

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.
- 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

INDEX OF DRAWINGS

____*TITLE*____

```
COVER SHEET & INDEX
GENERAL CONSTRUCTION NOTES
PLAT - ASHLAND STREET DEDICATION SEC 1 (1 OF 2)
PLAT - ASHLAND STREET DEDICATION SEC 1 (2 OF 2)
PLAT - ASHLAND STREET DEDICATION SEC 2 (1 OF 3)
PLAT - ASHLAND STREET DEDICATION SEC 2 (2 OF 3)
PLAT - ASHLAND STREET DEDICATION SEC 2 (3 OF 3)
GENERAL CONSTRUCTION LAYOUT-WATER & SEWER I
GENERAL CONSTRUCTION LAYOUT-WATER & SEWER II
GENERAL CONSTRUCTION LAYOUT-PAVING & DRAINAGE I GENERAL CONSTRUCTION LAYOUT-PAVING & DRAINAGE II
GENERAL CONSTRUCTION LAYOUT-PAVING & DRAINAGE III
GENERAL CONSTRUCTION LAYOUT-STRIPING, SIGNING & BARRICADES
GENERAL CONSTRUCTION LAYOUT-STRIPING, SIGNING & BARRICADES II
GENERAL CONSTRUCTION LAYOUT-STORMWATER POLLUTION PREVENTION PLAN I
GENERAL CONSTRUCTION LAYOUT-STORMWATER POLLUTION PREVENTION PLAN II
GENERAL CONSTRUCTION LAYOUT-GRADING PLAN I
GENERAL CONSTRUCTION LAYOUT-GRADING PLAN II
DRAINAGE CALCULATIONS
```

PLAN & PROFILE

20	ASHLAND BOULEVARD I	1+00.00 TO 4+50.00
21	ASHLAND BOULEVARD I ASHLAND BOULEVARD II	4+50.00 TO 9+00.00
22	ASHLAND BOULEVARD II PROFILE	4+50.00 TO 9+00.00
23	ASHLAND BOULEVARD III	9+00.00 TO 12+50.00
24	ASHLAND BOULEVARD III ASHLAND BOULEVARD III PROFILE	9+00.00 TO 12+50.00
25	ASHLAND BOULEVARD IV	12+50.00 TO 15+00.00
26	ASHLAND BOULEVERD IV PROFILE	
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
	OUTFALL 5	0+00.00 TO 3+10.96
	DETAILS	

A3 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

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 STAR NOTIFICATION CENTER: 1-800-669-83

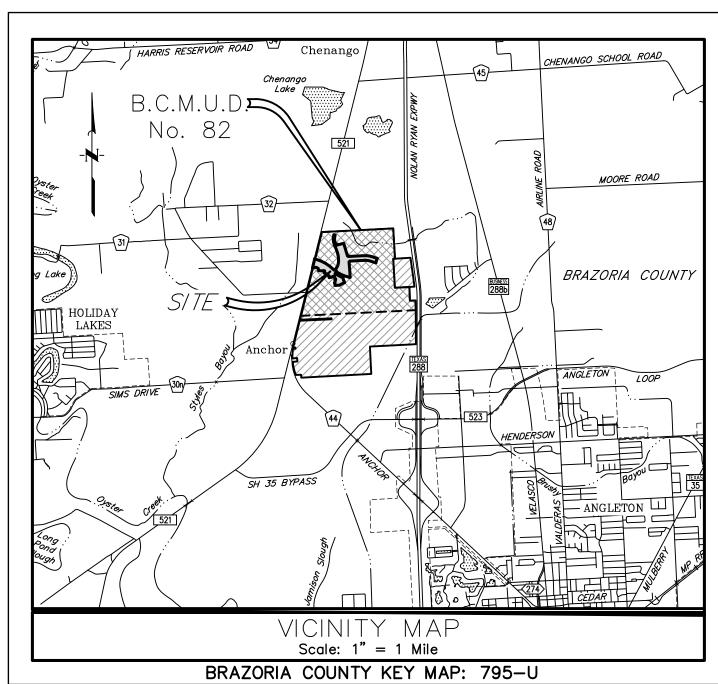
CALL AT LEAST 2 WORKING DAYS
(48 HOURS) BEFORE YOU DIG

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 FOR

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82



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

JULY 2024

JOB NO. 16759-0010-14



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.

Davin Miller

Darren J. McAfee, P.E.



SHEET No. 1 OF 48

CITY OF ANGLETON GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
- 2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED
- 3. ALL RESPONSIBILITY FOR THE PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
- 4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
- 5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
- 6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
- 7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- 9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- 10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
- 11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
- 12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
- 13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
- 14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE

CITY OF ANGLETON SPECIAL NOTES:

- THE SUBGRADE MATERIAL IN ASHLAND WAS TESTED BY TOLUNAY-WONG ENGINEERS GEOTECHNICAL LABORATORY ON 06/06/2022 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
- 2. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
- PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
- MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
- PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS
- CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.

 SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH,
- SOUTH, EAST, OR WEST SIDE.
- A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
- INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND /OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO" COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.
- A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL ACCEPTANCE.

CITY OF ANGLETON STANDARD CONSTRUCTION SEQUENCING:

- 1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
- 2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
- 3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
- 4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
- 5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
- $6.\, DELIVER\, APPROVED\, ROUGH-CUT\, SHEETS\, TO\, THE\, CITY\, ENGINEER\, PRIOR\, TO\, CLEARING\, AND\, GRUBBING.$
- 7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
- 8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
- 9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
- 10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
- 11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
- 12. RE-GRADE STREETS TO SUB-GRADE.
- 13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
- 14. INSTALL CURB AND GUTTER.
- 15. LAY FINAL BASE COURSE ON ALL STREETS.
- 16. LAY ASPHALT.
- 17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
- 18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
- 19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
- 20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- 1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
- 2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
- 3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26
- OR LESS [§290.44(A)(2)].

 4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE
- IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].

 5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
- 6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
- 7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
- 8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT
- 9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
- 10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
- 11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
 - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE:

[§290.44(D)(1)].

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND

 THE AVERAGE TEST PRESSURE PURING THE LIVERPOSTATION.
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
 THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND
- APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

WHERE:

§290.44(E)(1)-(4).

- L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,

 D = THE NOMINAL PLANETER OF THE PIPE IN INCHES. AND.
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
 P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN
- POUNDS PER SQUARE INCH (PSI).

 12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET
- 13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
- 14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
- 15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
- 16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
- 17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
- 18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY LIFT STATION AND FORCE MAIN GENERAL CONSTRUCTION NOTES

- 1. THIS LIFT STATION AND/OR FORCE MAIN MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TEXAS 1. ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER RULES, AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
- 2. ALL FORCE MAIN LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.68. TESTING METHOD WILL BE:
- A PRESSURE TEST MUST USE 50 POUNDS PER SQUARE INCH ABOVE THE NORMAL OPERATING PRESSURE OF A FORCE MAIN.
- A TEMPORARY VALVE FOR PRESSURE TESTING MAY BE INSTALLED NEAR THE DISCHARGE POINT OF A FORCE
- MAIN AND REMOVED AFTER A TEST IS SUCCESSFULLY COMPLETED.
 A PUMP ISOLATION VALVE MAY BE USED AS AN OPPOSITE TERMINATION POINT.
- A TEST MUST INVOLVE FILLING A FORCE MAIN WITH WATER.
 A PIPE MUST HOLD THE DESIGNATED TEST PRESSURE FOR A MINIMUM OF 4.0 HOURS.

QUALITY ORGANIZED SEWAGE COLLECTION

SYSTEM GENERAL CONSTRUCTION NOTES

TEXAS COMMISSION OF ENVIRONMENTAL

- THE LEAKAGE RATE MUST NOT EXCEED 10.0 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY.

- 1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 1. TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
- 2. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:

 THE NAME OF THE APPROVED PROJECT;

- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

- 3. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- 4. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6
- 5. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).
- 6. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
- 7. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).
- 8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57.
- 9. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

UTILITY CONSTRUCTION NOTES:

- 1. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ANGLETON STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
- 2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
- 3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
- 4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
- 6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- 7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
- 8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

WATER MAIN CONSTRUCTION NOTES:

- ALL WATER MAIN PIPE SHALL BE BLUE AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE WATER MAIN AND IN GATE VALVES.
- 2. ALL WATER MAIN PIPING SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW FINISHED GROUND UNLESS OTHERWISE NOTED.
- 3. ALL PROPOSED 4-INCH TO 12-INCH WATER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) C900, DR 18.
- 4. ALL WATER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
- 5. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
- 6. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
- 7. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS
- 8. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12-INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16-INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SANITARY SEWER MAIN PIPE SHALL BE GREEN.

COMMISSION ON ENVIRONMENTAL QUALITY

- 2. ALL PROPOSED 4-INCH TO 15-INCH SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR 26.
- 3. ALL SANITARY SEWER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
- 4. ALL SANITARY SEWER MAINS & MANHOLES SHALL BE TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
- 5. MAINTAIN 24-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
- 6. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
- SANITARY SEWER MANHOLE COVERS SHALL BE STANDARD CITY OF ANGLETON, UNLESS OTHERWISE NOTED.
- 8. ALL SANITARY MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.

9. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST-IN-PLACE IN

ACCORDANCE WITH CITY OF SUGAR LAND SPECIFICATIONS.

THE MANHOLE.

10. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM

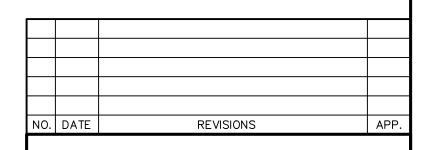
GENERAL CONSTRUCTION NOTES:

- PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
- 2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY,
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
- 4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
- 5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
- 7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
- 8. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
- 9. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR SWPPP.
- 10. SHOULD SOFT UNSTABLE AREAS APPEAR DURING THE COURSE OF GRADING, THE CONTRACTOR SHALL REMOVE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED PER SPECIFICATIONS. (LIMITED TO 18" AT NO COST TO THE OWNER.)
- 11. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- 12. PROVIDE ISOLATION JOINTS BETWEEN ALL PROPOSED SIDEWALKS AND ALL SLABS, STRUCTURES, AND PAVEMENTS. ALSO PROVIDE ISOLATION JOINTS WHERE PIPES PENETRATE CONCRETE SLABS OR PAVEMENT. ISOLATION JOINTS SHALL CONSIST OF ASPHALT IMPREGNATED FIBERBOARD AND JOINT SEALANT MATERIAL.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RED LINE RECORD DRAWINGS AT THE COMPLETION OF THIS PROJECT, PRIOR TO FINAL PAYMENT.
- 14. CONTRACTOR TO FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DEVIATE FROM CITY OF SUGARLAND STANDARDS.15. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE

GRADING OR PUMPING.

16. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING PUBLIC OR PRIVATE LINES INCLUDING BUT NOT LIMITED TO WATER LINES, WASTEWATER COLLECTION SYSTEM AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF SUGARLAND STANDARDS WITH NO COST TO THE OWNER OR PUBLIC.

DRAINAGE AT ALL TIMES AT NO ADDITIONAL COST TO THE OWNER WHETHER BY



BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND

STREET DEDICATION 2

BRAZORIA COUNTY MUD NO. 82

GENERAL CONSTRUCTION NOTES



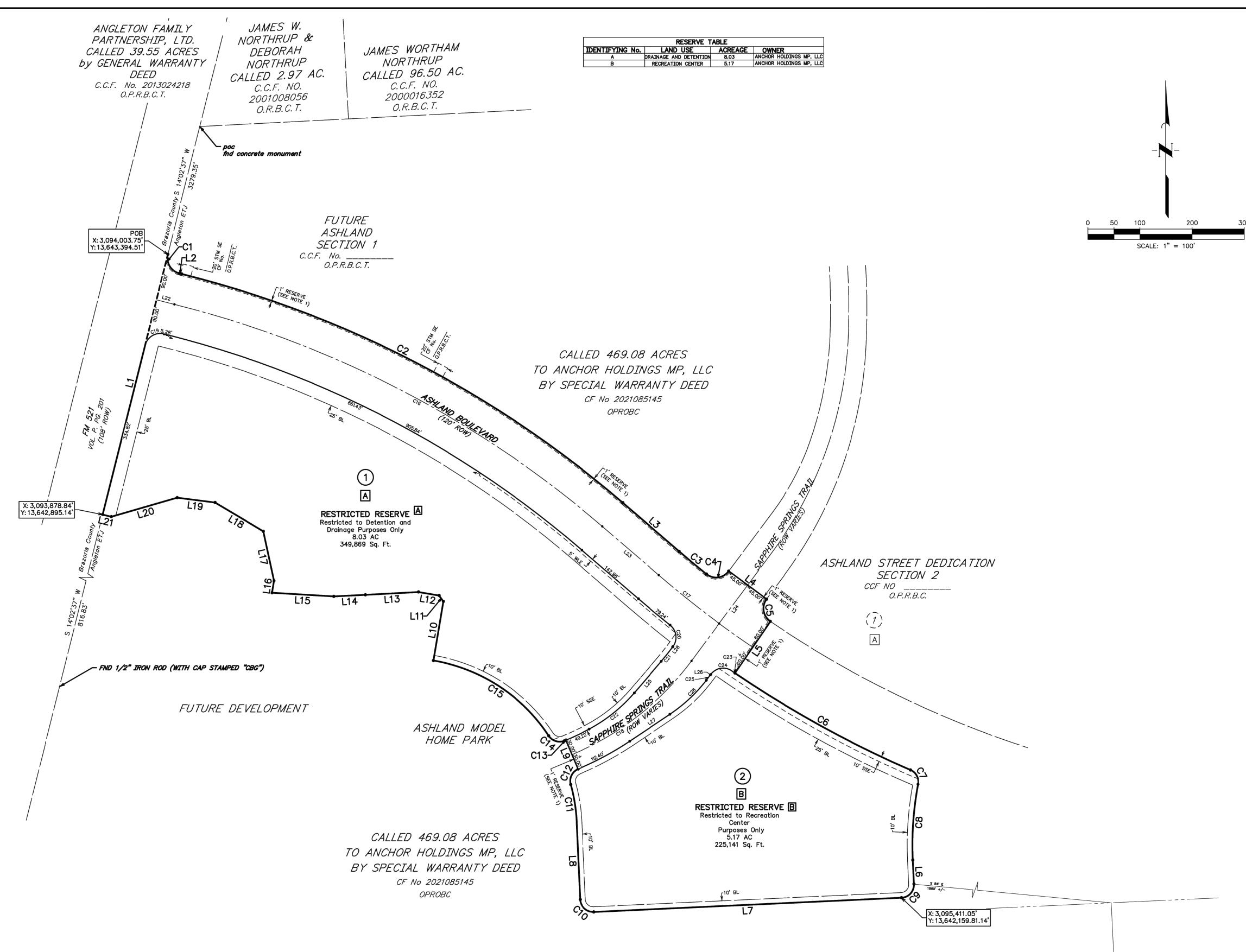
 SCALE:
 NTS
 DGN.
 BY:
 CBJ/AHR

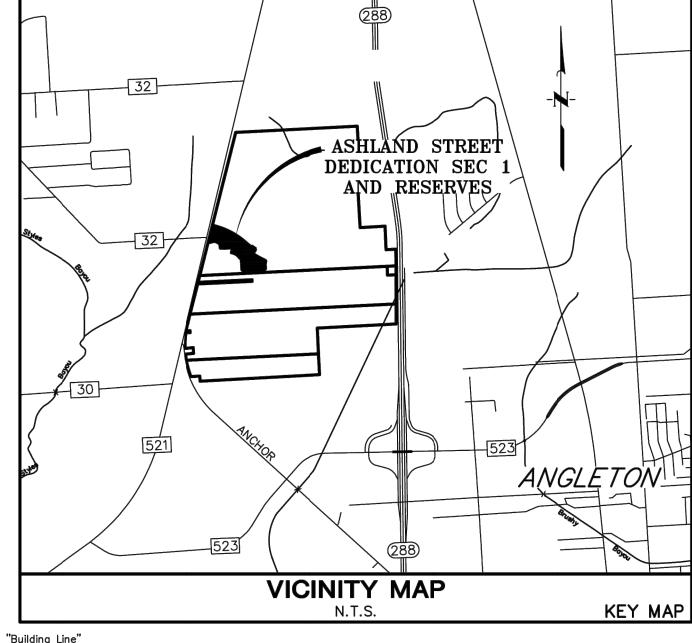
 DATE:
 JULY 2024
 DWN.
 BY:
 JWS

 JOB NO.
 16759-0010-14
 DWG.
 NO.
 SURV.
 BY:
 F.B.
 NO.



SHEET NO. **2**OF 48





. "Building Line" . "County Clerk's File" "Drainage Easement"

."Easement" "Film Code"

"Official County Clerk, Brazoria County, Texas"

"Right-of-Way" ."Sanitary Sewer Easement' ."Square Feet" ."Storm Sewer Easement' ."Temporary"

"Utility Easement" ."Volume and Page" ."Waterline Easement" ."Block Number"

1. 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 plats 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 1.0001144934.

4. 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. 5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.

6. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAV88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_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

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions the part of the surveyor. 8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.

9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer 10. 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. 12. 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. 13. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer o

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. 14. 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.

15. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82
16. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monumer DG6956 DWI1 CLUTE COOP CORS ARP

DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP

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**

SUGAR LAND, TEXAS 77478

281.912.3364

ENGINEER/PLANNER/SURVEYOR: ANCHOR HOLDINGS MP, LC 101 PARKLANE BOULEVARD, SUITE 102

L3 S49'11'44"E L4 S53°27'23"E L5 | S3447'37"W | L6 S02*38'38"E L7 | S87°21'22"W | 590.66' L8 N02*38'38"W 148.59' L9 N22'46'42"W 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 |

L14 | S87°02'50"W | 60.12'

LINE TABLE

LINE BEARING

N14°02'37"E

L2 S75*56'55"E

LINE BEARING DISTANCE L15 N86'35'27"W 118.93' L16 N09'08'42"E 23.28' L17 N12'07'46"W 97.00' L18 N59'09'04"W 107.91' L19 N82'39'43"W 73.37' L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87' L28 S36'32'41"W 0.96'		LINE TAB	LE
L16 N09'08'42"E 23.28' L17 N12'07'46"W 97.00' L18 N59'09'04"W 107.91' L19 N82'39'43"W 73.37' L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	LINE	BEARING	DISTANCE
L17 N12'07'46"W 97.00' L18 N59'09'04"W 107.91' L19 N82'39'43"W 73.37' L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L15	N86*35'27"W	118.93
L18 N59'09'04"W 107.91' L19 N82'39'43"W 73.37' L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L16	N09*08'42"E	23.28'
L19 N82'39'43"W 73.37' L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L17	N12*07'46"W	97.00'
L20 S73'49'38"W 131.51' L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L18	N59*09'04"W	107.91
L21 N75'57'23"W 17.00' L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L19	N82*39'43"W	73.37'
L22 S75'56'55"E 35.29' L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L20	S73*49'38"W	131.51'
L23 N49'11'44"W 142.96' L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L21	N75*57'23"W	17.00'
L24 S36'32'41"W 181.09' L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L22	S75*56'55"E	35.29'
L25 N40'31'06"E 79.84' L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L23	N49*11'44"W	142.96
L26 S36'32'41"W 0.96' L27 S56'07'07"W 92.87'	L24	S36*32'41"W	181.09'
L27 S56'07'07"W 92.87'	L25	N40°31'06"E	79.84'
	L26	S36°32'41"W	0.96'
L28 S36'32'41"W 0.96'	L27	S56*07'07"W	92.87
	L28	S36°32'41"W	0.96'

E			,			,	
DISTANCE				CURVE	TABLE		
118.93'	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
23.28'	C1	30.00'	89*59'32"	47.12'	S30*57'09"E	42.42'	30.00'
97.00'	C2	2060.00'	26*45'10"	961.87	S62'34'20"E	953.15'	489.87
107.91	С3	1940.00'	2*00'36"	68.06'	S5012'02"E	68.05'	34.03'
73.37'	C4	30.00'	92 ° 14'59"	48.30'	N82*40'10"E	43.25	31.20'
131.51'	C5	30.00'	92*15'04"	48.30'	S09'34'51"E	43.25	31.20'
17.00'	C6	2060.00'	10°42'36"	385.07	S61°03'41"E	384.51'	193.10'
35.29'	C7	25.00°	77*03'36"	33.62'	S27 ' 53'12"E	31.15'	19.91'
142.96'	C8	630.00'	13*17'14"	146.10'	S03*59'59"W	145.77'	73.38'
181.09'	С9	25.00'	90'00'00"	39.27'	S42*21'22"W	35.36'	25.00'
79.84'	C10	25.00'	90'00'00"	39.27'	N47*38'38"W	35.36'	25.00'
0.96'	C11	330.00'	12*45'28"	73.48'	N09°01'22"W	73.33'	36.89'
92.87'	C12	25.00°	82*37'24"	36.05'	N25*54'36"E	33.01'	21.97
0.96'	C13	519.99'	0*24'12"	3.66'	S67 * 25'24"W	3.66'	1.83'

	CURVE TABLE													
IRVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT								
4	25.00'	77*55'52"	34.00'	N72°12'01"W	31.44'	20.22'								
5	330.00'	47°13'02"	271.95'	N56*50'37"W	264.32'	144.23'								
6	2000.00'	26*45'10"	933.85'	N62*34'20"W	925.39'	475.60'								
7	2000.00'	6*30'39"	227.27'	S52*27'04"E	227.15'	113.76'								
8	550.00'	30*40'38"	294.48'	N51*52'59"E	290.97'	150.86'								
9	30.00'	90°00'28"	47.13'	S59*02'51"W	42.43'	30.00'								
0	30.00'	87*56'23"	46.05'	N07*25'42"W	41.66'	28.94								
:1	505.00'	3 * 58'25"	35.02'	N38*31'53"E	35.02'	17.52								
2	300.00'	21°16'48"	111.42'	N51*09'30"E	110.78'	56.36'								
:3	2060.00'	01138"	6.97'	N55*36'34"W	6.97'	3.49'								
:4	30.00'	87*56'34"	46.05'	S80*30'58"W	41.66'	28.94'								
:5	595.00'	1"13'27"	12.71'	N37*09'24"E	12.71'	6.36'								
26	300.00'	18 ' 20'59"	96.08'	N46*56'38"E	95.67'	48.45'								

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 gerial easements. The gerial 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. Duly Authorized Agent STATE OF TEXAS COUNTY OF _____ BEFORE ME, the undersigned authority, on this day personally appeared _____, ____, ____ 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 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. Registered Professional Land Surveyor Texas Registration No 5317

THAT ______ acting herein by and through its duly authorized officers, does hereby

the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland

STATE OF TEXAS

COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

adopt this plat designating the hereinabove described property as ______

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 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 "CBG") 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 1317'14", 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,

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;

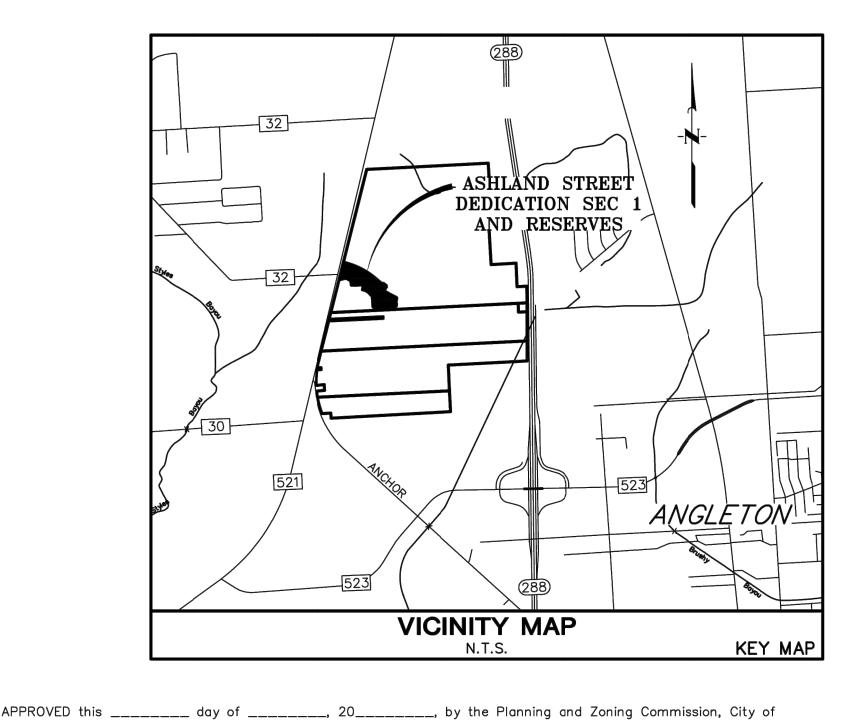
32. North 59'09'04" West, 107.91 feet to a point for corner;

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.



Angleton, Texas.	·						·	
Chairman, Planning and	Zoning Commis	 ssion						
City Secretary								
APPROVED this	day of	, 20_		by the City	Council, Cit	y of Angleton,	Texas.	
Mayor								
City Secretary								
STATE OF TEXAS COUNTY OF BRAZORIA	§ §							
This instrument was		before me on	the	day (of		, 20	, by
City Secretary, City	of Angleton		,					

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

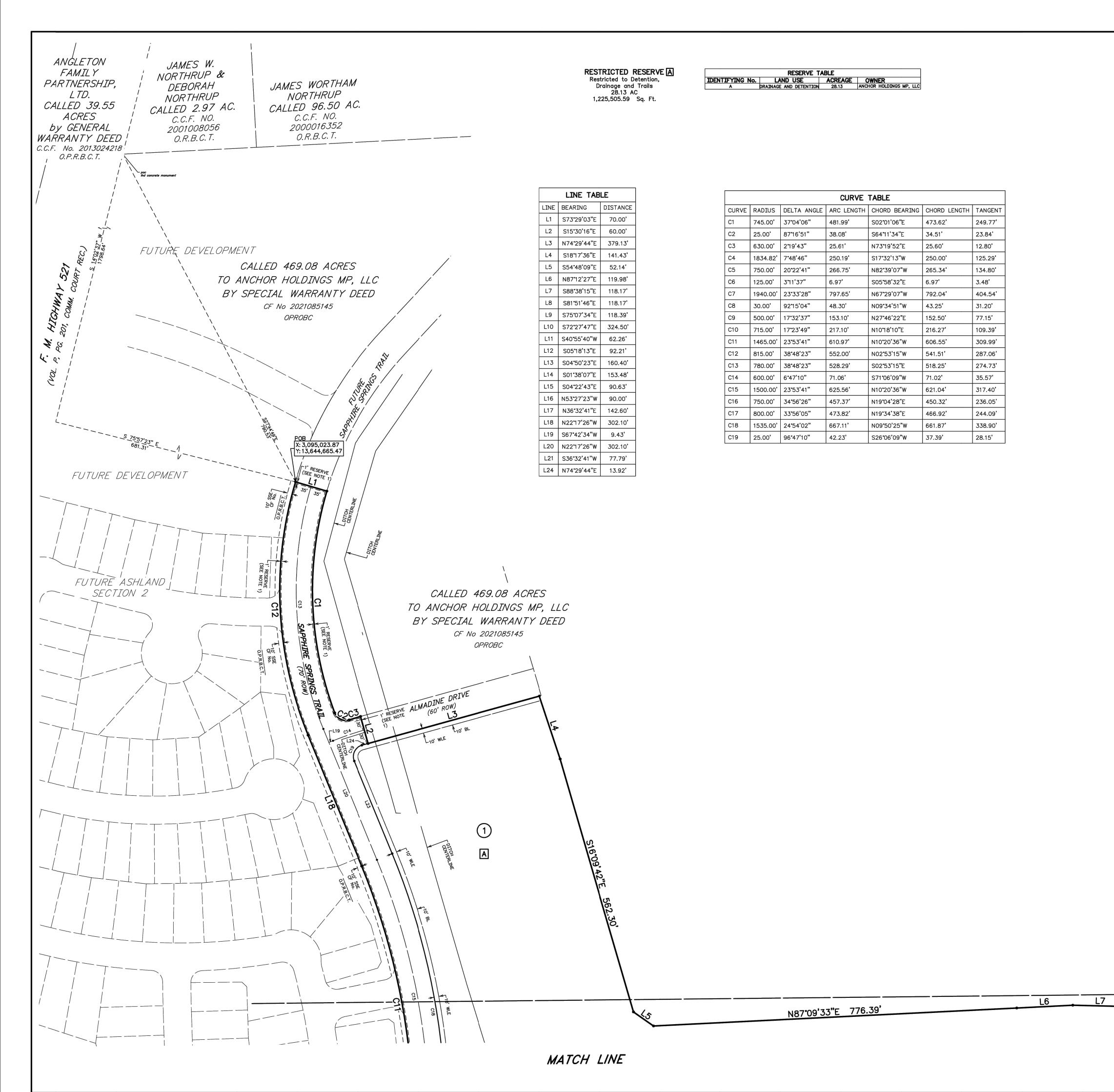
2 RESERVES 2 BLOCKS

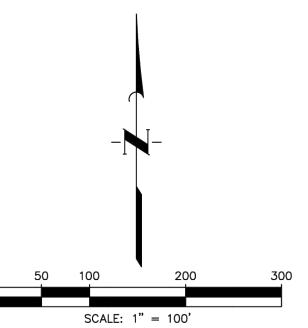
AUGUST 2024

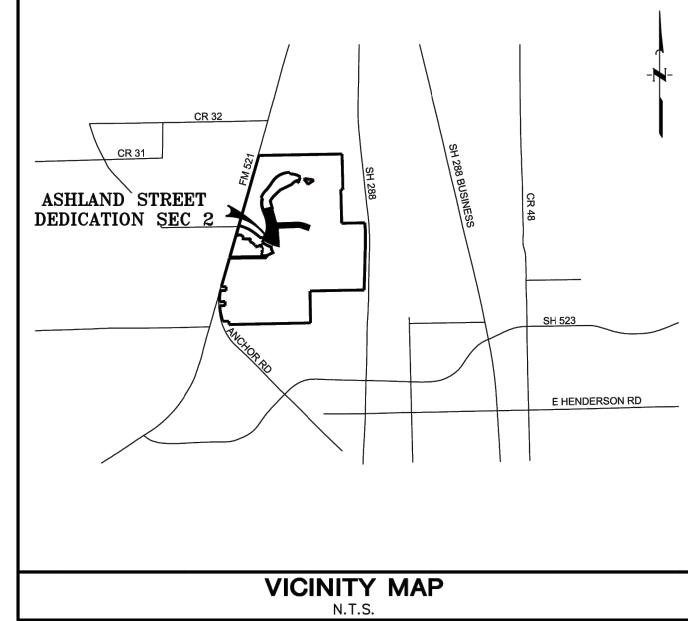
ANCHOR HOLDINGS MP, LC 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478 281.912.3364

On behalf of the Notary Public, State of Texas









"Building Line" "County Clerk's File" "Drainage Easement"

."Easement" "Film Code"

Official County Clerk, Brazoria County, Texas."

"Number" ROW . "Right—of—Way" SSE . ."Sanitary Sewer Easement ."Square Feet" ."Storm Sewer Easement

."Temporary" "Utility Easement" ."Volume and Page" ."Waterline Easement"

."Block Number"

."Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes

1. 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 plats 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
- 6. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation: DG6956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP

DH3614 TXLM LA MARQUE CORS ARP

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. 10. 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. 11. 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. 12. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed developmen activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.

13. 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.

14. 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.

15. 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

PLANNER
META PLANNING AND DESIGN 24275 KATY FREEWAY SUITE 200 KATY, TEXAS 77494

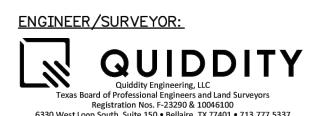
281-810-1422

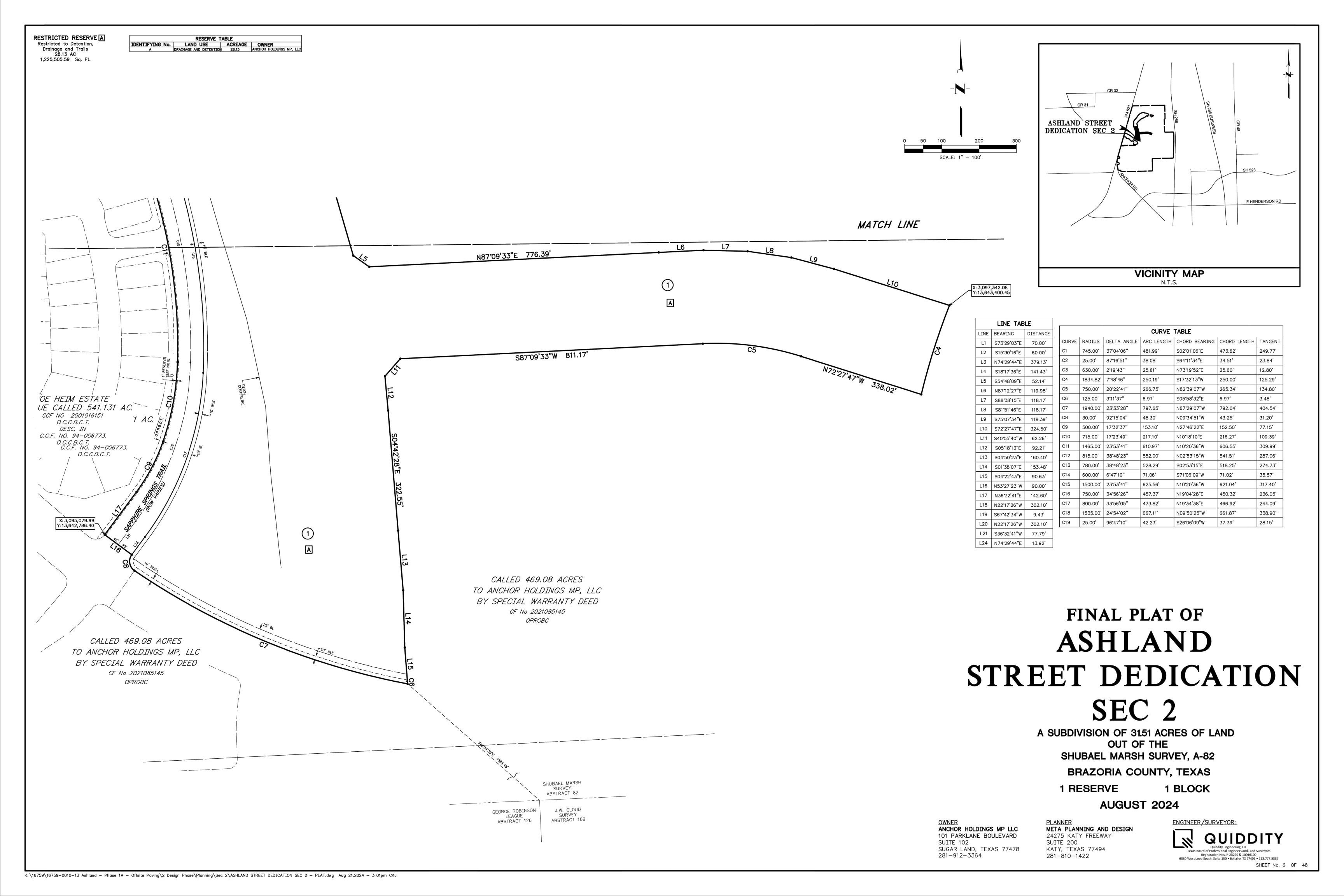
ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD

SUGAR LAND, TEXAS 77478

SUITE 102

281-912-3364





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

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

- 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;
- 7. South of or to Eddy, Front foot to a point for our
- 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 correct

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 797.65 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.

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

My commission expires:

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

Texas Registration No 5317

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

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

ASHLAND`STREET

DEDICATION SEC 2

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

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

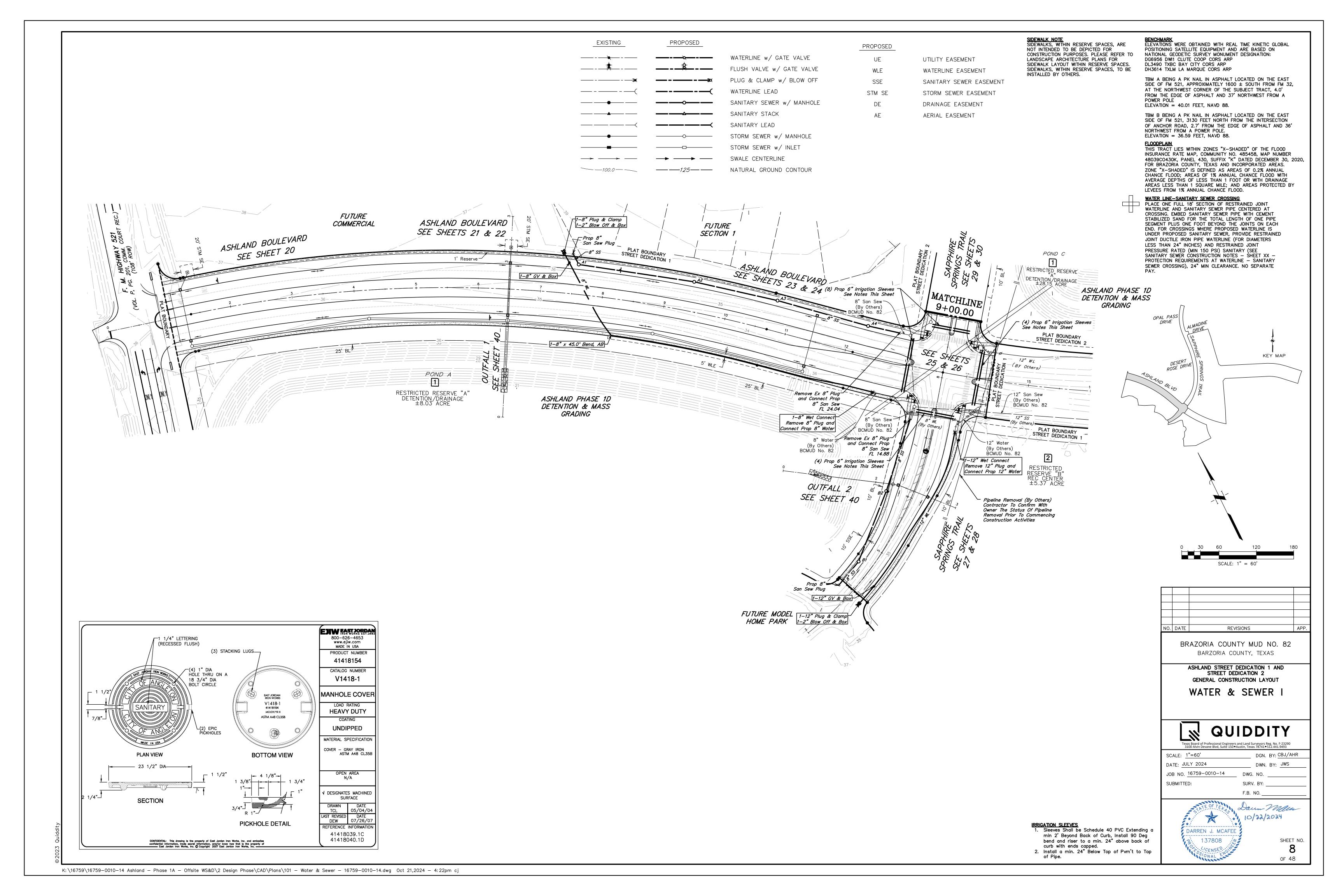
281-912-3364

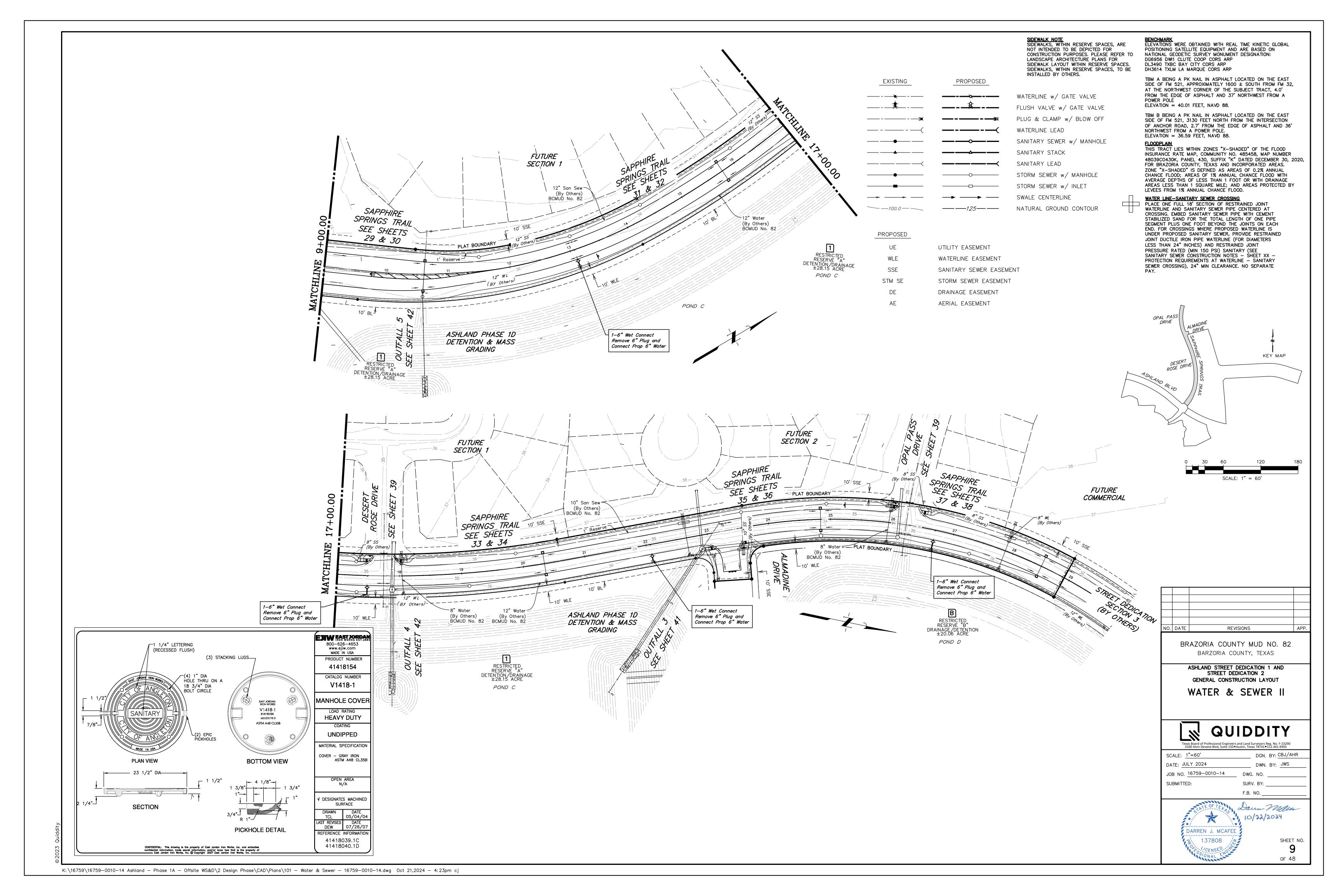
PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

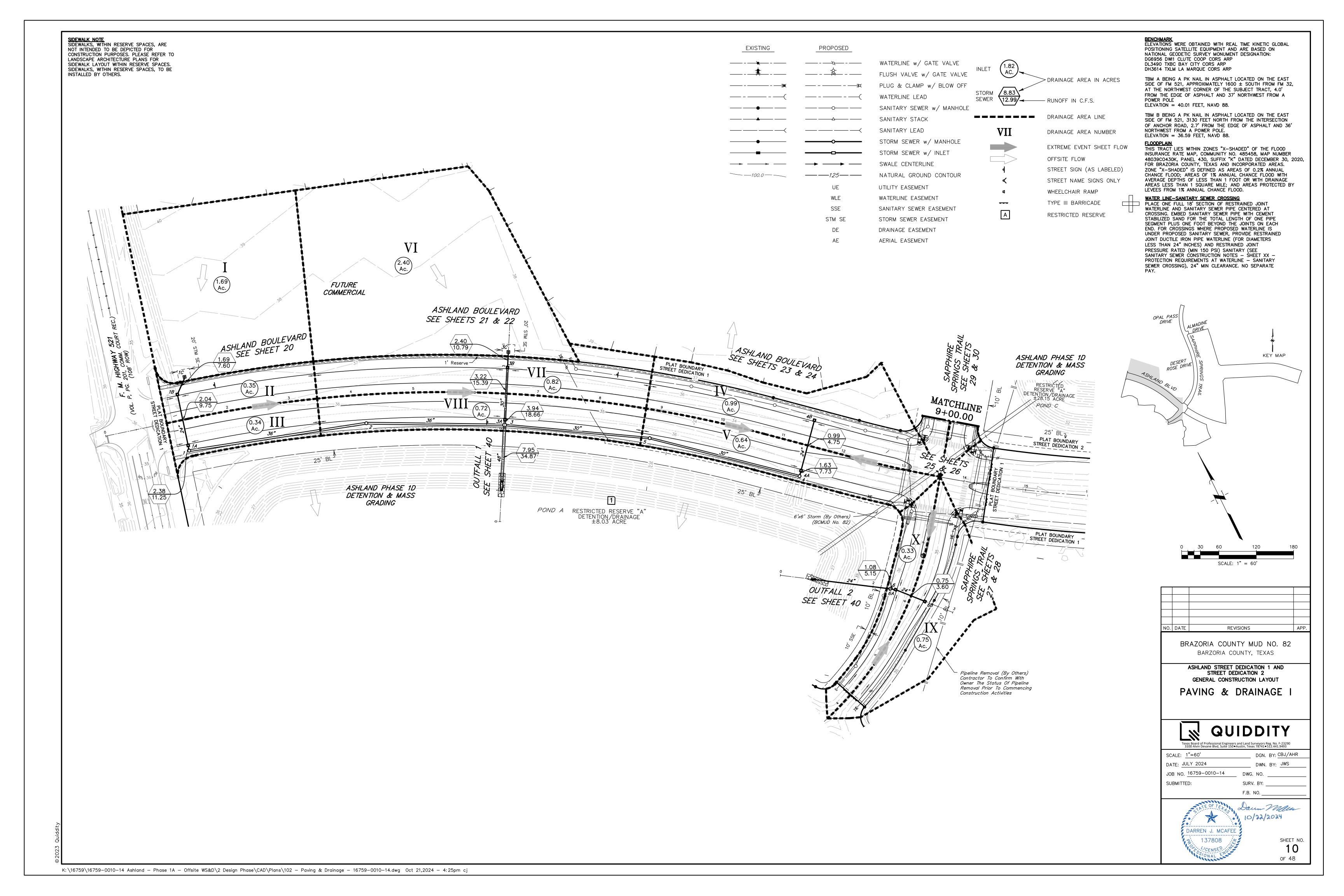


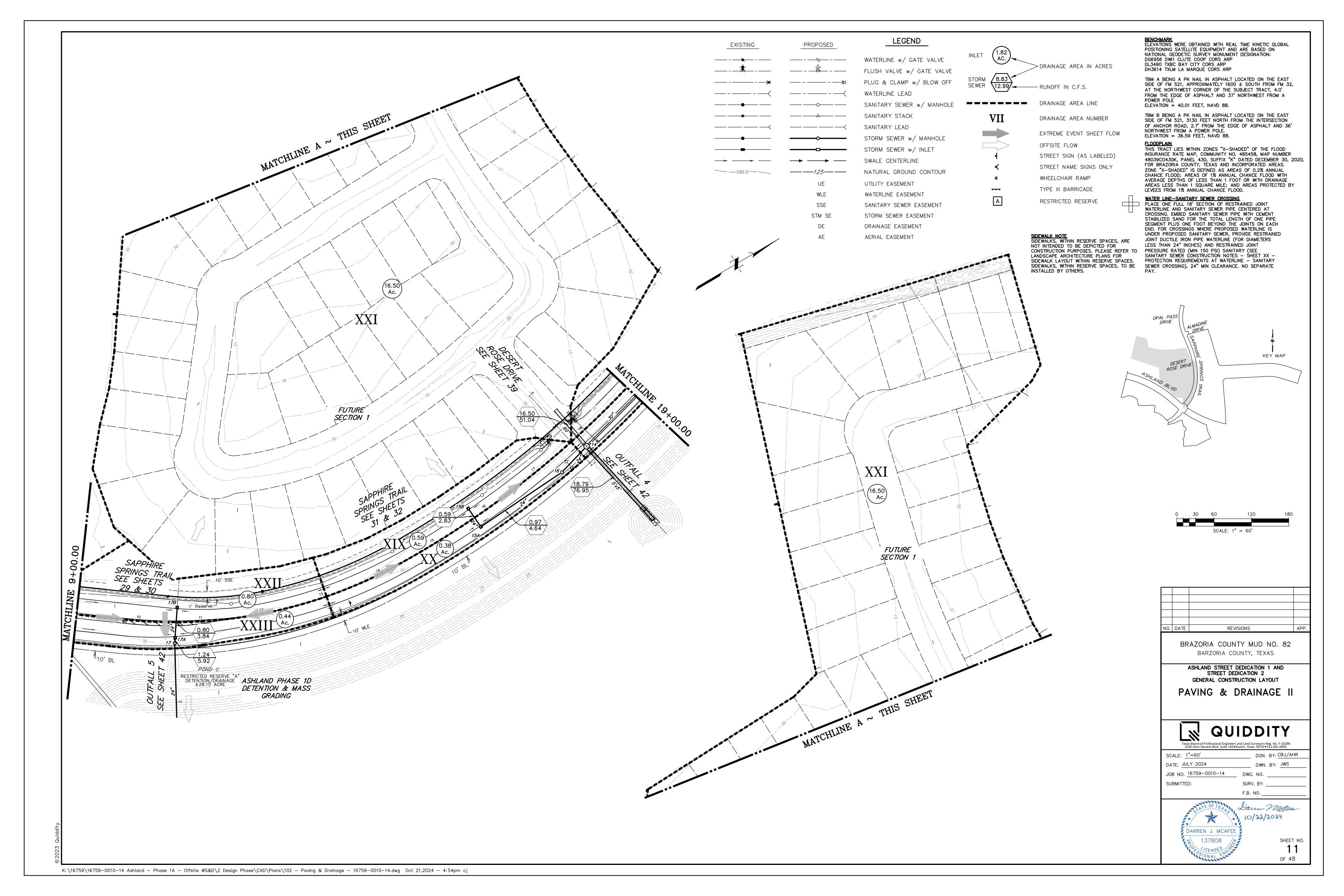
E HENDERSON RD

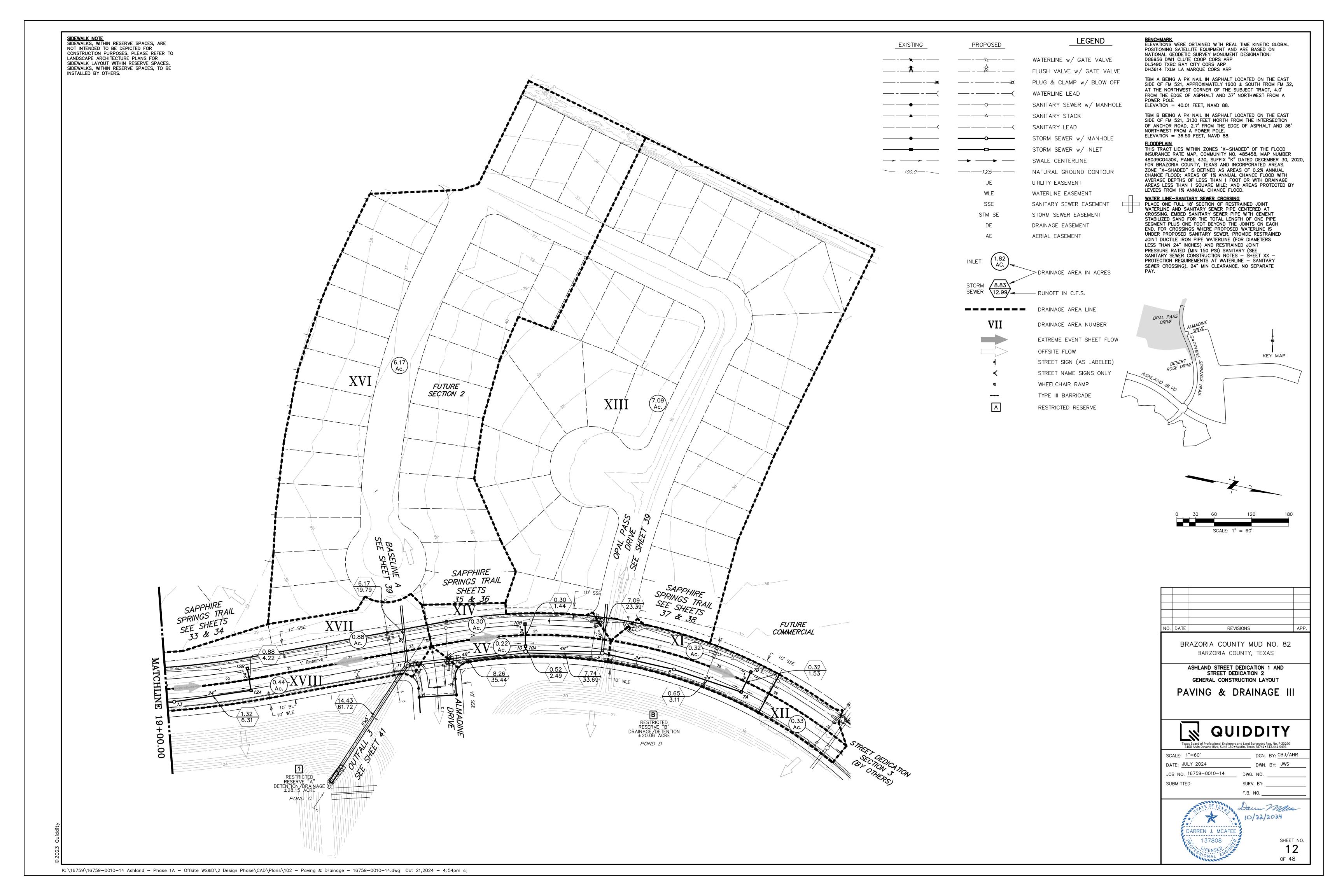
VICINITY MAP

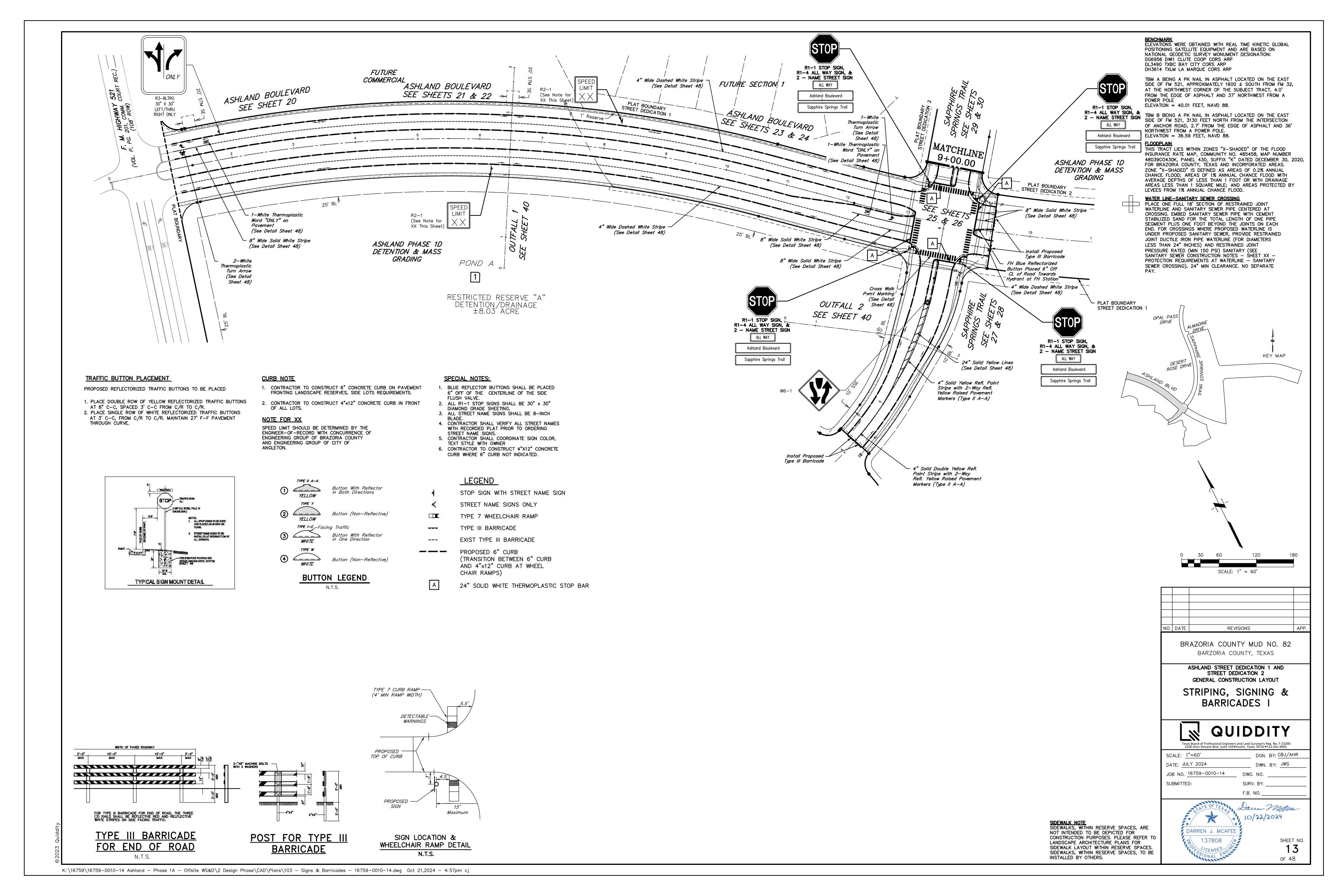


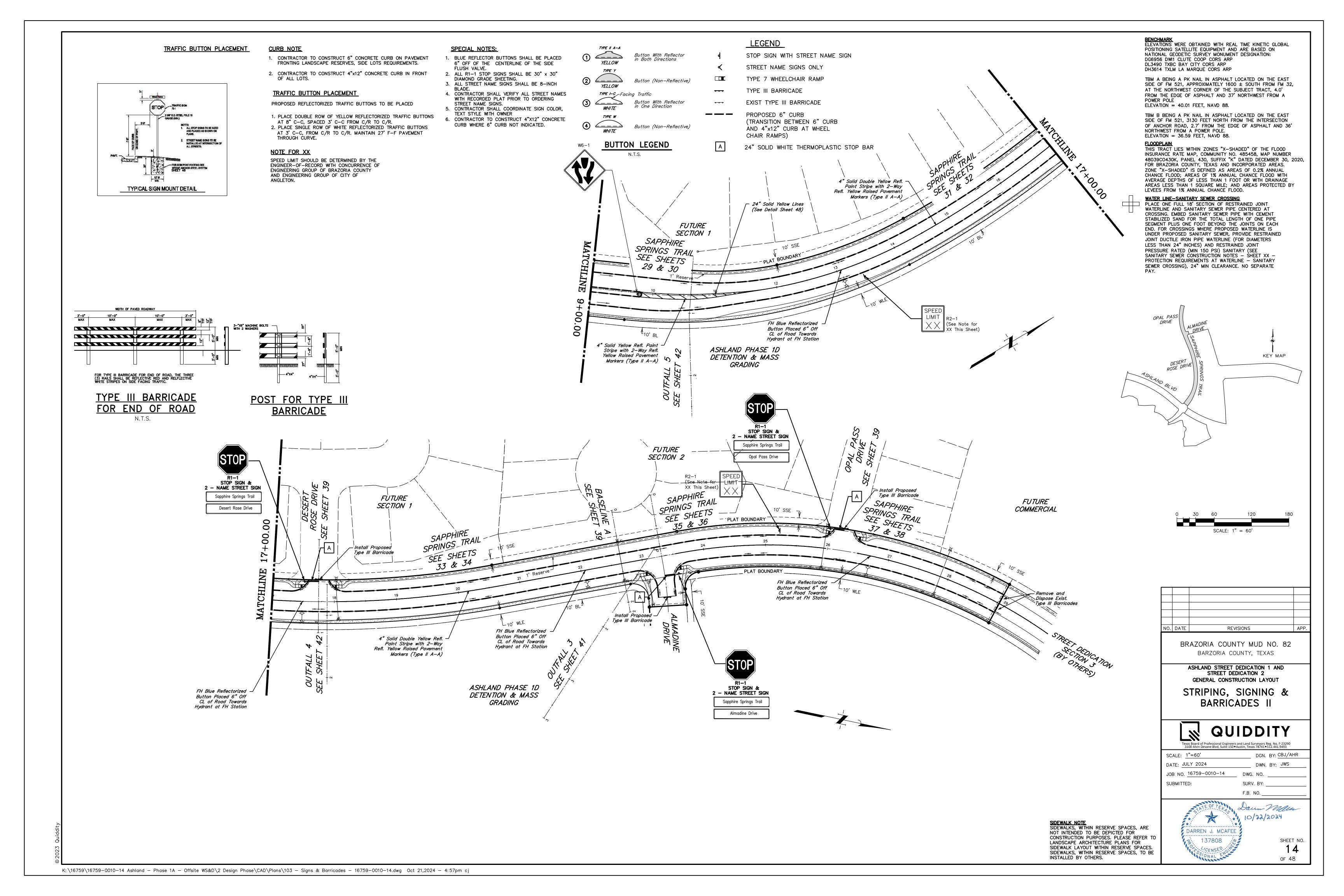












MANHOLE/INLET PROTECTION NOTES 1. INLETS AND MANHOLES THAT ARE NOT COMPLETE SWPPP CONTRACTOR: AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT 1. Install (SC)— at start of construction. FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM. 2. PROTECTION SHALL CONSIST OF ONE LAYER OF

- 4. Install other Best Management Practices needed 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE UTILITY CONTRACTOR: OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD 1. Maintain existing facilities. IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE 2. Install PB for Stage 1 Inlets. HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY 3. Install IPB for Stage 1 Inlets. 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 PAVING CONTRACTOR: OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
- 3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
- 4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE
- 5. 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

3. Install Gravel Bags at existing inlets.

1. Maintain existing Best Management Practices.

3. Install X — RFB — X behind Stage I Inlets immediately upon completion of paving.

2. Repair Stage 1 Inlet protection as needed.

5. Sweep existing streets during construction.

to be Hydro-Mulch Seeded upon

3. Broadcast Seeding of disturbed areas

completion of Utilities.

SWPPP CONTRACTOR:

prior to construction.

Install Filter Fabric below manhole covers and

4. Coordinate/Request x — RFB — Installed by SWPPP Contractor upon completion of curb.

Install x——(RFB)—— x at designated locations.

Area within ROW and Adjacent Easements

Disturbed during Construction of Utilities

4. Install rock filter dam or velocity dissipation devices

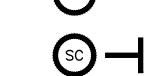
- 1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
 - 2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR
 - 3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
 - 4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
 - 5. 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).
 - 6. 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.
 - 7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
 - 8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
 - 9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.

EROSION AND SEDIMENTATION CONTROL NOTES

- 10. 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.
- 11. 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. ANYDAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
- 12. 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.
- 13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

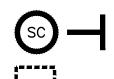
LEGEND

INLET PROTECTION BARRIERS FOR STAGES I & II INLETS



STABILIZED CONSTRUCTION ENTRANCE

REINFORCED FILTER FABRIC BARRIER



CONCRETE TRUCK WASHOUT AREA

NORTHWEST FROM A POWER POLE. ELEVATION = 36.59 FEET, NAVD 88. FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD

BENCHMARKELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST

AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0'

FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A

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'

SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32,

POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON

NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:

DG6956 DWI1 CLUTE COOP CORS ARP

DH3614 TXLM LA MARQUE CORS ARP

DL3490 TXBC BAY CITY CORS ARP

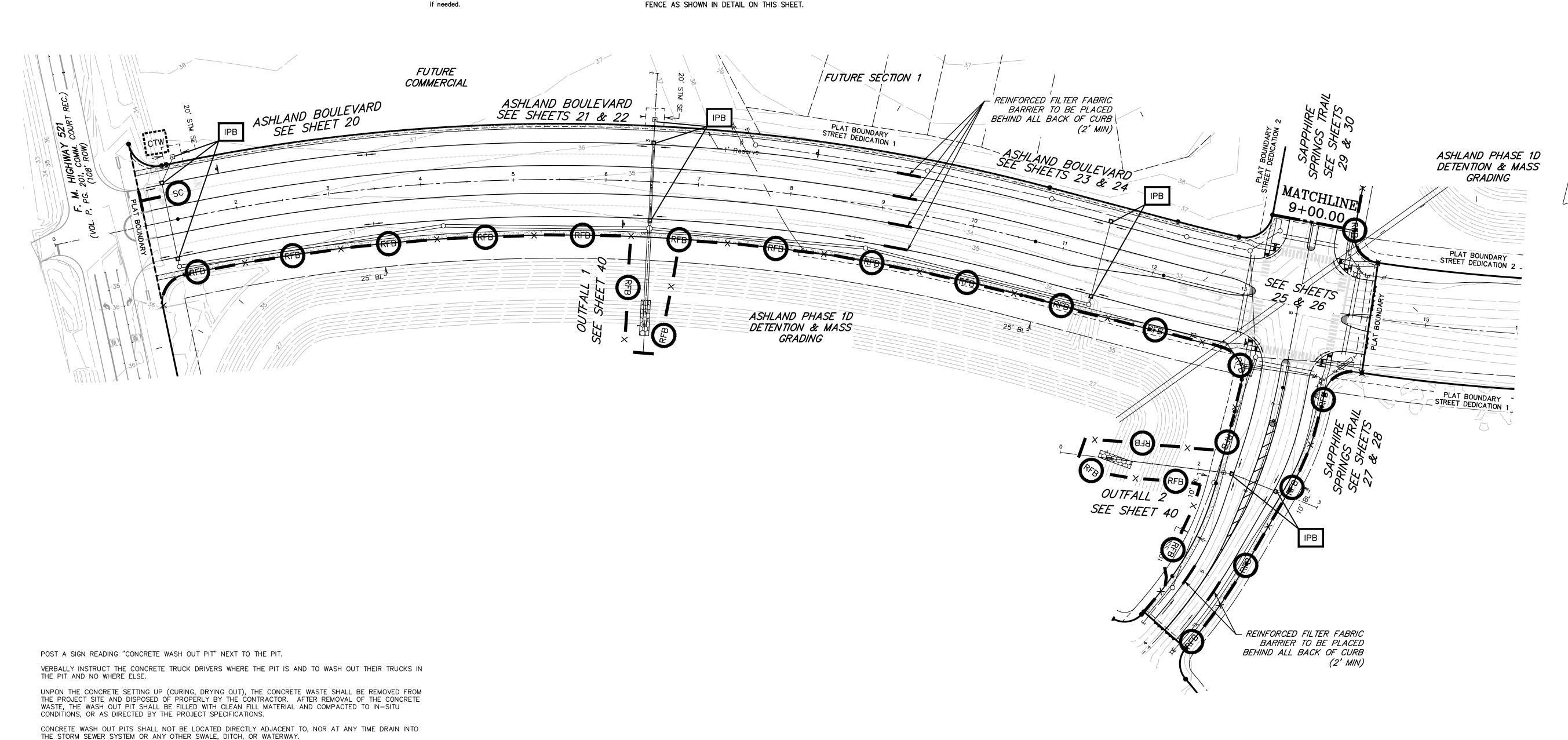
ELEVATION = 40.01 FEET, NAVD 88.

POWER POLE

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

KEY MAP



BRAZORIA COUNTY MUD NO. 82 BARZORIA COUNTY, TEXAS

STREET DEDICATION 2 GENERAL CONSTRUCTION LAYOUT STORMWATER POLLUTION

ASHLAND STREET DEDICATION 1 AND

PREVENTION PLAN

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

DARREN J. MCAFE

10/22/2024 SHEET NO.

of 48

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.

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

CONCRETE TRUCK WASHOUT AREA



- 1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON
- 2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
- CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
- 4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
- 5. 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).
- 6. 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).
- 8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
- 9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.
- MANHOLE/INLET PROTECTION NOTES

 1. 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.
- 2. 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[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.
- 3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
- 4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
- 5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

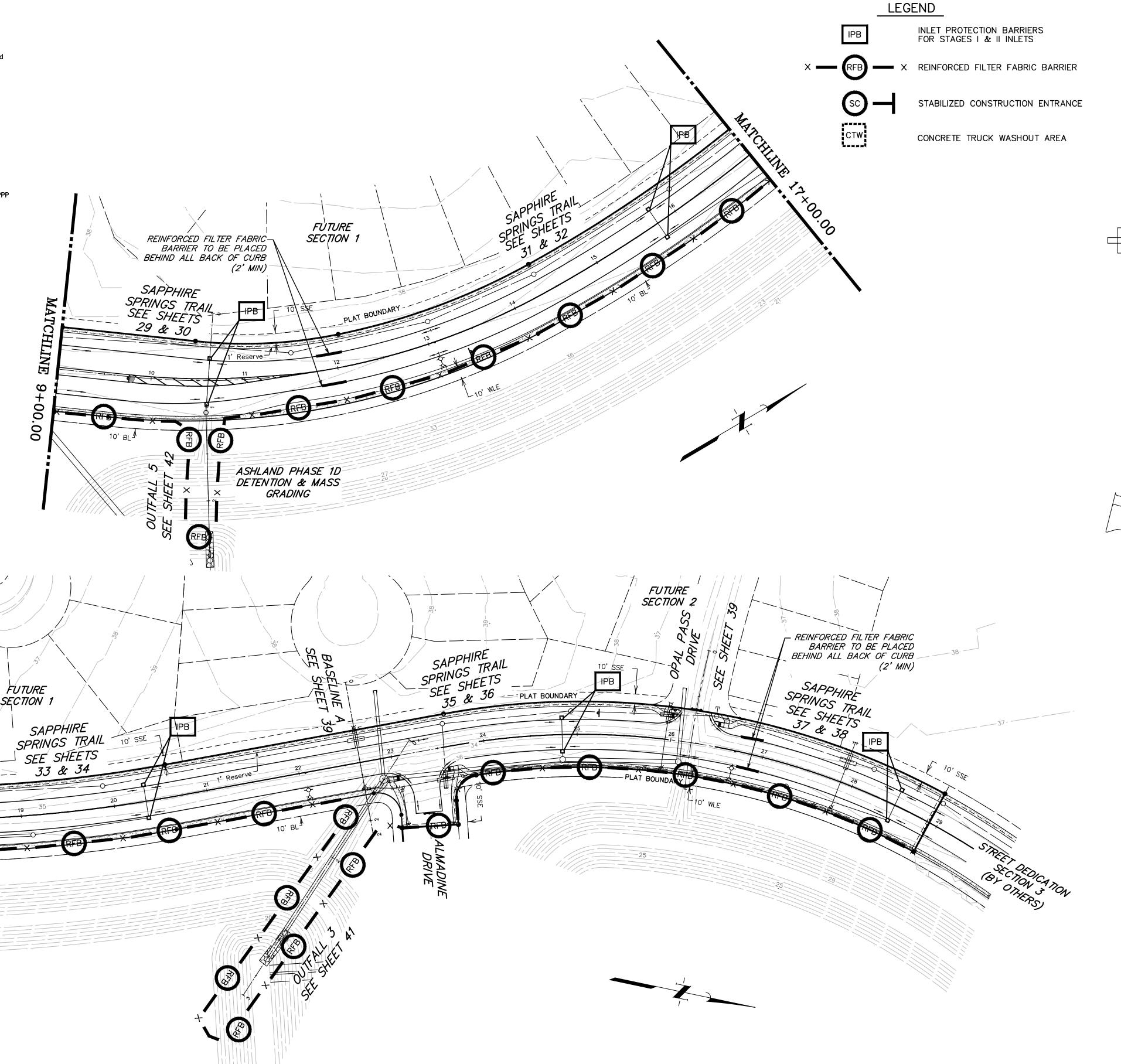
INSTALLATION SEQUENCE

- SWPPP CONTRACTOR:
- 1. Install SC at start of construction.
- Install X RFB x at designated locations.
 Install Gravel Bags at existing inlets.
- 4. Install other Best Management Practices needed prior to construction.
 UTILITY CONTRACTOR:
- 1. Maintain existing facilities.
- 2. Install PB for Stage 1 Inlets.
- 3. Install IPB for Stage 1 Inlets.4. Install Filter Fabric below manhole covers and inlet grates.
- PAVING CONTRACTOR:
- Maintain existing Best Management Practices.
 Repair Stage 1 Inlet protection as needed.
- Repair Stage I linet protection as needed.
 Install X RFB X behind Stage I Inlets
- immediately upon completion of paving.

 4. Coordinate/Request x RFB Installed by SWPPP Contractor upon completion of curp.
- 5. Sweep existing streets during construction.
- SWPPP CONTRACTOR:

 1. Install X (RFB) X at designated locations.
- 2. Area within ROW and Adjacent Easements
 Disturbed during Construction of Utilities
 to be Hydro-Mulch Seeded upon
- completion of Utilities.

 3. Broadcast Seeding of disturbed areas
- after final grading
- 4. Install rock filter dam or velocity dissipation devices if needed.



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: DG6956 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

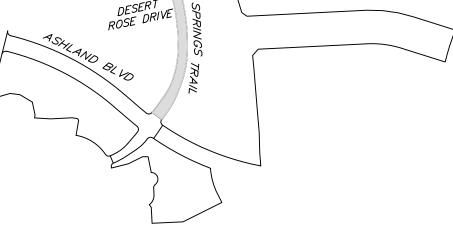
POWER POLE ELEVATION = 40.01 FEET, NAVD 88.

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.

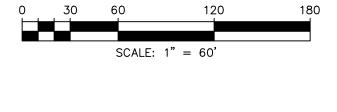
FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X—SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039CO430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X—SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 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.



KEY MAP



NO. DATE REVISIONS AF

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

BRAZORIA COUNTY MUD NO. 82

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.

DARREN J. MCAFEE

3. 137808

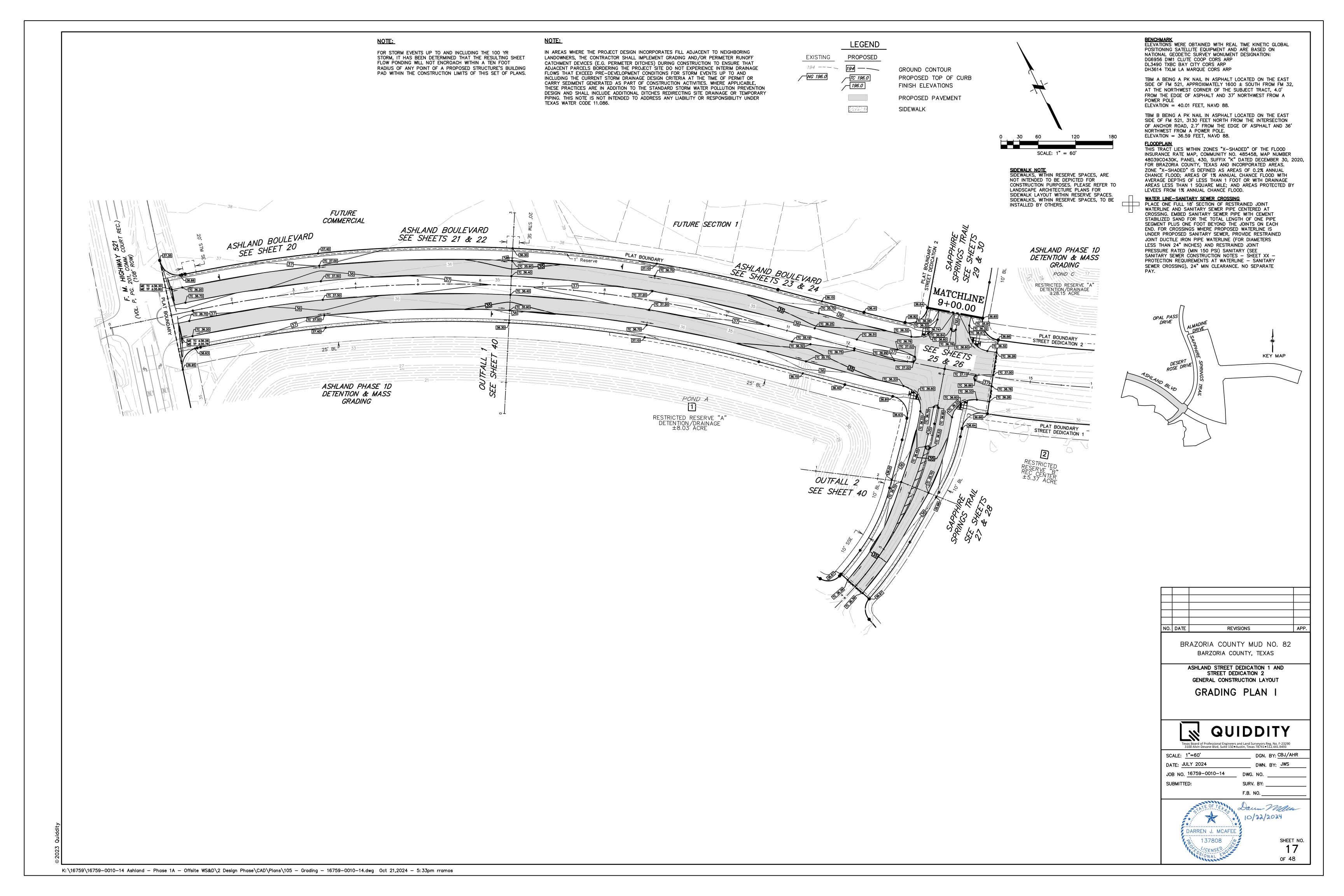
(CENSE)

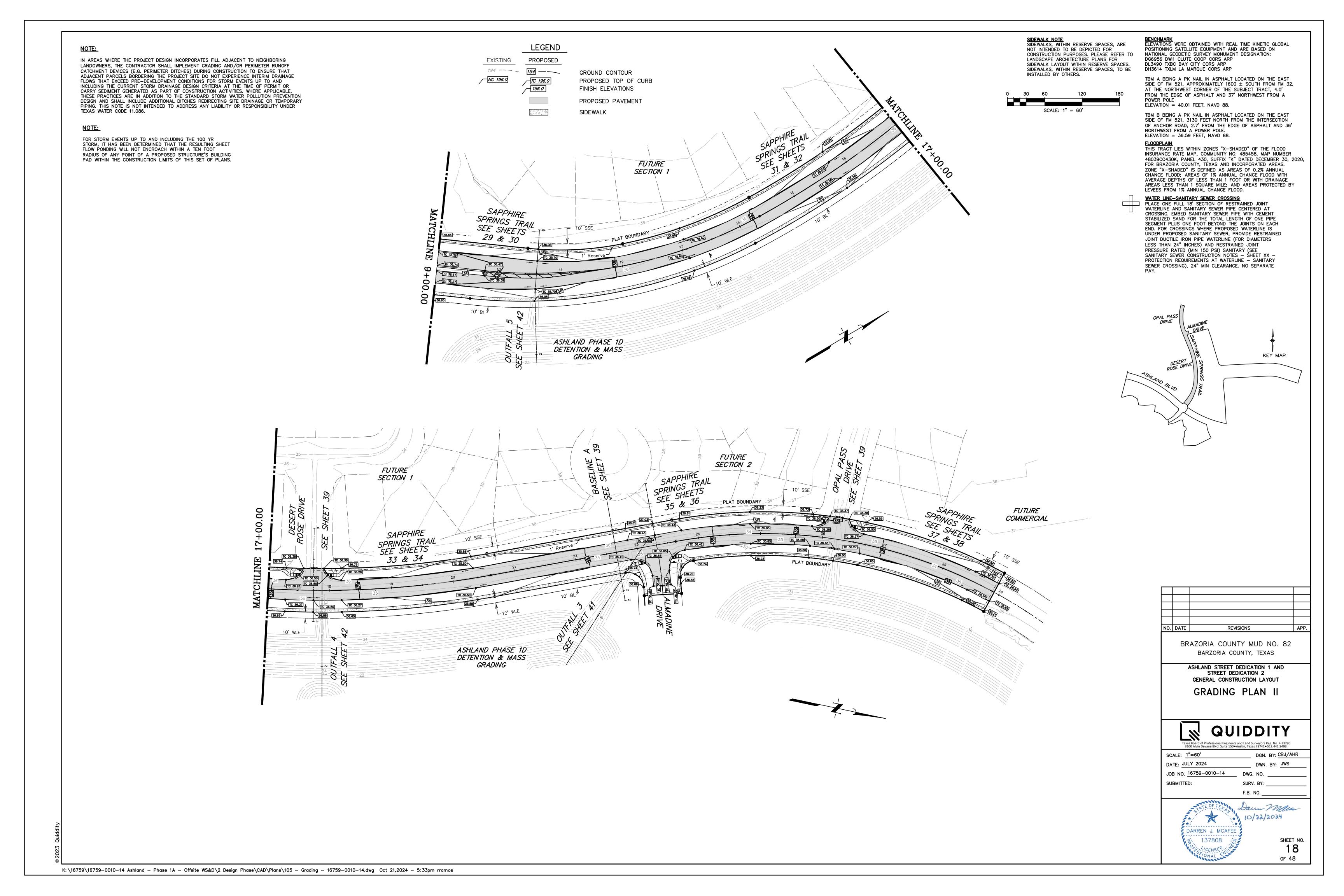
(NOTE 15.4.5.)

(CENSE)

(CONSE)

SHEET NO. 16 OF 48





 Project: STREET DEDICATIONS 1 & 2
 Flowline
 5-yr HGL
 100-yr HGL

 Date: 10/21/2024
 Outfall_1
 20.50
 31.77
 34.32

 Job No: 16759-0010-14
 Outfall_2
 20.50
 31.77
 34.32

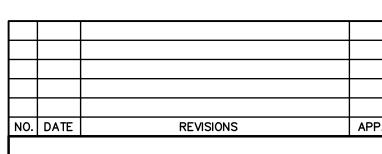
 System: 5-YEAR STORM
 Outfall_3
 11.00
 31.77
 34.32

 By: AHR
 Outfall_4
 11.00
 31.77
 34.32

 Checked By: CBJ
 Outfall_5
 11.00
 31.77
 34.32

5-yr HGL Starting Elevation =	2-yr WSE	100	-yr HGL Starting Elevatio	n = 25-yr WSE	
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

Checked By: CBJ Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022 Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022													r							T	r													
Area	From	. To	ig Area s)	(Acres)	licient C	ظ ال	ntensity (in/	hr)	Flow	(ft3/s)	of ın (mins)	h (feet)	ter (in)	(in)	(%)	"n" s	city (cfs)	locity c)	et)	op (feet)	evation (feet)	evation n (feet)	locity :)	radient	ad (feet	of Hyd. :ream)	of Hyd. stream)	vation (feet)	locity :)	radient	ad (feet	of Hyd. tream t)	of Hyd. stream)	Jpstrearr)
rainage	/lanhole	Manhole	ntributir (Acre	tal Area	off Coeff	um of C*	5yr	100 yr	5yr	100 yr	Time	oe Lengt	e Diame	Box Spar	Slope (Manning	ign Capa	esign Ve (ft/se	Fall (fe	ihole Dro	wline Ele pstream	wline Ele wnstrear	ctual Veloc (ft/sec)	Iraulic G (%)	ige in He	evation of rad. Upstr (feet)	levation of ad. Downst (feet)	utter Eler pstream	ctual Velo	Iraulic G	ige in He	evation rad. Ups (fee	evation od. Down (feet	of Curb L
	2		Š	Į o	Run						Conc	P.	Pip				Desi	Q		Man	Flo	Flo	I 4	Н	Char	Ele	Gra	eu Π	l ⁴	Нуо	Chan	E G	Gra	Top
Ashland Bo	oulevard																																	
I	1C	18	1.69	1.69	0.75	1.3	6.00	10.38	7.60	13.15	15.00 0.13	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	18	1A	0.35	2.04	0.80	1.6	5.97	10.33	9.75	16.86	15.13 0.37	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
	1	2		2.38	0.80	1.9	5.91	10.21	11.25	19.43	0.02 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
	2	3		2.38	0.80	1.9	5.66	9.75	11.25	19.43	1.53	222	36		0.11	0.013	22.12	3.13	0.25	7.53	28.38	28.14	1.59	0.03	0.06	31.90	31.83	36.33	2.75	0.08	0.19	34.69	34.50	36.83
IV	4B	4A	0.99	0.99	0.80	0.8	6.00	10.38	4.75	8.22	1.18	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
V	4A	4	0.64	1.63	0.80	1.3	5.93	10.25	7.73	13.37	0.37 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
	4	5		1.63	0.80	1.3	5.93	10.25	7.73	13.36	0.02 15.39	248	30		0.13	0.013	14.79	3.01	0.32	1.05	28.10	27.78	1.57	0.04	0.09	32.00	31.92	35.47	2.72	0.11	0.26	35.02	34.75	35.97
	5	3		1.63	0.80	1.3	5.70	9.83	7.73	13.36	1.37 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
VI	3C	3B	2.40	2.40	0.75	1.8	6.00	10.38	10.79	18.68	1.29 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
VII	38	3A	0.82	3.22	0.80	2.6	5.97	10.33	15.39	26.62	0.12 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	0.32 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	Outfall_1		7.95	0.80	6.4	5.48	9.43	34.87	60.00	0.02 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
											0.49																							
Sapphire S	prings Trail																																	
IX	6B	6A	0.75	0.75	0.80	0.6	6.00	10.38	3.60	6.23	15.00 0.17	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
Х	6A	6	0.33	1.08	0.80	0.9	5.97	10.32	5.15	8.92	15.17 0.02	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
	6	Outfall_2		1.08	0.80	0.9	5.96	10.31	5.15	8.92	15.19 0.70	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 0.09	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 0.62	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
	8	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
	9	10		7.74	0.80	6.2	5.41	9.30	33.50	57.60	18.77 0.57	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	0.09 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
	10	11		8.26	0.80	6.6	5.33	9.17	35.24	60.57	0.02 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	34.03	0.89	95	36		0.11	0.013	22.12	3.13	0.11	14.33	25.66	25.55	2.80	0.09	0.08	31.93	31.85	37.73	4.81	0.26	0.25	34.80	34.55	38.23
	11	Outfall_3		14.43	0.80	11.5	5.35	9.19	61.72	106.10	0.51 19.23	225	60	60	0.10	0.013	104.86	4.19	0.23		11.23	11.00	2.47	0.03	0.08	31.85	31.77	36.07	4.24	0.10	0.23	34.55	34.32	36.57
XVII	12B	12A	0.88	0.88	0.80	0.7	6.00	10.38	4.22	7.30	0.89 15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.50	30.30	1.34	0.03	0.01	32.50	32.30	35.00	2.33	0.10	0.03	34.98	34.95	35.50
XVIII	12A	13	0.44	1.32	0.80	1.1	5.98	10.35	6.31	10.92	0.09 15.09	125	24		0.18	0.013	9.60	3.06	0.23	3.91	30.30	30.08	2.01	0.08	0.10	32.30	31.88	35.00	3.48	0.23	0.29	34.95	34.66	35.50
	13	14		1.32	0.80	1.1	5.86	10.13	6.31	10.92	0.68	124	30		0.13	0.013	14.79	3.01	0.16	14.84	26.16	26.00	1.29	0.02	0.03	31.88	31.85	35.55	2.23	0.07	0.09	34.66	34.57	36.05
XIX	15B	15A	0.59	0.59	0.80	0.5	6.00	10.38	2.83	4.90	0.69 15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.60	30.40	0.90	0.02	0.01	32.60	32.40	35.10	1.56	0.05	0.01	34.85	34.84	35.60
XX	15A	16	0.38	0.97	0.80	0.8	5.98	10.35	4.64	8.03	0.09	157	24		0.18	0.013	9.60	3.06	0.28	3.51	30.40	30.12	1.48	0.04	0.07	32.40	31.88	35.10	2.56	0.13	0.20	34.84	34.64	35.60
	16	14		0.97	0.80	0.8	5.83	10.07	4.64	8.03	0.86 15.95	57	24		0.18	0.013	9.60	3.06	0.10	15.34	26.60	26.50	1.48	0.04	0.02	31.88	31.85	36.01	2.56	0.13	0.07	34.64	34.57	36.51
XXI	SECTION 1	14	16.50	16.50	0.60	9.9	5.11	8.78	50.61	86.95	0.31	77	60		0.10	0.013	82.36	4.19	0.08	9.54	20.77	20.69	2.58	0.04	0.03	31.88	31.85	35.77	4.43	0.11	0.09	34.65	34.57	36.27
	14	Outfall_4		18.79	0.80	15.0	5.08	8.72	76.30	131.08	0.31 21.39	159	60	60	0.10	0.013	104.86	4.19	0.16		11.16	11.00	3.05	0.05	0.08	31.85	31.77	36.05	5.24	0.16	0.25	34.57	34.32	36.55
XXII	17B	17A	0.80	0.80	0.80	0.6	6.00	10.38	3.84	6.64	0.63 15.00	45	24		0.44	0.013	15.07	4.80	0.20		29.00	28.80	1.22	0.03	0.01	31.90	31.88	35.20	2.11	0.09	0.04	34.70	34.66	35.70
XXIII	17A	17	0.44	1.24	0.80	1.0	5.97	10.32	5.92	10.24	0.16 15.16	11	24		1.85	0.013	30.76	9.79	0.20	17.32	28.80	28.60	1.88	0.07	0.01	31.88	31.88	35.20	3.26	0.20	0.02	34.66	34.64	35.70
	17	Outfall_5		1.24	0.80	1.0	5.97	10.32	5.92	10.24	0.02 15.17	155	24		0.18	0.013	9.60	3.06	0.28		11.28	11.00	1.88	0.07	0.11	31.88	31.77	35.42	3.26	0.20	0.32	34.64	34.32	35.92
											0.85																							



BRAZORIA COUNTY MUD NO. 82 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

DRAINAGE CALCULATIONS



SCALE: NTS DGN. BY: CBJ/AHR

DATE: JULY 2024 DWN. BY: JWS

JOB NO. 16759-0010-14 DWG. NO.

JOB NO. 16759-0010-14 DWG. NO. ________

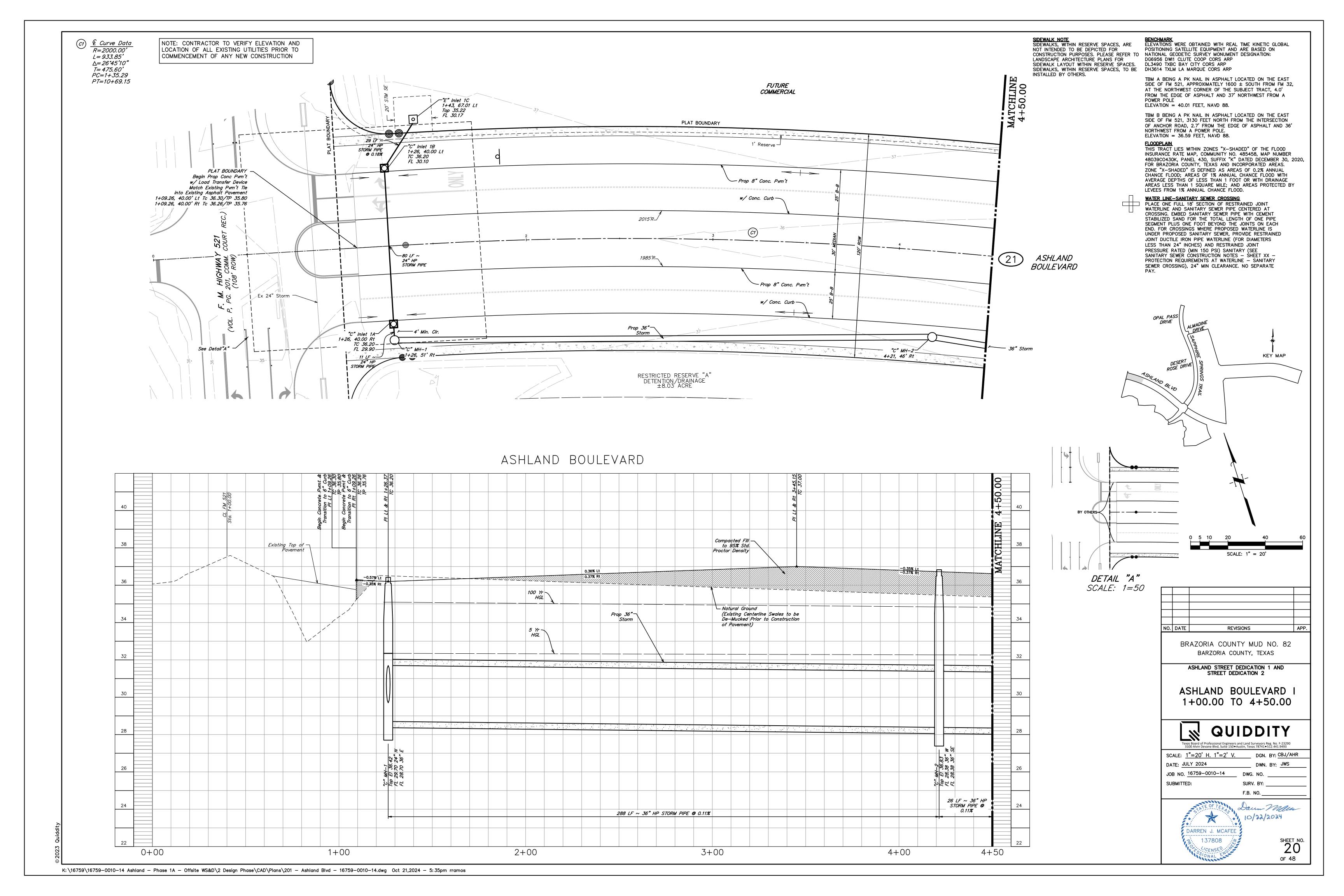
SUBMITTED: SURV. BY: ________

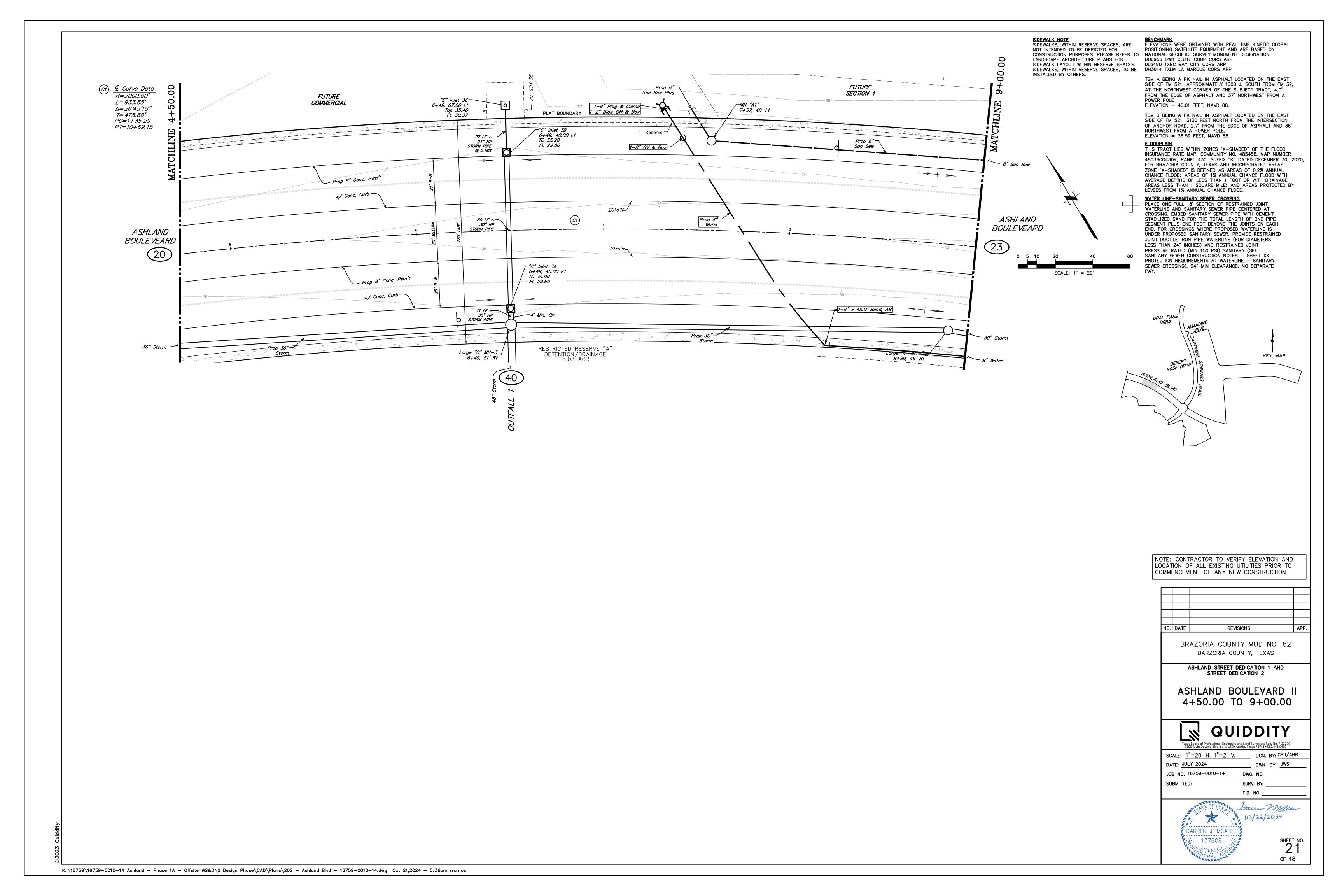
F.B. NO. ______

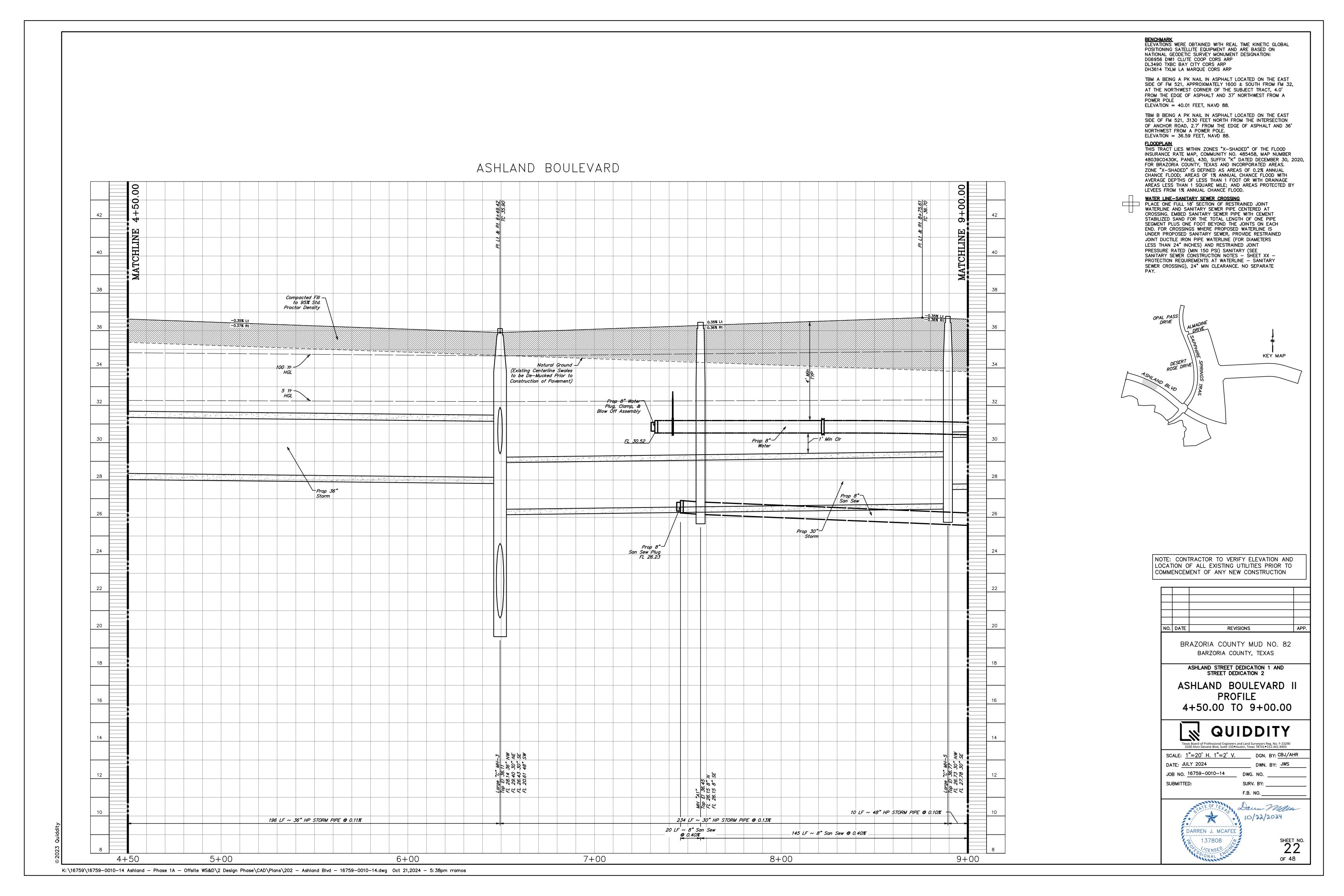


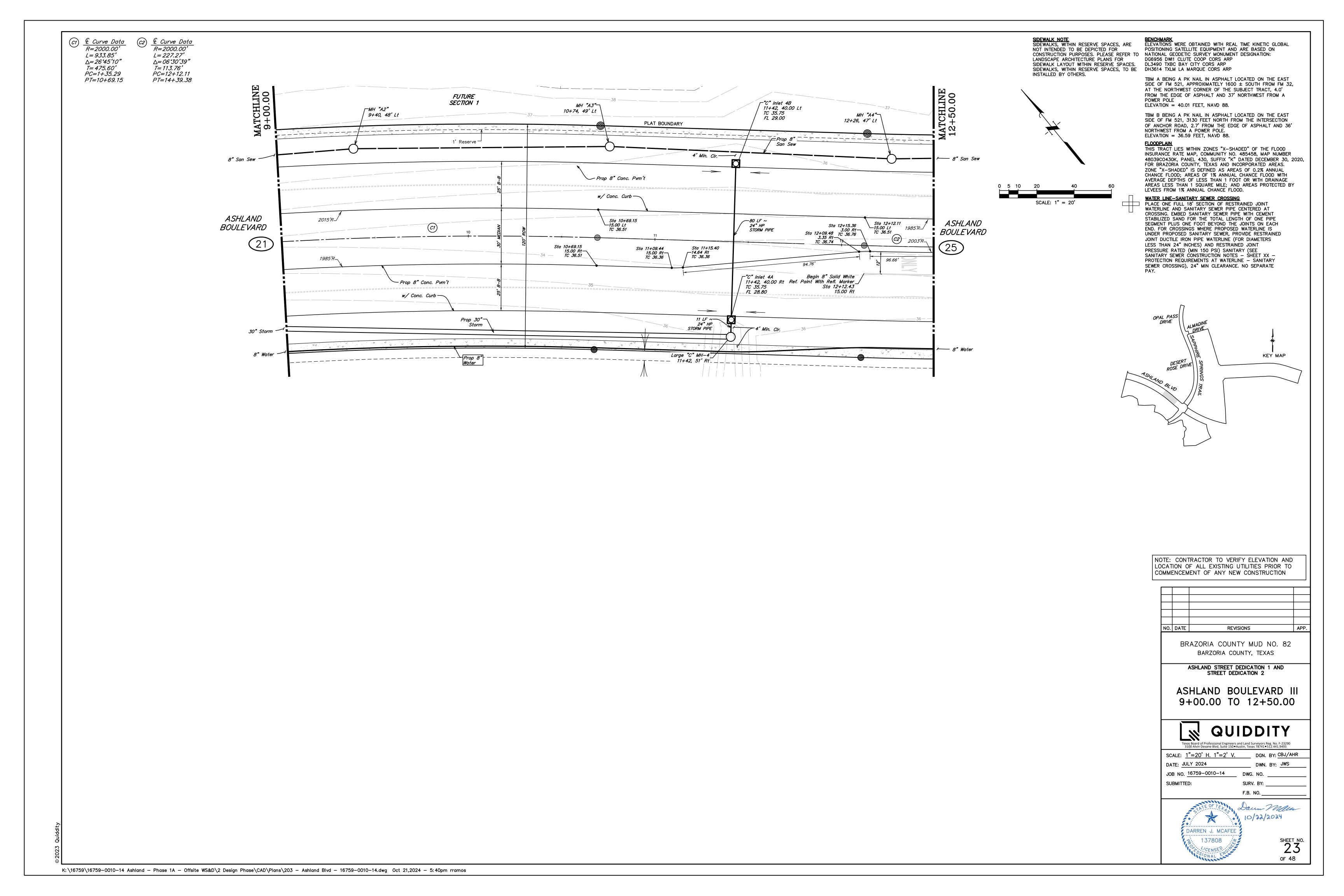
Dann Maller.

SHEET NO. 19 OF 48

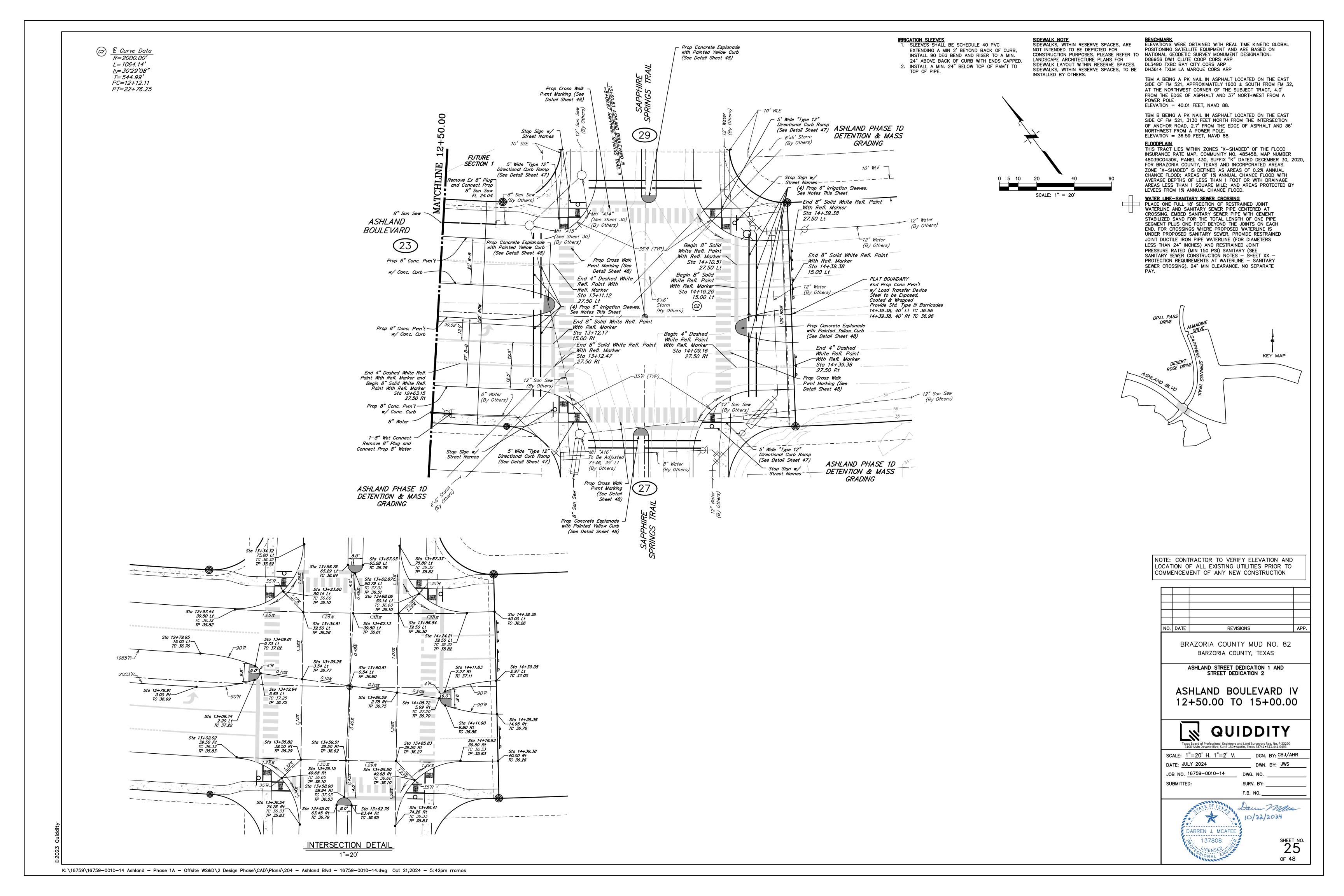








BENCHMARK ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: DG6956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE 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 ASHLAND BOULEVARD 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 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 0.37% Lt /-0.36% Rt// KEY MAP __100 Yr HGL HGL Compacted Fill — to 95% Std. Natural Ground -Proctor Density (Existing Centerline Swales to be De-mucked Prior to Prop 8"-Water Construction of Pavement) San Sew NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION BRAZORIA COUNTY MUD NO. 82 BARZORIA 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 JOB NO. <u>16759-0010-14</u> F.B. NO. _ 238 LF ~ 48" HP STORM PIPE @ 0.13% 24 LF ~ 8" San Sew @ 0.40% 43 LF ~ 8" San Sew **©** — 0.40% — 10/22/2024 137 LF ~ 8" San Sew @ 0.40% 151 LF ~ 8" San Sew @ 0.40% DARREN J. MCAFEE 12+00 12+50 9+00 10+00 11 + 00of 48 K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\203 - Ashland Blvd - 16759-0010-14.dwg Oct 21,2024 - 5:40pm rramos



ASHLAND BOULEVARD 50.00 MATCHLINE Compacted Fill to 95% Std. Proctor Density Existing Ground -0.36% Rt Natural Ground — Adjust MH Rim Elev Natural Ground -(Existing Centerline Swale to be De-Mucked Prior to Construction of Pavement) Water 1-8" Wet Connect 8" Water Remove 8" Plug and Connect Prop 8" Water 12" Water (By Others) 12" Water-__(By Others) (By Others) (By Others) (By Others) Remove Ex 8" Plug^{_l} and Connect Prop 8" San Sew FL 24.04 (By Others) Sew @ 0.40% 12+50 13+00 14+00 15+00

SCALE: 1" = 20'

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL
POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: DG6956 DWI1 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 \pm 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.

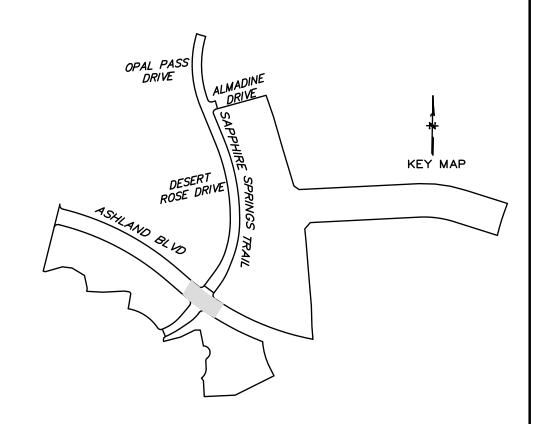
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE. ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X—SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039CO430K, 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

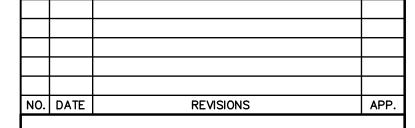
WATER LINE-SANITARY SEWER CROSSING

LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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



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



BRAZORIA COUNTY MUD NO. 82 BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVERD IV **PROFILE** 12+50.00 TO 15+00.00

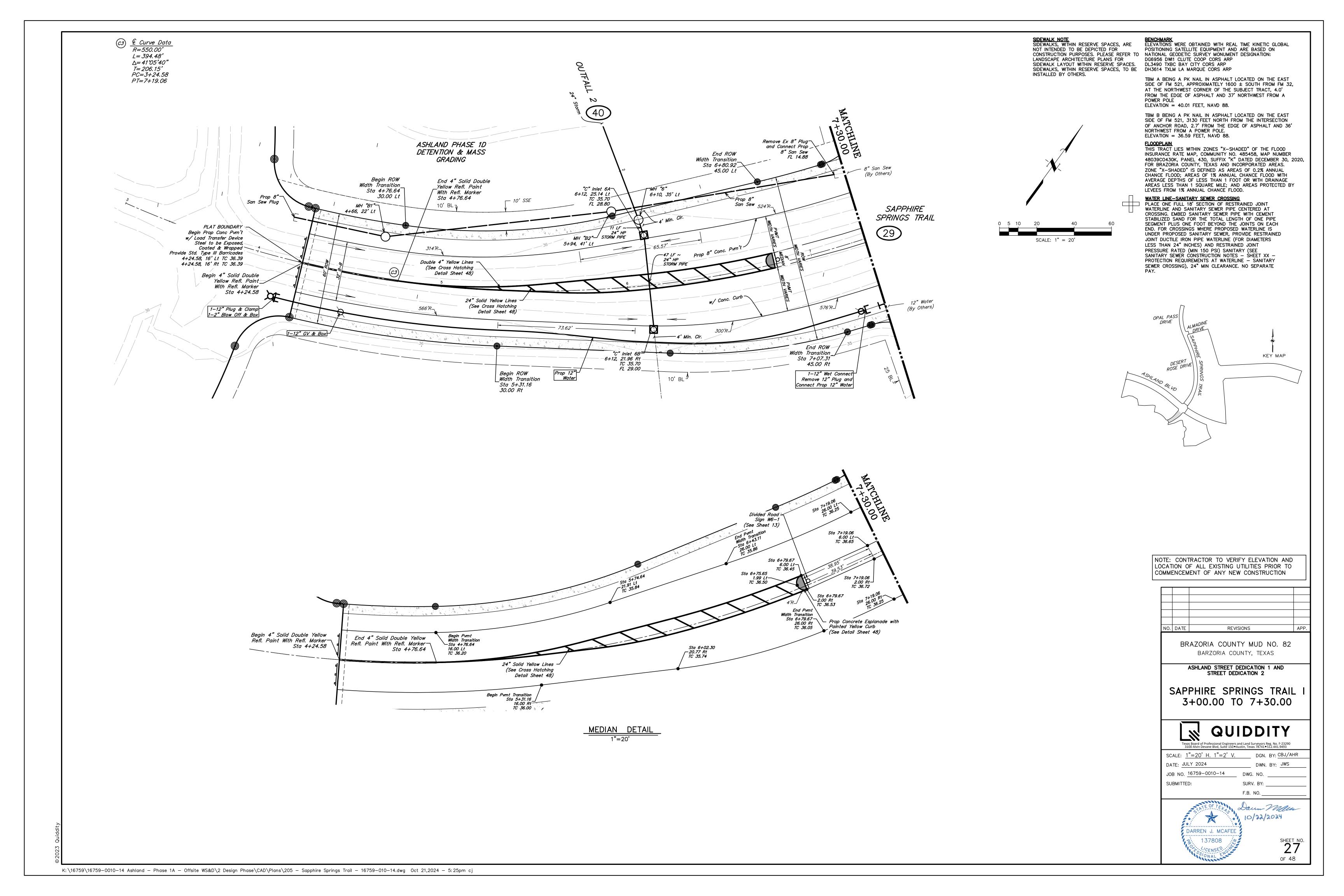


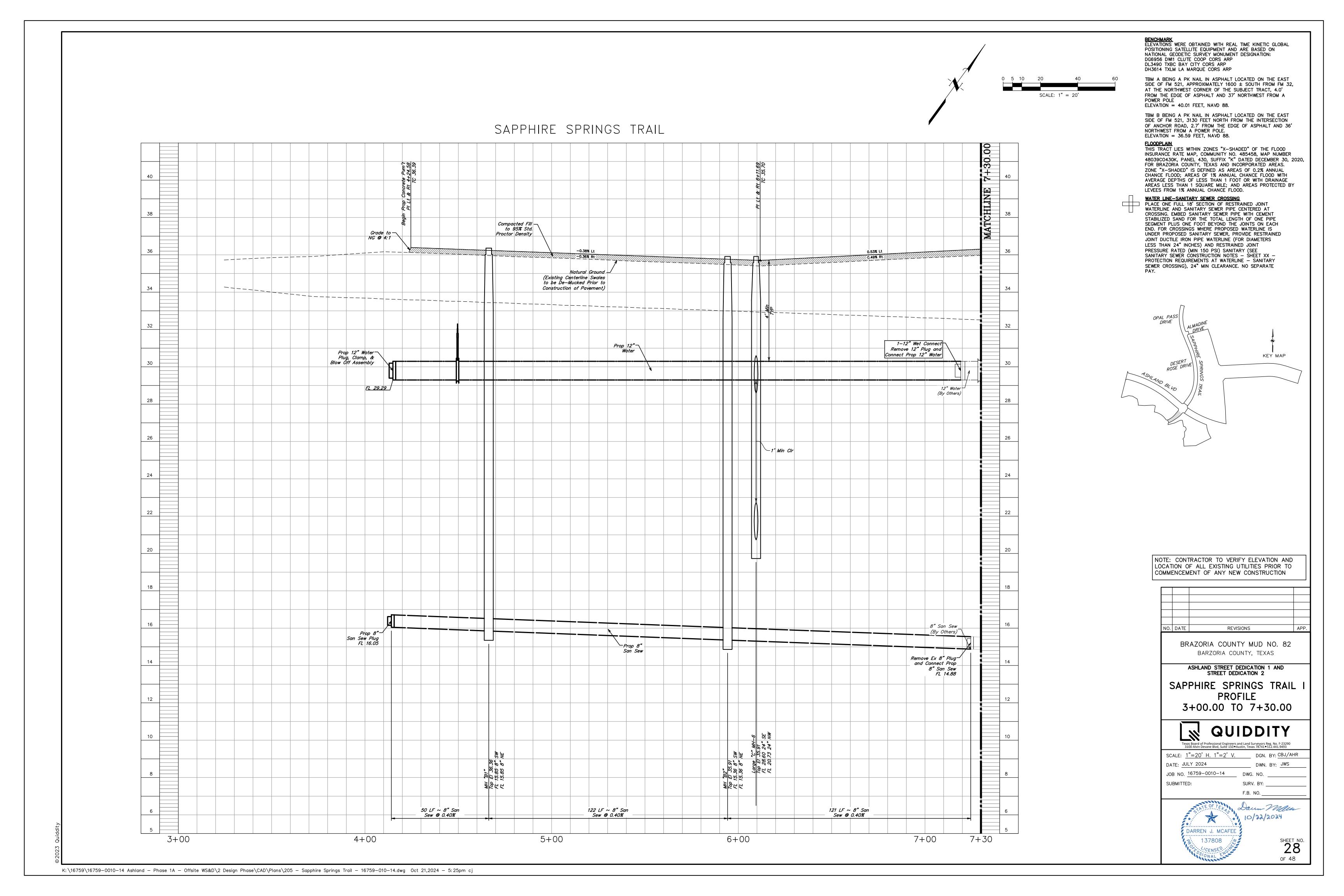
SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR DATE: JULY 2024 JOB NO. 16759-0010-14 F.B. NO. __

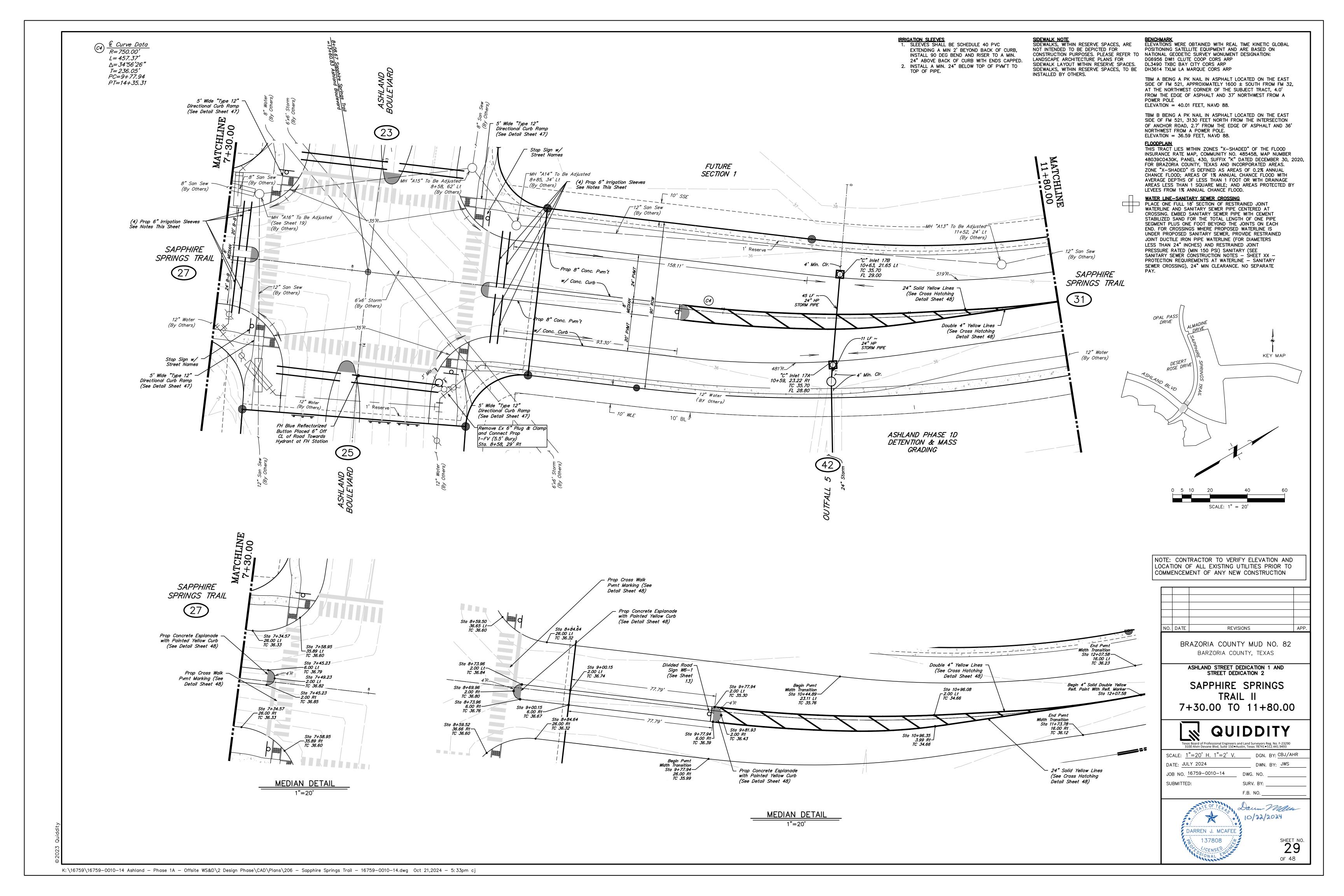


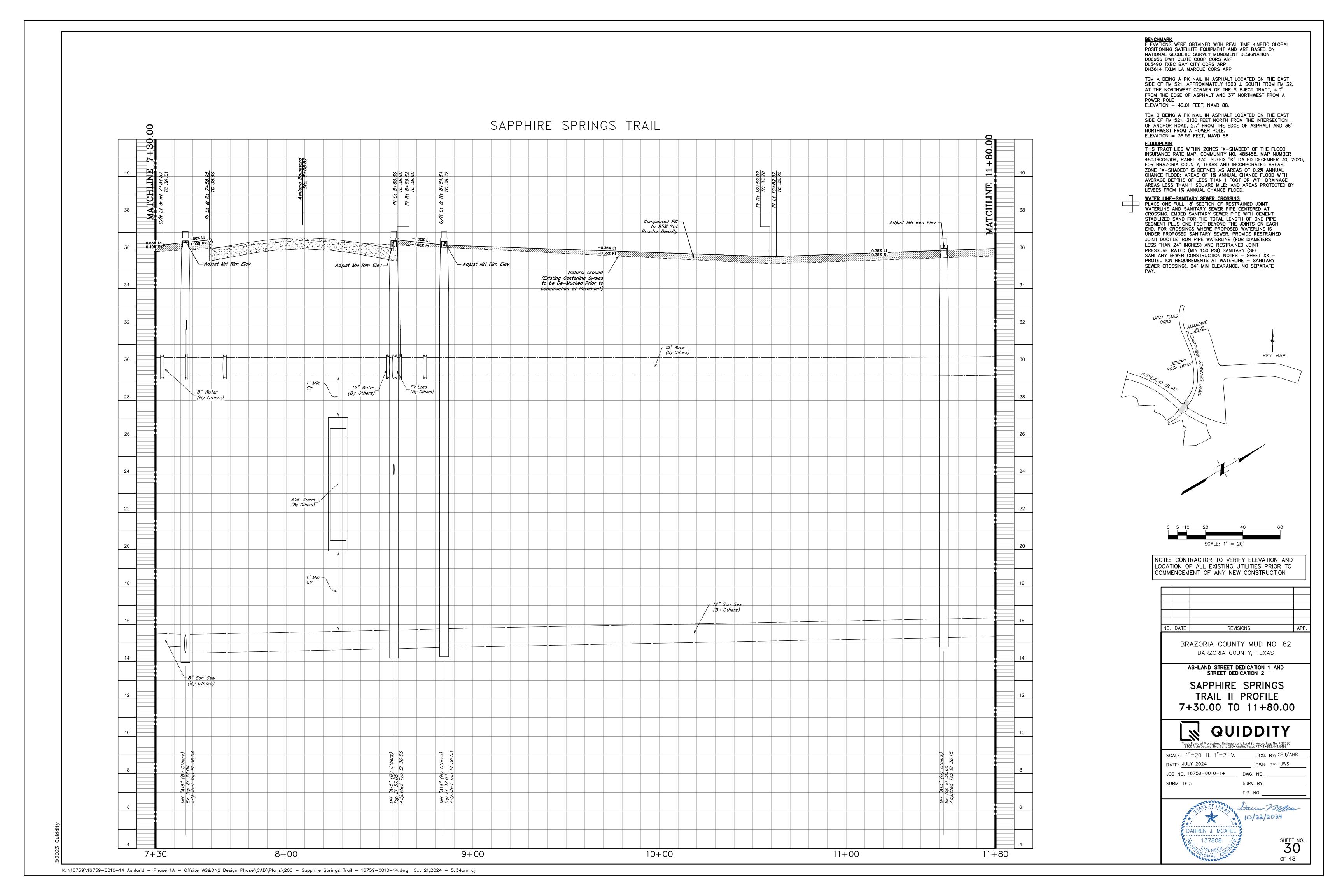
10/22/2024

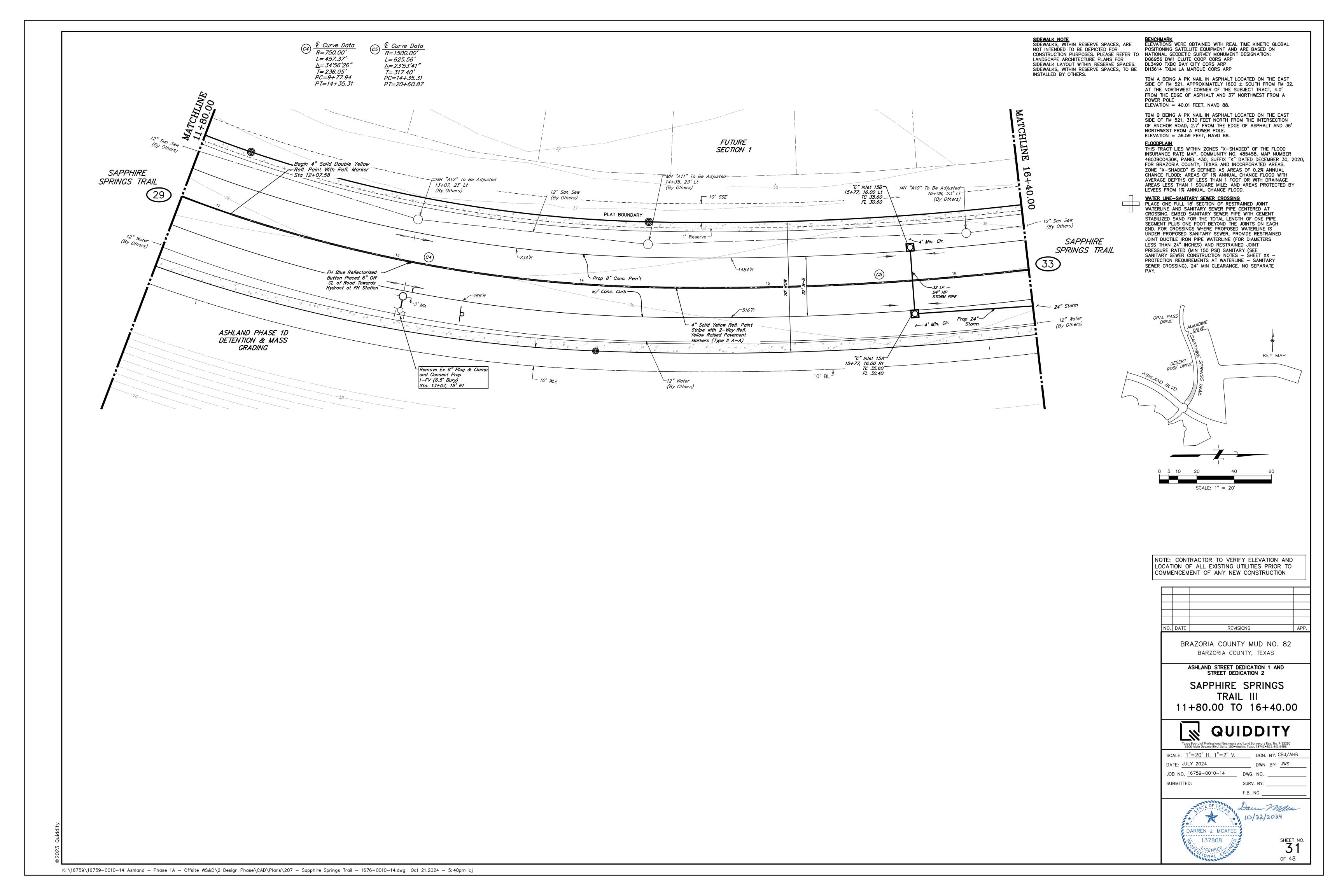
of 48



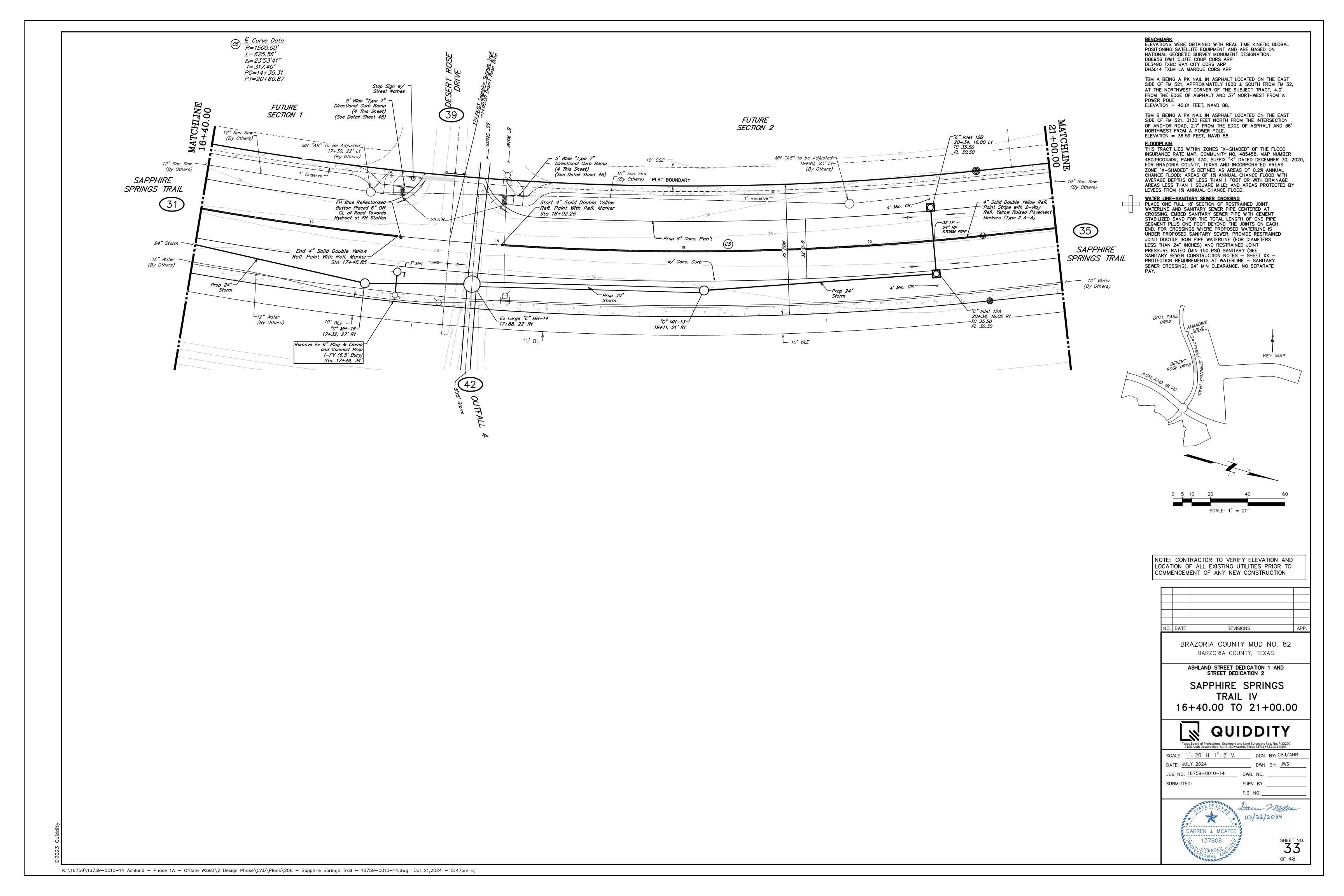


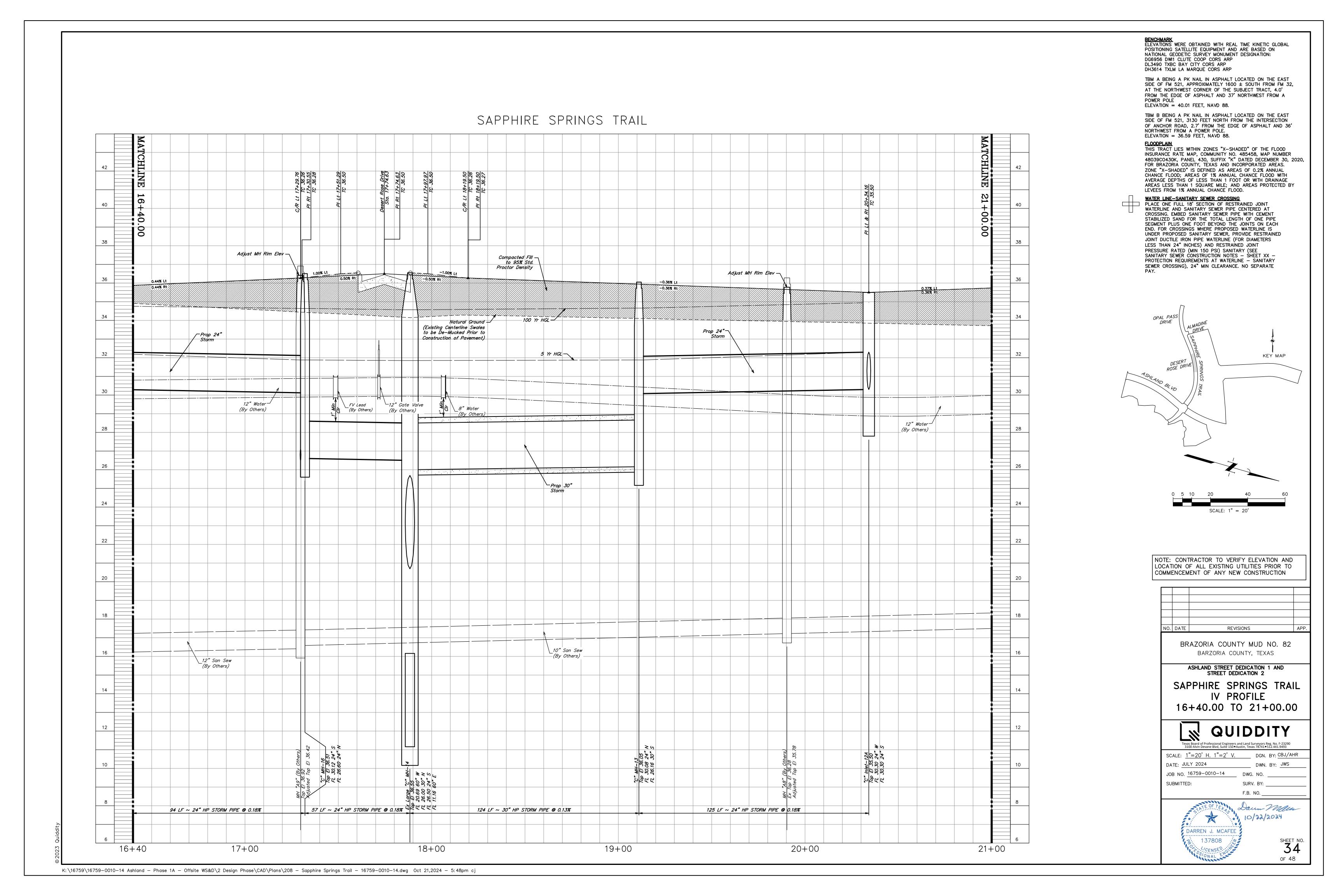


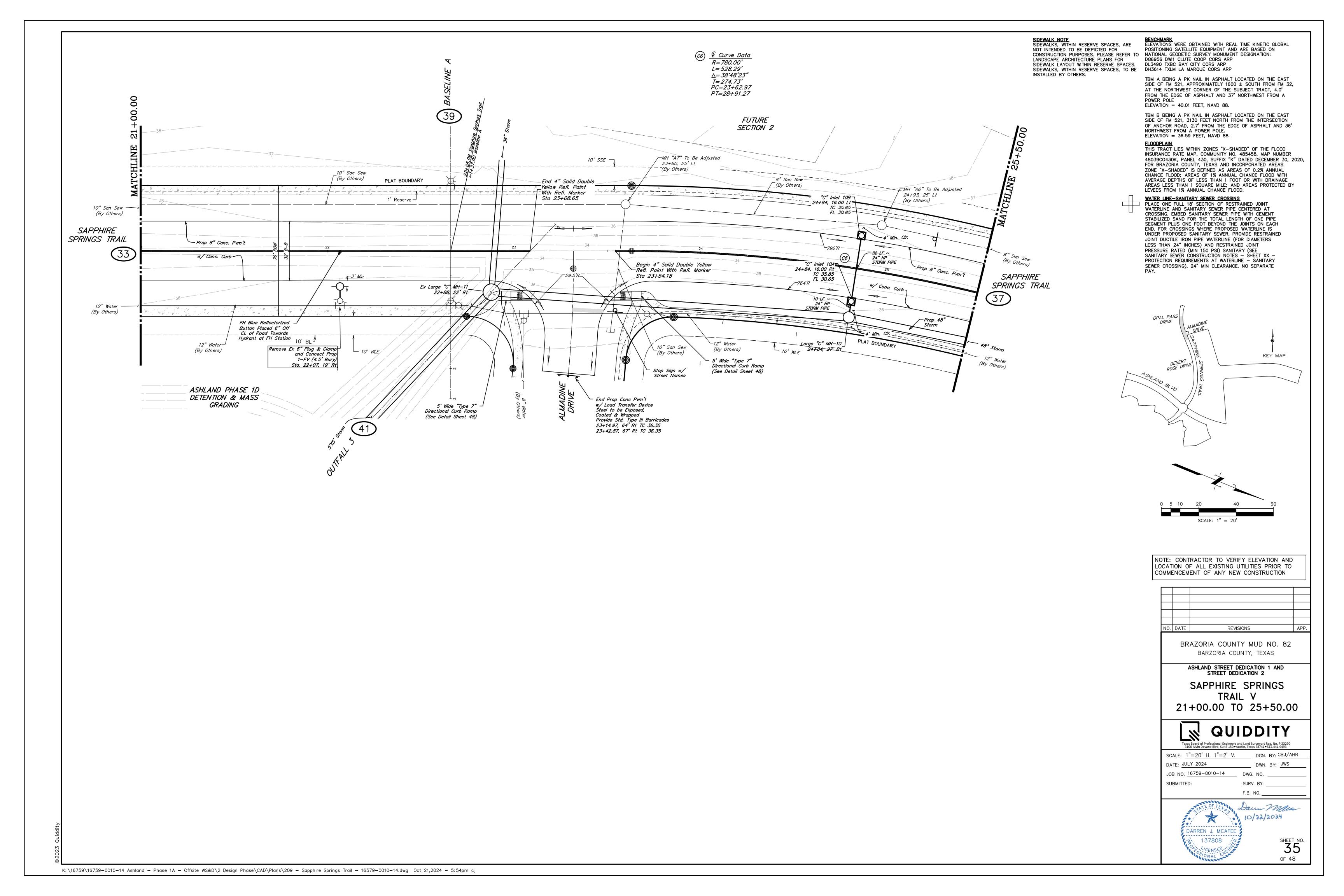


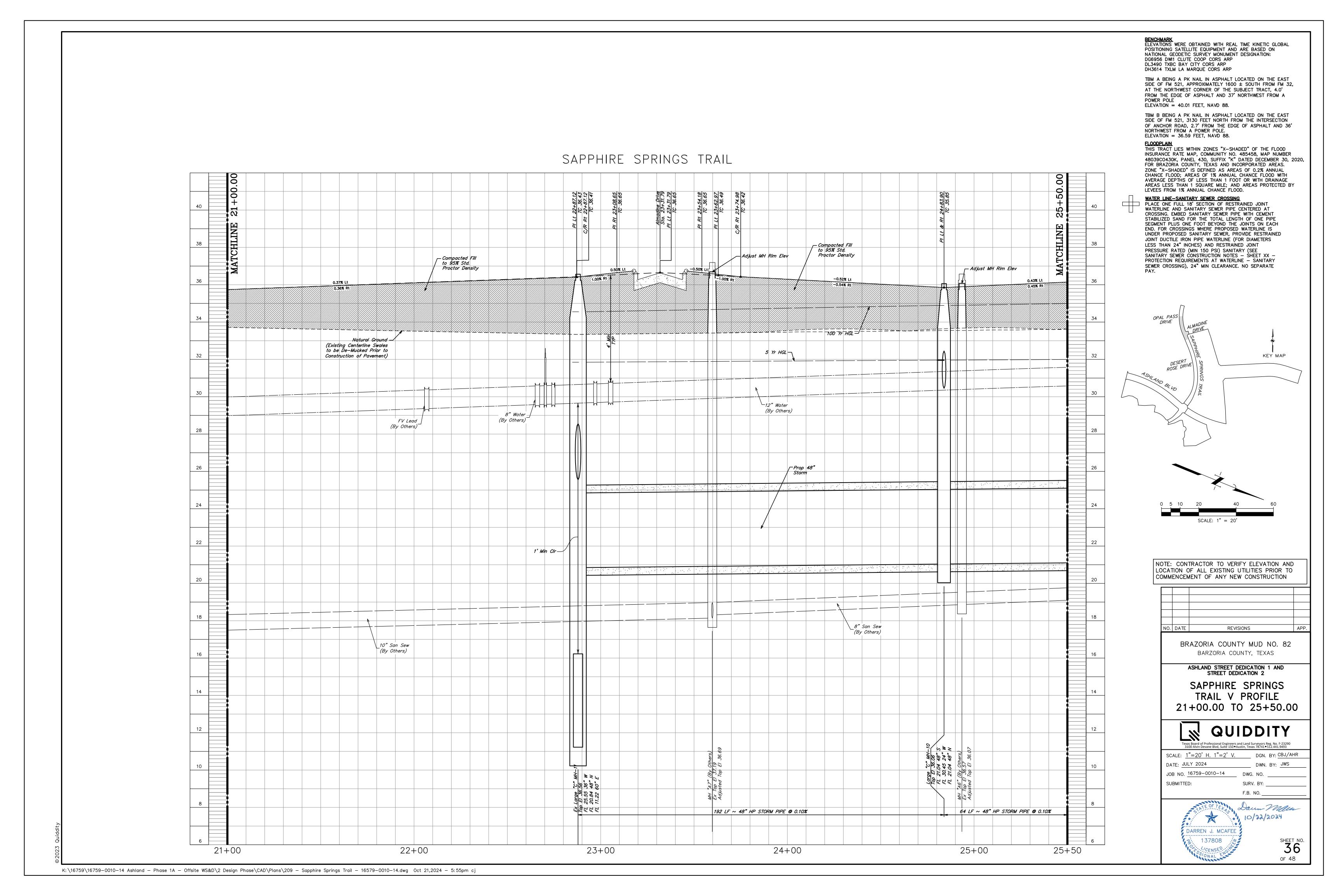


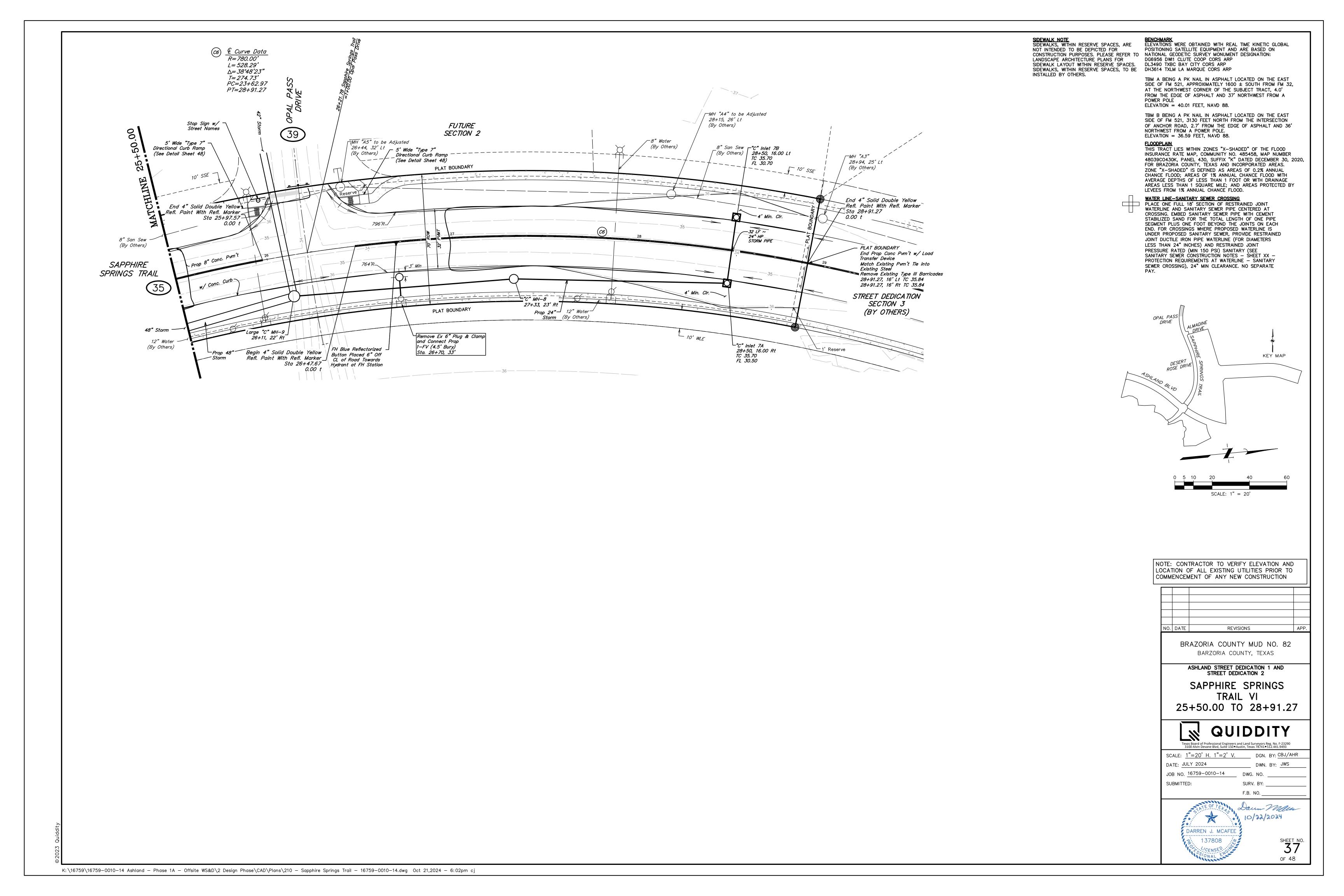
BENCHMARK ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: DG6956 DW1 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP DH3614 TXLM LA MARQUE CORS ARP TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 \pm 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 SAPPHIRE SPRINGS TRAIL 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 Compacted Fill — to 95% Std. PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX -Adjust MH Rim Elev — PROTECTION REQUIREMENTS AT WATERLINE - SANITARY Proctor Density Adjust MH Rim Elev -00 SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE -0.36% Rt Natural Ground (Existing Centerline Swales to be De-Mucked Prior to Construction of Pavement) 100 Yr HGL -5 Yr HGL — 32 KEY MAP 12" Water= (By Others) FV Lead (By Others) NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION BRAZORIA COUNTY MUD NO. 82 BARZORIA COUNTY, TEXAS ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2 _12" San Sew (By Others) 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. <u>16759-0010-14</u> DWG. NO. SUBMITTED: F.B. NO. _ 63 LF ~ 24" HP STORM PIPE @ 0.18% 10/22/2024 DARREN J. MCAFEE 11+80 12+00 13+00 15+00 16+00 14+00 16 + 40of 48 K: \16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\207 - Sapphire Springs Trail - 1676-0010-14.dwg Oct 21,2024 - 5:41pm cj



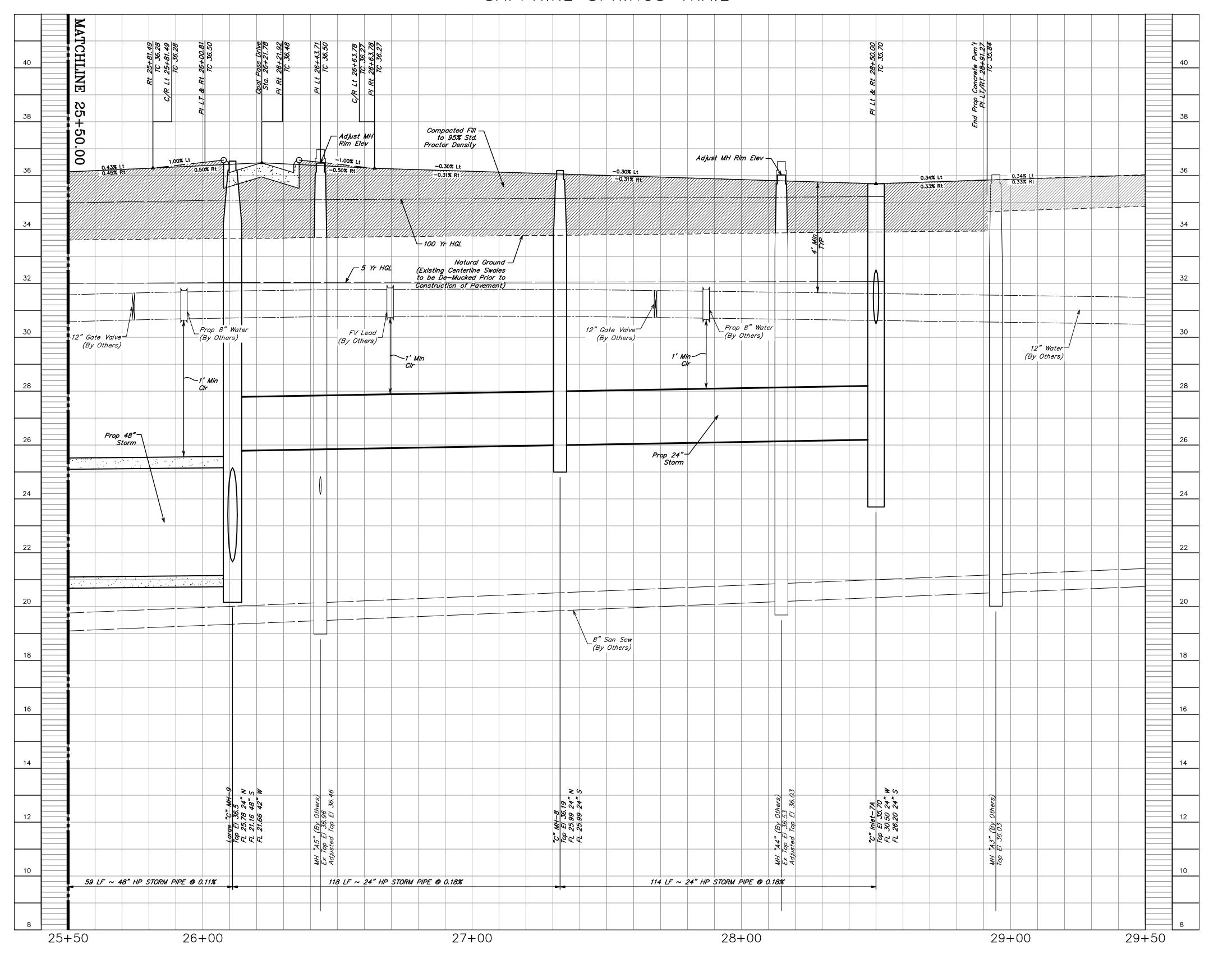








SAPPHIRE SPRINGS TRAIL



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL
POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON
NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: DG6956 DW11 CLUTE COOP CORS ARP DL3490 TXBC BAY CITY CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 \pm 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

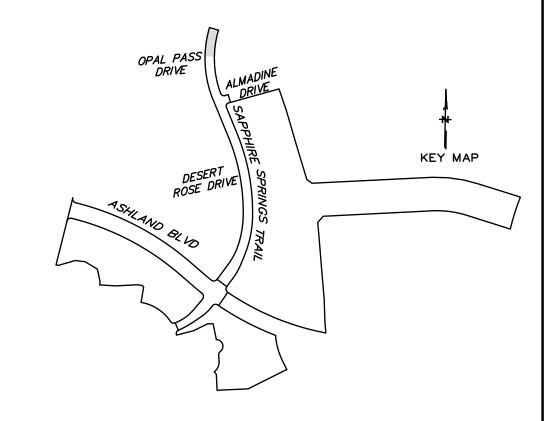
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD

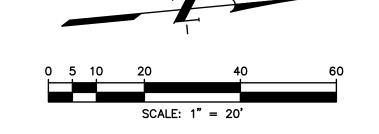
ON THE FLOOD AREA MAD NUMBER INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039CO430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE 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

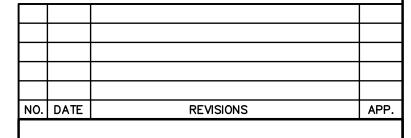
DH3614 TXLM LA MARQUE CORS ARP

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.





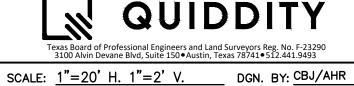
NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



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

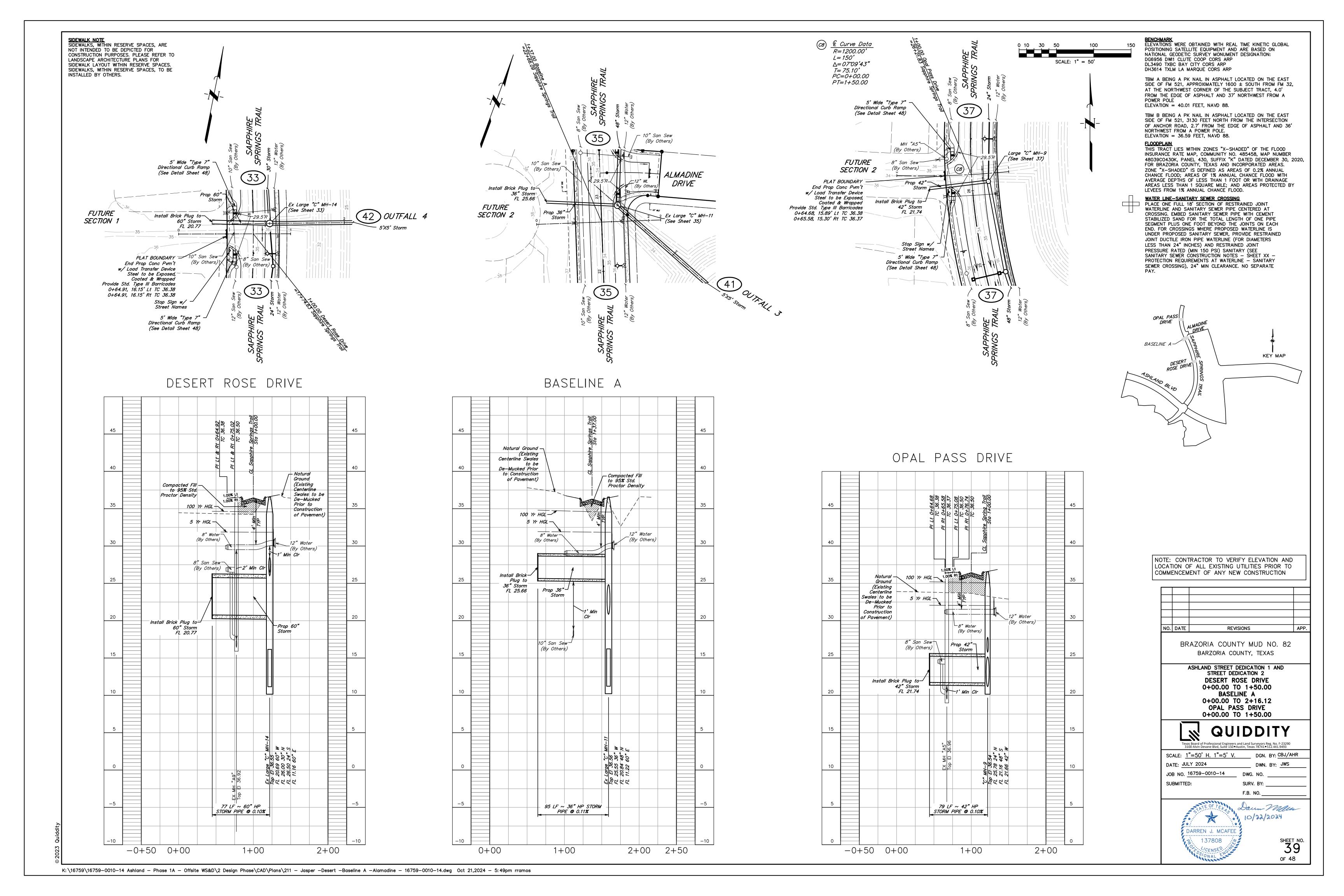


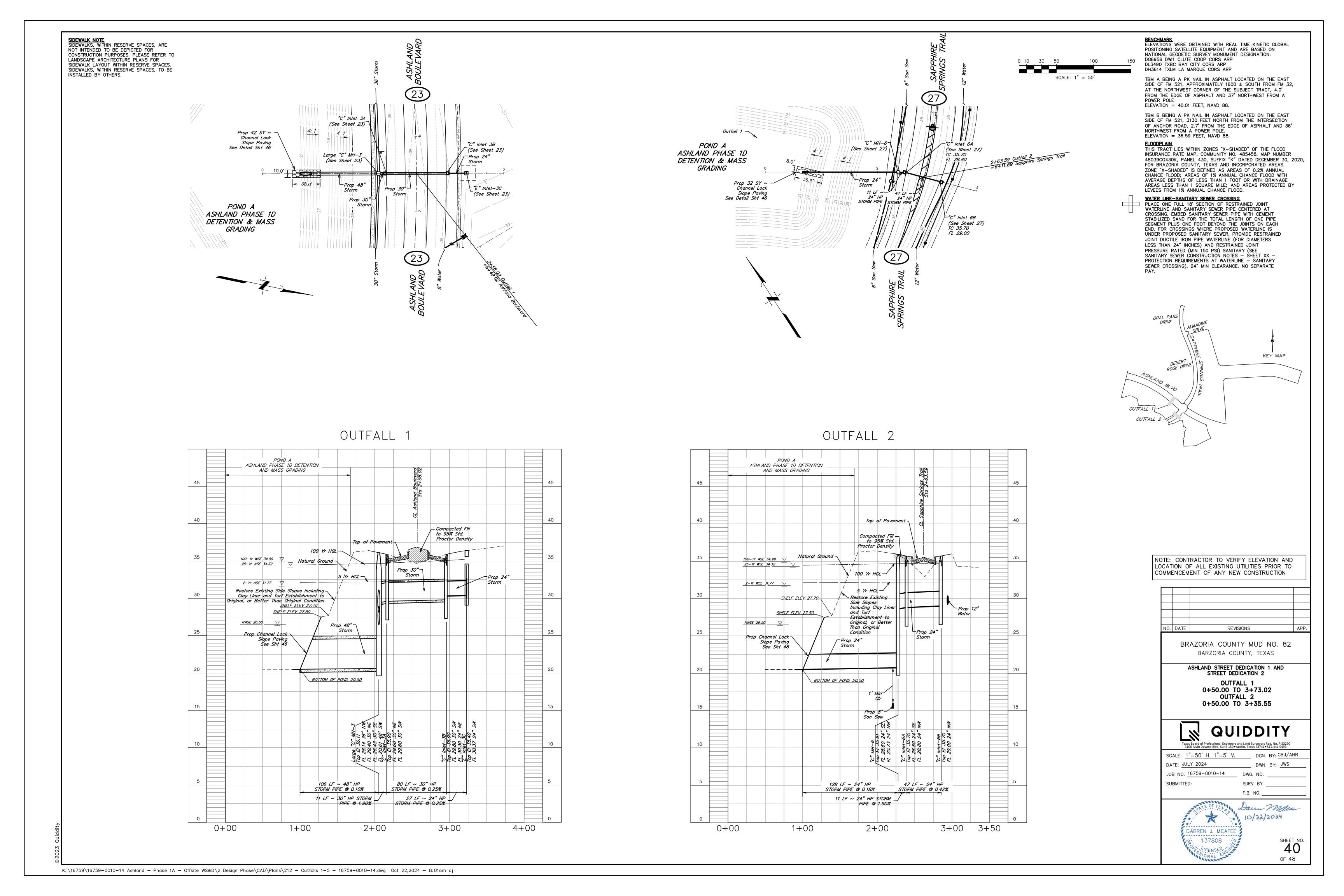
DATE: JULY 2024 JOB NO. <u>16759-0010-14</u> F.B. NO. _

10/22/2024 DARREN J. MCAFEE

of 48

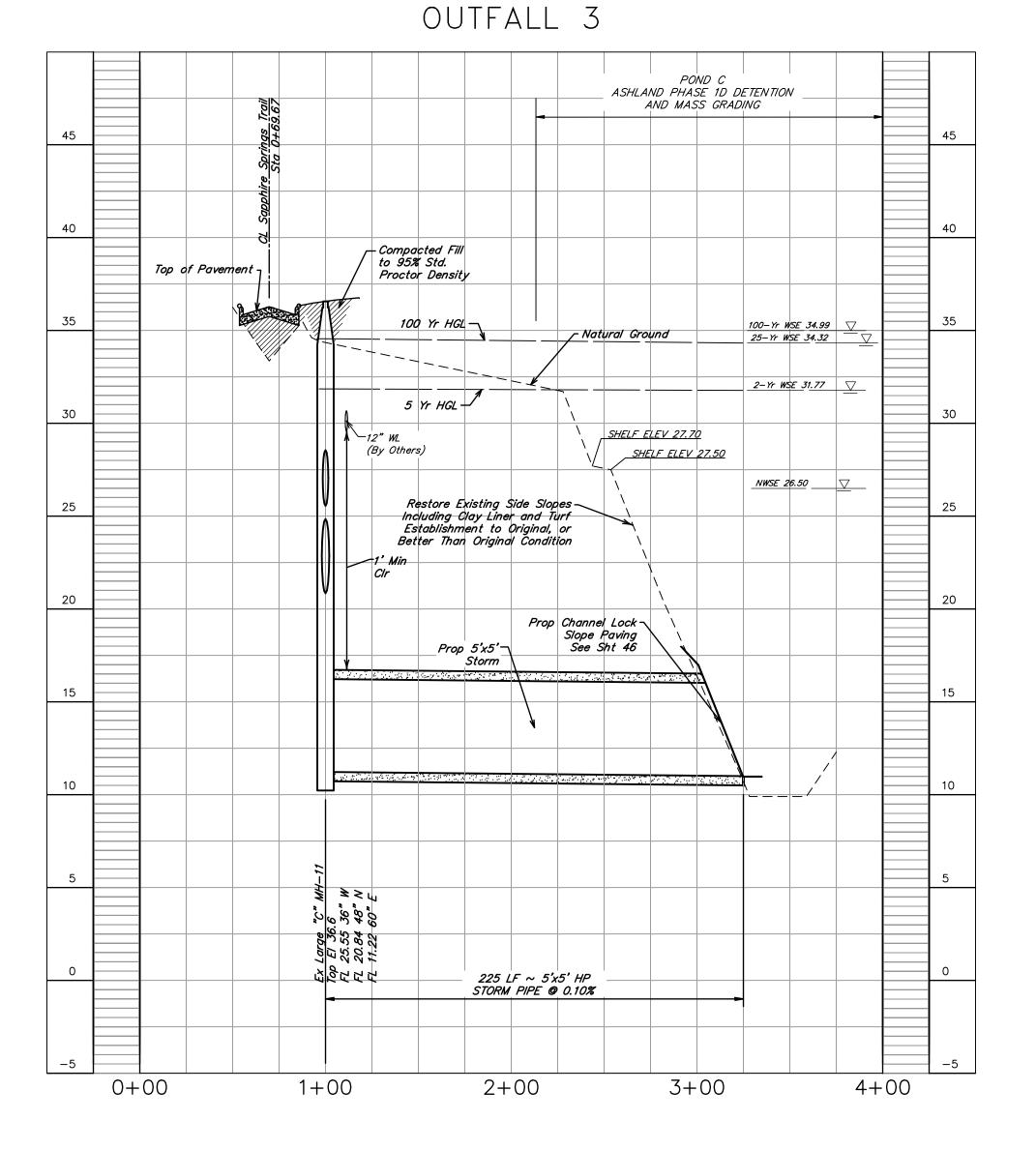
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\210 - Sapphire Springs Trail - 16759-0010-14.dwg Oct 21,2024 - 5:46pm rramos

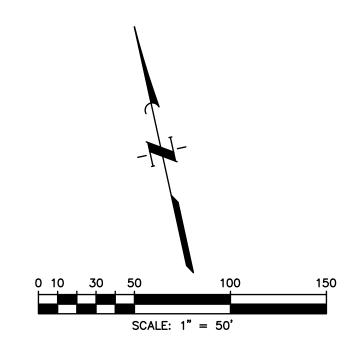




0+69.67 Outfall 3 =23+08.70 Sapphire Springs Trail Ex Large "C" MH-11 (See Sheet 35) Channel Lock Slope Paving See Detail Sht 46 POND C (By Others) ASHLAND PHASE 1D DETENTION & MASS GRADING







BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL
POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON
NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION: DG6956 DW11 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 \pm 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.

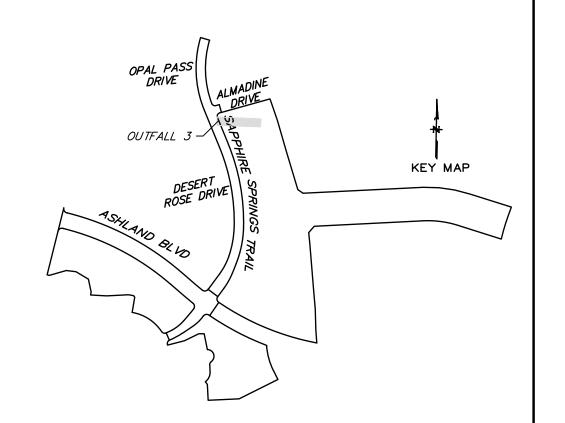
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE. ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039CO430K, 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

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



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

NO. DATE

BRAZORIA COUNTY MUD NO. 82 BARZORIA COUNTY, TEXAS

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

SCALE: <u>1"=50' H. 1"=5' V.</u> DGN. BY: <u>CBJ/AHR</u> DATE: JULY 2024 DWN. BY: JWS JOB NO. <u>16759-0010-</u>14

SUBMITTED:

F.B. NO. _

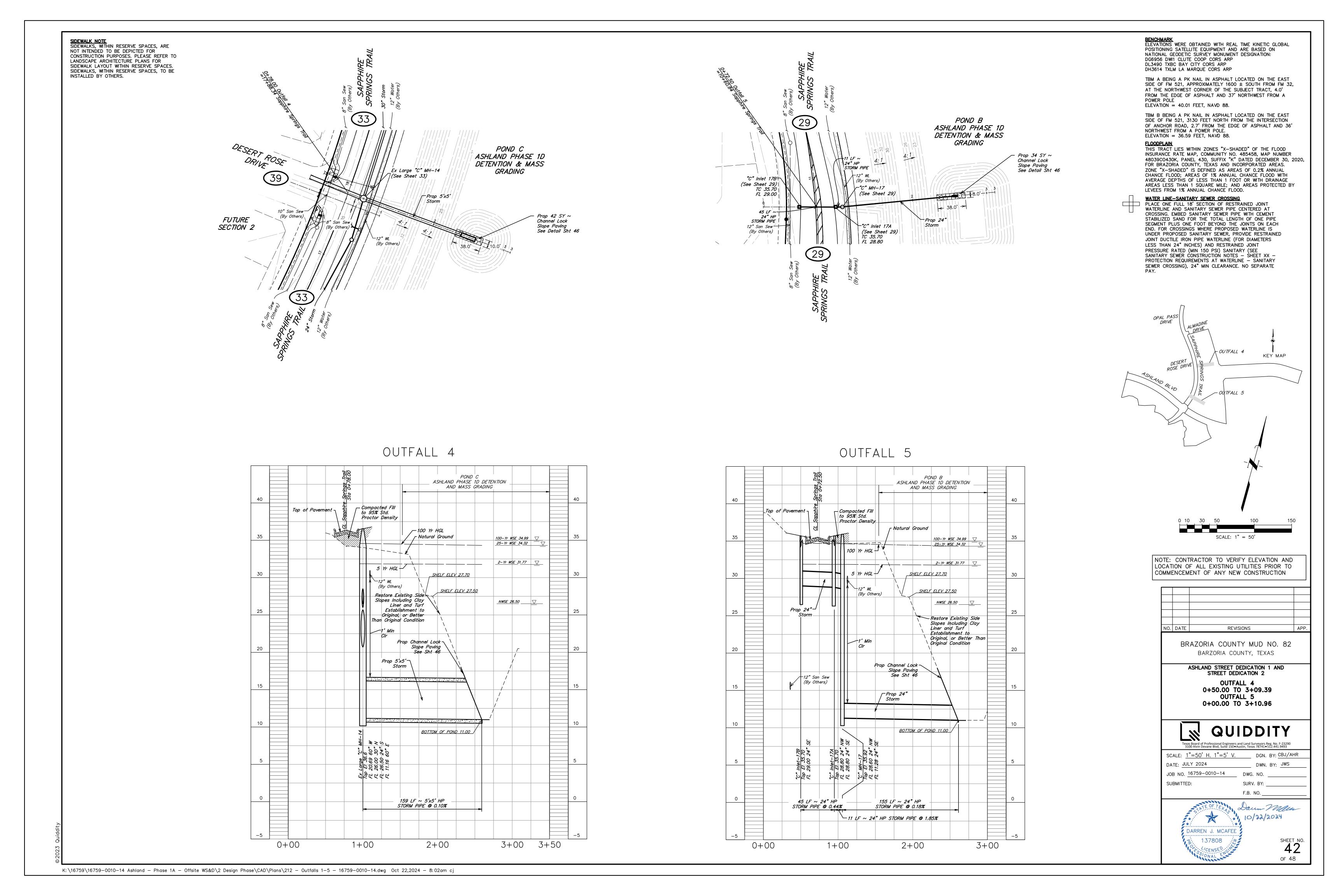


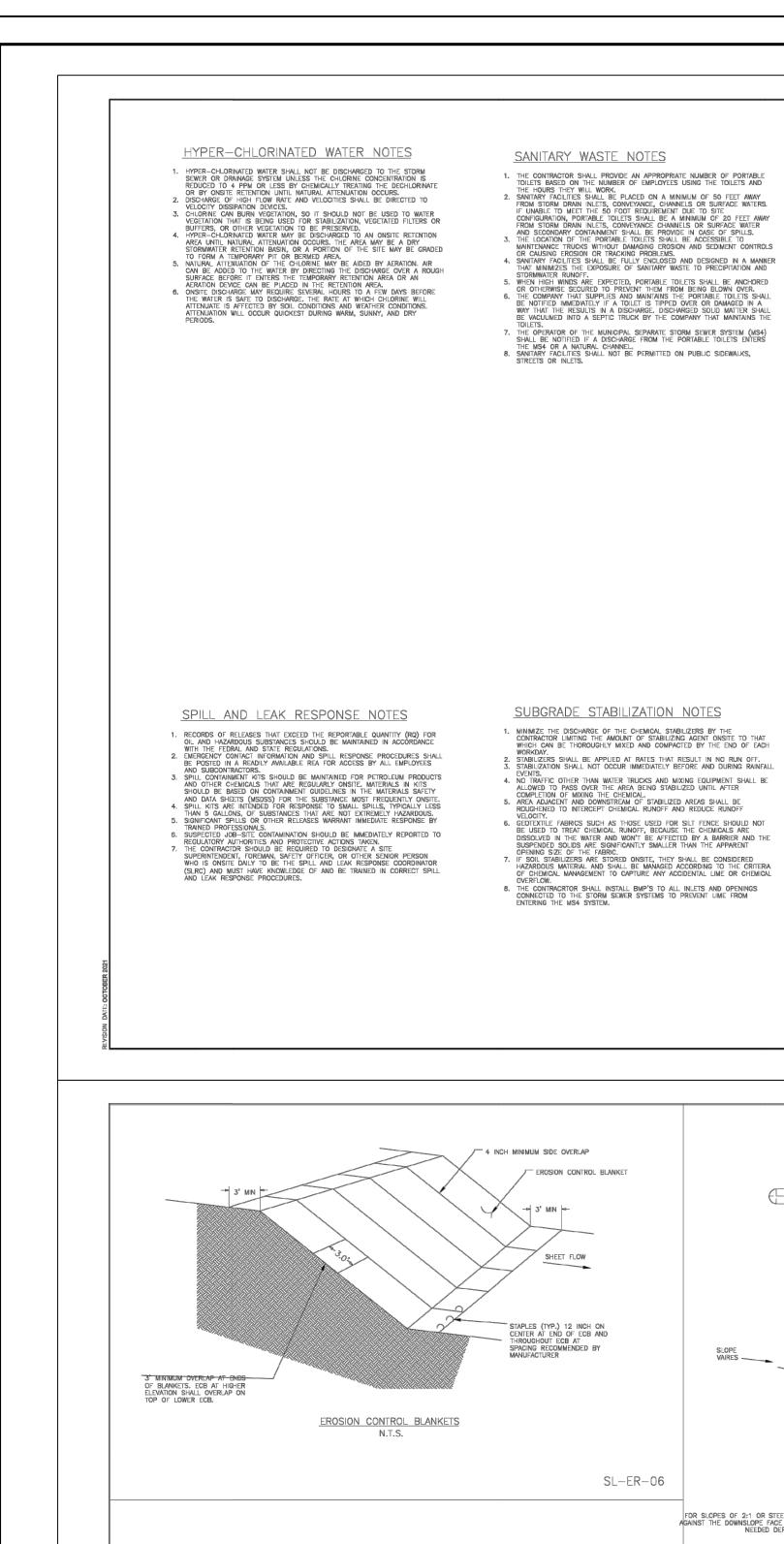
10/22/2024

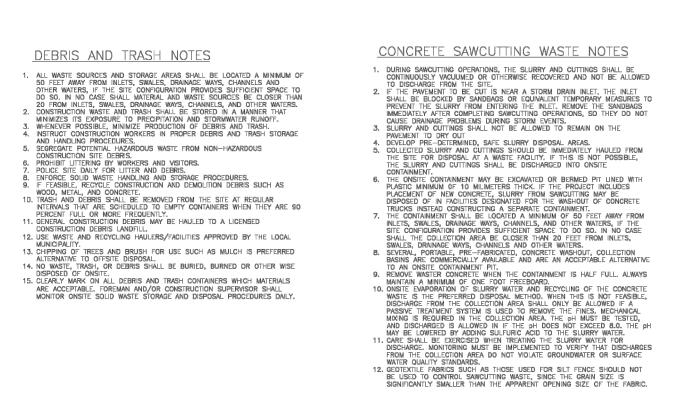
SHEET NO. of 48

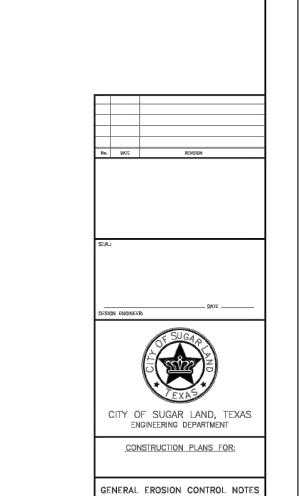
SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE
NOT INTENDED TO BE DEPICTED FOR
CONSTRUCTION PURPOSES. PLEASE REFER TO

LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

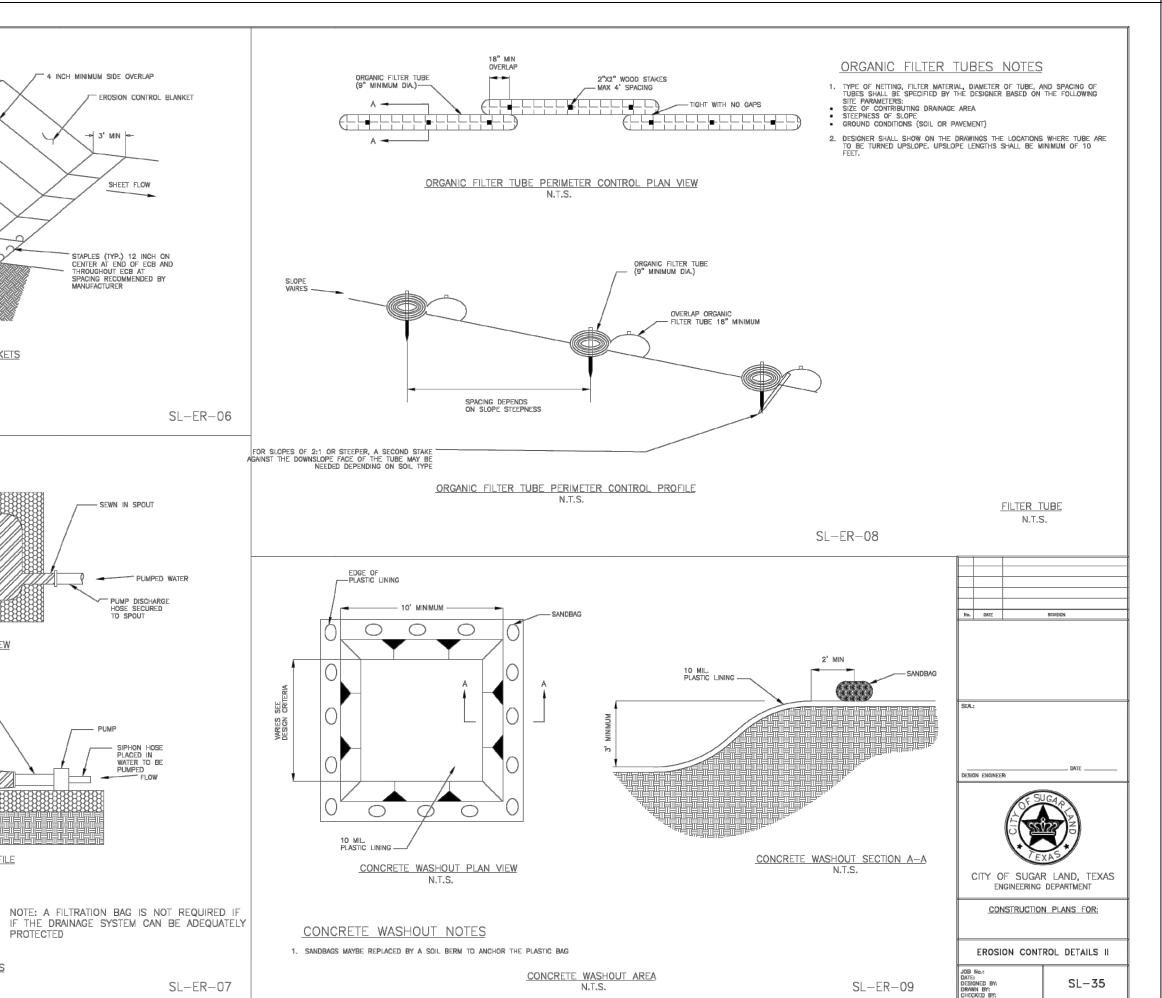








SL-33



SANDBLASTING WASTE NOTES

, THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT

SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.

2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.

3. USE ONLY INERT NON-DEGRADABLE SANDBLAST MEDIA.

4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.

5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.

6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.

7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.

8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT, USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.

9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANTRAY LANDFILLS.

10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.

11. USE SAND FENCING WHERE APPRORIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.

12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM HEAD REVISIONS FROM ENTERING DERAITORS FROM ENTERING DRAINAGE SYSTEMS.

DRAINAGE SYSTEMS.

13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.

14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.

15. TAKE ALL REASONABLE PRECALITIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.

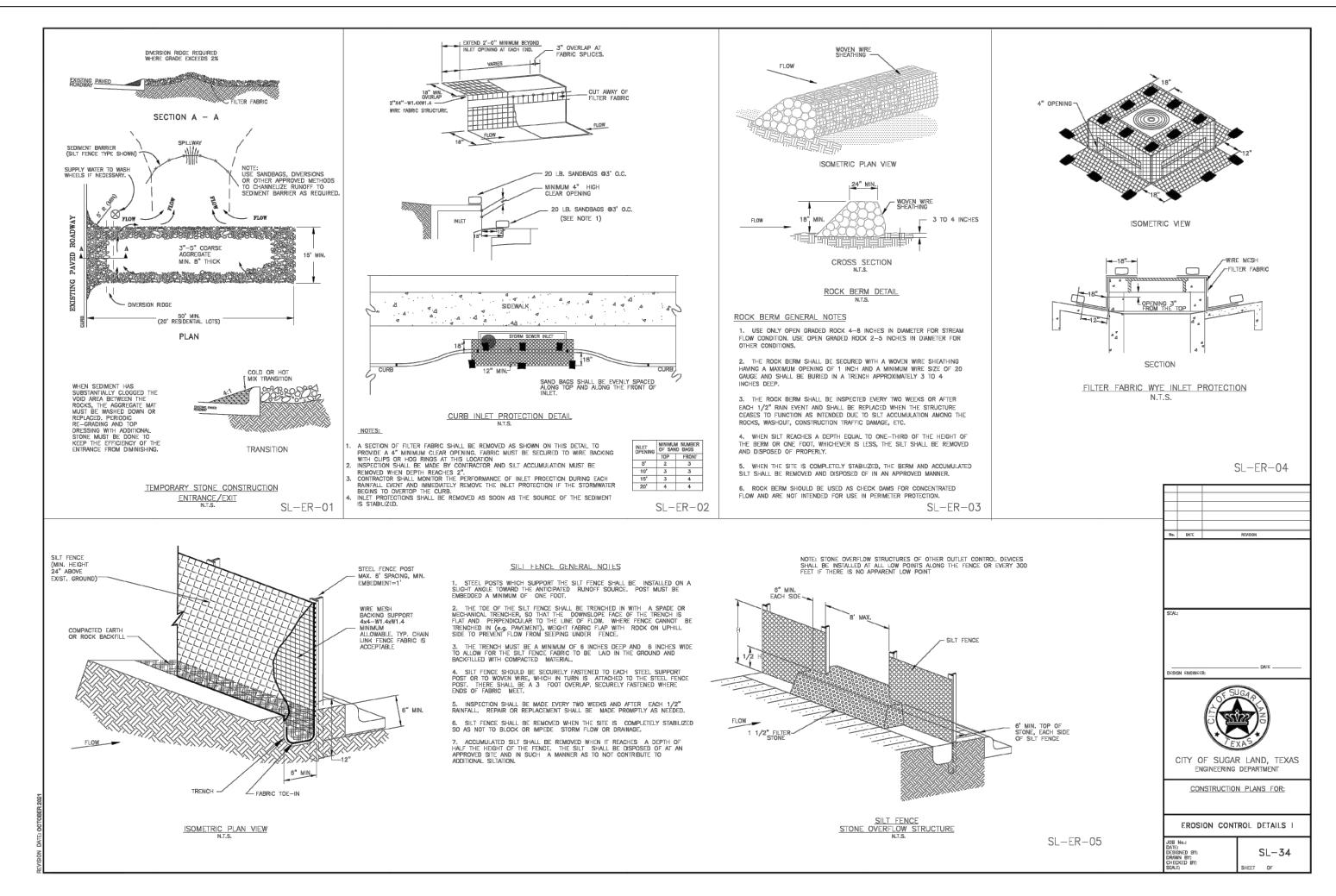
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.

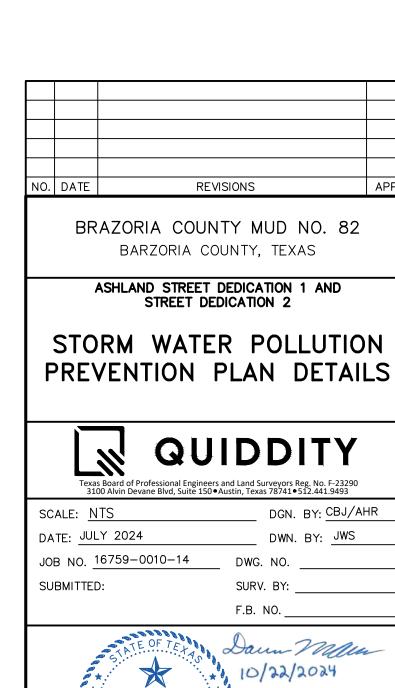
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.

WIND.

18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.

19. CAPTURE AND TREAT RUNOFF, WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.





DGN. BY: CBJ/AHR DWN. BY: JWS DWG. NO. F.B. NO. 10/22/2024

SHEET NO.

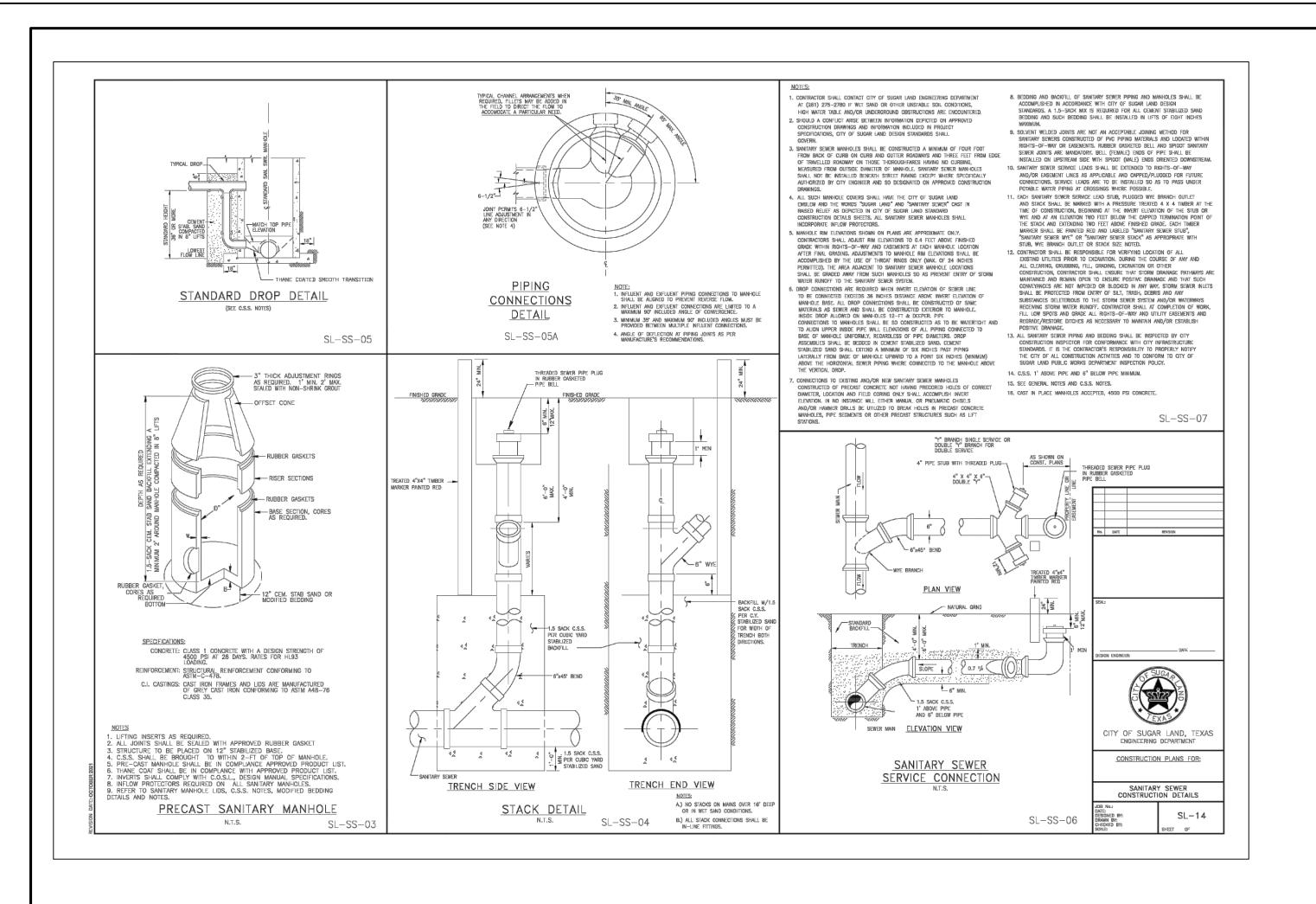
43 of 48

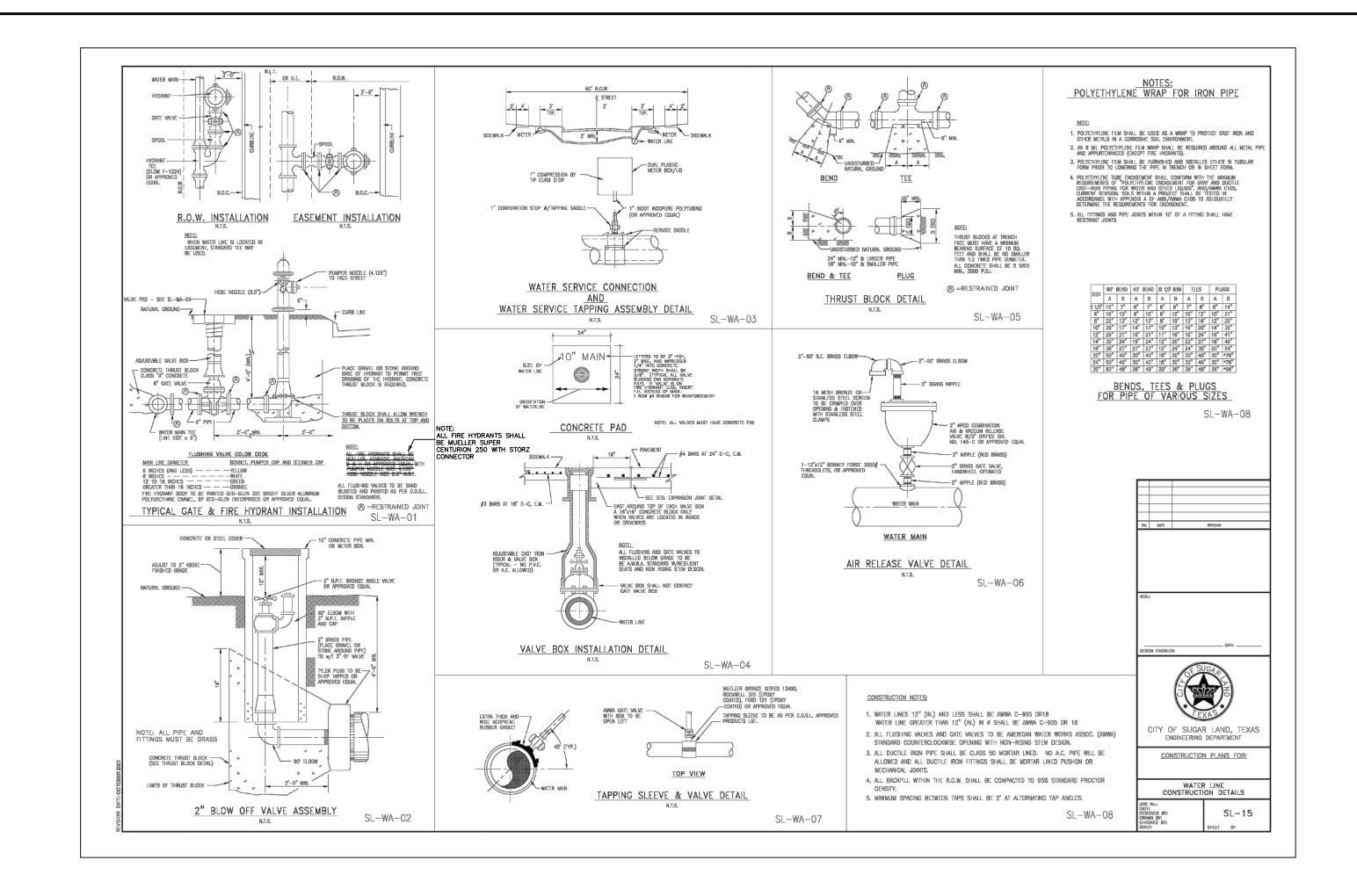
SEDIMENT FILTER BAG PLAN VIEW N.T.S.

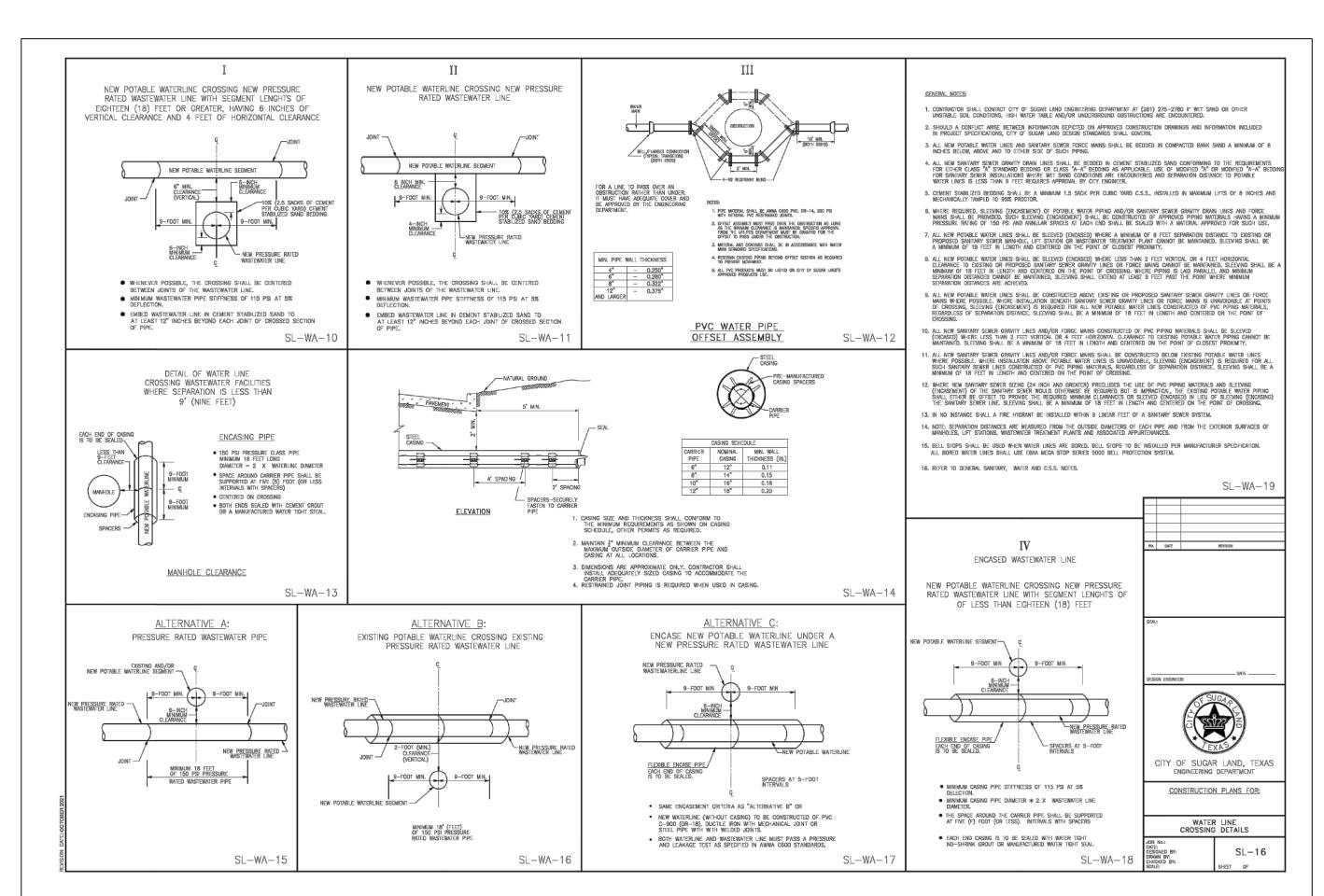
SEDIMENT FILTER BAG PROFILE N.T.S.

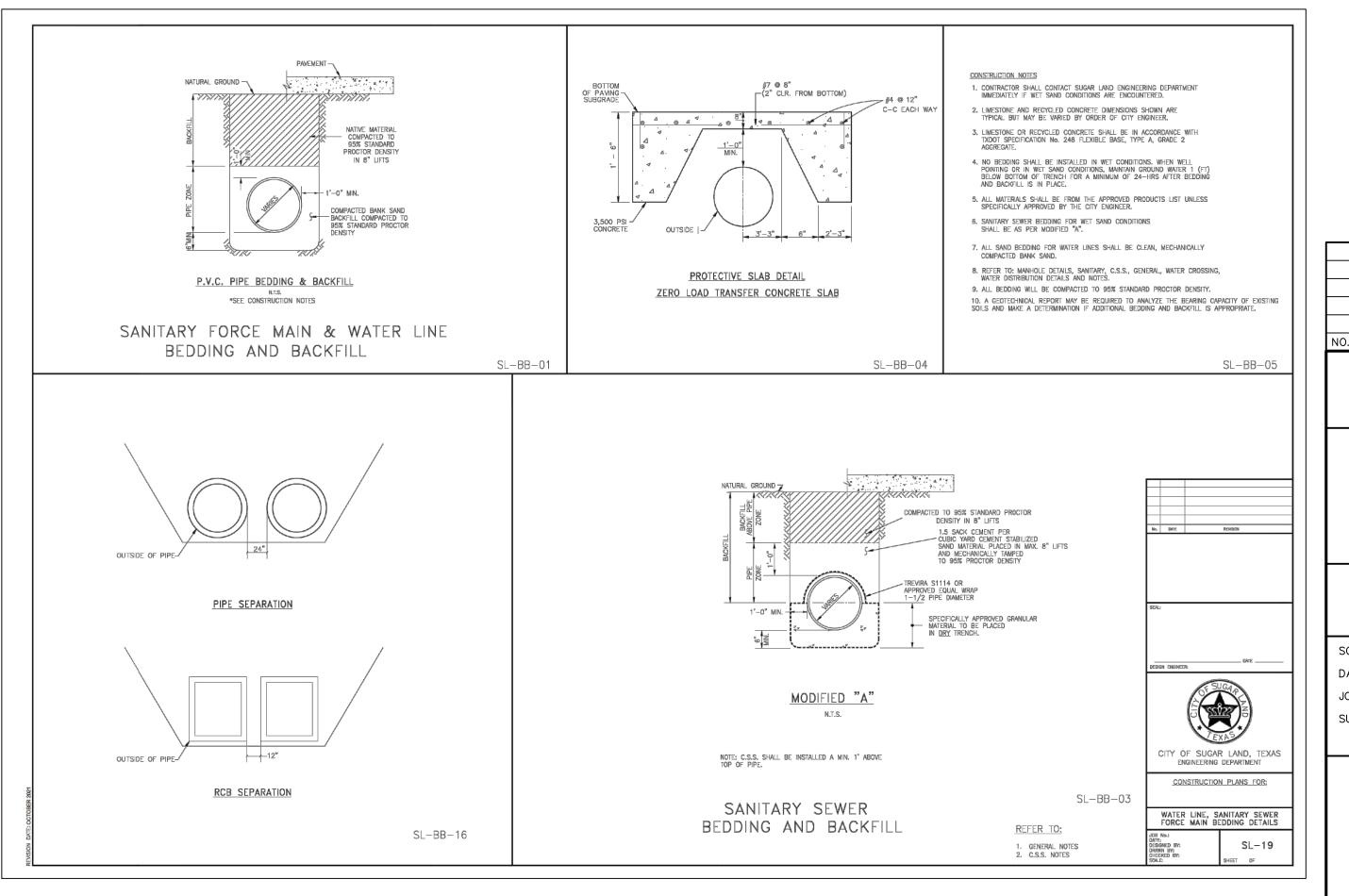
DEWATERING CONTROLS N.T.S.

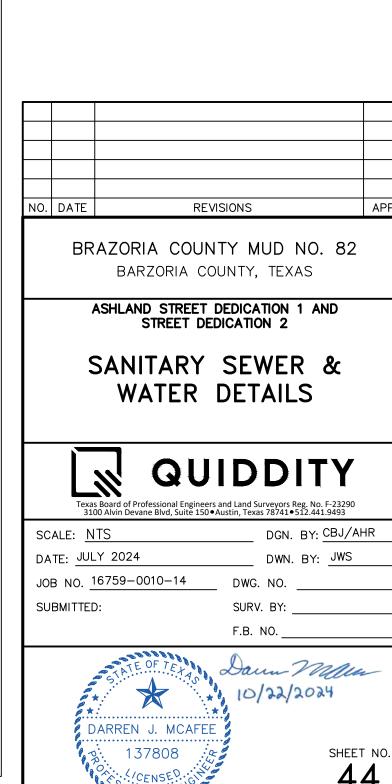
PUMPED WATER



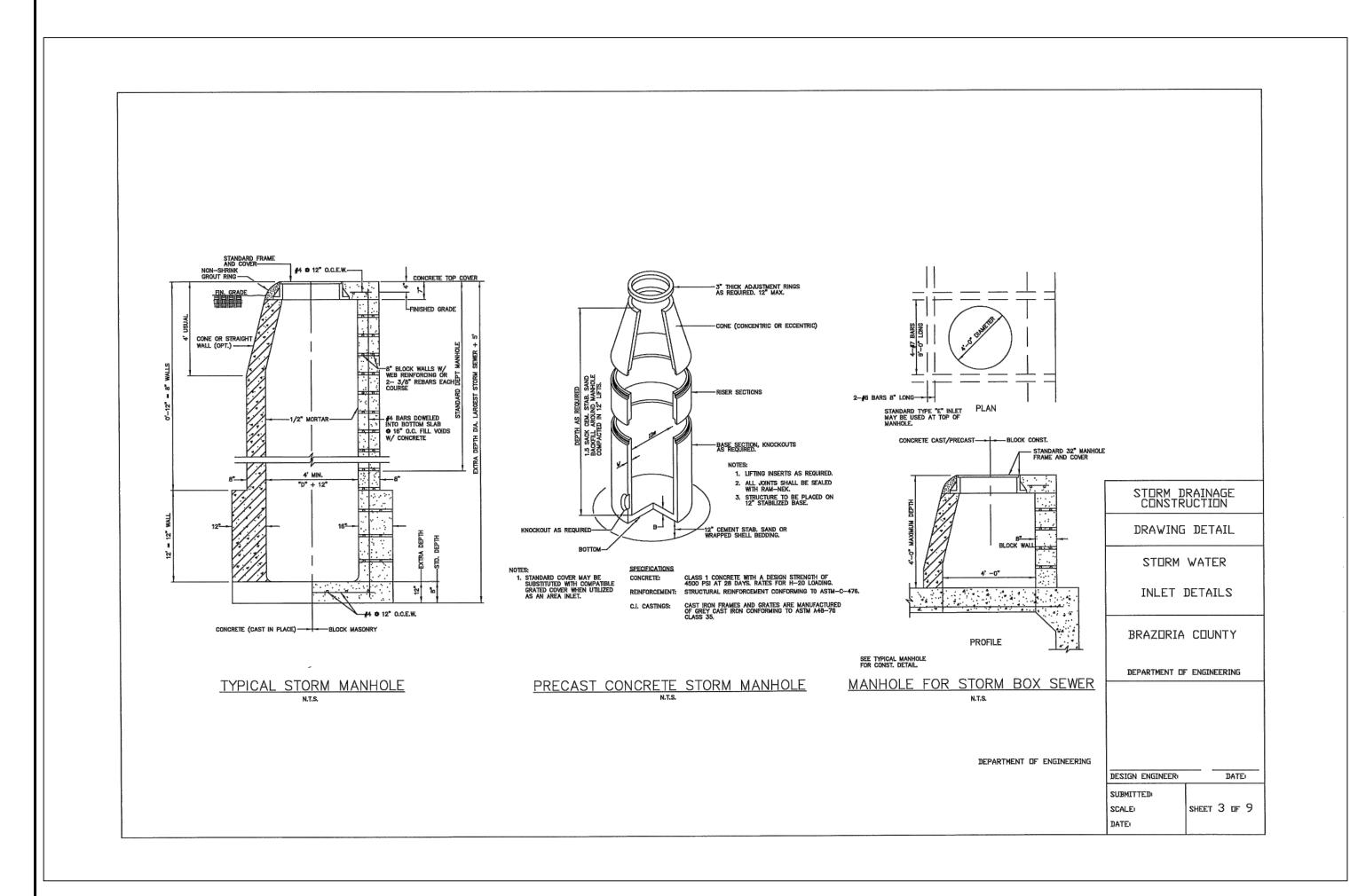


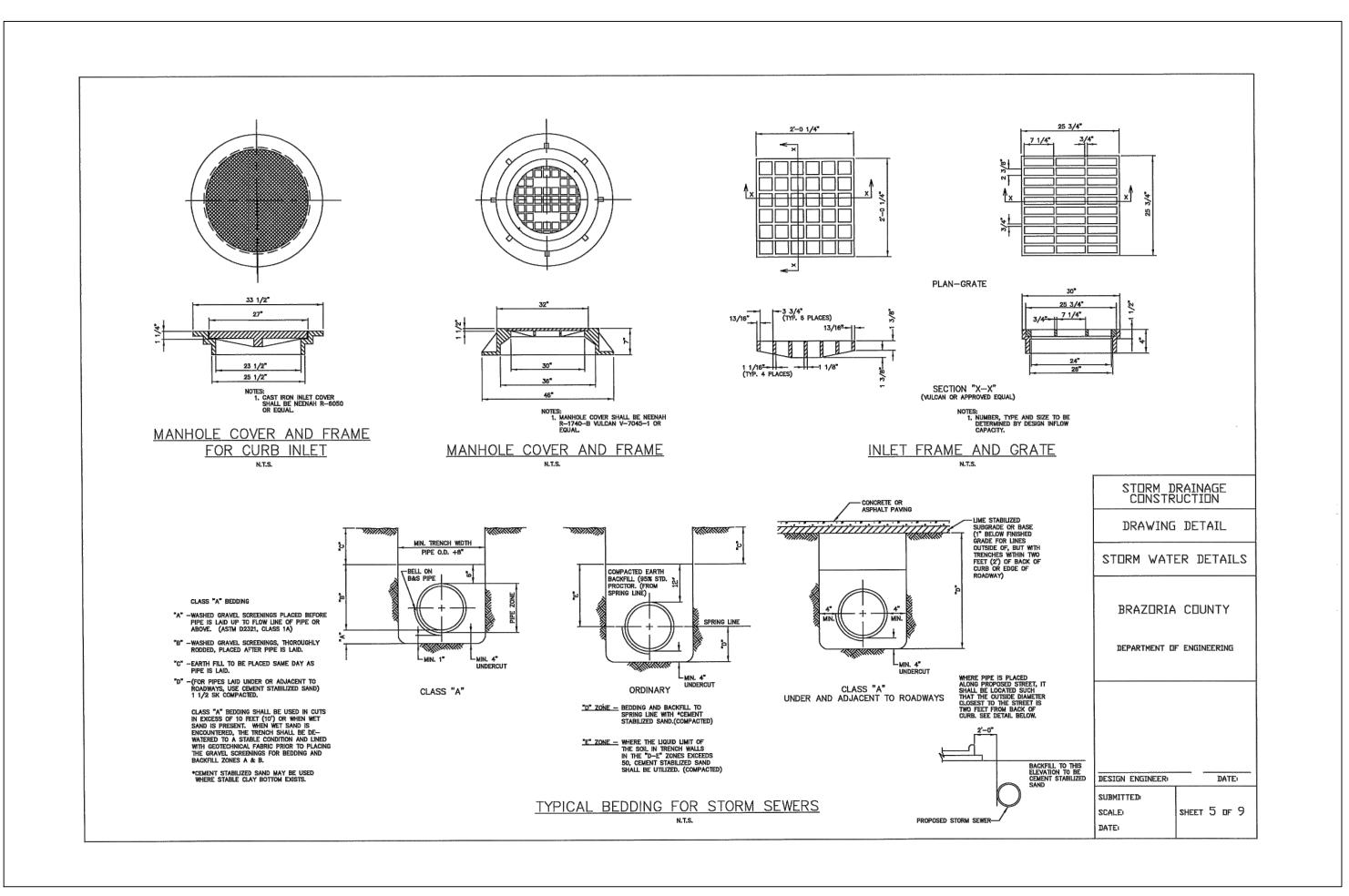


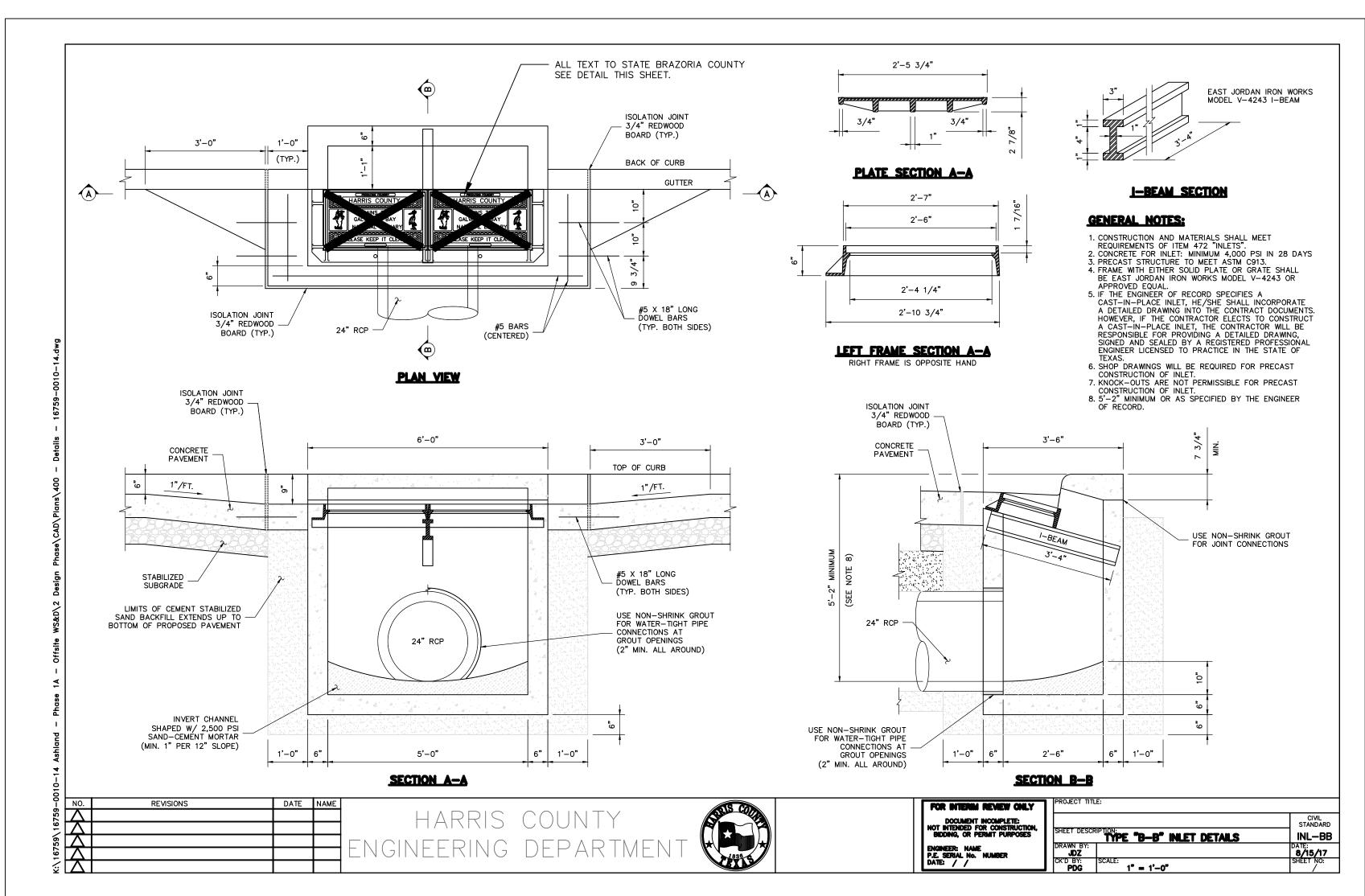


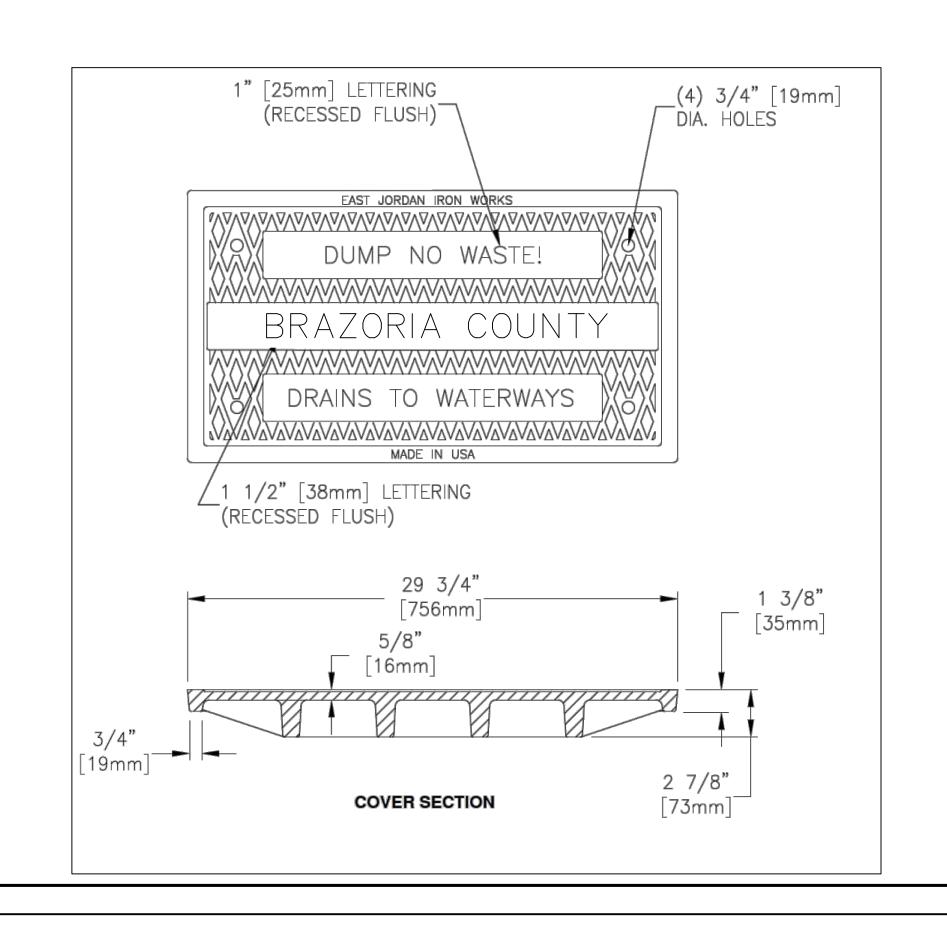


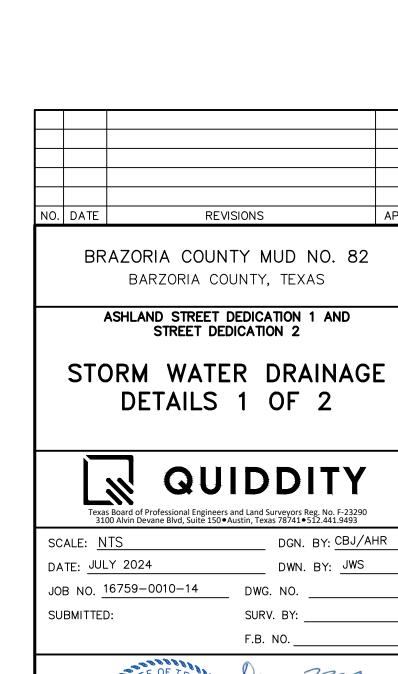
of 48









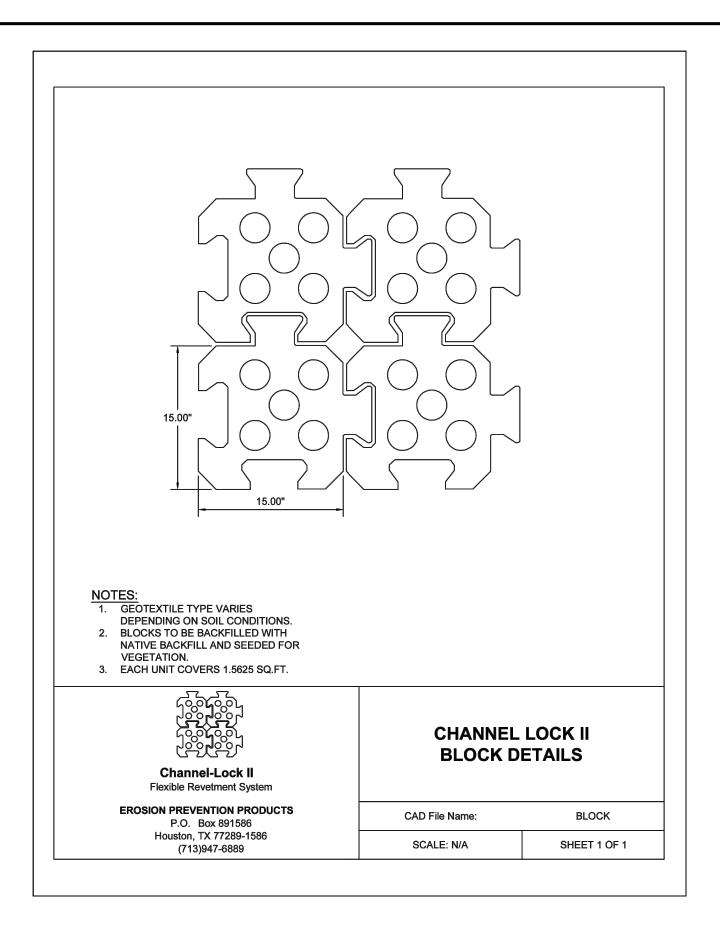


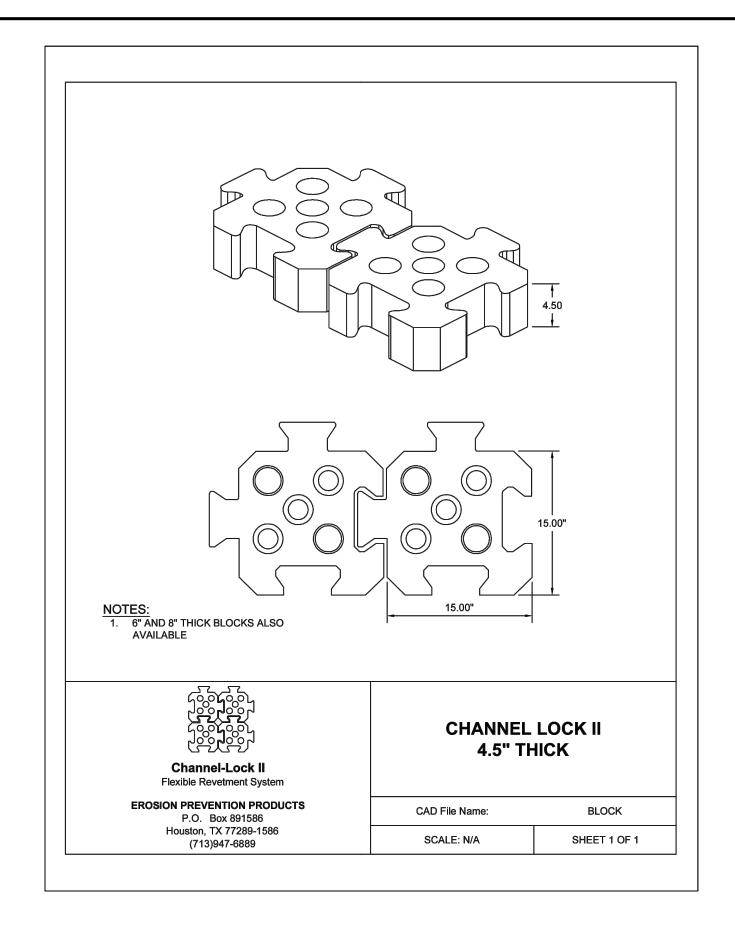
DARREN J. MCAFEE

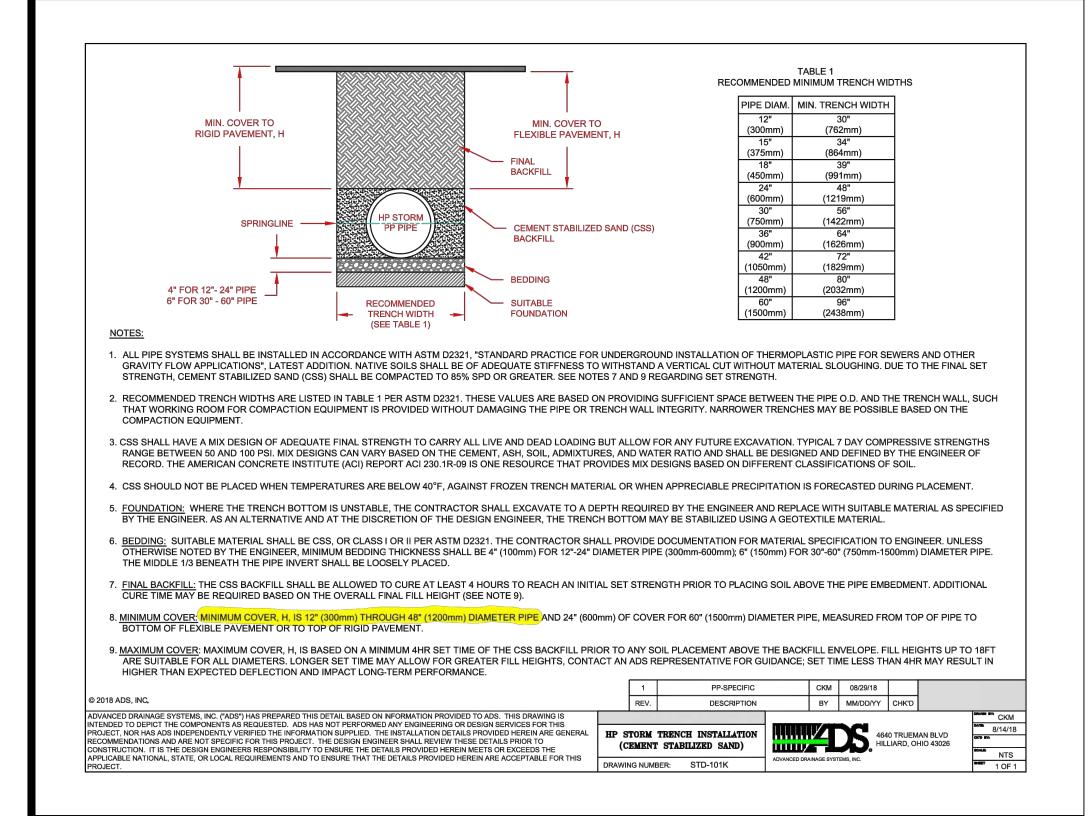
10/22/2024

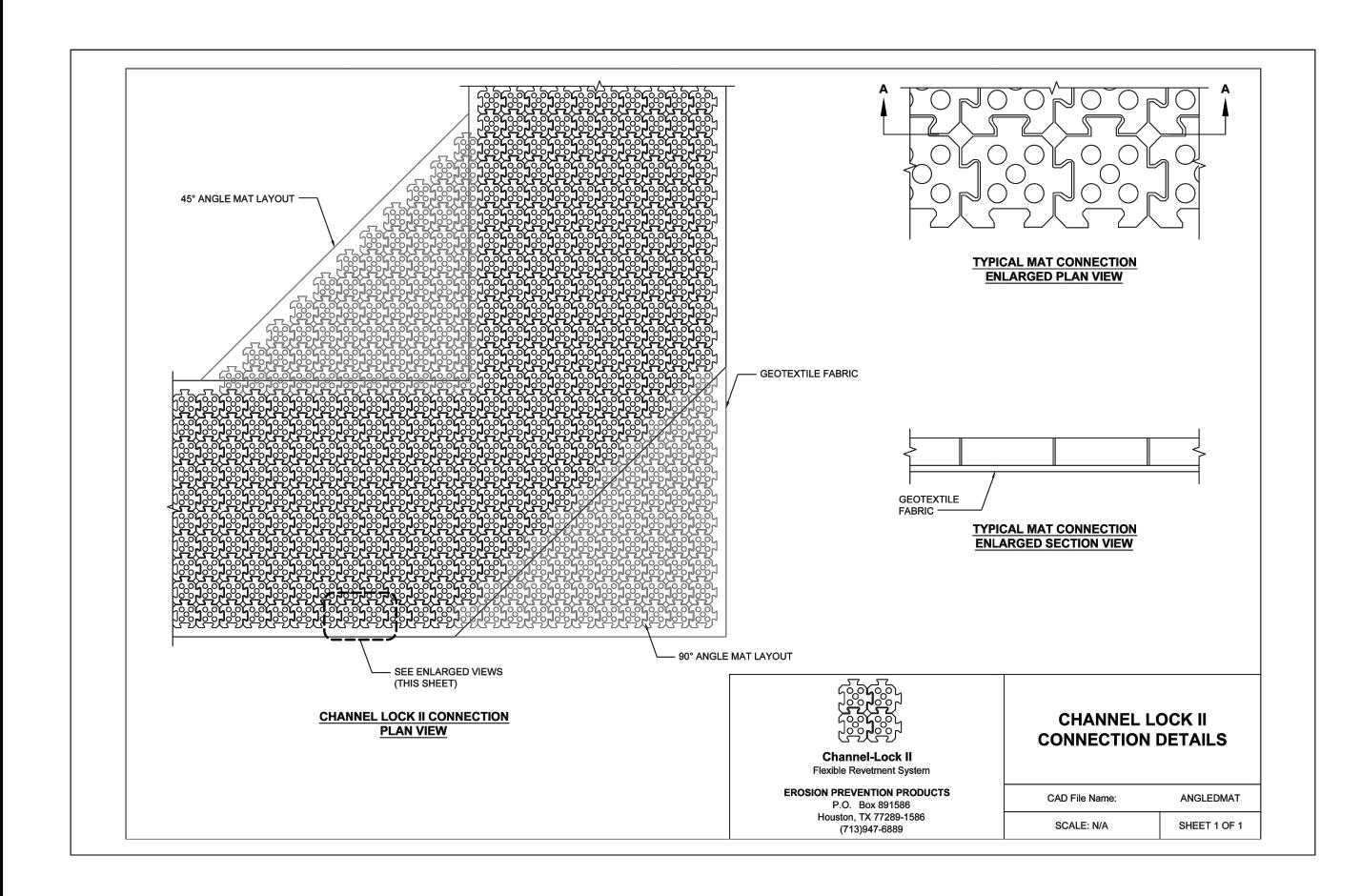
SHEET NO.

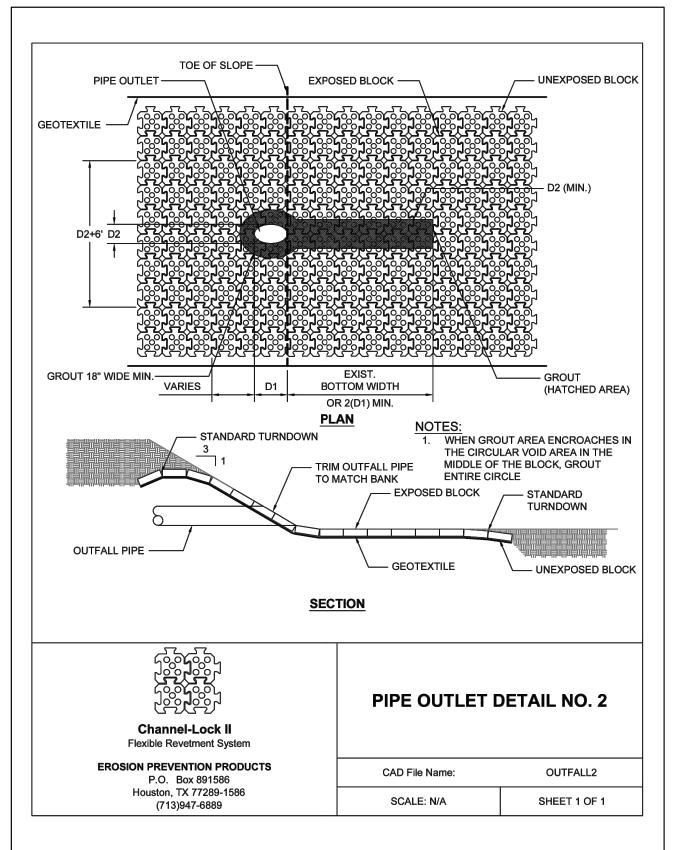
45 of 48

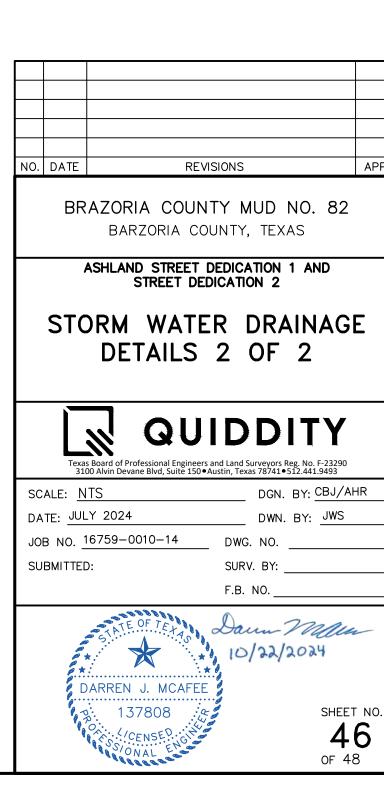


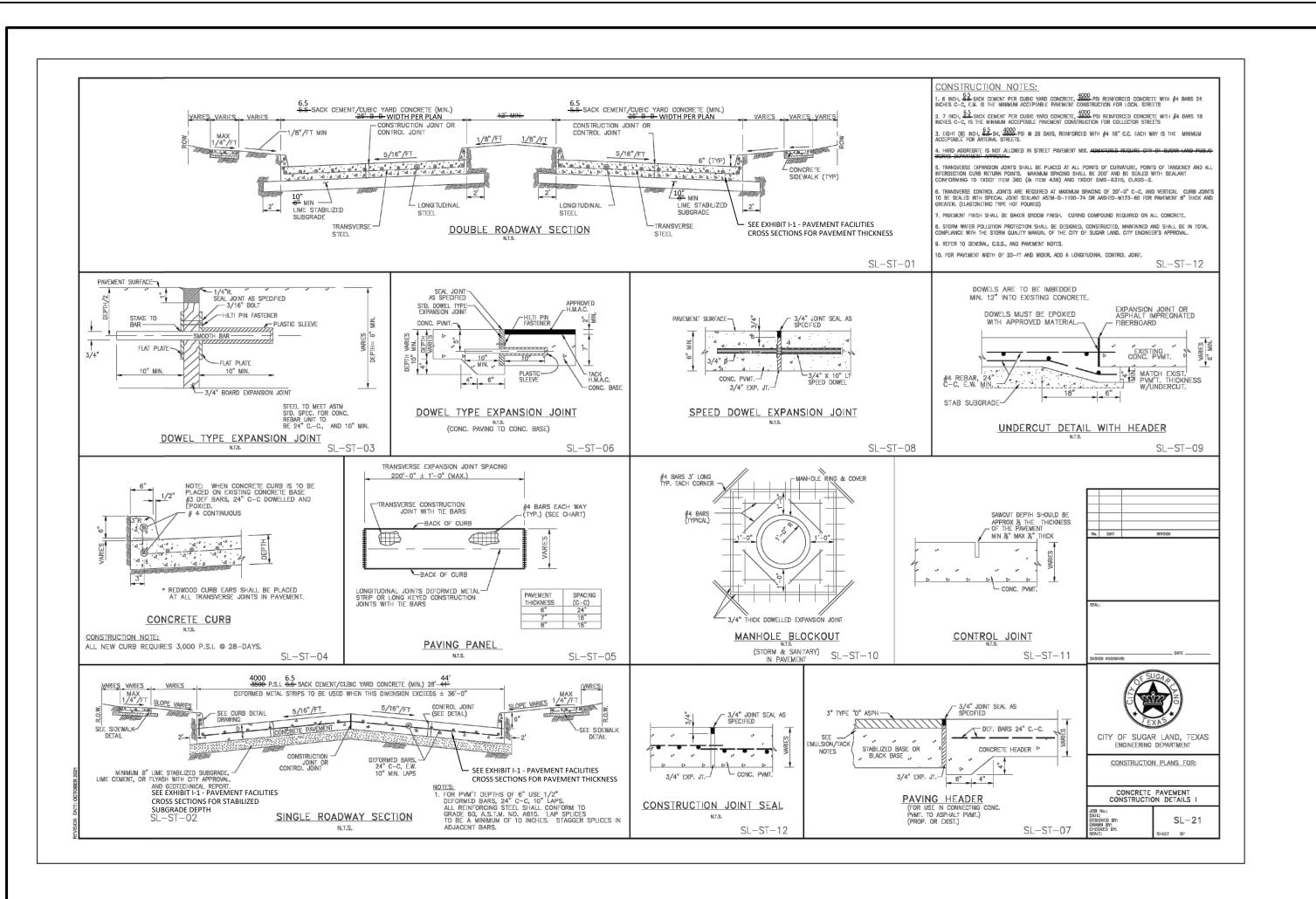


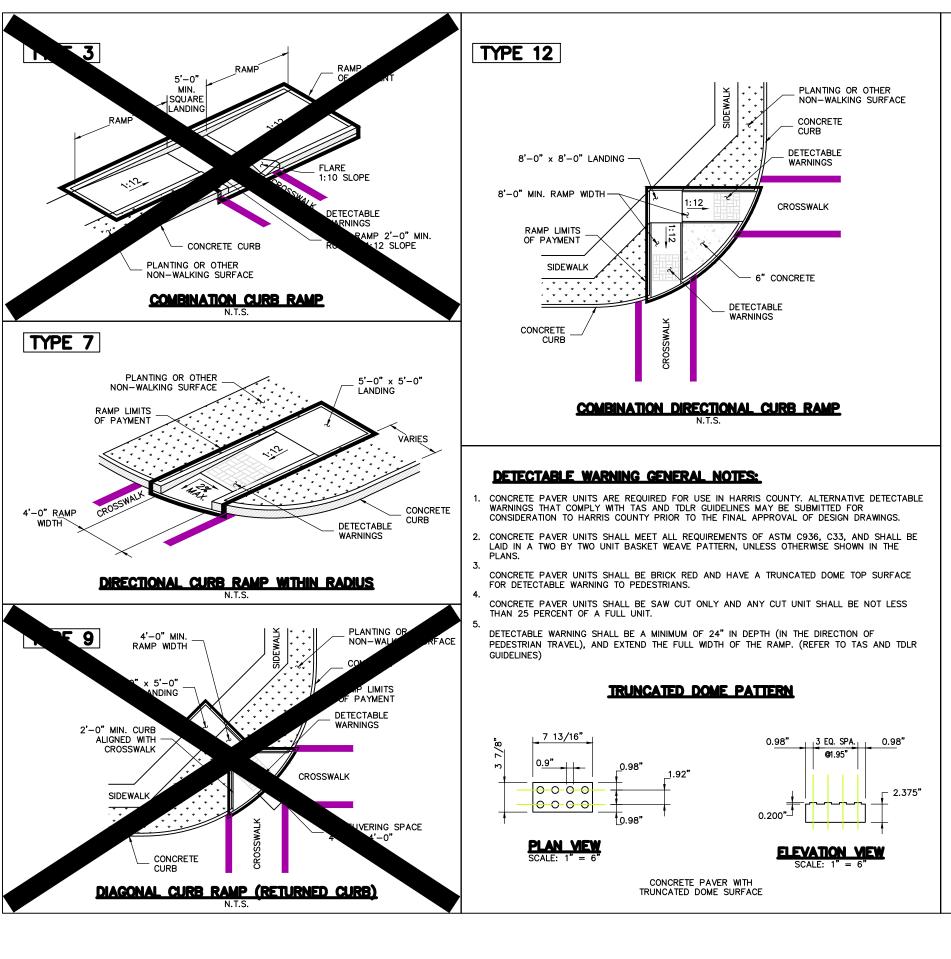






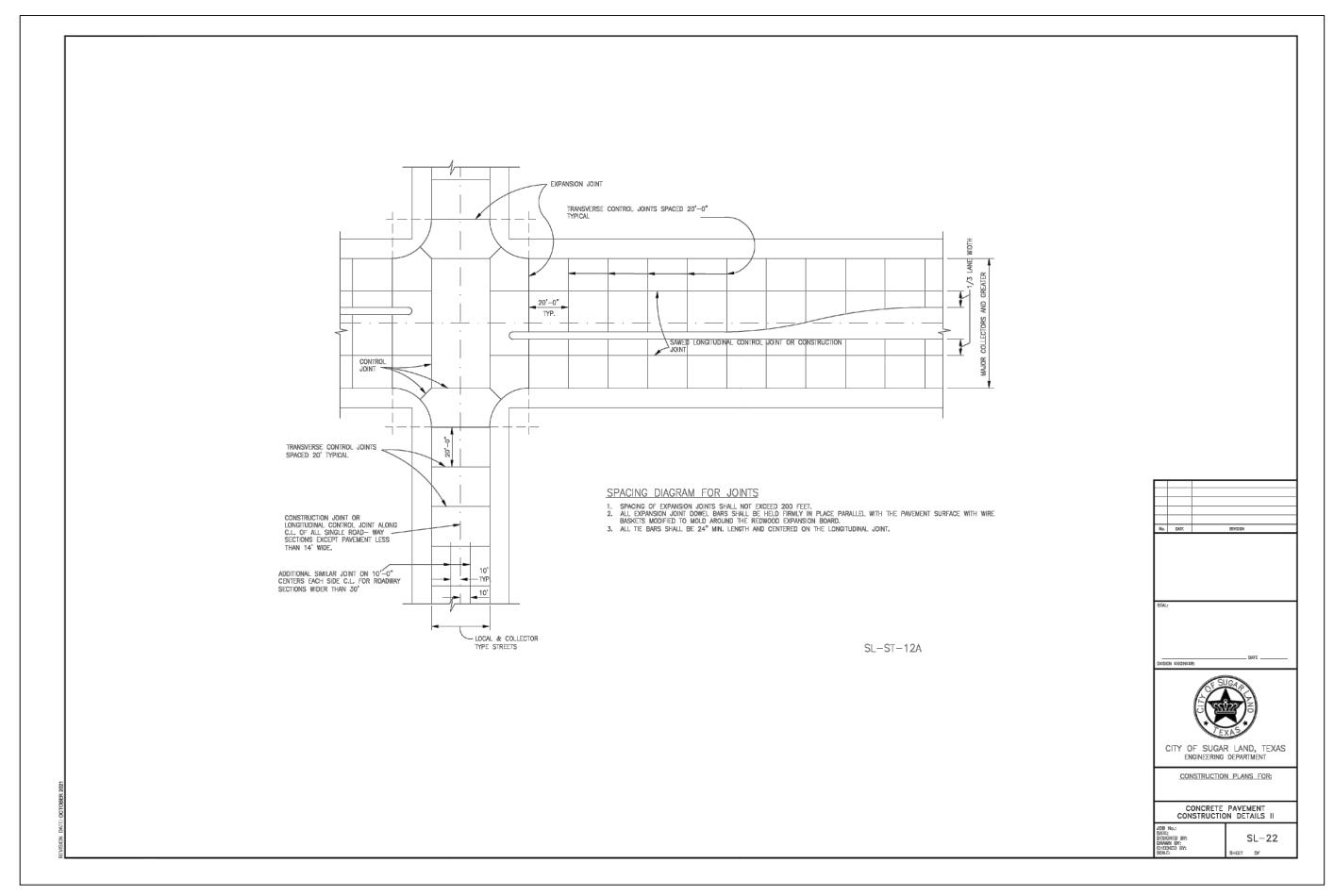


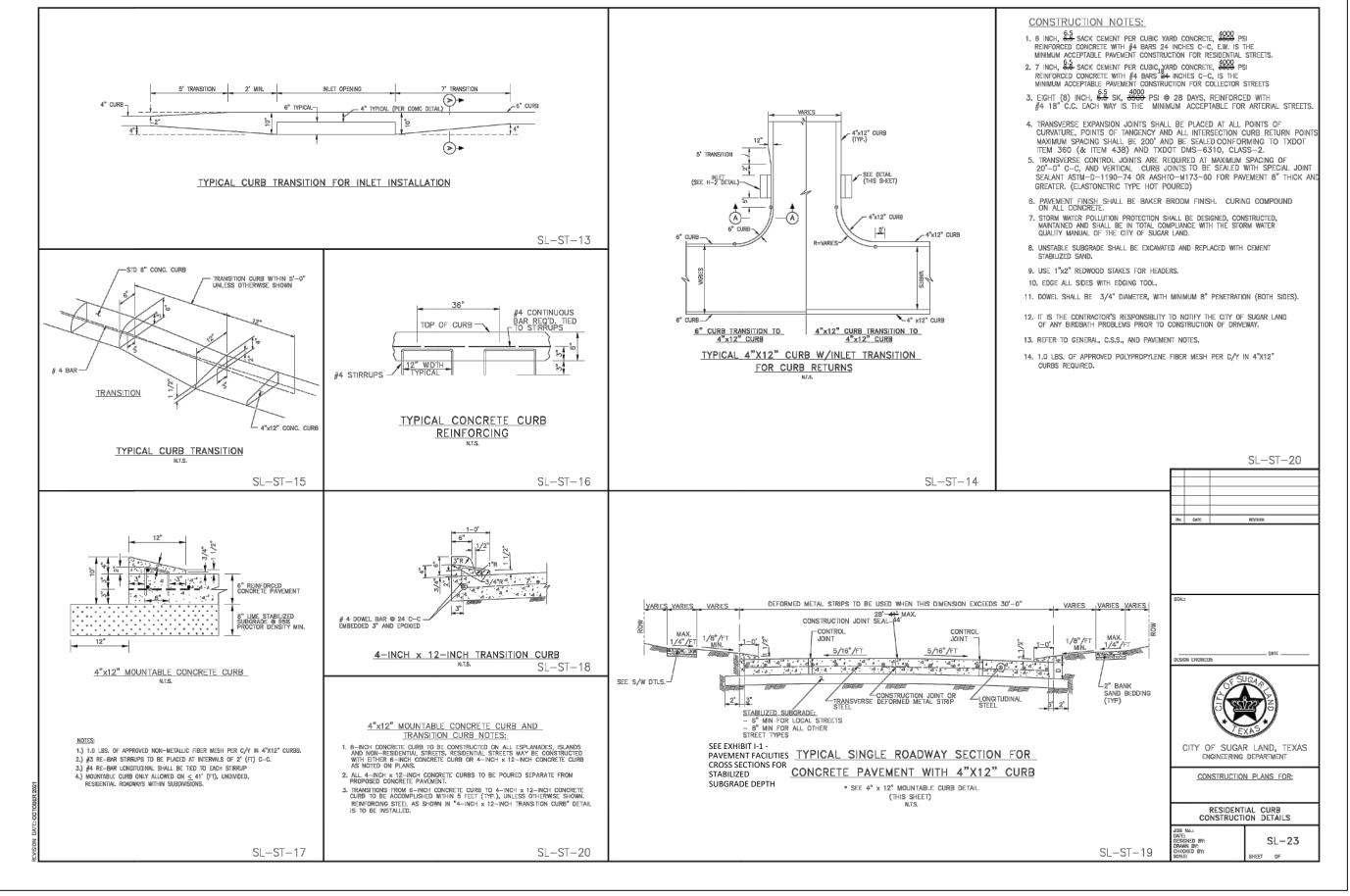


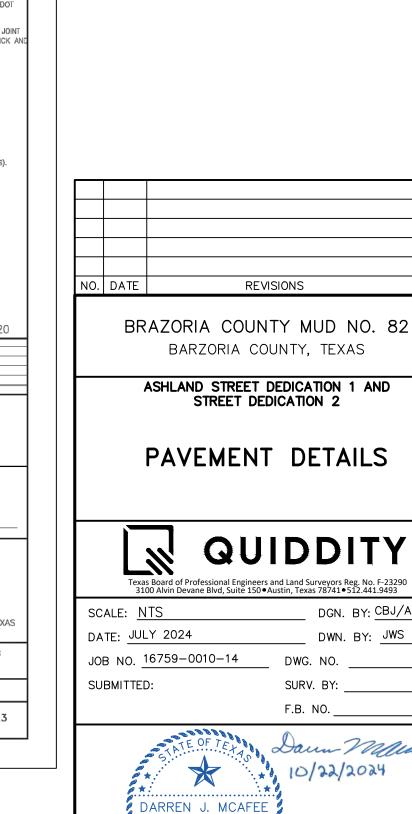


ACCESSIBLE CURB RAMPS AND LANDINGS GENERAL NOTES:

- THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS OF PEDESTRIAN FACILITIES SHALL MEET THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS), AS PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), UNLESS
- 2. PEDESTRIAN FACILITIES AT SIGNALIZED INTERSECTION SHALL BE IN ACCORDANCE WITH APPLICABLE TRAFFIC SIGNAL DESIGN DRAWINGS.
- 3. ADJUSTMENT TO SIDEWALKS THAT CONNECT TO WHEELCHAIR RAMPS AND LANDINGS MAY BE NECESSARY TO MATCH BOTH THE GRADE AND THE WIDTH OF THE LANDING. THESE ADJUSTMENTS MAY NOT BE SHOWN ON THE DRAWINGS. WHEN DEEMED NECESSARY BY THE ENGINEER, FIELD ADJUSTMENT TO THE SIDEWALK SHALL BE MADE AS DIRECTED BY THE ENGINEER AND PAID FOR SEPARATELY, AS DIRECTED BY
- 4. ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE WHEELCHAIR RAMPS AND LANDINGS WITHIN THE "LIMITS OF PAYMENT" INDICATED ON APPROPRIATE WHEELCHAIR RAMP DETAILS AND DESIGN DRAWINGS (I.E., SAW CUT OF PAVEMENT. REMOVAL OF MATERIAL, EXCAVATION, DISPOSAL OF MATERIALS, ETC.) SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WHEELCHAIR RAMP FOR PROJECTS THAT ARE DESIGNED AND/OR CONSTRUCTED USING HARRIS COUNTY RESOURCES.
- 5. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY MAY BE USED WHERE APPROPRIATE, SUBJECT TO THE REQUIREMENT OF NOTES 7, 8, AND 9.
- 6. RAMPS AND LANDINGS WITH DROP-OFFS GREATER THAT 6 INCHES IN HEIGHT SHALL HAVE CURB, RAILINGS, OR PROJECTING SURFACES. REFER TO TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE
- 7. <u>ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE.</u> THE CROSS SLOPE OF AN ACCESSIBLE ROUTE AND/OR LANDING MUST NOT EXCEED 1:50 (2%). ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
- 8. IF A RAMP HAS A RISE GREATER THAT 6 INCHES, OR A HORIZONTAL PROJECTION GREATER THAT 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTIONS SHALL BE AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
- 9. RAMP LENGTH OF GRADE OF APPROACH SIDEWALK SHALL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
- 10. THE MAXIMUM ALLOWABLE CROSS SLOPE ON A SIDEWALK SHALL BE 2%.
- 11. THE MINIMUM THICKNESS FOR CURB RAMPS SHALL BE 4-1/2 INCHES. 12. CURB RAMPS WITH RETURN CURB MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK
- ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED. 13. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. FLARED SIDES ASSOCIATED WITH CURB RAMPS ARE EXCLUDED FROM THIS REQUIREMENT.
- 14. A SMOOTH TRANSITION, IN ACCORDANCE WITH APPROPRIATE CONSTRUCTION DETAILS OR AS DIRECTED BY
- THE ENGINEER, AND SHALL BE PROVIDED WHERE CURB RAMPS CONNECT TO ADJACENT ROADWAY. 15. MANEUVERING SPACES AT THE BOTTOM OF THE CURB RAMPS SHALL BE A MINIMUM 4 FOOT X 4 FOOT
- CLEAR AREA, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK OUTSIDE OF THE PARALLEL VEHICULAR TRAVEL PATH. 16. A MINIMUM WIDTH OF 36 INCHES SHALL BE PROVIDED LANDINGS AROUND OBSTRUCTIONS (I.E., SIGN
- SUPPORTS, SIGNAL SUPPORTS, POLES, ETC.) LOCATED TO ADJACENT TO THE PEDESTRIAN ROUTE.
- 17. MINIMUM SIDEWALK WIDTH OF 4 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 18. CROSSWALKS WILL NOT BE REQUIRED AT UNSIGNALIZED INTERSECTIONS, UNLESS DIRECTED BY THE
- 19. DETECTABLE WARNINGS ARE PLACED WHERE A PEDESTRIAN ACCESS ROUTE ENTERS THE ROADWAY, CROSSWALK, OR OTHER VEHICULAR AREA.
- 20. A MINIMUM OF 32 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS LESS THAN 24 INCHES IN LENGTH, AND A MINIMUM OF 36 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS GREATER THAN OR EQUAL TO 24 INCHES IN LENGTH.







DGN. BY: CBJ/AHR

SHEET NO.

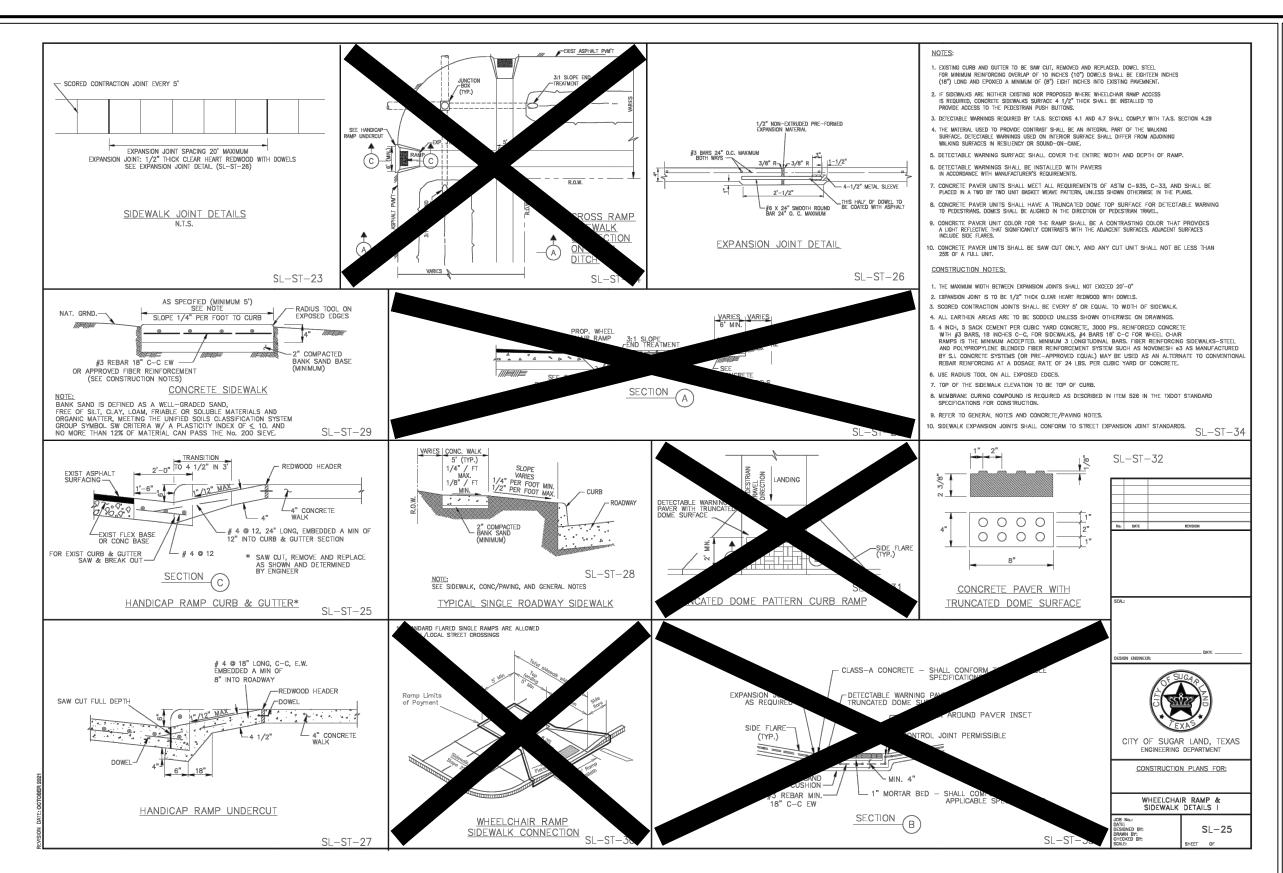
of 48

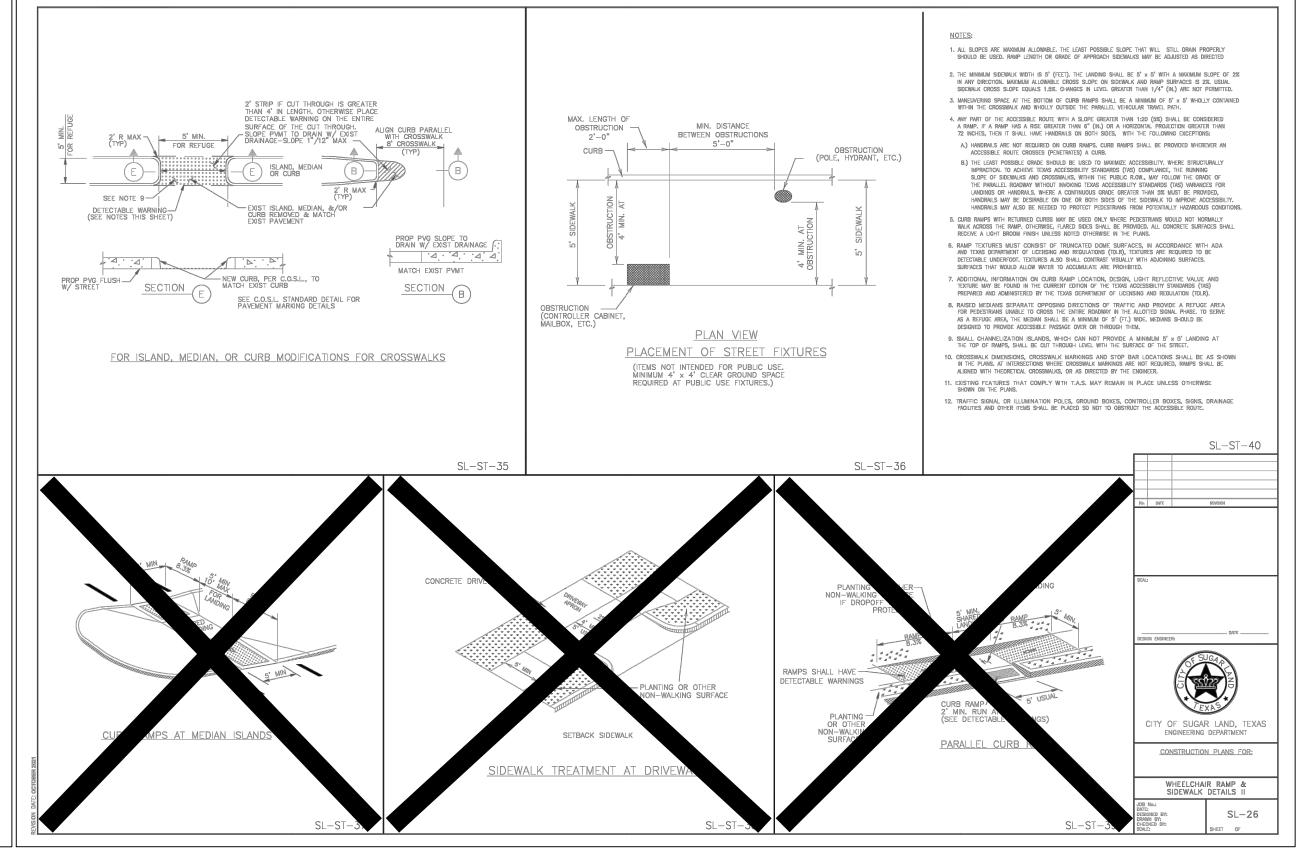
DWN. BY: JWS

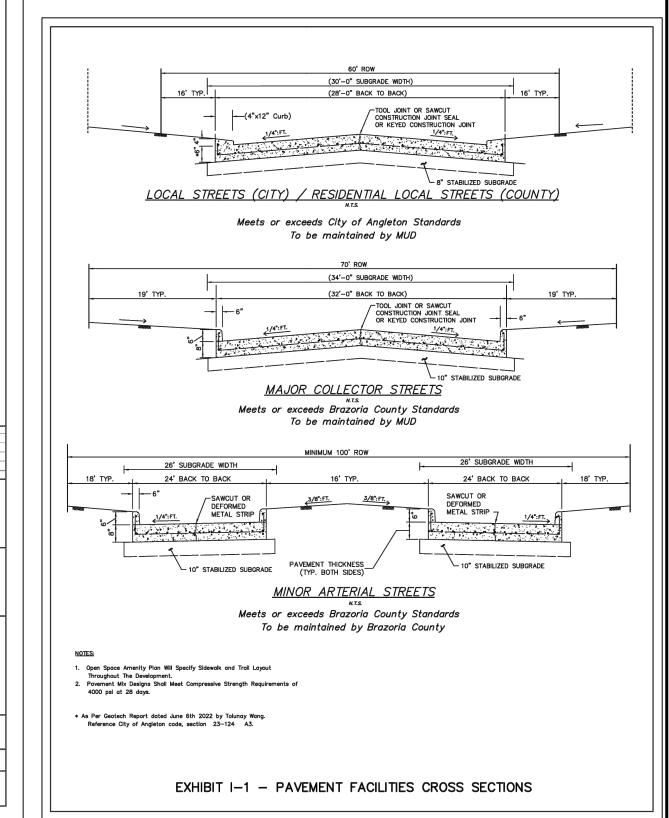
DWG. NO.

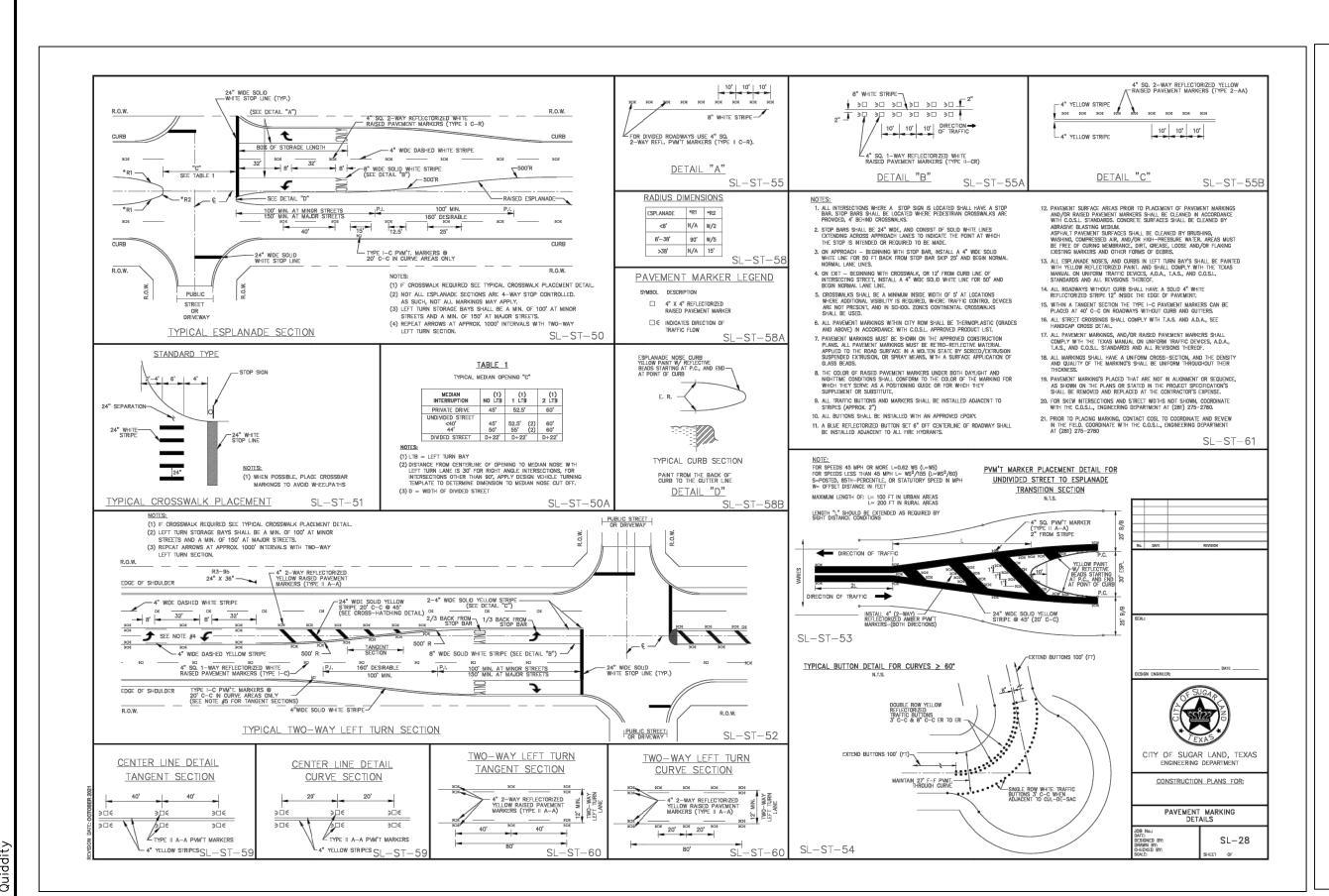
F.B. NO.

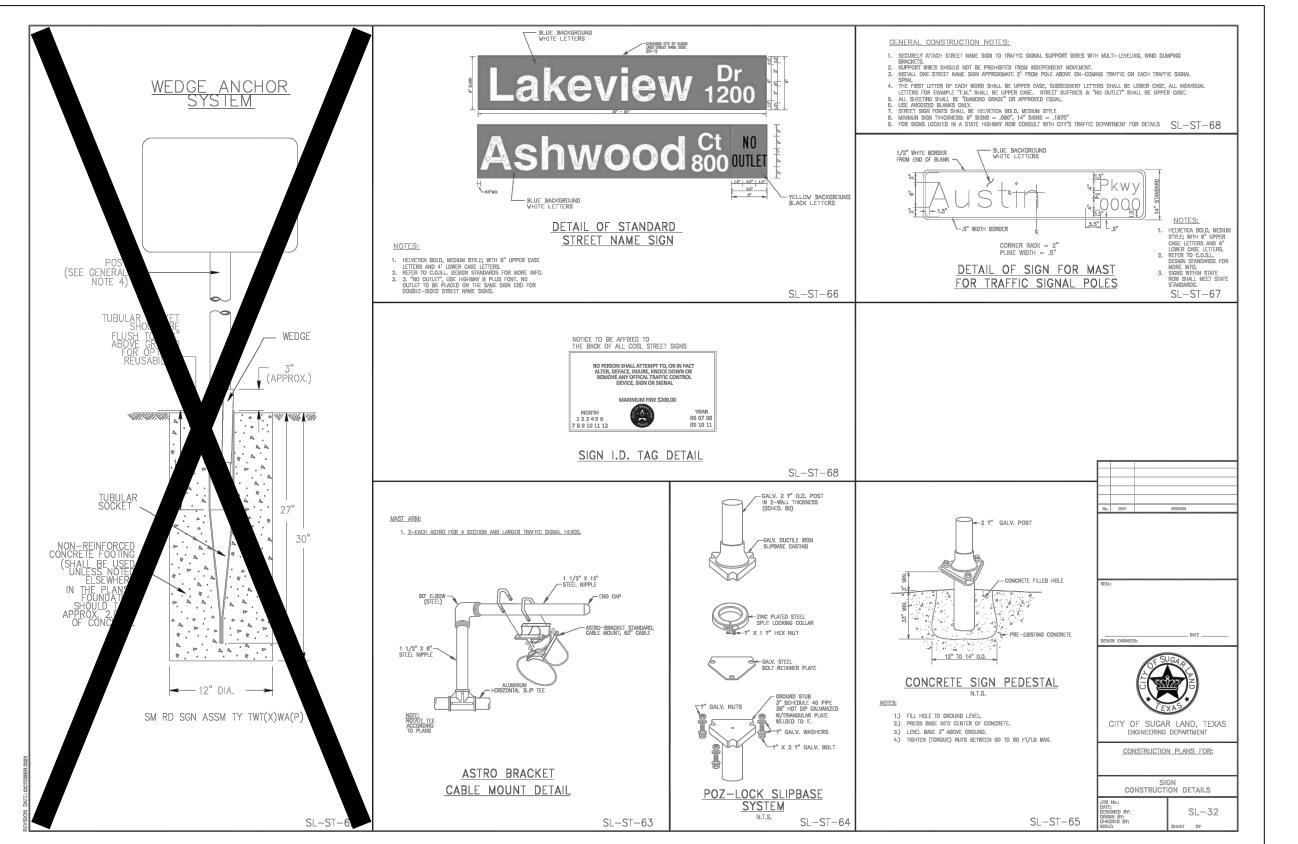
10/22/2024

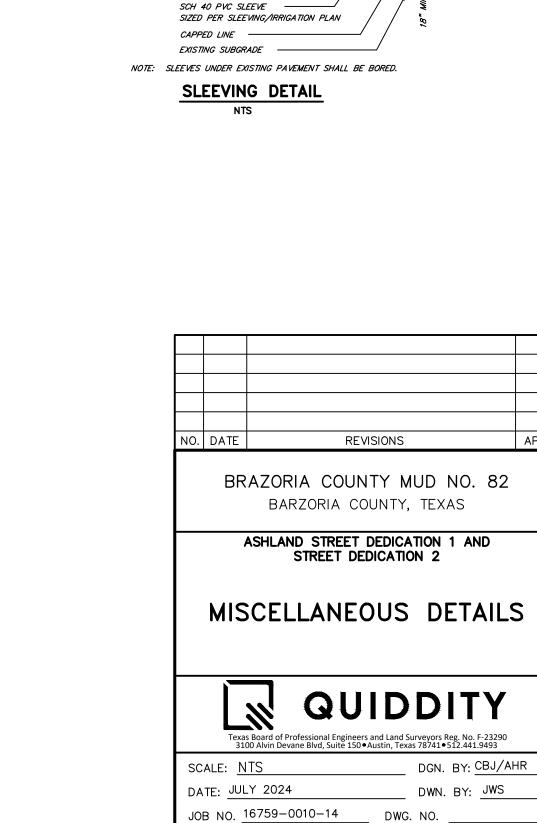












SUBMITTED:

*

DARREN J. MCAFEE

137808

SURV. BY:

F.B. NO.

Dann Millen

SHEET NO. 48

10/22/2024

— SCH 40 PVC STUB UP SIZED PER IRRIGATION PLAN

\$109 °C,00°8 0° 8080°°° 0°00 0°00°° 0°00 0°00°° 0°00°

FINISHED GRADE

FINISHED SURFACE

SEE CONST. PLAN