and a long chord bearing North 09°01'22" West, with a chord length of 73.33 feet to a point for corner marking the beginning of a reverse curve to the right;

19. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing North 25°54'36" East, with a chord length of 33.01 feet to a point for corner;

20. North 22°46'42" West, 60.01 feet to a point for corner marking the beginning of a non-tangent curve to the right;

21. Along the arc of said non-tangent curve to the right having a radius of 519.99 feet, a central angle of 00°24'12", an arc length of 3.66 feet, and a long chord bearing South 67°25'24" West, with a chord length of 3.66 feet to a point for corner marking the beginning of a compound curve to the right;

22. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°55'52", an arc length of 34.00 feet, and a long chord bearing North 72°12'01" West, with a chord length of 31.44 feet to a point for corner marking the beginning of a reverse curve to the left;

23. Along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 47°13'02", an arc length of 271.95 feet, and a long chord bearing North 56°50'37" West, with a chord length of 264.32 feet to a point for corner;

24. North 09°32'52" East, 115.00 feet to a point for corner;

25. North 35°27'08" West, 14.14 feet to a point for corner;

26. North 80°27'08" West, 39.99 feet to a point for corner;

27. South 87°00'33" West, 102.41 feet to a point for corner;

28. South 87°02'50" West, 60.12 feet to a point for corner;

29. North 86°35'27" West, 118.93 feet to a point for corner;

30. North 09°08'42" East, 23.28 feet to a point for corner;

31. North 12°07'46" West, 97.00 feet to a point for corner;

32. North 59°09'04" West, 107.91 feet to a point for corner;

33. North 82°39'43" West, 73.37 feet to a point for corner;

34. South 73°49'38" West, 131.51 feet to a point for corner;

35. North 75°57'23" West, 17.00 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, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.

A METES & BOUNDS description of a certain 17.53-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 17.53-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, 3279.35 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, from which a found 1/2-inch iron rod (with cap stamped "CB") bears South 14°02'37" West, 1331.65 feet;

THENCE, over and across said 469.08-acre tract the following thirty-five (35) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 89°59'32", an arc length of 47.12 feet, and a long chord bearing South 30°57'09" East, with a chord length of 42.42 feet to a point for corner;

2. South 75°56'55" East, 5.31 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 2060.00 feet, a central angle of 26°45'10", an arc length of 961.87 feet, and a long chord bearing South 62°34'20" East, with a chord length of 953.15 feet to a point for corner;

4. South 49°11'44" East, 142.96 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 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing South 50°12'02" East, with a chord length of 68.05 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 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing North 82°40'10" East, with a chord length of 43.25 feet to a point for corner;

7. South 53°27'23" East, 90.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;

8. Along the arc of said non-tangent curve to the left 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 South 09°34'51" East, with a chord length of 43.25 feet to a point for corner;

9. South 34°17'37" West, 120.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;

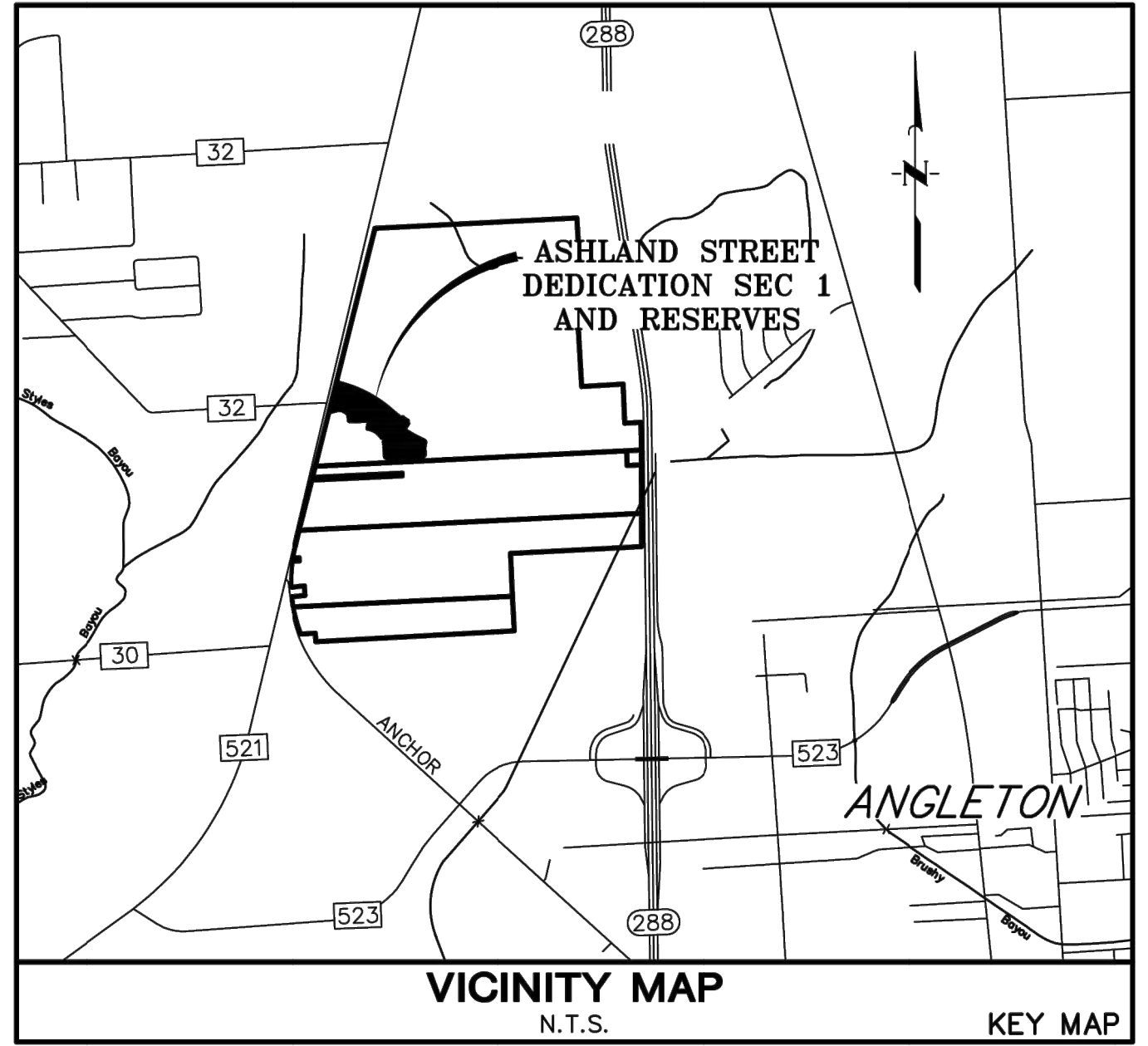
10. Along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 10°42'36", an arc length of 385.07 feet, and a long chord bearing South 61°03'41" East, with a chord length of 384.51 feet to a point for corner marking the beginning of a reverse curve to the right;

11. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°03'36", an arc length of 33.62 feet, and a long chord bearing South 27°53'12" East, with a chord length of 31.15 feet to a point for corner marking the beginning of a reverse curve to the left;

12. Along the arc of said reverse curve to the left having a radius of 630.00 feet, a central angle of 13°17'14", an arc length of 146.10 feet, and a long chord bearing South 03°59'59" West, with a chord length of 145.77 feet to a point for corner;

13. South 02°38'38" East, 46.21 feet to a point for corner marking the beginning of a curve to the right;

14. Along the arc of said curve to the right having a radius of 25.00 feet,



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 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-22290 & 24064300
6330 West Loop South, Suite 550 • Houston, TX 77401 • 713.777.5337

ANGLETON FAMILY PARTNERSHIP, L.T.D. CALLED 39.55 ACRES by GENERAL WARRANTY DEED C.C.F. No. 2013024218 O.P.R.B.C.T.

JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. C.C.F. NO. 2001008056 O.R.B.C.T.

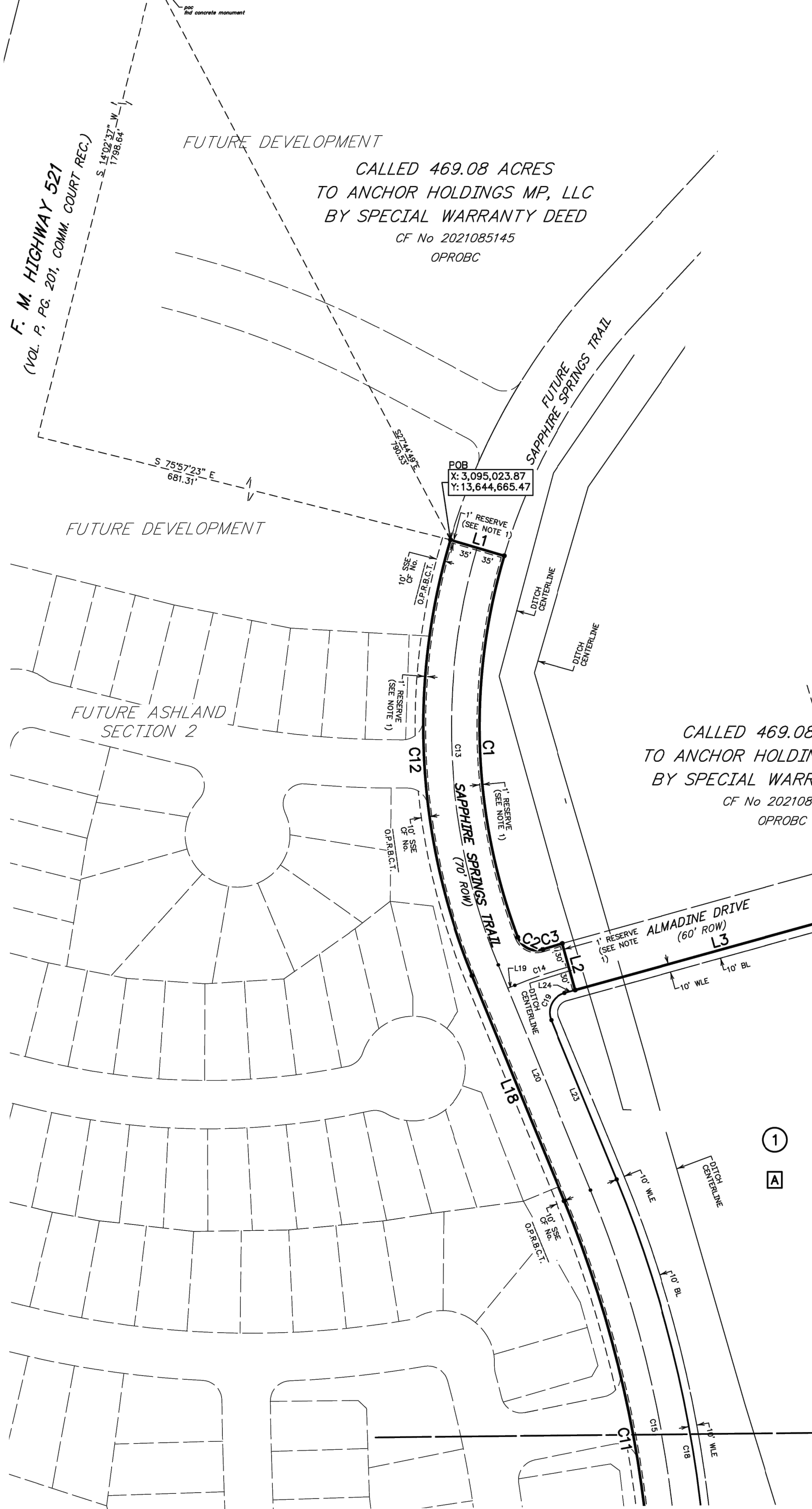
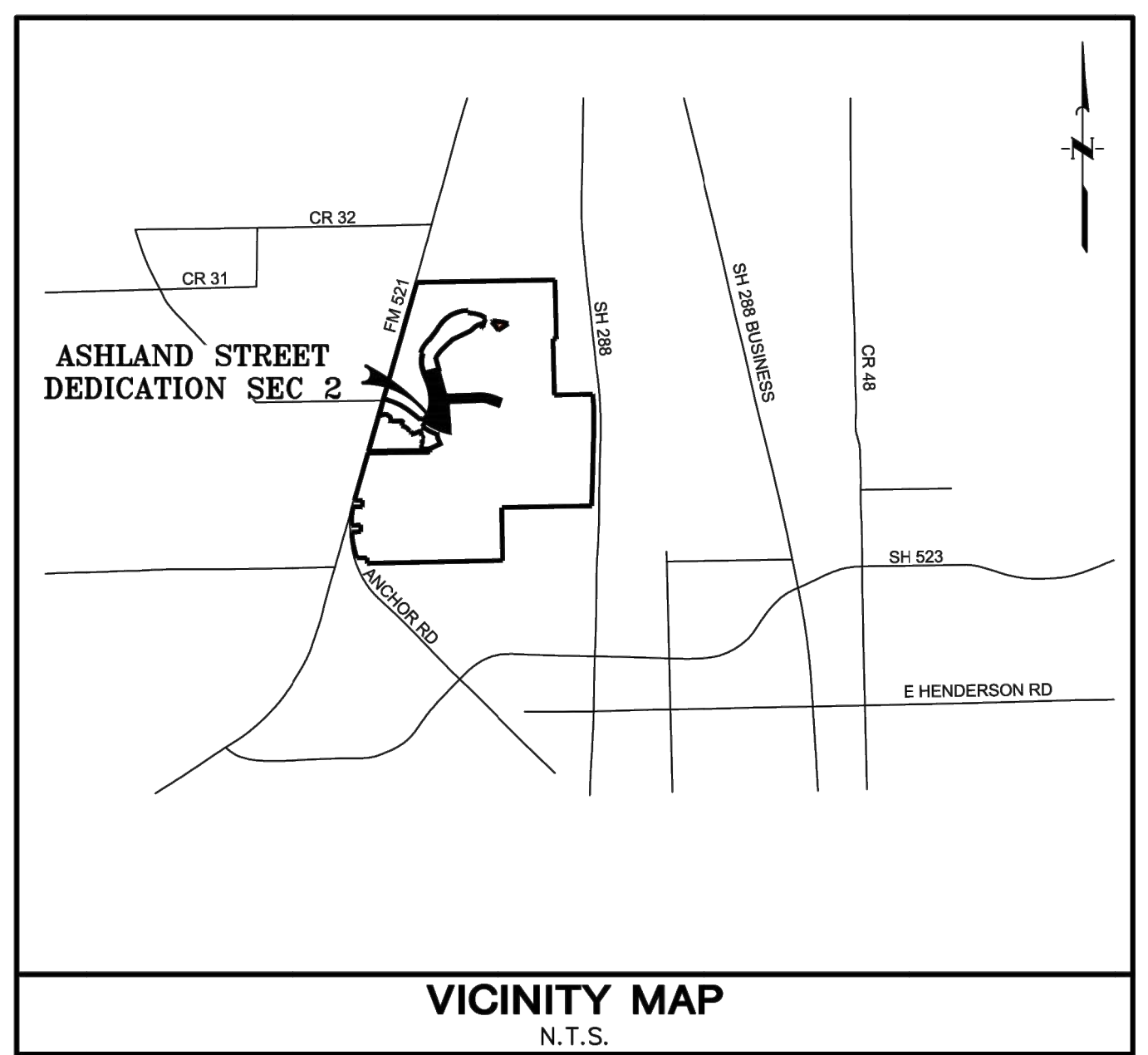
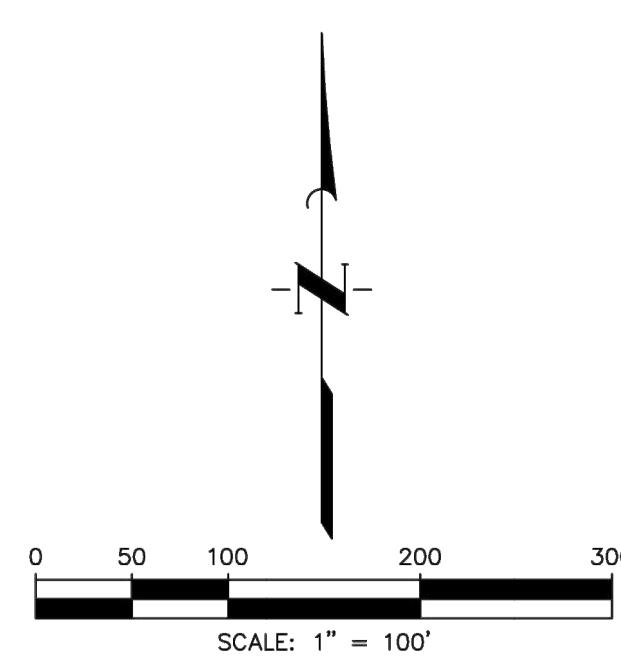
JAMES WORTHAM NORTHRUP CALLED 96.50 AC. C.C.F. NO. 2000016352 O.R.B.C.T.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
L5	S54°48'09"E	52.14'
L6	N87°12'27"E	119.98'
L7	S88°38'15"E	118.17'
L8	S81°51'46"E	118.17'
L9	S75°07'34"E	118.39'
L10	S72°27'47"E	324.50'
L11	S40°55'40"W	62.26'
L12	S05°18'13"E	92.21'
L13	S04°50'23"E	160.40'
L14	S01°38'07"E	153.48'
L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	77.79'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	21°9'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	31°1'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	N02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'



- BL** "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
Eas "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 "Volume and Page"
WLE "Waterline Easement"
Ⓢ "Block Number"
● "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") 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 hereon 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 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.
 - HORIZONTAL DATUM:** All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
 - VERTICAL DATUM:** Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: DG9556 DWM CLUTE COOP CORS ARP DL3490 TIGR BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP
 - According to Map No. 4803900430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
 - Reserves A shall be owned and maintained by the Brazoria County MUD No. 82

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
 AUGUST 2024

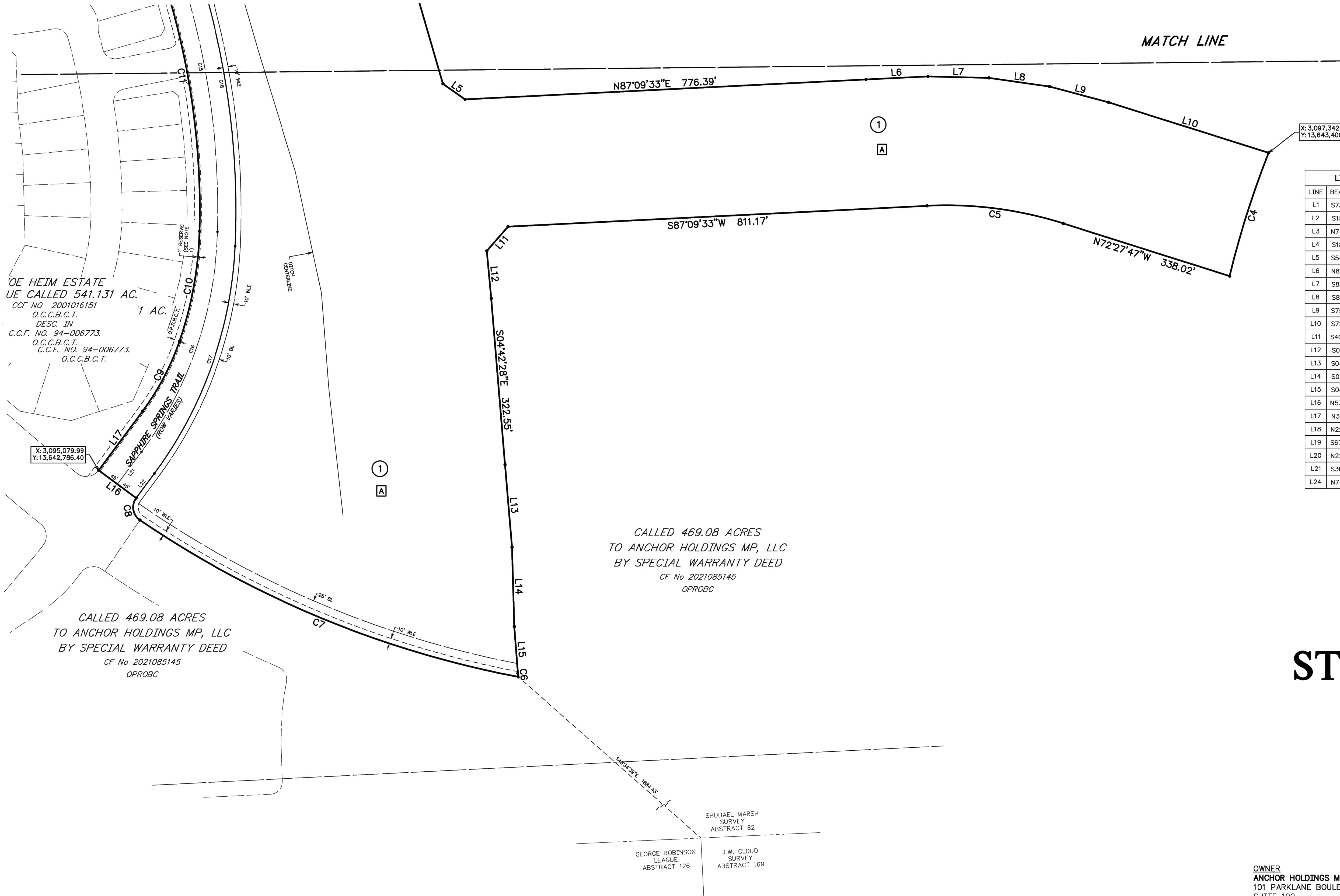
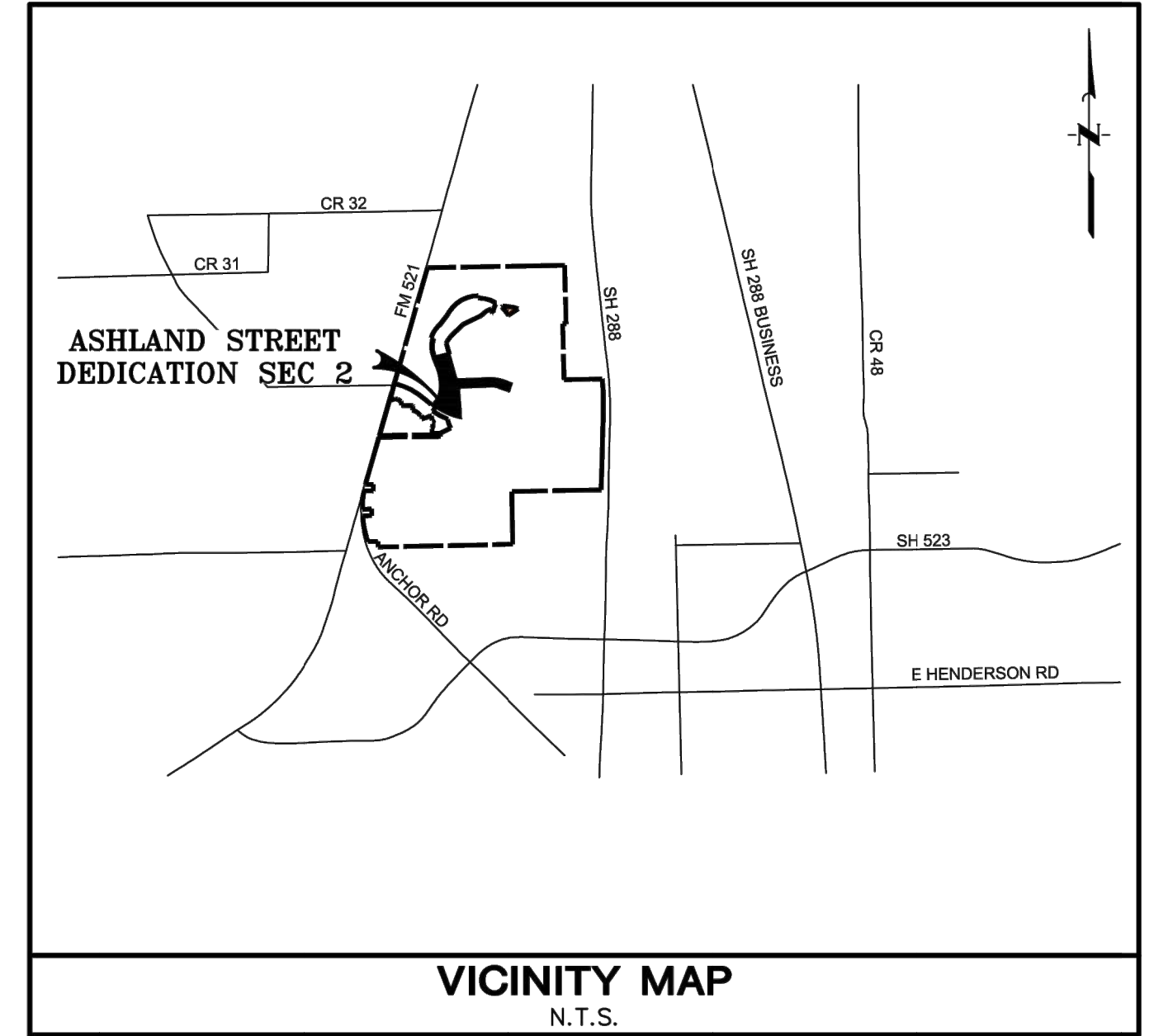
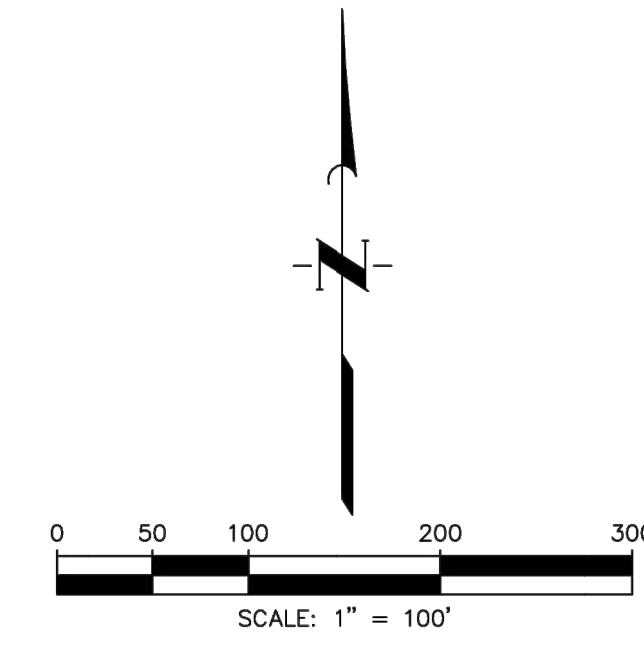
OWNER
 ANCHOR HOLDINGS MP LLC
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77478
 281-912-3364

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 Nos. E-23298 & L10643010
 6330 West Loop South, Suite 504 • Houston, TX 77043 • 713.777.5337

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



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CURVE TABLE						
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C3	630.00'	21°19'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
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C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
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C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'

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
 AUGUST 2024

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-23298 & 110643100
 6330 West Loop South, Suite 100 • Dallas, TX 77401 • 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 797.85 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°20'36" 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 at any time of procuring permission from anyone.

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 _____, TITLE, 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, 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.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

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

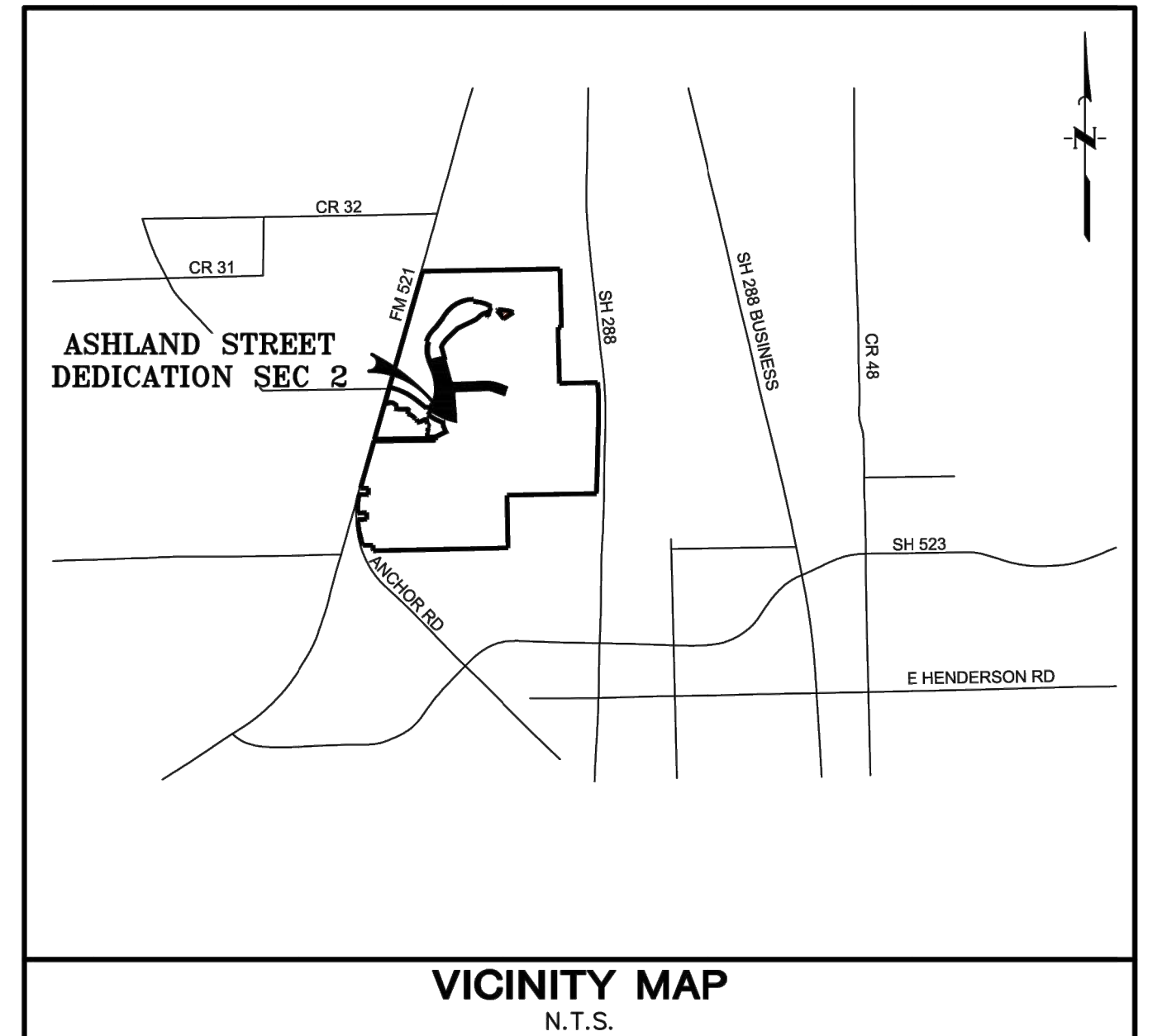
City Secretary

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
AUGUST 2024

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-23298 & 10046300
6300 West Loop South, Suite 500 • Houston, TX 77040 • 713.777.5337

EXISTING	PROPOSED	PROPOSED	PROPOSED
		UE	UTILITY EASEMENT
		WLE	WATERLINE EASEMENT
		SSE	SANITARY SEWER EASEMENT
		STM SE	STORM SEWER EASEMENT
		DE	DRAINAGE EASEMENT
		AE	AERIAL EASEMENT

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

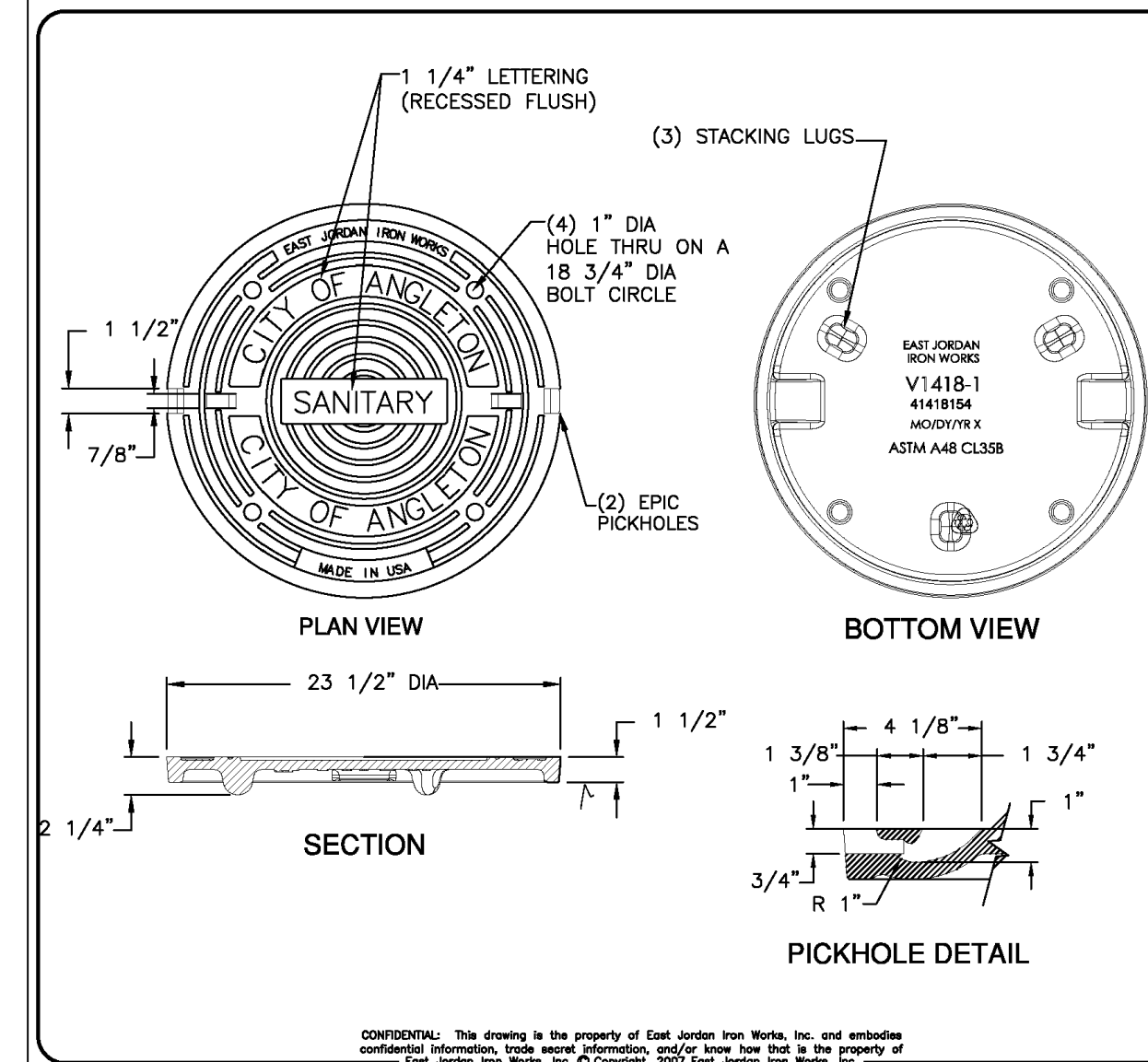
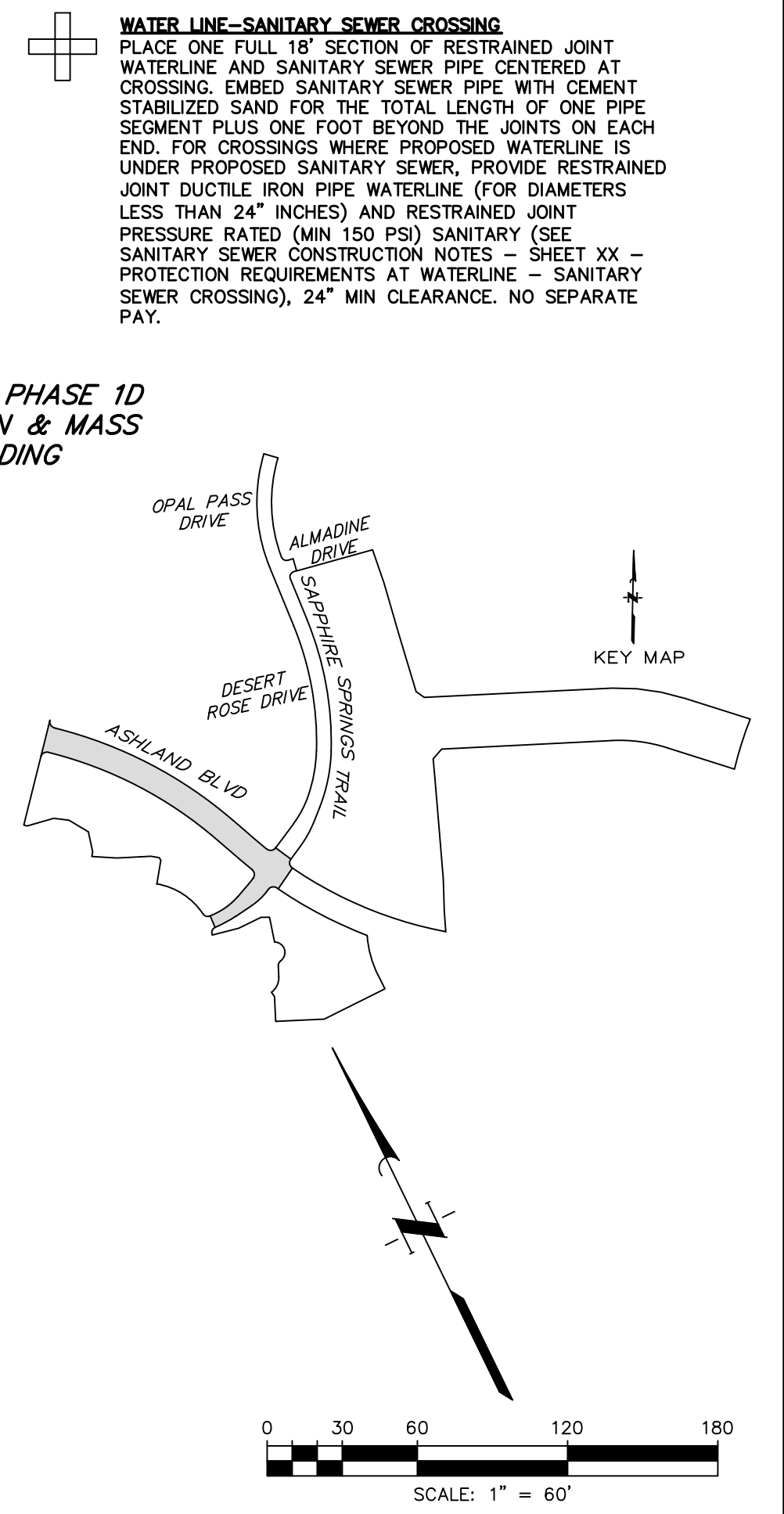
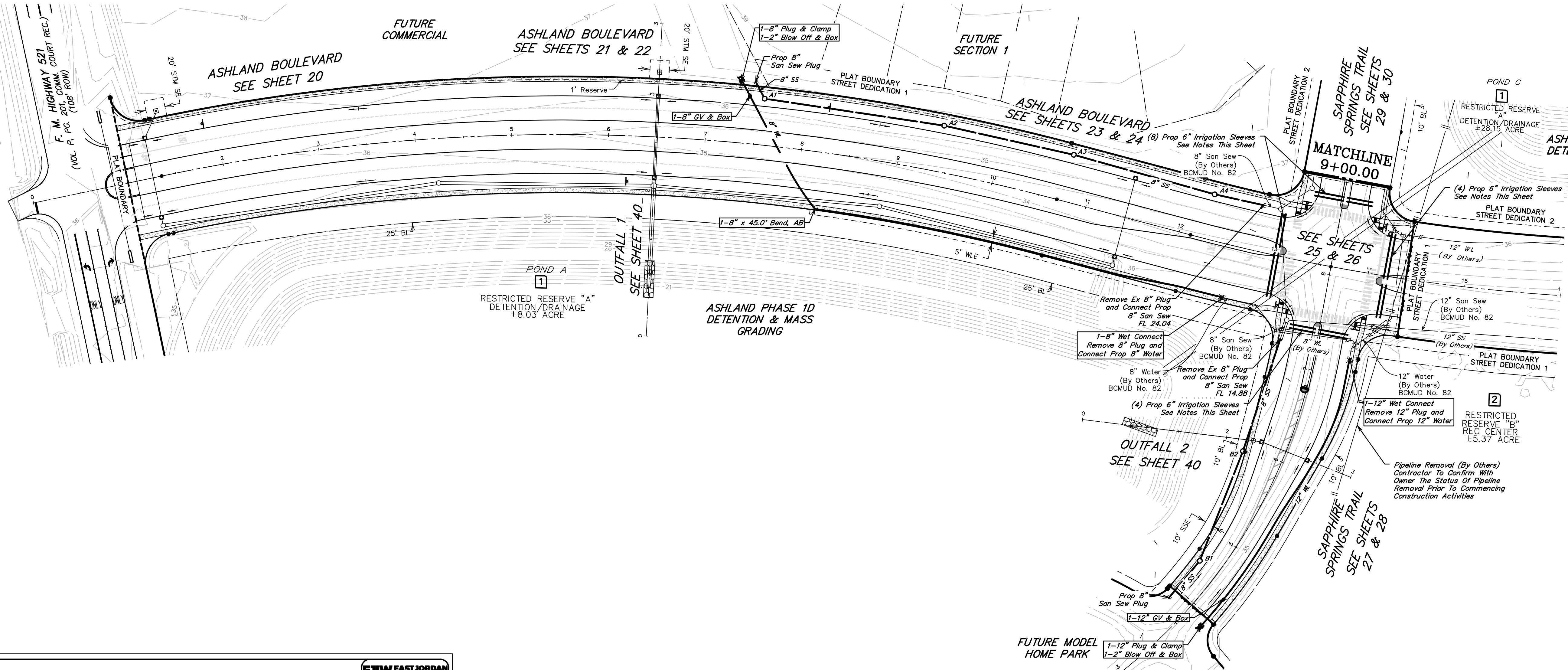
BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D66956 DWM1 CLUTE COOP CORRS ARP DL3490 TXBC BAY CITY CORRS ARP D43614 TXLM LA MARQUE CORRS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "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. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



EJW EAST JORDAN	
800-626-4653 www.ejw.com MADE IN USA	
PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
MANHOLE COVER	
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	
COVER - GRAY IRON	ASTM A48 CL35B
OPEN AREA	N/A
DESIGNATES MACHINED SURFACE	
DRAWN	DATE
TCL	05/04/04
LAST REVISED	DATE
DEW	07/26/07
REFERENCE INFORMATION	
41418039.1C	
41418040.1D	

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT
WATER & SEWER I



SCALE: 1"=60'
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.:
SURV. BY:
F.B. NO.:



SHEET NO.
8
OF 48

IRRIGATION SLEEVES
1. Sleeves Shall be Schedule 40 PVC Extending a min 2' Beyond Back of Curb, Install 90 Deg bend and riser to a min. 24" above back of curb with ends capped.
2. Install a min. 24" Below Top of Pvm't to Top of Pipe.

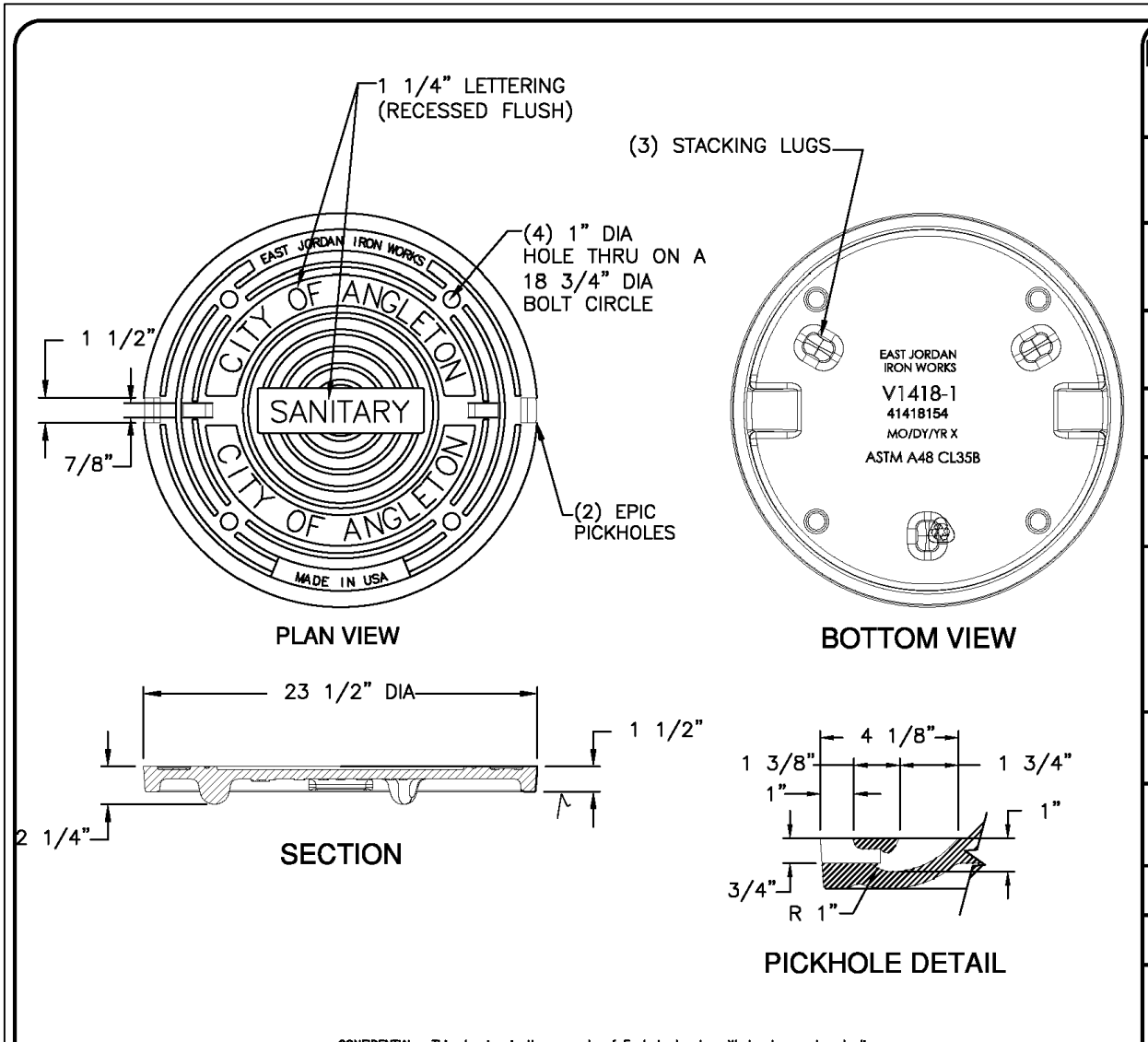
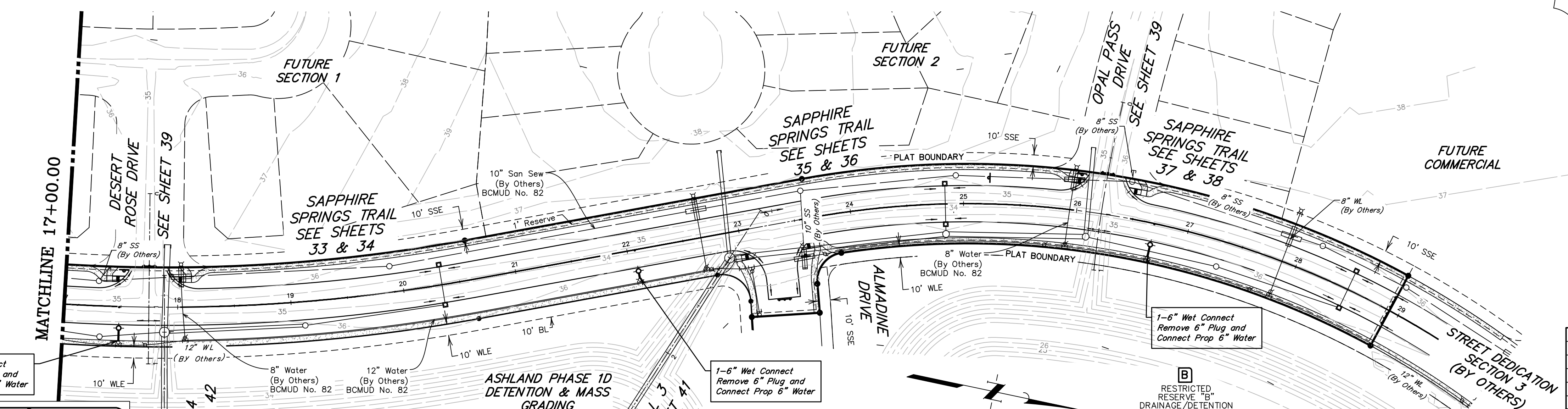
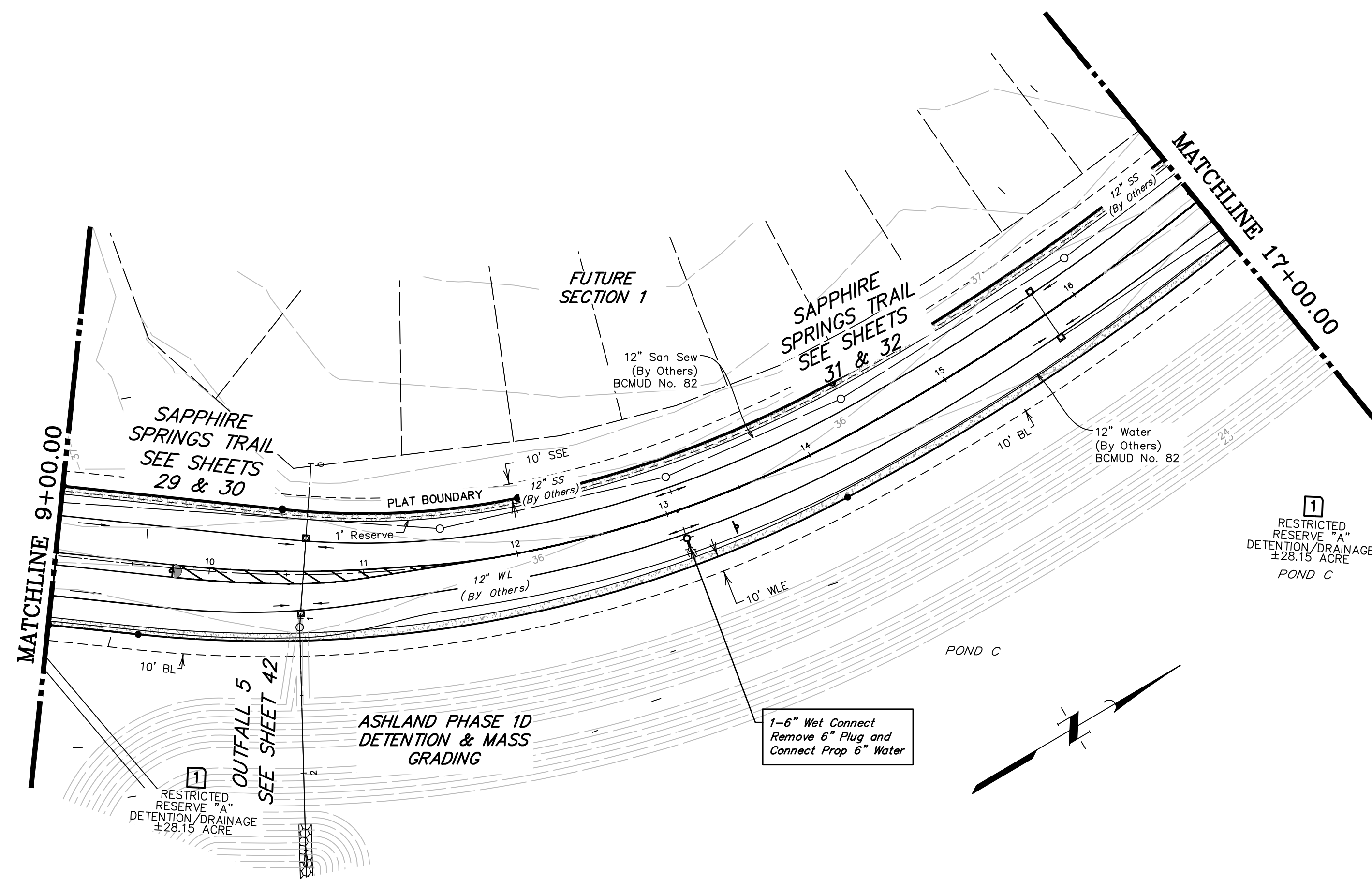
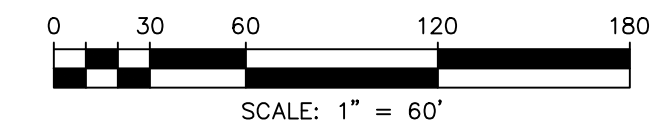
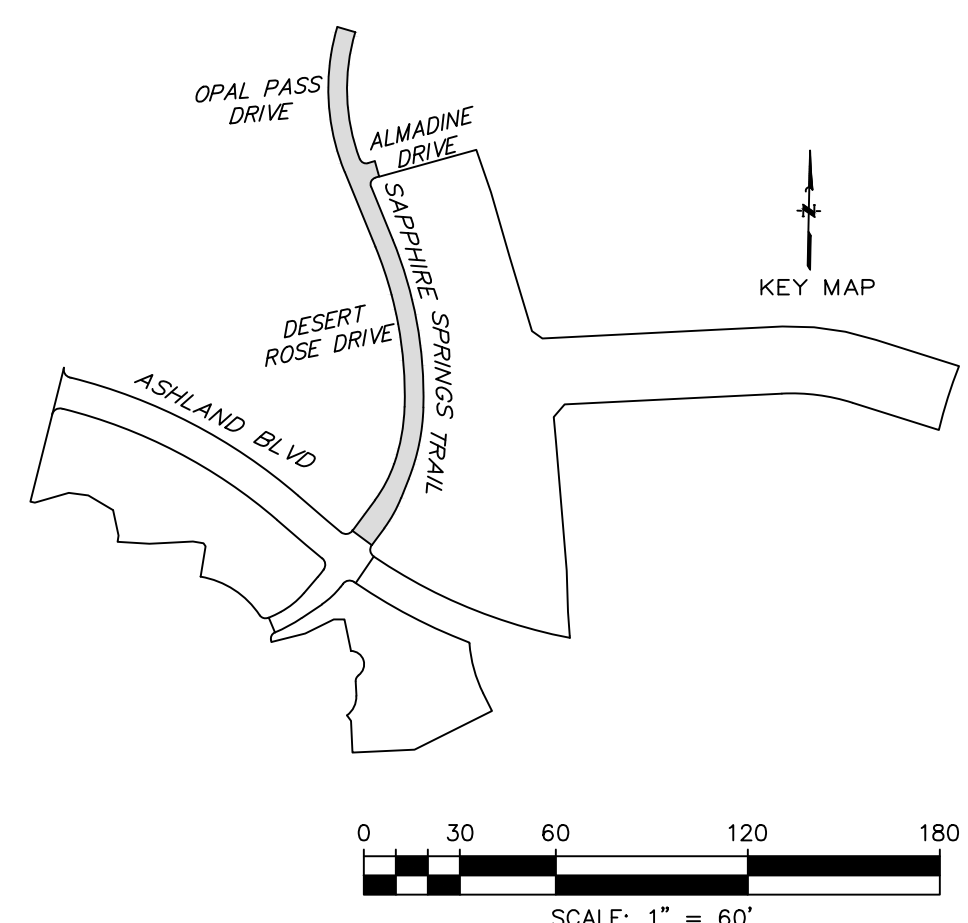
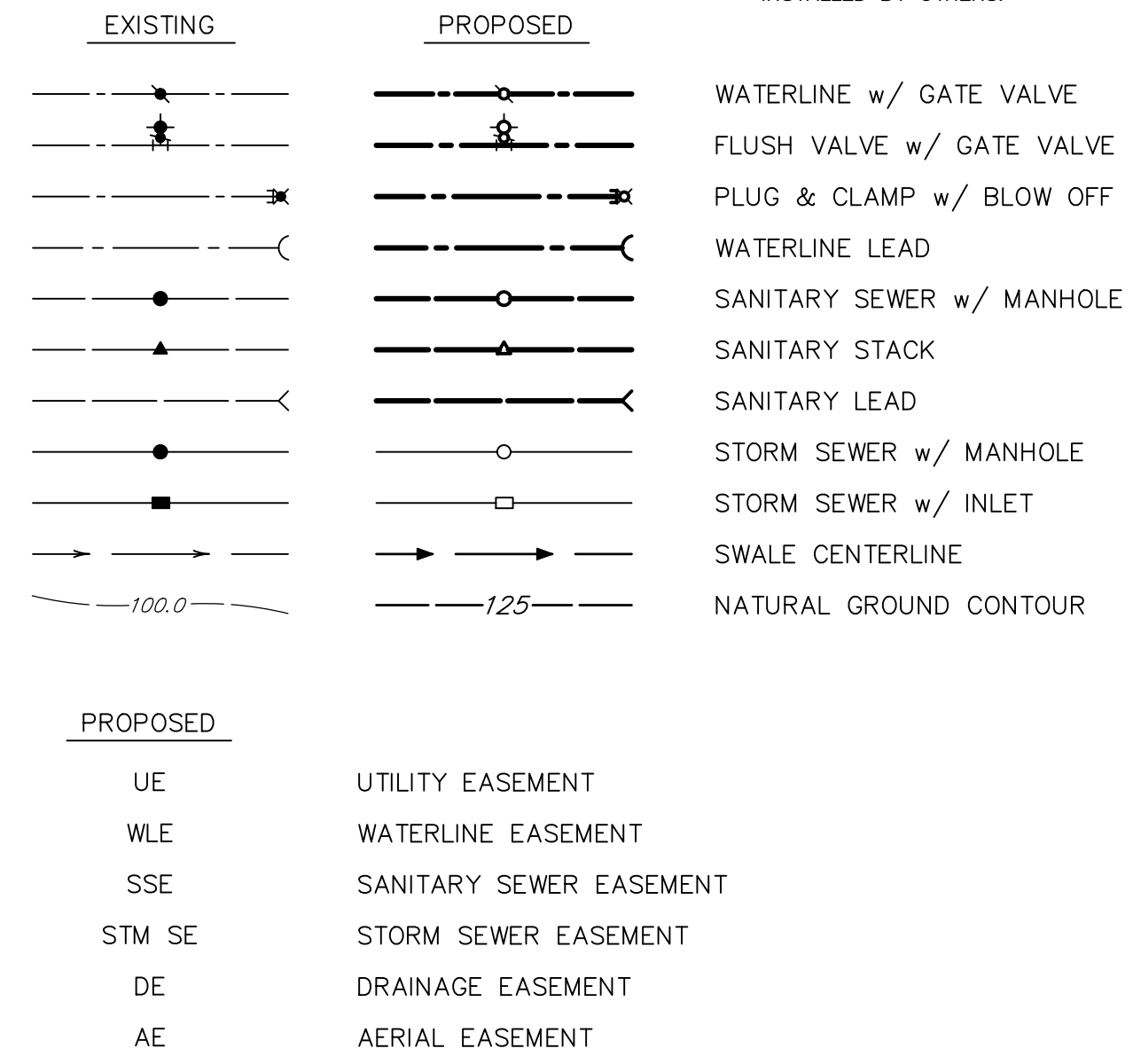
©2023 Quiddity

SIDEWALK NOTE
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BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D66956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP
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EJW EAST JORDAN	
800-826-4653	www.ejw.com
MADE IN USA	
PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
MANHOLE COVER	
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	
COVER - GRAY IRON	ASTM A48 CL358
OPEN AREA	N/A
✓ DESIGNATES MACHINED SURFACE	
DRAWN	DATE
TCL	05/04/04
LAST REVISED	DATE
DEW	07/26/07
REFERENCE INFORMATION	
41418039.1C	
41418040.1D	

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT
WATER & SEWER II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3102 Arroyo Grande Blvd, Suite 150A Austin, Texas 78741-2124 (512) 241-2493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

SHEET NO. 9 OF 48

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SIDEWALK NOTE
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EXISTING	PROPOSED	DESCRIPTION
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		UE
		WLE
		SSE
		STM SE
		DE
		AE

	INLET
	STORM SEWER
	DRAINAGE AREA IN ACRES
	RUNOFF IN C.F.S.
	DRAINAGE AREA LINE
	DRAINAGE AREA NUMBER
	EXTREME EVENT SHEET FLOW
	OFFSITE FLOW
	STREET SIGN (AS LABELED)
	STREET NAME SIGNS ONLY
	WHEELCHAIR RAMP
	TYPE III BARRICADE
	RESTRICTED RESERVE

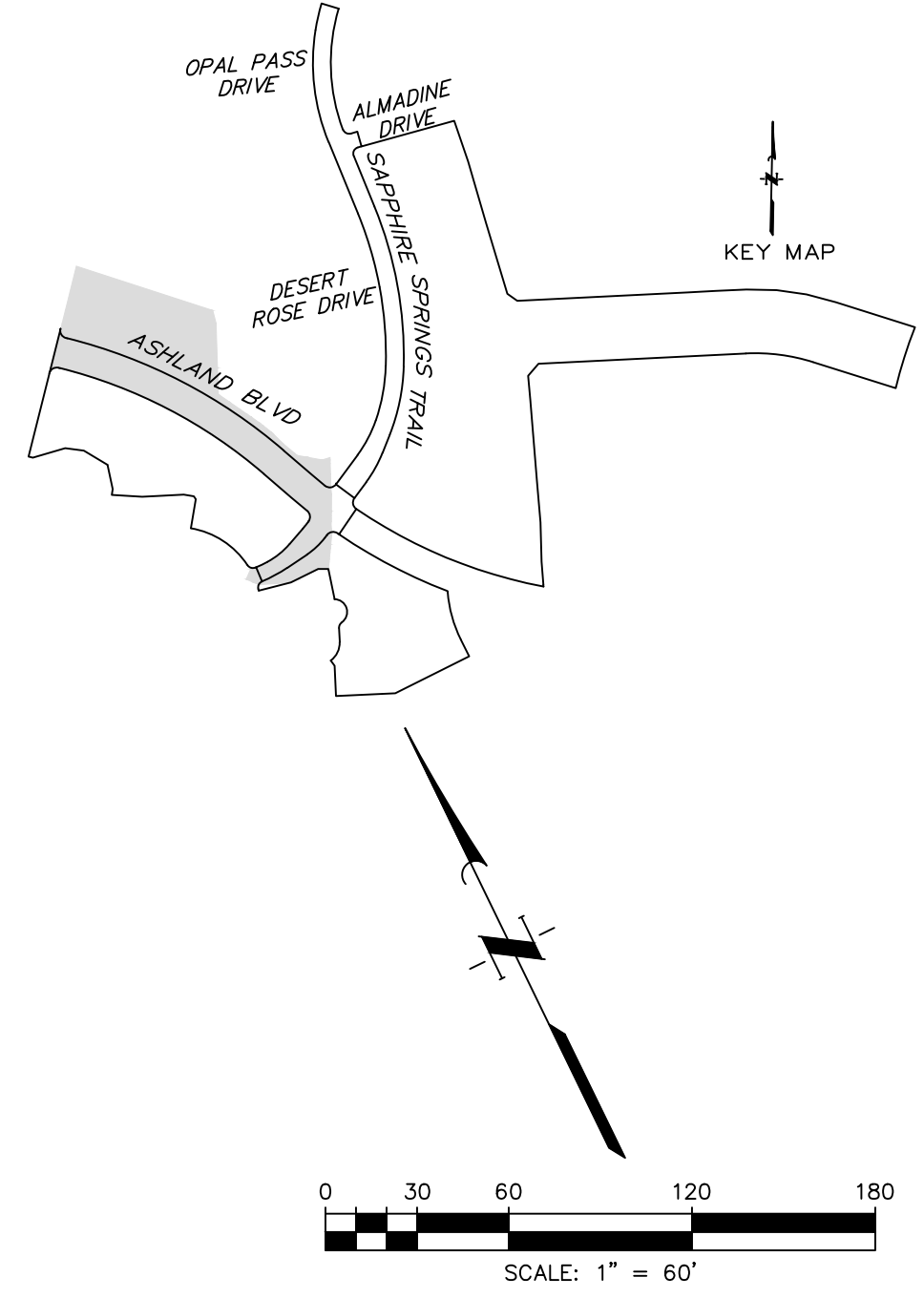
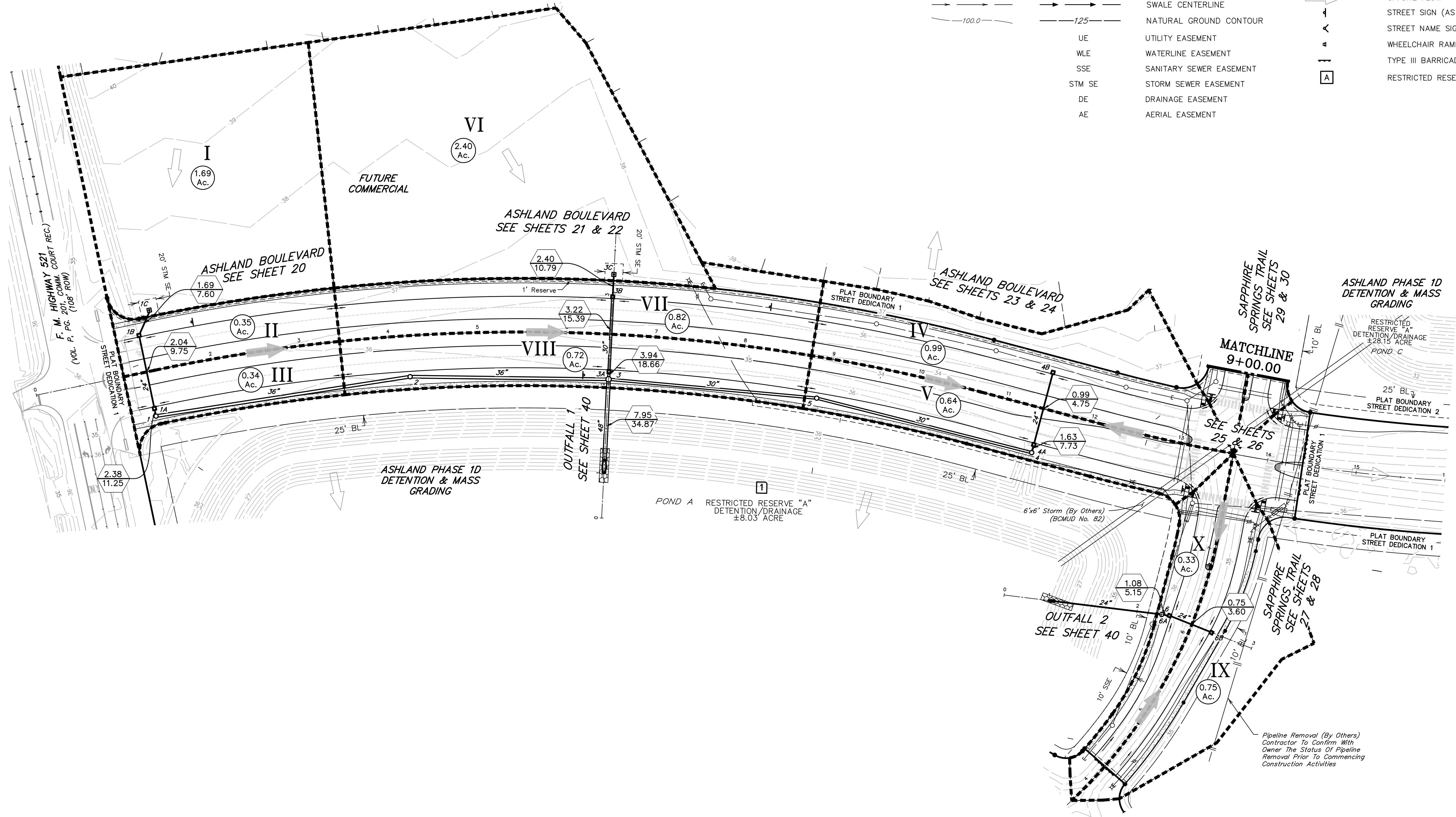
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D68956 DW1 CLUTE COOP CORRS ARP DL3490 TXBC BAY CITY CORRS ARP D13614 TXLM LA MARQUE CORRS ARP

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
 GENERAL CONSTRUCTION LAYOUT
PAVING & DRAINAGE I



SCALE: 1"=60' DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Darren J. McAfee
 10/22/2024

SHEET NO.
10
 OF 48

EXISTING	PROPOSED	LEGEND
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		UTILITY EASEMENT
		WATERLINE EASEMENT
		SANITARY SEWER EASEMENT
		STORM SEWER EASEMENT
		DRAINAGE EASEMENT
		AERIAL EASEMENT

	1.82 AC	DRAINAGE AREA IN ACRES
	8.83 12.99	RUNOFF IN C.F.S.
		DRAINAGE AREA LINE
	VII	DRAINAGE AREA NUMBER
		EXTREME EVENT SHEET FLOW
		OFFSITE FLOW
		STREET SIGN (AS LABELED)
		STREET NAME SIGNS ONLY
		WHEELCHAIR RAMP
		TYPE III BARRICADE
		RESTRICTED RESERVE

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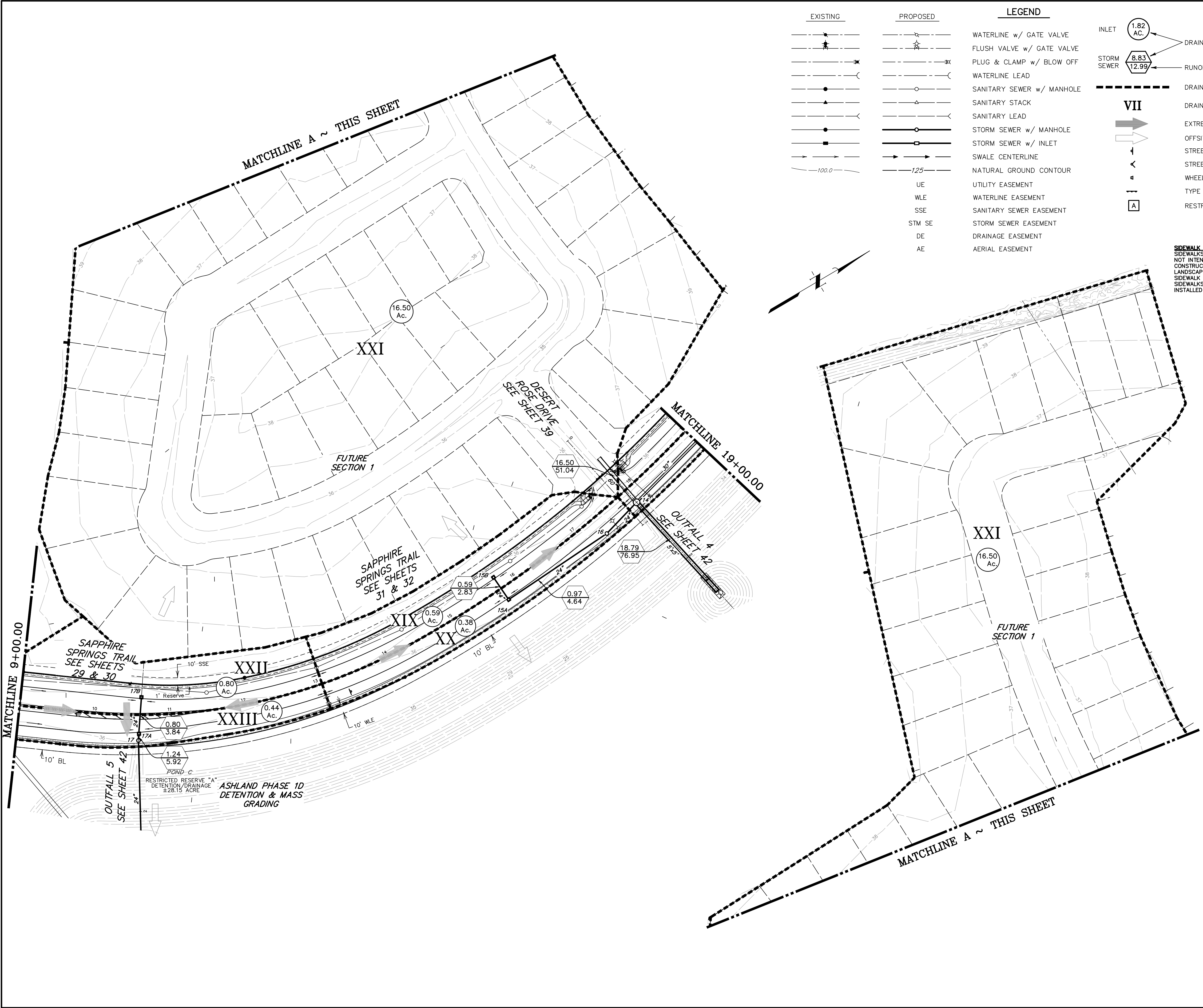
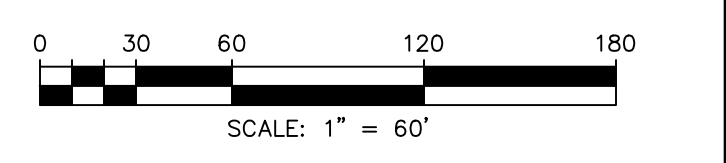
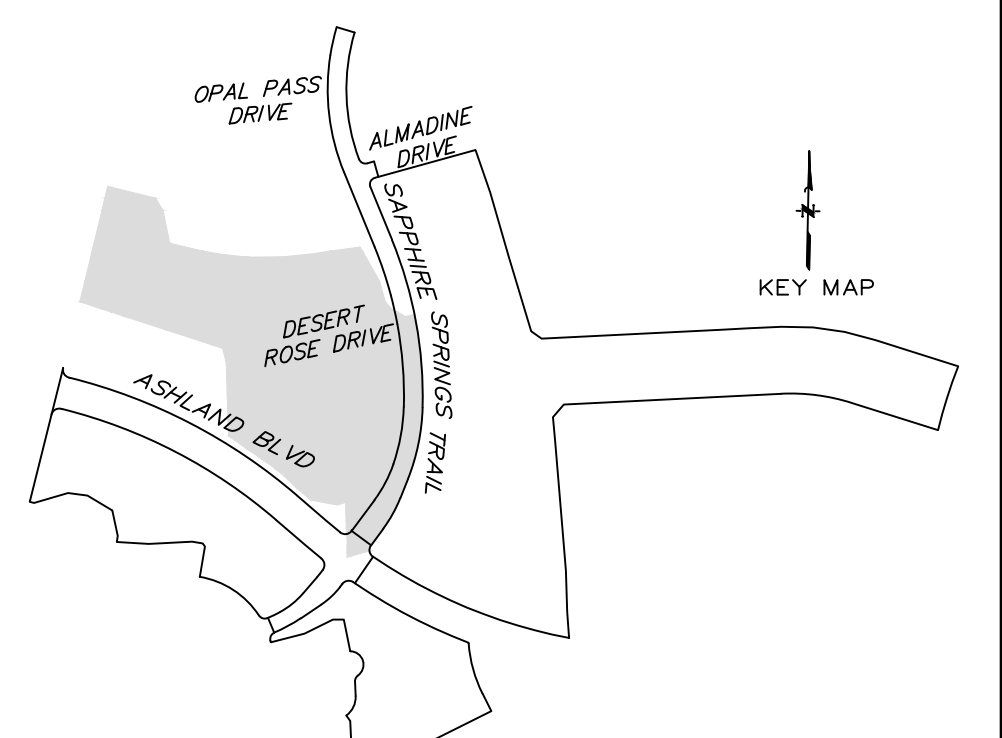
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PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT
PAVING & DRAINAGE II



SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

Darren J. McAfee
10/22/2024

SHEET NO. **11**
OF 48

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EXISTING	PROPOSED	LEGEND
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		UTILITY EASEMENT
		WATERLINE EASEMENT
		SANITARY SEWER EASEMENT
		STORM SEWER EASEMENT
		DRAINAGE EASEMENT
		AERIAL EASEMENT

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D66956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP

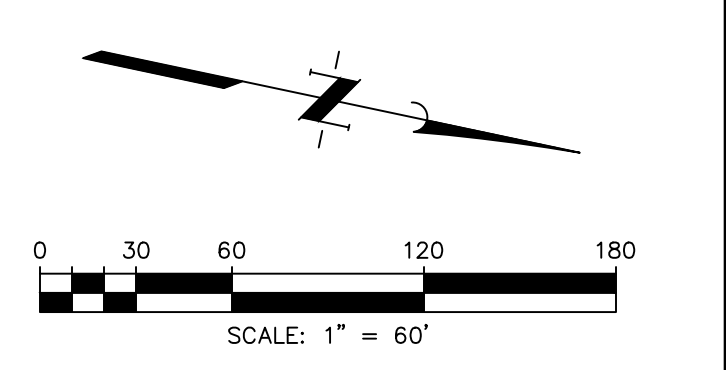
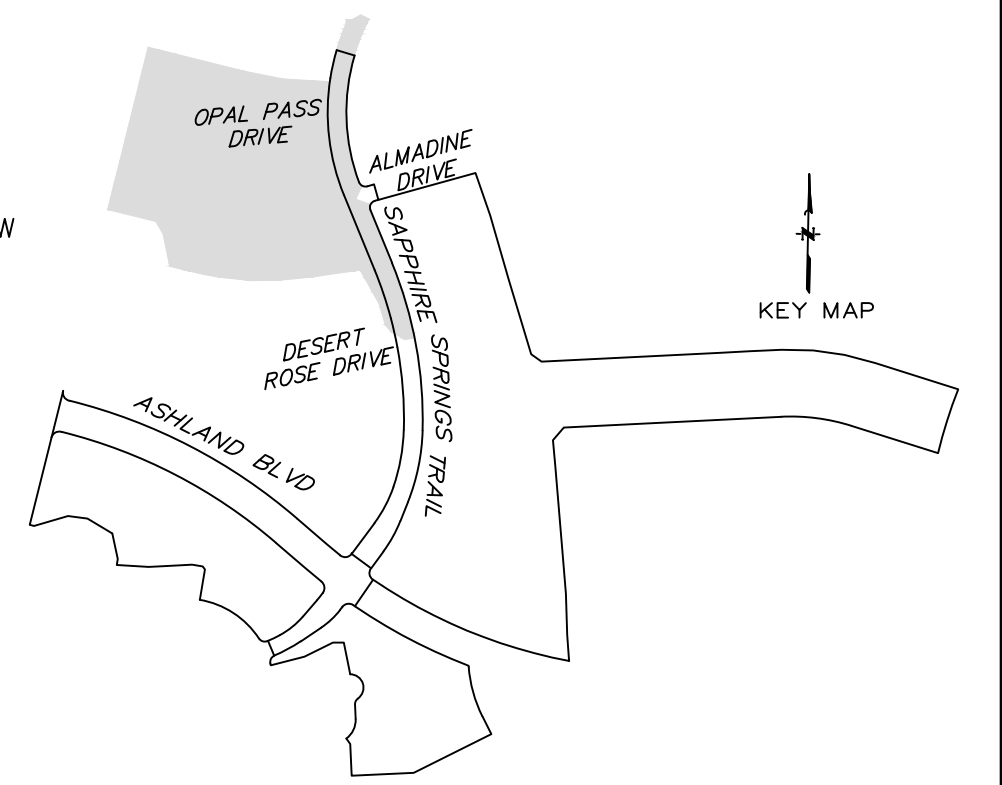
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ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "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. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

	1.82 AC.	DRAINAGE AREA IN ACRES
	8.83 12.99	RUNOFF IN C.F.S.
		DRAINAGE AREA LINE
	VII	DRAINAGE AREA NUMBER
		EXTREME EVENT SHEET FLOW
		OFFSITE FLOW
		STREET SIGN (AS LABELED)
		STREET NAME SIGNS ONLY
		WHEELCHAIR RAMP
		TYPE III BARRICADE
		RESTRICTED RESERVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

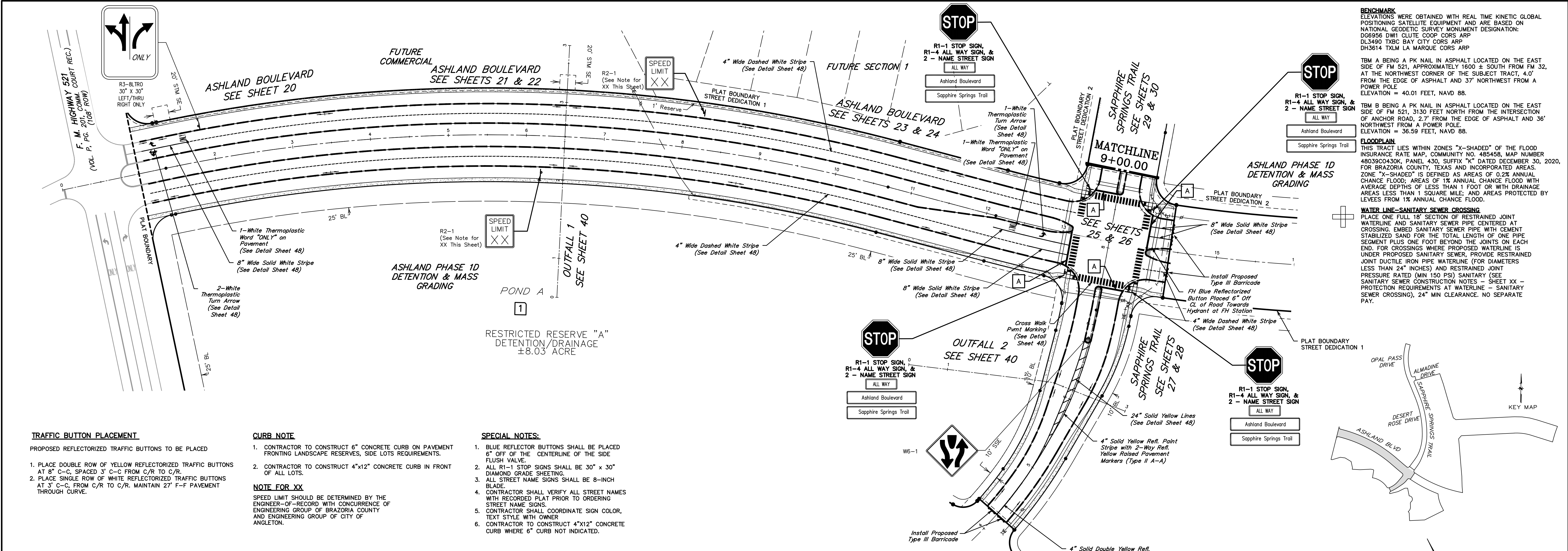
ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT
PAVING & DRAINAGE III



SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____



SHEET NO.
12
OF 48



BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D6956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3514 TXLM LA MARQUE CORS ARP

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TRAFFIC BUTTON PLACEMENT

- PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED
- PLACE DOUBLE ROW OF YELLOW REFLECTORIZED TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM C/R TO C/R.
 - PLACE SINGLE ROW OF WHITE REFLECTORIZED TRAFFIC BUTTONS AT 3' C-C, FROM C/R TO C/R. MAINTAIN 27" F-F PAVEMENT THROUGH CURVE.

CURB NOTE

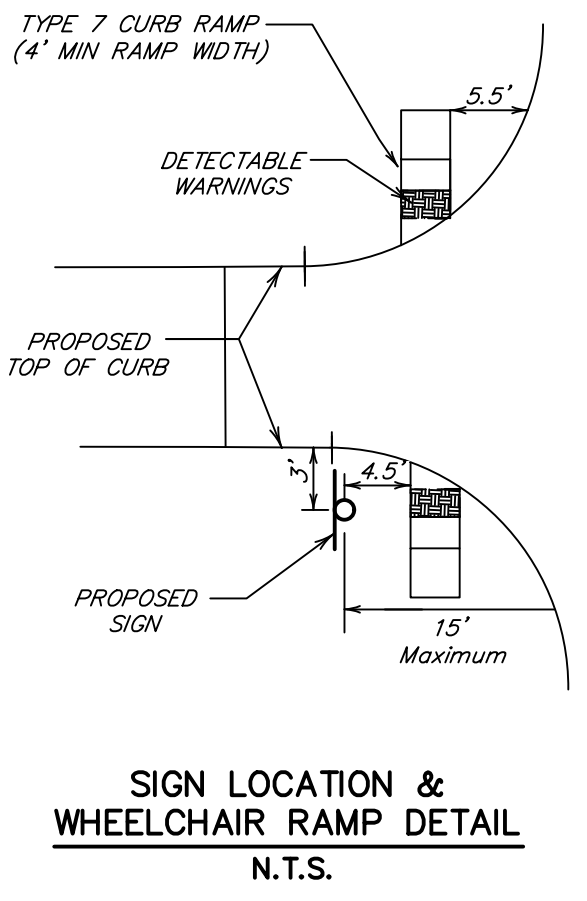
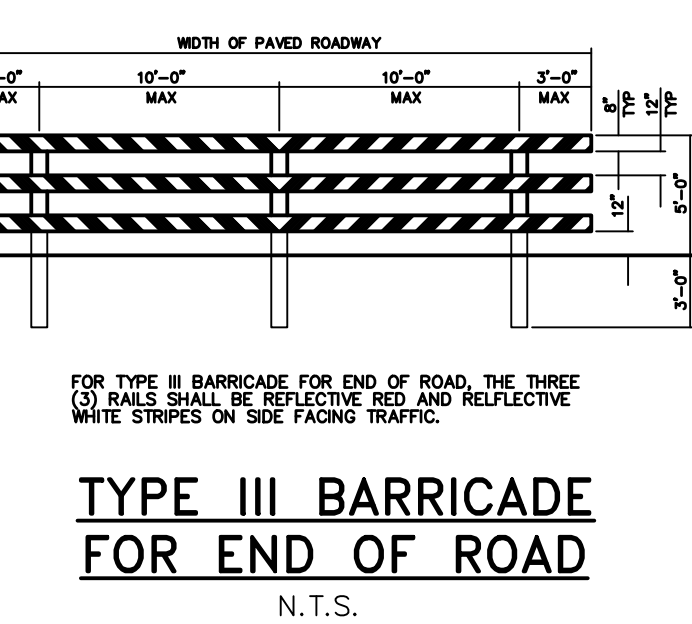
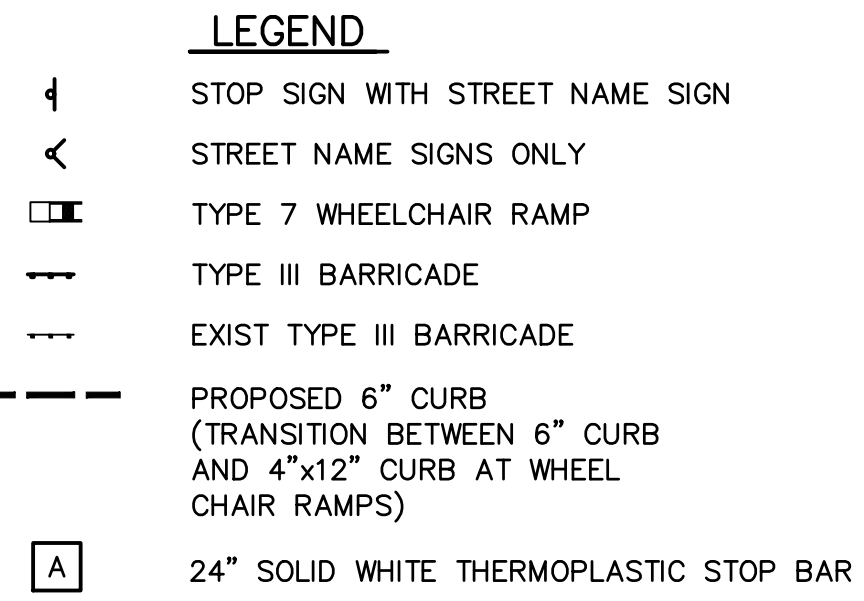
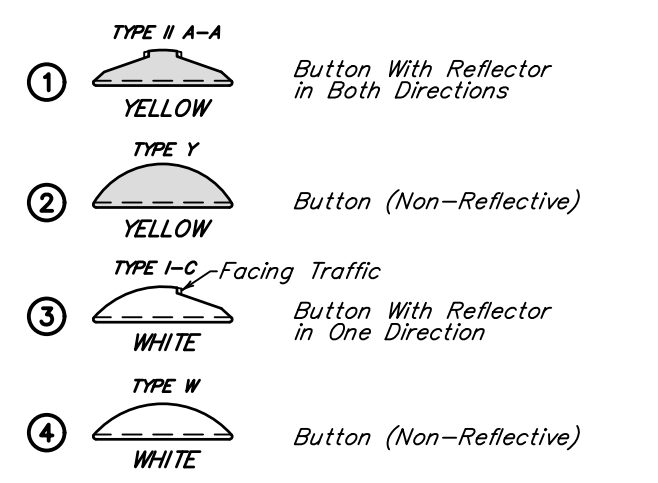
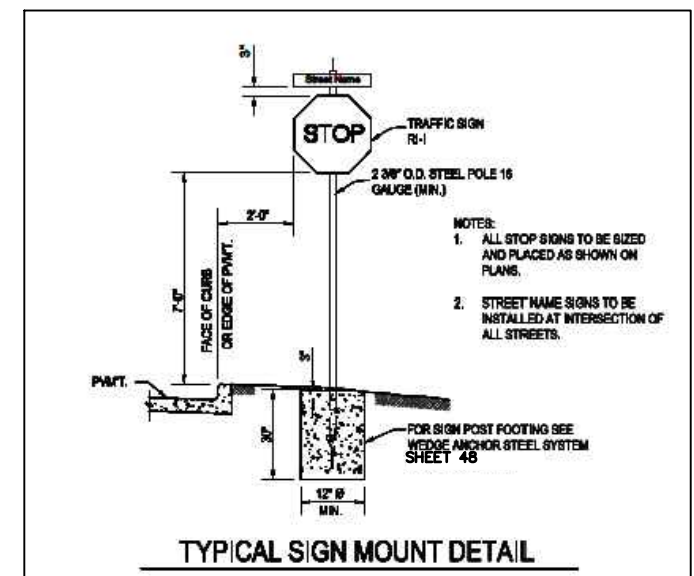
- CONTRACTOR TO CONSTRUCT 6" CONCRETE CURB ON PAVEMENT FRONTING LANDSCAPE RESERVES, SIDE LOTS REQUIREMENTS.
- CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB IN FRONT OF ALL LOTS.

NOTE FOR XX

SPEED LIMIT SHOULD BE DETERMINED BY THE ENGINEER-OF-RECORD WITH CONCURRENCE OF ENGINEERING GROUP OF BRAZORIA COUNTY AND ENGINEERING GROUP OF CITY OF ANGLETON.

SPECIAL NOTES:

- BLUE REFLECTOR BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
- ALL R1-1 STOP SIGNS SHALL BE 30" x 30" DIAMOND GRADE SHEETING.
- ALL STREET NAME SIGNS SHALL BE 8-INCH BLADE.
- CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
- CONTRACTOR SHALL COORDINATE SIGN COLOR, TEXT STYLE WITH OWNER.
- CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB WHERE 6" CURB NOT INDICATED.



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

**ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
 GENERAL CONSTRUCTION LAYOUT
 STRIPING, SIGNING & BARRICADES I**

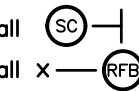
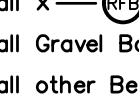
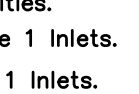
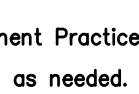
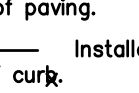
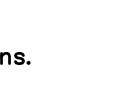


SCALE: 1"=60'
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 SUBMITTED: _____
 DGN. BY: CBJ/AHR
 DWN. BY: JWS
 DWG. NO.: _____
 SURV. BY: _____
 F.B. NO.: _____

STATE OF TEXAS
 DARRIN J. MCAFEE
 137808
 LICENSED PROFESSIONAL ENGINEER
 10/22/2024





SIDEWALK NOTE
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- MANHOLE/INLET PROTECTION NOTES**
- INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
 - PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100S, PHILLIPS SUPAC 4WS[U]V OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
 - FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
 - CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
 - NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

- INSTALLATION SEQUENCE**
- SWPPP CONTRACTOR:
- Install  at start of construction.
 - Install  at designated locations.
 - Install Gravel Bags at existing inlets.
 - Install other Best Management Practices needed prior to construction.
- UTILITY CONTRACTOR:
- Maintain existing facilities.
 - Install  for Stage 1 inlets.
 - Install IPB for Stage 1 inlets.
 - Install Filter Fabric below manhole covers and inlet grates.
- PAVING CONTRACTOR:
- Maintain existing Best Management Practices.
 - Repair Stage 1 Inlet protection as needed.
 - Install  behind Stage 1 inlets immediately upon completion of paving.
 - Coordinate/Request  installed by SWPPP Contractor upon completion of curb.
 - Sweep existing streets during construction.
- SWPPP CONTRACTOR:
- Install  at designated locations.
 - Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
 - Broadcast Seeding of disturbed areas after final grading.
 - Install rock filter dam or velocity dissipation devices if needed.

- EROSION AND SEDIMENTATION CONTROL NOTES**
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
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 - CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
 - CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
 - CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
 - AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
 - IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
 - IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

LEGEND

-  INLET PROTECTION BARRIERS FOR STAGES I & II INLETS
-  REINFORCED FILTER FABRIC BARRIER
-  STABILIZED CONSTRUCTION ENTRANCE
-  CONCRETE TRUCK WASHOUT AREA

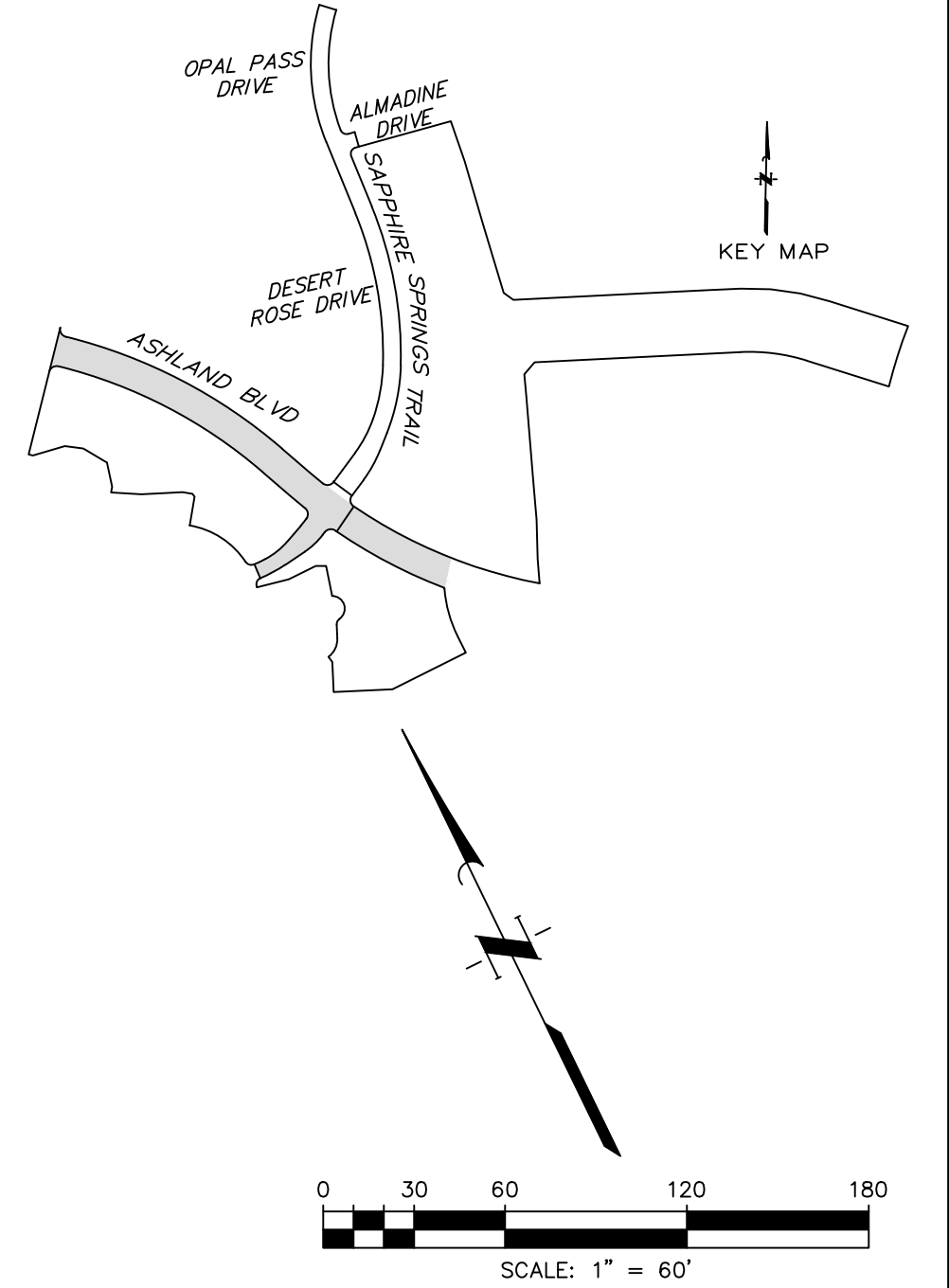
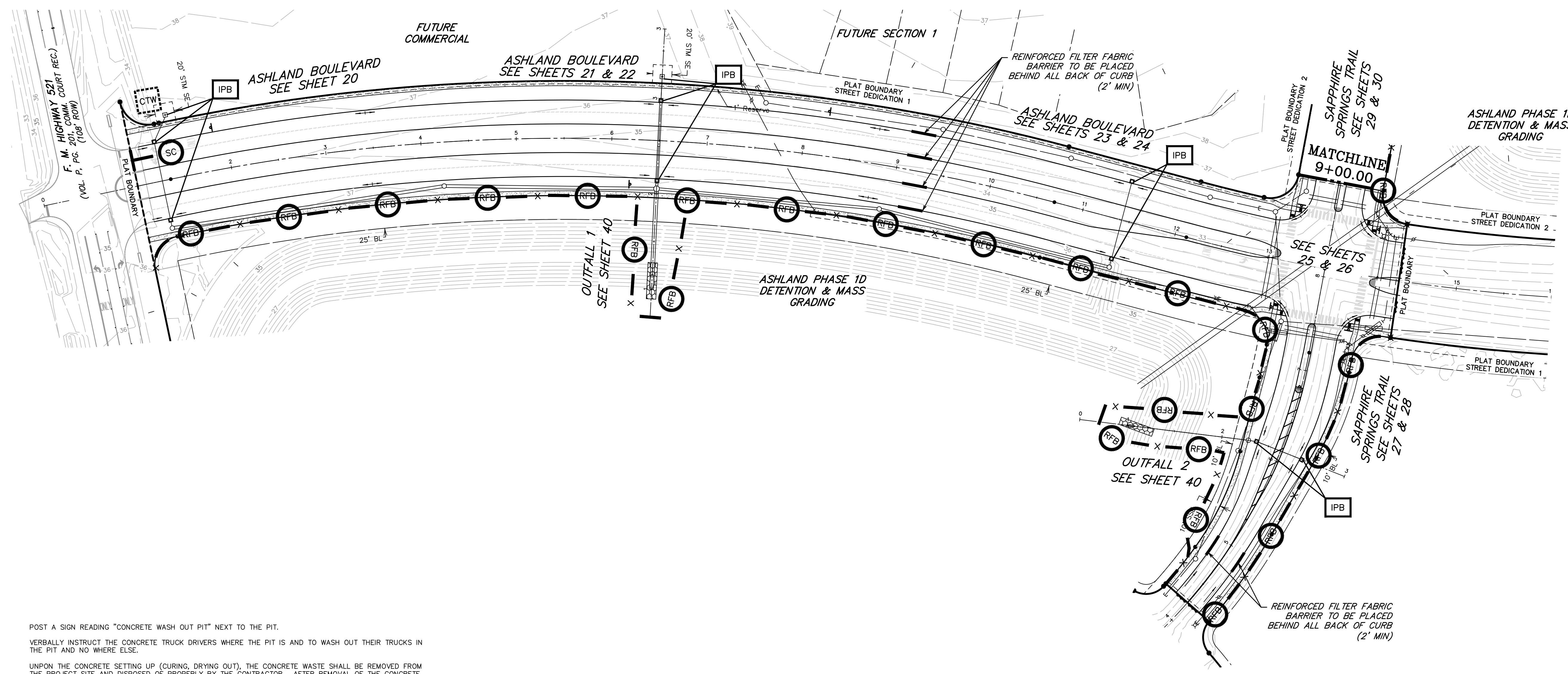
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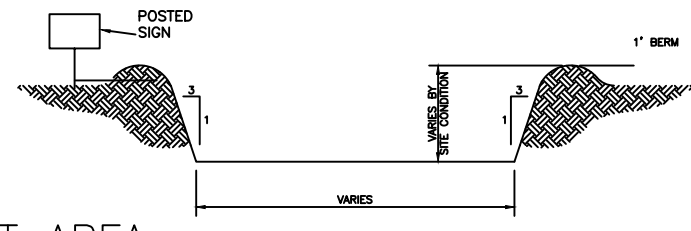


POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



CONCRETE TRUCK WASHOUT AREA

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

**STORMWATER POLLUTION
PREVENTION PLAN I**



SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
DARREN J. MCAFFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO.
15
OF 48

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- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
- AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
- IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
- IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

MANHOLE/INLET PROTECTION NOTES


- INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
- PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON QIF 100s, PHILLIPS SUPAC 4WS(UV) OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
- FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
- NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

INSTALLATION SEQUENCE



SWPPP CONTRACTOR:

- Install  at start of construction.
- Install  at designated locations.
- Install Gravel Bags at existing inlets.
- Install other Best Management Practices needed prior to construction.


UTILITY CONTRACTOR:

- Maintain existing facilities.
- Install  for Stage 1 Inlets.
- Install IPB for Stage 1 Inlets.
- Install Filter Fabric below manhole covers and inlet grates.





PAVING CONTRACTOR:

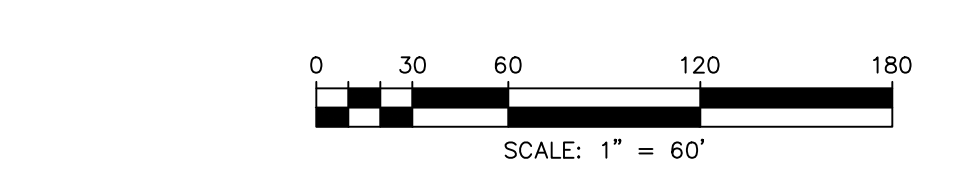
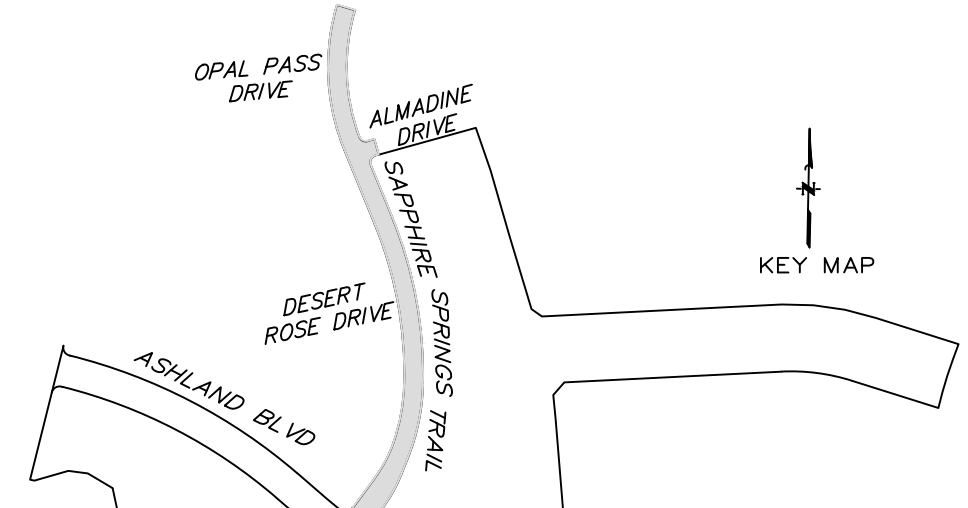
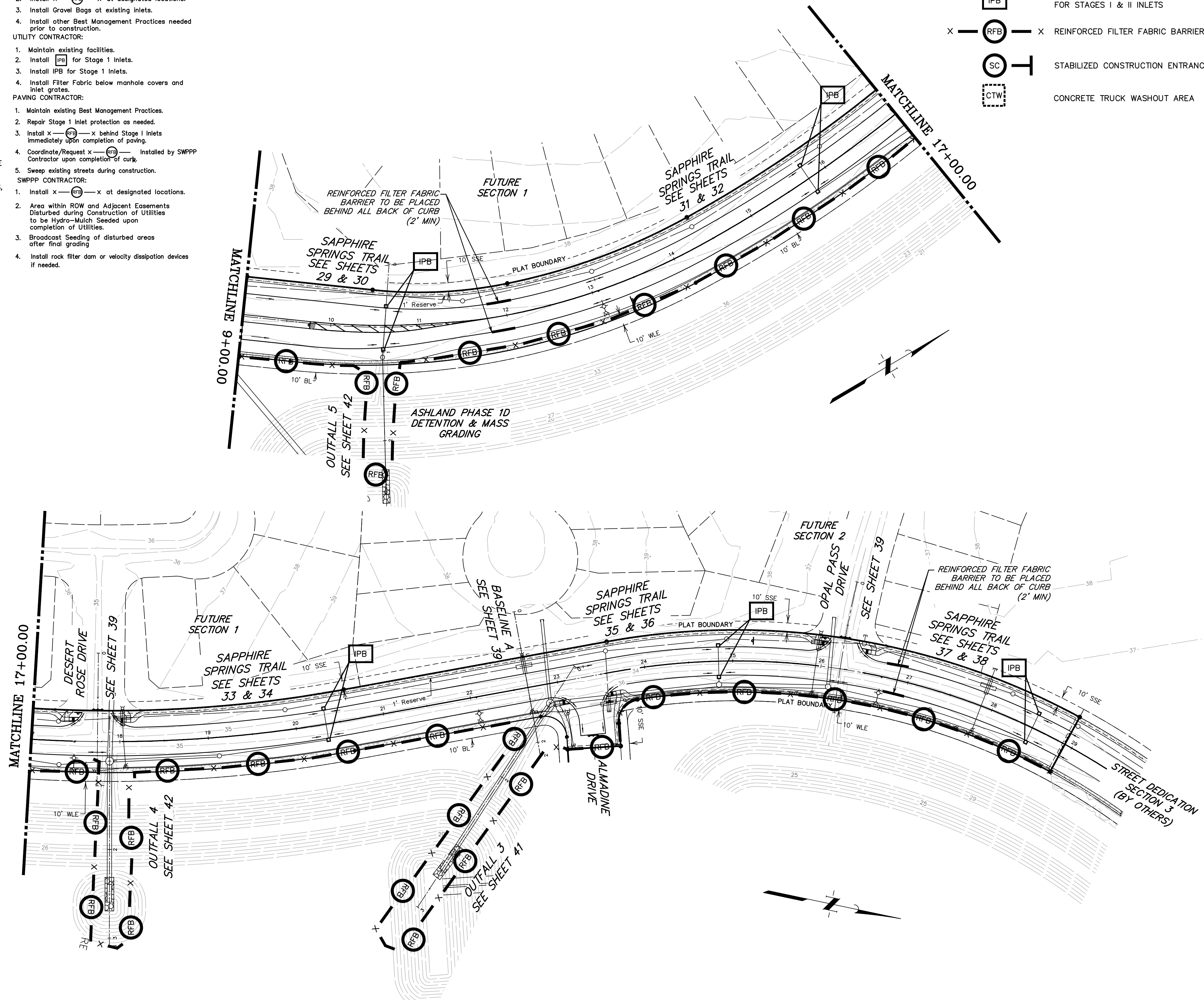
- Maintain existing Best Management Practices.
- Repair Stage 1 Inlet protection as needed.
- Install  behind Stage 1 Inlets immediately upon completion of paving.
- Coordinate/Request  installed by SWPPP Contractor upon completion of curb.
- Sweep existing streets during construction.

SWPPP CONTRACTOR:

- Install  at designated locations.
- Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
- Broadcast Seeding of disturbed areas after final grading.
- Install rock filter dam or velocity dissipation devices if needed.

LEGEND

-  INLET PROTECTION BARRIERS FOR STAGES I & II INLETS
-  REINFORCED FILTER FABRIC BARRIER
-  STABILIZED CONSTRUCTION ENTRANCE
-  CONCRETE TRUCK WASHOUT AREA



NO.	DATE	REVISIONS	APP.

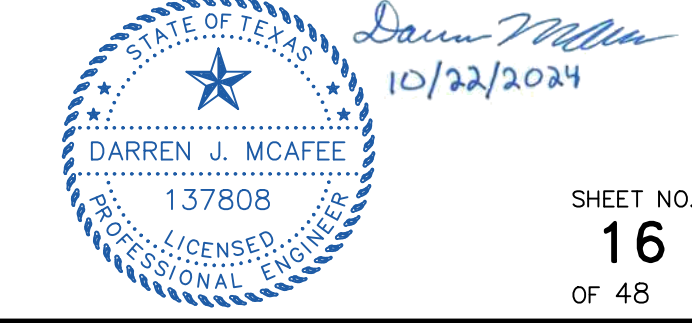
BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
 GENERAL CONSTRUCTION LAYOUT

**STORMWATER POLLUTION
 PREVENTION PLAN II**



SCALE: 1"=60' DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

NOTE:

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE. THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

NOTE:

FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCR OACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.

LEGEND		
EXISTING	PROPOSED	
194	194	GROUND CONTOUR
WC 196.0	TC 196.0	PROPOSED TOP OF CURB
	196.0	FINISH ELEVATIONS
	192.4	PROPOSED PAVEMENT
		SIDEWALK

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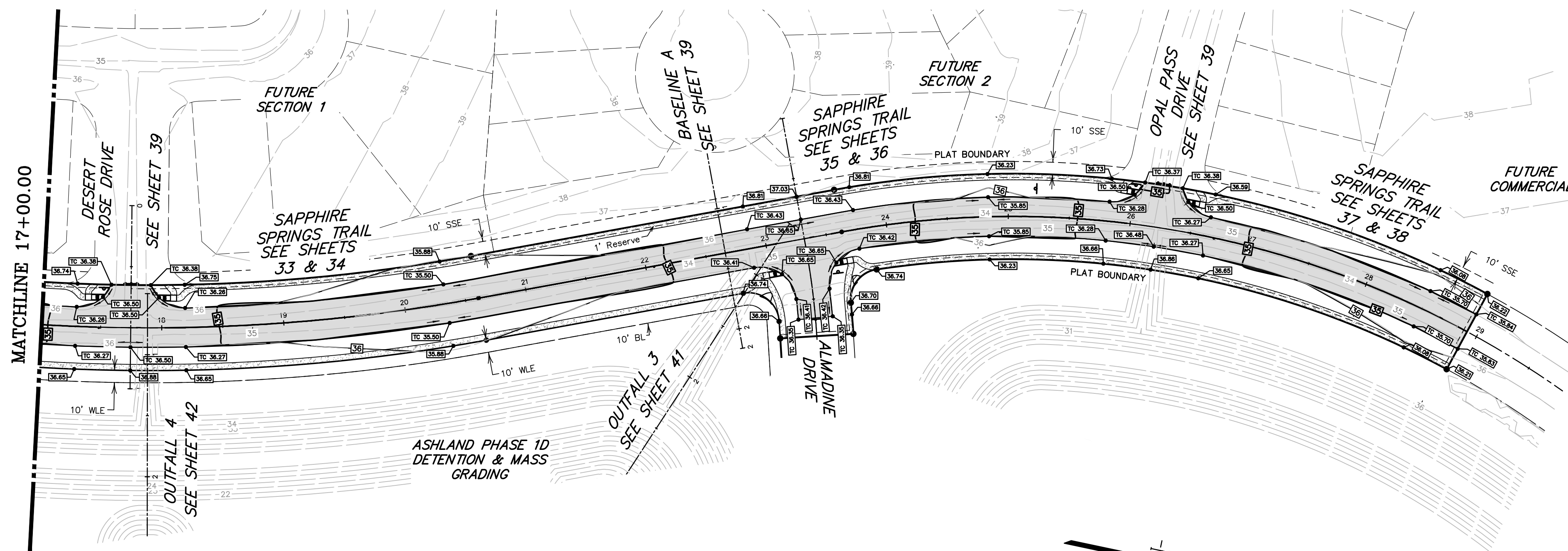
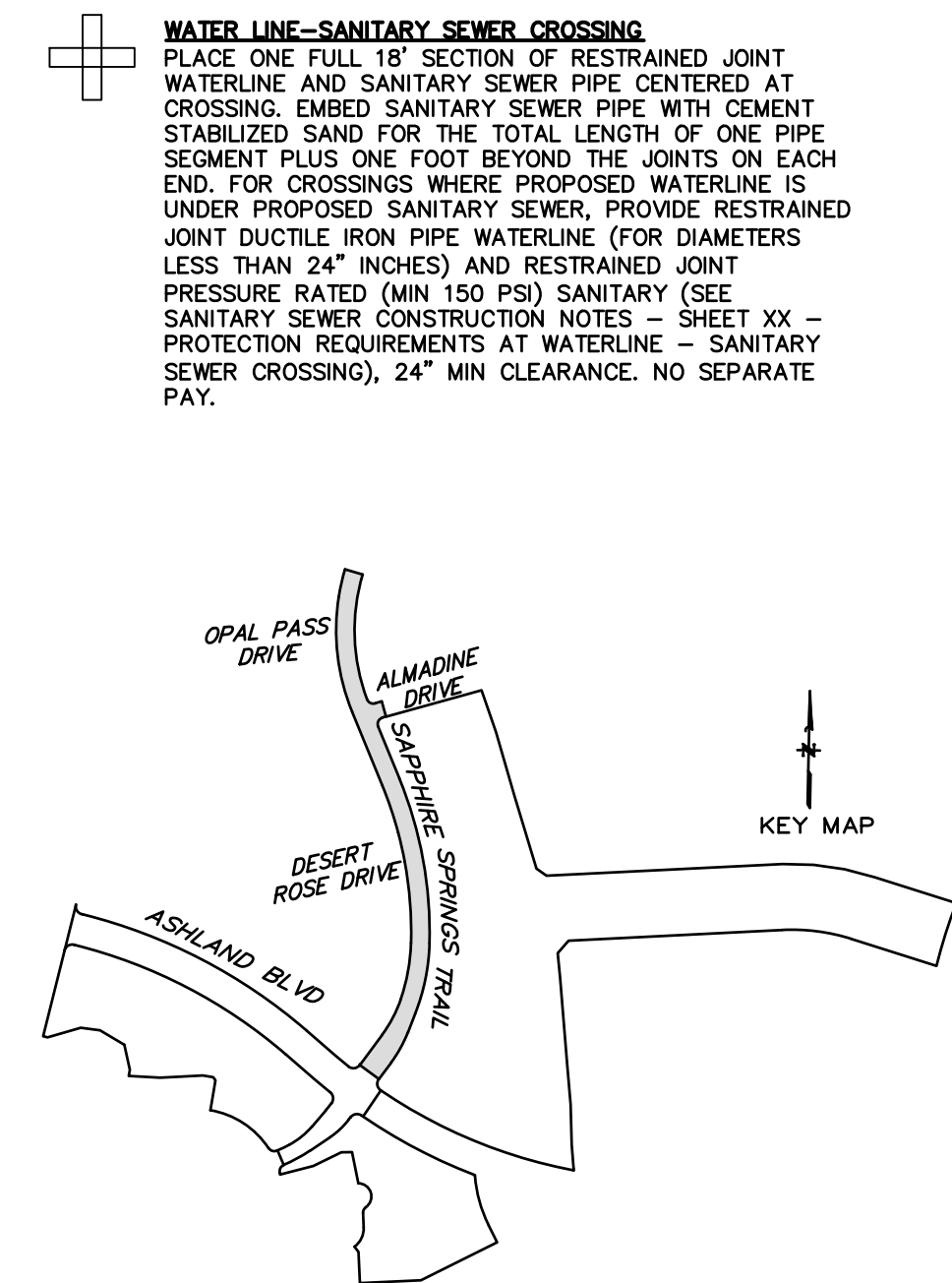
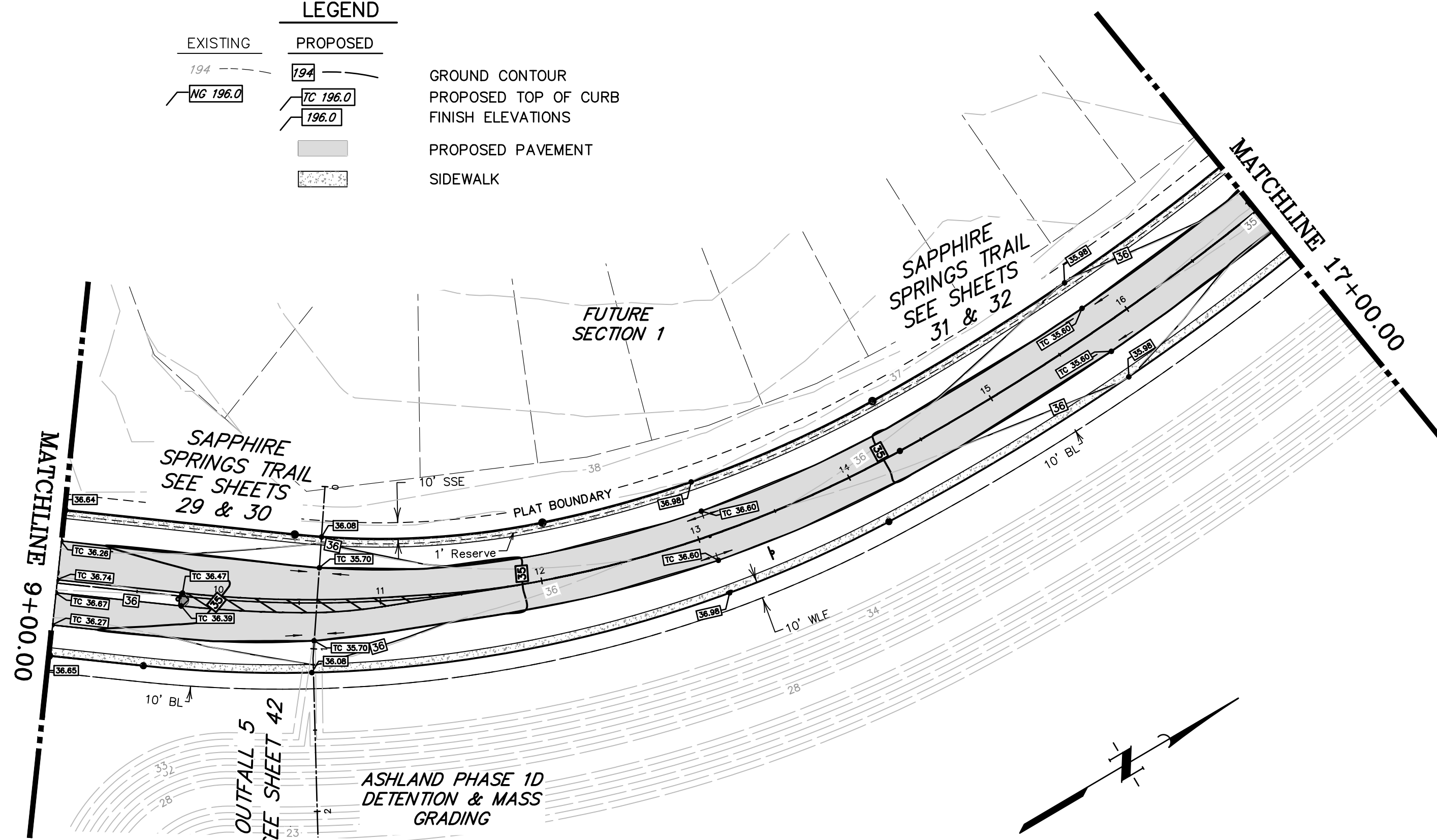
BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D66956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803900430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT
GRADING PLAN II



SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

Darren J. McAfee
10/22/2024

SHEET NO.
18
OF 48

Project: STREET DEDICATIONS 1 & 2
 Date: 10/21/2024
 Job No: 16759-0010-14
 System: 5-YEAR STORM
 By: AHR
 Checked By: CBJ

Flowline	5-yr HGL	100-yr HGL
Outfall_1	20.50	31.77
Outfall_2	20.50	31.77
Outfall_3	11.00	31.77
Outfall_4	11.00	31.77
Outfall_5	11.00	31.77

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft ³ /s)		Time of Concentration (min)	Pipe Length (feet)	Pipe Diameter (in)	Box Span (in)	Slope (%)	Manning n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Elevation of Hydr. Grad. Upstream (feet)	Elevation of Hydr. Grad. Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hydr. Grad. Upstream (feet)	Elevation of Hydr. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hydr. Grad. Upstream (feet)	Elevation of Hydr. Grad. Downstream (feet)	Top of Curb Upstream (feet)																															
						Sum of C*A	5yr	100 yr	5yr	100 yr																																																							
						5yr	100 yr	5yr	100 yr																																																								
Ashland Boulevard																																																																	
I	1C	18	1.69	1.69	0.75	1.3	6.00	10.38	7.60	13.15	15.00	29	24	0.25	0.013	11.31	3.60	0.07		30.17	30.10	2.42	0.11	0.03	32.18	32.15	34.72	4.19	0.34	0.10	35.56	35.46	35.22																																
II	1B	1A	0.35	2.04	0.80	1.6	5.97	10.33	9.75	16.86	15.13	80	24	0.25	0.013	11.31	3.60	0.20		30.10	29.90	3.10	0.19	0.15	32.15	32.00	35.70	5.37	0.56	0.44	35.46	35.01	36.20																																
III	1A	1	0.34	2.38	0.80	1.9	5.91	10.21	11.25	19.44	15.50	11	24	1.90	0.013	31.18	9.93	0.20	1.00	29.90	29.70	3.58	0.25	0.03	32.00	31.98	35.70	6.19	0.74	0.08	35.01	34.94	36.20																																
																																		2	2.38	0.80	1.9	5.91	10.21	11.25	19.43	15.52	288	36	0.11	0.013	22.12	3.13	0.32		28.70	28.38	1.59	0.03	0.08	31.98	31.90	35.92	2.75	0.08	0.24	34.94	34.69	36.42	
																																																																	3
IV	4B	4A	0.99	0.99	0.80	0.8	6.00	10.38	4.75	8.22	15.00	80	24	0.25	0.013	11.31	3.60	0.20		29.00	28.80	1.51	0.04	0.04	32.05	32.02	35.25	2.62	0.13	0.11	35.16	35.05	35.75																																
																																		4	0.64	1.63	0.80	1.3	5.93	10.25	7.73	13.37	15.37	11	24	1.82	0.013	30.52	9.71	0.20	0.50	28.80	28.60	2.46	0.12	0.01	32.02	32.00	35.25	4.26	0.35	0.04	35.05	35.02	35.75
V	4A	4	0.64	1.63	0.80	1.3	5.93	10.25	7.73	13.37	15.37	11	24	1.82	0.013	30.52	9.71	0.20	0.50	28.80	28.60	2.46	0.12	0.01	32.02	32.00	35.25	4.26	0.35	0.04	35.05	35.02	35.75																																
																																		5	1.63	0.80	1.3	5.70	9.83	7.73	13.36	16.76	234	30	0.13	0.013	14.79	3.01	0.30	5.82	26.73	26.43	1.57	0.04	0.08	31.92	31.83	36.27	2.72	0.11	0.25	34.75	34.50	36.77	
																																																																	3
VI	3C	3B	2.40	2.40	0.75	1.8	6.00	10.38	10.79	18.68	15.00	27	24	0.25	0.013	11.31	3.60	0.07	0.50	30.37	30.30	3.44	0.23	0.06	32.37	32.30	34.90	5.95	0.68	0.18	35.09	34.91	35.4																																
																																		3B	0.82	3.22	0.80	2.6	5.97	10.33	15.39	26.62	15.12	80	30	0.25	0.013	20.51	4.18	0.20		29.80	29.60	3.13	0.14	0.11	32.30	32.10	35.40	5.42	0.42	0.34	34.91	34.57	35.9
VIII	3A	3	0.72	3.94	0.80	3.2	5.92	10.23	18.66	32.25	15.44	11	30	1.90	0.013	56.54	11.52	0.20	8.79	29.60	29.40	3.80	0.21	0.02	32.10	31.83	35.40	6.57	0.62	0.06	34.57	34.50	35.90																																
																																		3	7.95	0.80	6.4	5.48	9.43	34.87	60.00	18.24	106	48	0.10	0.013	45.42	3.61	0.11		20.61	20.50	2.78	0.06	0.06	31.83	31.77	35.61	4.77	0.17	0.18	34.50	34.32	36.11	
																																																																	Outfall_1
Sapphire Springs Trail																																																																	
IX	6B	6A	0.75	0.75	0.80	0.6	6.00	10.38	3.60	6.23	15.00	47	24	0.42	0.013	14.66	4.67	0.20		29.00	28.80	1.15	0.03	0.01	31.85	31.84	35.20	1.98	0.08	0.04	34.57	34.54	35.70																																
X	6A	6	0.33	1.08	0.80	0.9	5.97	10.32	5.15	8.92	15.17	11	24	1.90	0.013	31.18	9.93	0.20	7.87	28.80	28.60	1.64	0.05	0.01	31.84	31.84	35.20	2.84	0.16	0.02	34.54	34.52	35.70																																
																																		Outfall_2	1.08	0.80	0.9	5.96	10.31	5.15	8.92	15.19	128	24	0.18	0.013	9.60	3.06	0.23		20.73	20.50	1.64	0.05	0.07	31.84	31.77	35.41	2.84	0.16	0.20	34.52	34.32	35.91	
XI	7B	7A	0.32	0.32	0.80	0.3	6.00	10.38	1.53	2.66	15.00	32	24	0.63	0.013	17.88	5.69	0.20	4.30	30.70	30.50	0.49	0.00	0.00	32.70	32.07	35.20	0.85	0.01	0.00	35.23	35.22	35.70																																
XII	7A	8	0.33	0.65	0.80	0.5	5.98	10.35	3.11	5.38	15.09	114	24	0.18	0.013	9.60	3.06	0.21		26.20	25.99	0.99	0.02	0.02	32.07	32.05	35.20	1.71	0.06	0.06	35.22	35.16	35.70																																
																																		9	0.65	0.80	0.5	5.87	10.14	3.11	5.38	15.72	118	24	0.18	0.013	9.60	3.06	0.21	4.62	25.99	25.78	0.99	0.02	0.02	32.05	32.03	35.69	1.71	0.06	0.07	35.16	35.09	36.19	
XIII	SECTION 2 (1)	9	7.09	7.09	0.60	4.3	5.46	9.40	23.25	39.99	18.37	79	42	0.10	0.013	31.82	3.31	0.08	0.50	21.74	21.66	2.42	0.05	0.04	32.07	32.03	35.77	4.16	0.16	0.12	35.21	35.09	36.27																																
																																		10	7.74	0.80	6.2	5.41	9.30	33.50	57.60	18.77	123	48	0.10	0.013	45.42	3.61	0.12		21.16	21.04	2.67	0.05	0.07	32.03	31.96	36.04	4.58	0.16	0.20	35.09	34.89	36.54	
XIV	10B	10A	0.30	0.30	0.80	0.2	6.00	10.38	1.44	2.49	15.00	32	24	0.63	0.013	17.88	5.69	0.20		30.85	30.65	0.46	0.00	0.00	32.85	32.65	35.35	0.79	0.01	0.00	34.90	34.90	35.85																																
XV	10A	10	0.22	0.52	0.80	0.4	5.98	10.35	2.49	4.30	15.09	11	24	1.91	0.013	31.22	9.94	0.20	9.41	30.65	30.45	0.79	0.01	0.00	32.65	31.96	35.35	1.37	0.04	0.00	34.90	34.89	35.85																																
																																		11	8.26	0.80	6.6	5.33	9.17	35.24	60.57	19.34	192	48	0.10	0.013	45.42	3.61	0.19	9.62	21.04	20.84	2.80	0.06	0.12	31.96	31.85	35.56	4.82	0.18	0.34	34.89	34.55	36.06	
XVI	SECTION 2 (2)	11	6.17	6.17	0.60	3.7	5.35	9.19	19.79																																																								

Curve Data
 R=2000.00'
 L=933.85'
 Δ=26°45'10"
 T=475.60'
 PC=1+35.29
 PT=10+69.15

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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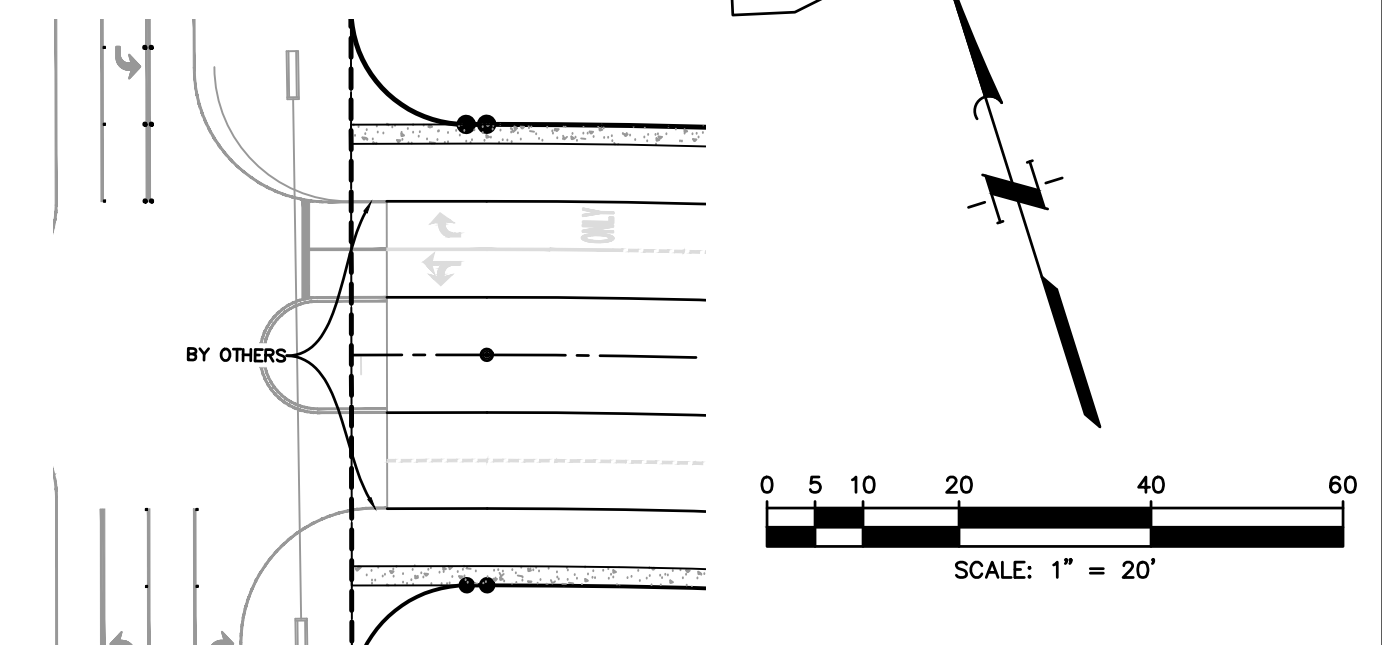
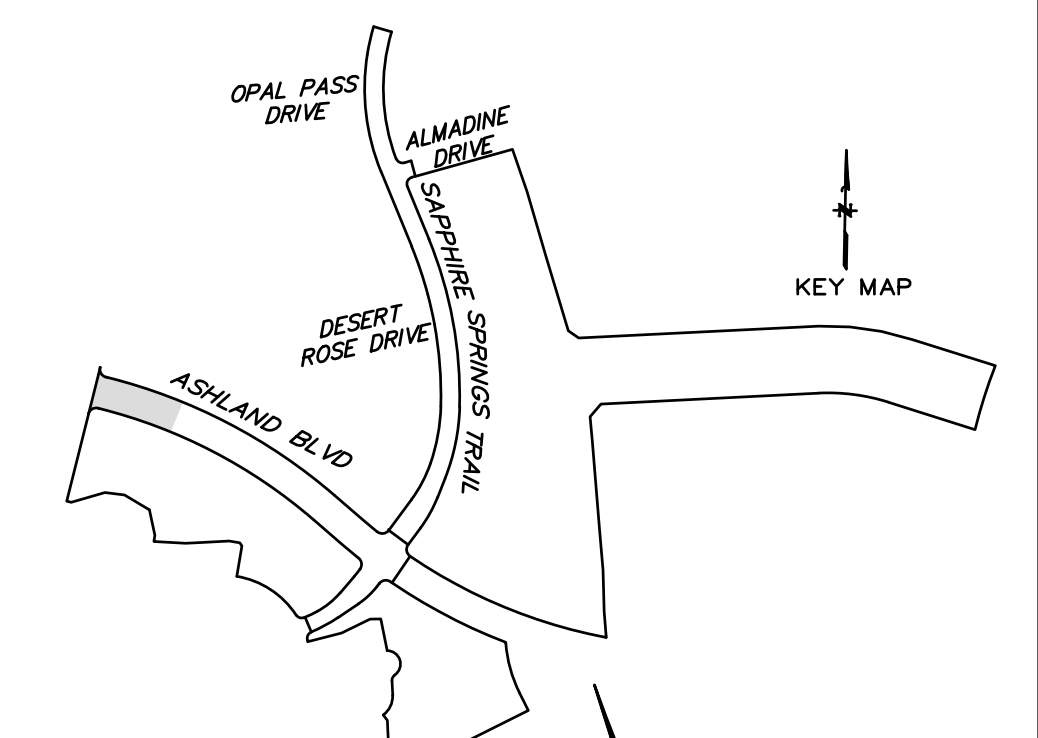
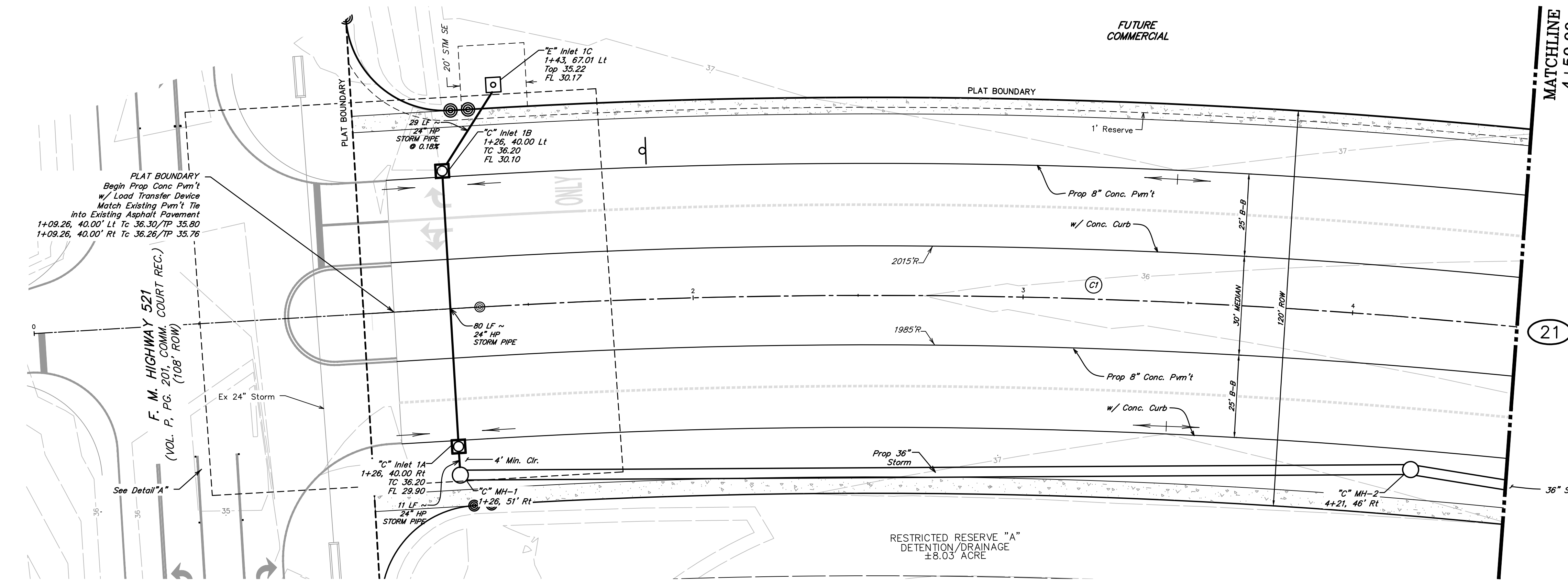
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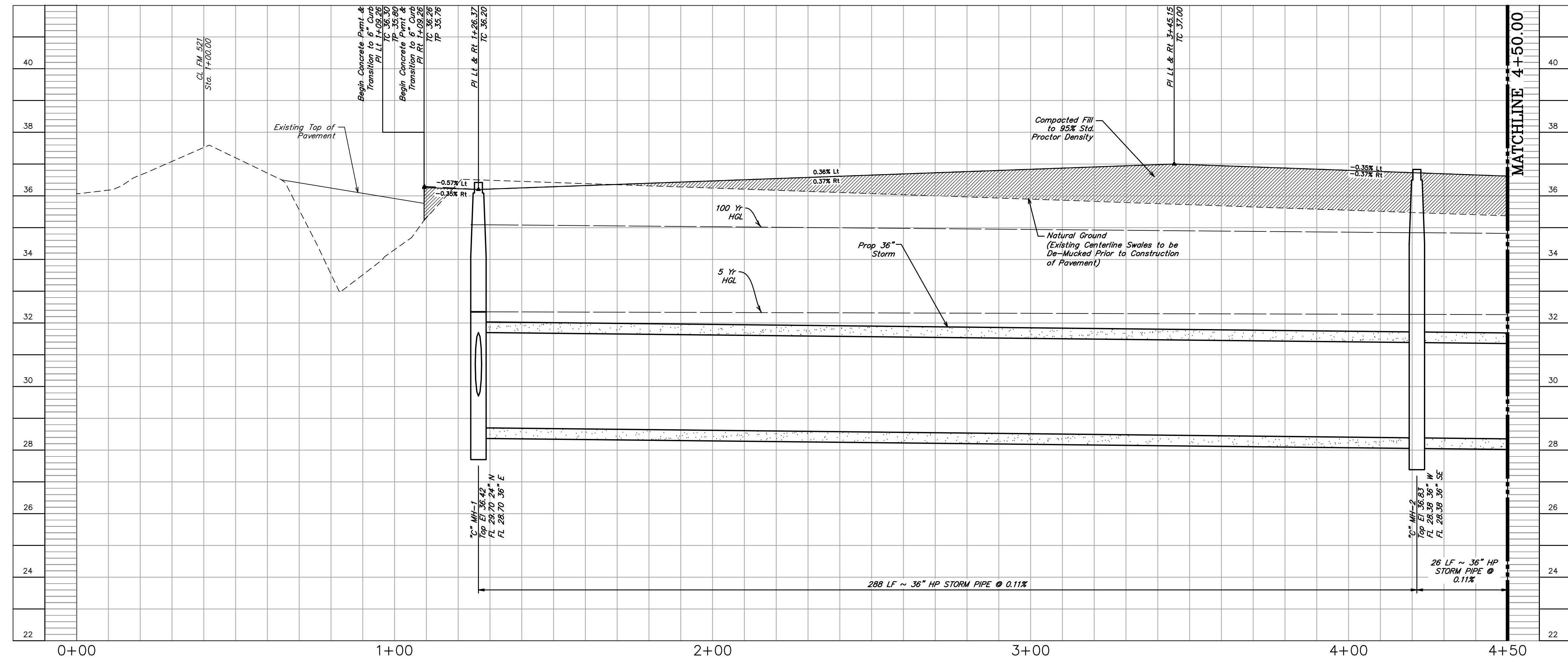
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WATER LINE-SANITARY SEWER CROSSING
 PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



ASHLAND BOULEVARD



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

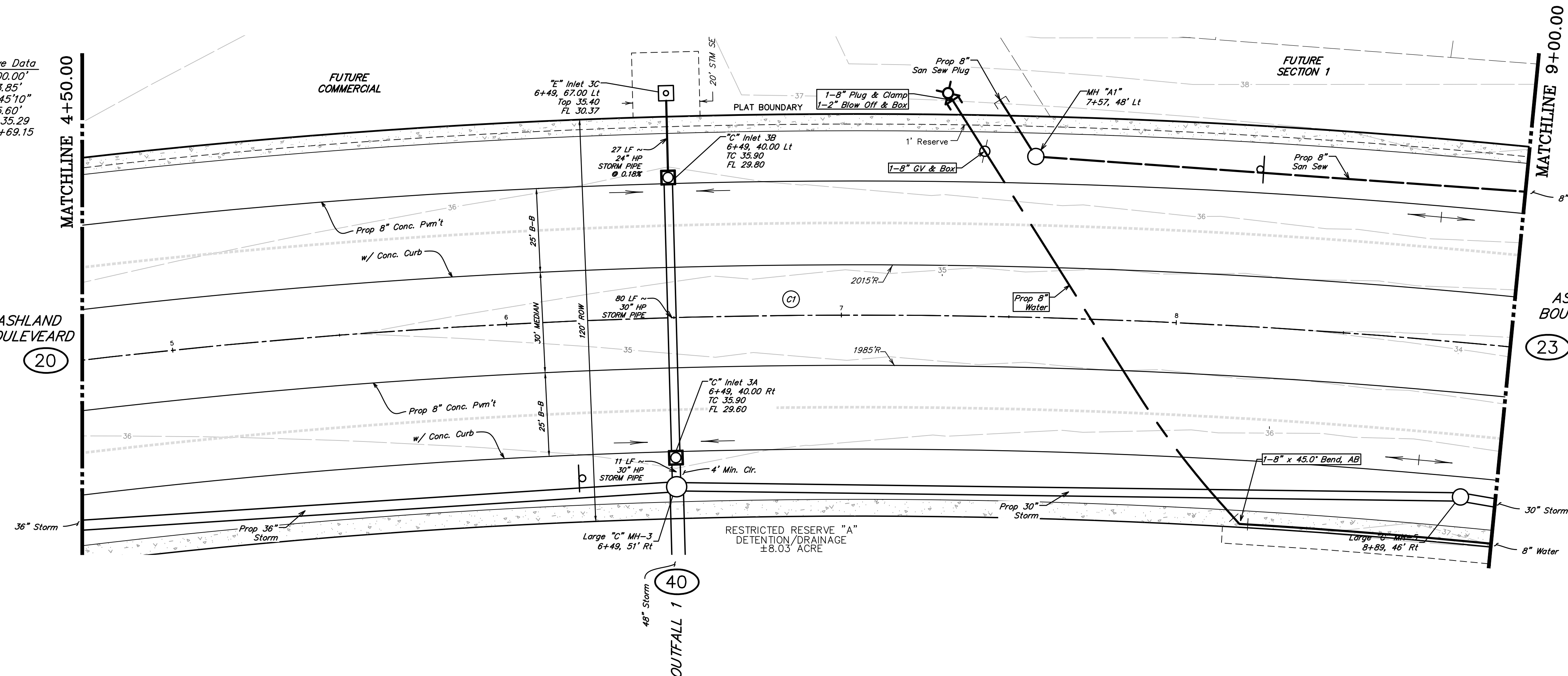
ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
 ASHLAND BOULEVARD I
 1+00.00 TO 4+50.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



(C1) \hat{C} Curve Data
 $R=2000.00'$
 $L=933.85'$
 $\Delta=26^\circ45'10''$
 $T=475.60'$
 $PC=1+35.29$
 $PT=10+69.15$



SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

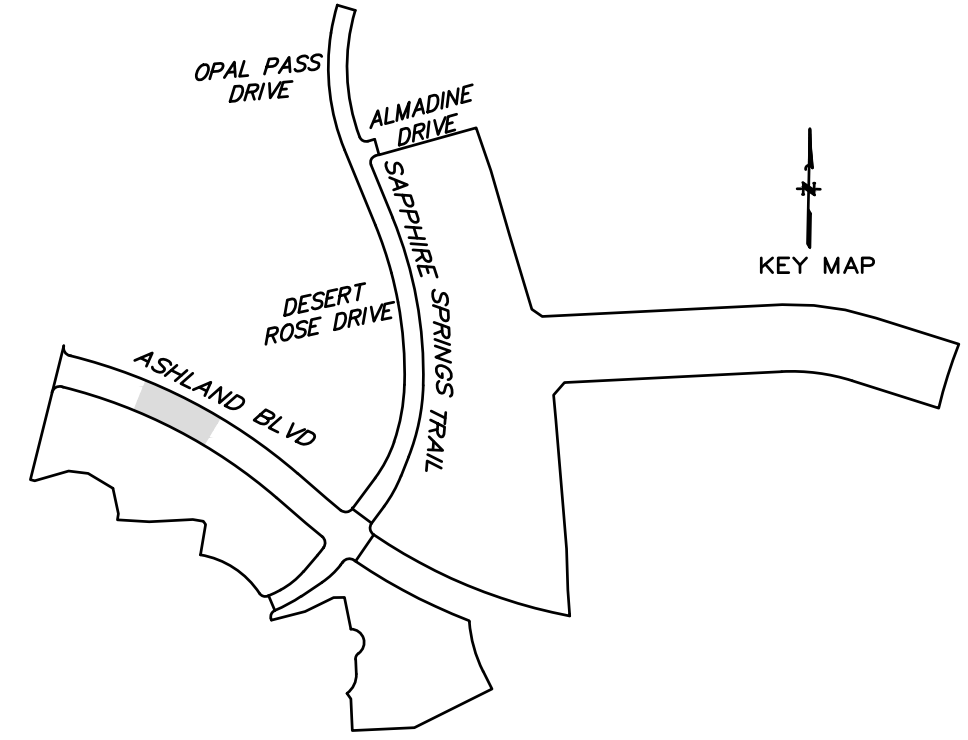
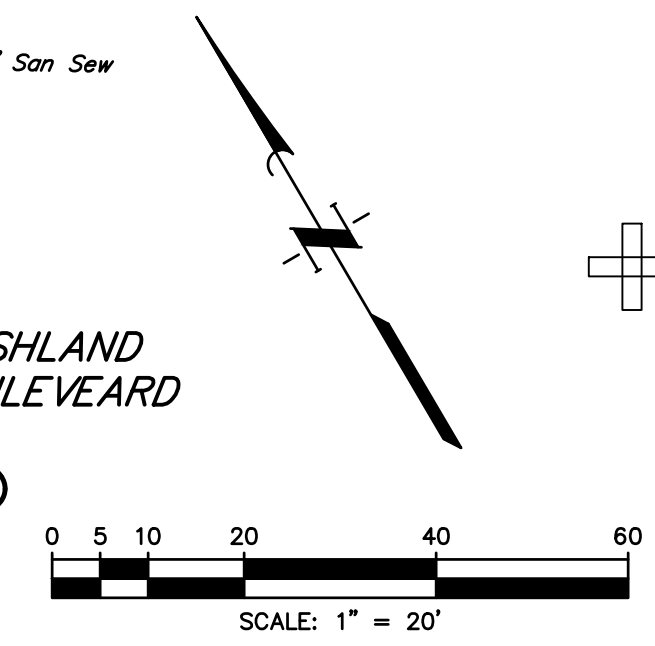
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D6956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP

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 ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
 ELEVATION = 36.59 FEET, NAVD 88.

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NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

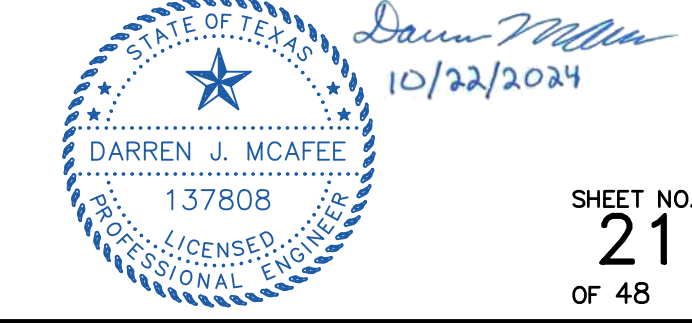
BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2

ASHLAND BOULEVARD II
 4+50.00 TO 9+00.00

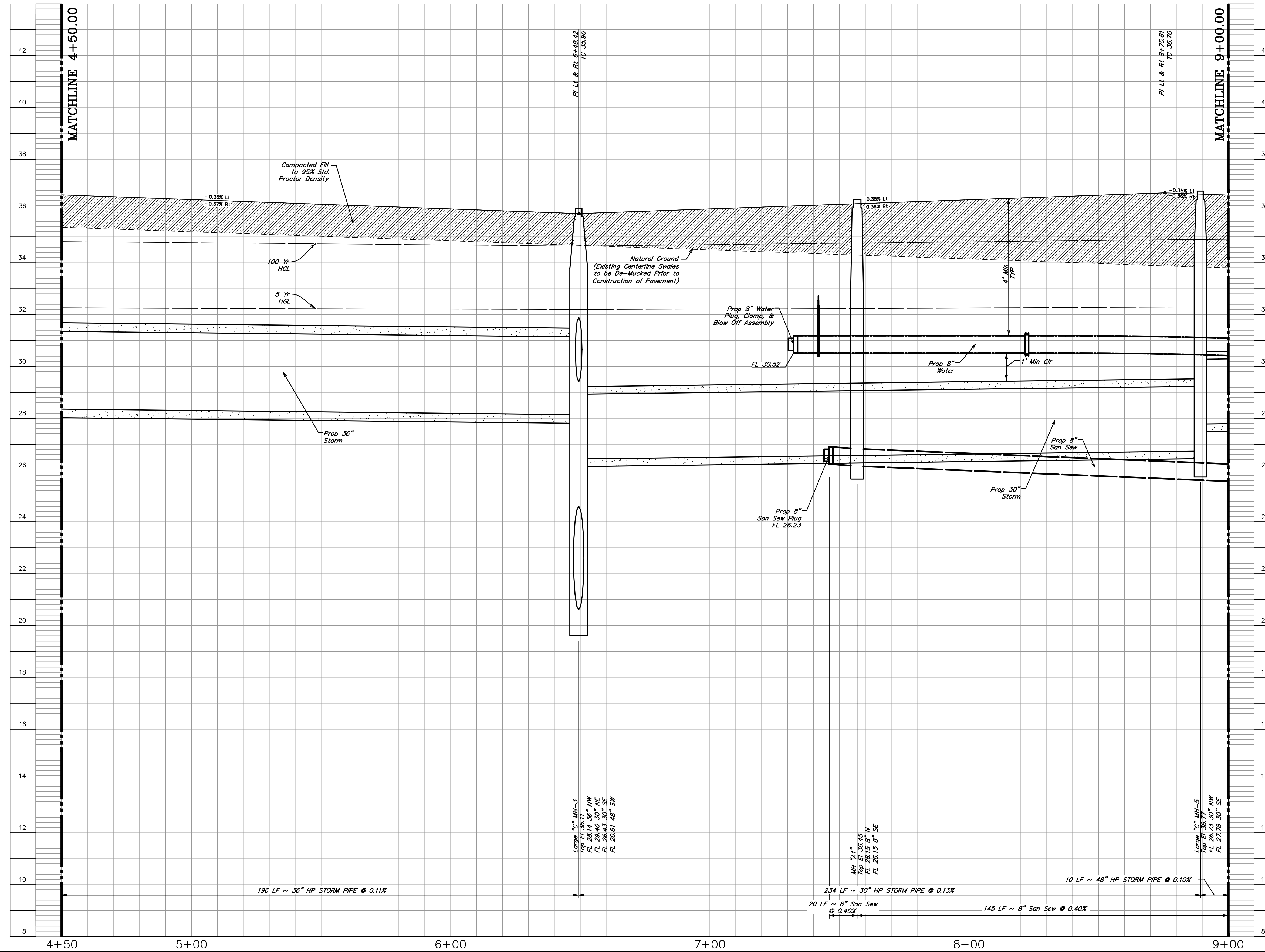


SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



SHEET NO.
21
 OF 48

ASHLAND BOULEVARD



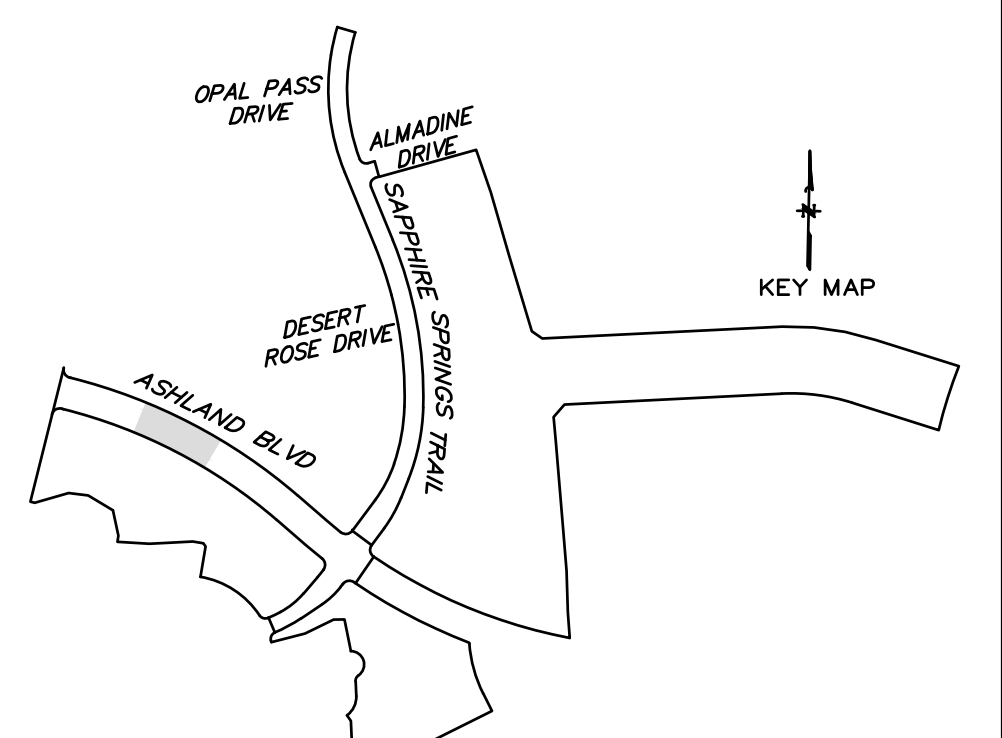
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
ASHLAND BOULEVARD II PROFILE
 4+50.00 TO 9+00.00



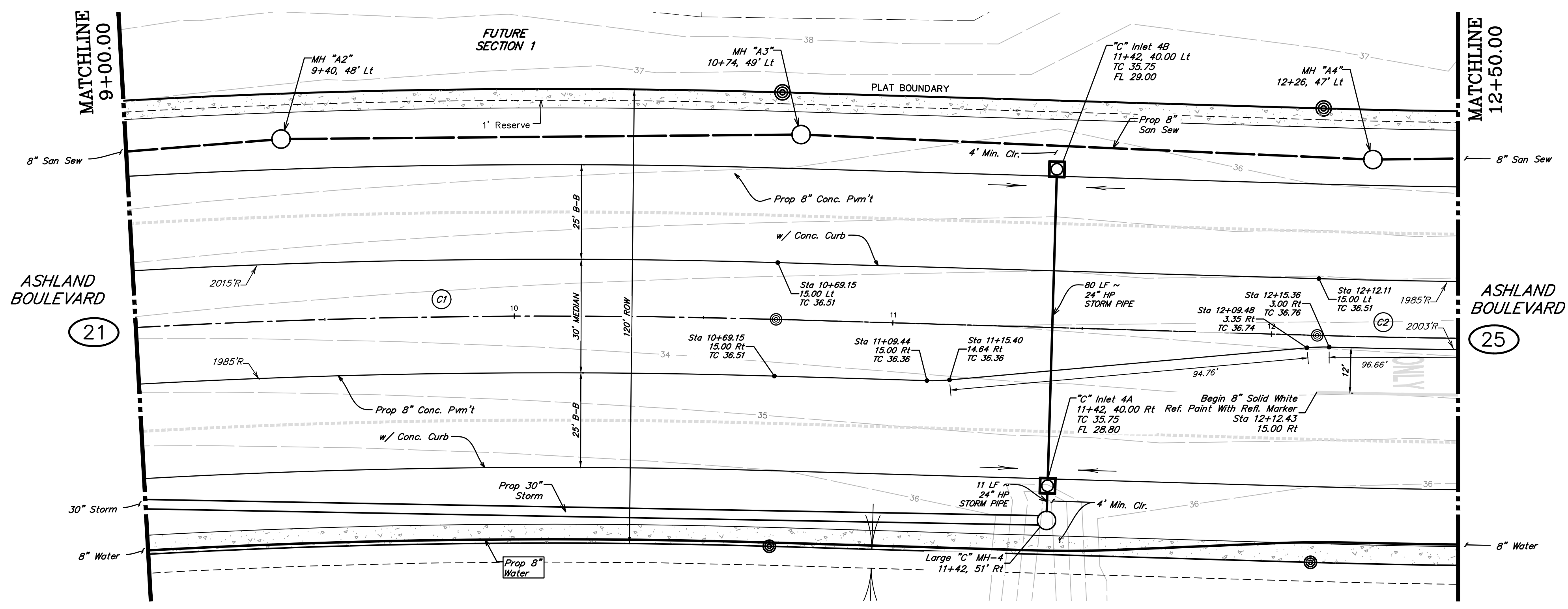
SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____ SURV. BY: _____
 SUBMITTED: _____ F.B. NO. _____

STATE OF TEXAS
 DARRIN J. MCAFFEE
 137808
 LICENSED PROFESSIONAL ENGINEER
 10/22/2024

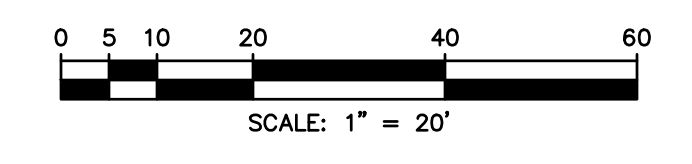
SHEET NO. 22 OF 48

(C1) \curvearrowright Curve Data
 $R=2000.00'$
 $L=933.85'$
 $\Delta=26^\circ45'10''$
 $T=475.60'$
 $PC=1+35.29$
 $PT=10+69.15$

(C2) \curvearrowright Curve Data
 $R=2000.00'$
 $L=227.27'$
 $\Delta=06^\circ30'39''$
 $T=113.76'$
 $PC=12+12.11$
 $PT=14+39.38$



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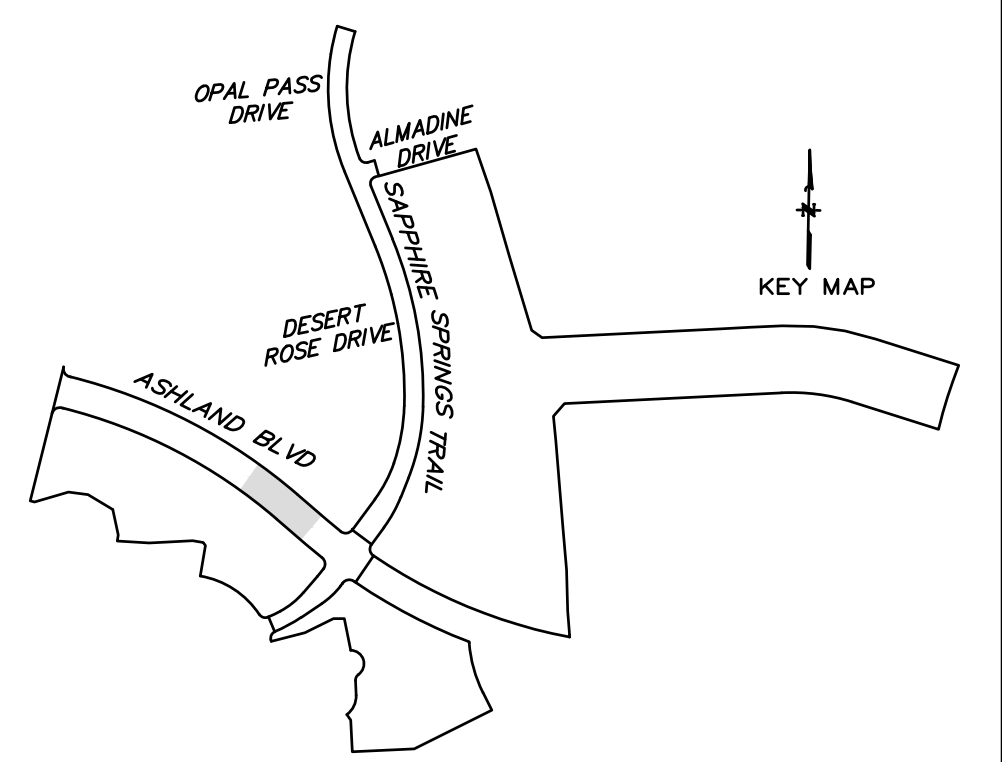
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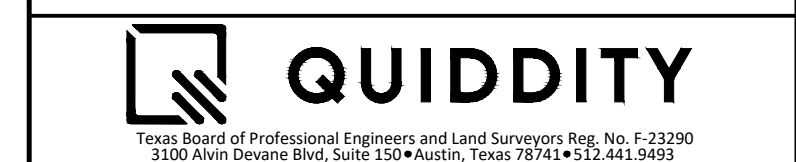
NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2

ASHLAND BOULEVARD III
 9+00.00 TO 12+50.00

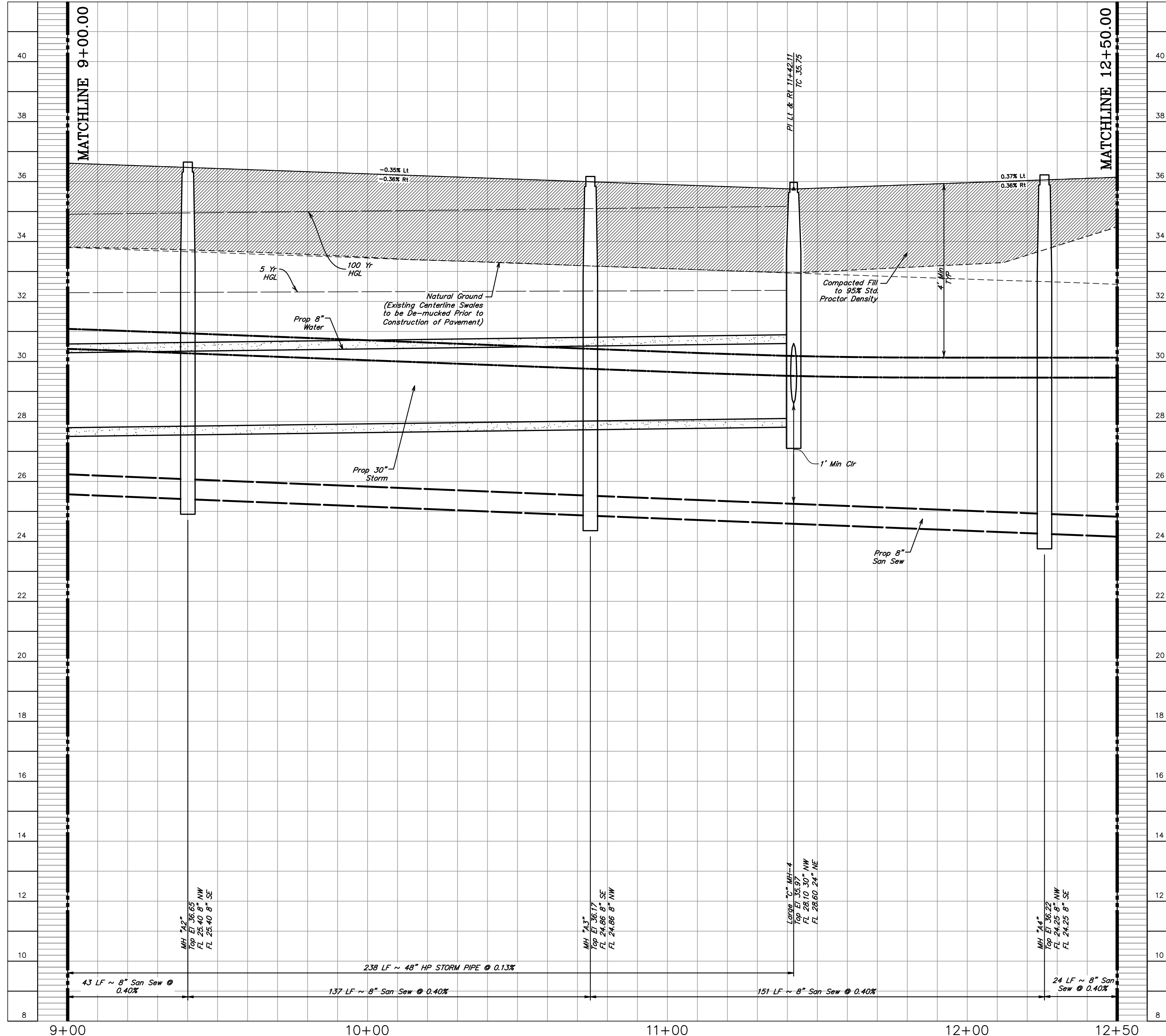


SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



SHEET NO.
 23
 OF 48

ASHLAND BOULEVARD



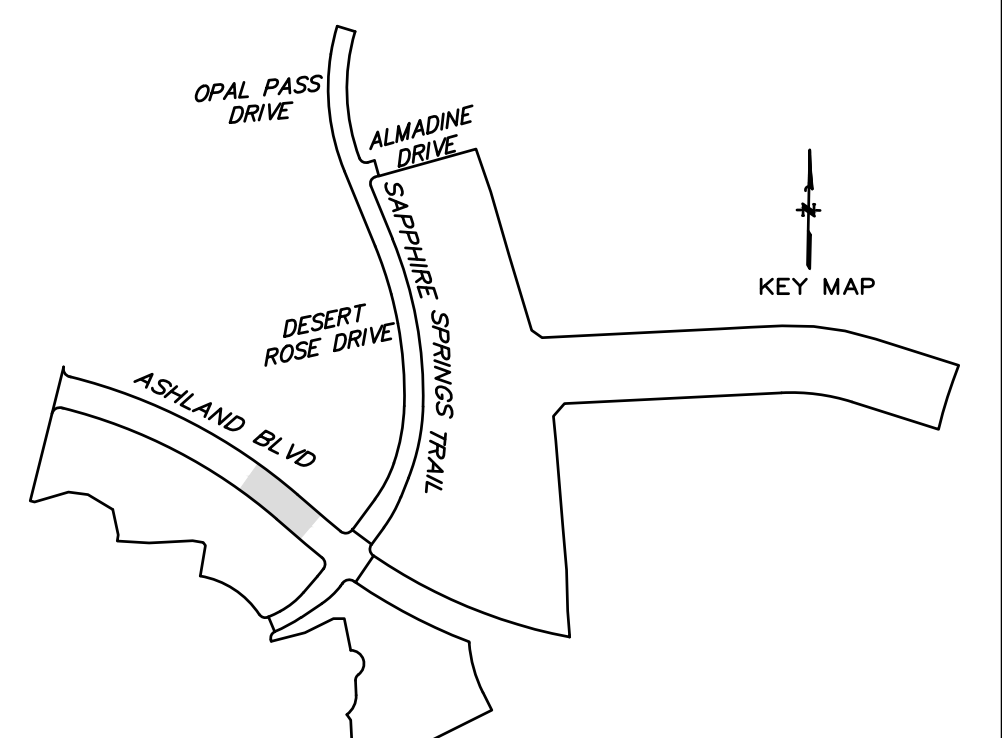
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
ASHLAND BOULEVARD III
 PROFILE
 9+00.00 TO 12+50.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: SURV. BY: _____
 F.B. NO. _____



SHEET NO.
24
 OF 48

② Curve Data
 $R=2000.00'$
 $L=1084.14'$
 $\Delta=3029.08'$
 $T=544.99'$
 $PC=12+12.11$
 $PT=22+76.25$

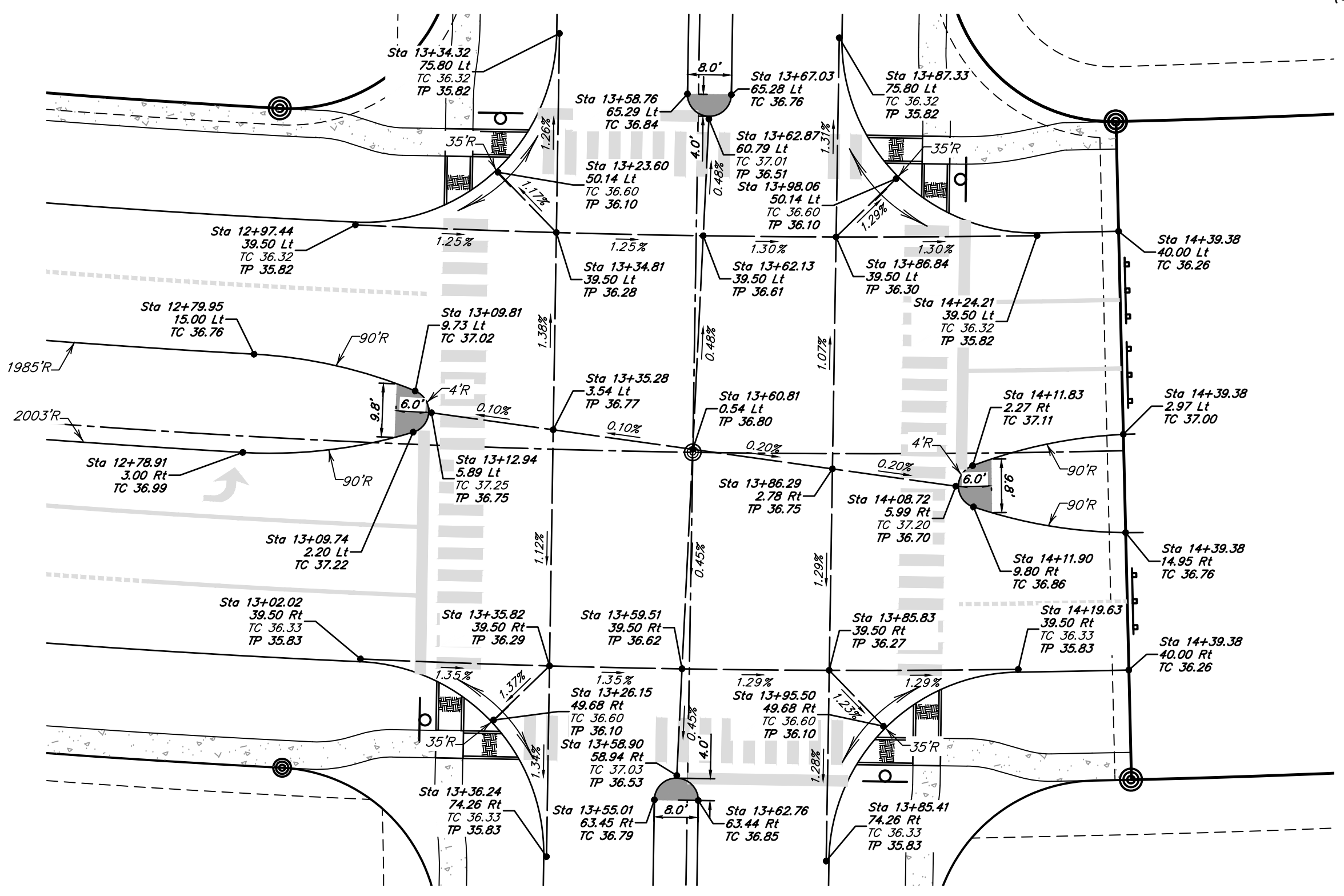
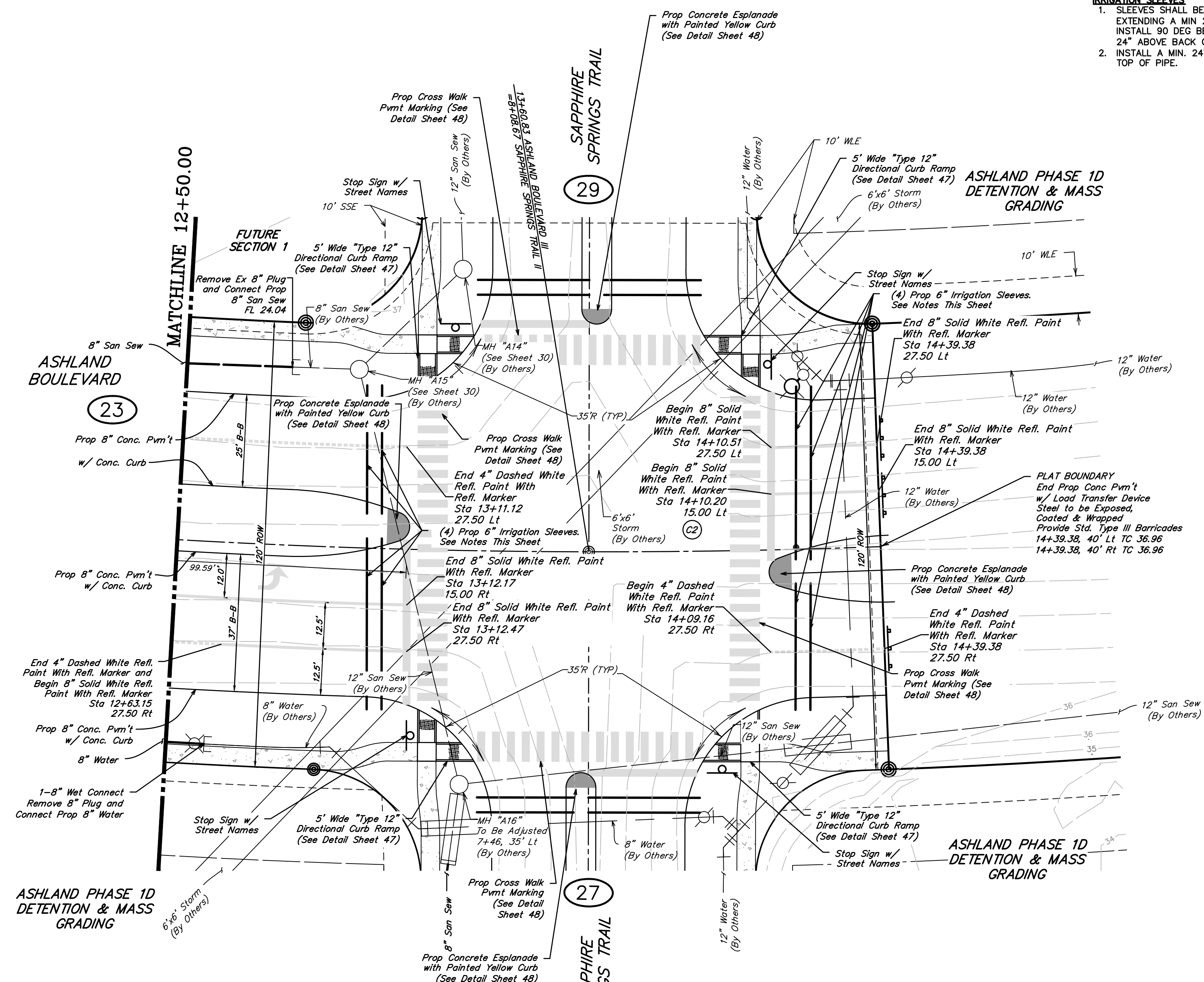
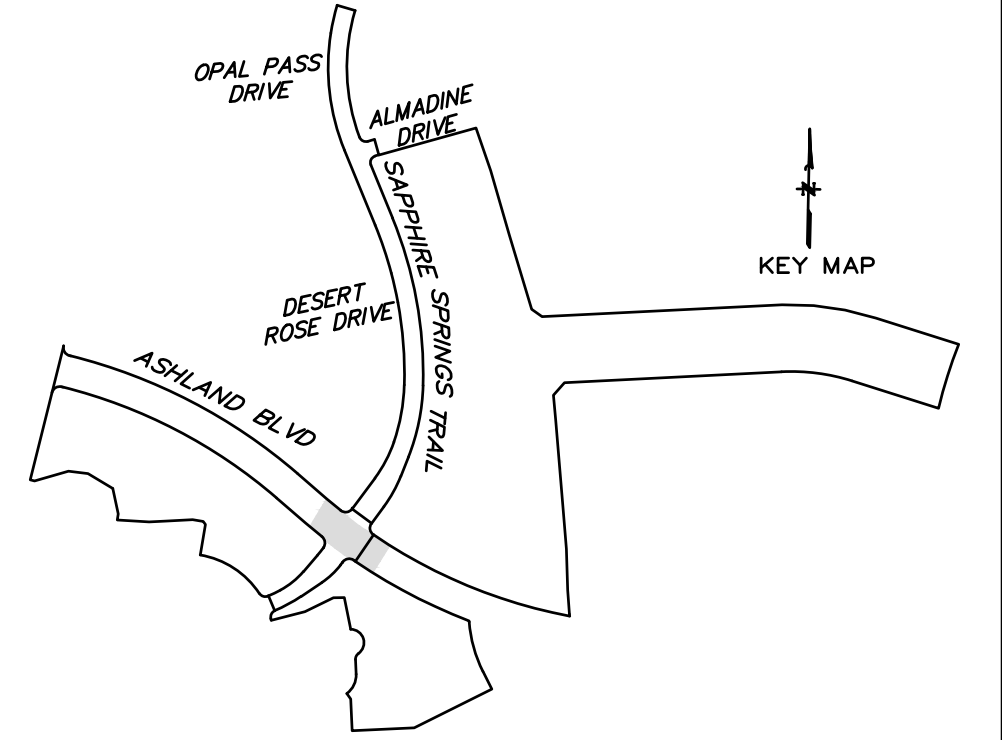
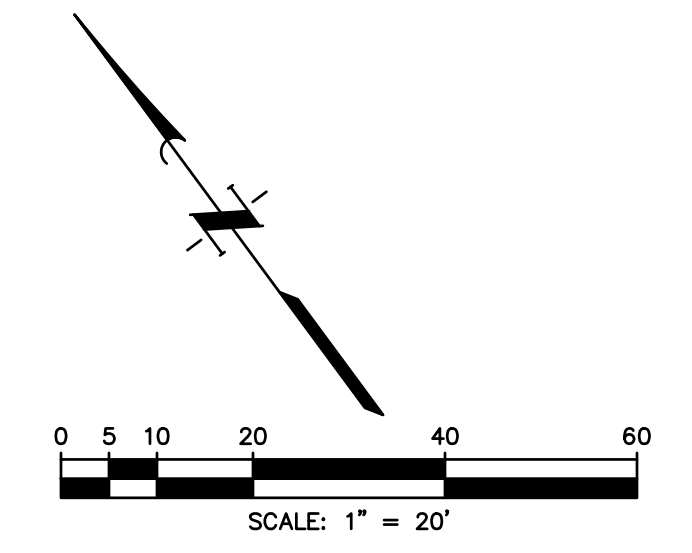
IRRIGATION SLEEVES
 1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
 2. INSTALL A MIN. 24" BELOW TOP OF PWT TO TOP OF PIPE.

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INTERSECTION DETAIL
 1" = 20'

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

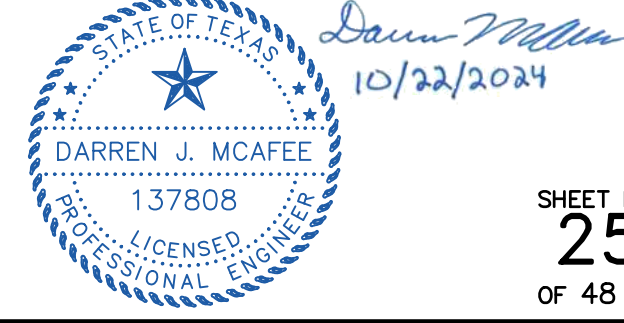
ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2

ASHLAND BOULEVARD IV
 12+50.00 TO 15+00.00



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
 3102 Avon Grove Blvd, Suite 504 Austin, Texas 78741-5124 (512) 441-2933

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
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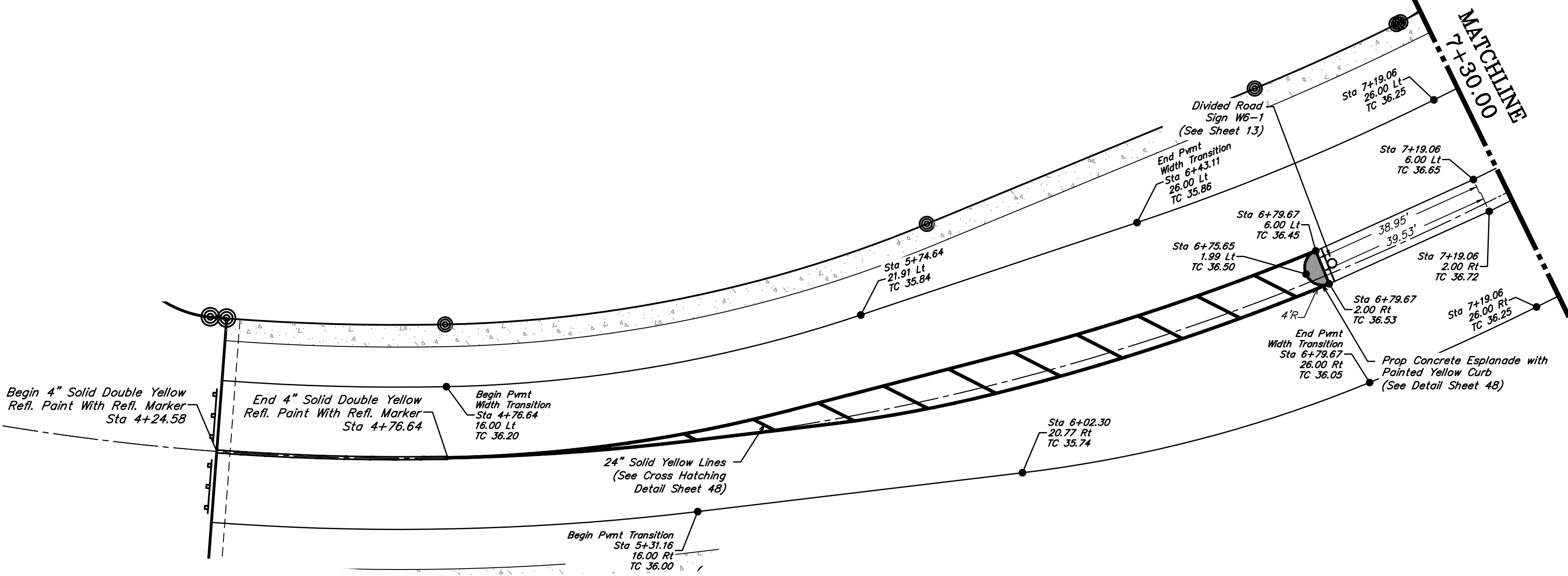
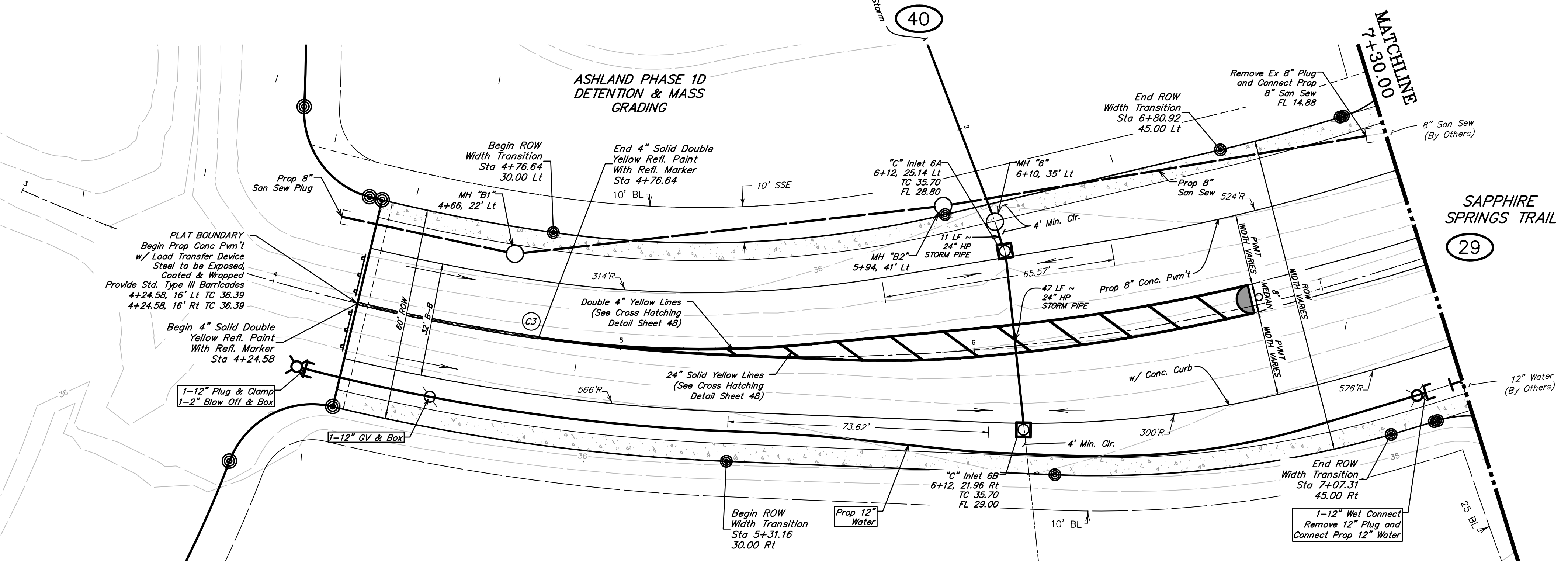
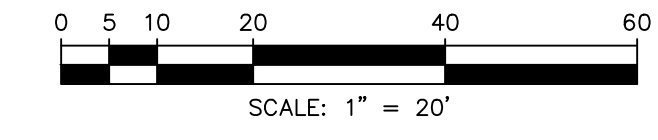
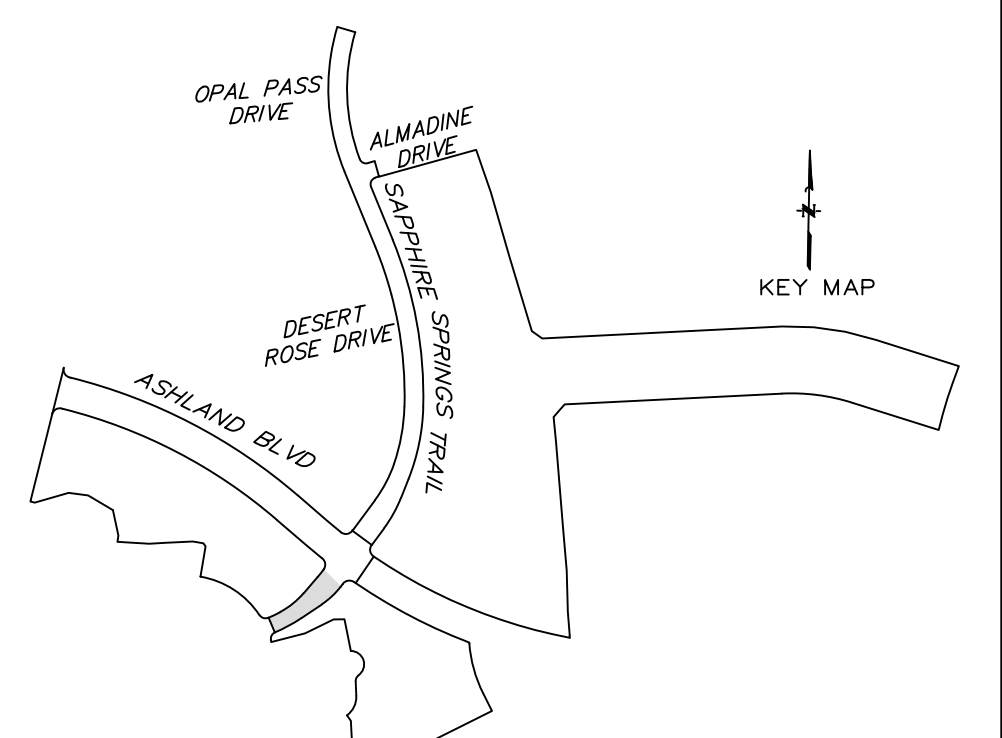
(C3) **Curve Data**
 $R=550.00'$
 $L=394.48'$
 $\Delta=41'05.40''$
 $T=206.15'$
 $PC=3+24.58$
 $PT=7+19.06$

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 TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE. ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
 THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803900430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
 PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



MEDIAN DETAIL
 1"=20'

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS
 ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL I
 3+00.00 TO 7+30.00

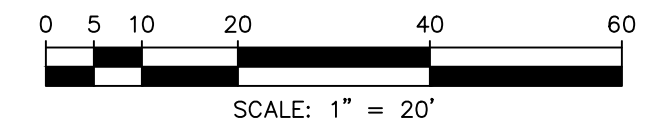
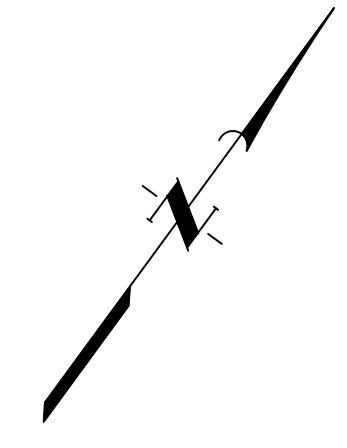


SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



SHEET NO.
27
 OF 48

SAPPHIRE SPRINGS TRAIL



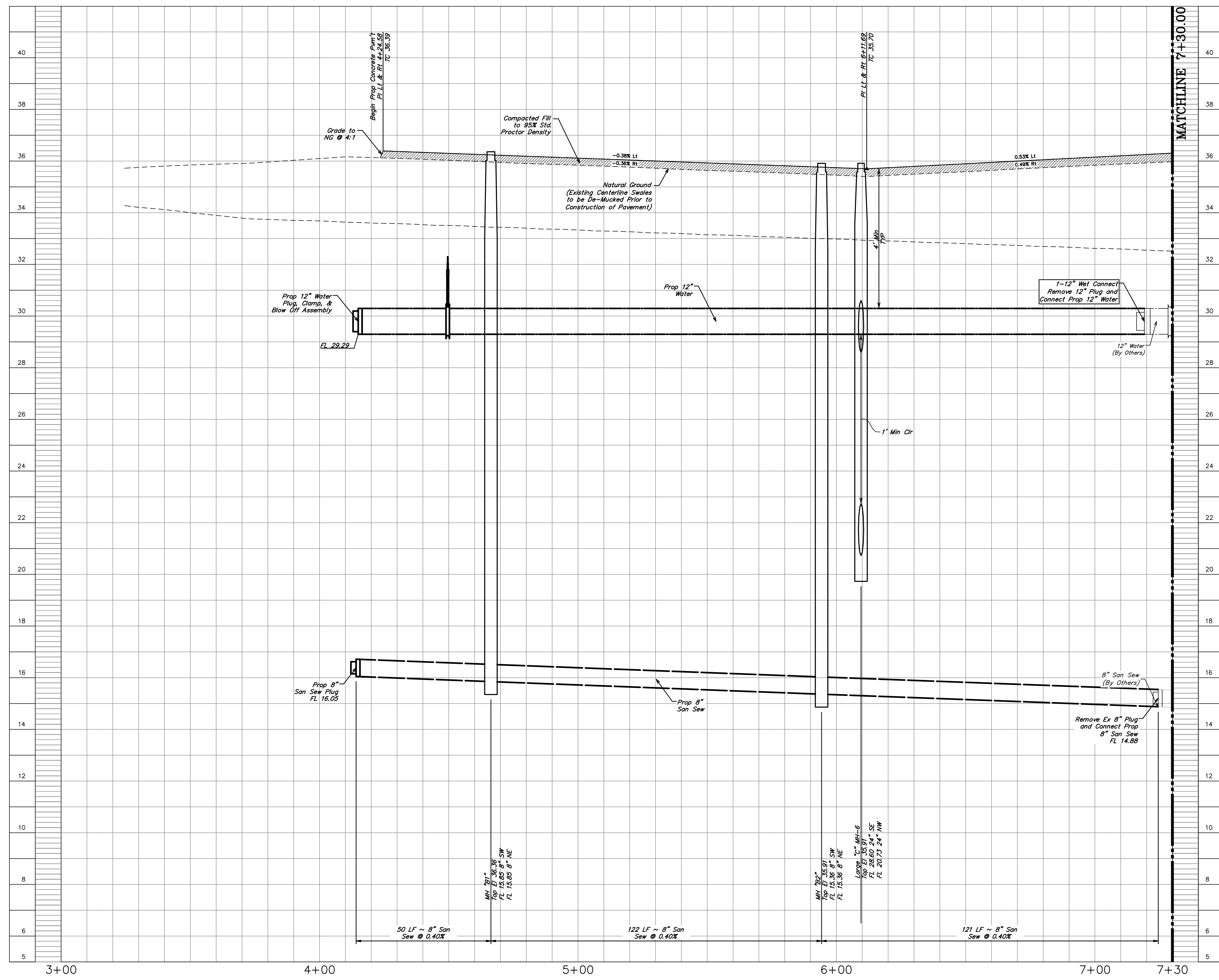
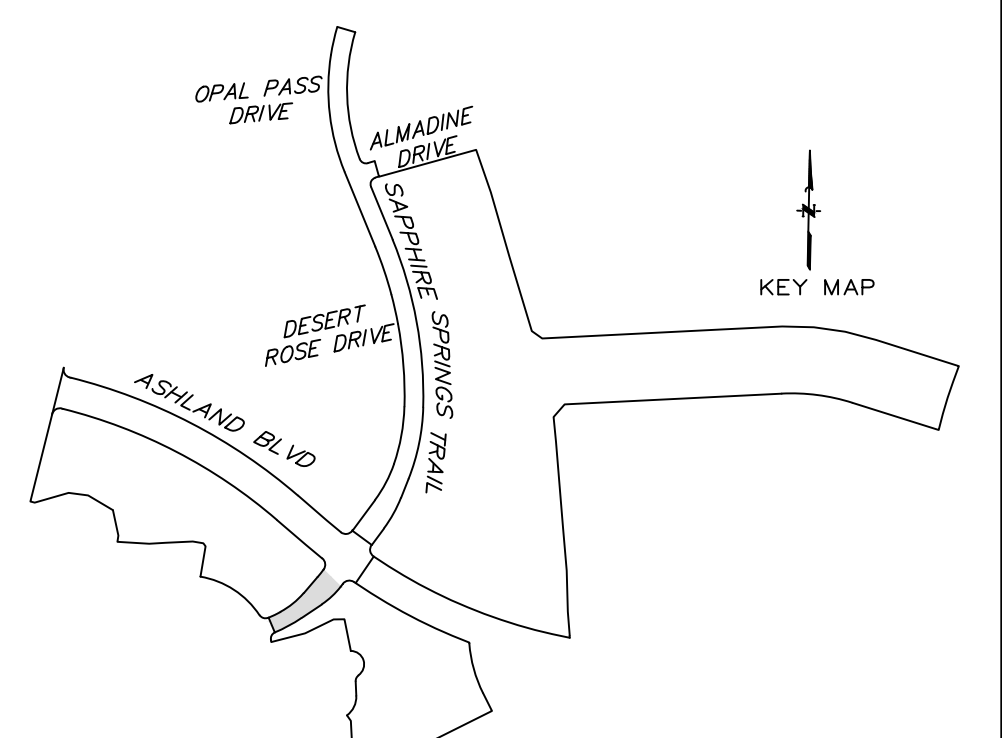
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
 D6956 DW1 CLUTE COOP CORS ARP
 DL3490 TXBC BAY CITY CORS ARP
 DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
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 ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
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WATER LINE-SANITARY SEWER CROSSING
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NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL I
 PROFILE
 3+00.00 TO 7+30.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Signature: *Darren J. McAfee*
 Date: 10/22/2024

SHEET NO. **28**
 OF 48

Curve Data
 R=750.00'
 L=457.37'
 $\Delta=34^{\circ}56'26''$
 T=236.05'
 PC=9+77.94
 PT=14+35.31

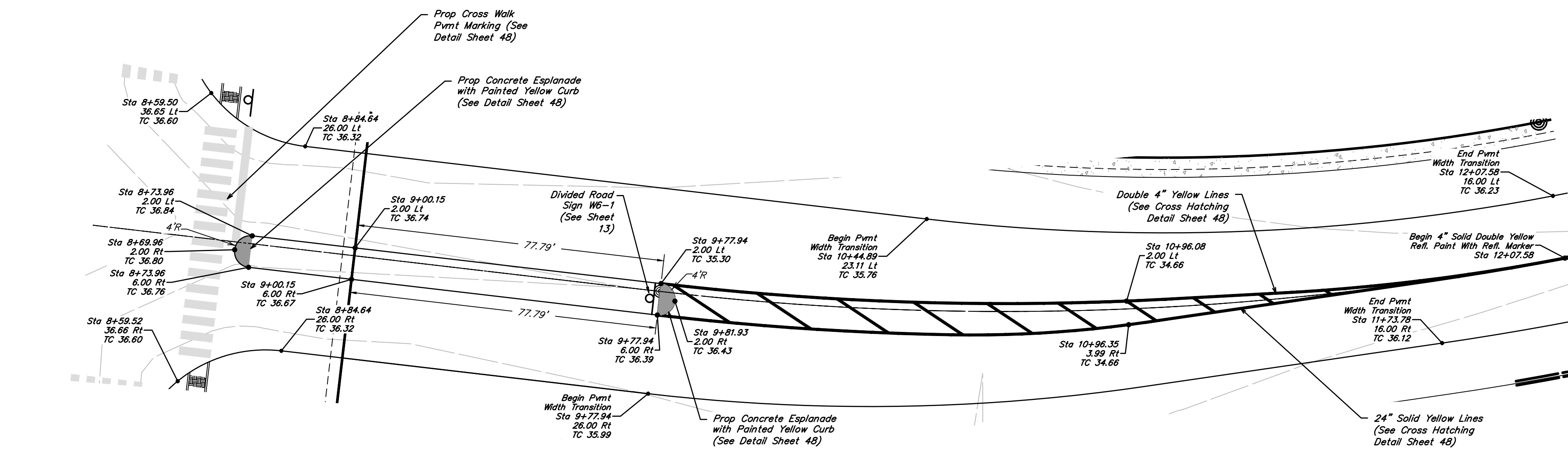
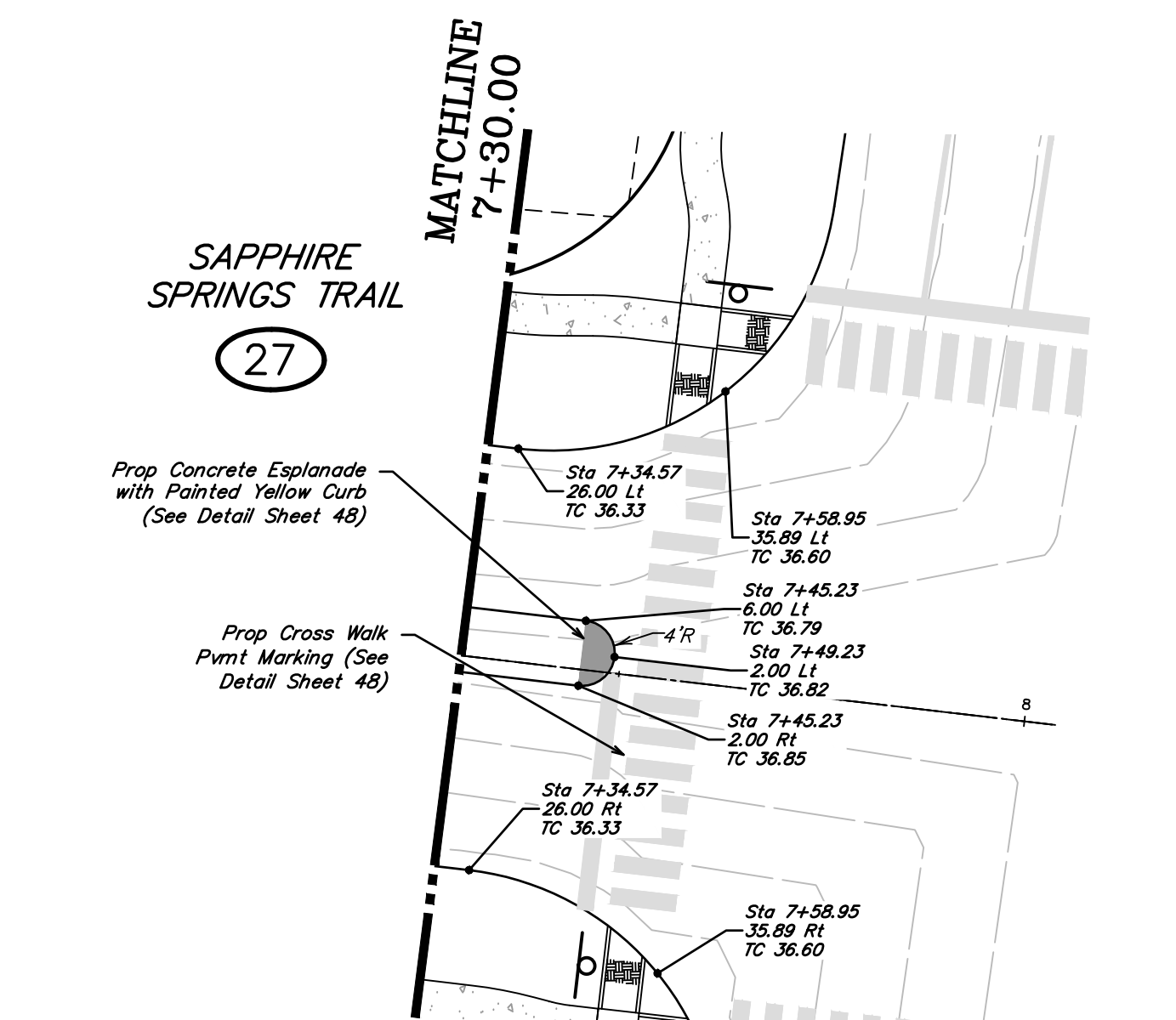
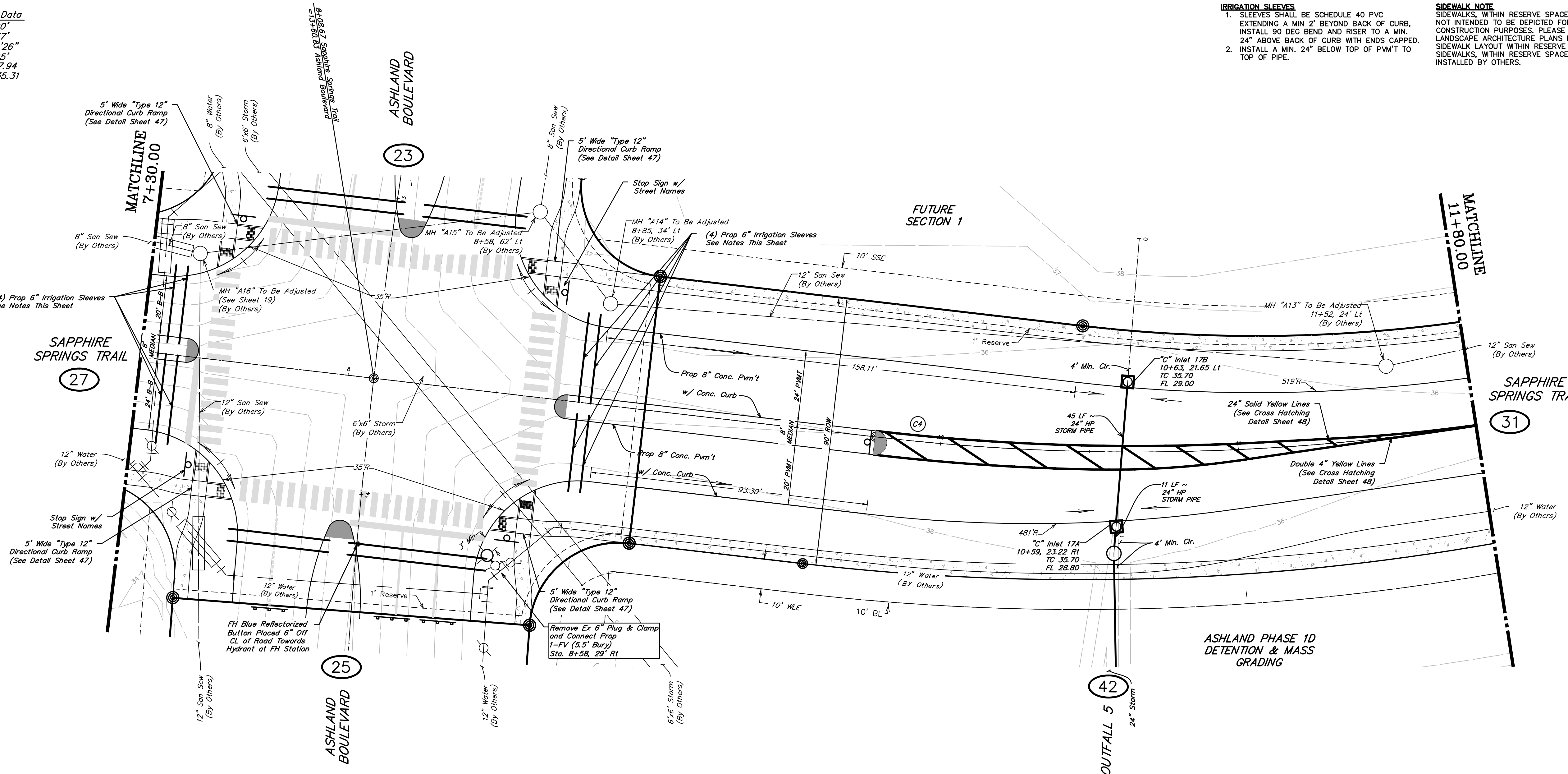
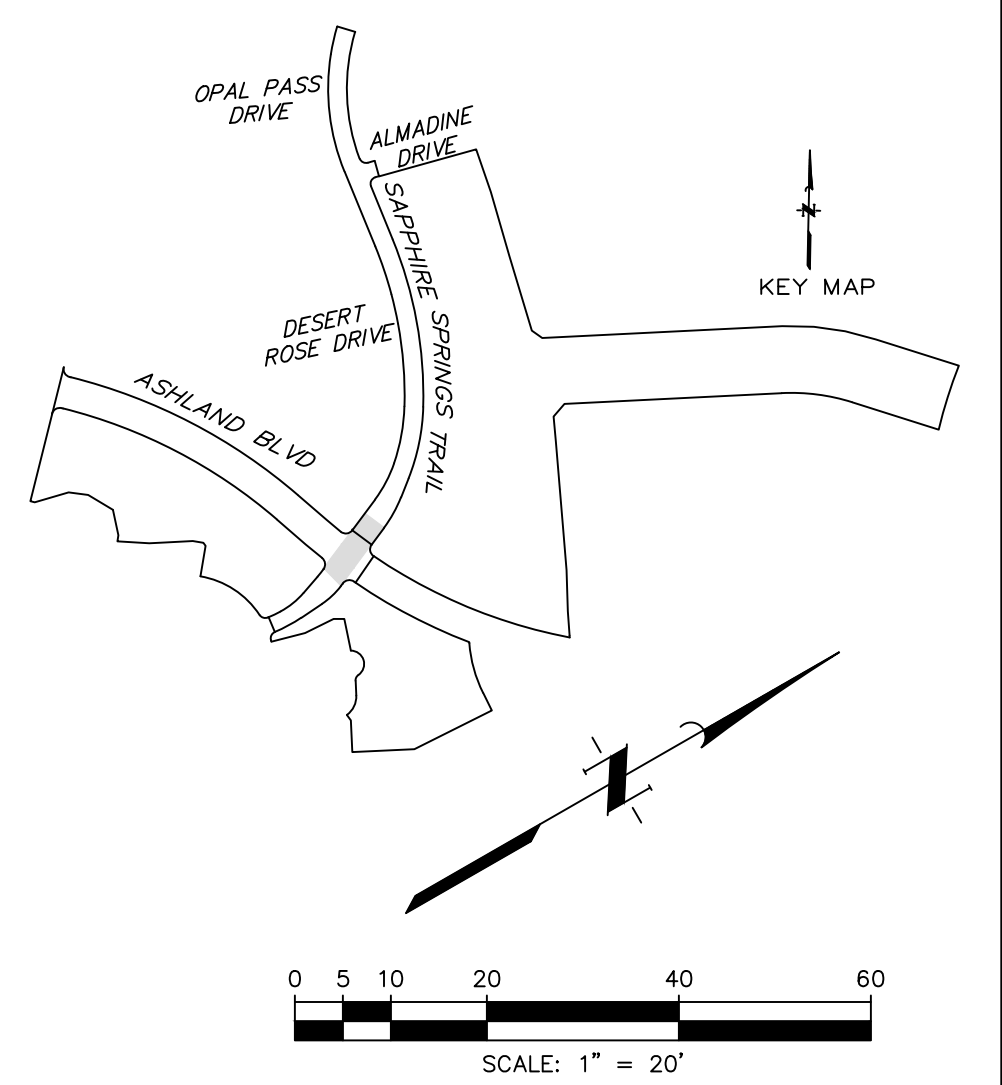
IRRIGATION SLEEVES
 1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
 2. INSTALL A MIN. 24" BELOW TOP OF PVM'T TO TOP OF PIPE.

SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D66956 DWM1 CLUTE COOP CORS ARP DL3490 TXB2 BAY CITY CORS ARP DH3514 TXLM LA MARQUE CORS ARP
 TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE. ELEVATION = 40.01 FEET, NAVD 88.
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NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

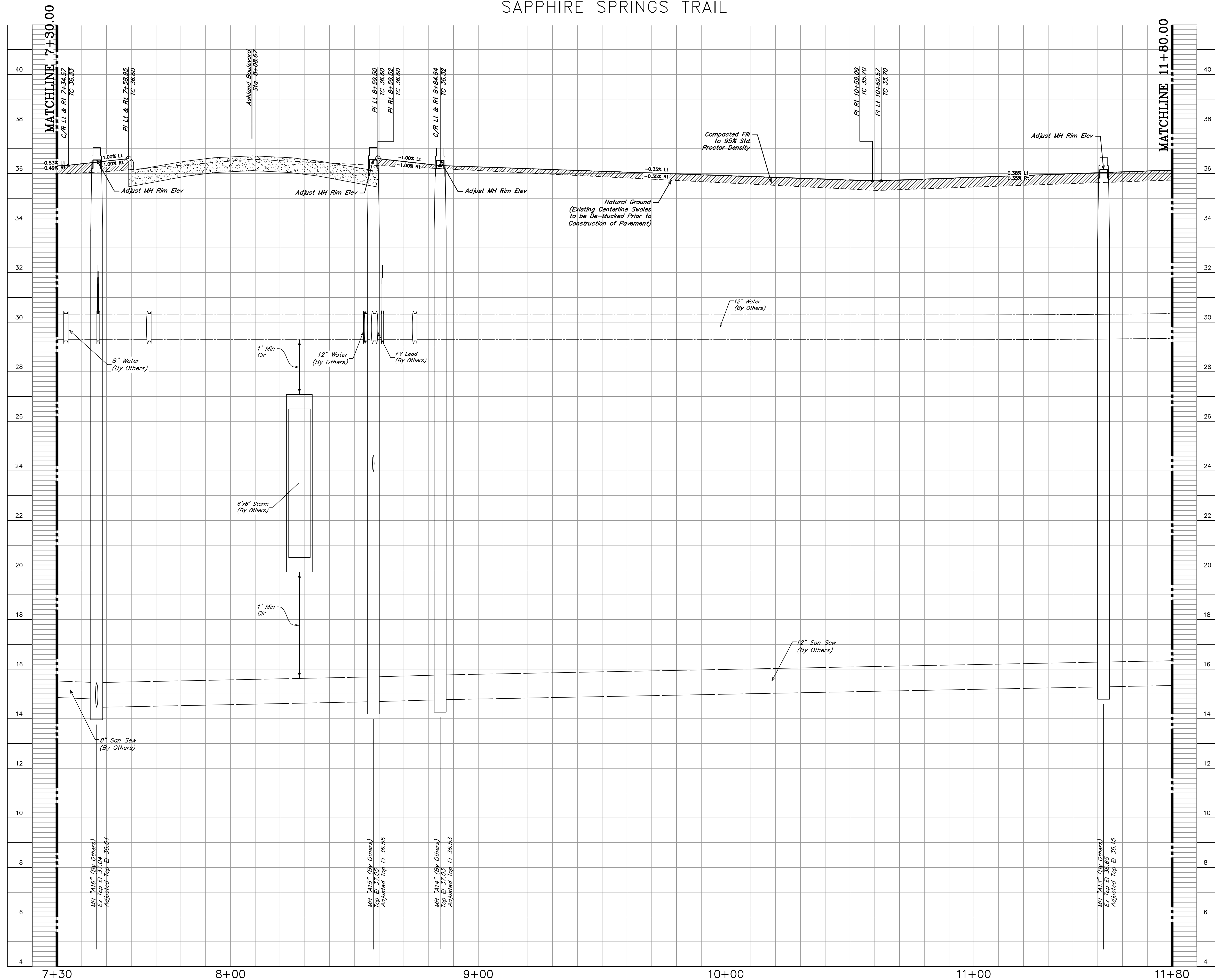
NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS
ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL II
 7+30.00 TO 11+80.00

QUIDDITY
 Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
 3102 Avon Grove Blvd, Suite 3104 Austin, Texas 78741-5124 (512) 441-3893
 SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Darren J. McAfee
 10/22/2024
 DARREN J. MCAFEE
 137808
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 SHEET NO. 29 OF 48

SAPPHIRE SPRINGS TRAIL



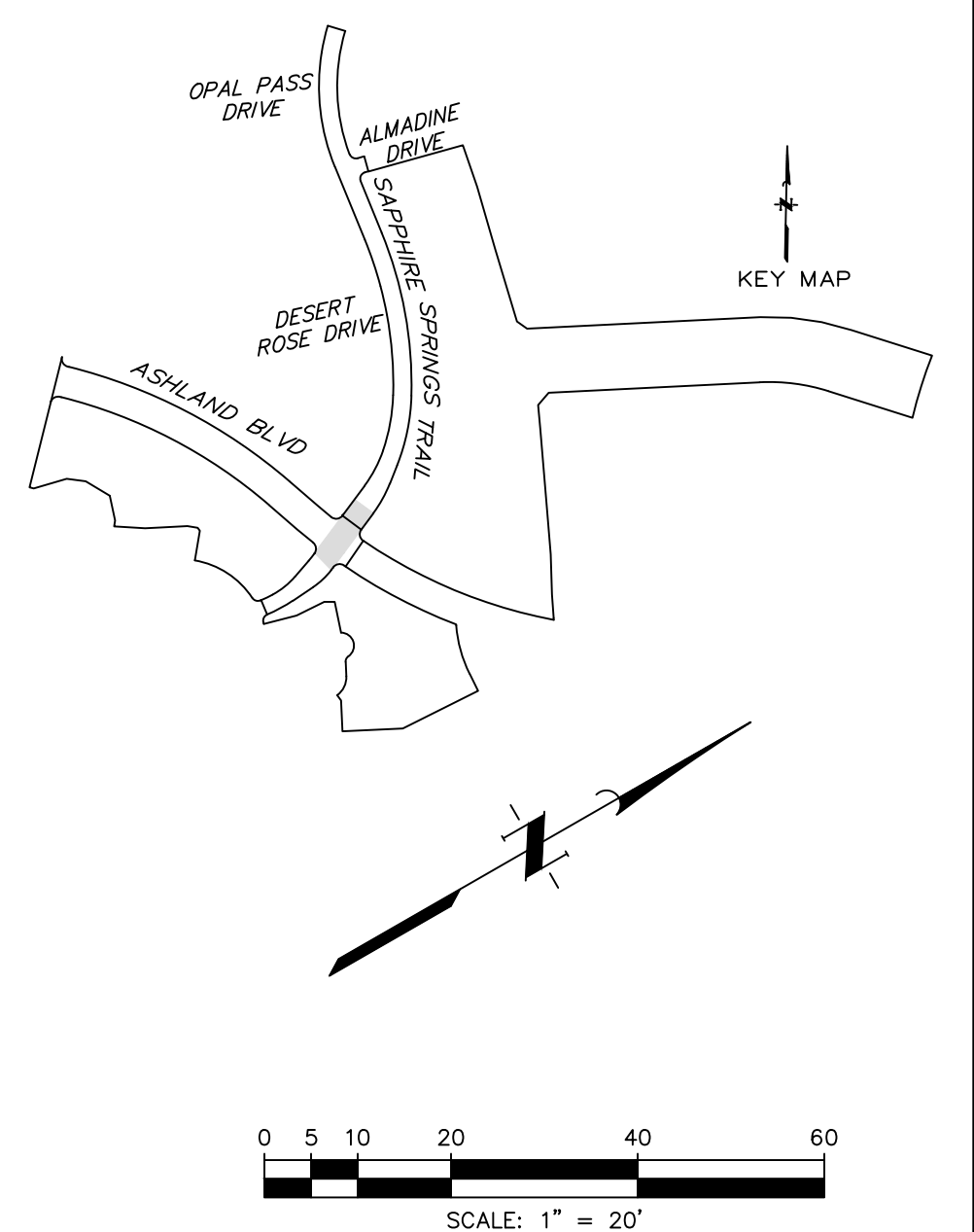
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL II PROFILE
 7+30.00 TO 11+80.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Darren J. McAfee
 10/22/2024
 SHEET NO. 30 OF 48

(C4) \odot Curve Data
 R=750.00'
 L=457.37"
 $\Delta=34^{\circ}56'26''$
 T=236.05'
 PC=9+77.94
 PT=14+35.31

(C5) \odot Curve Data
 R=1500.00'
 L=625.56"
 $\Delta=23^{\circ}53'41''$
 T=317.40'
 PC=14+35.31
 PT=20+60.87

SIDEWALK NOTE
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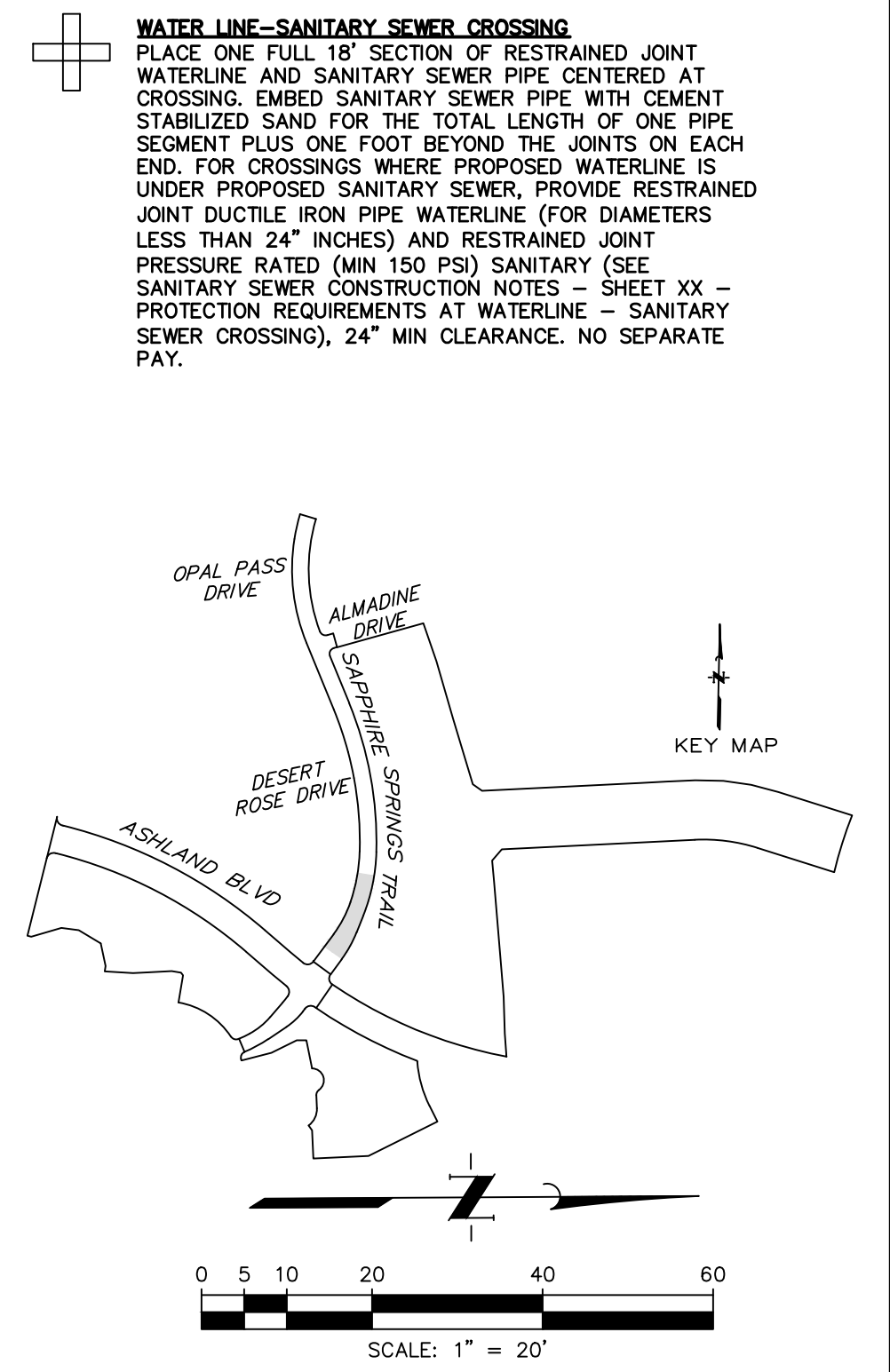
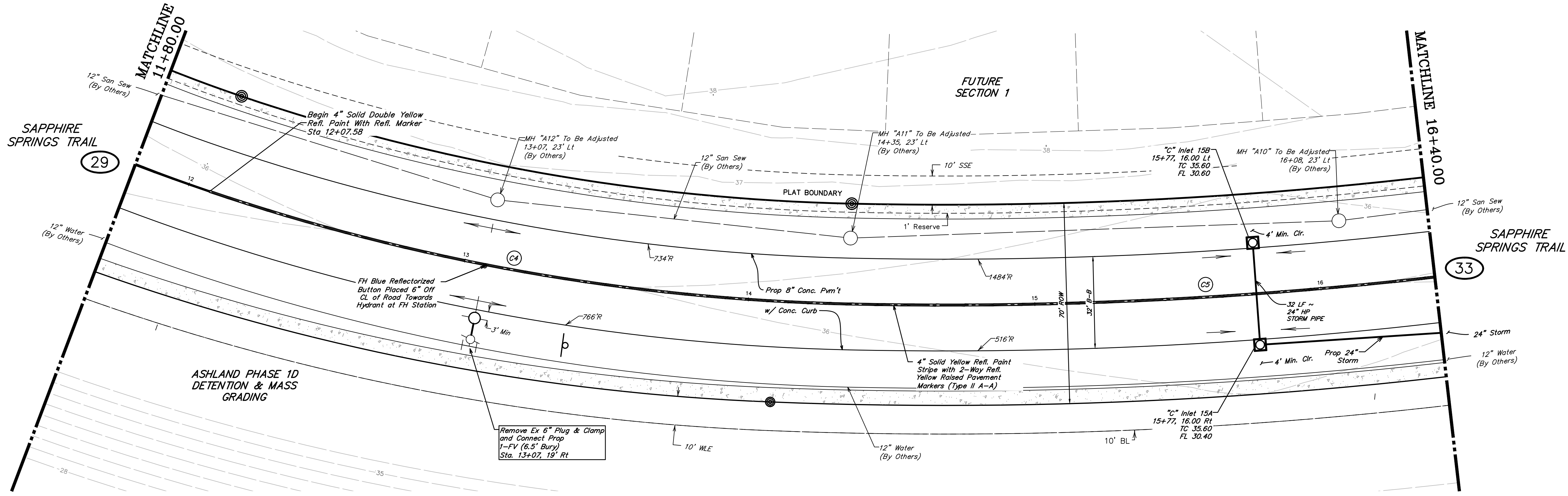
BENCHMARK
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2

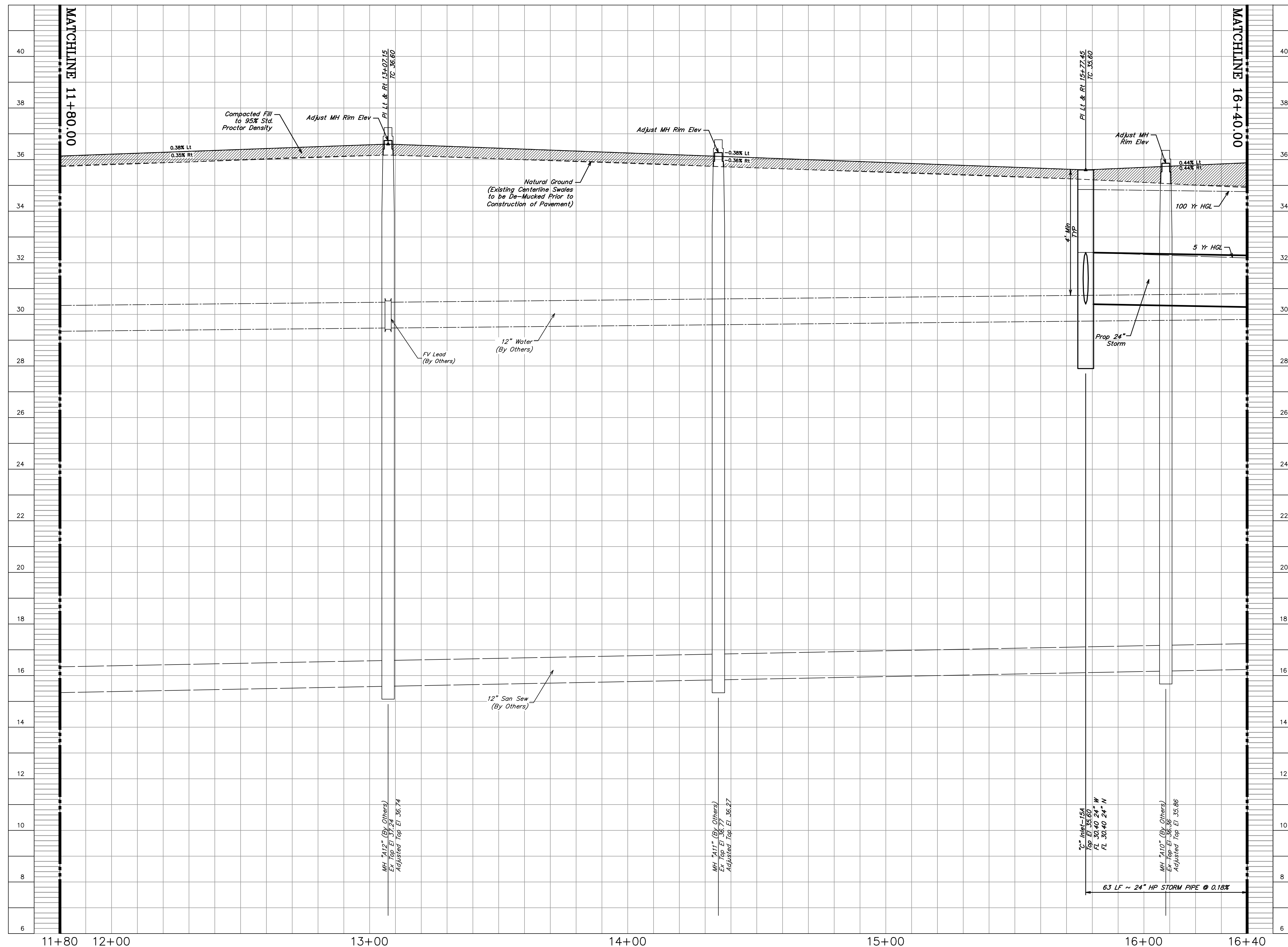
**SAPPHIRE SPRINGS
 TRAIL III**
 11+80.00 TO 16+40.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Darren J. McAfee
 10/22/2024
 SHEET NO. 31 OF 48

SAPPHIRE SPRINGS TRAIL



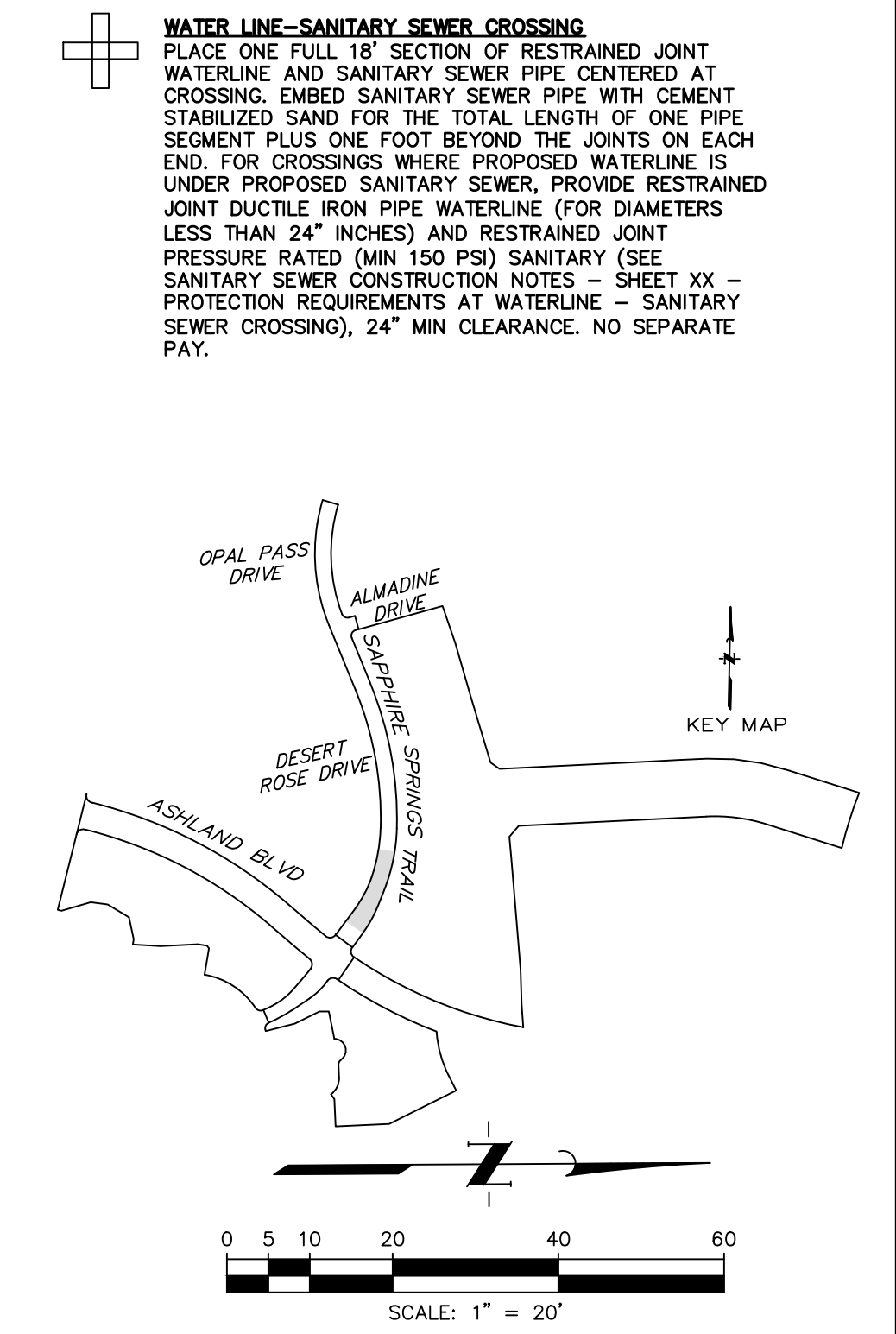
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 D66956 DW1 CLUTE COOP CORS ARP
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NO.	DATE	REVISIONS	APP.
BRAZORIA COUNTY MUD NO. 82 BRAZORIA COUNTY, TEXAS ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2 SAPPHIRE SPRINGS TRAIL III PROFILE 11+80.00 TO 16+40.00			
SCALE: 1"=20' H, 1"=2' V. DGN. BY: CBJ/AHR DATE: JULY 2024 DWN. BY: JWS JOB NO. 16759-0010-14 DWG. NO. _____ SUBMITTED: _____ SURV. BY: _____ F.B. NO. _____			
SHEET NO. 32 OF 48			

Curve Data
 $R=1500.00'$
 $L=625.56'$
 $\Delta=23^{\circ}53'41''$
 $T=317.40'$
 $PC=14+35.31$
 $PT=20+60.87$

MATCHLINE
 16+40.00
 SAPPHIRE SPRINGS TRAIL
 (31)

FUTURE SECTION 1

FUTURE SECTION 2

MATCHLINE
 21+00.00
 SAPPHIRE SPRINGS TRAIL
 (35)

DESERT ROSE DRIVE
 (39)

OUTFALL 4
 (42)

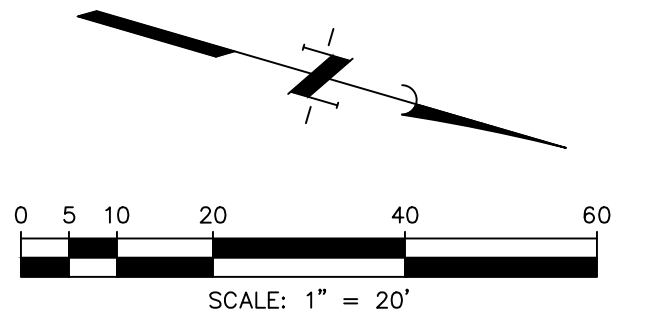
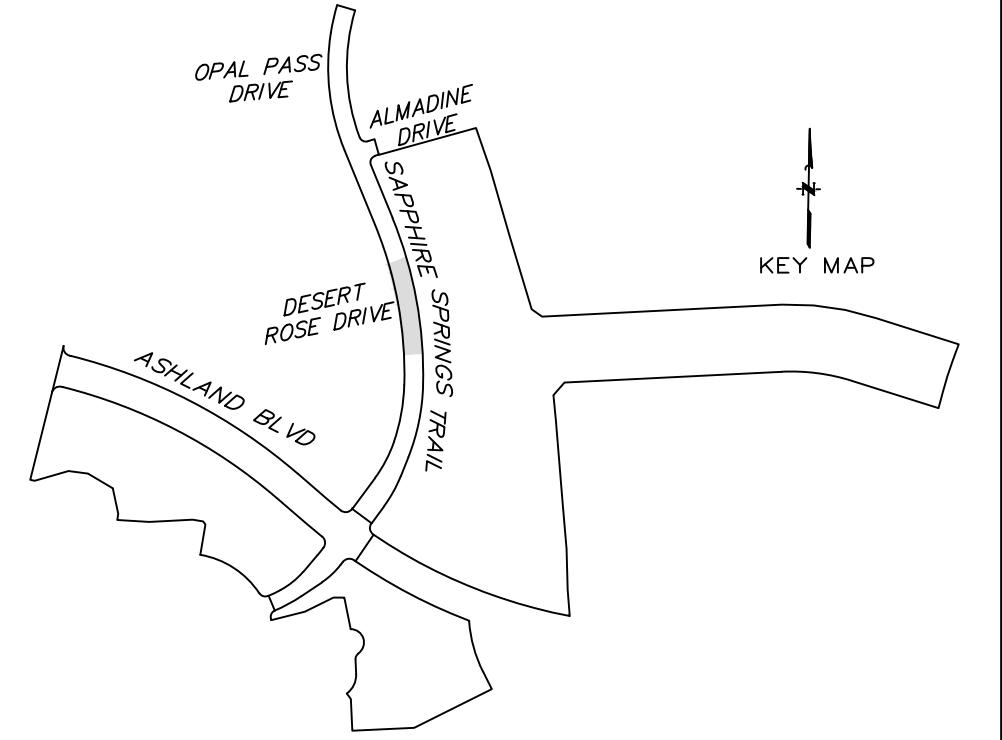
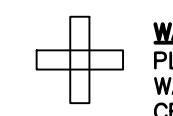
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FLOODPLAIN
 THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803900430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
 PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL IV
 16+40.00 TO 21+00.00



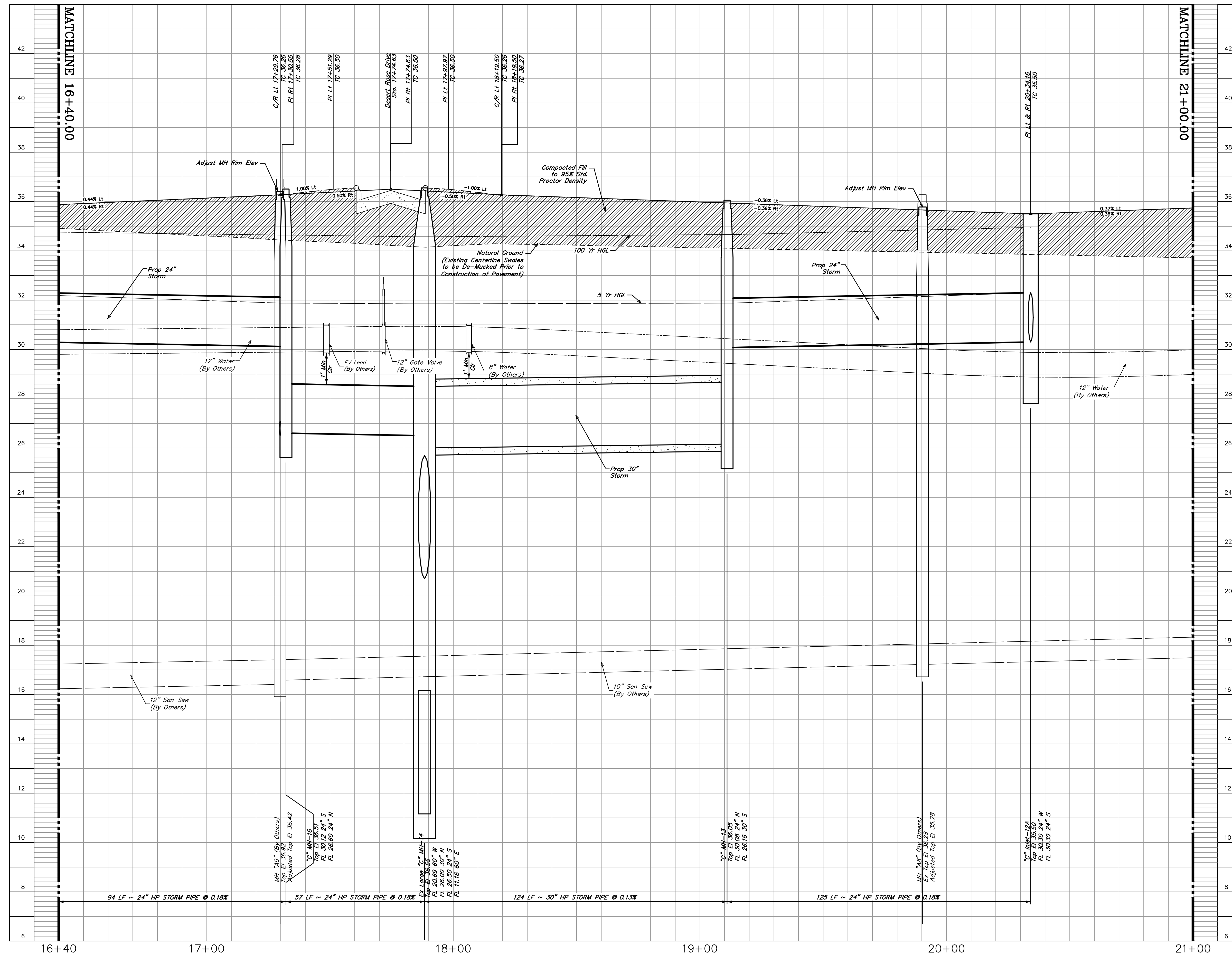
SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



10/22/2024

SHEET NO. 33 OF 48

SAPPHIRE SPRINGS TRAIL



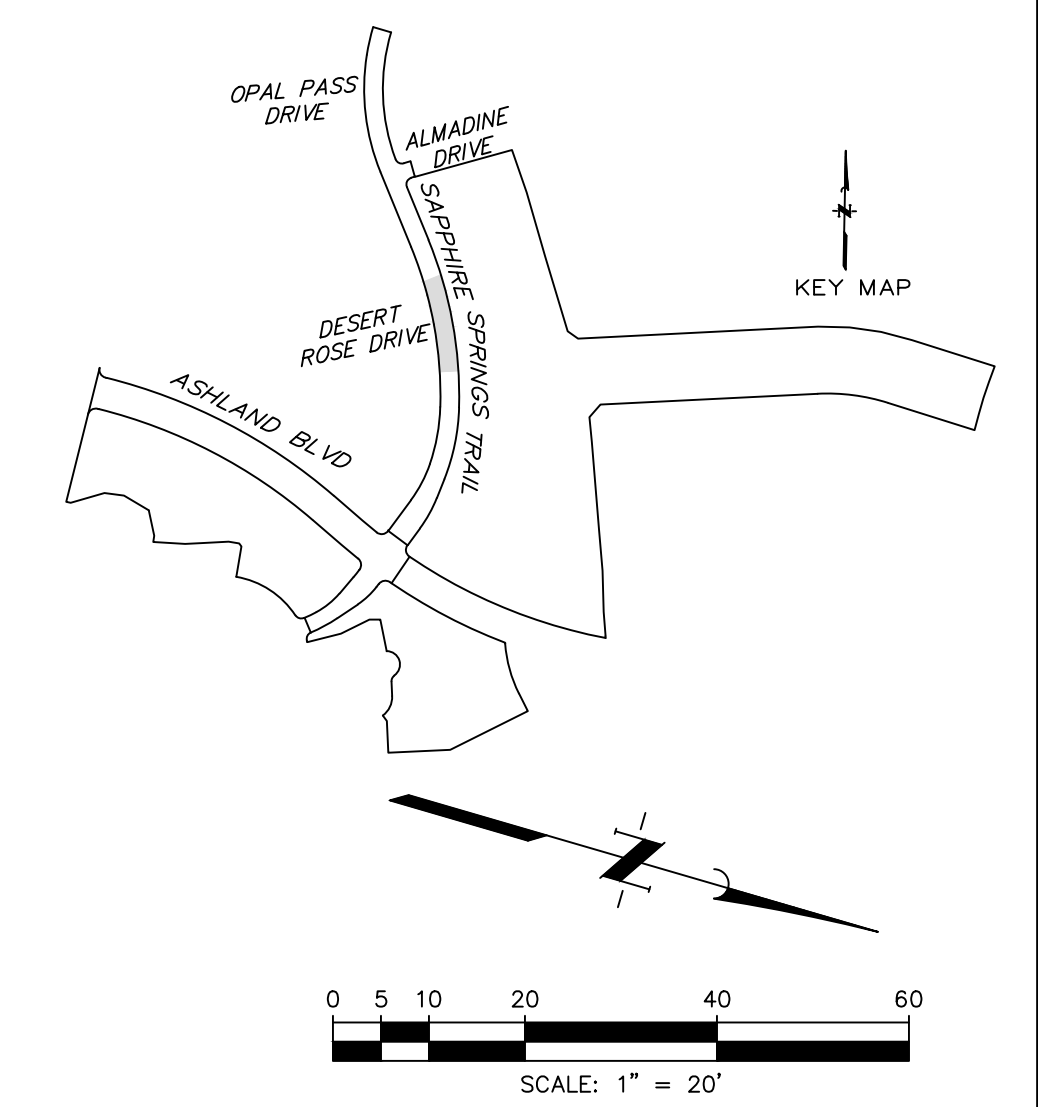
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
 D66956 DW1 CLUTE COOP CORS ARP
 DL3490 TXBC BAY CITY CORS ARP
 DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
 ELEVATION = 40.01 FEET, NAVD 88.

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

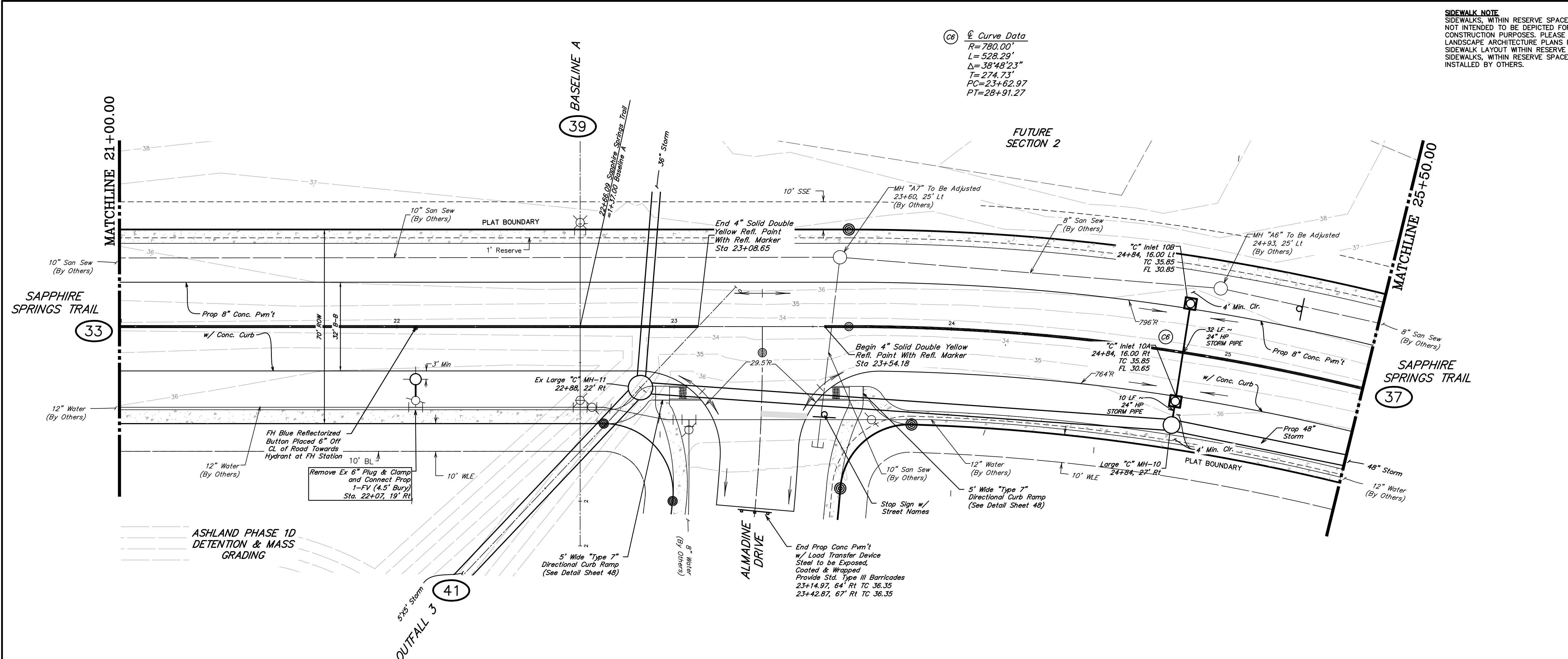
ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL
IV PROFILE
 16+40.00 TO 21+00.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: SURV. BY: _____
 F.B. NO. _____

Signature: *Darren J. McAfee*
 Date: 10/22/2024

 SHEET NO. 34 OF 48



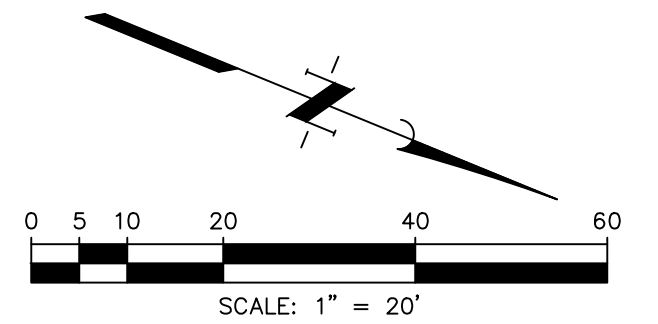
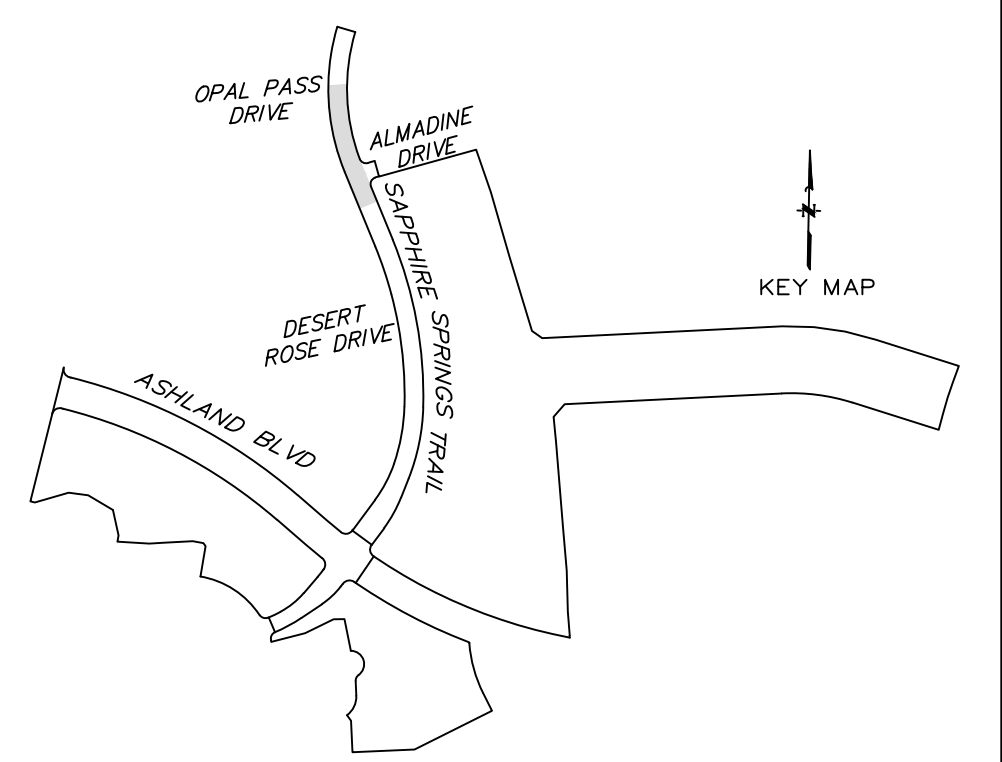
Curve Data
 R=780.00'
 L=528.29'
 Δ=38°48'23"
 T=274.73'
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 PT=28+91.27

SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

BENCHMARK
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL V
 21+00.00 TO 25+50.00

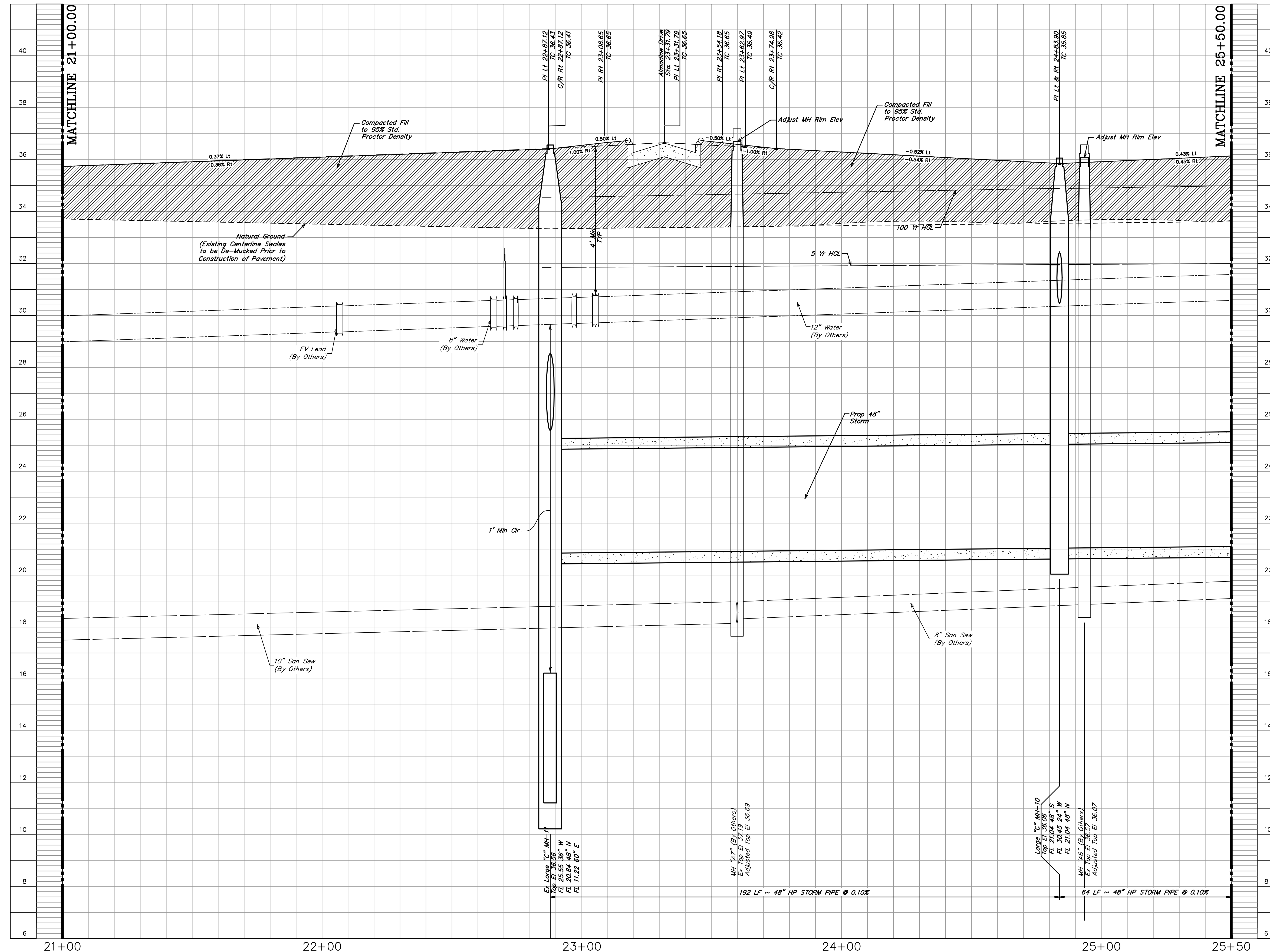


SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: SURV. BY: _____
 F.B. NO. _____

STATE OF TEXAS
 DARRIN J. MCAFEE
 137808
 LICENSED PROFESSIONAL ENGINEER
 10/22/2024

SHEET NO. 35 OF 48

SAPPHIRE SPRINGS TRAIL



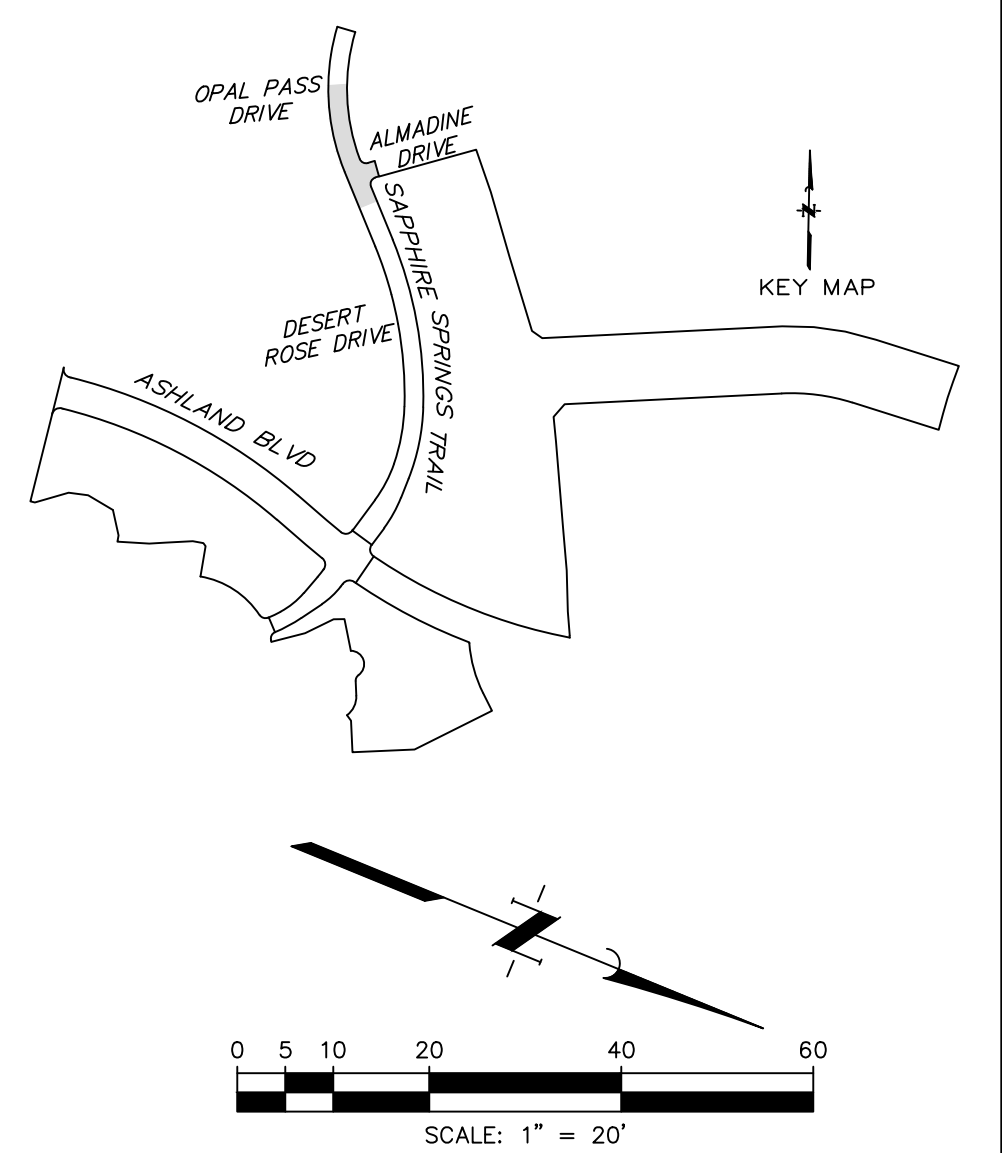
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BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL V PROFILE
 21+00.00 TO 25+50.00



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: SURV. BY: _____
 F.B. NO. _____



SHEET NO. **36**
 OF 48

SIDEWALK NOTE
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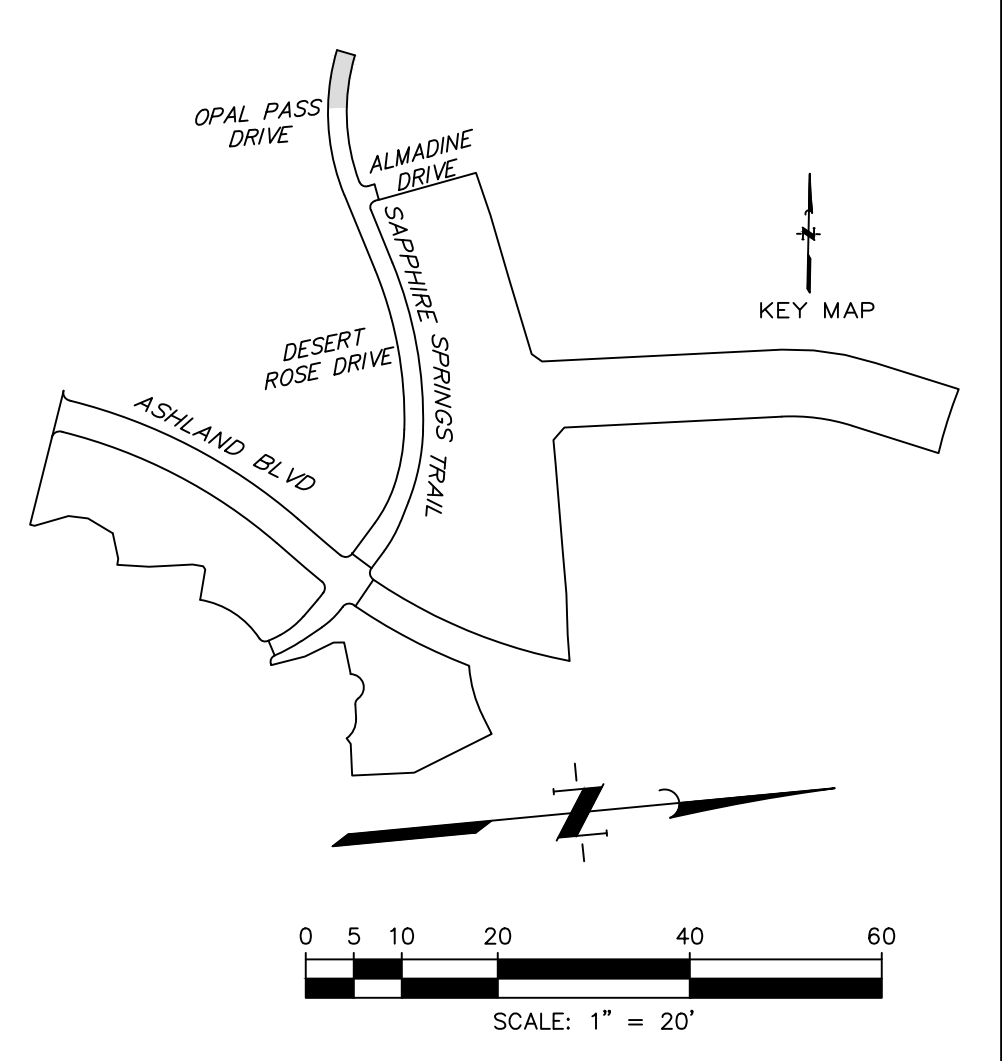
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

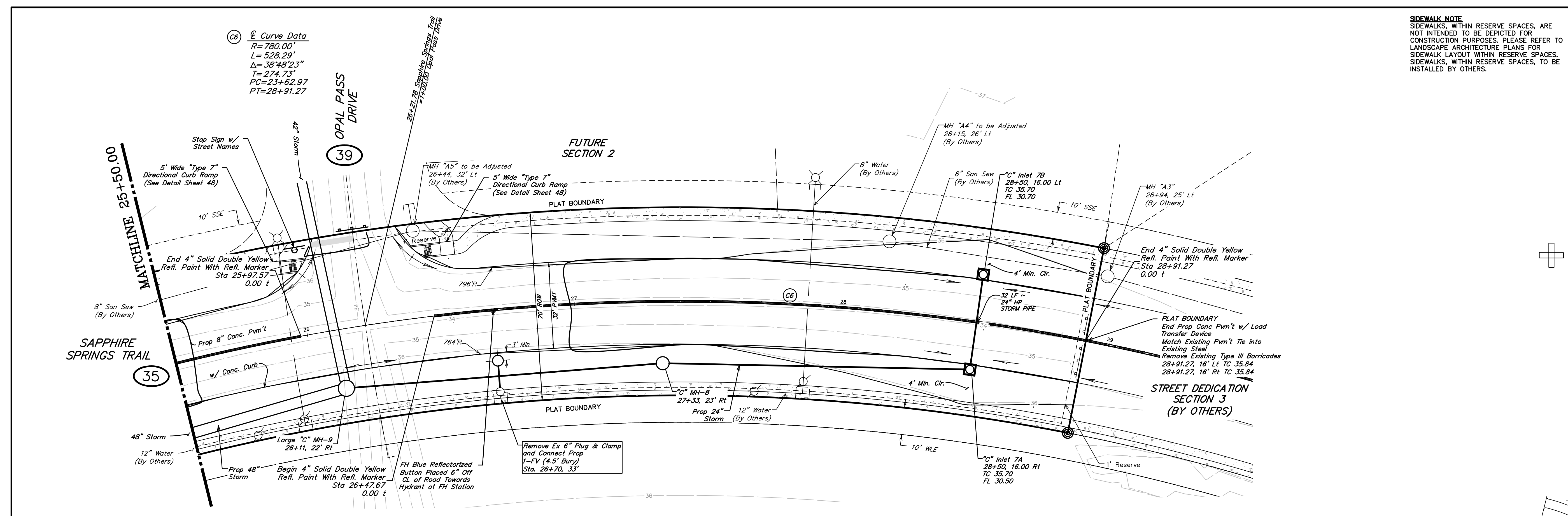
SAPPHIRE SPRINGS TRAIL VI
25+50.00 TO 28+91.27



SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



SHEET NO. 37 OF 48



Curve Data
R=780.00'
L=528.29'
Δ=38°48'23"
T=274.73'
PC=23+62.97
PT=28+91.27

Matchline 25+50.00
5' Wide "Type 7" Directional Curb Ramp (See Detail Sheet 48)
10' SSE
End 4" Solid Double Yellow Refl. Paint With Refl. Marker Sta 25+97.57 0.00 t

Matchline 28+91.27
End 4" Solid Double Yellow Refl. Paint With Refl. Marker Sta 28+91.27 0.00 t

Utilities and Structures:
MH "A4" to be Adjusted 28+15, 26' Lt (By Others)
MH "A5" to be Adjusted 26+44, 32' Lt (By Others)
MH "A3" 28+94, 25' Lt (By Others)
8" Water (By Others)
8" San Sew (By Others)
2" Inlet 7B 28+50, 16.00 Lt TC 35.70 FL 30.70
32 LF 24" HP STORM PIPE
4' Min. Clr.
10' SSE
10' WLE
1' Reserve

Other Details:
Prop 8" Conc. Pvm't w/ Conc. Curb
Prop 48" Storm 12" Water (By Others)
Large "C" MH-9 26+11, 22' Rt
Begin 4" Solid Double Yellow Refl. Paint With Refl. Marker Sta 26+47.67 0.00 t
FH Blue Reflectorized Button Placed 6" Off CL of Road Towards Hydrant at FH Station
Remove Ex 6" Plug & Clamp and Connect Prop 1-FV (4.5' Bury) Sta. 26+70, 33'

SAPPHIRE SPRINGS TRAIL

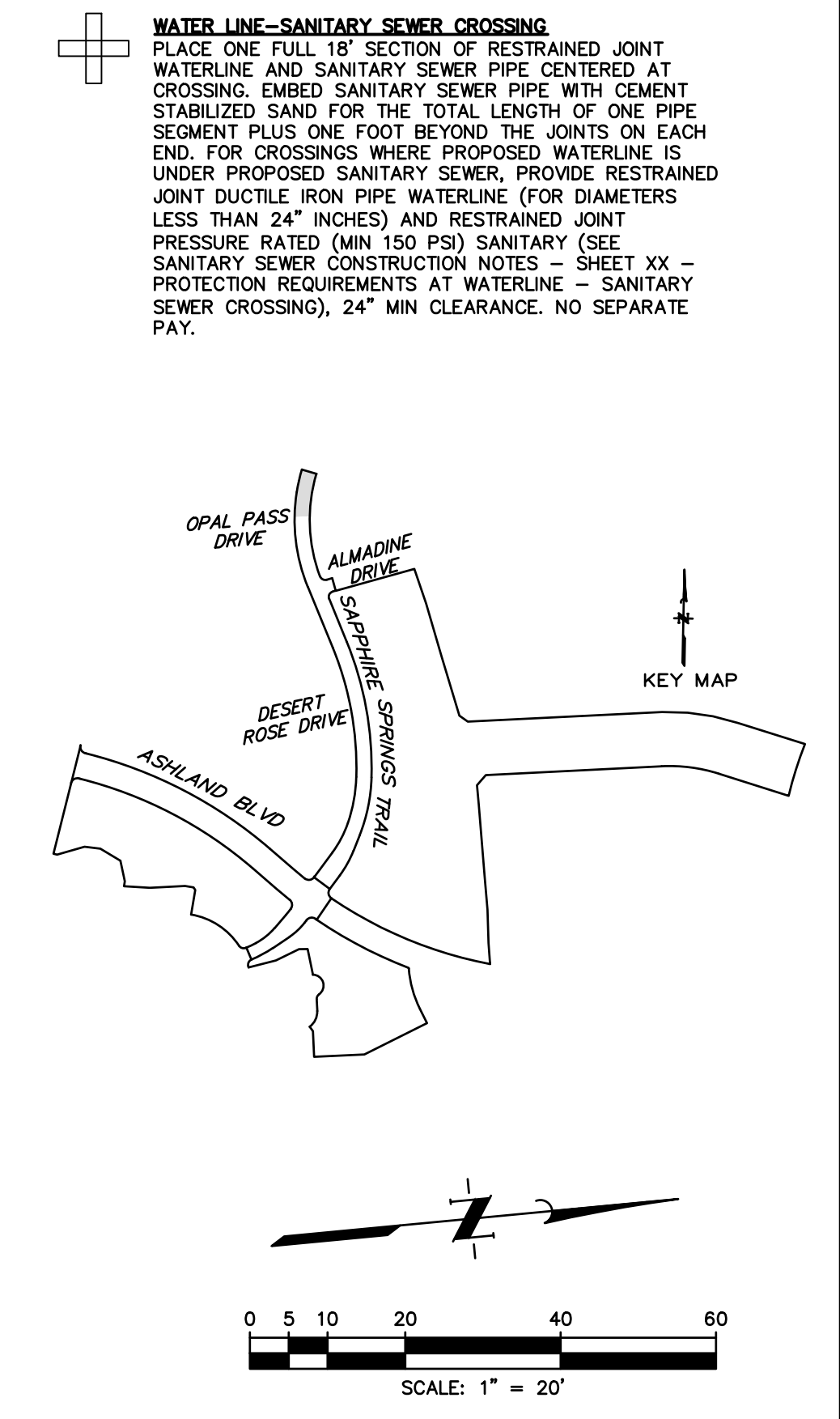
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
SAPPHIRE SPRINGS TRAIL VI PROFILE
 25+50.00 TO 28+91.27

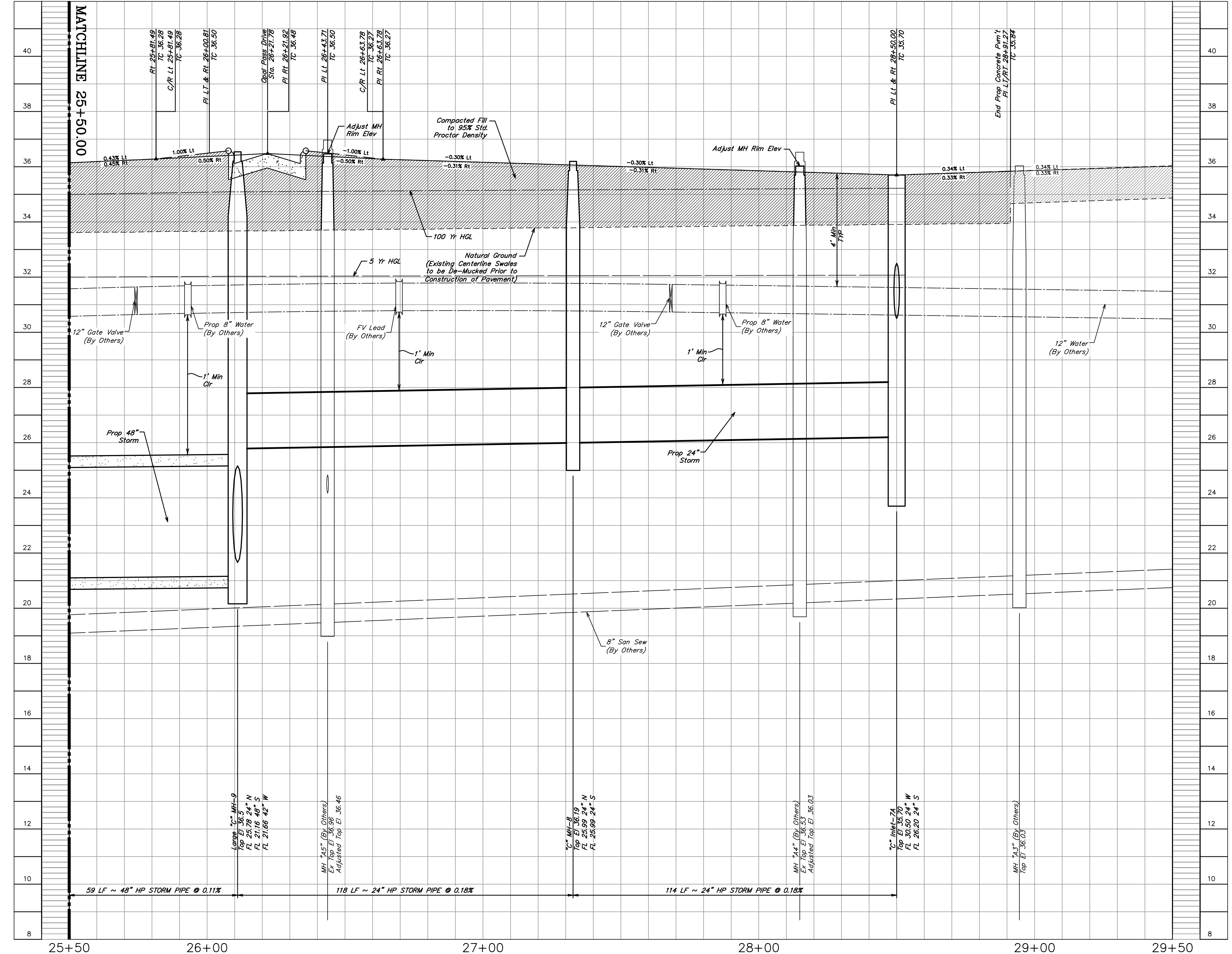
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
 3300 Arroyo Grande Blvd, Suite 300 Austin, Texas 78741 (512) 441-2493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 SURV. BY: _____
 SUBMITTED: _____ SURV. BY: _____
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STATE OF TEXAS
 DARRIN J. MCAFEE
 137808
 LICENSED PROFESSIONAL ENGINEER

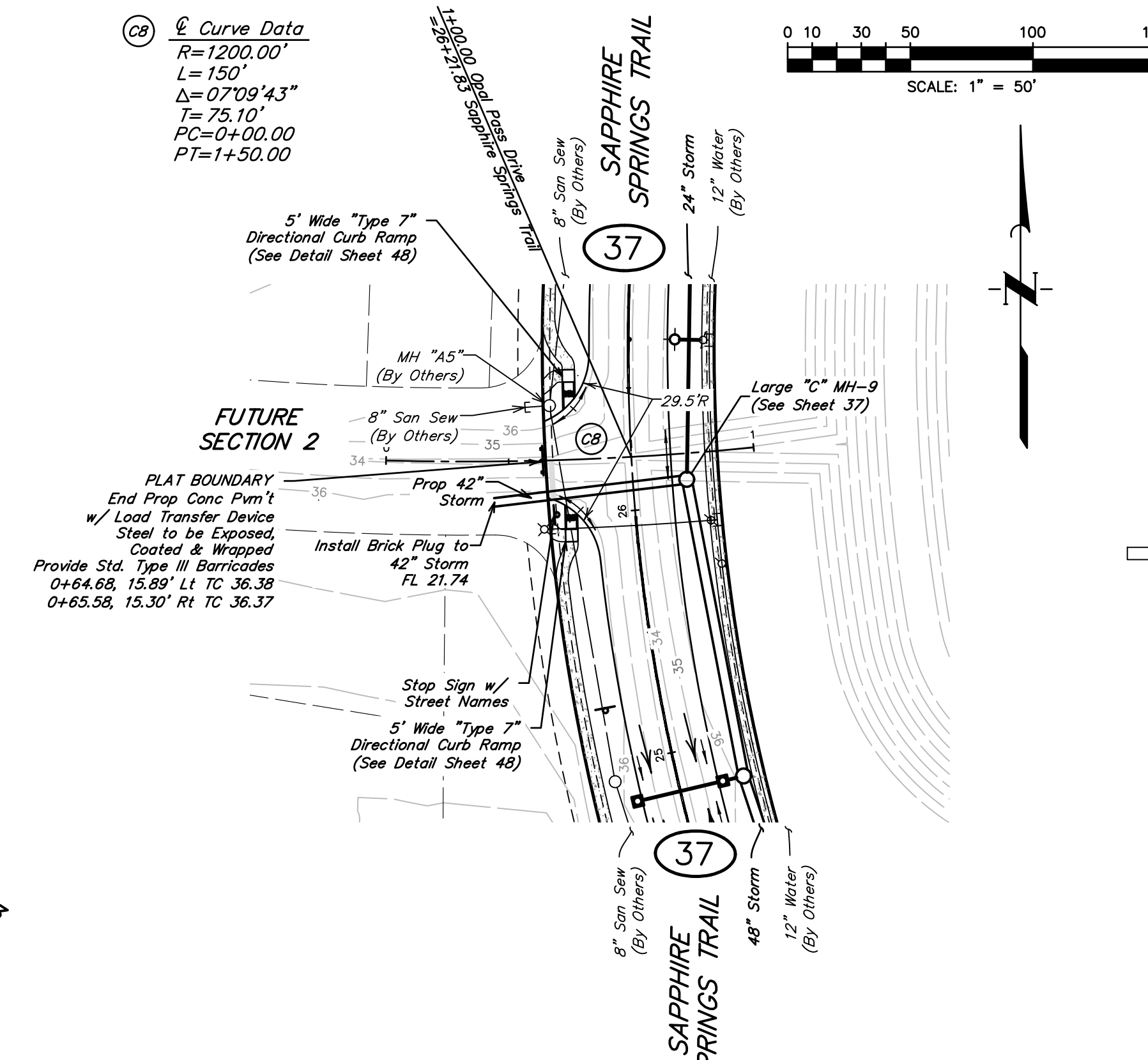
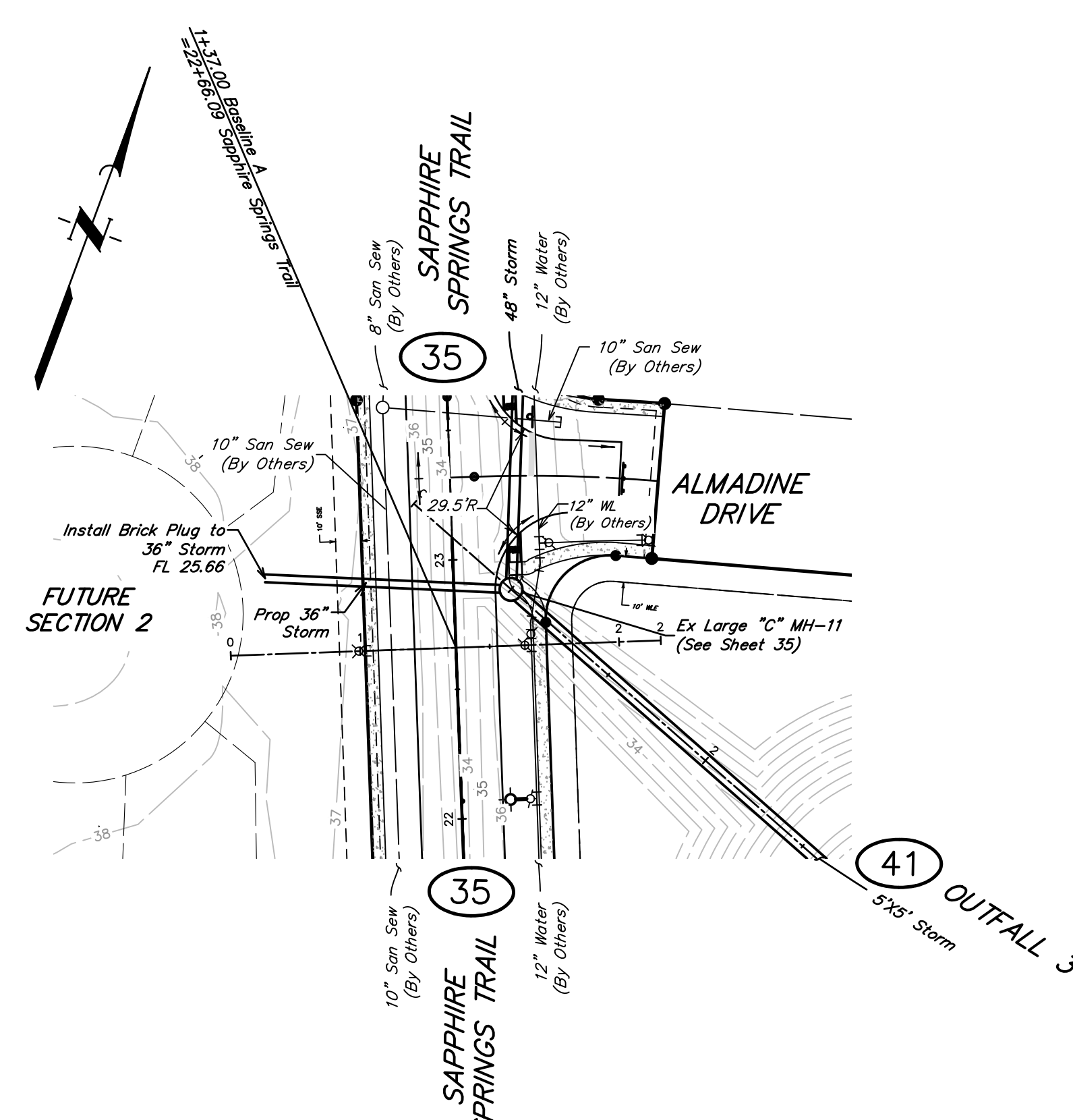
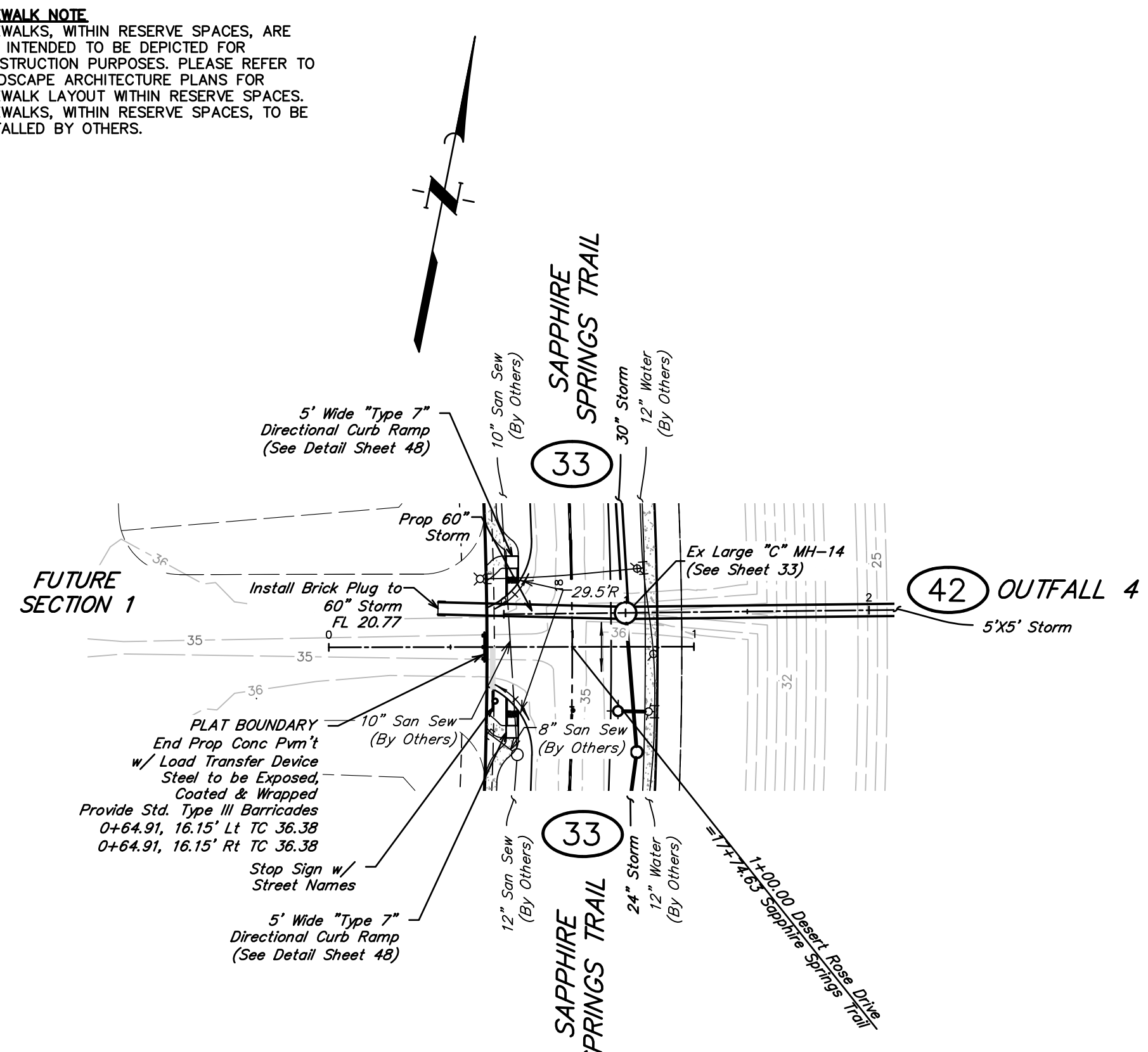
Darin Miller
 10/22/2024

SHEET NO. 38 OF 48



©2023 Quiddity

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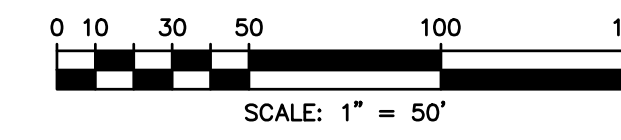
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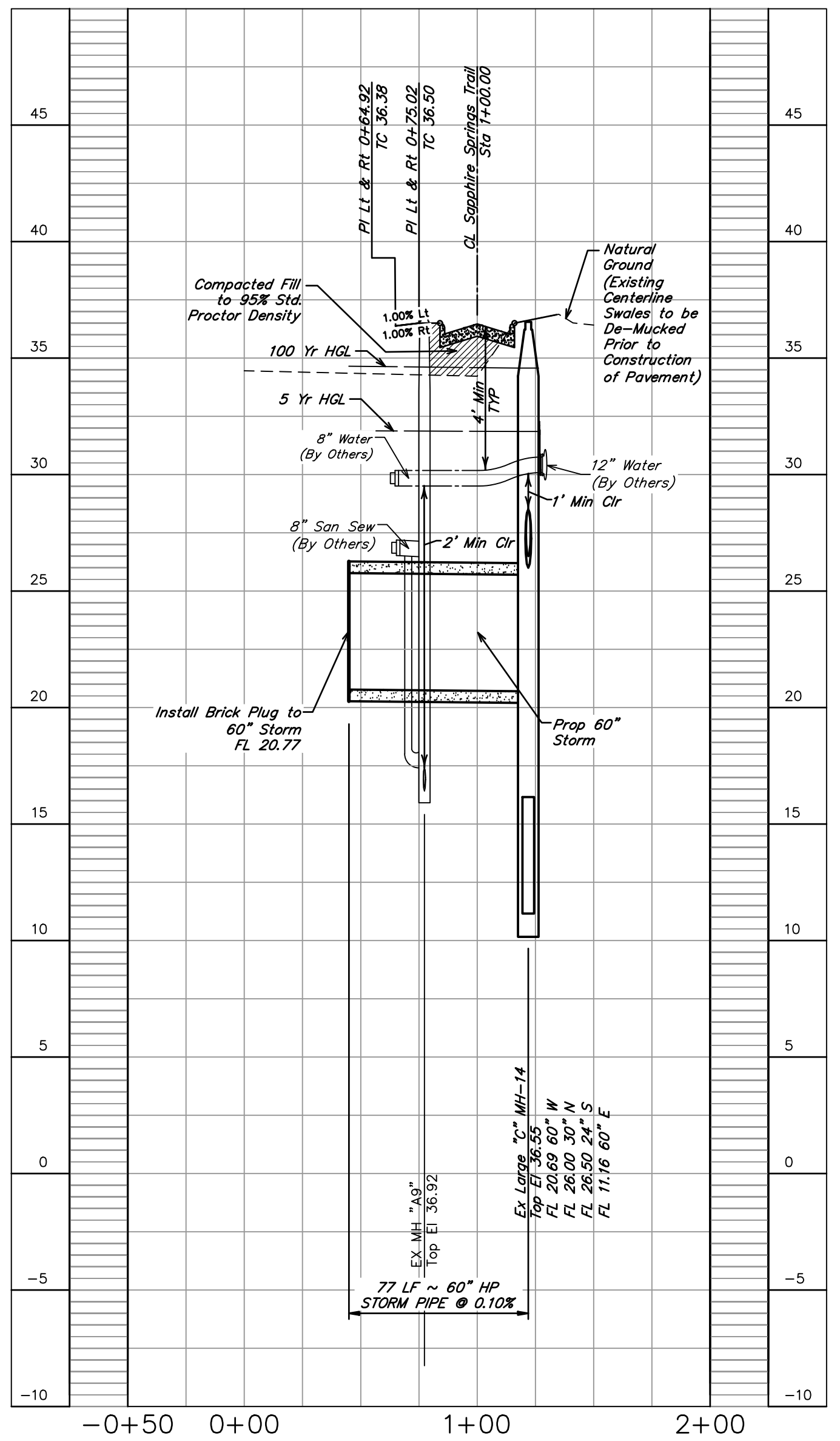
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FLOODPLAIN
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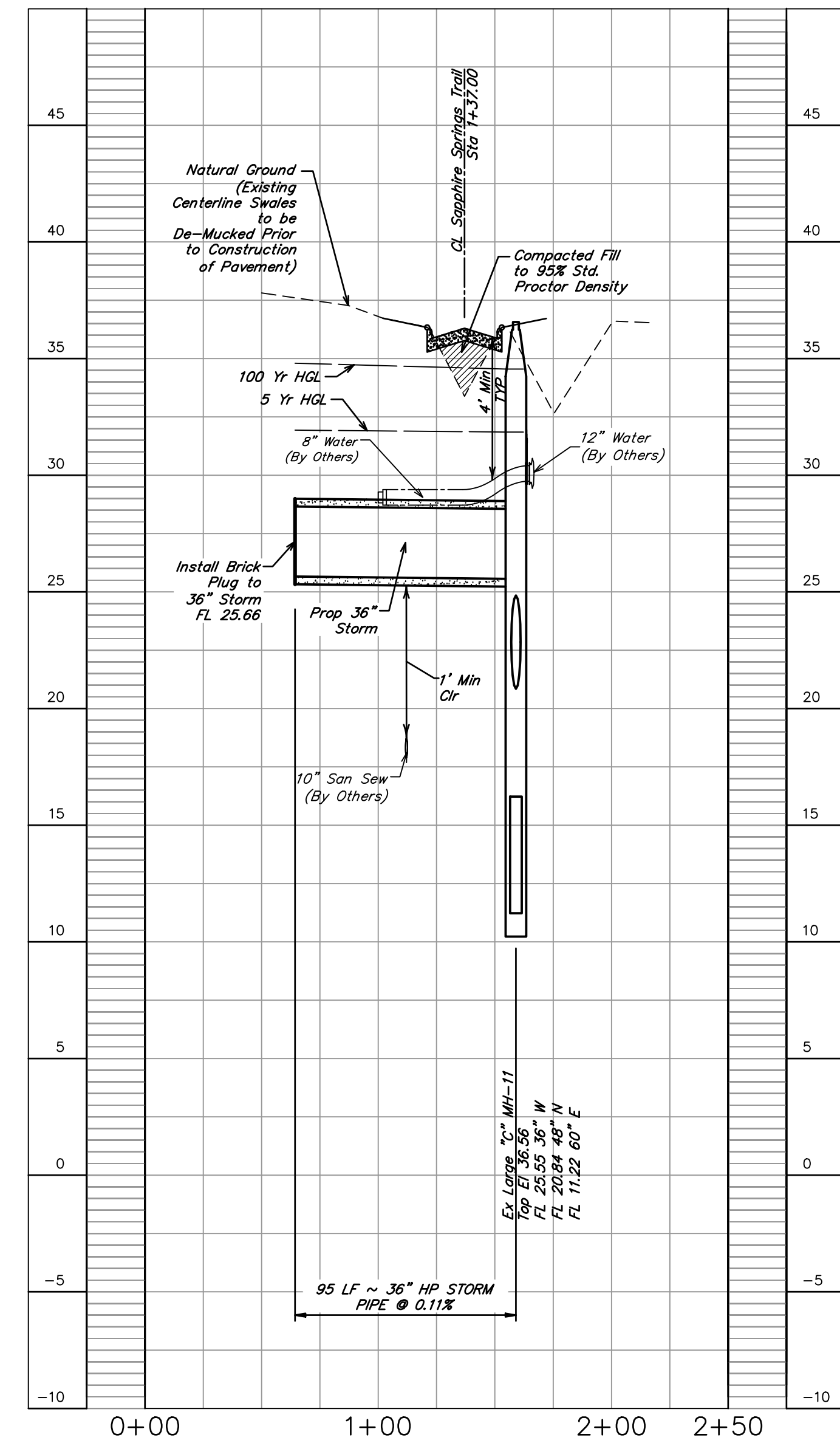
WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAV.



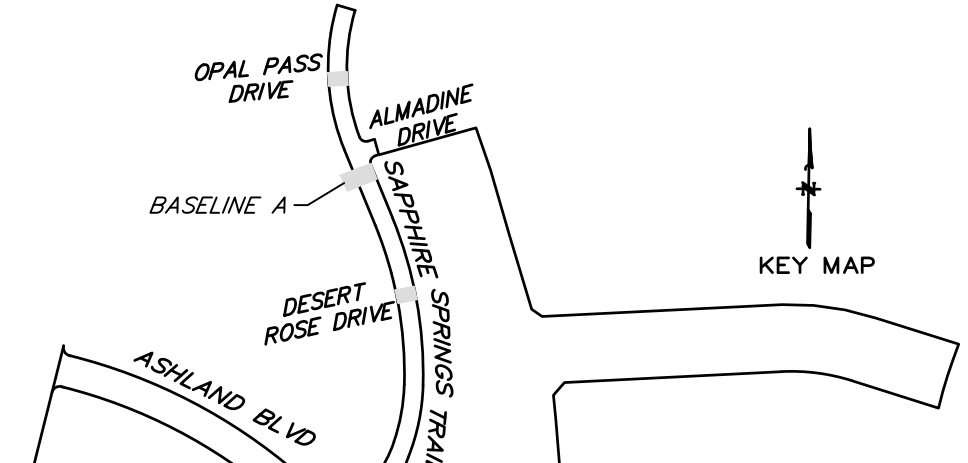
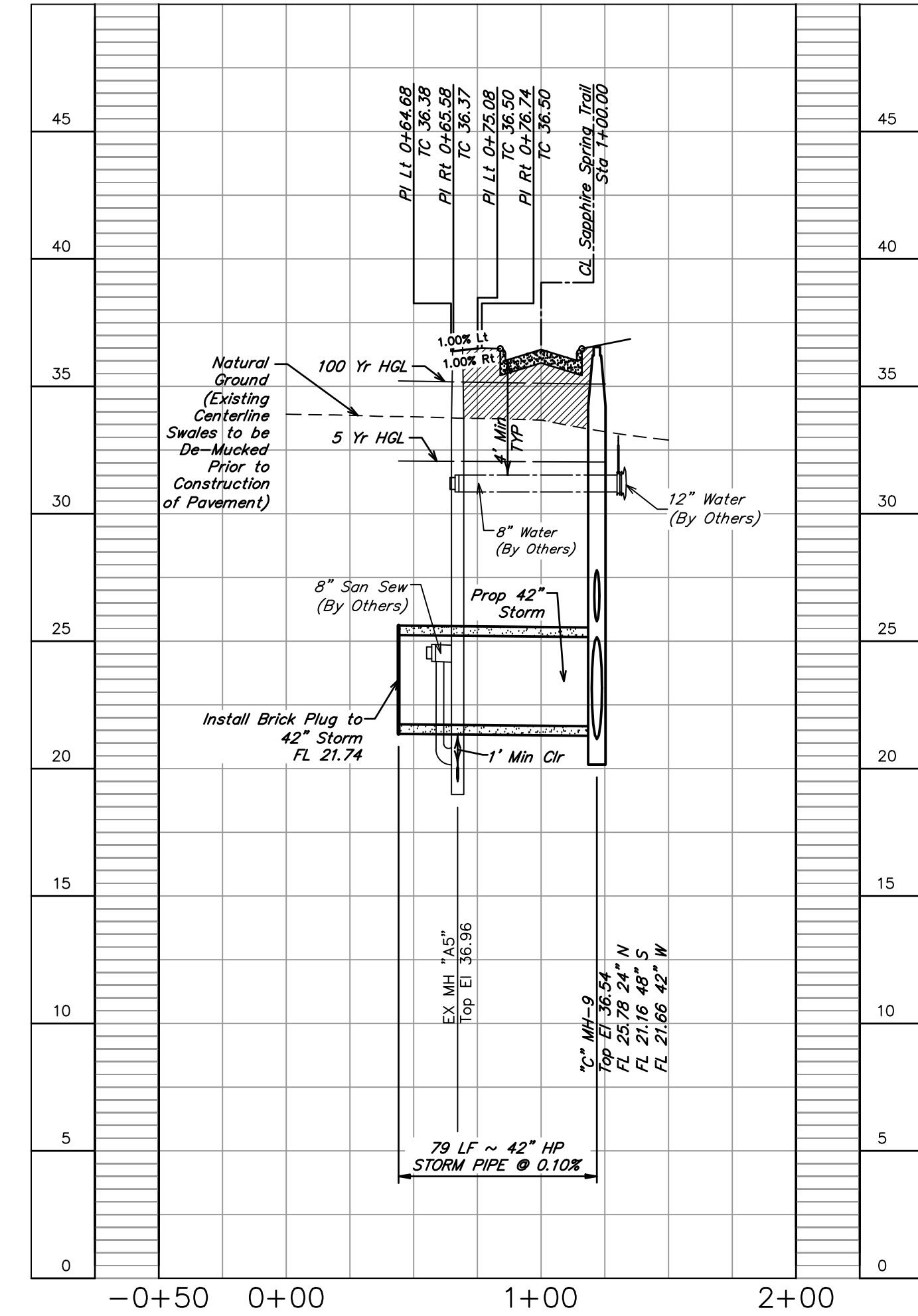
DESERT ROSE DRIVE



BASELINE A



OPAL PASS DRIVE



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

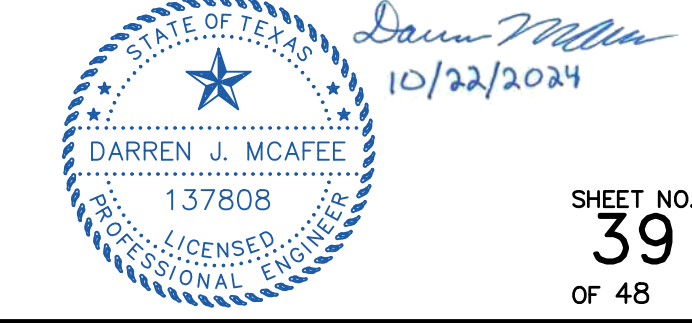
NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

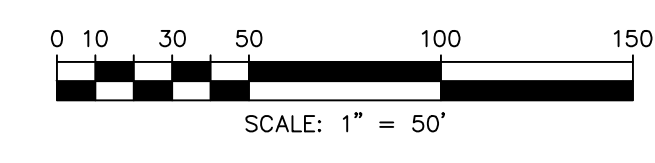
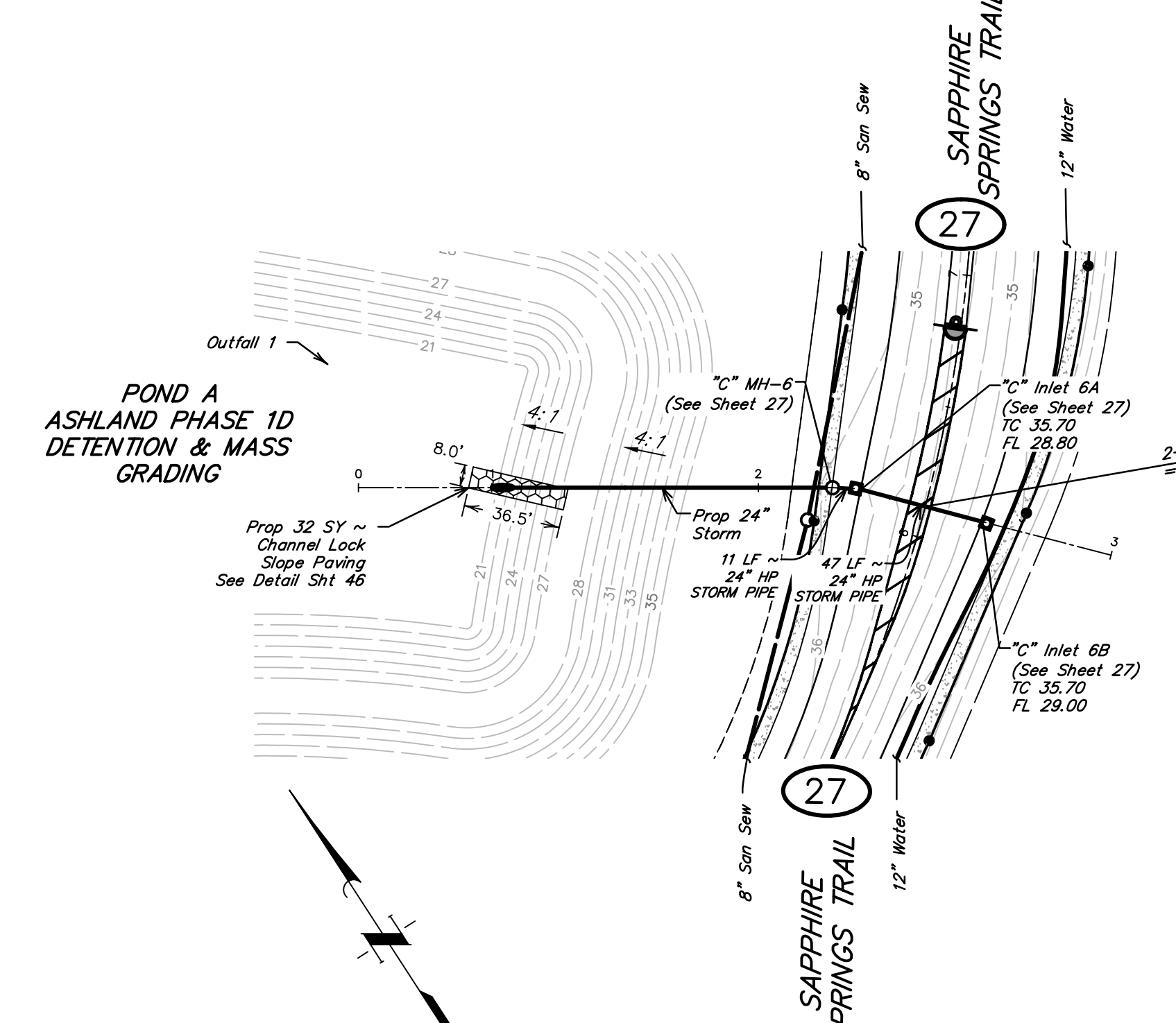
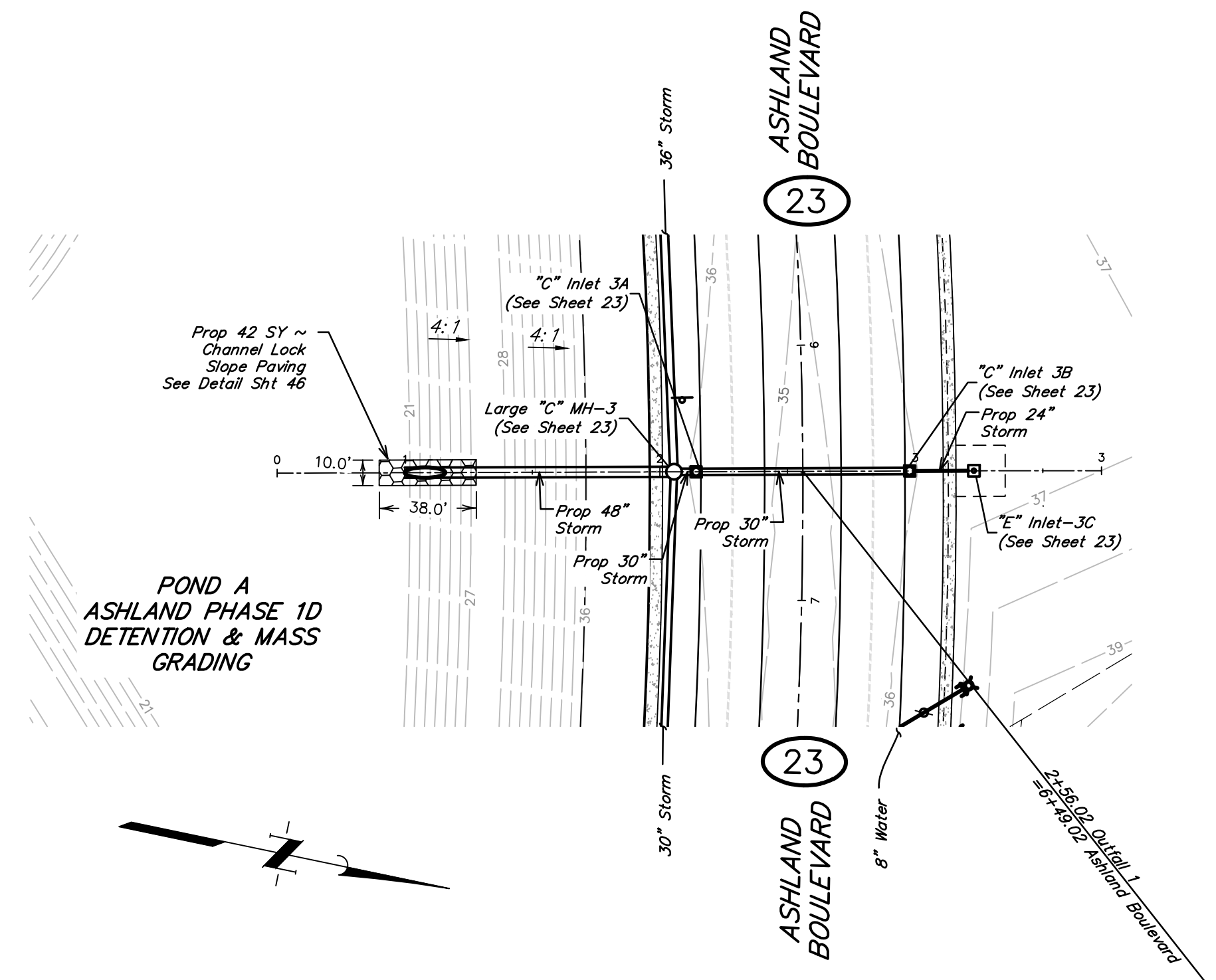
ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2
DESERT ROSE DRIVE
0+00.00 TO 1+50.00
BASELINE A
0+00.00 TO 2+16.12
OPAL PASS DRIVE
0+00.00 TO 1+50.00



SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.



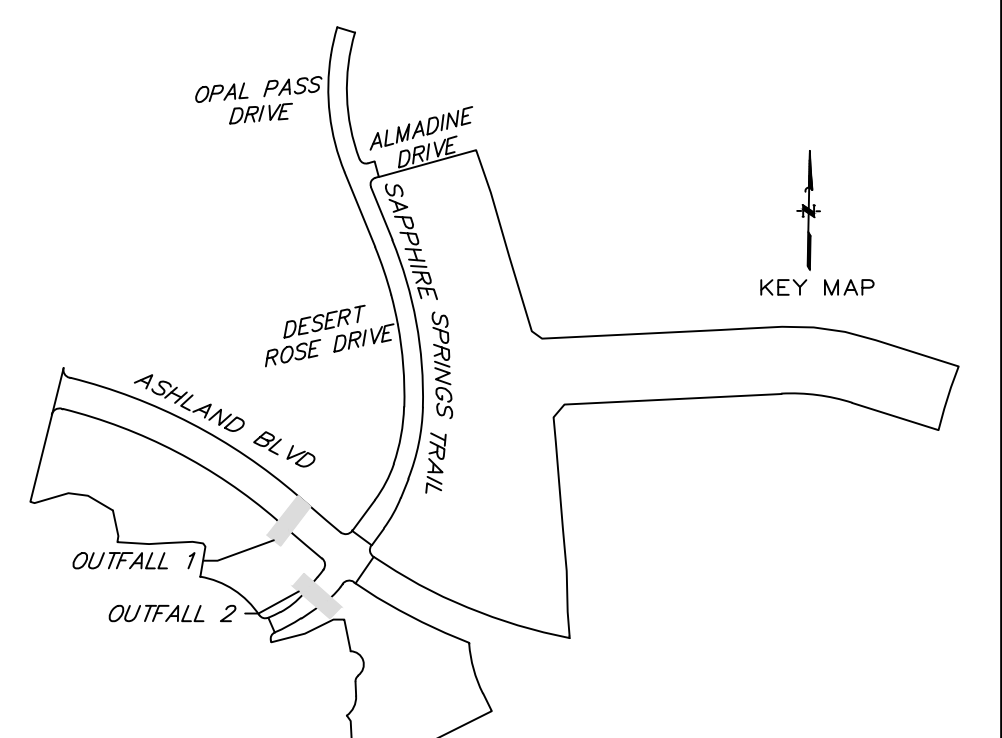
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D6956 DW1 CLUTE COOP CORS ARP DL3490 TX8C BAY CITY CORS ARP DH3514 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE. ELEVATION = 40.01 FEET, NAVD 88.

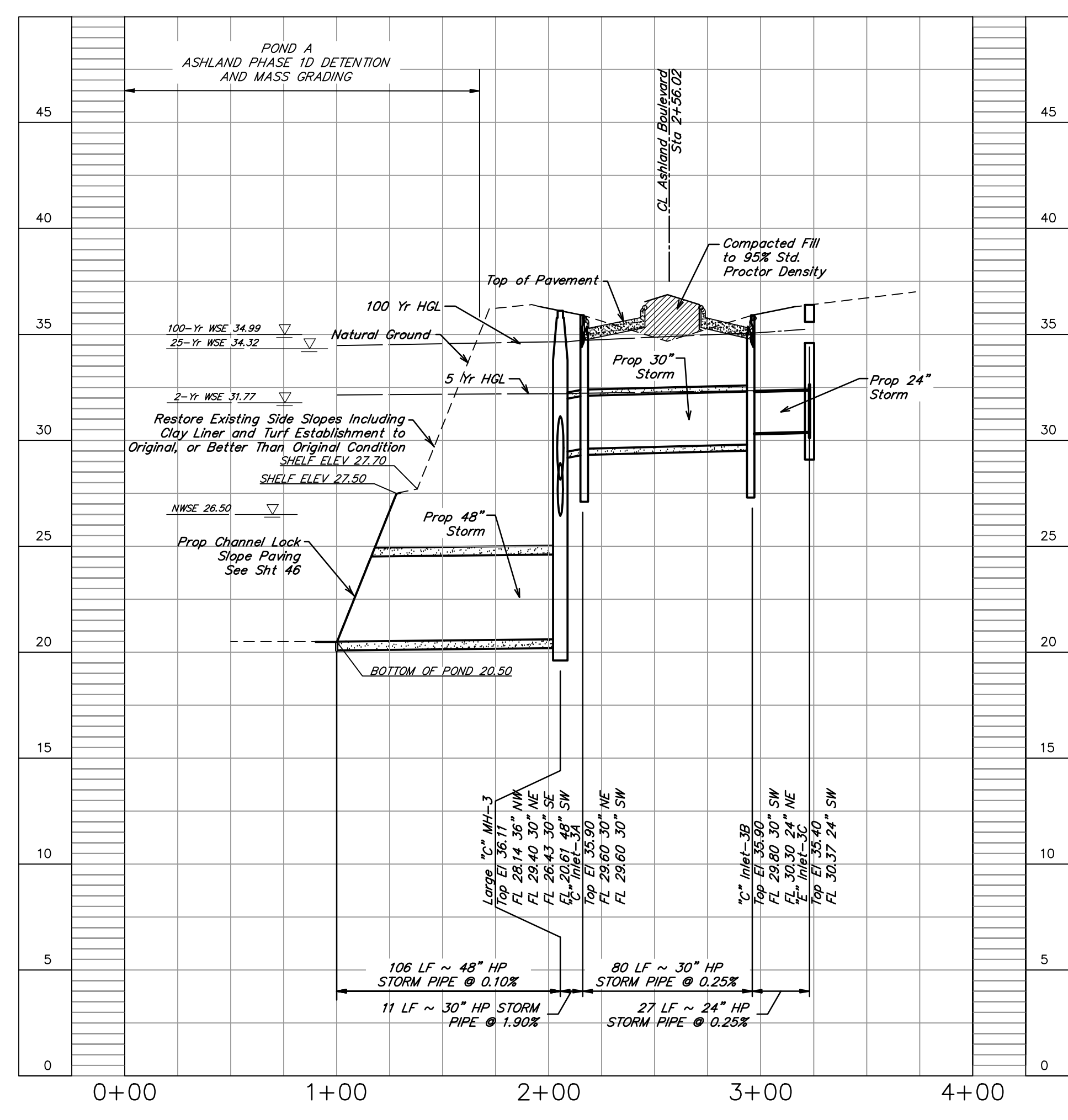
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE. ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
 THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803900430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

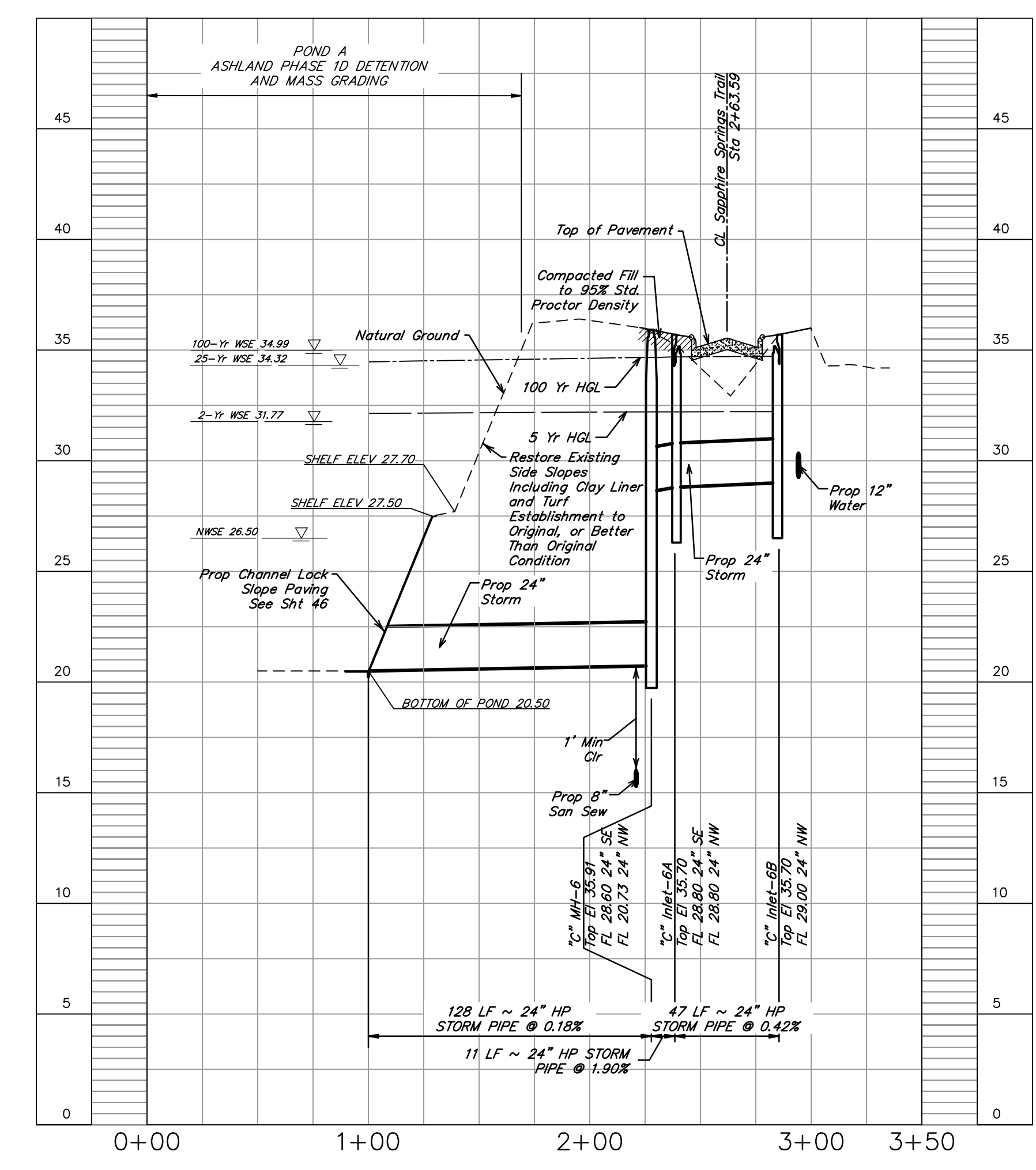
WATER LINE-SANITARY SEWER CROSSING
 PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



OUTFALL 1



OUTFALL 2



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 1
 0+50.00 TO 3+73.02

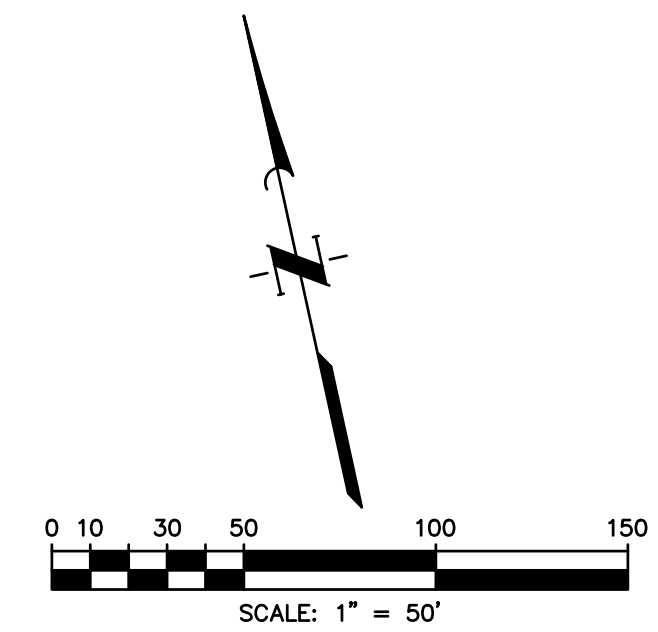
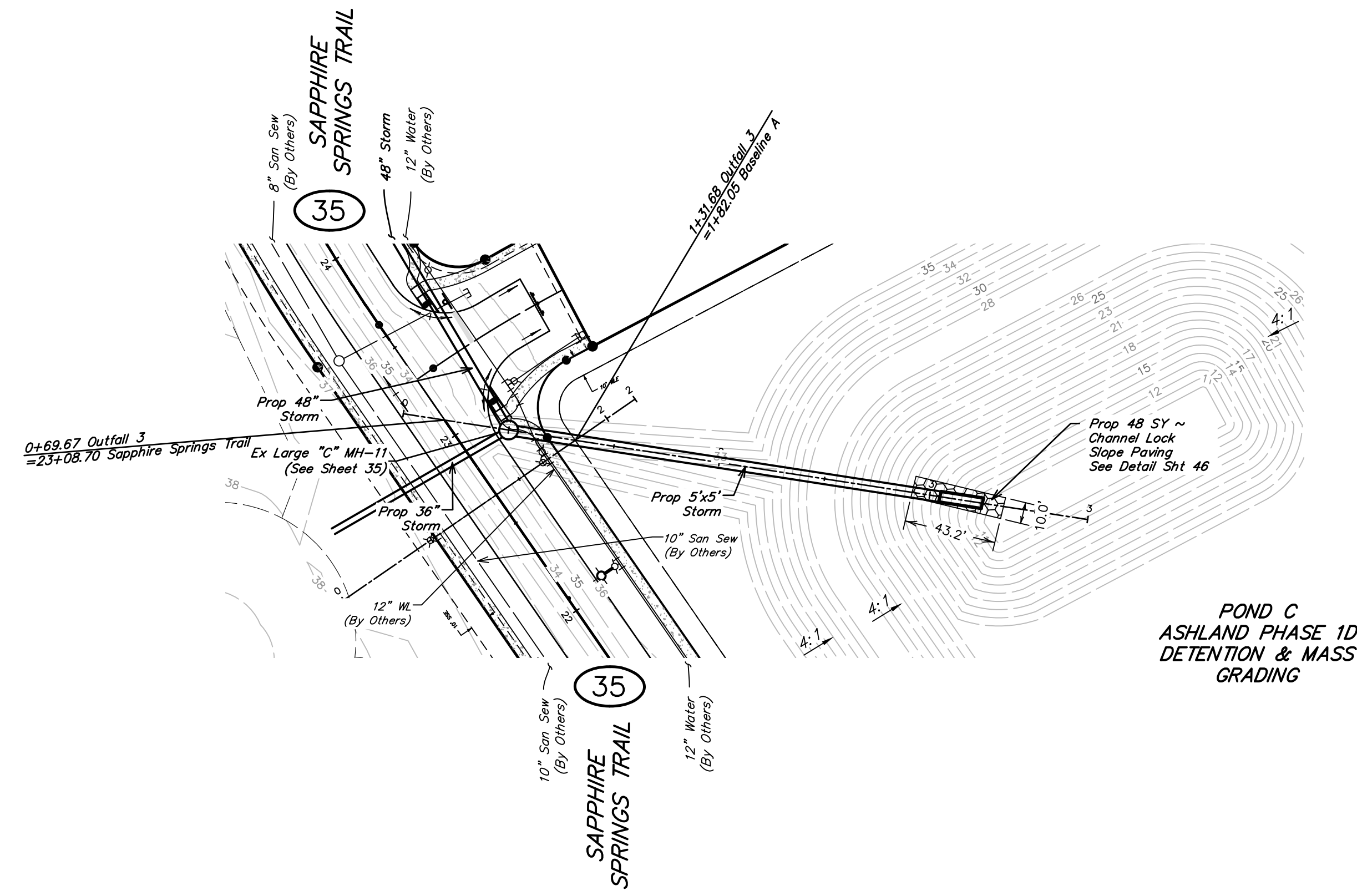
OUTFALL 2
 0+50.00 TO 3+35.55



SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____



SIDEWALK NOTE
 SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.



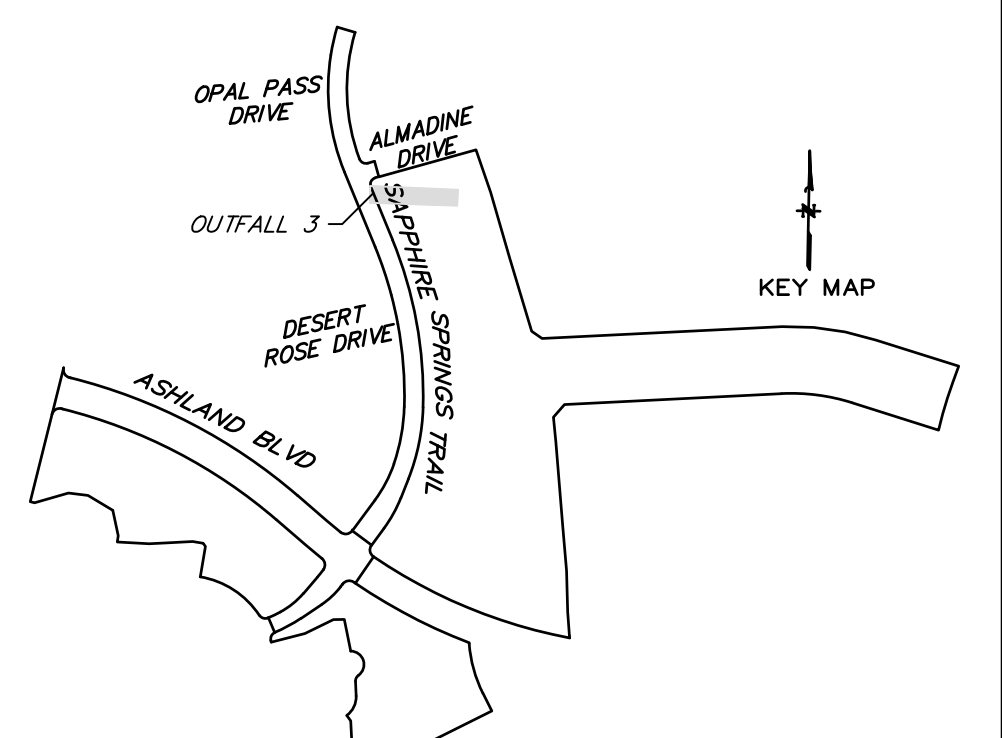
BENCHMARK
 ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
 D66956 DW1 CLUTE COOP CORS ARP
 DL3490 TXBC BAY CITY CORS ARP
 DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
 ELEVATION = 40.01 FEET, NAVD 88.

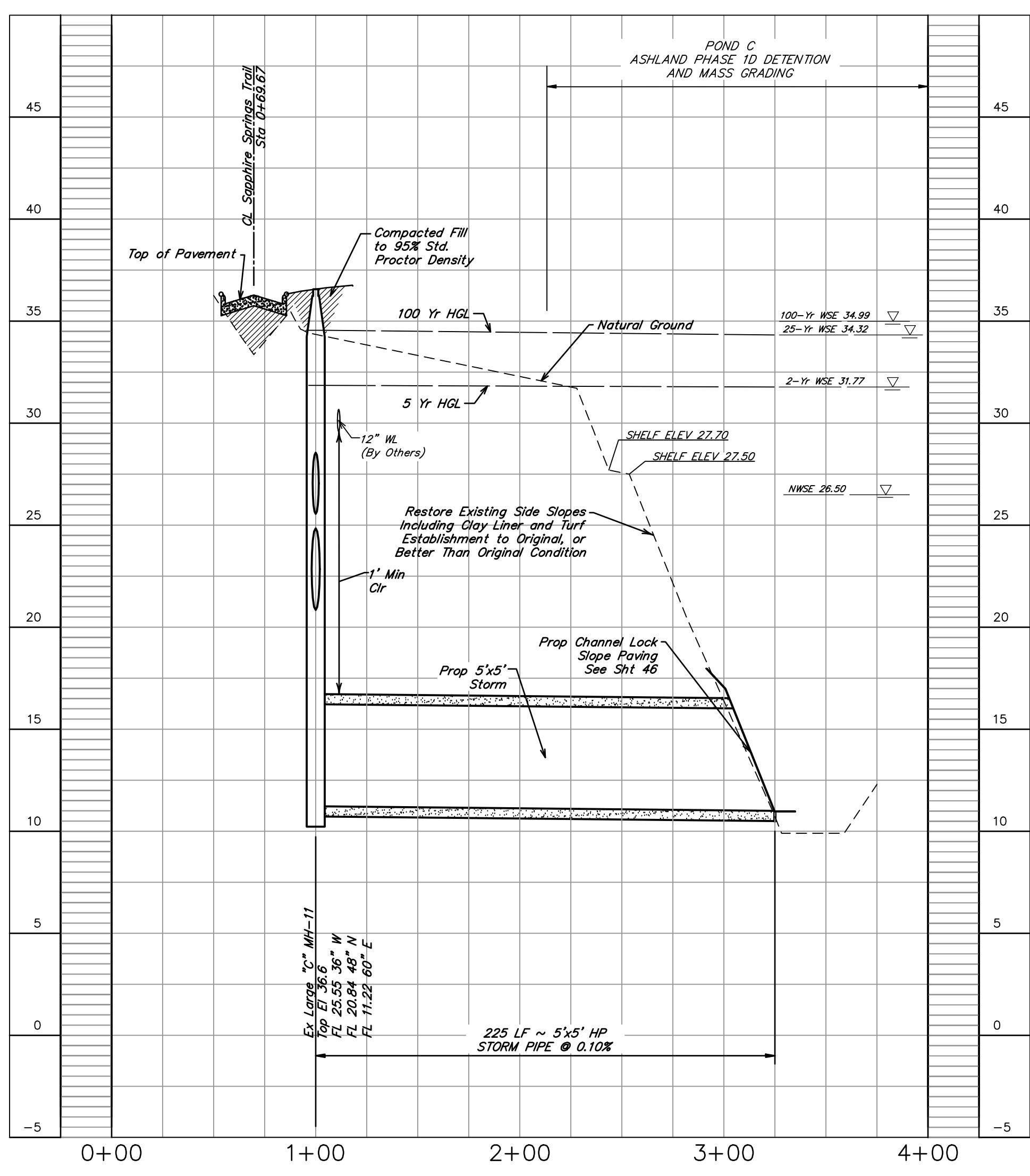
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
 ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
 THIS TRACT LIES WITHIN ZONES "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. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
 PLACE ONE FULL 18 SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



OUTFALL 3

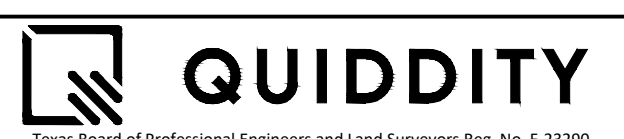


NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
 BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
 STREET DEDICATION 2
OUTFALL 3
 0+50.00 TO 3+74.98

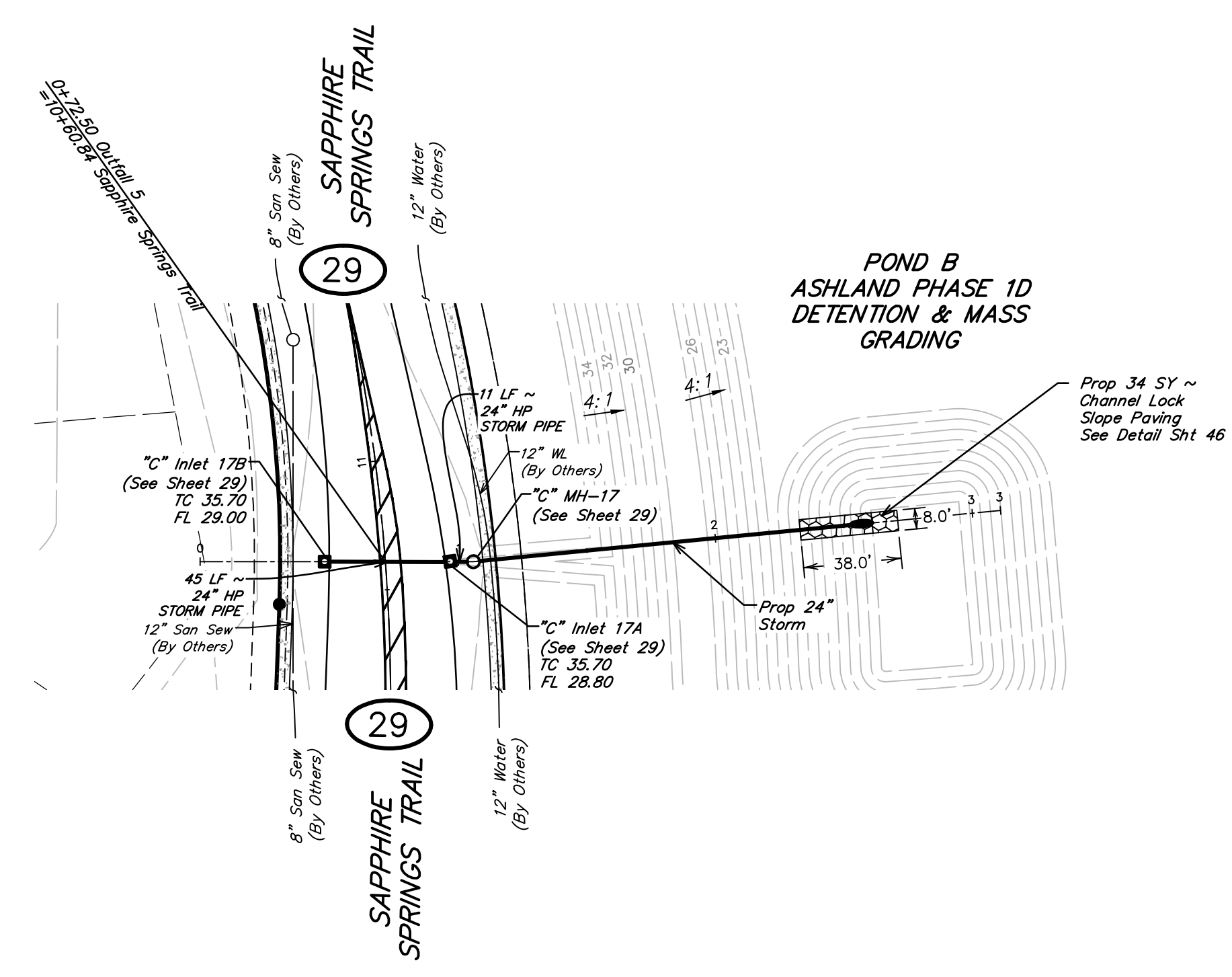
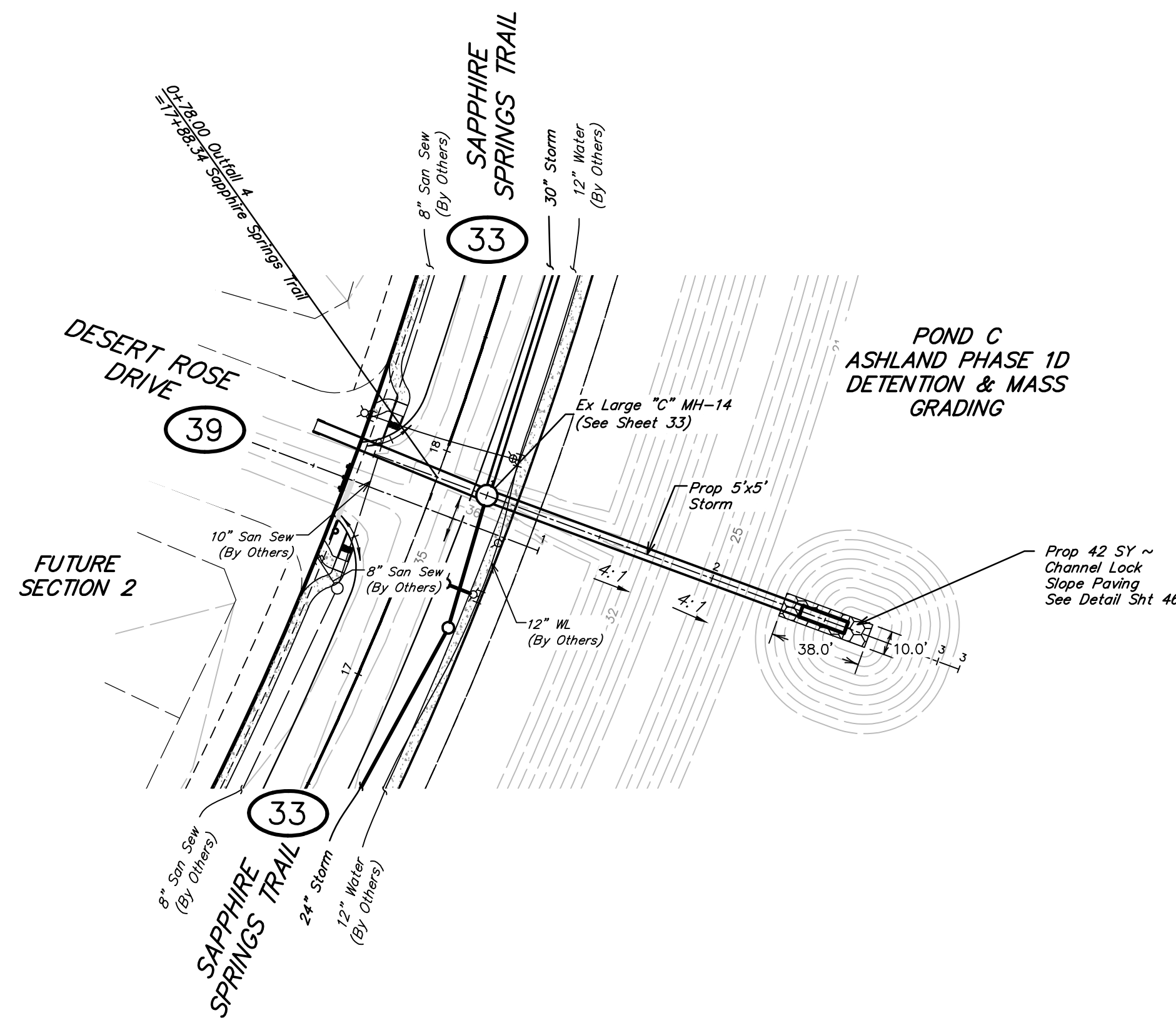


SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
 DATE: JULY 2024 DWN. BY: JWS
 JOB NO. 16759-0010-14 DWG. NO. _____
 SUBMITTED: SURV. BY: _____
 F.B. NO. _____



SHEET NO.
41
 OF 48

SIDEWALK NOTE
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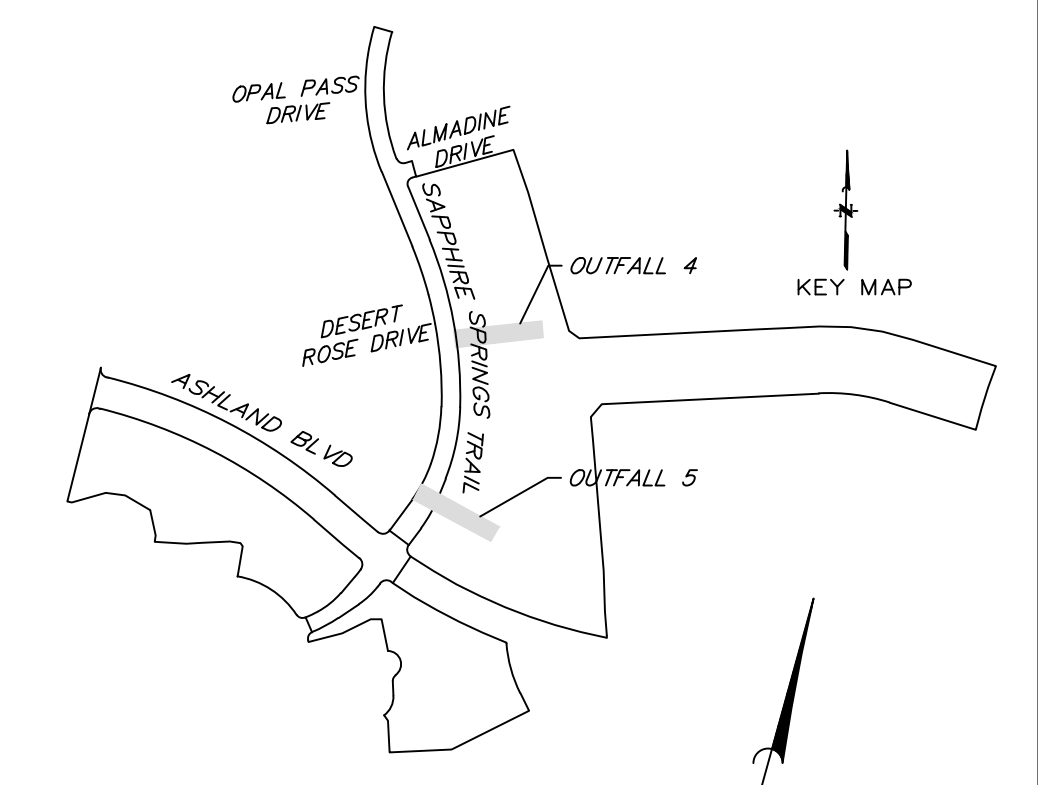
BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: D68956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3514 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

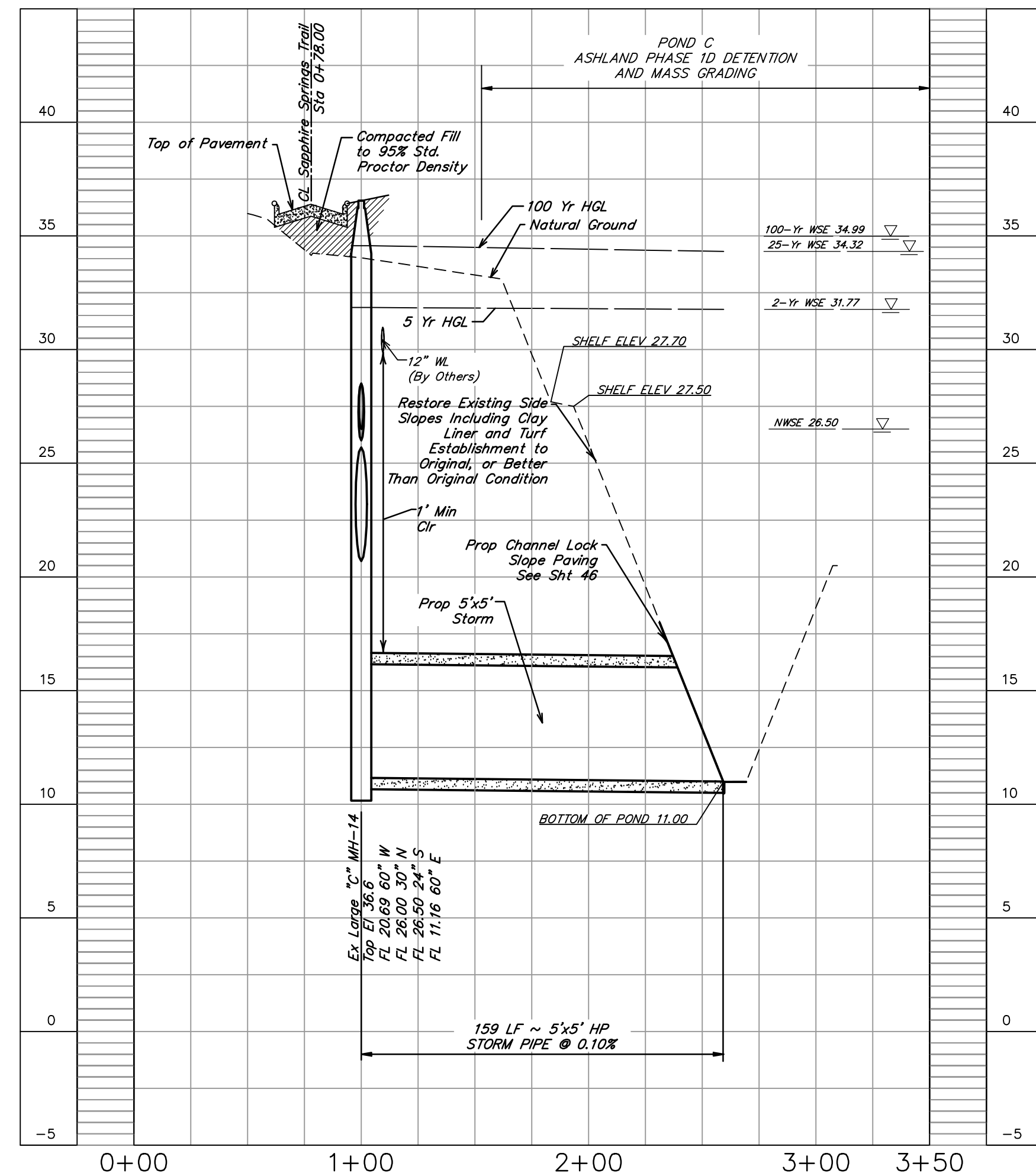
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE
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FLOODPLAIN
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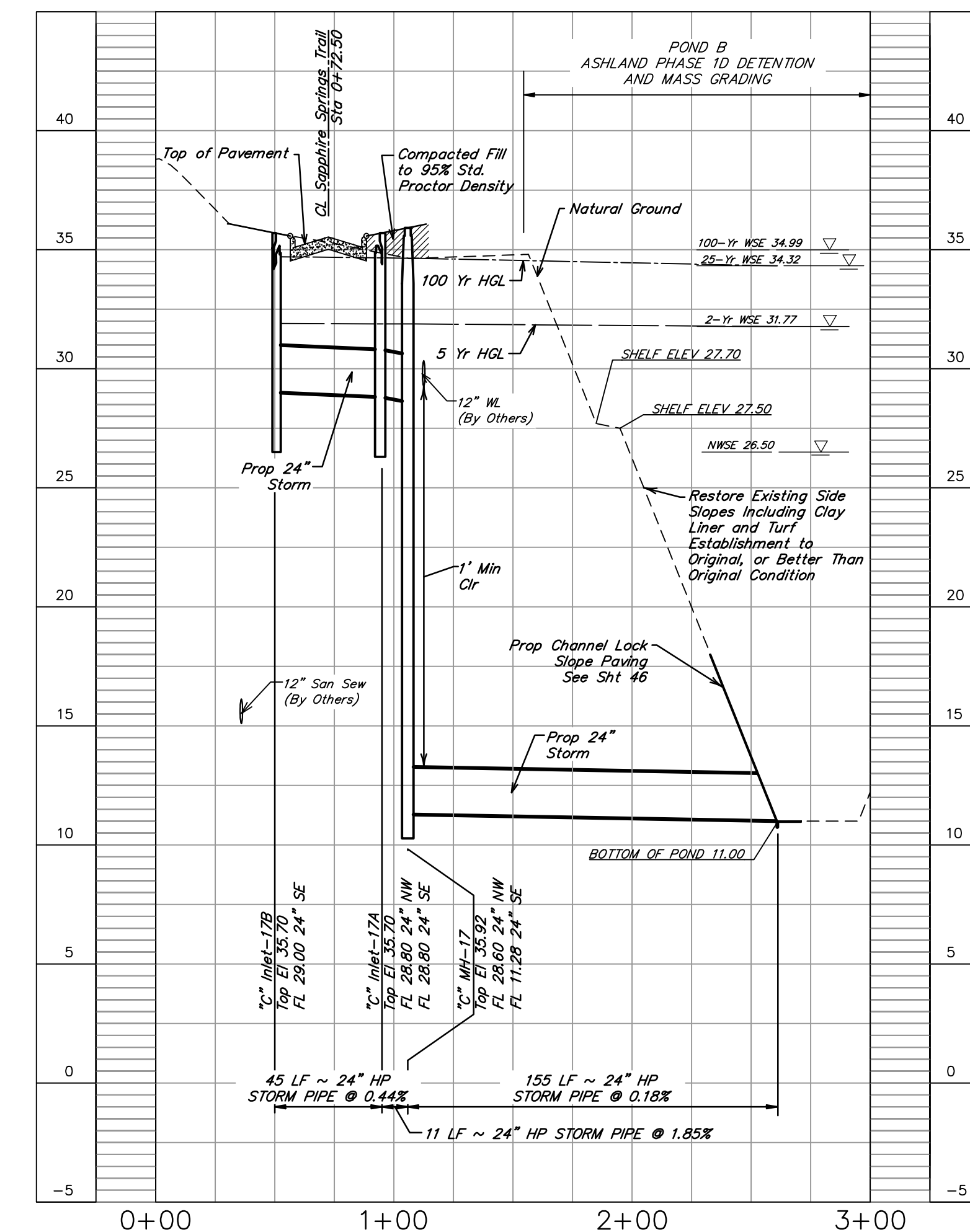
WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18" SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



OUTFALL 4



OUTFALL 5



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 4
0+50.00 TO 3+09.39

OUTFALL 5
0+00.00 TO 3+10.96

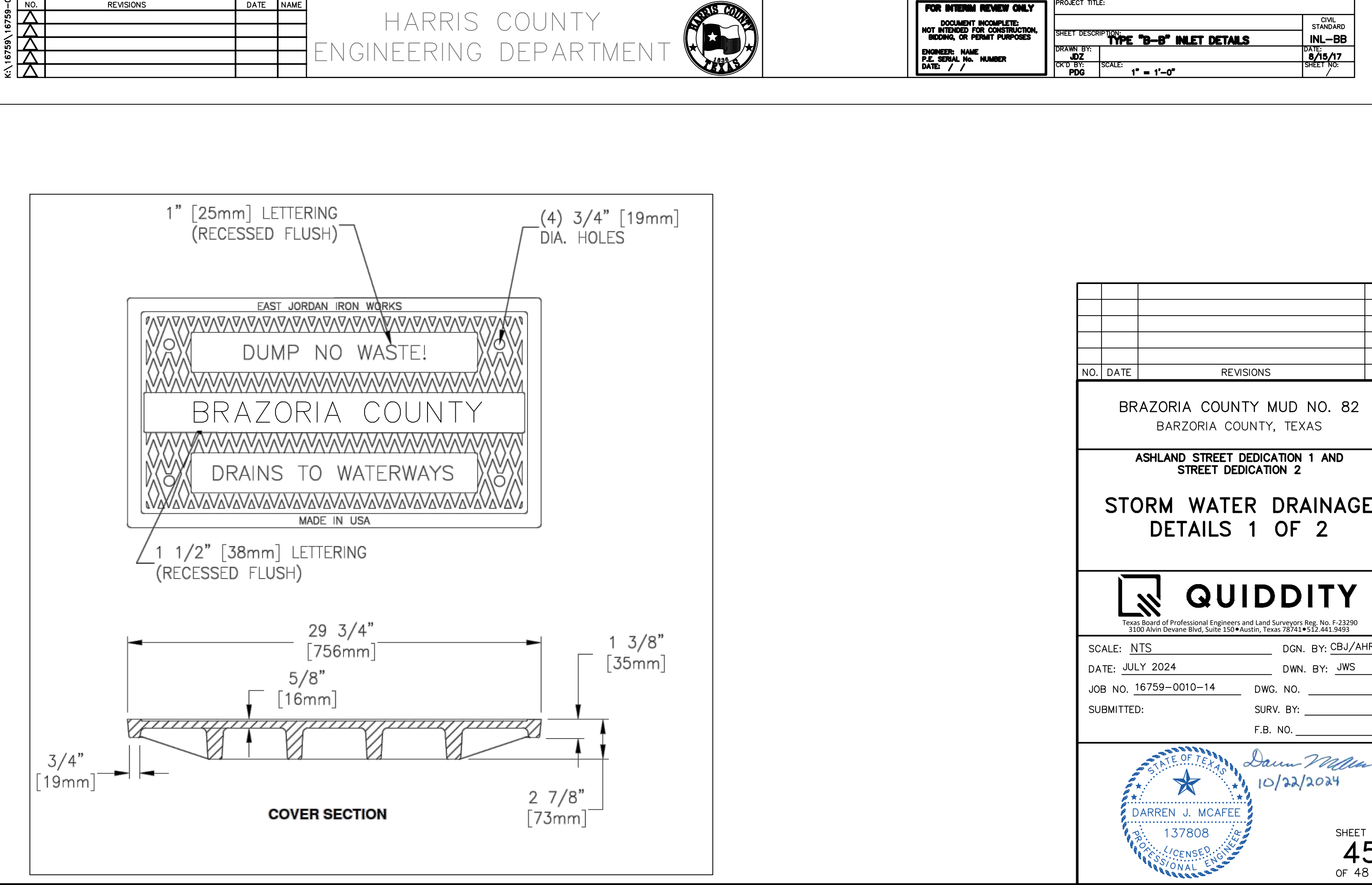
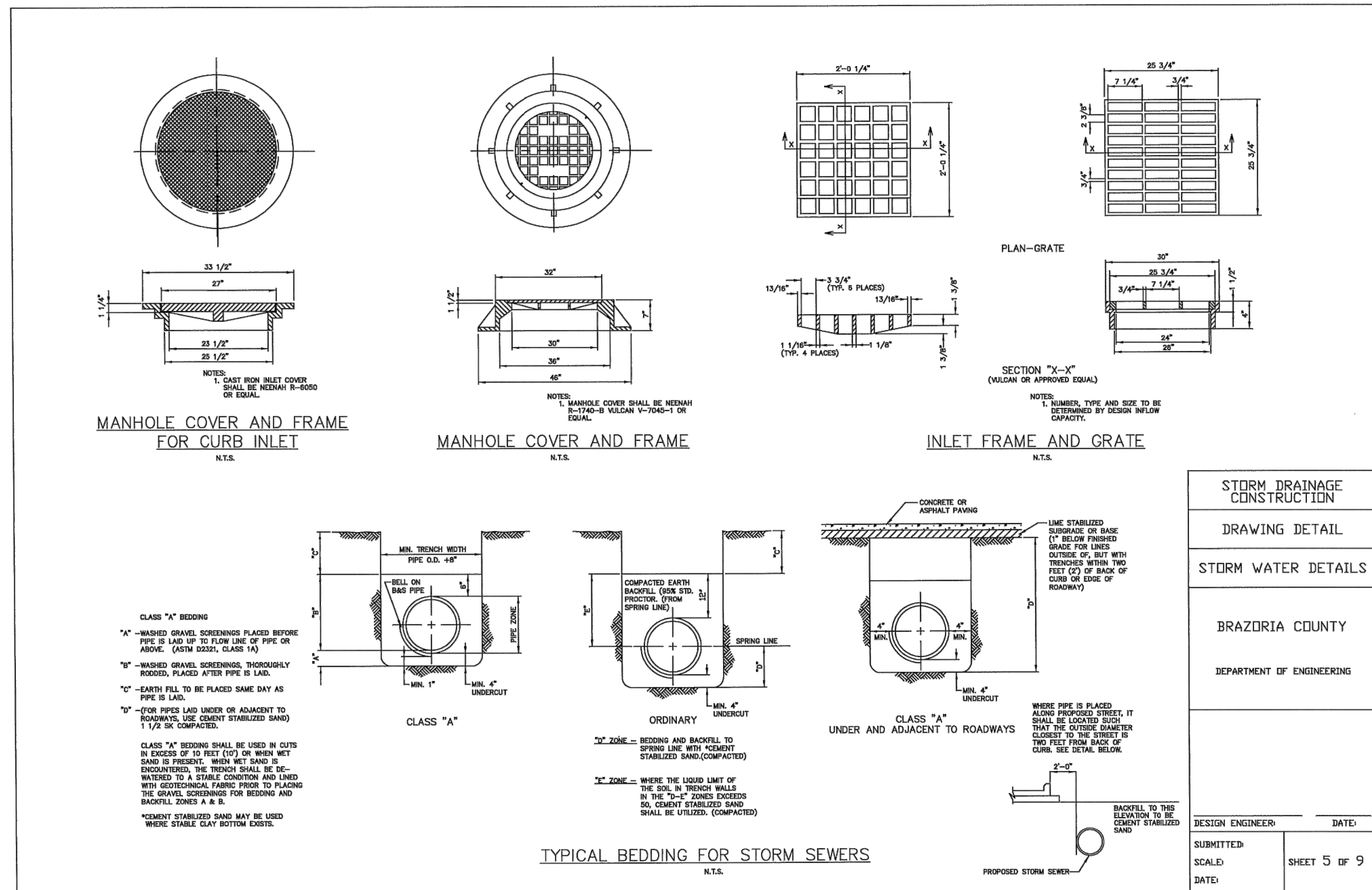
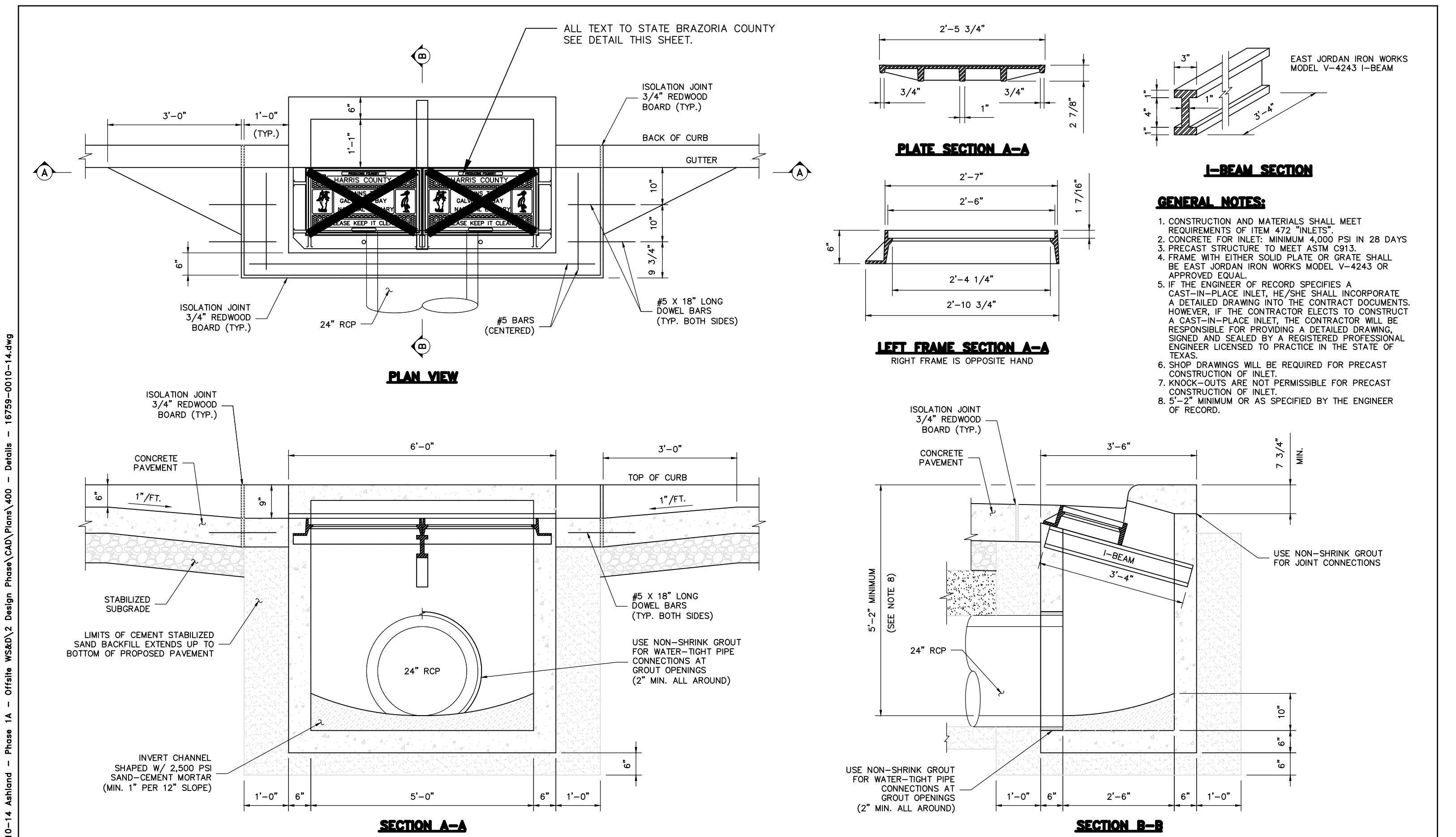
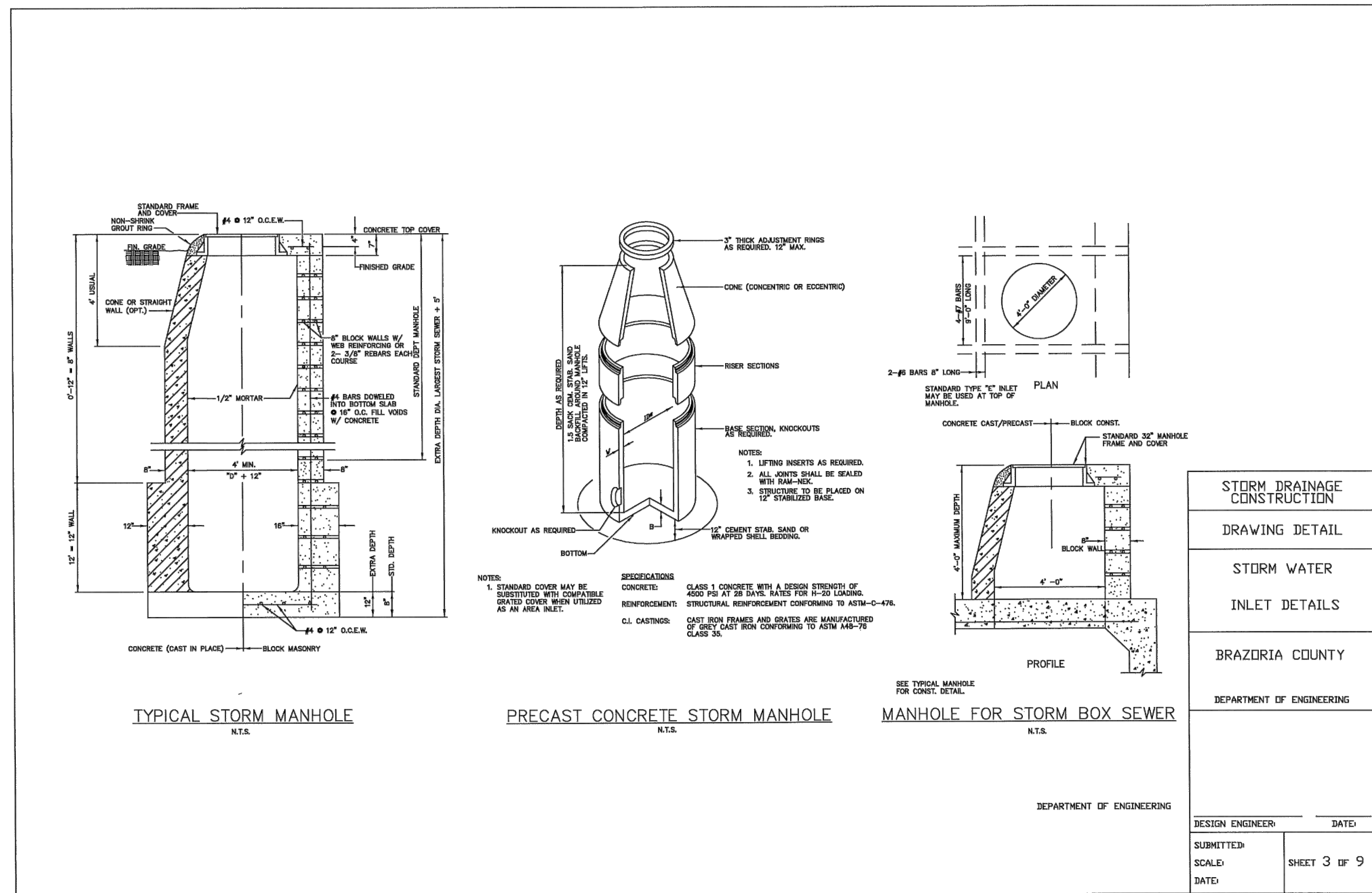
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
1100 Avon Grove Blvd, Suite 1104 Austin, Texas 78741-1244-2493

SCALE: 1"=50' H, 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

Darren J. McAfee
10/22/2024

DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER

SHEET NO. 42 OF 48



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2

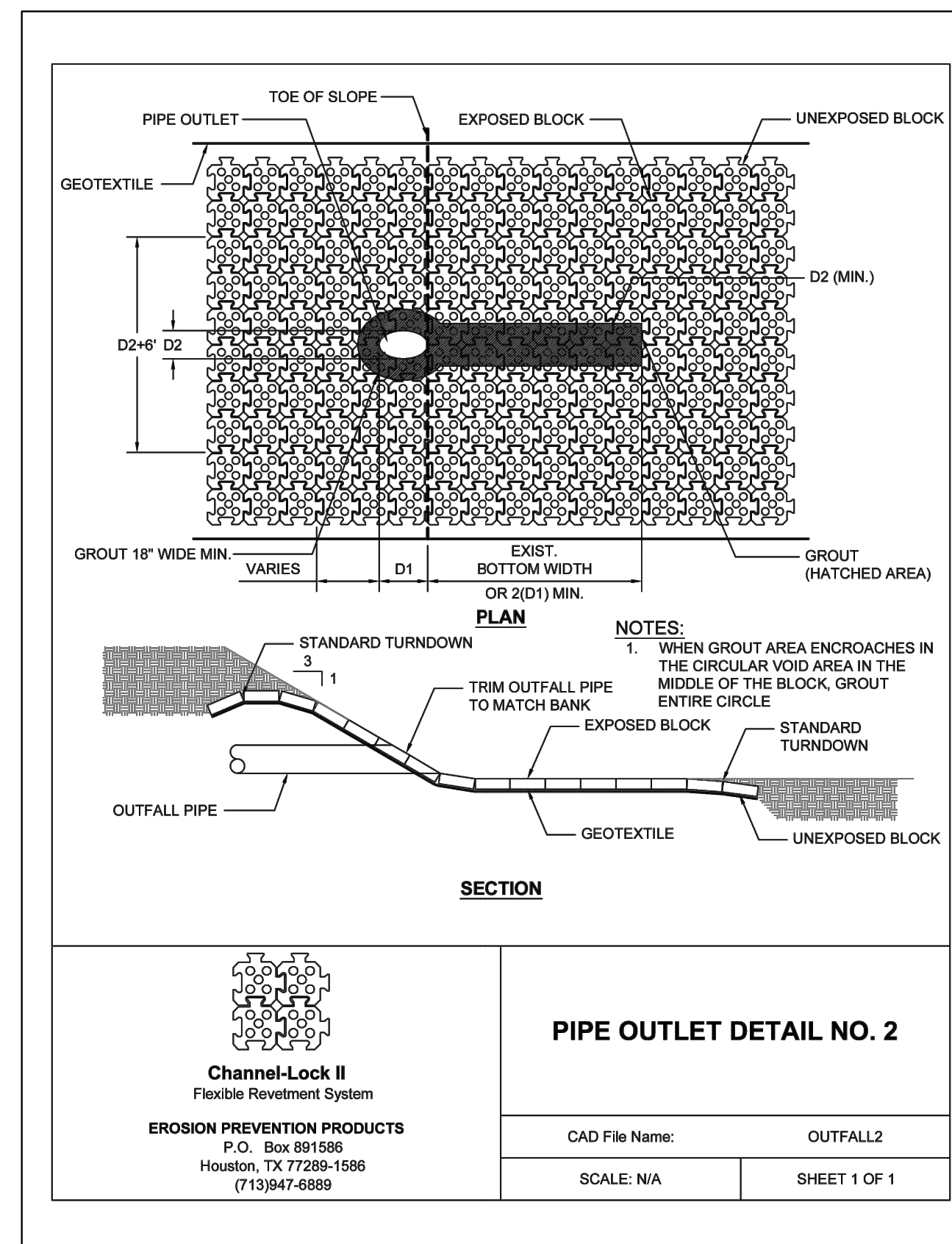
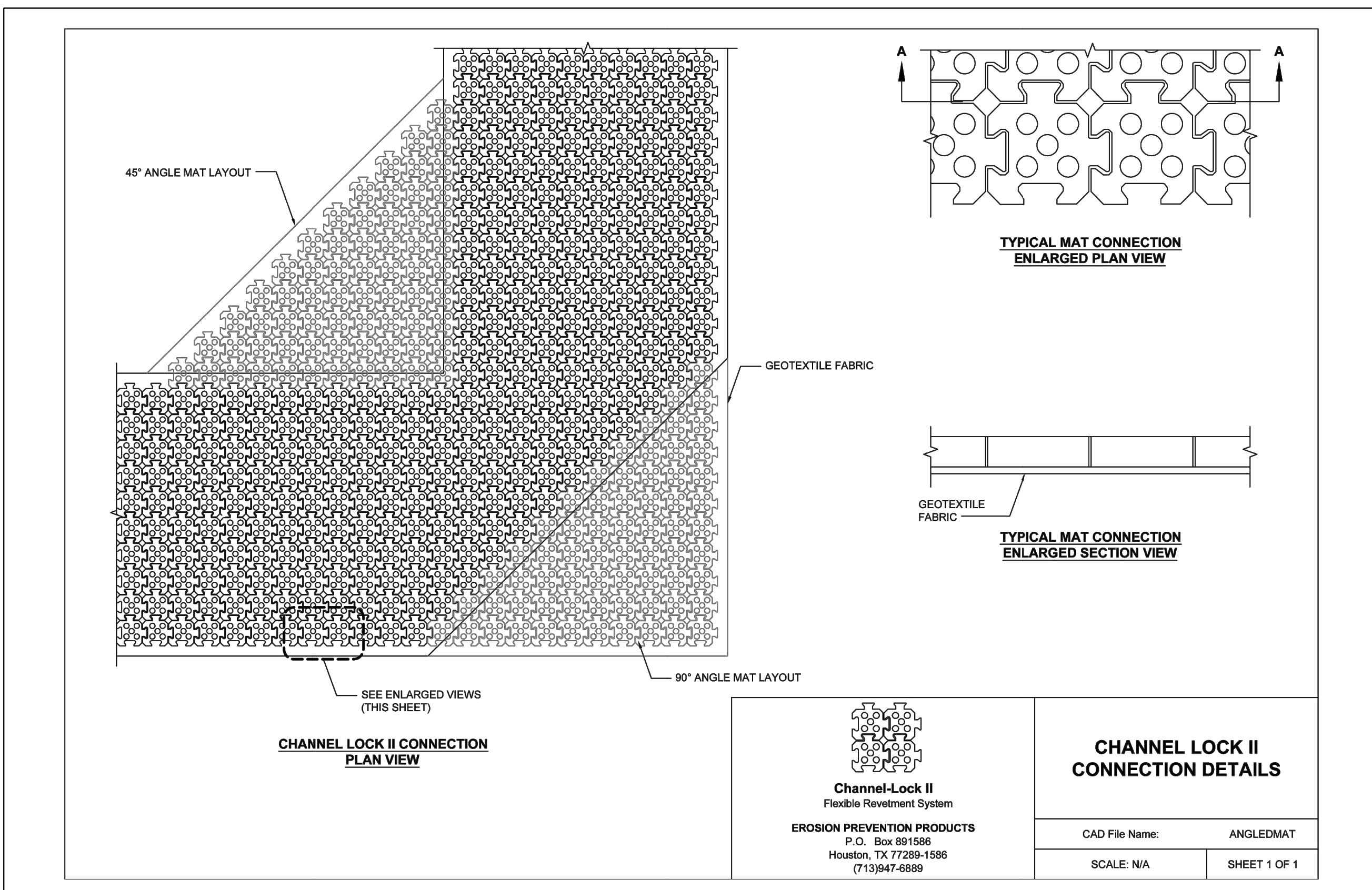
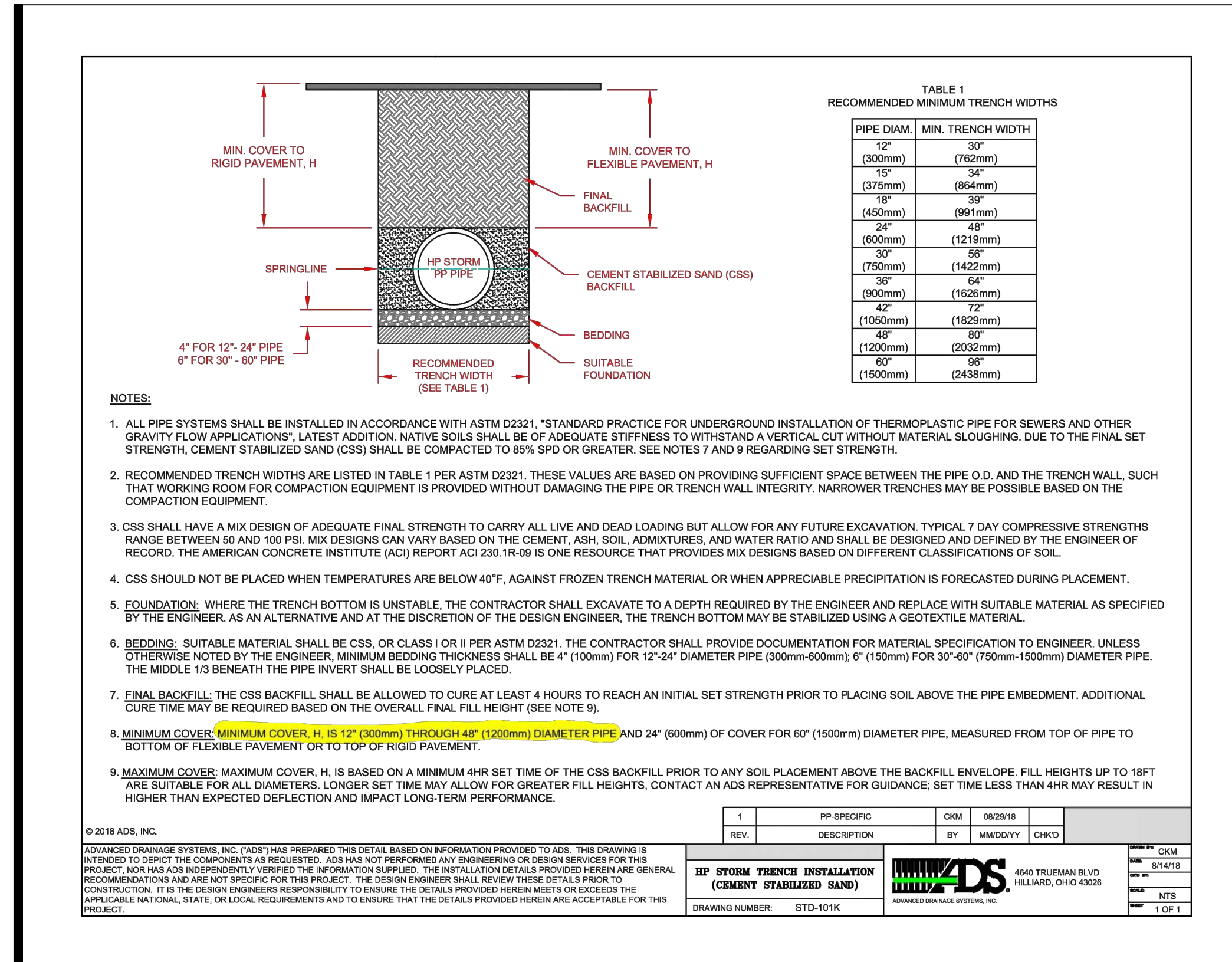
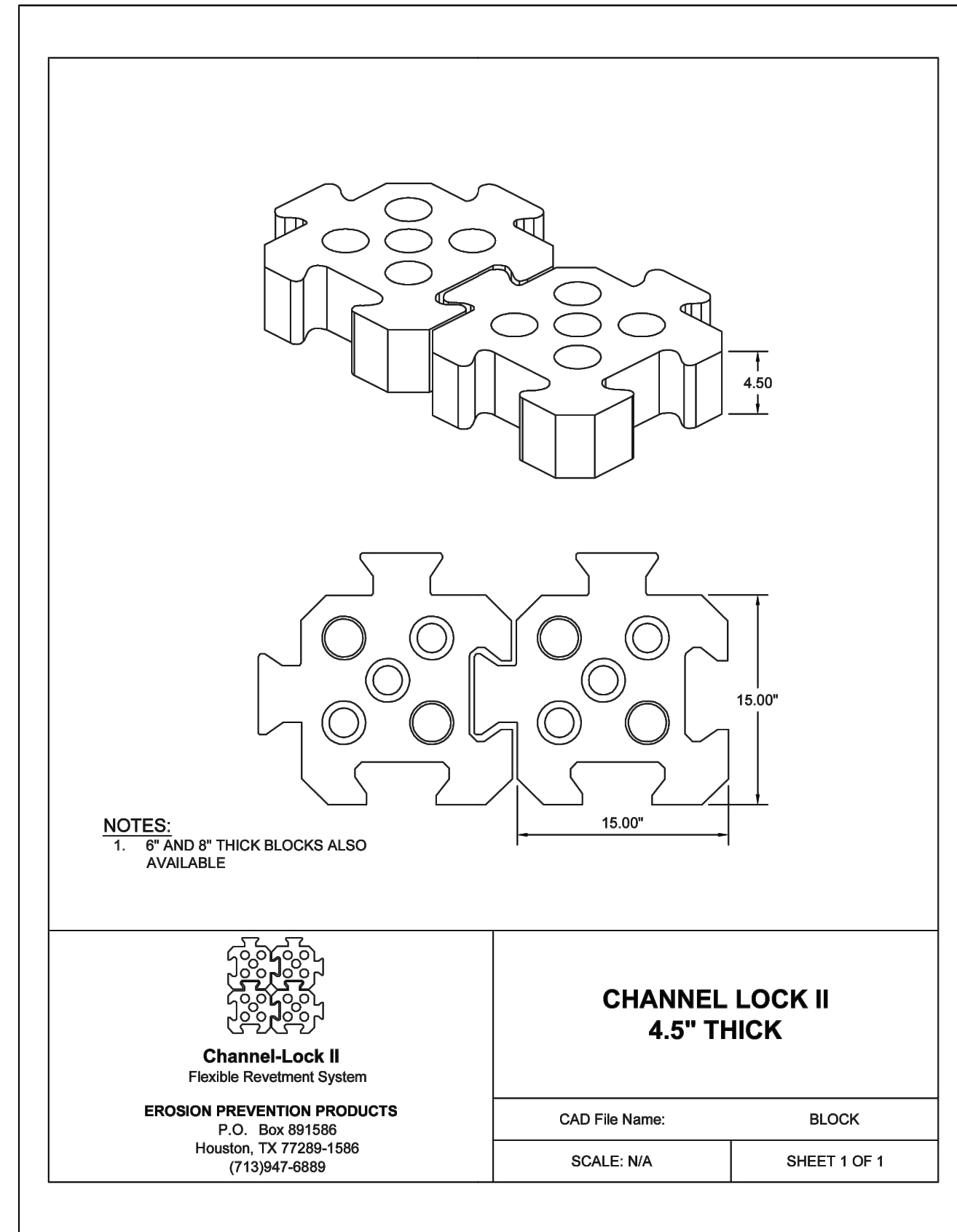
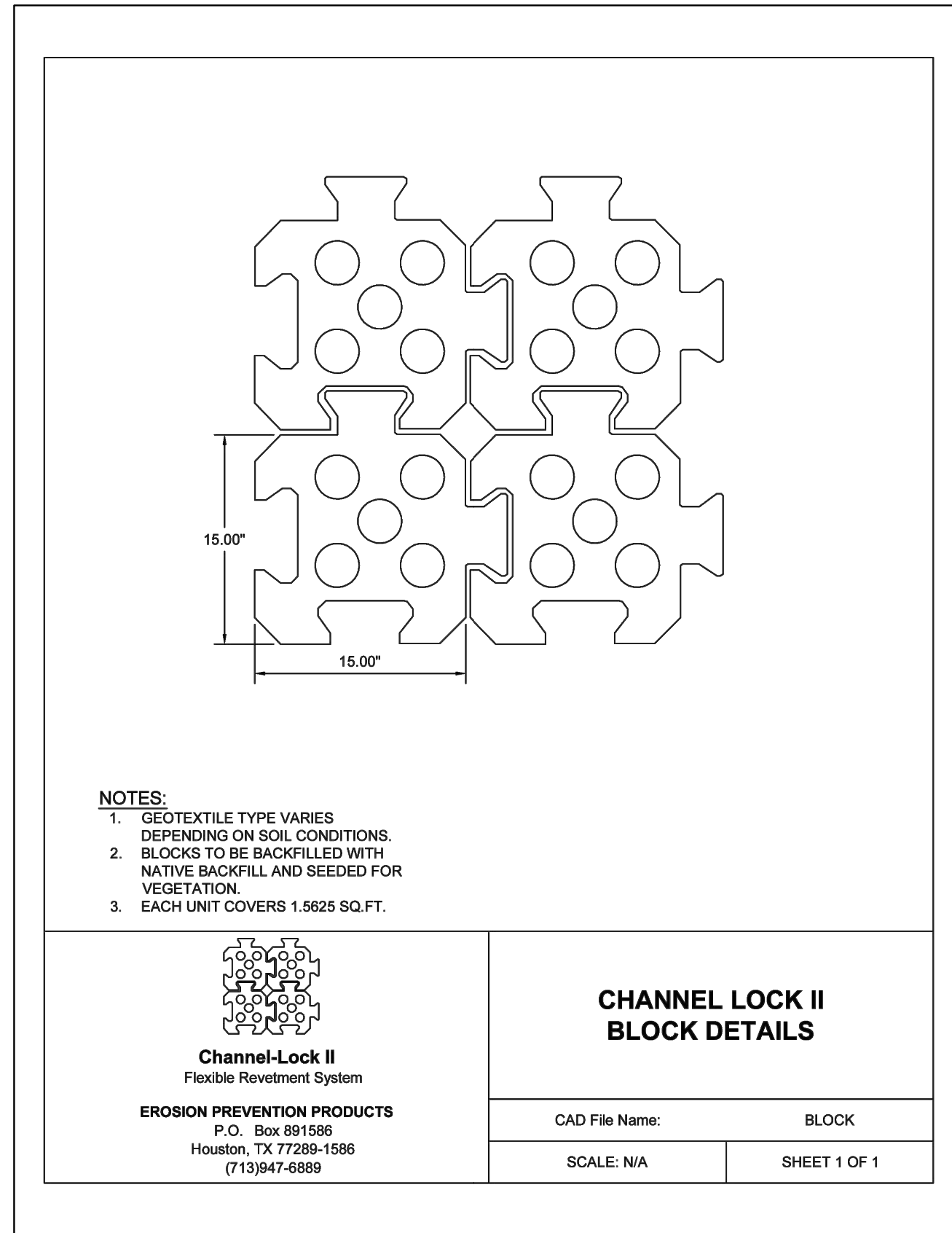
**STORM WATER DRAINAGE
DETAILS 1 OF 2**

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-32390
3100 Ann Arbor Blvd, Suite 1504 Austin, Texas 78741 (512) 441-3923

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO. _____
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

DARREN J. MCAFFEE
137808
LICENSED PROFESSIONAL ENGINEER

SHEET NO. 45 OF 48



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND
STREET DEDICATION 2

**STORM WATER DRAINAGE
DETAILS 2 OF 2**

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Ann Deane Blvd, Suite 150-Austin, Texas 78741-441-2493

SCALE: NTS
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:

DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

Darren J. McAfee
10/22/2024

DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER

SHEET NO.
46
OF 48

