



**Members Names**

**Chair** | William Garwood

**Commission Members** | Deborah Spoor, Henry Munson, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 3, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on July 6, 2023.

**PUBLIC HEARINGS AND ACTION ITEMS**

**REGULAR AGENDA**

2. Discussion on a concept proposal to rezone property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. No action required.
3. Discussion and possible action on a Preliminary Plat for Angleton Park Place Subdivision Section 2.
4. Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.
5. Discussion and possible action on the revised preliminary plat of Ashland Section 1
6. Discussion and possible action on the revised preliminary plat for Ashland Section 2

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general

public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, July 31, 2023, by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis T. Spriggs

Otis T. Spriggs, AICP

Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us).*



# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on July 6, 2023.

**AGENDA ITEM SECTION:** Declaration of a Quorum and Call to Order

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Staff requests a discussion and possible action on the minutes for Planning and Zoning Commission meeting for July 6, 2023.

**RECOMMENDATION:** Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



**CITY OF ANGLETON  
PLANNING AND ZONING COMMISSION  
DRAFT MEETING MINUTES  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
THURSDAY, JULY 06, 2023 AT 12:00 PM**

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**Members Names**

**Chair | William Garwood**

**Commission Members | Deborah Spoor, Henry Munson, Michelle Townsend,  
Regina Bieri, Ellen Eby, Shawn Hogan**

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JULY 6, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

**ROLL CALL:**

**Present:**

**Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend and Commission Member Shawn Hogan.**

**Absent:**

**Commission Member Regina Bieri, Commission Member Ellen Eby, and Commission Member Henry Munson.**

- 1. Approval of the June 1, 2023 minutes for the Planning and Zoning Commission meeting.**

**Motion was made by Commission Member Shawn Hogan; Seconded by Commission Member Deborah Spoor.**

**Action: (4-0 Vote), The minutes were unanimously approved.**

**REGULAR AGENDA**

- 2. Consideration of approval of a Preliminary Plat for Windrose Green Section 4 Subdivision.**

**DS Director Otis Spriggs introduced DS Development Coordinator Kandice Haseloff-Bunker who presented the item.**

**Kandice Haseloff-Bunker** noted that the plat was submitted, and it has been reviewed by the City Engineer. It's a 65 Lots, 2 reserves and it's in the ETJ. There's been a development agreement that was signed and is in place. Regarding the Engineer's comments in the report, all those have been corrected and cleared since agenda posting.

**Kandice Haseloff-Bunker** added that Staff and the City Engineer are recommending Final Plat approval based on conditions that the construction plans are resolved with the Angleton Drainage District on drainage, and the SH 523 road connections are approved by the Brazoria County.

### **Commission Action:**

Awaiting a motion, **Mr. Spriggs** commented to the Commission that as he would typically say, Staff is obligated to forward a complete record of action to City Council and due to the fact that we have only four members here today, in order for an affirmative vote to occur, we would need all four yes votes for any item to pass this agenda.

**Mr. Spriggs** also noted that as a part of the subdivision process, staff has pointed out that the plan meets all the requirements of the Subdivision Ordinance, as required by state law and under our city ordinances regarding the plat approval process.

Motion was made by **Chair William Garwood** to approve the Final Plat subject to noted Staff Conditions that they were satisfied at the ADD and county requirements regarding detention and drainage and we recommend to council for final action; Seconded by **Commission Member Shawn Hogan**.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Nay, Commission Member Michelle Townsend- Nay; and Commission Member Shawn Hogan- Aye.**

**Action: (2-2 Vote): Windrose Green Section 4 Final Plat was disapproved.**

**City Attorney Judith El Masri, Randle Law Firm** addressed the Planning Commission: I'd like to take this opportunity to remind the members of the Commission that the final plat approval as a ministerial act, there is no discretion and that it's done as a matter of obligation.

If your city staff tells you that it complies with the comprehensive plan or general the general plan of the City, and all the rules related to the subdivision, then it's a matter of obligation. I am inserting this reminder for the rest of the agenda.

### **3. Consideration of approval of a Preliminary Plat for Windrose Green Section 5 Subdivision.**

**Kandice Haseloff-Bunker** noted that the plat was submitted, and it has been reviewed by the City Engineer. It's a 67 Lots, 1 reserve, 3 blocks, and it's in the ETJ. There's been a development agreement that was signed and is in place. Average lot size: 45'/50'x120'

typical. Regarding the Engineer's comments in the report, all those have been corrected and cleared since agenda posting with the same recommendation from him or no objection pending the drainage, district and county approval for the drainage and Street and infrastructure connections.

**Kandice Haseloff-Bunker** added that staff anticipates that the construction plans will be resolved before the final City Council meeting.

Commission Member Townsend asked if staff knew this development was approved?

DS Development Coordinator Kandice Haseloff-Bunker stated that the D.A. was signed March of 2020.

Mr. Spriggs commented that Staff has a copy of the DA available if the Commission wishes to review it.

Commission Member Spoor commented that the developer told the Planning Commission some time ago that they would start with a certain size lot.

Mr. Spriggs noted that there is an overall concept plan and if it'll help the Commission in the future, we'll ensure that the document is attached. DS Director Otis Spriggs added that for the ETJ developments, because we don't have zoning authority, the overriding document is the DA and it's our responsibility from staff to make sure and ensure Council that what's being presented to you is parallel and it meets the requirements of the development agreement which lays out the lot configuration.

**Commission Action:**

Motion was made by **Commission Member Townsend**, to approve the Section 5 Preliminary Plat as it is in compliance with the development agreement, and subject to any outstanding comments or corrections that need to be made and recommend City Council take final action. Seconded by **Commission Member Deborah Spoor**.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Nay, Commission Member Michelle Townsend- Nay; and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): Windrose Green Section 5 Preliminary Plat was approved with conditions.**

**4. Discussion and possible action on Austin Colony Section 1A Final Plat**

**DS Director Otis Spriggs** presented Austin Colony Section 1A. Specifically, you're being asked this afternoon to consider this plat. We have forwarded Austin Colony to the city engineer, who has had an opportunity to review Section 1A, there were some conditions and comments that were initially given to us in which we've had an opportunity to bring those before the.

Most of the comments have now been cleared by the city engineer in which you've been copied on all of those, pending final approval of the construction drawings subject to satisfaction of ADD requirements for drainage and right of way connection approval by Brazoria County for CR44 tie-in.

**DS Director Otis Spriggs** added that this Plat would meet the requirements of the Planned District approval, which was recently approved by Council of the developer's request to make minor modifications to the traffic flow in terms of the designation of Austin Colony Blvd. as a local subdivision street. As a result, some of the lots had to be reconfigured or relocated.

Section 1A will comply with the lot mix approval with both 60 feet, and a few 50 feet lots, but it meets the thresholds that were originally approved by council as part of the documents mentioned.

So as part of this, we're recommending that the Planning Commission approve this, send it on the Council for final action with those stipulated conditions of the city engineer and also subject to the DA, which has to be approved by City Council.

**Commission Member Townsend:** So, if I am hearing you correctly, the development agreement has not been changed to reflect the changes that need to be made for?

**DS Director Otis Spriggs** stated that legal and staff have the document draft under review of the PID, and requirements of Parkland, and we're coordinating to make sure it meets the threshold of the original DA. The DA draft is out, we're about to forward it back to the applicant and we hope to have it negotiated through Council soon.

**Commission Action:**

**Commission Member Townsend made a motion that we** recommend approval of the final plat for Section 1A of Austin Colony and forward to City Council for final consideration and action. Motion was seconded by Commission Member Shawn Hogan.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): Austin Colony Section 1A Final Plat, was approved with conditions.**

**5. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 1 and Reserves.**

**DS Director Otis Spriggs** presented this item, stating that you will see a series of plats to come before you for the rest of the agenda regarding the Ashland Development. The DA has been approved by City Council as negotiated with the applicant and it has been signed; a copy of it is available if the Commission needs to see it.

However, these plats would set the ground level in terms of utilities that will support the residential sections to come. There are a number of street dedication plats this afternoon that will also facilitate the school access and construction as well.

**DS Director Otis Spriggs** added this item is Ashland St. Dedication. #1 Final Plat with the listed conditions by the city engineers. Staff is asking the Commission to recommend conditional approval City Council, that these items be cleared before the Council's consideration.

**Commission Action:**

**Commission Member Townsend** made a motion that we recommend approval of Ashland St. Dedication #1 Final Plat forward to City Council for final consideration and action with the noted conditions. Motion was seconded by **Commission Member Shawn Hogan**.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): Ashland St. Dedication #1 Final Plat was approved with conditions.**

**6. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 2.**

**Commission Action:**

**Commission Member Townsend** made a motion that we recommend approval of Final Plat of the Ashland Street Dedication Sec 2 and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by **Commission Member Shawn Hogan**.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): Final Plat of the Ashland Street Dedication Sec 2 was approved with conditions.**

**7. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3.**

**Commission Action:**

**Commission Member Townsend** made a motion that we recommend approval of Final Plat of the Ashland Street Dedication Sec 2 and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by **Commission Member Deborah Spoor**.



**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): Final Plat of the Ashland Street Dedication Sec 3 was approved with conditions.**

**8. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication**

**Commission Member Townsend:** Being a parent of school age children and knowing what schools can do to traffic patterns is it anyone's concern about having a school driveway dumping onto a narrow street.

**Director Otis Spriggs:** If the Commission would like to make a condition that the traffic impacts study recommendations as it as it concerns the school access must be considered and applied when the plats for the school the major access will be coordinated.

**Steve Holton,** Director of planning for Quiddity Engineering gave comments in regards to the traffic questions.

**Commission Action:**

**Commission Member Townsend** made a motion to approve the Coral Haven Street Dedication Final Plat conditioned on the city staff, city engineer, the County, Angleton Drainage District, School District, TxDot, and all entities impacted by this approval with all comments and conditions noted; Motion was seconded by **Commission Member Deborah Spoor.**

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.**

**Action: (4-0 Vote): the Final Plat of the Ashland Coral Haven Lane Street Dedication was approved with conditions.**

**9. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant.**

**Wastewater treatment plant Plaid before you, this is in consideration for utilities to be set up for the development.**

**DS Director Otis Spriggs:** As described earlier, the city engineer has given you 9 textual changes that they're recommending on the plat. We feel confident that the applicant will submit these to us. Sometimes prior to the Council meeting, so our recommendation would be to approve the wastewater treatment plant subject to those conditions for final Council action.

Commission Member Townsend asked for clarification on the proximity of the wastewater treatment Plant. Caitlin King of Meta Planning showed the location of the Plant to the furthest southern end of the development.

**Commission Action:**

Commission Member Townsend made a motion that we recommend approval of the Final Plat Wastewater Treatment Plant and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): The Final Plat for Ashland Development Wastewater Treatment Plant. was approved with conditions.

**10. Discussion and possible action on a Final Plat for Ashland Development Water Plant.**

DS Director Otis Spriggs: The nine conditions by the city engineer are noted in the staff report. We anticipate them to clear those within the couple of weeks to come and we'll have this clear before console. Conditions there subject to the engineering comments there being forwarded to council with a positive recommendation.

**Commission Action:**

Commission Member Townsend made a motion that we recommend approval of Final Plat for Ashland Development Water Plant and forward to City Council for final consideration and action with the noted conditions to be cleared prior. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): The Final Plat for Ashland Development Water Plant was approved with conditions.

DS Director Otis Spriggs announced to the Planning and Zoning Commission that the Joint Work session scheduled for July 11, 2023, has been postponed until a future date to be announced for September or October, 2023.

**ADJOURNMENT TIME: 12:54**



# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion on a concept proposal to rezone property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. No action required.

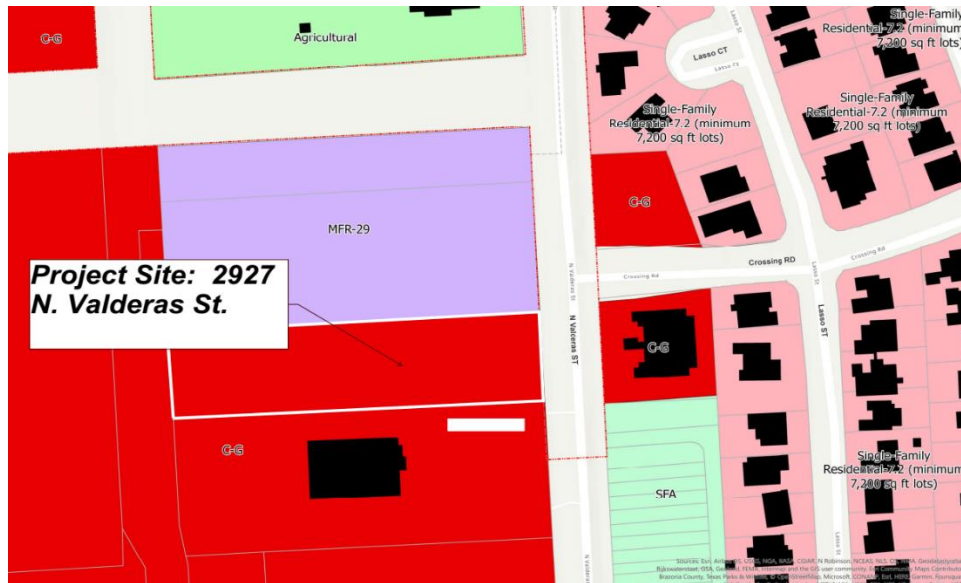
**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

Alexis K. Garcia-Lancello, Realtor with Mega Realty, LLC requests an informal discussion with the Planning and Zoning Commission for rezoning property located at 2927 N. Valderas St. currently zoned C-G, General Commercial to Residential. The property is pending a contract for purchase. The property currently has a legal description: A0380 J DE J VALDERAS TRACT 127E1 (ANGLETON) and comprises 1.67 acres. The current owner is listed as: N F GROUP INC, Brazoria Central Appraisal District website.



ZONING MAP



### AERIAL MAP

**Proposal:**

The requester hopes to build 1-single family estate home on the property with an accessory barn to be used to store a recreational vehicles, cars, and trailers. As described, included would be the following: (2 haul trailers, 2 car trailers, 2 covered trailers, 3 utility trailers and a camper).

**Recommendation:**

The Planning and Zoning Commission should hold discussion and provide feedback on the proposed concept to rezoning the property to residential.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on a Preliminary Plat for Angleton Park Place Subdivision Section 2.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None. **FUNDS REQUESTED:** None.

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 5.184 acres in Section 2 and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 32 lots, 2 blocks.

The preliminary plat for Angleton Park Place, Section 1 was approved by the Planning and Zoning Commission and City Council in June, 2023. The Development Agreement has been drafted and is pending approval by City Council.

### STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

### *The City Engineering has stipulated:*

1. Revise heading to "Dedication Statement" where noted on the attached plat.
2. Revise Owner heading to "Owner".
3. Dedication Statement-Update subdivision name to Angleton Park Place Section2.
4. Show topographic contour information on the plat.
5. Existing Detention Reserve-Reference filing information here to mark as existing.
6. Abandonment of Access Easement-Need to verify how City Planning wants this to be processed.
7. Notate ROW width for "existing" Park Place Blvd.
8. Notate PUEs in the typical lot details.

Local Government Code (LGC) Section 212.005 “Approval by Municipality Required,” states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.”

**RECOMMENDATION:**

The Planning and Zoning Commission should approve the Preliminary Plat for Angleton Park Place Subdivision Section 2, and forward it to City Council for final action, subject to the final approval of the development agreement.

July 7, 2023

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

Re: On-Going Services  
Angleton Park Place Sec. 2 Subdivision Preliminary Replat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. Revise heading to "Dedication Statement" where noted on the attached plat.
2. Revise Owner heading to "Owner".
3. Dedication Statement – Update subdivision name to Angleton Park Place Section 2.
4. Show topographic contour information on the plat.
5. Existing Detention Reserve - Reference filing information here to mark as existing.
6. Abandonment of Access Easement - Need to verify how City Planning wants this to be processed.
7. Notate ROW width for "existing" Park Place Blvd.
8. Notate PUEs in the typical lot details.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Angleton Park Place Sec. 2 Subdivision Preliminary Replat be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761/10336228)

Attachments

FIELD NOTES FOR 5.184 ACRES  
 DESCRIPTION OF A 5.184 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF THE RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE, SECTION 1, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 5.184 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):  
 BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING AN INTERIOR CORNER OF DRAINAGE RESERVE B, OF SAID ANGLETON PARK PLACE, SECTION 1;  
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 115.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF BALTIMORE AVENUE, OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;  
 THENCE NORTH 87°09'17" EAST, ALONG A NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH R.O.W. LINE OF SAID BALTIMORE AVENUE, A DISTANCE OF 12.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;  
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DRAINAGE RESERVE "C" OF SAID ANGLETON PARK PLACE, SECTION 1, PASSING AT A DISTANCE OF 210.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH R.O.W. LINE OF VERMONT AVENUE OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 270.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE SOUTH R.O.W. LINE OF SAID VERMONT AVENUE, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DETENTION RESERVE "F", OF SAID ANGLETON PARK PLACE, SECTION 1, FOR A TOTAL DISTANCE OF 385.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;  
 THENCE SOUTH 87°09'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF SAID DETENTION RESERVE "F", A DISTANCE OF 407.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;  
 THENCE NORTH 02°50'43" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 560.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;  
 THENCE NORTH 87°09'17" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 5.184 ACRES OF LAND, MORE OR LESS.

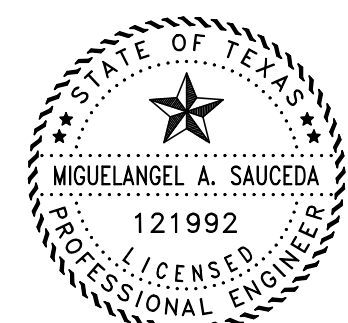
**OWNER'S ACKNOWLEDGEMENT.**  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ANGLETON PARK PLACE, A SUBDIVISION IN THE JURISDICTION OF THE CITY 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.

**OWNER'S ACKNOWLEDGEMENT.**  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**MIKE MORGAN**  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**MY COMMISSION EXPIRES**  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGELO A. SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.



SIGNED: MIGUELANGELO A. SAUCEDA DATE 12/19/22  
 PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 121992

**DRAINAGE AND DETENTION EASEMENT**  
 THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OR EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY PREDICTED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

**ANGLETON DRAINAGE DISTRICT**  
 ACCEPTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ANGLETON DRAINAGE DISTRICT.  
 THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:  
 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.  
 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.  
 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.  
 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.  
 THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

**CHAIRMAN, BOARD OF SUPERVISORS**  
**BOARD MEMBER**

**BOARD MEMBER**  
**PLANNING AND ZONING COMMISSION AND CITY COUNCIL**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

**BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION**  
**CITY SECRETARY**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

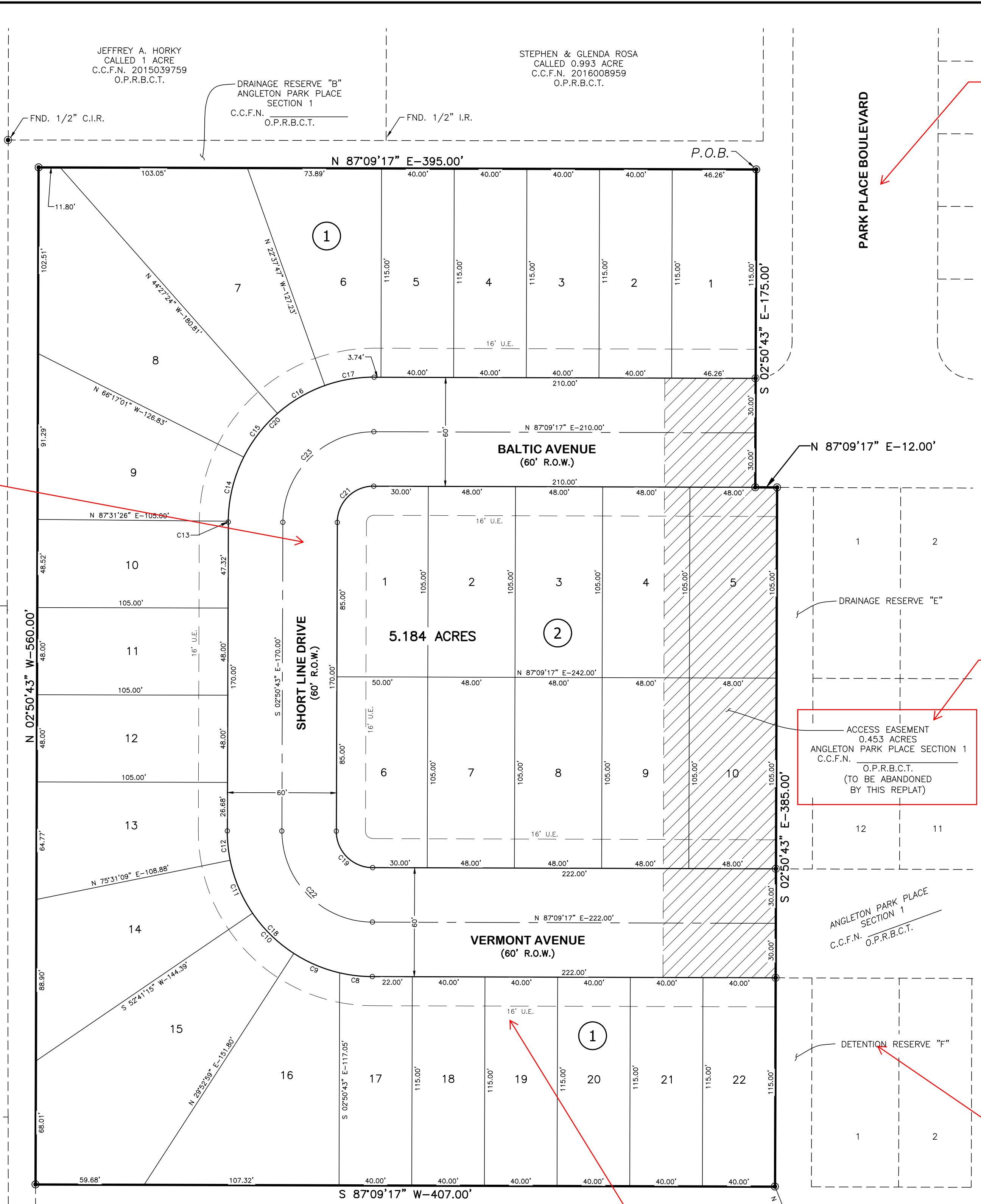
**JASON PEREZ, MAYOR**  
**CITY SECRETARY**  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

**NOTARY PUBLIC**  
 STATE OF TEXAS

JIMMY AND SHERI WOOD  
 CALLED 1.11 ACRES  
 C.C.F.N. 2016016983  
 O.P.R.B.C.T.

GUSTAVO AND ANA VASQUEZ  
 CALLED 2.90 ACRES  
 C.C.F.N. 2002010346  
 O.P.R.B.C.T.

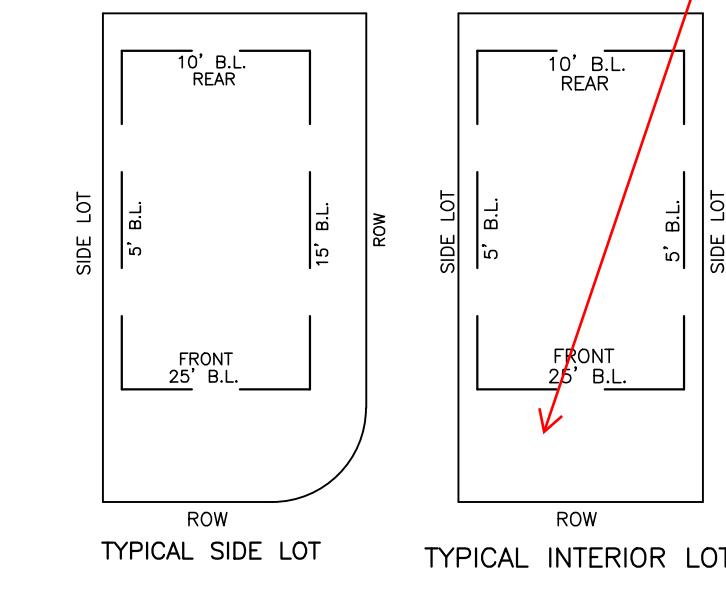
MICHAEL WAYNE VANHORN  
 AND CHEREE RENEE SCHOLL  
 CALLED 9.00 ACRES  
 C.C.F.N. 2018015818  
 O.P.R.B.C.T.



DETENTION RESERVE "F"  
 ANGLETON PARK PLACE SECTION 1  
 C.C.F.N. O.P.R.B.C.T.

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C8	18.16'	80.00'	13°00'10"	N86°20'38"W
C9	27.54'	80.00'	19°43'31"	N69°58'47"W
C10	31.84'	80.00'	22°48'17"	N48°42'53"W
C11	31.88'	80.00'	22°49'54"	N25°53'48"W
C12	16.25'	80.00'	11°38'08"	N08°39'47"W
C13	0.52'	80.00'	0°22'10"	N02°39'38"W
C14	36.57'	80.00'	28°11'32"	N10°37'13"E
C15	30.48'	80.00'	21°49'37"	N34°37'48"E
C16	30.48'	80.00'	21°49'37"	N58°27'25"E
C17	27.62'	80.00'	19°47'04"	N71°15'45"E
C18	125.66'	80.00'	90°00'00"	S47°50'43"E
C19	31.42'	20.00'	90°00'00"	S47°50'43"E
C20	125.66'	80.00'	90°00'00"	S42°09'17"W
C21	31.42'	20.00'	90°00'00"	S42°09'17"W
C22	78.54'	50.00'	90°00'00"	S47°50'43"E
C23	78.54'	50.00'	90°00'00"	S42°09'17"W

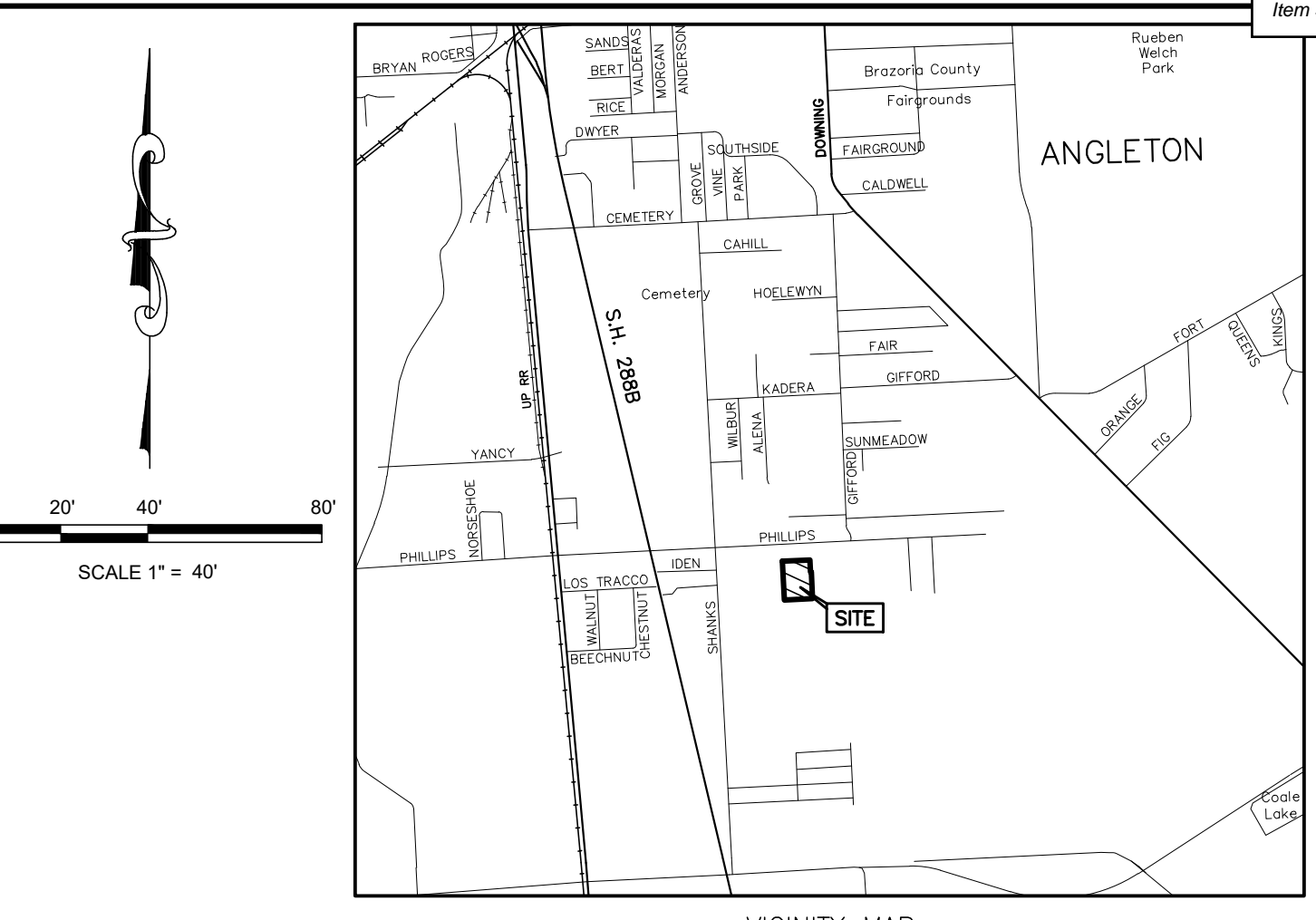
BLOCK 1		BLOCK 1		BLOCK 2	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	5,320	12	5,040	1	5,164
2	4,600	13	5,675	2	5,040
3	4,600	14	6,948	3	5,040
4	4,600	15	10,836	4	5,040
5	4,600	16	8,309	5	5,040
6	6,165	17	4,612	6	5,164
7	8,829	18	4,600	7	5,040
8	9,414	19	4,600	8	5,040
9	6,982	20	4,600	9	5,040
10	5,059	21	4,600	10	5,040
11	5,040	22	4,600		



**LEGEND**  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS  
 D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS  
 P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS  
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER  
 FND = FOUND  
 C.I.R. = CAPPIED IRON ROD  
 I.R. = IRON ROD  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R.O.W. = RIGHT-OF-WAY  
 VOL. = VOLUME PAGE  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 B.L. = BUILDING LINE

**SYMBOLS**  
 ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
 ● = FND 5/8" I.R. W/CAP "BAKER & LAWSON" (EXCEPT AS NOTED)  
 ● = SITE TBM

**OWNERS:**  
 MIKE MORGAN  
 1915 N 288B  
 FREEPORT, TEXAS 77541



**NOTES:**  
 1. THE PURPOSE OF THIS PLAT IS TO REPLAT RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE SECTION 1, AS RECORDED IN C.C.F.N. \_\_\_\_\_ OF THE O.P.R.B.C.T. INTO A 32 LOT, 2 BLOCK SUBDIVISION.  
 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.  
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.  
 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48050445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.  
 5. PROJECT BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.  
 6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.  
 7. 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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.  
 8. 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.  
 9. 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.  
 10. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.  
 11. 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.  
 12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, DARREL HEIDRICH, 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.

**DARREL HEIDRICH**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LAND SURVEYOR NO. 5378



**PRELIMINARY**  
 Existing Detention Reserve - Reference filing information here to mark as existing

**PRELIMINARY REPLAT**  
**ANGLETON PARK PLACE**  
**SECTION 2**  
 A 5.184 ACRE  
 32 LOTS 2 BLOCKS SUBDIVISION  
 BEING ALL OF  
**RESIDENTIAL RESERVE "A"**  
**ANGLETON PARK PLACE**  
**SECTION 1**  
 AS RECORDED IN C.C.F.N. \_\_\_\_\_  
 OF THE O.P.R.B.C.T.

LOCATED IN THE  
**E. WALLER SURVEY, ABSTRACT NO. 134**  
 CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

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

PROJECT: 14320 SCALE: 1" = 40' DRAWN BY: BT  
 DRAWING NO.: 14320 PRELIMINARY PLAT SEC 2 DATE: 4/25/2023 CHECK BY: DH



August 3, 2023

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

Re: On-Going Services  
Angleton Park Place Section 2 Preliminary Replat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Construction plans shall be provided for review of the required public improvements for Angleton Park Place Section 2 prior to filing and approval of the Final Plat. .

HDR takes no objection to the proposed Angleton Park Place Section 2 Preliminary Replat 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 Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor'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 (10361761/10336228)

Attachments





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2 within the Ashland Development. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, on 50.516 acres of land.

City Engineer comments are provided in Attachment 2. There are 14 outstanding comments that are mostly textual in nature. Staff feels confident that the review comments can be cleared prior to Council consideration.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Recently, the Angleton ISD School District has coordinated the alignment with the school entrances with the Ashton Gray and Brazoria County, and the recommendations of the traffic impact study have been designed (See Exhibits to follow). Coral Haven Street has been upgraded to a 4-lane collector roadway (#1 on the Exhibits). Coral Haven St. will serve the Elementary School rear entry with adequate queuing. Along with the FM 521 additional improvements, queuing and stacking designed for drop off/pick-up, the concerns of the Planning Commission

noted below should be addressed. The exhibits attached show all of the improvements resulting from the traffic impact study as provided by the Angleton ISD School District representatives.

**Planning & Engineering Review and Comments:**

This report reflects the various comments initially submitted. The Development Agreement is now complete and approved by City Council.

**Recommendation.** The planning and zoning commission should approve the preliminary plat conditioned on any outstanding Staff/Engineer's comments being cleared prior to the August 8, 2023 Council meeting.

# APPLICATION

# PRELIMINARY PLAT

Sec. 23-94 of the Land Development Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application.

Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

- Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

- A completed application signed by the owner/s of the property.
- Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.
- An accurate metes and bounds description of the subject property (or other suitable legal description).
- Location/vicinity map showing the location and boundaries of the proposed Preliminary Plat. Indicate scale or not to scale (NTS) and provide north arrow.
- Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- Approved copy of a Concept Plan or other approved plats, if applicable.
- One (1) copy 24”X36” of proposed plat.
- One (1) copy (24”X36”) of all existing recorded plats pertaining to the Preliminary Plat.
- Basic engineering information, As per Sec. 23-117.
- Drainage/Stormwater plan, if any grade changes.
- Electronic copies of the required exhibits in “PDF” format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

N/A  Capacity Acquisition Study (Fee \$4000).

N/A  Heritage Tree Survey/Tree Preservation Plan as per Sec. 23-60.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the Code of Ordinances and State Statute.

**DEVELOPMENT INFORMATION**

Project Name/Address/Location: Angleton ISD Elementary No 7 and Junior High No 2 Acreage: 50.516  
 Brief Description of Project: Future Elementary and Junior High  
 Is property platted?  No  Yes Subdivision name: \_\_\_\_\_ No. of Lots: 0  
 Recordation #: \_\_\_\_\_ Parcel(s) Tax ID#: \_\_\_\_\_  
 Existing Use: Not Developed Proposed Use: School and Related Uses  
 Current Zoning: ETJ/DA Proposed Zoning: ETJ/DA  
 Occupancy Type: Education Sq. Ft: \_\_\_\_\_ Bed #: \_\_\_\_\_ Bath #: \_\_\_\_\_ Car Garage #: \_\_\_\_\_  
 Water System  Well  Public Flood Zone:  Yes  No Sewer System:  Septic  Public

**PROPERTY OWNER INFORMATION**

Owner: Angleton Independent School District Contact Name: Phil Edwards  
 Address: 1900 N. Downing Road City/State/ZIP: Angleton, Texas 775151  
 Phone: 979-864-8000 Email: phil.edwards@angletonisd.net


**APPLICANT INFORMATION**

Applicant/Developer: West Belt Surveying, Inc. Contact Name: Abraham Nimroozi  
 Address: 21020 Park Row Drive City/State/ZIP: Katy, Texas 77449  
 Phone: 281-902-3179 Email: abrahimn@westbeltsurveying.com

**KEY CONTACT INFORMATION**

Name of the Individual: \_\_\_\_\_ Contact Name: Phil Edwards  
 Address: 1900 N. Downing Road City/State/ZIP: Angleton, Texas 77515  
 Phone: 979-864-800 Email: philp.edwards@angletonisd.net

**SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)**

Signature:  Date: 7/19/23  
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

DATE REC'D: \_\_\_\_\_ BY: \_\_\_\_\_

FEES PAID: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.



July 28, 2023

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

Re: On-Going Services  
Angleton ISD Elementary No. 7 and Junior High No. 2 Preliminary Plat - 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73 (e.g. TxDOT, Brazoria County).

Sheet 1 of 2

1. Use Dedication Statement found in LDC Sec. 23-114. B.
2. Use Surveyor's Certification found in LDC Sec. 23-114. A.1.
3. Use P&Z and City Council Certification found in LDC Sec. 23-114. C.
4. Provide Professional Engineer Statement found in LDC Sec. 23-114. A.1.
5. Provide Standard notes for all plats found in LDC Sec. 23-114. L.
6. Metes and Bounds Paragraph 5, verify and update bearing shown to match Line L2 in the line table.
7. Provide note detailing utility providers.

Sheet 2 of 2


1. Reference the concurrent future Ashland platting on this plat.
2. Verify and update FEMA Panel number (48039C0430K) and location of floodplain within the property (Shaded Zone X).
3. LDC Sec. 23-117.B.1 - Provide at least one corner referencing a survey (abstract) corner.
4. Reference the concurrent future Ashland platting.
5. Provide a legend for graphics used in the plat drawing (e.g. iron rods).
6. Label sub distance between markers (284.23') as noted in the metes and bounds.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Angleton ISD Elementary No. 7 and Junior High No. 2 Preliminary Plat be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

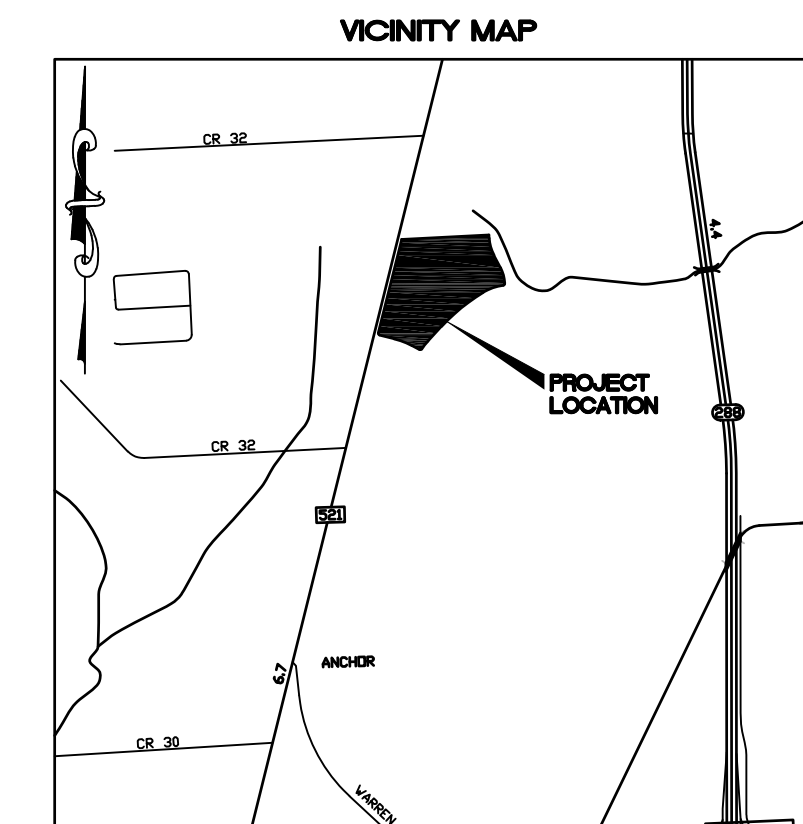
Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761/10336228)  
Attachments



KEY MAP 795T & X  
SCALE 1" = 3000'

Provide Standard notes for all plats found in LDC Sec. 23-114. L.

Provide note detailing utility providers

Use Dedication Statement found in LDC Sec. 23-114. B.

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

We, Angleton Independent School District acting herein by and through Phillip Edwards, Superintendent, hereinafter referred to as Owner of the property being subdivided, in this plat of Angleton ISD Elementary No 7 and Junior High No 2, do hereby make subdivision of said property for and on behalf of Angleton Independent School District, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, Angleton Independent School District, has caused these presents to be signed by Tommy Gaines, President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Angleton Independent School District

Phillip Edwards, Superintendent

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the under signed authority, on this day personally appeared Phillip Edwards, Superintendent of Angleton Independent School District, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

**METES & BOUNDS**

50.516 ACRES  
2,200,477 SQUARE FEET  
SHUBAL MARSH SURVEY  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances:

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;
4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;

Metes and Bounds Paragraph 5, verify and update bearing shown to match Line L2 in the line table

7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;

8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;

9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;

10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;

11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;

12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;

13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;

14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;

15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land.

Use P&Z and City Council Certification found in LDC Sec. 23-114. C.

Use Surveyor's Certification found in LDC Sec. 23-114. A.1.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I Joel D. Walker, a Registered Public Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker Date  
Texas Registration No. 5189

Provide Professional Engineer Statement found in LDC Sec. 23-114. A.1.

**CITY PLANNING COMMISSION**

I hereby certify that the above and foregoing plat, Angleton ISD Elementary No 7 and Junior High No 2, was approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Planning Commission.

Chairperson

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary

**CITY COUNCIL**

I hereby certify that the above and foregoing plat, Angleton ISD Elementary No 7 and Junior High No 2, was approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Council of Angleton, Texas.

Mayor

Said addition shall be subject to all the requirements of the code of ordinances of the City of Angleton, Texas

City Secretary

# ANGLETON ISD ELEMENTARY NO 7 AND JUNIOR HIGH NO 2

A SUBDIVISION OF  
50.516 ACRES  
OUT OF THE  
SHUBAL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

JULY 2023



21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 509-8288 FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000



NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998674802 (X+Y.F.=SURFACE VALUE).
2. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ACCORDING TO F.I.R.M. MAP NO. 48039C0435K (COMMUNITY-PANEL NO. 4854580435K), MAP REVISED DATE: DECEMBER 30, 2020, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

REFERENCE BENCHMARK:

NGS PID AH3515 - BRASS DISK STAMPED "LBX F 1998" ON A CONCRETE HEADWALL LOCATED NEAR THE SOUTH END OF RUNWAY 35 OF THE BRAZORIA COUNTY AIRPORT ON THE WEST SIDE OF THE SERVICE ROAD TO THE LOCALIZER BUILDING ±143.5' NORTHWEST OF THE NORTHWEST CORNER OF THE LOCALIZER BUILDING, ±131.5' NORTH AND ±38' EAST OF THE CENTER OF THE SERVICE ROAD LEADING TO THE LOCALIZER BUILDING. ELEVATION = 19.78' (NAVD 88)

\* THE CONTOUR LINES SHOWN HEREON ARE BASED ON 2018 TWDB LIDAR DATA (NAVD88) OBTAINED FROM THE NOAA DATA ACCESS VIEWER WEBSITE.

TEMPORARY BENCHMARKS:

TBM "A" - BOX CUT ON THE NORTHERLY HEADWALL OF A 30" CULVERT LOCATED ON THE WEST SIDE OF THE MOST EASTERLY DRIVEWAY TO THE SCHOOL SITE FROM F.M. 523. ELEVATION = 32.34'

ABBREVIATIONS:

- B.L.-BUILDING LINE
- CONC.-CONCRETE
- ESMT.-EASEMENT
- F.C.-FILM CODE
- FND.-FOUND
- FT.-FEET
- B.C.C.F.-BRAZORIA COUNTY CLERK'S FILE
- H.C.D.R.-BRAZORIA COUNTY DEED RECORDS
- H.C.P.R.-BRAZORIA COUNTY PLAT RECORDS
- I.P.-IRON PIPE
- No.-NUMBER
- PG.-PAGE
- P.O.B.-POINT OF BEGINNING
- R.O.W.-RIGHT-OF-WAY
- SAN.-SANITARY
- SQ.-SQUARE
- SWR.-SEWER
- VOL.-VOLUME
- W.L.E.-WATER LINE EASEMENT

Provide a legend for graphics used in the plat drawing (e.g. iron rods)

Verify and update FEMA Panel number (48039C0435K) and location of floodplain within the property (Shaded Zone X)

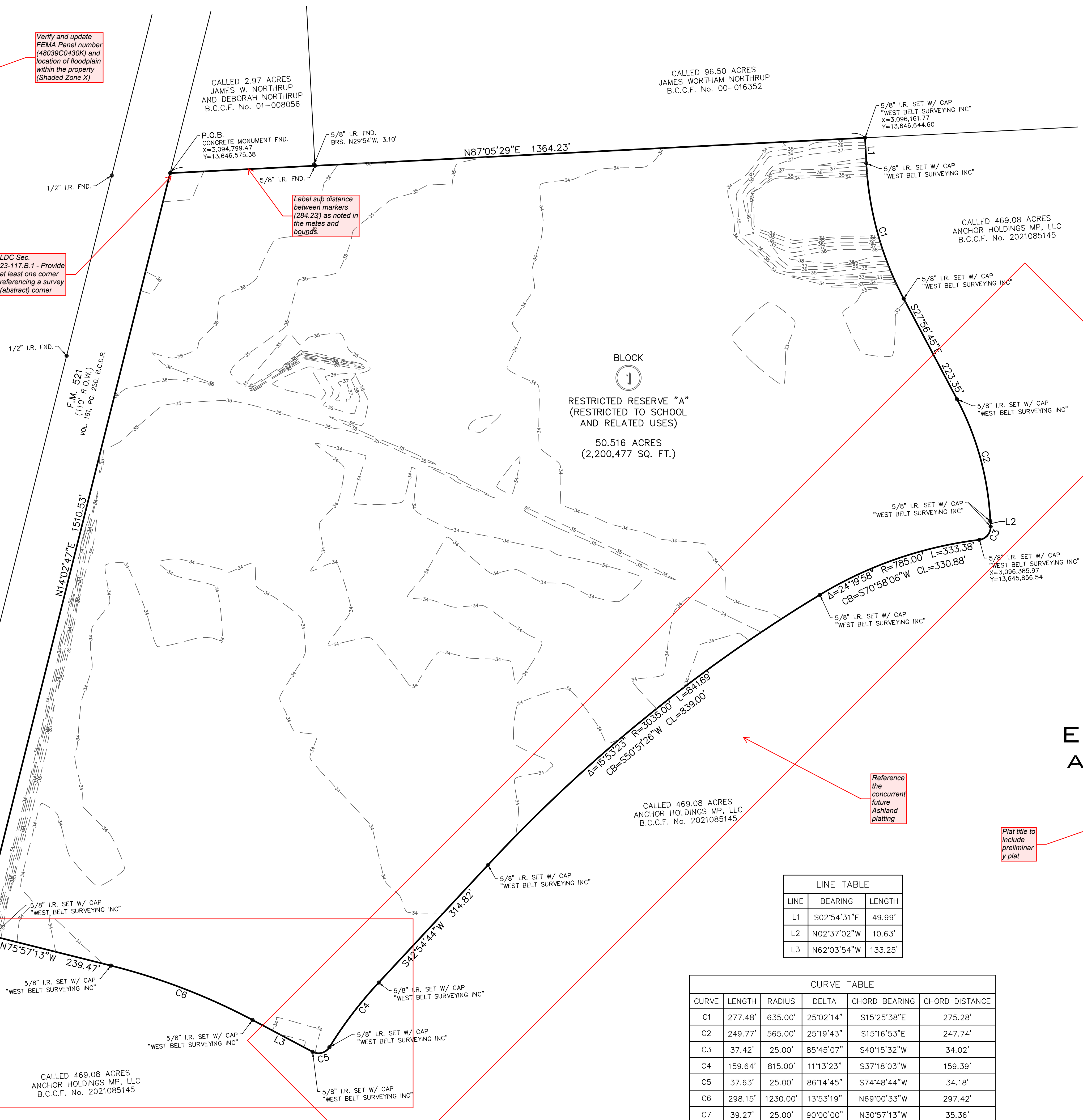
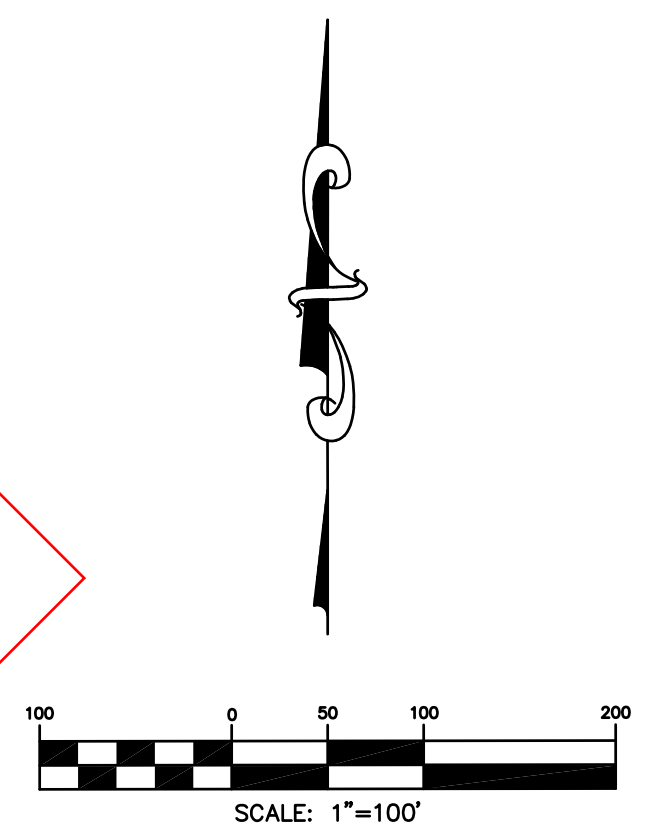
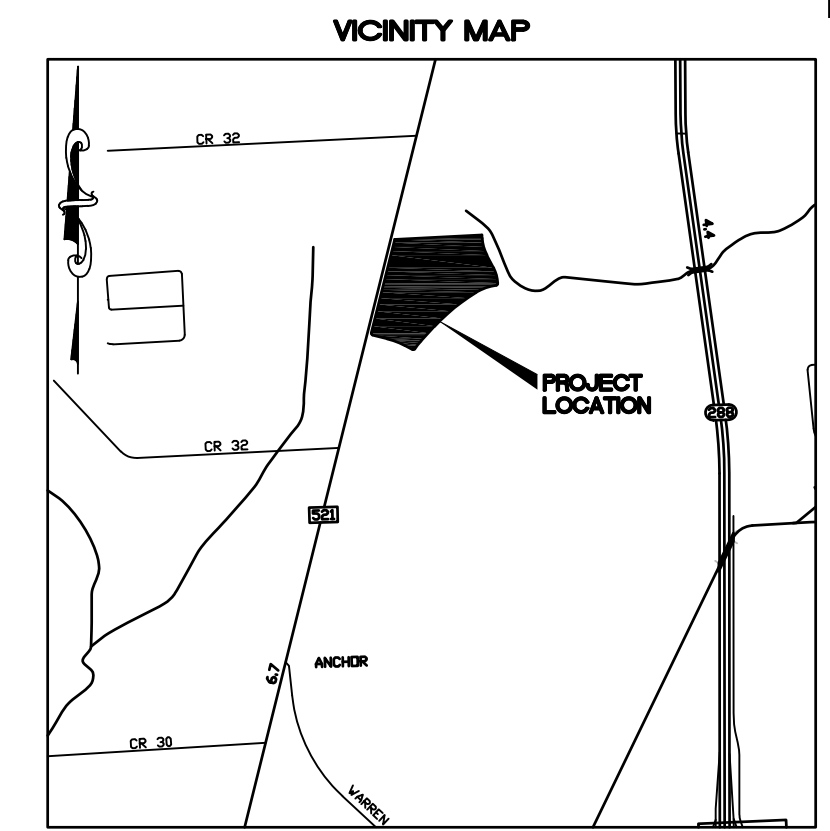
Label sub distance between markers (284.23') as noted in the metes and bounds.

LDC Sec. 23-117.B.1 - Provide at least one corner referencing a survey (abstract) corner

Reference the concurrent future Ashland platting

Reference the concurrent future Ashland platting

Plat title to include preliminary plat



BLOCK 1  
RESTRICTED RESERVE "A"  
(RESTRICTED TO SCHOOL AND RELATED USES)  
50.516 ACRES  
(2,200,477 SQ. FT.)

# ANGLETON ISD ELEMENTARY NO 7 AND JUNIOR HIGH NO 2

A SUBDIVISION OF  
50.516 ACRES  
OUT OF THE  
SHUBAEL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

JULY 2023

**WEST BELT**  
SURVEYING, INC.

21020 PARK ROW  
KATY, TEXAS 77449  
PHONE: (281) 590-8288  
FAX: (281) 492-0026  
CERTIFIED FIRM NO. 10073800

OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°54'31"E	49.99'
L2	N02°37'02"W	10.63'
L3	N62°03'54"W	133.25'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	277.48'	635.00'	25°02'14"	S15°25'38"E	275.28'
C2	249.77'	565.00'	25°19'43"	S15°16'53"E	247.74'
C3	37.42'	25.00'	85°45'07"	S40°15'32"W	34.02'
C4	159.64'	815.00'	111°3'23"	S37°18'03"W	159.39'
C5	37.63'	25.00'	86°14'45"	S74°48'44"W	34.18'
C6	298.15'	1230.00'	13°53'19"	N69°00'33"W	297.42'
C7	39.27'	25.00'	90°00'00"	N30°57'13"W	35.36'



50.516 ACRES  
 2,200,477 SQUARE FEET  
 SHUBAL MARSH SURVEY  
 ABSTRACT NO. 82  
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THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
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8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;

13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land as depicted on the Land Title Survey dated: February 10, 2023, prepared by West Belt Surveying, Inc., Project No. S725-0113A.

West Belt Surveying, Inc.  
Certified Firm No. 10073800  
21020 Park Row  
Katy, Texas 77449  
(281) 599-8288

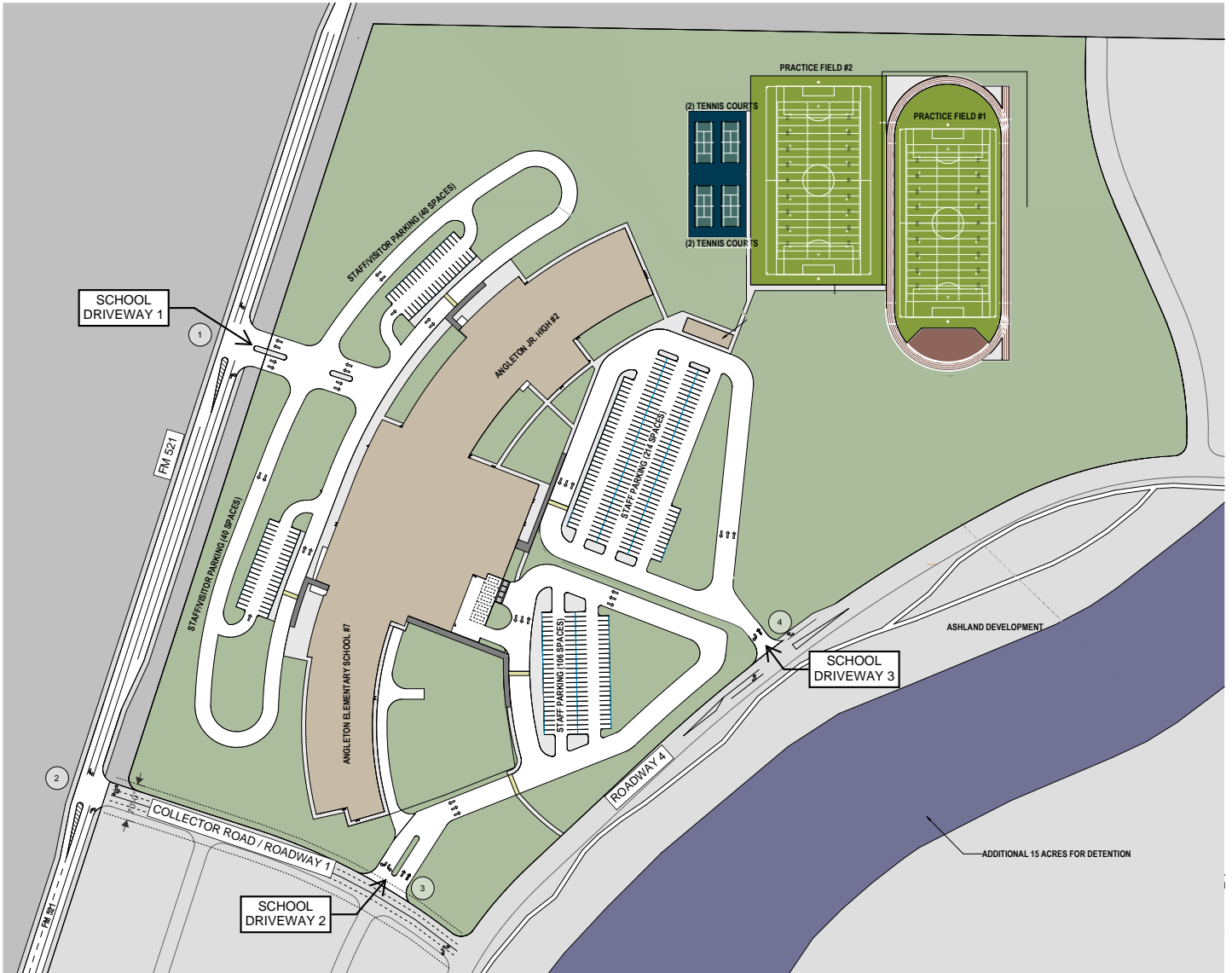
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Joel D. Walker                      Date: 2/10/23  
Texas Registration No. 5189

# EXHIBIT D

## SITE PLAN

ANGLETON ISD



# EXHIBIT E-1

## ROADWAY 1 & SCHOOL DRIVEWAY 2 IMPROVEMENTS

ANGLETON ISD

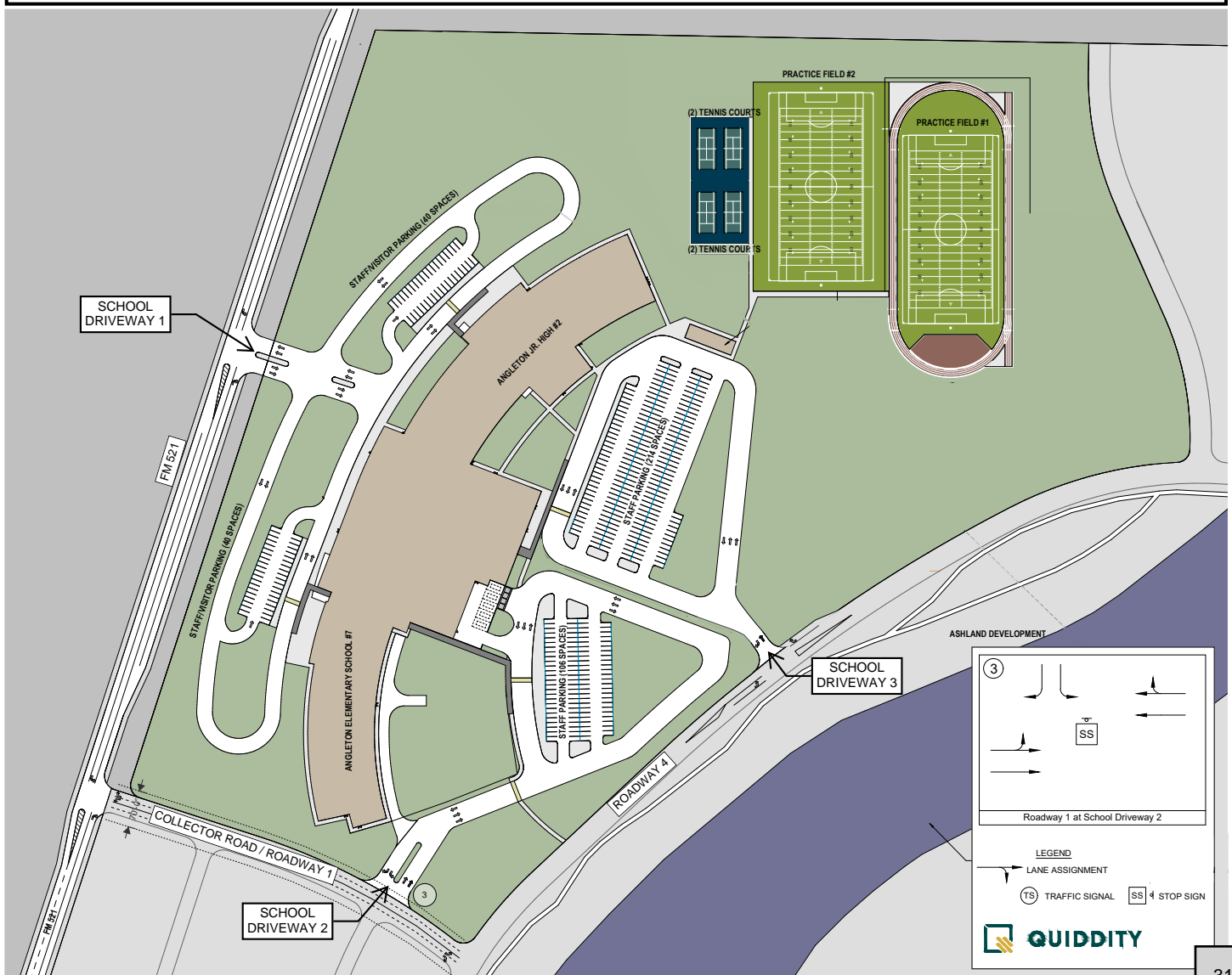
### Traffic Impact Analysis Phase 1 Recommendations

The following provided based on Quiddity's TIA dated March 2023 and email dated April 20, 2023.

Collector Road/Roadway 1 to be a four lane roadway

Estimated Construction and Engineering cost above developer's plan is approximately \$115,000.

\*Improvements shall include all school warning and flashing signs.

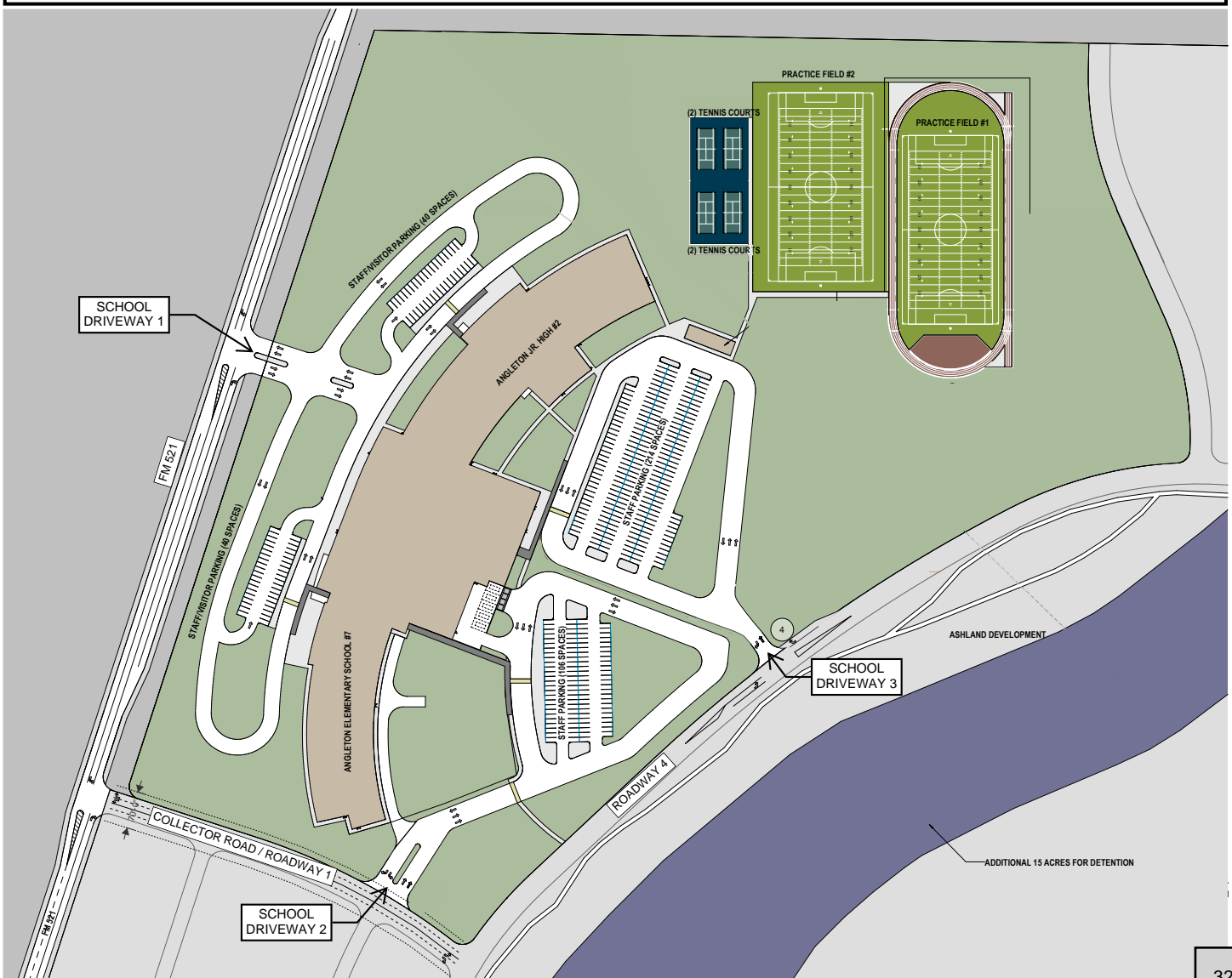


# EXHIBIT E-2

## SCHOOL DRIVEWAY 3 INTERSECTION IMPROVEMENTS & BUDGET ANGLETON ISD

The following provided from Quiddity on April 20, 2023.

Roadway 4 to be a three lane roadway to include left and right turn lanes.  
Estimated Construction and Engineering cost above developer's plan is approximately \$92,000.  
\*Improvements shall include all school warning and flashing signs.





# EXHIBIT F

## UTILITY AND DETENTION IMPROVEMENTS

### ANGLETON ISD

**Combined Site Detention Requirements:**

Preliminary Engineering assumptions based on site conditions and assessments will require approximately 34 acre-feet (54,853 cubic yards) of detention, or 15 acres.

**Junior High School No. 2:**

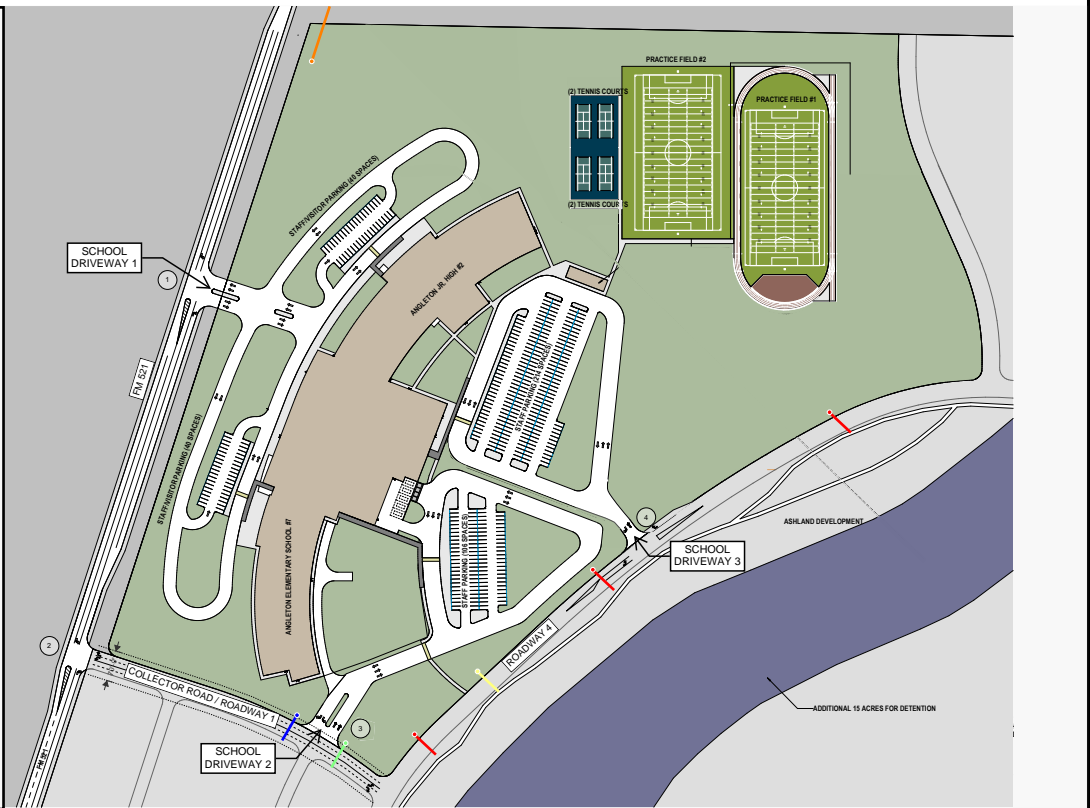
- Domestic Cold Water, 4" @ 75 PSI
- Fire Water, 8" @ 75 PSI (at site) @ 1,200 GPM
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Wastewater & Connection to the District Meter
- New Overhead 3-phase Utility Primary (4,000A at 480V)
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Provide (4) 4" conduit for Fiber

**Elementary School No. 7:**

- Domestic Cold Water, 4" @ 75 PSI
- Fire Water, 8" @ 75 PSI (at site) @ 1,200 GPM
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Wastewater & Connection to the District Meter
- New Overhead 3-phase Utility Primary (3,000A at 480V)
- Gas, 2 1/2" @ 5 PSI, 10,000 CFH
- Provide (4) 4" conduit for Fiber

**LEGEND**

- WATER CONNECTION
- SANITARY CONNECTION
- STORM TIE-IN
- OVERHEAD 3-PHASE PRIMARY
- GAS SERVICE CONNECTION



\*Entry locations are approximate estimations based on continuing Engineering coordination. Entry point exact locations to be finalized and confirmed with ongoing engineering review.

**SCHOOL CONSTRUCTION SITE - CRITICAL NEED DATES**

ID	Task Name	Finish	Sep 3, '23							Nov 5, '23			Jan 7, '24			Mar 10, '24			May 12, '24			Jul 14, '24			Sep 15, '24			Nov 17, '24			Jan 19, '25			Mar 23, '25			May 25, '25			Jul
			T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F						
1	Angleton New Elementary & Junior High School	Tue 7/1/25	[Gantt bar from 7/1/25 to 7/1/25]																																					
2	Begin Construction	Wed 11/1/23	[Gantt bar from 11/1/23 to 11/1/23]																																					
3	Fill on Site 89k Cubic Yards	Wed 11/1/23	[Gantt bar from 11/1/23 to 11/1/23]																																					
4	Fill on Site 89k Cubic Yards	Wed 1/1/24	[Gantt bar from 1/1/24 to 1/1/24]																																					
5	Pond Built and Available to Receive Storm Runoff	Wed 11/1/23	[Gantt bar from 11/1/23 to 11/1/23]																																					
6	Removal of Pipeline and Farming Equipment	Wed 11/1/23	[Gantt bar from 11/1/23 to 11/1/23]																																					
7	Permanent Water	Mon 9/1/24	[Gantt bar from 9/1/24 to 9/1/24]																																					
8	Permanent Power	Mon 9/1/24	[Gantt bar from 9/1/24 to 9/1/24]																																					
9	Gas	Mon 10/1/24	[Gantt bar from 10/1/24 to 10/1/24]																																					
10	Permanent Sanitary (Available for Use)	Mon 10/1/24	[Gantt bar from 10/1/24 to 10/1/24]																																					
11	Fiber/Telecom	Tue 4/1/25	[Gantt bar from 4/1/25 to 4/1/25]																																					
12	Substantial Completion	Tue 7/1/25	[Gantt bar from 7/1/25 to 7/1/25]																																					

# EXHIBIT I

## ROADWAY 1 INTERSECTION IMPROVEMENTS AND BUDGET

### ANGLETON ISD

#### Traffic Impact Analysis Phase 1 Recommendations

The following provided based on Quiddity's TIA dated March 2023.  
When the connections to FM 521 are made (anticipated 2024).

#### 1. FM 521 at School Driveway 1:

Construction of a southbound left turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)  
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a northbound right turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)  
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a traffic signal at the intersection

Estimated Construction and Engineering cost above developer's plan is approximately \$287,500.

#### 2. FM 521 at Roadway 1:

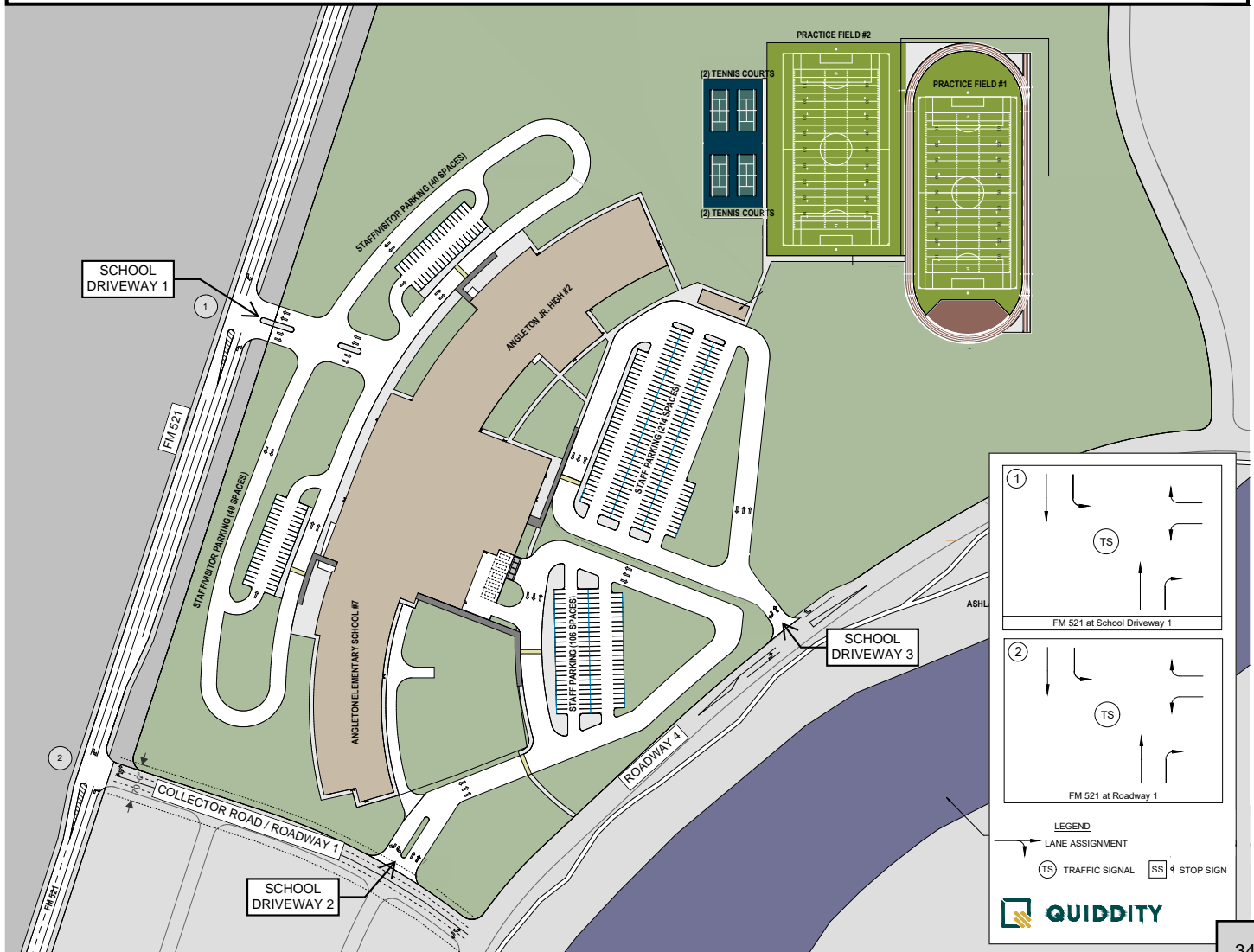
Construction of a southbound left turn lane on FM 521 with 150' of storage and 600' of deceleration (including 100' taper)  
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a northbound right turn lane on FM 521 with 100' of storage and 600' of deceleration (including 100' taper)  
Estimated Construction and Engineering cost above developer's plan is approximately \$345,000.

Construction of a traffic signal at the intersection

Estimated Construction and Engineering cost above developer's plan is approximately \$287,500.

\*Improvements shall include all school warning and flashing signs.





August 1, 2023

Mr. Otis Spriggs  
Development Service Department  
121 S. Velasco Street  
Angleton, TX 77515

**Re: Preliminary Plat of Angleton ISD Elementary No 7 and Junior High No 2**

Dear Otis,

West Belt Surveying Inc., respectfully submit our responses below to the City Comments dated July 28, 2023, for the above referenced plat.

**Sheet 1 of 2**

1. Use Dedication Statement found in LDC Sec. 23-114. B.  
**Response: Dedication Statement has been revised. Please see updated plat.**
2. Use Surveyor's Certification found in LDC Sec. 23-114. A.1.  
**Response: Surveyor's Certification has been revised. Please see updated plat.**
3. Use P&Z and City Council Certification found in LDC Sec. 23-114. C.  
**Response: P&Z and City Council Certification has been revised. Please see updated plat.**
4. Provide Professional Engineer Statement found in LDC Sec. 23-114. A.1.  
**Response: Professional Engineer Statement has been added to the plat. Please see updated plat.**
5. Provide Standard notes for all plats found in LDC Sec. 23-114. L.  
**Response: Standard notes have been added to the plat. Please see updated plat.**
6. Metes and Bounds Paragraph 5, verify and update bearing shown to match Line L2 in the line table.  
**Response: Line L2 has been revised to match bearing in Metes & Bounds. Please see updated plat.**
7. Provide note detailing utility providers.  
**Response: Utilities providers have been added to the plat. Please see updated plat.**

**Sheet 2 of 2**

1. Reference the concurrent future Ashland platting on this plat.  
**Response: "Future Ashland Development" has been added to the perimeter of the plat. Please see updated plat.**
2. Verify and update FEMA Panel number (48039C0430K) and location of floodplain within the property (Shaded Zone X).  
**Response: FEMA Panel Number and plat note has been verified and updated. Please see updated plat.**

WEST  BELT  
SURVEYING, INC.

Item 4.

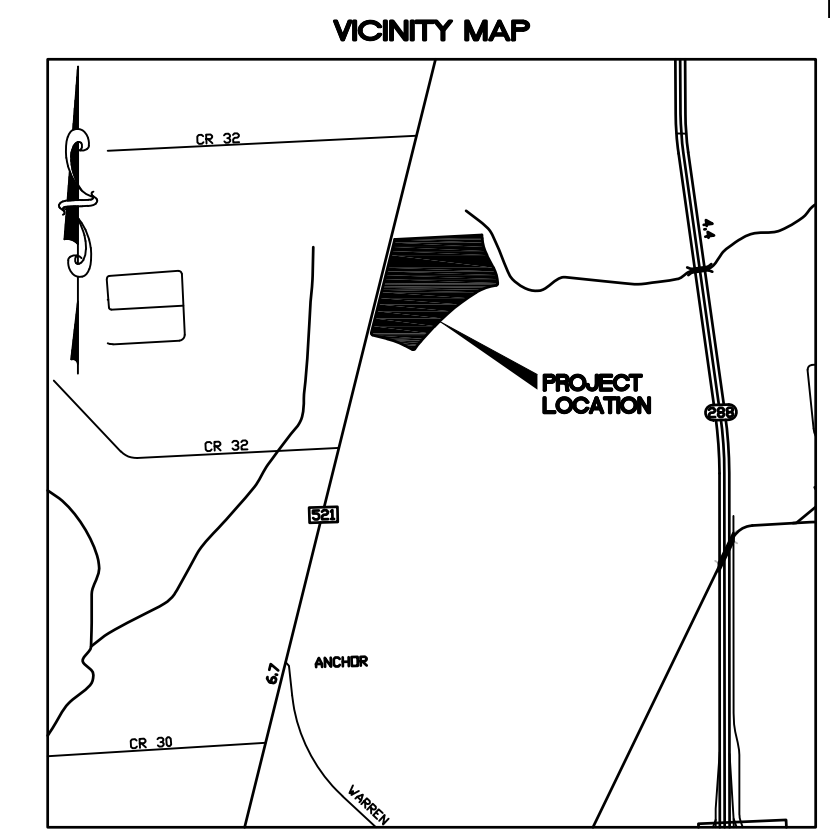
3. LDC Sec. 23-117.B.1 - Provide at least one corner referencing a survey (abstract) corner.  
**Response: Referencing survey (abstract) corner has been added to the plat. Please see updated plat.**
4. Reference the concurrent future Ashland platting.  
**Response: "Future Ashland Development" has been added to the perimeter of the plat. Please see updated plat.**
5. Provide a legend for graphics used in the plat drawing (e.g. iron rods).  
**Response: Legend for graphics has been added to the plat. Please see updated Plat.**
6. Label sub distance between markers (284.23') as noted in the metes and bounds.  
**Response: Sub distance between markers has been added to the plat. Please see updated plat.**

Enclosed is a copy of the revised plat. Please contact me at 281-902-3179 or [abrahimn@westbeltsurveying.com](mailto:abrahimn@westbeltsurveying.com) if you need any additional information.

Sincerely,



Abraham Nimroozi  
West Belt Surveying, Inc.  
21020 Park Row  
Katy, Texas 77449



KEY MAP 795T & X  
SCALE 1" = 3000'

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Angleton Independent School District acting herein by and through Phillip Edwards, Superintendent, its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Angleton ISD Elementary No 7 and Junior High No 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.

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.

\_\_\_\_\_  
Phillip Edwards, Superintendent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Phillip Edwards, Superintendent known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
State of Texas

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 City.

\_\_\_\_\_  
Notary Public  
State of Texas

**METES & BOUNDS**

50.516 ACRES  
2,200,477 SQUARE FEET  
SHUBAEL MARSH SURVEY  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;
4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel D. Walker, a Professional Land Surveyor, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

\_\_\_\_\_  
Joel D. Walker Date  
Texas Registration No. 5189

7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;
8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;
13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, 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.

\_\_\_\_\_  
Professional Engineer Date

**NOTES:**

1. The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.999986771114 (X+S.F.=SURFACE VALUE).
2. Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
3. According to F.I.R.M. Map No. 48039C0430K (Community-Panel No. 4800640430K), map revised date: December 30, 2020. The subject property lies within the area designated as Zone "X" Shaded. 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; areas protected by levees from 1% annual chance flood.
4. This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
5. 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.
6. 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.
7. 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.
8. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
9. Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
9. The contour lines shown hereon are based on 2018 TWDB Lidar Data (NAVD88) Obtained from the NOAA data access viewer website.

PRELIMINARY PLAT OF  
**ANGLETON ISD  
ELEMENTARY NO 7  
AND JUNIOR HIGH  
NO 2**

A SUBDIVISION OF  
**50.516 ACRES**  
OUT OF THE  
**SHUBAEL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS**

**1 BLOCK 1 RESERVE**

AUGUST 2023



21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 509-8288 FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000

NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99986771114 (X÷S.F.=SURFACE VALUE).
  - Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
  - According to F.I.R.M. Map No. 48039C0430K (Community-Panel No. 4800640430K), map revised date: December 30, 2020. The subject property lies within the area designated as Zone "X" Shaded. 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; areas protected by levees from 1% annual chance flood.
- This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
- 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.
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  - 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.

REFERENCE BENCHMARK:

NGS PID DR8248 - Stainless steel rod with logo cap stamped "TXAG-RM1-2022" located at 18671 FM 523 in Angleton ±100' east of the east side of the driveway to the Texas Department of Transportation office and ±100' north of the office building in the grassy area on the north side of the parking lot.  
Elevation = 32.02' (NAVD 88, GEOID18)

TEMPORARY BENCHMARKS:

TBM "B" Box cut on the southerly safety end treatment at the driveway for 25410 F.M. 521.  
Elevation = 35.81'

SITE UTILITIES:

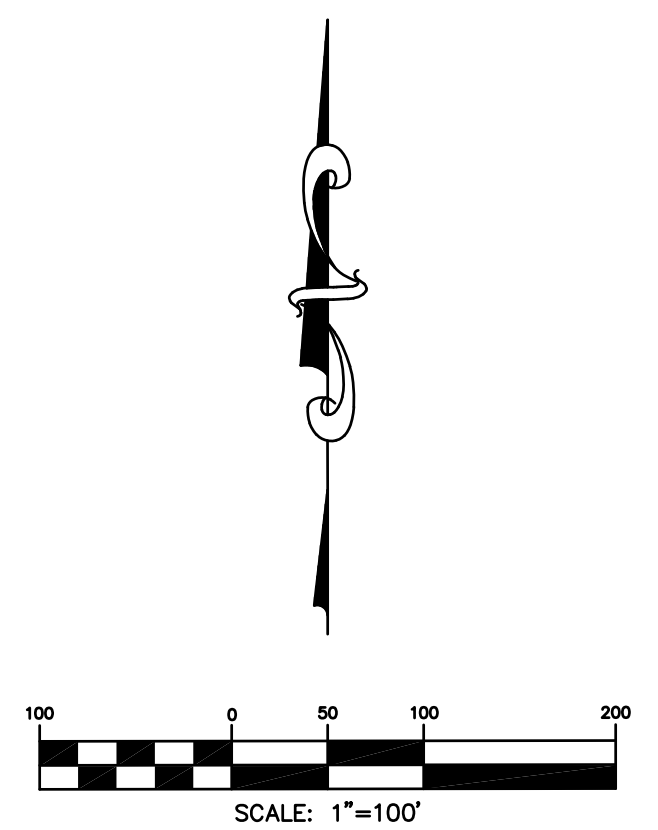
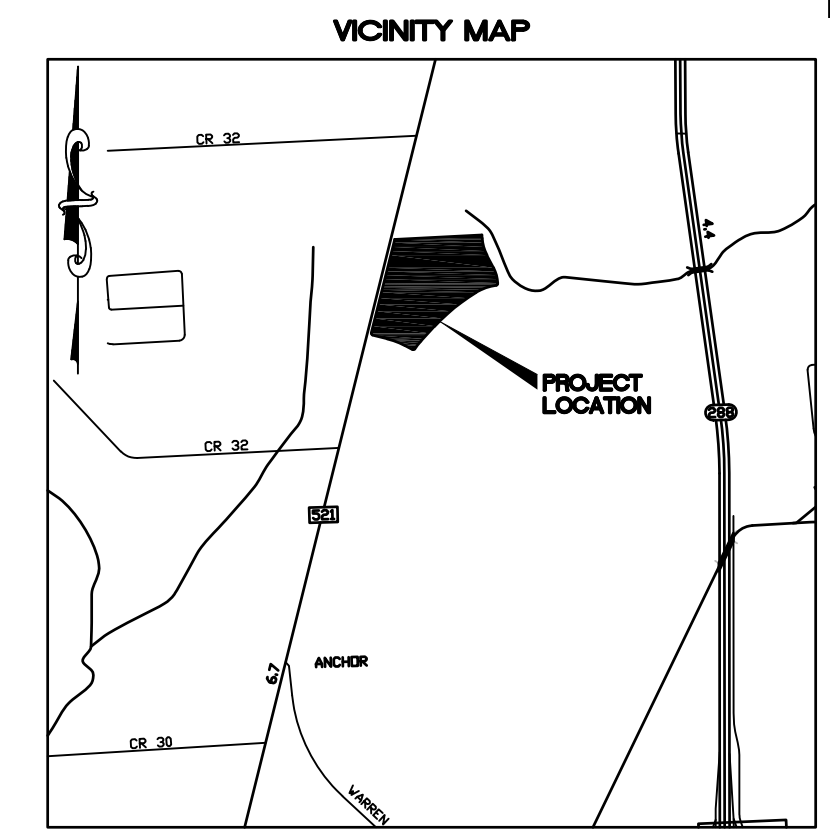
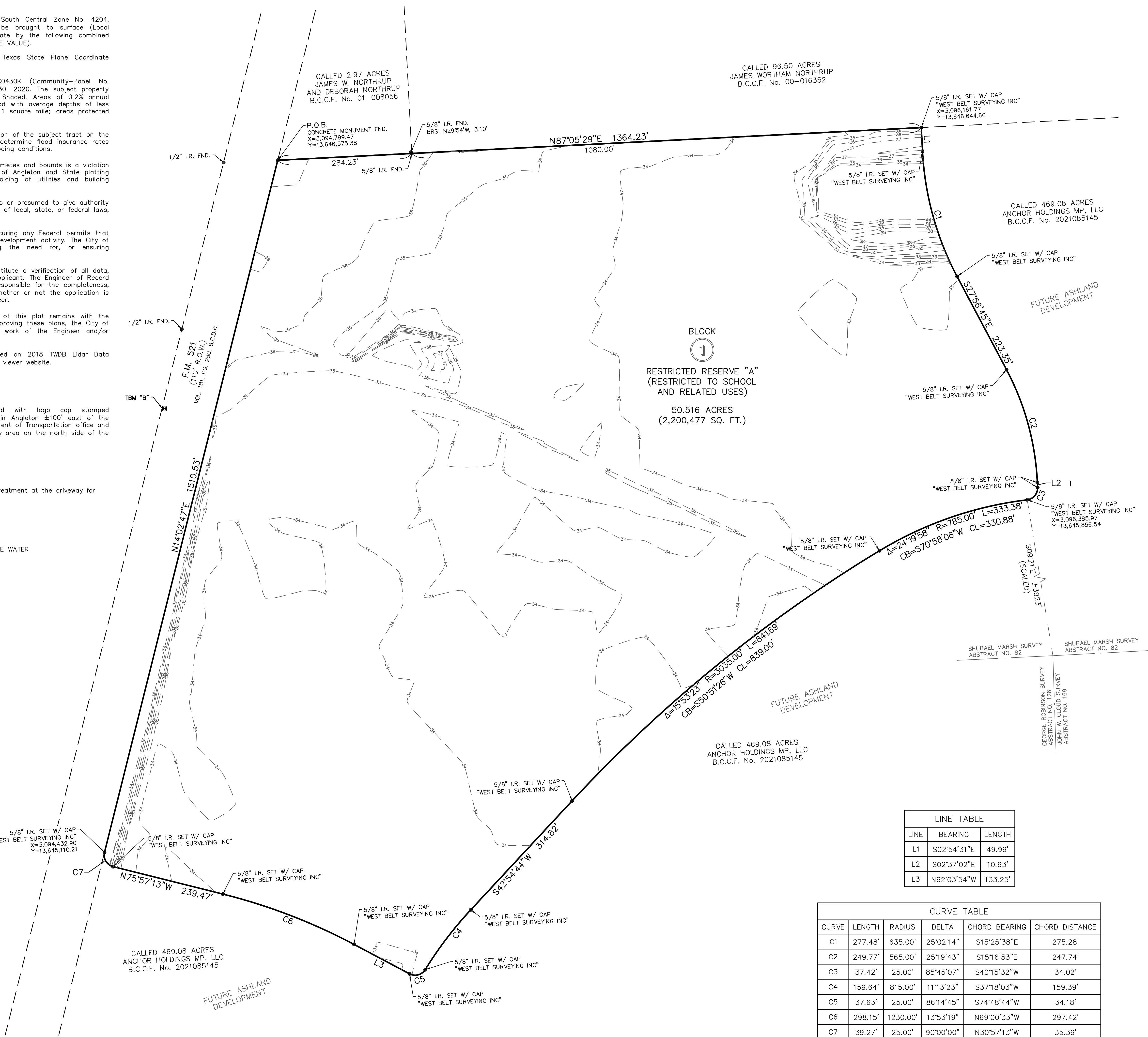
CENTERPOINT ENERGY - ELECTRIC AND GAS  
BRAZORIA COUNTY MUD 82 - WATER AND WASTE WATER

ABBREVIATIONS:

- B.L.-BUILDING LINE
- CONC.-CONCRETE
- ESMT.-EASEMENT
- F.C.-FILM CODE
- FND.-FOUND
- FT.-FEET
- B.C.C.F.-BRAZORIA COUNTY CLERK'S FILE
- H.C.D.R.-BRAZORIA COUNTY DEED RECORDS
- H.C.P.R.-BRAZORIA COUNTY PLAT RECORDS
- I.P.-IRON PIPE
- NO.-NUMBER
- PG.-PAGE
- P.O.B.-POINT OF BEGINNING
- R.O.W.-RIGHT-OF-WAY
- SAN.-SANITARY
- SQ.-SQUARE
- SWR.-SEWER
- VOL.-VOLUME
- W.L.E.-WATER LINE EASEMENT

LEGEND:

- 5/8-INCH IRON FOUND WITH CAP STAMPED "WEST BELT SURVEYING" (EXCEPT AS NOTED)
- SITE BENCHMARK



PRELIMINARY PLAT OF  
**ANGLETON ISD  
ELEMENTARY NO 7  
AND JUNIOR HIGH  
NO 2**

A SUBDIVISION OF  
50.516 ACRES  
OUT OF THE  
SHUBAEL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

AUGUST 2023

**WEST BELT**  
SURVEYING, INC.

21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 509-8288 FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000

LINE TABLE

LINE	BEARING	LENGTH
L1	S02°54'31"E	49.99'
L2	S02°37'02"E	10.63'
L3	N62°03'54"W	133.25'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	277.48'	635.00'	25°02'14"	S15°25'38"E	275.28'
C2	249.77'	565.00'	25°19'43"	S15°16'53"E	247.74'
C3	37.42'	25.00'	85°45'07"	S40°15'32"W	34.02'
C4	159.64'	815.00'	111°3'23"	S37°18'03"W	159.39'
C5	37.63'	25.00'	86°14'45"	S74°48'44"W	34.18'
C6	298.15'	1230.00'	13°53'19"	N69°00'33"W	297.42'
C7	39.27'	25.00'	90°00'00"	N30°57'13"W	35.36'



## AGENDA ITEM SUMMARY FORM

(REVISED 8/3/2023)

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**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on the revised preliminary plat of Ashland Section 1

**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the revision of Ashland Section 1 Preliminary Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. No development agreement is in place to establish standards for the Ashland Project. City Engineer comments are provided in Attachment 2. The subject property consists of 17.02 acres and has **58, 60' X 120' lots**, Four Reserves in Three Blocks.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code and the executed development agreement. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA has been submitted to both TxDOT and Brazoria County for review and approval as well.

**Planning and Engineering Review:**

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

**Staff concludes that Section 1 complies with the executed development approved percentages on lot mixes.**

The City Engineer has reviewed the plat and submitted comments which have all been cleared by the applicant in the plat attachments. The applicant agrees with the last couple of textual review notes.

**Recommendation.** The planning and zoning commission should approve the proposed Section 1, Preliminary Plat and forwards this application to city council for final consideration and appropriate action.



July 28, 2023

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

**Re: ASHLAND SECTION 1**

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated July 7, 2023, for the above referenced plat.

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes verification no additional right-of-way is required for FM 521.  
**Response: Per our engineering team, no additional ROW dedication is required for FM 521.**
2. Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd.  
**Response: This note has been added. Please see updated plat.**
3. Note 13: Verify FIRM states incorporated however area on the map shows as unincorporated areas.  
**Response: Per our engineering team, note 13 is correct as shown.**
4. Show bearing from commencement point to monument on plat drawing.  
**Response: The point of commencement has been added. Please see updated plat.**
5. Recommend masking text or adjust line weight of contours for clarity.  
**Response: Contours have been updated to allow for clarity. Please see updated plat.**
6. Verify and update reference location of knuckle radius (Typical).  
**Response: The reference location of the knuckle radius has been updated. Please see updated plat.**
7. Label contours on the plat where missing.  
**Response: Contours have been labeled. Please see updated plat.**
8. Verify and update restricted reserve "A" to be shown outside of this plat. Update reference accordingly on plat.  
**Response: Reserve A has been updated to be consistent with the final plat. Please see updated plat.**

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,



Caitlin King  
Enclosure

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 1, 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 solid easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner  
Duly Authorized Agent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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. McAshon, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.  
VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 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. 032185345 of the Official Public Records of Brazoria County (OPRC), said 17.02 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 for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 03-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

1. South 75°57'23" East, 214.37 feet to a point for corner;
2. North 14°02'37" East, 27.67 feet to a point for corner;
3. South 76°48'30" East, 59.87 feet to a point for corner;
4. South 79°40'46" East, 59.08 feet to a point for corner;
5. South 83°34'43" East, 117.91 feet to a point for corner;
6. North 89°09'01" East, 117.69 feet to a point for corner;
7. North 84°32'11" East, 117.51 feet to a point for corner;
8. North 81°08'49" East, 60.84 feet to a point for corner;
9. North 82°25'29" East, 115.20 feet to a point for corner;
10. North 67°42'34" East, 47.25 feet to a point for corner;
11. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
12. Along the arc of said tangent curve to the right, having a radius of 3465.00 feet, a central angle of 23°53'11", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
13. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.80 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, 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 South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
15. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
16. Along the arc of said tangent curve to the right, 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 South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
17. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°09'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
18. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
19. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
20. North 01°53'19" West, 311.02 feet to a point for corner;
21. North 14°45'48" West, 51.62 feet to a point for corner;
22. North 71°59'47" West, 560.11 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE.
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND.
- 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME.
- 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 12.) "NO." INDICATES NUMBER.
- 13.) "CT." INDICATES COURT.
- 14.) "DR." INDICATES DRIVE.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) "└─┘" INDICATES STREET NAME CHANGE.
- 17.) "Ⓚ" INDICATES BLOCK NUMBER.
- 18.) "Ⓐ" INDICATES RESERVE NUMBER.
- 19.) "R.S." INDICATES 65' CUL-D-SAC RADIUS.

# ASHLAND SECTION ONE

BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS.

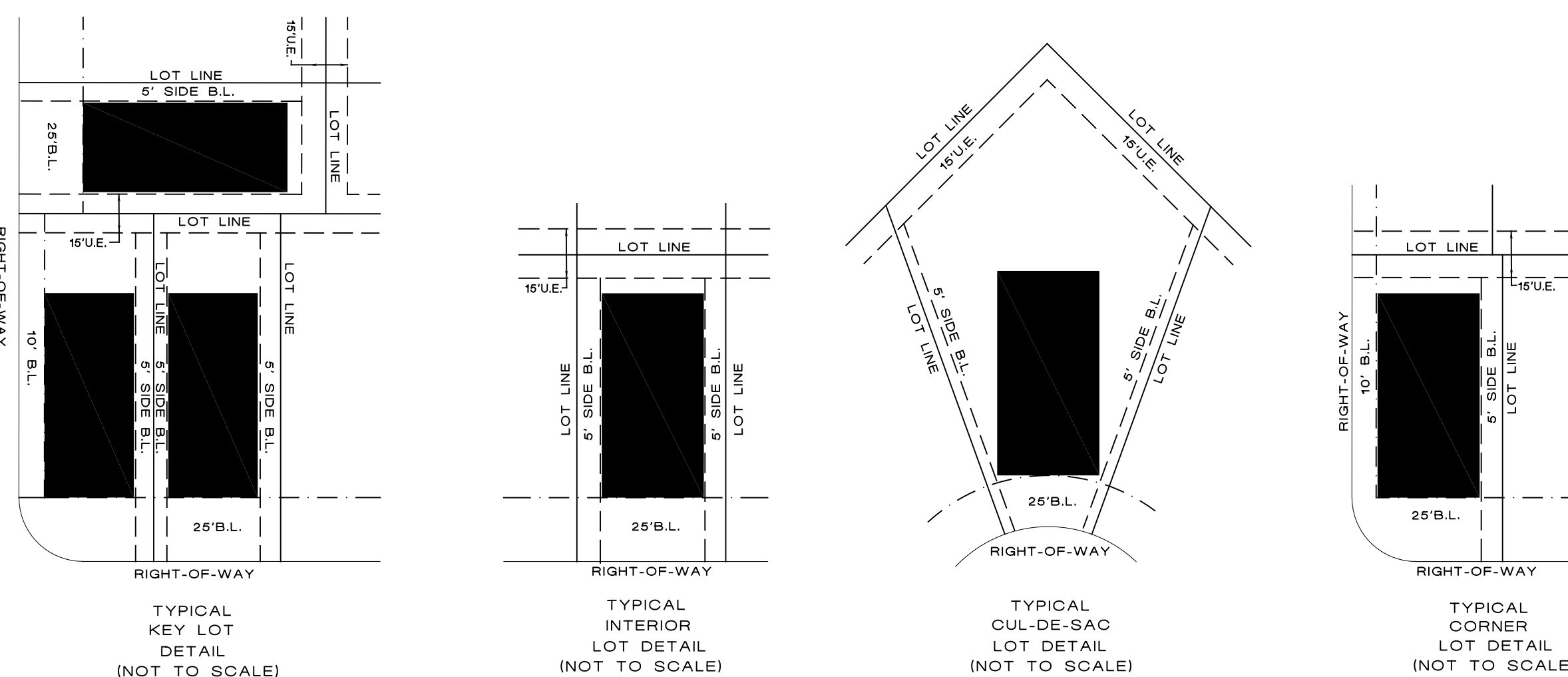
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META**  
PLANNING + DESIGN  
META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



CURVE TABLE

Table with 5 columns: CURVE, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 46 rows of curve data.

LINE TABLE

Table with 3 columns: LINE, DISTANCE, BEARING. Contains 19 rows of line data.

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES...

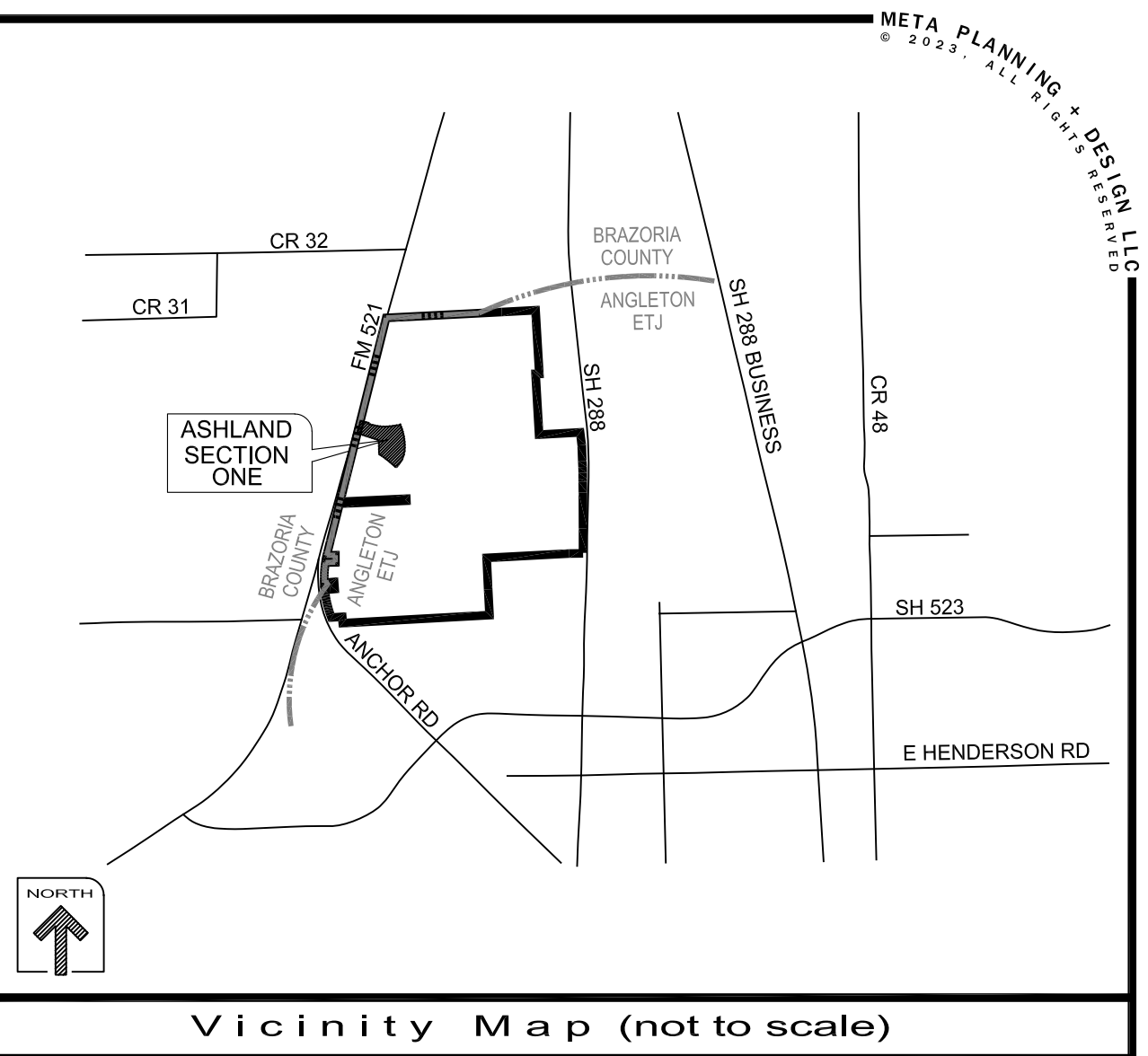
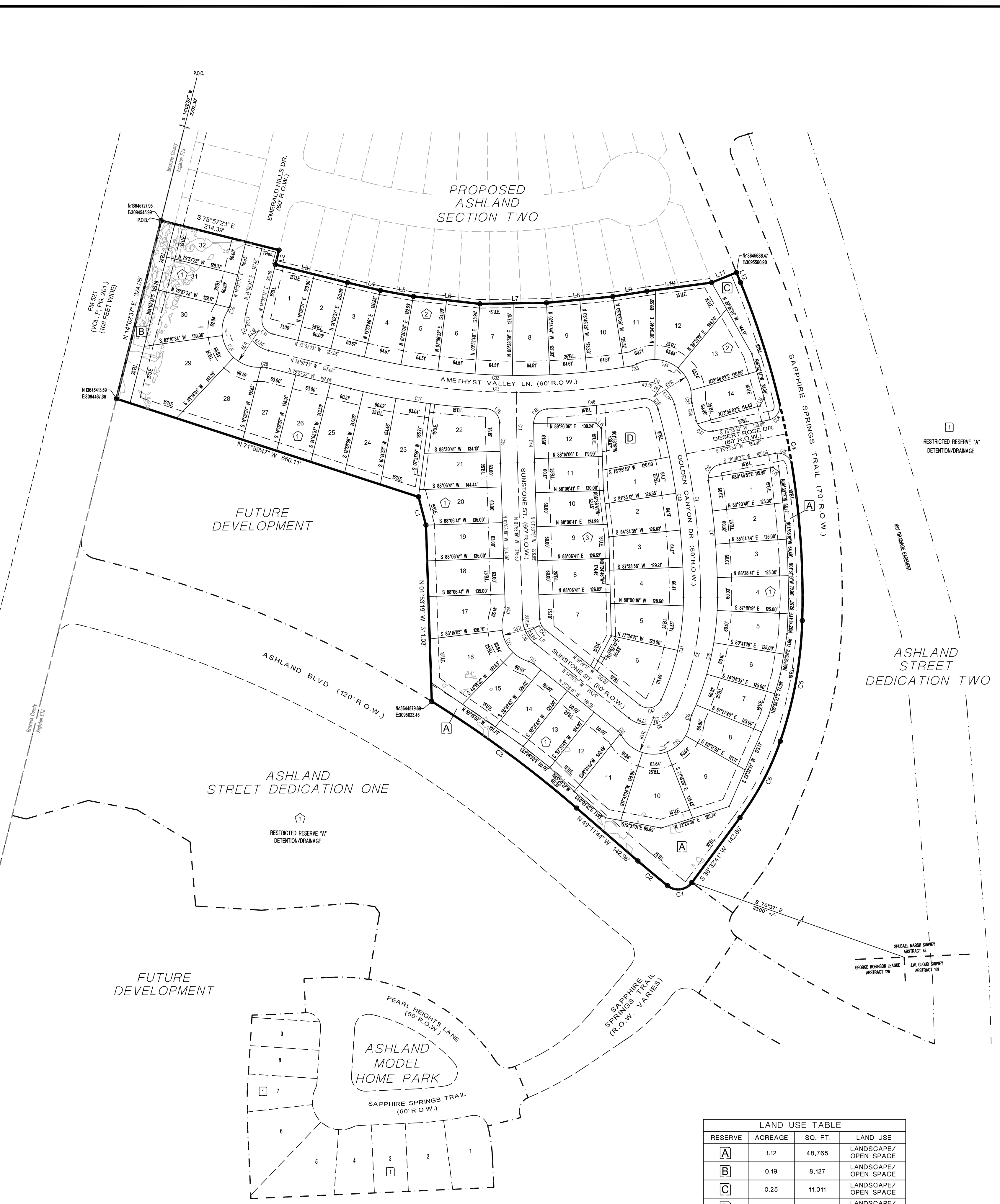


Table with 3 columns: BLOCK, LOT NO, LOT AREA SQ. FT. Lists lot numbers and areas for Block 1, Block 2, and Block 3.

LAND USE TABLE
RESERVE, ACREAGE, SQ. FT., LAND USE
A 1.12 48,765 LANDSCAPE/ OPEN SPACE
B 0.19 8,127 LANDSCAPE/ OPEN SPACE
C 0.25 11,011 LANDSCAPE/ OPEN SPACE
D 0.35 15,174 LANDSCAPE/ OPEN SPACE

ASHLAND SECTION ONE

BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS.

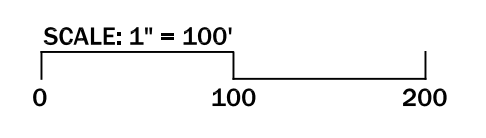
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OWNER: ANCHOR HOLDINGS MP LLC
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BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER: META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



August 2, 2023

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

Re: On-Going Services  
Ashland Section 1 Preliminary Plat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Construction plans shall be provided for review of the required public improvements for Ashland Section 1 prior to filing and approval of the Final Plat. Additionally, offsite/adjacent public improvements to service Ashland Section One shall be completed prior to approval of the Final Plat.

HDR takes no objection to the proposed Ashland Section 1 Preliminary Plat 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 Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor'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 (10361761/10336228)

Attachments

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 1, 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 solid easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner  
Duly Authorized Agent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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. McAshon, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.

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6.) 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.
7.) 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.
8.) 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.

- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
10.) 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.
11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

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

VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.

- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 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. 032186345 of the Official Public Records of Brazoria County (OPRC), said 17.02 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 for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 03-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

- 1. South 75°57'23" East, 214.37 feet to a point for corner;
2. North 14°02'37" East, 27.67 feet to a point for corner;
3. South 76°48'30" East, 59.87 feet to a point for corner;
4. South 79°40'46" East, 59.08 feet to a point for corner;
5. South 83°34'43" East, 117.91 feet to a point for corner;
6. North 89°09'01" East, 117.69 feet to a point for corner;
7. North 84°32'11" East, 117.51 feet to a point for corner;
8. North 81°08'49" East, 60.84 feet to a point for corner;
9. North 82°25'29" East, 115.20 feet to a point for corner;
10. North 67°42'34" East, 47.25 feet to a point for corner;
11. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
12. Along the arc of said tangent curve to the right, having a radius of 3465.00 feet, a central angle of 23°53'11", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
13. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.80 feet, and a long chord bearing South 10°20'36" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, 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 South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
15. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
16. Along the arc of said tangent curve to the right, 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 South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
17. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°09'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
18. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
19. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
20. North 01°53'19" West, 311.02 feet to a point for corner;
21. North 14°45'48" West, 51.62 feet to a point for corner;
22. North 71°59'47" West, 560.11 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "AC." INDICATES ACREAGE.
4.) "R.O.W." INDICATES RIGHT-OF-WAY.
5.) "P.O.B." INDICATES POINT OF BEGINNING.
6.) "FND" INDICATES FOUND.
7.) "IP" INDICATES IRON PIPE.
8.) "IR" INDICATES IRON ROD.
9.) "VOL." INDICATES VOLUME.
10.) "PG." INDICATES PAGE.
11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
12.) "NO." INDICATES NUMBER.
13.) "CT." INDICATES COURT.
14.) "DR." INDICATES DRIVE.
15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
16.) " " INDICATES STREET NAME CHANGE.
17.) " [ ] " INDICATES BLOCK NUMBER.
18.) " [A] " INDICATES RESERVE NUMBER.
19.) " [R] " INDICATES 65' CUL-D-SAC RADIUS.

# ASHLAND SECTION ONE

BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS.

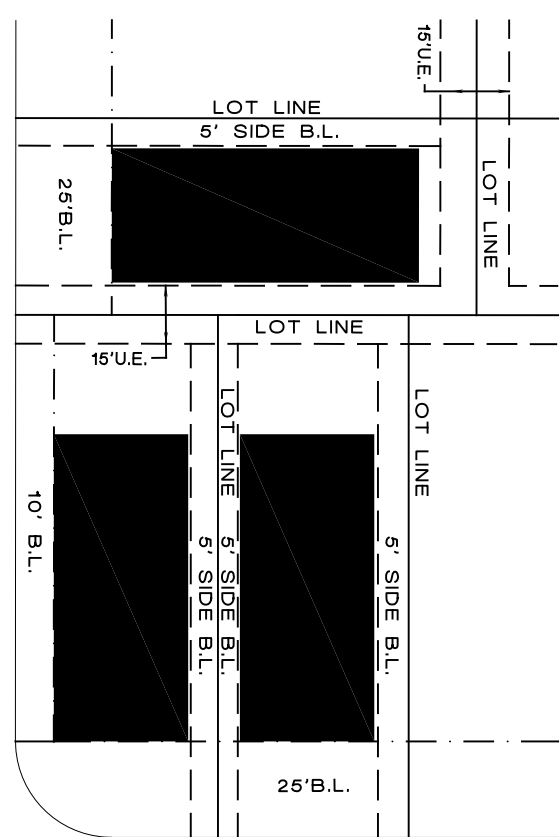
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER: ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478

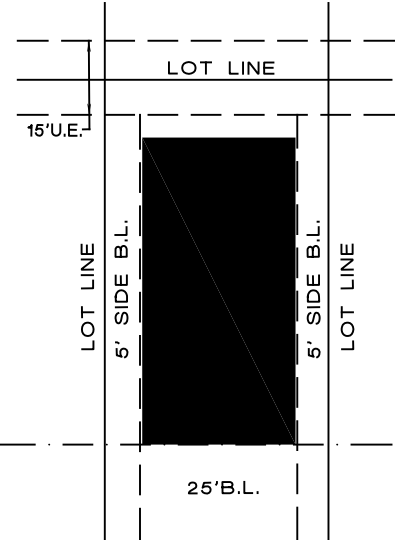
ENGINEER: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 (713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 TBPLS FIRM REGISTRATION No. 10046104

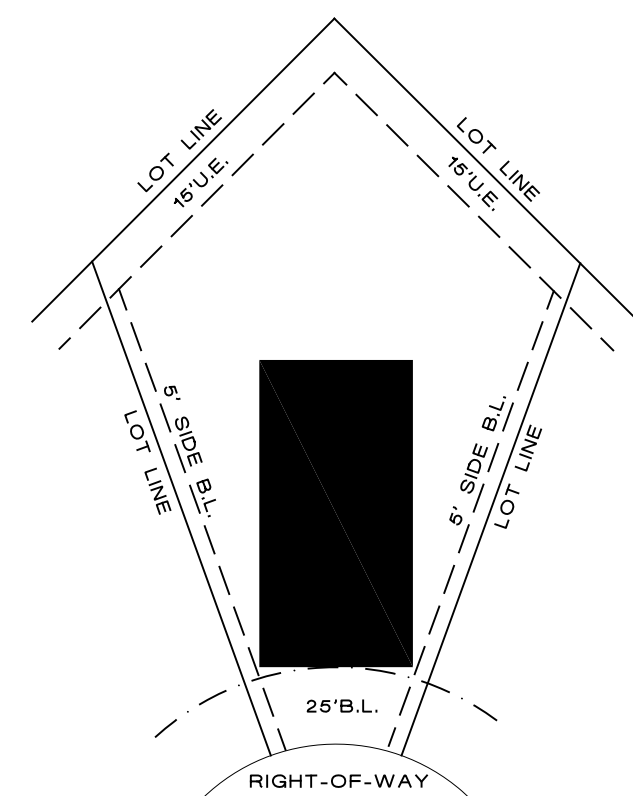
PLANNER: META PLANNING + DESIGN LLC 24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422



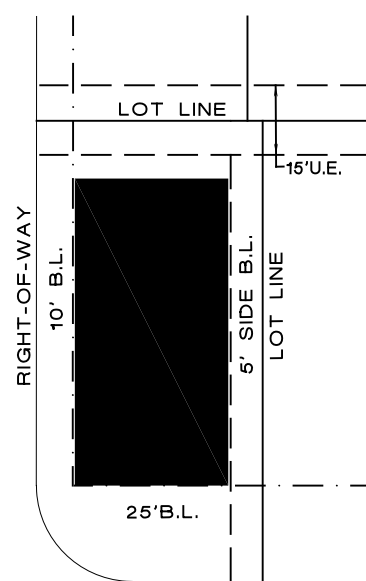
TYPICAL KEY LOT DETAIL (NOT TO SCALE)



TYPICAL INTERIOR LOT DETAIL (NOT TO SCALE)



TYPICAL CUL-DE-SAC LOT DETAIL (NOT TO SCALE)



TYPICAL LOT DETAIL (NOT TO SCALE)

**CURVE TABLE**

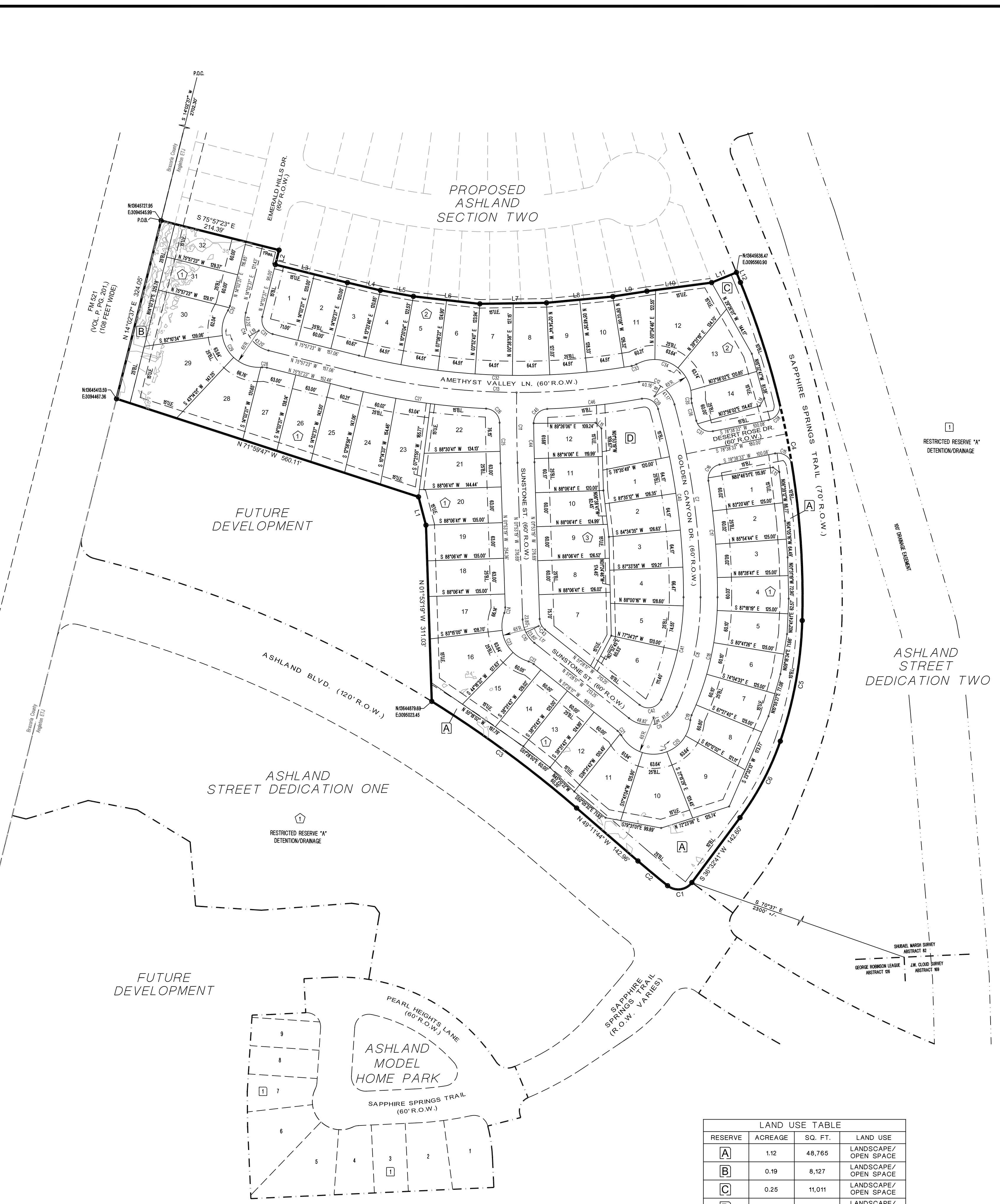
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	92°14'59"	48.30'	S 82°40'10" W	43.25'
C2	1940.00'	02°00'36"	68.06'	N 50°12'02" W	68.05'
C3	2060.00'	08°50'10"	317.69'	N 53°36'49" W	317.38'
C4	1465.00'	23°53'41"	610.97'	S 10°20'36" E	606.55'
C5	715.00'	17°23'49"	217.10'	S 10°18'10" W	216.27'
C6	500.00'	17°32'37"	153.10'	S 27°46'22" W	152.50'
C7	1285.00'	15°21'37"	344.49'	S 07°41'00" E	343.46'
C8	465.00'	24°31'56"	199.10'	S 12°15'46" W	197.58'
C9	55.00'	103°59'59"	99.83'	S 78°31'44" W	86.68'
C10	55.00'	49°34'58"	47.60'	N 26°40'48" W	46.12'
C11	3000.00'	02°22'16"	124.15'	S 00°42'11" E	124.14'
C12	55.00'	84°42'58"	81.32'	S 57°43'18" E	74.11'
C13	1200.00'	24°07'24"	505.24'	N 88°01'05" W	501.52'
C14	55.00'	90°00'00"	66.39'	S 30°57'23" E	77.78'
C15	25.00'	92°11'22"	40.23'	S 55°15'46" E	36.02'
C16	25.00'	87°38'52"	38.24'	S 34°49'07" W	34.62'
C17	1315.00'	09°00'07"	206.60'	S 04°30'15" E	206.39'
C18	495.00'	24°50'25"	214.61'	S 12°25'01" W	212.93'
C19	25.00'	20°44'45"	9.05'	N 14°27'51" E	9.00'
C20	65.00'	147°11'04"	166.98'	S 77°41'00" W	124.71'
C21	25.00'	22°44'49"	9.93'	S 40°05'53" E	9.86'
C22	25.00'	22°44'49"	9.93'	N 62°50'41" W	9.86'
C23	65.00'	95°04'36"	107.86'	N 26°40'48" W	95.90'
C24	25.00'	22°44'49"	9.93'	S 09°29'06" W	9.86'
C25	3030.00'	01°21'29"	71.83'	S 01°12'34" E	71.82'
C26	25.00'	86°41'32"	37.83'	N 43°52'35" W	34.32'
C27	1230.00'	11°15'59"	241.86'	N 81°35'22" W	241.47'
C28	25.00'	19°11'17"	8.37'	S 85°33'01" E	8.33'
C29	65.00'	128°22'35"	145.64'	N 30°57'23" W	117.03'
C30	25.00'	19°11'17"	8.37'	N 23°38'16" E	8.33'
C31	25.00'	90°00'00"	39.27'	S 30°57'23" E	35.36'
C32	1170.00'	23°44'47"	484.91'	S 87°49'46" E	481.44'
C33	25.00'	19°54'54"	8.69'	S 70°20'24" W	8.65'
C34	65.00'	123°03'19"	139.60'	S 58°05'24" E	114.28'
C35	25.00'	18°32'43"	8.09'	S 05°50'06" E	8.06'
C36	1315.00'	01°23'52"	32.08'	S 14°24'32" E	32.08'
C37	25.00'	87°38'52"	38.24'	S 57°32'01" E	34.62'
C38	25.00'	92°11'18"	40.22'	N 32°32'54" E	36.02'
C39	25.00'	84°42'58"	36.96'	N 57°43'18" W	33.69'
C40	1255.00'	15°21'37"	336.45'	S 07°41'00" E	335.44'
C41	435.00'	24°31'56"	186.25'	S 12°15'46" W	184.83'
C42	25.00'	103°59'59"	45.38'	S 78°31'44" W	39.40'
C43	25.00'	49°34'58"	21.63'	S 26°40'48" E	20.97'
C44	2970.00'	01°19'42"	68.86'	N 01°13'28" W	68.86'
C45	25.00'	88°18'48"	38.53'	N 43°35'48" E	34.83'
C46	1230.00'	07°49'59"	168.15'	N 83°50'13" E	168.02'

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	51.62'	N 14°45'48" W
L2	26.43'	N 14°02'37" E
L3	131.00'	S 75°57'23" E
L4	59.87'	S 76°48'30" E
L5	59.08'	N 79°40'46" W
L6	117.91'	S 83°34'43" E
L7	117.69'	N 89°09'01" E
L8	117.51'	N 84°32'11" E
L9	60.84'	S 81°08'49" W
L10	115.20'	N 82°25'29" E
L11	47.24'	N 67°42'34" E
L12	18.97'	N 22°17'26" W
L13	13.82'	N 52°56'11" W
L14	15.66'	N 29°31'51" E
L15	14.30'	S 46°13'37" E
L16	12.23'	N 12°19'48" W
L17	25.26'	S 63°19'12" W
L18	21.17'	S 31°45'10" W
L19	19.64'	N 59°02'37" E

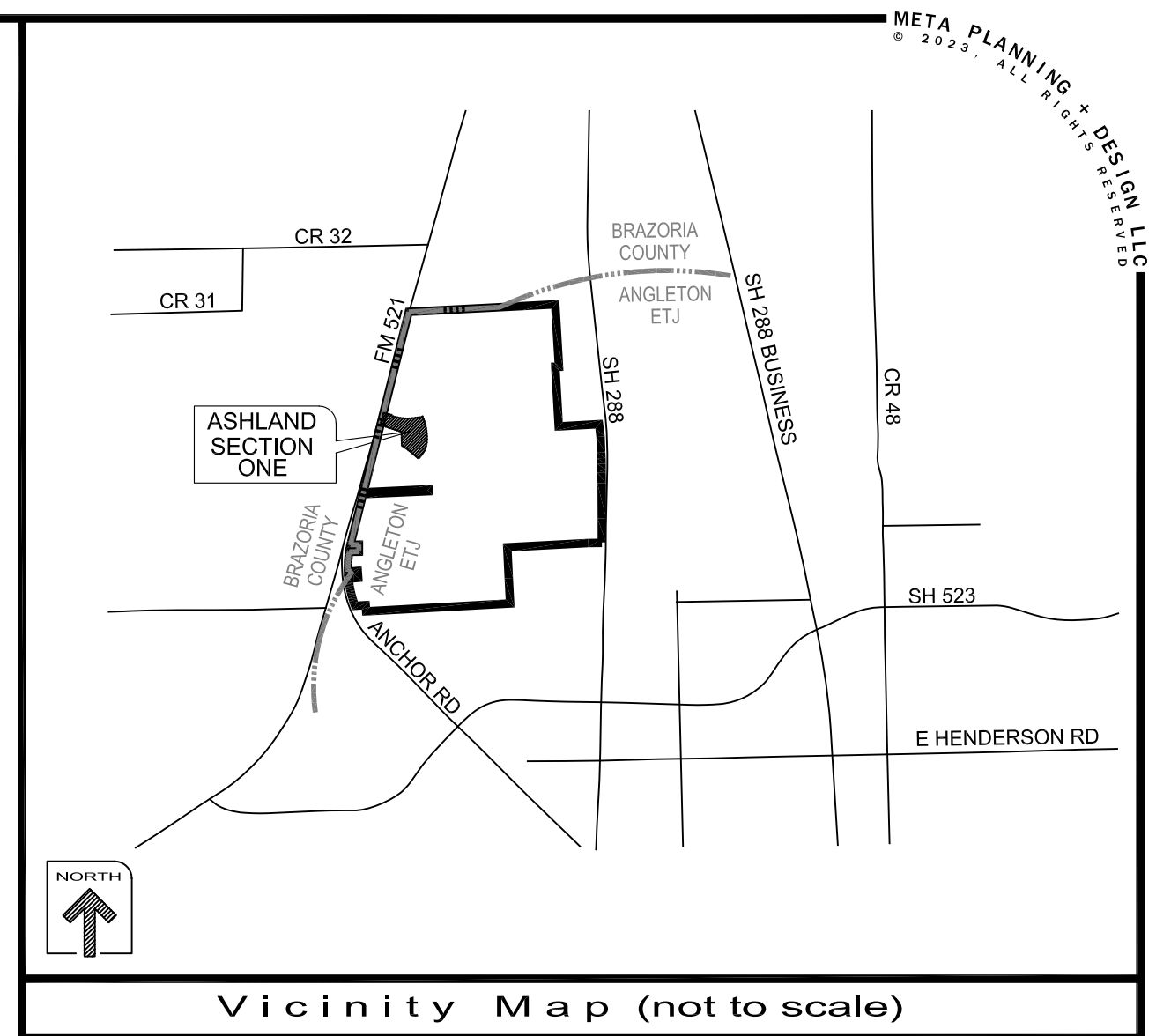
**DISCLAIMER AND LIMITED WARRANTY**

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



**LAND USE TABLE**

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1.12	48,765	LANDSCAPE/ OPEN SPACE
B	0.19	8,127	LANDSCAPE/ OPEN SPACE
C	0.25	11,011	LANDSCAPE/ OPEN SPACE
D	0.35	15,174	LANDSCAPE/ OPEN SPACE



LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.	LOT NO	LOT AREA SQ. FT.
LOT 1	7,690	LOT 11	8,385	LOT 21	8,916
LOT 2	7,718	LOT 12	7,200	LOT 22	10,127
LOT 3	7,718	LOT 13	7,271	LOT 23	10,513
LOT 4	7,858	LOT 14	7,621	LOT 24	9,392
LOT 5	8,070	LOT 15	7,741	LOT 25	8,839
LOT 6	8,070	LOT 16	7,782	LOT 26	8,840
LOT 7	8,082	LOT 17	7,848	LOT 27	8,557
LOT 8	7,997	LOT 18	7,939	LOT 28	11,351
LOT 9	11,493	LOT 19	7,974	LOT 29	16,612
LOT 10	10,987	LOT 20	7,953	LOT 30	9,724
LOT 11	9,528	LOT 21	8,121	LOT 31	7,762
LOT 12	7,691	LOT 22	12,813	LOT 32	7,762
LOT 13	7,499	LOT 23	10,379		
LOT 14	7,620	LOT 24	7,390		
LOT 15	8,152				
LOT 16	12,369				
LOT 17	9,159				
LOT 18	8,605				
LOT 19	8,605				
LOT 20	8,927				
LOT 21	8,816				
LOT 22	10,127				
LOT 23	10,513				
LOT 24	9,392				
LOT 25	8,839				
LOT 26	8,840				
LOT 27	8,557				
LOT 28	11,351				
LOT 29	16,612				
LOT 30	9,724				
LOT 31	7,762				
LOT 32	7,762				

# ASHLAND SECTION ONE

**BEING 17.02 ACRES OF LAND CONTAINING 58 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS.**

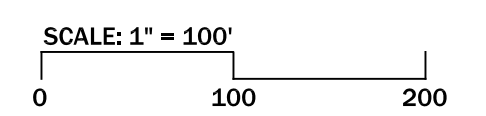
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
 101 PARKLANE BOULEVARD, SUITE 102  
 SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 (713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META**  
 PLANNING + DESIGN LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422





## AGENDA SUMMARY/ REPORT

(REVISED 8/3/2023)

**MEETING DATE:** August 3, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on the revised preliminary plat for Ashland Section 2

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the Ashland Section 2 Preliminary Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. No development agreement is in place to establish standards for the Ashland Project. City Engineer comments are provided in Attachment 2. The subject property consists of 14.26 acres and has **62 (50' X 120' lots)** including 3 reserves in 2 blocks.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

As the Commission and City Council are aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code and the executed development agreement. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA has been submitted to both TxDOT and Brazoria County for review and approval as well.

**Planning and Engineering Review:**

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

**Staff concludes that Section 2 complies with the executed development approved percentages on lot mixes.**

The City Engineer has reviewed the plat and submitted comments which have all been cleared by the applicant in the plat attachments. The applicant agrees with the last couple of textual review notes.

**Recommendation.** The planning and zoning commission should vote to recommend approval of the revised Section 2 Preliminary Plat for Ashland Development and recommend it to City Council for final consideration and action.



July 28, 2023

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

**Re: ASHLAND SECTION 2**

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated July 7, 2023, for the above referenced plat.

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes verification no additional right-of-way is required for FM 521.  
**Response: Per our engineering team, no additional ROW dedication is required for FM 521.**
2. Provide a note on the plat to restrict driveway access to FM 521 and Sapphire Springs Trail.  
**Response: This note has been added. Please see updated plat.**
3. Note 13: Verify FIRM states incorporated however area on the map shows as unincorporated areas.  
**Response: Per our engineering team, note 13 is correct as shown.**
4. Show bearing from commencement point to monument on plat drawing.  
**Response: The point of commencement has been added. Please see updated plat.**
5. Recommend masking text or adjust line weight of contours for clarity.  
**Response: Contours have been updated to allow for clarity. Please see updated plat.**
6. Verify and update reference location of knuckle radius (Typical).  
**Response: The reference location of the knuckle radius has been updated. Please see updated plat.**
7. Label contours on the plat where missing.  
**Response: Contours have been labeled. Please see updated plat.**
8. Verify and update restricted reserve "A" and "B" to be shown outside of this plat. Update reference accordingly on plat.  
**Response: Reserve A has been updated to be consistent with the final plat. Please see updated plat.**

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,



Caitlin King  
Enclosure

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 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. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner  
 Duly Authorized Agent

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
 State of Texas

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares  
 Registered Professional Land Surveyor  
 No. 5317

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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. McAshon, P.E.  
 Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
 State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

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

VERTICAL DATUM:  
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HCOG\_14012.

13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

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

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

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

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

18.) LOTS BACKING OR SIDING ON FM 521 OR ASHLAND BLVD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.26 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 (OPRBC); said 14.26 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 for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 60.84 feet to a point for corner;
9. South 84°32'11" West, 117.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" West, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner lying in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE.
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND.
- 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME.
- 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 12.) "NO." INDICATES NUMBER.
- 13.) "CT." INDICATES COURT.
- 14.) "DR." INDICATES DRIVE.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) "└─┘" INDICATES STREET NAME CHANGE.
- 17.) " [ ] " INDICATES BLOCK NUMBER.
- 18.) " [A] " INDICATES RESERVE NUMBER.
- 19.) "R.S." INDICATES 65' CUL-DE-SAC RADIUS.

# ASHLAND SECTION TWO

BEING 14.26 ACRES OF LAND CONTAINING 62 LOTS (50' X 120' TYP.) AND THREE RESERVES IN TWO BLOCKS.

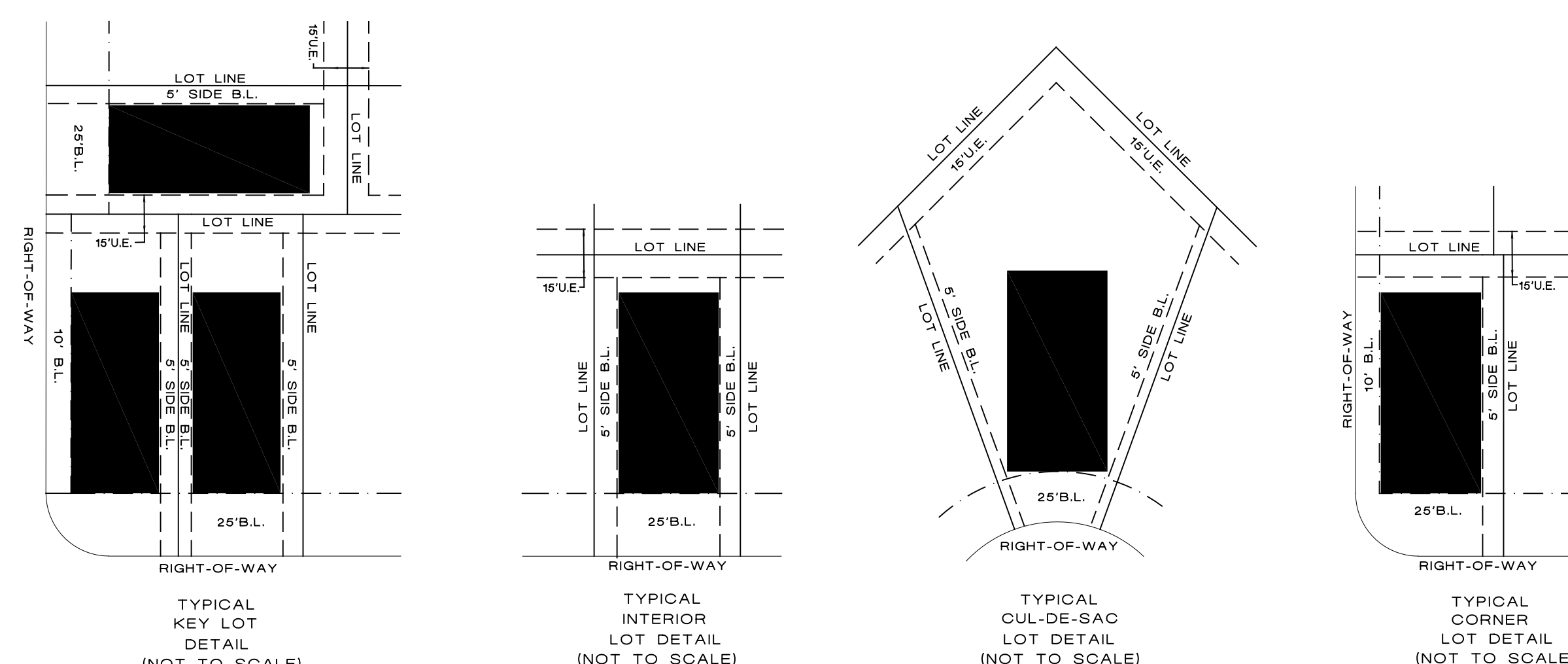
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
 101 PARKLANE BOULEVARD, SUITE 102  
 SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 (713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META**  
 PLANNING + DESIGN  
 META PLANNING + DESIGN LLC  
 24285 KATY FREEWAY, SUITE 525  
 KATY, TEXAS 77494 | TEL: 281-810-1422

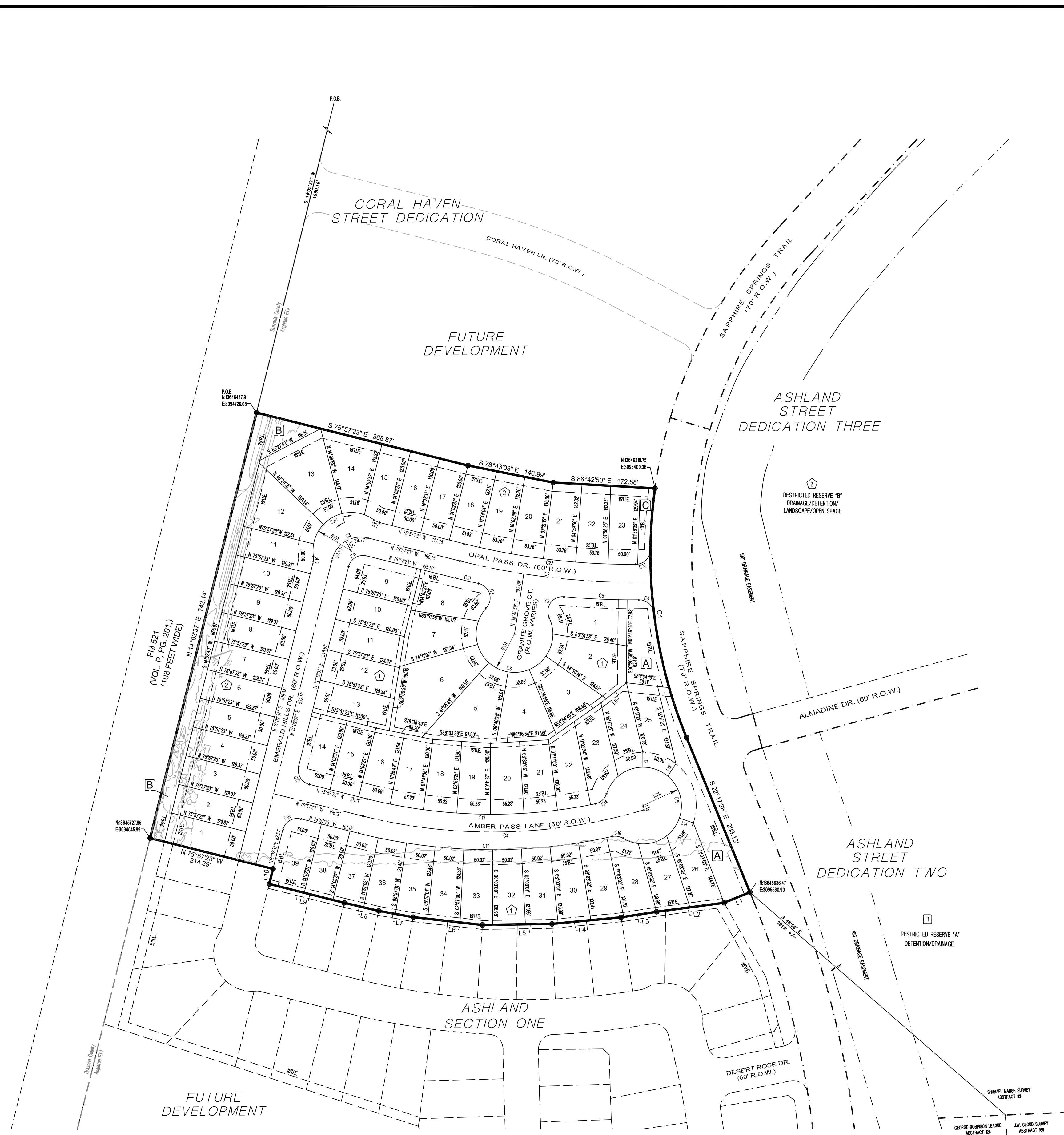
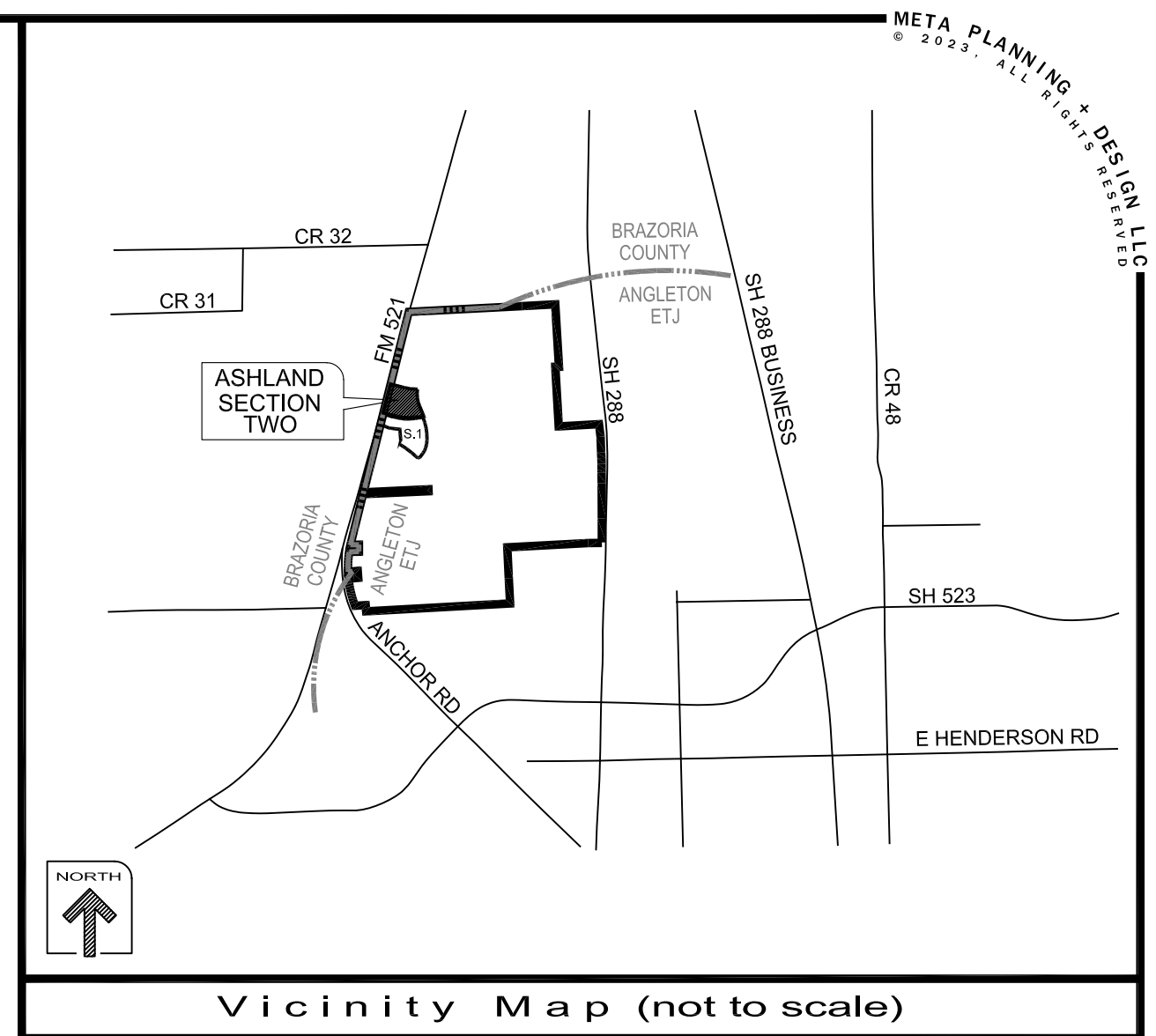


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	815.00'	30°12'07"	429.61'	S 07°11'23" E	424.65'
C2	1200.00'	15°36'22"	326.85'	N 83°45'34" W	325.84'
C3	50.00'	90°00'00"	78.54'	S 59°02'37" W	70.71'
C4	900.00'	30°40'28"	481.83'	N 88°42'24" E	476.10'
C5	25.00'	83°38'19"	36.49'	S 48°45'15" E	33.34'
C6	1230.00'	05°55'51"	127.32'	N 87°36'29" W	127.27'
C7	25.00'	120°34'48"	52.61'	S 35°04'03" W	43.43'
C8	65.00'	247°58'39"	281.32'	N 81°14'01" W	107.79'
C9	25.00'	120°34'48"	52.61'	N 17°32'06" W	43.43'
C10	1230.00'	01°52'07"	40.11'	S 76°53'26" E	40.11'
C11	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C12	25.00'	90°00'00"	39.27'	N 30°57'23" W	35.36'
C13	870.00'	25°37'48"	389.17'	S 88°46'16" E	385.94'
C14	25.00'	60°42'06"	26.49'	S 48°03'47" W	25.26'
C15	65.00'	283°43'03"	321.87'	N 20°25'44" W	80.29'
C16	25.00'	44°02'28"	19.22'	N 80°35'27" W	18.75'
C17	930.00'	26°39'19"	432.66'	N 89°17'02" W	428.76'
C18	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C19	25.00'	22°44'49"	9.93'	S 02°40'13" W	9.86'
C20	65.00'	135°29'37"	153.71'	S 59°02'37" W	120.32'
C21	25.00'	22°44'49"	9.93'	N 64°34'58" E	9.86'
C22	1170.00'	14°22'01"	293.38'	S 83°08'23" E	292.61'
C23	25.00'	89°05'41"	38.87'	N 45°07'46" E	35.07'

LINE TABLE

LINE	DISTANCE	BEARING
L1	47.24'	S 67°42'34" W
L2	115.20'	S 82°25'29" W
L3	60.84'	S 81°08'49" W
L4	117.51'	S 84°32'11" W
L5	117.69'	S 89°09'01" W
L6	117.91'	N 83°34'43" W
L7	59.08'	S 79°40'46" E
L8	59.87'	N 76°48'30" W
L9	131.00'	N 75°57'23" W
L10	26.43'	S 14°02'37" W
L11	55.09'	S 51°53'32" W
L12	25.00'	S 00°14'08" E
L13	25.13'	S 33°06'22" W
L14	25.00'	N 70°53'11" W
L15	7.50'	S 16°33'27" E
L16	18.89'	S 30°57'23" E



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	9,030	LOT 1	6,469
LOT 2	9,241	LOT 2	6,469
LOT 3	8,145	LOT 3	6,469
LOT 4	8,350	LOT 4	6,469
LOT 5	10,711	LOT 5	6,469
LOT 6	14,551	LOT 6	6,469
LOT 7	8,257	LOT 7	6,469
LOT 8	7,953	LOT 8	6,469
LOT 9	7,545	LOT 9	6,469
LOT 10	6,350	LOT 10	6,469
LOT 11	6,483	LOT 11	6,357
LOT 12	6,731	LOT 12	9,395
LOT 13	7,310	LOT 13	11,262
LOT 14	7,185	LOT 14	9,207
LOT 15	6,000	LOT 15	6,404
LOT 16	6,295	LOT 16	6,500
LOT 17	6,404	LOT 17	6,500
LOT 18	6,406	LOT 18	6,675
LOT 19	6,406	LOT 19	6,959
LOT 20	6,406	LOT 20	6,807
LOT 21	6,406	LOT 21	6,810
LOT 22	6,941	LOT 22	6,867
LOT 23	7,454	LOT 23	6,570
LOT 24	6,612		
LOT 25	7,504		
LOT 26	7,626		
LOT 27	6,380		
LOT 28	6,887		
LOT 29	7,030		
LOT 30	6,837		
LOT 31	6,724		
LOT 32	6,610		
LOT 33	6,562		
LOT 34	6,396		
LOT 35	6,339		
LOT 36	6,270		
LOT 37	6,155		
LOT 38	6,000		
LOT 39	7,165		

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.52	22,794	LANDSCAPE/ OPEN SPACE
B	0.50	21,908	LANDSCAPE/ OPEN SPACE
C	0.06	2,481	LANDSCAPE/ OPEN SPACE

# ASHLAND SECTION TWO

BEING 14.26 ACRES OF LAND CONTAINING 62 LOTS (50' X 120' TYP.) AND THREE RESERVES IN TWO BLOCKS.

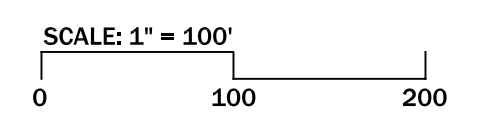
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER: ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER: **META** PLANNING + DESIGN LLC  
META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



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

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 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. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

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STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner  
 Duly Authorized Agent

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_

Notary Public  
 State of Texas

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jares  
 Registered Professional Land Surveyor  
 No. 5317

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, 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. McAshon, P.E.  
 Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
 State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.  
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) 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.
- 7.) 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.
- 8.) 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.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) 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.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:  
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.  
 VERTICAL DATUM:  
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOD 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS\_1012 AND HC0G\_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON FM 521 ~~OR HIGHWAY 521~~ ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

Remove text marked out in Note 18.

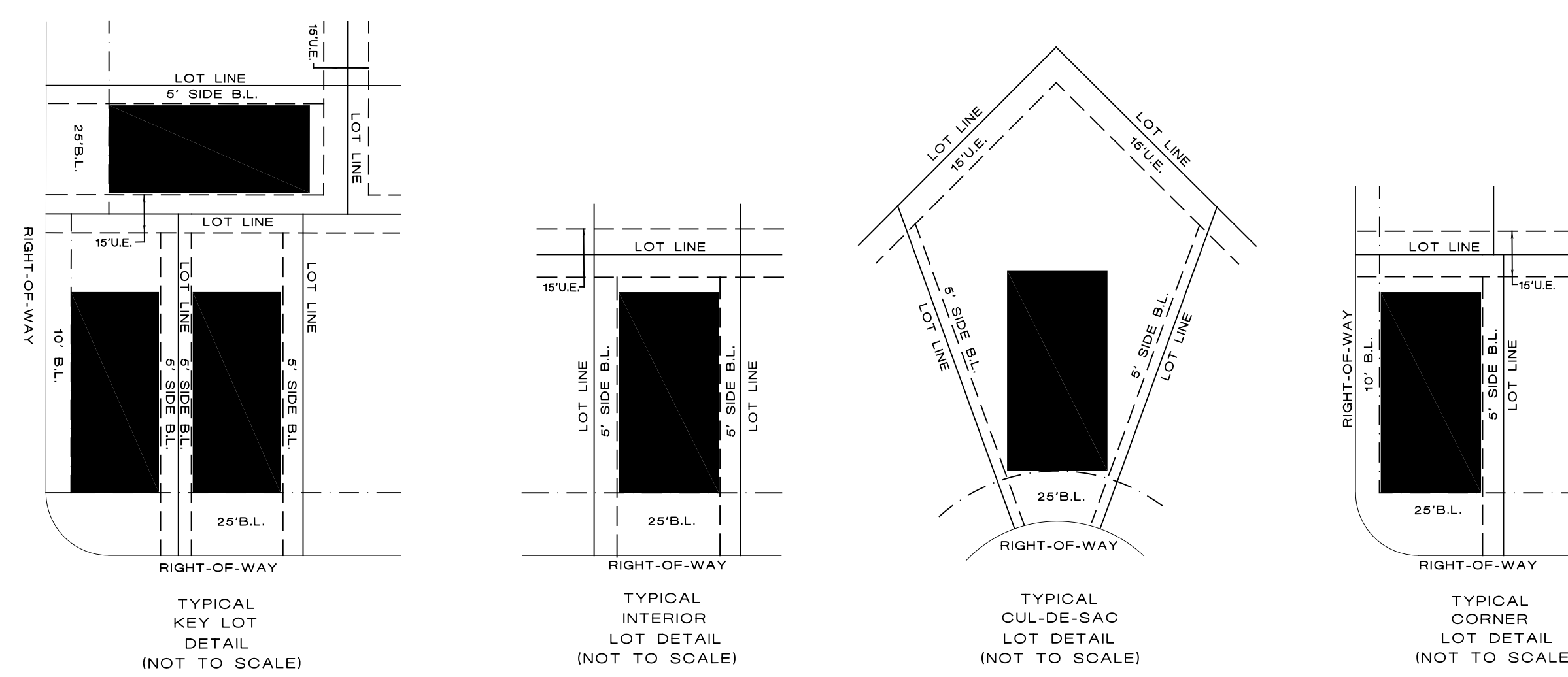
STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.26 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 (OPRBC); said 14.26 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 for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

- THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;
- THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:
1. South 75°57'23" East, 368.86 feet to a point for corner;
  2. South 78°43'03" East, 146.99 feet to a point for corner;
  3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
  4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
  5. South 22°17'26" East, 283.14 feet to a point for corner;
  6. South 67°42'34" West, 47.25 feet to a point for corner;
  7. South 82°25'29" West, 115.20 feet to a point for corner;
  8. South 81°08'49" West, 60.84 feet to a point for corner;
  9. South 84°32'11" West, 117.51 feet to a point for corner;
  10. South 89°09'01" West, 117.69 feet to a point for corner;
  11. North 83°34'43" West, 117.91 feet to a point for corner;
  12. North 79°40'46" West, 59.08 feet to a point for corner;
  13. North 76°48'30" West, 59.87 feet to a point for corner;
  14. North 75°57'23" West, 131.00 feet to a point for corner;
  15. North 14°02'37" West, 26.43 feet to a point for corner;
  16. North 75°57'23" West, 214.38 feet to a point for corner lying in the east line of said F.M. Highway 521;
- THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "AC." INDICATES ACREAGE.
  - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 6.) "FND" INDICATES FOUND.
  - 7.) "IP" INDICATES IRON PIPE.
  - 8.) "IR" INDICATES IRON ROD.
  - 9.) "VOL." INDICATES VOLUME.
  - 10.) "PG." INDICATES PAGE.
  - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - 12.) "NO." INDICATES NUMBER.
  - 13.) "CT." INDICATES COURT.
  - 14.) "DR." INDICATES DRIVE.
  - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - 16.) "└─┘" INDICATES STREET NAME CHANGE.
  - 17.) " [ ] " INDICATES BLOCK NUMBER.
  - 18.) " [A] " INDICATES RESERVE NUMBER.
  - 19.) "R.S." INDICATES 65' CUL-DE-SAC RADIUS.



# ASHLAND SECTION TWO

BEING 14.26 ACRES OF LAND CONTAINING 62 LOTS (50' X 120' TYP.) AND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
 101 PARKLANE BOULEVARD, SUITE 102  
 SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 (713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
 6330 W LOOP S, SUITE 150  
 BELLAIRE, TEXAS 77401  
 TBPLS FIRM REGISTRATION No. 10046104

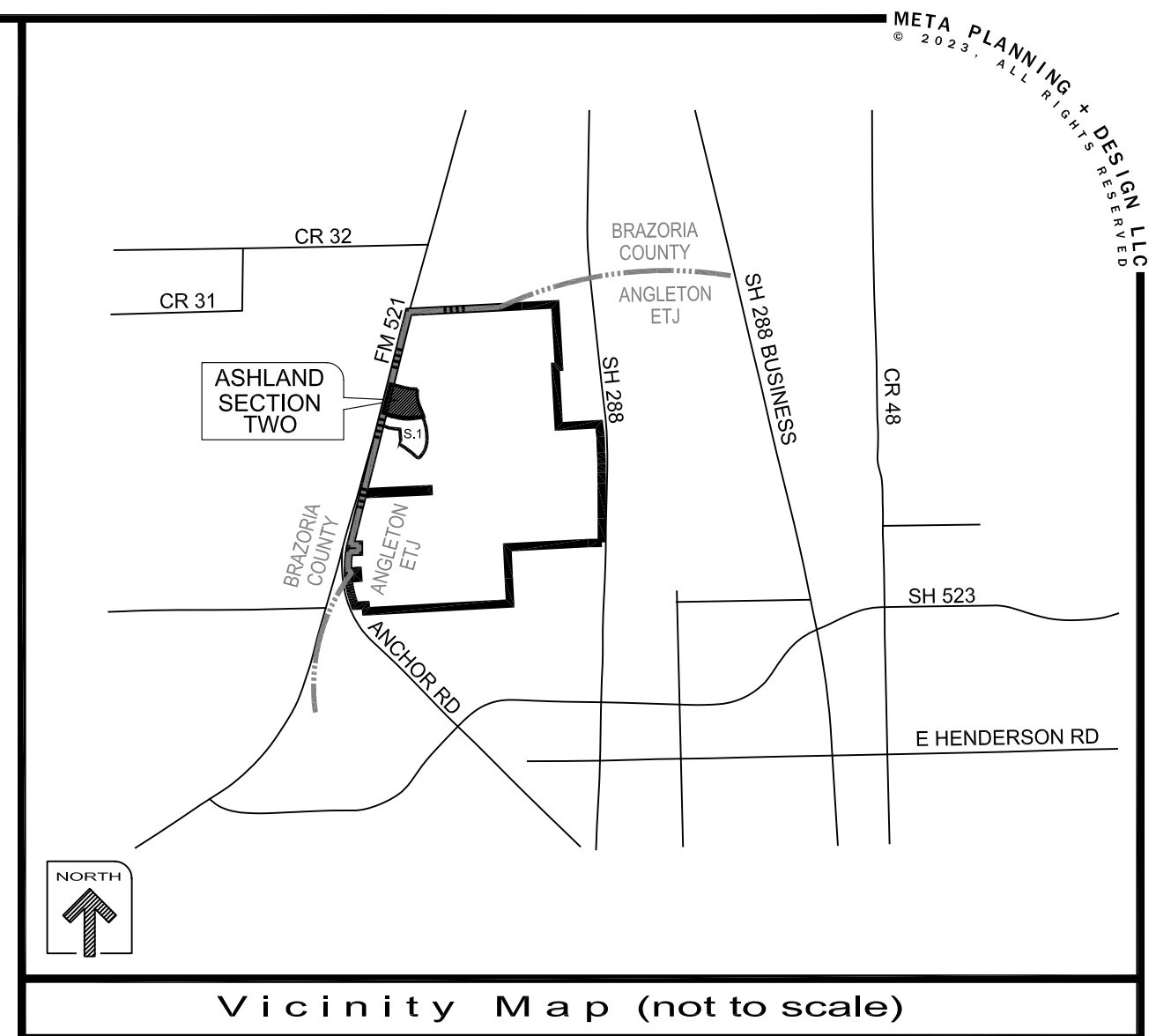
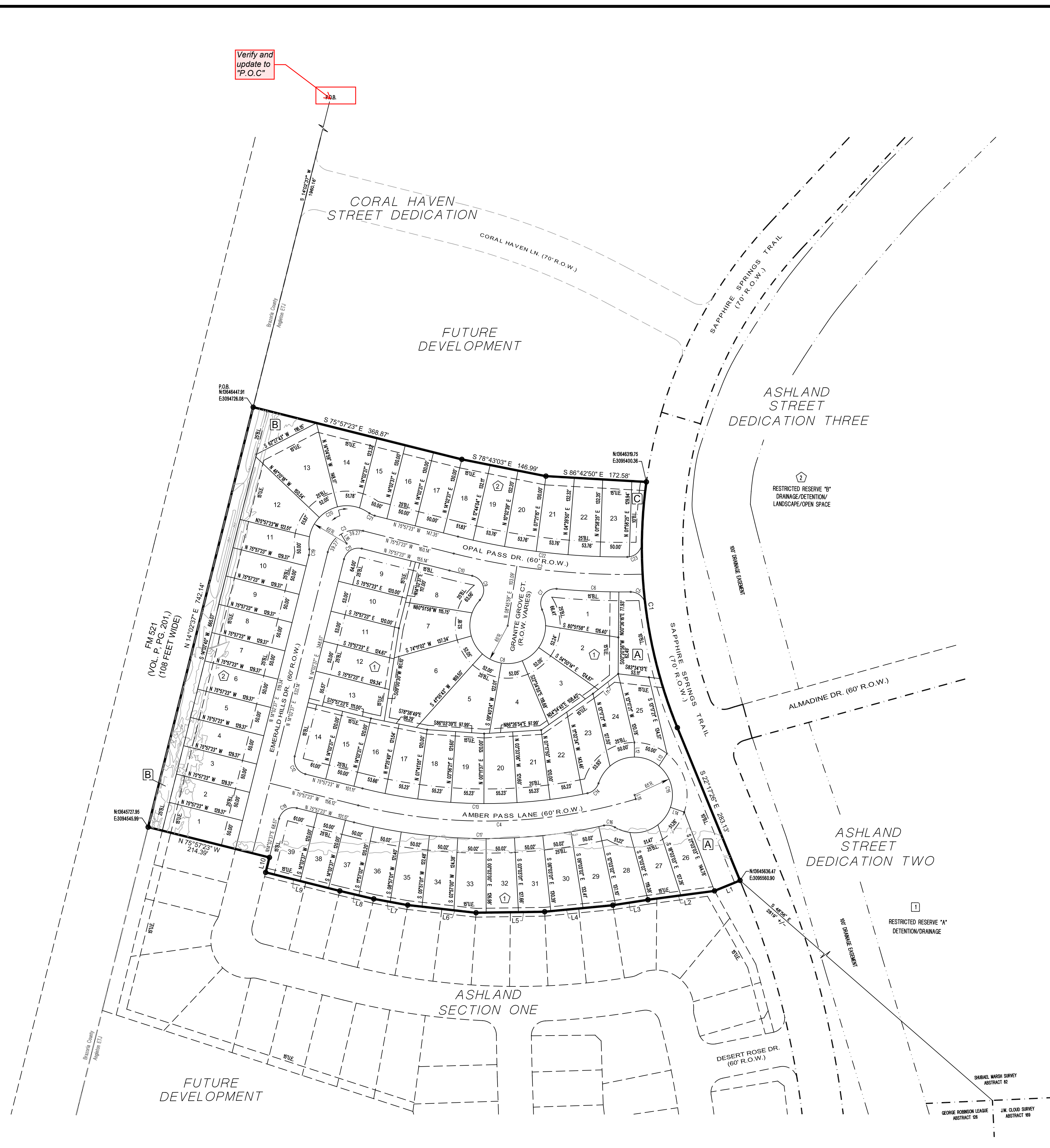


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	815.00'	30°12'07"	429.61'	S 07°11'23" E	424.65'
C2	1200.00'	15°36'22"	326.85'	N 83°45'34" W	325.84'
C3	50.00'	90°00'00"	78.54'	S 59°02'37" W	70.71'
C4	900.00'	30°40'28"	481.83'	N 88°42'24" E	476.10'
C5	25.00'	83°38'19"	36.49'	S 48°45'15" E	33.34'
C6	1230.00'	05°55'51"	127.32'	N 87°36'29" E	127.27'
C7	25.00'	120°34'48"	52.61'	S 35°04'03" W	43.43'
C8	65.00'	247°58'39"	281.32'	N 81°14'01" W	107.79'
C9	25.00'	120°34'48"	52.61'	N 17°32'06" W	43.43'
C10	1230.00'	01°52'07"	40.11'	S 76°53'26" E	40.11'
C11	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C12	25.00'	90°00'00"	39.27'	N 30°57'23" W	35.36'
C13	870.00'	26°37'48"	389.17'	S 88°46'16" E	385.94'
C14	25.00'	60°42'06"	26.49'	S 48°03'47" W	25.26'
C15	65.00'	283°43'03"	321.87'	N 20°25'44" W	80.29'
C16	25.00'	44°02'28"	19.22'	N 80°35'27" W	18.75'
C17	930.00'	26°39'19"	432.66'	N 89°17'02" W	428.76'
C18	25.00'	90°00'00"	39.27'	S 59°02'37" W	35.36'
C19	25.00'	22°44'49"	9.93'	S 02°40'13" W	9.86'
C20	65.00'	135°29'37"	153.71'	S 59°02'37" W	120.32'
C21	25.00'	22°44'49"	9.93'	N 64°34'58" E	9.86'
C22	1170.00'	14°22'01"	293.38'	S 83°08'23" E	292.61'
C23	25.00'	89°05'41"	38.87'	N 45°07'46" E	35.07'

LINE TABLE

LINE	DISTANCE	BEARING
L1	47.24'	S 67°42'34" W
L2	115.20'	S 82°25'29" W
L3	60.84'	S 81°08'49" W
L4	117.51'	S 84°32'11" W
L5	117.69'	S 89°09'01" W
L6	117.91'	N 83°34'43" W
L7	59.08'	S 79°40'46" E
L8	59.87'	N 76°48'30" W
L9	131.00'	N 75°57'23" W
L10	26.43'	S 14°02'37" W
L11	55.09'	S 51°53'32" W
L12	25.00'	S 00°14'08" E
L13	25.13'	S 33°06'22" W
L14	25.00'	N 70°53'11" W
L15	7.50'	S 16°33'27" E
L16	18.89'	S 30°57'23" E



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	9,030	LOT 1	6,469
LOT 2	9,241	LOT 2	6,469
LOT 3	8,145	LOT 3	6,469
LOT 4	8,350	LOT 4	6,469
LOT 5	10,711	LOT 5	6,469
LOT 6	14,551	LOT 6	6,469
LOT 7	8,257	LOT 7	6,469
LOT 8	7,953	LOT 8	6,469
LOT 9	7,545	LOT 9	6,469
LOT 10	6,350	LOT 10	6,469
LOT 11	6,483	LOT 11	6,357
LOT 12	6,731	LOT 12	9,395
LOT 13	7,310	LOT 13	11,262
LOT 14	7,185	LOT 14	9,207
LOT 15	6,000	LOT 15	6,404
LOT 16	6,295	LOT 16	6,500
LOT 17	6,404	LOT 17	6,500
LOT 18	6,406	LOT 18	6,675
LOT 19	6,406	LOT 19	6,959
LOT 20	6,406	LOT 20	6,807
LOT 21	6,406	LOT 21	6,810
LOT 22	6,941	LOT 22	6,867
LOT 23	7,454	LOT 23	6,570
LOT 24	6,612		
LOT 25	7,504		
LOT 26	7,626		
LOT 27	6,380		
LOT 28	6,887		
LOT 29	7,030		
LOT 30	6,837		
LOT 31	6,724		
LOT 32	6,610		
LOT 33	6,562		
LOT 34	6,396		
LOT 35	6,339		
LOT 36	6,270		
LOT 37	6,155		
LOT 38	6,000		
LOT 39	7,165		

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.52	22,794	LANDSCAPE/ OPEN SPACE
B	0.50	21,908	LANDSCAPE/ OPEN SPACE
C	0.06	2,481	LANDSCAPE/ OPEN SPACE

# ASHLAND SECTION TWO

BEING 14.26 ACRES OF LAND CONTAINING 62 LOTS (50' X 120' TYP.) AND THREE RESERVES IN TWO BLOCKS.

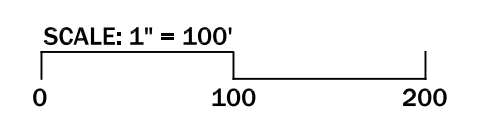
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER: ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER: **META** PLANNING + DESIGN LLC  
META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



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