



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.

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 June 1, 2023.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Consideration of approval of a Preliminary Plat for Windrose Green Section 4 Subdivision.
3. Consideration of approval of a Preliminary Plat for Windrose Green Section 5 Subdivision.
4. Discussion and possible action on Austin Colony Section 1A Final Plat
5. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 1 and Reserves.
6. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 2.
7. Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3.
8. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication

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

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

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, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, July 3, 2023 by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

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.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 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 June 1, 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 June 1, 2023.

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



**CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 1, 2023 AT 12:00 PM**

DRAFT MEETING MINUTES

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, JUNE 1, 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

With a quorum present, Chair William Garwood called the Commission Meeting to order at 12:00 P.M.

PRESENT:

Chair William Garwood
Commission Member Deborah Spoor
Commission Member Shawn Hogan
Commission Member Ellen Eby (arrived for the 2nd Item (minute approval))
Commission Member Henry Munson

ABSENT:

Commission Member Michelle Townsend
Commission Member Regina Bieri

PRE-MEETING ITEMS:

1. Administer Oath of Office to Shawn Hogan, Planning and Zoning Commission Member, Position Place 5, by City Secretary Michelle Perez or Angleton Municipal Court Alternate Judge Mark Jones.
2. Discussion about P&Z members' availability for proposed dates for the Council Joint Work session.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

1. Introduction of New Planning and Zoning Commission member- Shawn Hogan, appointed by City Council on May 9, 2023 with an unexpired term ending in October, 2024.

2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on June 1, 2023.

Motion was made by Commission Member Deborah Spoor to approve the minutes subject to the noted corrections; Motion was seconded by Commission Member Henry Munson.

Commission Action: Minutes were **Approved**. Motion carried unanimously, **6-0 vote**.

3. Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.

Development Services Director Otis Spriggs presented the findings of the Staff Summary noting that the development is a mobile home subdivision with 50 lots. The developer acquired an additional tract that will allow him to provide all access off East Phillips. The Preliminary Plat has already been reviewed and approved by Council last month. Mr. Spriggs presented the staff review comments for the plat and noted the City Engineer reviewed it and offered comments of which the applicants made corrections and addressed each comment since. Staff recommends that the Planning and Zoning Commission approves the final plat and recommends it to the City Council for final action subject to the approval of the pending Development Agreement which will address any public improvements.

The applicant representative is present for questions.

No questions were asked of the project engineer. Motion was made by Commission Member Henry Munson to approve the proposed final plat and recommend it to the City Council for final action. Motion was seconded by Commission Member Shawn Hogan.

Commission Action: Motion carried unanimously, 4-0 vote.

4. Discussion and possible action on a Final Replat for PT Patrick Thomas Estate, for a 7.732 - acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision.

Development Services Director Otis Spriggs summarized the findings of the Staff Report, noting the property was previously re-zoned to classify Lot 2 for residential use. The presented Final Plat will create 2 Lots and 1 detention reserve. The Planning Commission voted 5 to 0 to approve the Preliminary Plat in January. Engineering has reviewed the plat and they made a couple of textual suggestions in terms of recommended changes and those were cleared by staff. The plat does meet all requirements of the subdivision ordinance and zoning as well. We are recommending approval to Council for the final plat. Property Owner, Mr. Patrick Thomas and applicant's representative are both present for questions.

Commission Chair William Garwood asked for clarification on which lot is intended for the self-storage.

Applicant: Miguel Saucedo, P.E., of Baker and Lawson, Inc., appeared before the Commission to explain that the lot located toward the document bottom will be the residential lot; the area to the north is the reserve for the detention pond and then the last lot shown is the for the storage use.

Commission Member Ellen Eby asked if the storage units will be for rent.

Development Services Director Otis Spriggs indicated yes, and that tract is zoned for Commercial use.

Motion was made by Commission Member Deborah Spoor motioned to approve the Final Plat. Motion was seconded by Commission Member Ellen Eby.

Commission Action: Motion carried unanimously, **5-0 vote.**

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at **12:10 P.M.**

These minutes were approved by Angleton Planning and Zoning Commission on this the 6th day of July 2023, upon a motion by Commission Member _____, seconded by Commission Member _____. The motion passed on _____ vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Michelle Perez, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

PREPARED BY: Kandice Haseloff-Bunker, Development Coordinator

AGENDA CONTENT: Consideration of approval of a Preliminary Plat for Windrose Green Section 4 Subdivision.

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 a Preliminary Plat for Windrose Green Section 4 Subdivision. The subject property consists of 13.54 acres, 65 lots and two reserves within 3 blocks, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

PLANNING STAFF AND ENGINEERING COMMENTS:

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

Sheet 1 of 2

1. Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

Sheet 2 of 2

1. Show ownership information for adjacent tract shown (future development, Windrose Green).
2. Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block.
3. Show Topographic contours at one-foot intervals.

4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet.
5. Verify and update the point of beginning shown on the plat. The metes and bounds shows this location near proposed Lot 27, Block 2 as the point of beginning.
6. Information shall match metes and bounds information.
7. Bearing or distance noted does not match the plat drawing or tables.
8. Verify arc distance for curve C2. The value shown does not match the plat.
9. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.
10. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
11. Verify arc distance for line L13. The value shown does not match the plat.
12. Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

At the time of agenda posting the above comments had not been cleared however revisions were being finalized. Staff will update the Commission on the status of the listed comments.

RECOMMENDATION:

The City Engineer reviewed the plat and offered 15 comments. Applicants responded to the initial review and minor textual changes to the resubmittal of the Preliminary Plat are still pending.

The Planning and Zoning Commission should approve the proposed preliminary for Windrose green Section 4, subject to any outstanding Engineering comments, and recommend it to the City Council for final approval.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Mark D. Armstrong, 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 Costello, Inc.

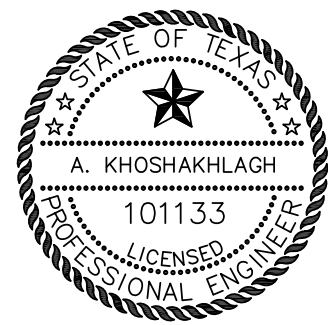
Mark D. Armstrong
Registered Professional Land Surveyor
No. 5363

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshkhalgh, 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.

A. Khoshkhalgh, P.E.
Professional Engineer
No. 101133



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

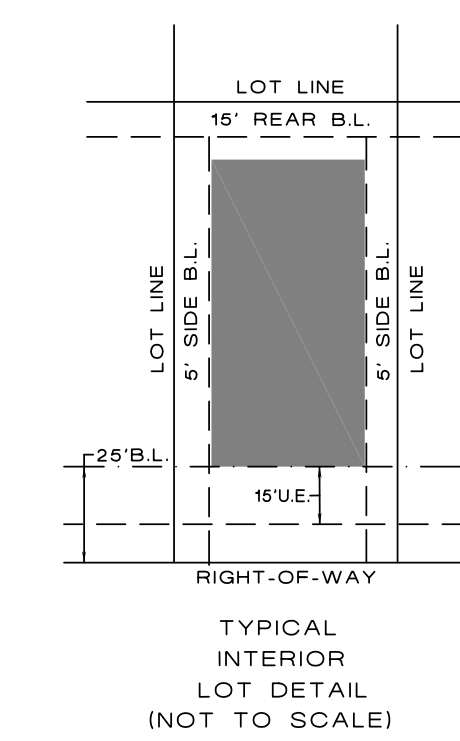
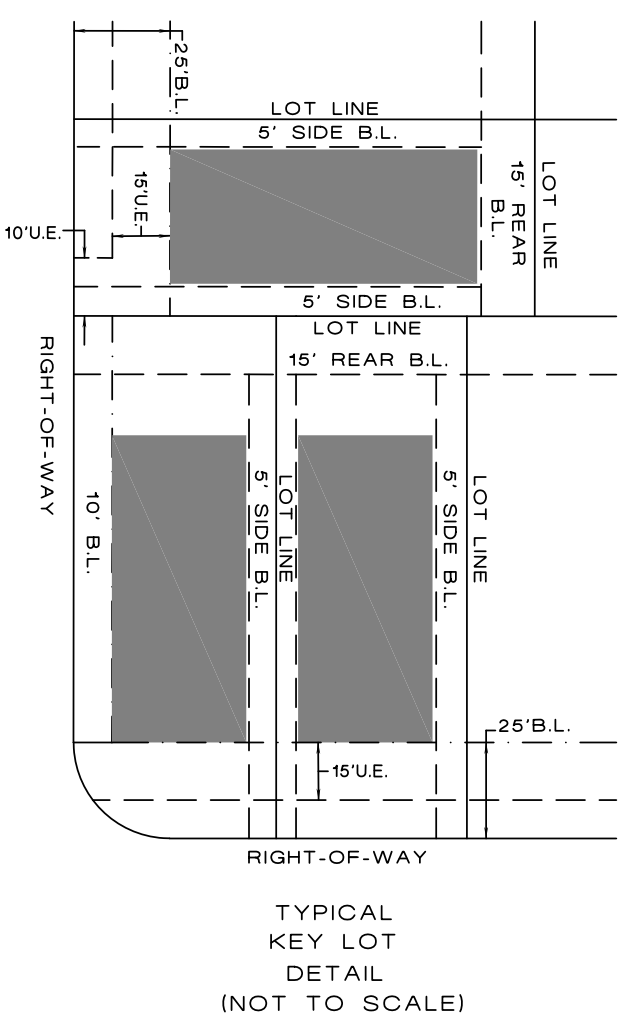
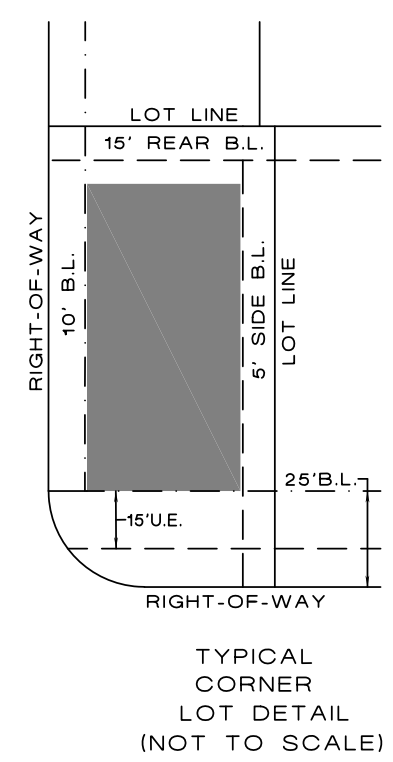
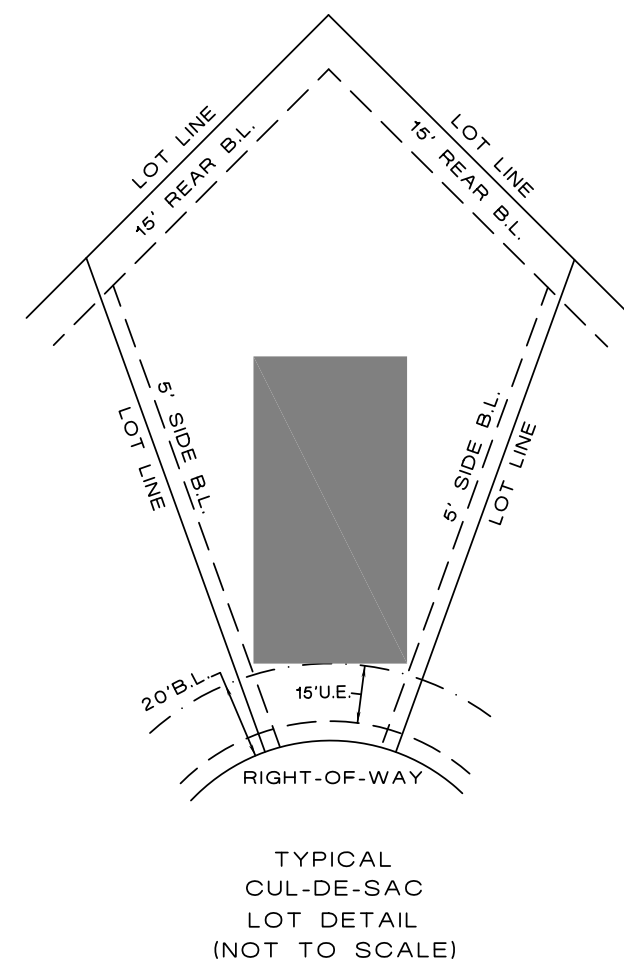
STATE OF TEXAS §
COUNTY OF BRAZORIA §

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 dedicatrix, 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), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 15.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 17.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 4 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.



- 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 50' CUL-D-SAC RADIUS.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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 AND ZONING COMMISSION. 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.

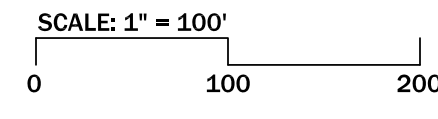
A PRELIMINARY PLAT OF **WINDROSE GREEN SECTION FOUR**

**BEING 13.54± ACRES OF LAND
CONTAINING 65 LOTS (50' X 120' TYP.) AND
TWO RESERVES IN THREE BLOCKS.**

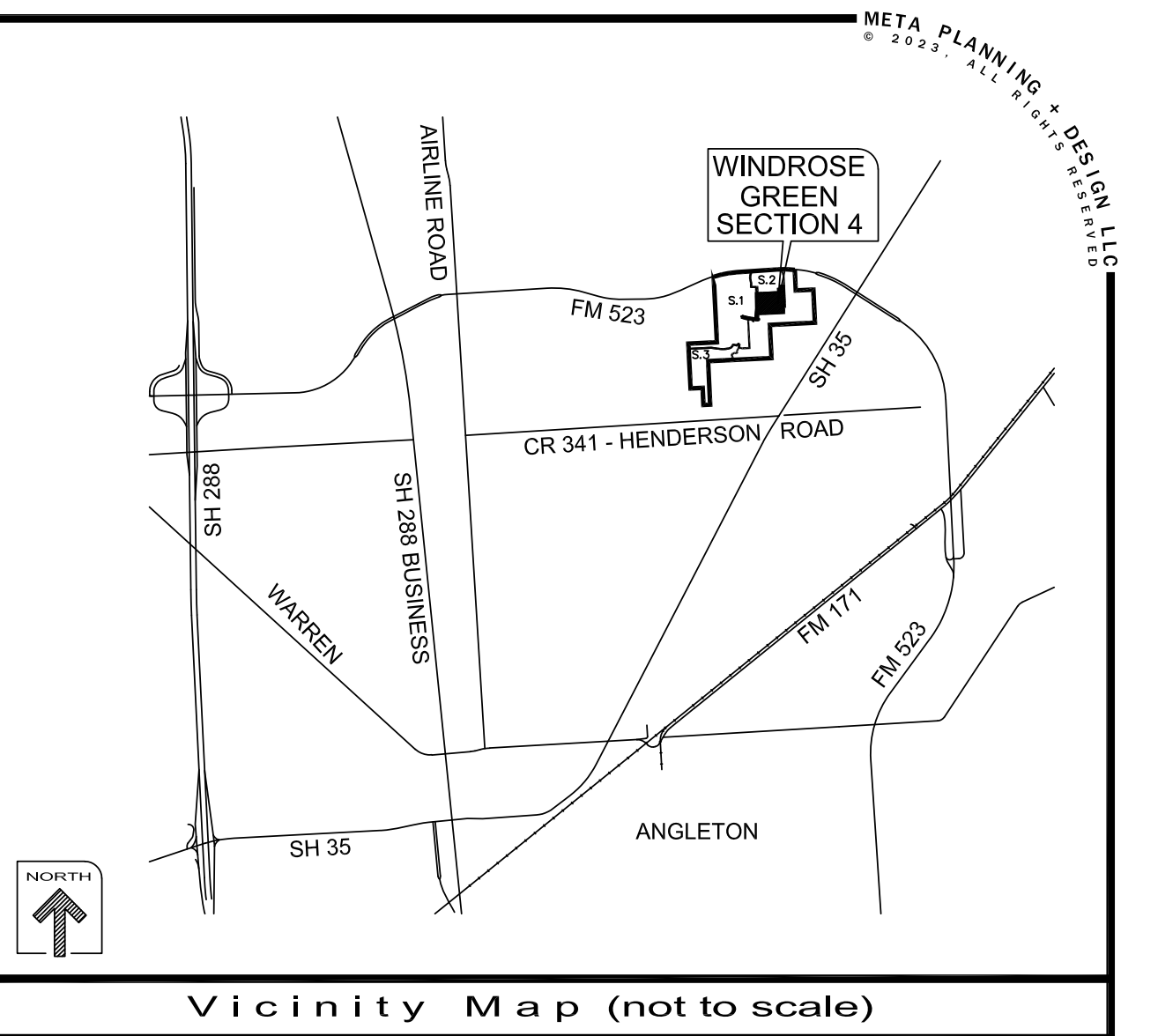
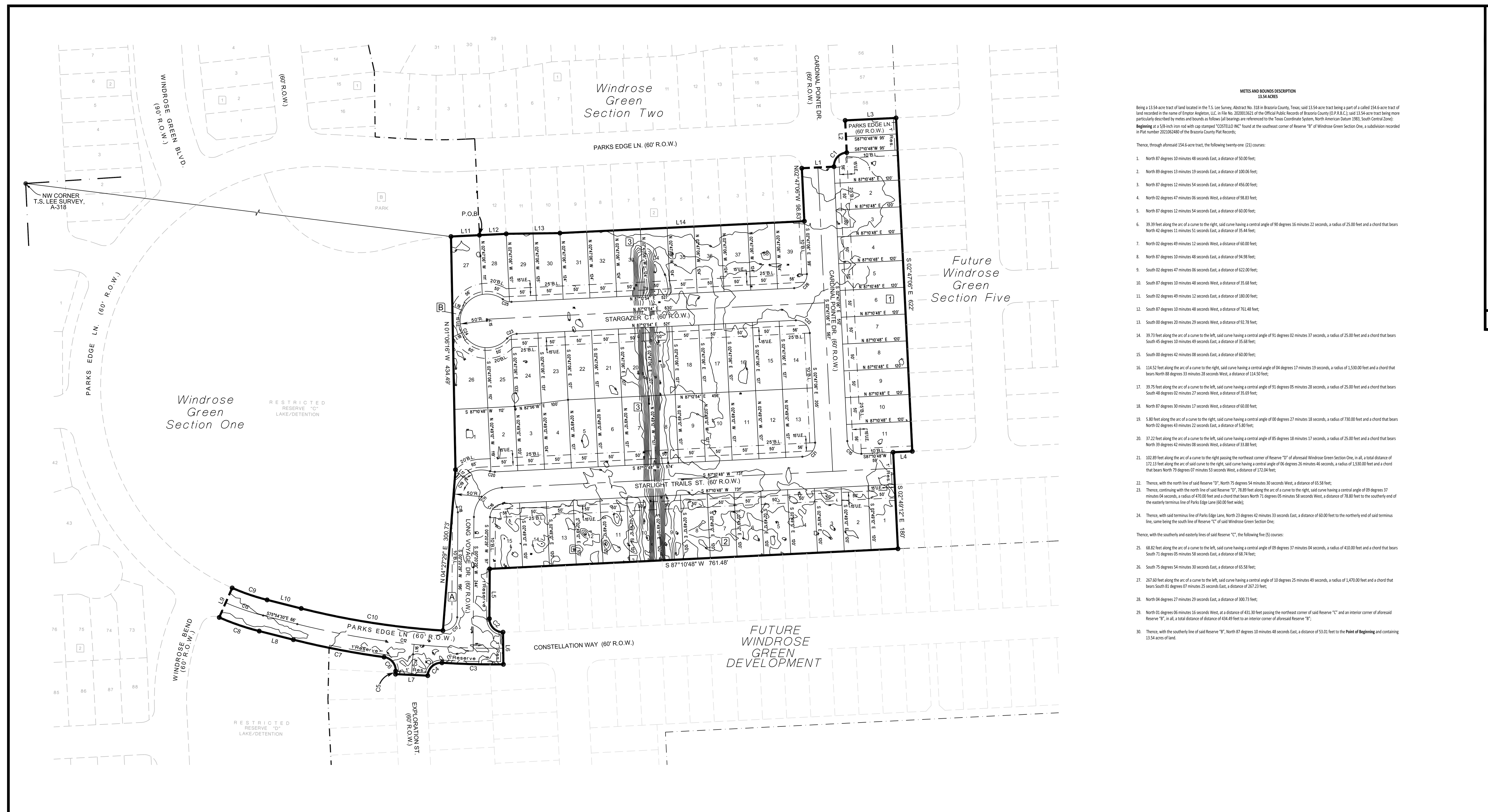
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

OWNER:
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



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



METES AND BOUNDS DESCRIPTION 13.54 ACRES

- Being a 13.54-acre tract of land located in the T.S. Lee Survey, Abstract No. 1318 in Brazoria County, Texas, said 13.54-acre tract being a part of a called 134.6-acre tract of land recorded in the name of Metro Angleton, LLC, in file No. 20202423 of the Official Public Records of Brazoria County (O.P.R.C.), said 13.54-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983, South Central Zone). Beginning at a 5/8 inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of Reserve "M" of Windrose Green Section One, a subdivision recorded in file number 202323840 of the Brazoria County Plat Records.
1. North 87 degrees 30 minutes 48 seconds East, a distance of 50.00 feet;
 2. North 89 degrees 13 minutes 18 seconds East, a distance of 100.06 feet;
 3. North 87 degrees 12 minutes 54 seconds East, a distance of 450.00 feet;
 4. North 02 degrees 47 minutes 56 seconds West, a distance of 58.83 feet;
 5. North 87 degrees 12 minutes 54 seconds East, a distance of 60.00 feet;
 6. 88.85 feet along the arc of a curve to the right, said curve having a central angle of 99 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 11 minutes 51 seconds East, a distance of 35.44 feet;
 7. North 02 degrees 48 minutes 12 seconds West, a distance of 60.00 feet;
 8. North 87 degrees 30 minutes 48 seconds East, a distance of 94.98 feet;
 9. South 02 degrees 47 minutes 56 seconds East, a distance of 622.00 feet;
 10. South 87 degrees 12 minutes 54 seconds West, a distance of 35.58 feet;
 11. South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
 12. North 87 degrees 10 minutes 48 seconds East, a distance of 761.48 feet;
 13. South 02 degrees 50 minutes 20 seconds West, a distance of 53.78 feet;
 14. 89.71 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 02 minutes 37 seconds, a radius of 25.00 feet and a chord that bears South 45 degrees 10 minutes 59 seconds East, a distance of 35.88 feet;
 15. South 00 degrees 42 minutes 08 seconds East, a distance of 60.00 feet;
 16. 114.51 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 17 minutes 30 seconds, a radius of 1,330.00 feet and a chord that bears North 89 degrees 13 minutes 28 seconds West, a distance of 114.50 feet;
 17. 39.75 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 05 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 48 degrees 02 minutes 37 seconds West, a distance of 35.88 feet;
 18. North 87 degrees 30 minutes 48 seconds East, a distance of 60.00 feet;
 19. 5.85 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 27 minutes 18 seconds, a radius of 730.00 feet and a chord that bears North 02 degrees 48 minutes 22 seconds East, a distance of 5.85 feet;
 20. 37.22 feet along the arc of a curve to the left, said curve having a central angle of 85 degrees 38 minutes 17 seconds, a radius of 25.00 feet and a chord that bears North 39 degrees 42 minutes 08 seconds West, a distance of 33.88 feet;
 21. 102.89 feet along the arc of a curve to the right passing the northeast corner of Reserve "M" of adjacent Windrose Green Section One, in all, a total distance of 312.33 feet along the arc of said curve to the right, said curve having a central angle of 99 degrees 24 minutes 48 seconds, a radius of 1,330.00 feet and a chord that bears North 79 degrees 07 minutes 53 seconds West, a distance of 172.04 feet;
 22. Thence, with the north line of said Reserve "M", North 75 degrees 54 minutes 30 seconds West, a distance of 65.58 feet;
 23. Thence, continuing with the north line of said Reserve "M", 78.89 feet along the arc of a curve to the right, said curve having a central angle of 29 degrees 37 minutes 04 seconds, a radius of 470.00 feet and a chord that bears North 71 degrees 05 minutes 58 seconds West, a distance of 78.89 feet to the southerly end of the eastern terminus line of Parks Edge Lane (60' R.O.W.);
 24. Thence, with said terminus line of Parks Edge Lane, North 23 degrees 42 minutes 11 seconds East, a distance of 60.00 feet to the northerly end of said terminus line, same being the south line of Reserve "C" of said Windrose Green Section One;
- Thence, with the southerly and easterly lines of said Reserve "C", the following line (5) courses:
25. 68.82 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 610.00 feet and a chord that bears South 71 degrees 05 minutes 58 seconds East, a distance of 68.74 feet;
 26. South 79 degrees 54 minutes 30 seconds East, a distance of 65.58 feet;
 27. 263.60 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 25 minutes 48 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 07 minutes 25 seconds East, a distance of 263.73 feet;
 28. North 04 degrees 27 minutes 29 seconds East, a distance of 300.73 feet;
 29. North 02 degrees 06 minutes 15 seconds West, at a distance of 431.35 feet passing the northeast corner of said Reserve "C" and an interior corner of adjacent Reserve "W", in all, a total distance of 434.49 feet to an interior corner of adjacent Reserve "W";
 30. Thence, with the southerly line of said Reserve "W", North 87 degrees 30 minutes 48 seconds East, a distance of 53.01 feet to the Point of Beginning and containing 13.54 acres of land.

LAND USE TABLE

| RESERVE | ACREAGE | LAND USE |
|---------|---------|-----------------------|
| A | 0.10 | LANDSCAPE/ OPEN SPACE |
| B | 0.02 | LANDSCAPE/ OPEN SPACE |

LINE TABLE

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 80.00' | N 87°12'54" E |
| L2 | 60.00' | N 02°49'12" W |
| L3 | 94.98' | N 87°10'48" E |
| L4 | 35.88' | N 87°10'48" E |
| L5 | 92.78' | N 00°20'28" E |
| L6 | 60.00' | S 00°42'08" E |
| L7 | 60.00' | N 87°30'17" W |
| L8 | 65.58' | N 75°54'30" W |
| L9 | 60.00' | N 23°42'33" E |
| L10 | 65.58' | S 75°54'30" E |
| L11 | 53.01' | S 87°10'48" W |
| L12 | 50.00' | S 87°10'48" W |
| L13 | 100.06' | N 89°13'19" E |
| L14 | 456.00' | S 87°12'54" W |
| L15 | 3.12' | S 02°47'06" E |
| L16 | 18.50' | S 05°38'58" W |
| L17 | 20.00' | N 43°58'44" W |
| L18 | 20.00' | S 64°39'42" W |
| L19 | 20.00' | N 86°52'15" W |

CURVE TABLE

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|---------------|------------|---------------|--------------|
| C1 | 25.00' | 90°16'22" | 39.39' | N 42°11'51" E | 35.44' |
| C2 | 25.00' | 91°02'37" | 39.73' | N 45°10'49" W | 35.68' |
| C3 | 1530.00' | 04°17'19" | 114.52' | S 88°33'28" E | 114.50' |
| C4 | 25.00' | 91°05'28" | 39.75' | S 48°02'27" W | 35.69' |
| C5 | 730.00' | 00°27'18" | 5.80' | N 02°43'22" E | 5.80' |
| C6 | 25.00' | 85°18'17" | 37.22' | N 39°42'08" W | 33.88' |
| C7 | 1530.00' | 06°26'46" | 172.13' | N 79°07'53" W | 172.04' |
| C8 | 470.00' | 09°37'04" | 78.89' | N 71°05'58" W | 78.80' |
| C9 | 410.00' | 09°37'04" | 68.82' | N 71°05'58" W | 68.74' |
| C10 | 1470.00' | 10°25'49" | 267.60' | S 81°07'25" E | 267.23' |
| C11 | 55.00' | 86°50'19" | 83.36' | S 43°45'39" W | 75.61' |
| C12 | 1500.00' | 14°47'38" | 387.30' | N 83°18'19" W | 386.23' |
| C13 | 440.00' | 09°37'04" | 73.86' | S 71°05'58" E | 73.77' |
| C14 | 700.00' | 03°09'15" | 38.54' | S 04°04'20" W | 38.53' |
| C15 | 25.00' | 90°02'06" | 39.29' | S 47°48'09" E | 35.37' |
| C16 | 25.00' | 86°50'19" | 37.89' | S 43°45'39" W | 34.37' |
| C17 | 25.00' | 93°19'11" | 40.72' | S 47°00'05" E | 36.36' |
| C18 | 25.00' | 22°58'48" | 10.03' | S 11°08'55" E | 9.96' |
| C19 | 50.00' | 130°51'29" | 114.20' | N 42°47'26" E | 90.94' |
| C20 | 25.00' | 21°02'22" | 9.18' | N 82°18'01" W | 9.13' |
| C21 | 25.00' | 89°57'54" | 39.25' | N 42°11'51" E | 35.34' |
| C22 | 25.00' | 90°00'00" | 39.27' | S 47°47'06" E | 35.36' |
| C23 | 25.00' | 48°13'40" | 20.17' | S 64°06'04" W | 19.63' |
| C24 | 50.00' | 285°26'03" | 231.64' | N 06°17'45" W | 73.47' |
| C25 | 25.00' | 39°12'23" | 17.11' | S 73°10'54" E | 16.78' |
| C26 | 25.00' | 90°00'00" | 39.27' | N 42°12'54" E | 35.36' |

LOT TABLE

| LOT NO. | LOT AREA SQ. FT. |
|---------|------------------|
| LOT 1 | 6,586 |
| LOT 2 | 6,000 |
| LOT 3 | 6,000 |
| LOT 4 | 6,000 |
| LOT 5 | 6,000 |
| LOT 6 | 6,000 |
| LOT 7 | 6,000 |
| LOT 8 | 6,000 |
| LOT 9 | 6,000 |
| LOT 10 | 6,000 |
| LOT 11 | 6,585 |

LOT TABLE

| LOT NO. | LOT AREA SQ. FT. |
|---------|------------------|
| LOT 1 | 6,000 |
| LOT 2 | 6,000 |
| LOT 3 | 6,000 |
| LOT 4 | 6,000 |
| LOT 5 | 6,000 |
| LOT 6 | 6,000 |
| LOT 7 | 6,000 |
| LOT 8 | 6,000 |
| LOT 9 | 6,000 |
| LOT 10 | 6,000 |
| LOT 11 | 6,000 |
| LOT 12 | 6,000 |
| LOT 13 | 6,000 |
| LOT 14 | 6,000 |
| LOT 15 | 6,662 |

LOT TABLE

| LOT NO. | LOT AREA SQ. FT. |
|---------|------------------|
| LOT 1 | 7,591 |
| LOT 2 | 5,997 |
| LOT 3 | 6,092 |
| LOT 4 | 6,278 |
| LOT 5 | 6,370 |
| LOT 6 | 6,368 |
| LOT 7 | 6,367 |
| LOT 8 | 6,365 |
| LOT 9 | 6,364 |
| LOT 10 | 6,363 |
| LOT 11 | 6,361 |
| LOT 12 | 6,359 |
| LOT 13 | 6,990 |
| LOT 14 | 6,989 |
| LOT 15 | 6,985 |
| LOT 16 | 6,365 |
| LOT 17 | 6,365 |
| LOT 18 | 6,365 |
| LOT 19 | 6,365 |
| LOT 20 | 6,365 |
| LOT 21 | 6,369 |
| LOT 22 | 6,369 |
| LOT 23 | 6,462 |
| LOT 24 | 6,642 |
| LOT 25 | 5,905 |
| LOT 26 | 7,699 |
| LOT 27 | 6,800 |
| LOT 28 | 6,803 |
| LOT 29 | 6,312 |
| LOT 30 | 6,225 |
| LOT 31 | 6,181 |
| LOT 32 | 6,181 |
| LOT 33 | 6,181 |
| LOT 34 | 6,181 |
| LOT 35 | 6,181 |
| LOT 36 | 6,181 |
| LOT 37 | 6,181 |
| LOT 38 | 6,181 |
| LOT 39 | 6,788 |

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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. 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.

A PRELIMINARY PLAT OF
WINDROSE GREEN SECTION FOUR
 BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.
 OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS
 OWNER: EMPITOR ANGLETON, LLC 9950 WESTPARK DR. #285 HOUSTON, TEXAS 77063
 ENGINEER/SURVEYOR: COSTELLO, INC. 2107 CITYWEST BLVD., 3RD FLOOR HOUSTON, TEXAS 77042 TBPE FIRM REGISTRATION NO. 280 TBPLS FIRM REGISTRATION NO. 100486
 PLANNER: META PLANNING + DESIGN
 META PLANNING + DESIGN LLC 24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422
 SCALE: 1" = 100'
 JULY 05, 2023 PAGE: 2 OF 2 MTA-56002



June 20 2023

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

Re: On-Going Services
Windrose Green Section 4 Preliminary Plat – 1st 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:

Sheet 1 of 2

1. Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

Sheet 2 of 2

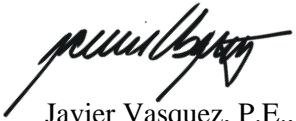
1. Show ownership information for adjacent tract shown (future development, Windrose Green).
2. Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block.
3. Show Topographic contours at one-foot intervals.
4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet.
5. Verify and update the point of beginning shown on the plat. The metes and bounds shows this location near proposed Lot 27, Block 2 as the point of beginning.
6. Information shall match metes and bounds information.
7. Bearing or distance noted does not match the plat drawing or tables.
8. Verify arc distance for curve C2. The value shown does not match the plat.
9. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.
10. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
11. Verify arc distance for line L13. The value shown does not match the plat.
12. Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

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 Windrose Green Section 4 Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMP TOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 4, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

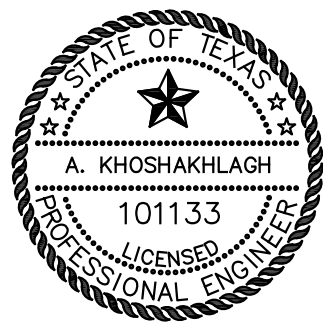
I, Mark D. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

Mark D. Armstrong
Registered Professional Land Surveyor
No. 5363

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

That I, A. Khoshkhalgh, 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.

A. Khoshkhalgh, P.E.
Professional Engineer
No. 101133



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:

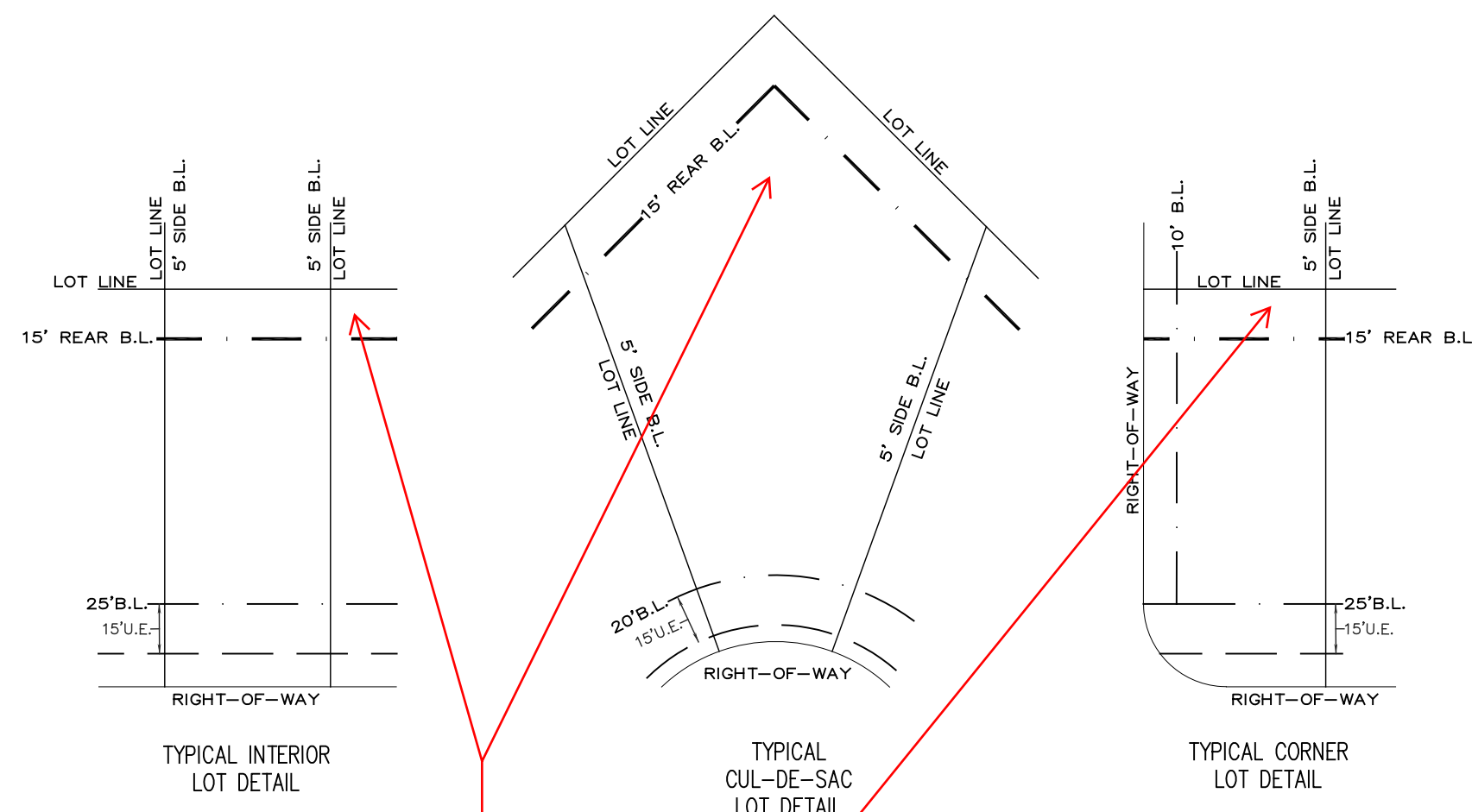
- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 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.

- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
 PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.

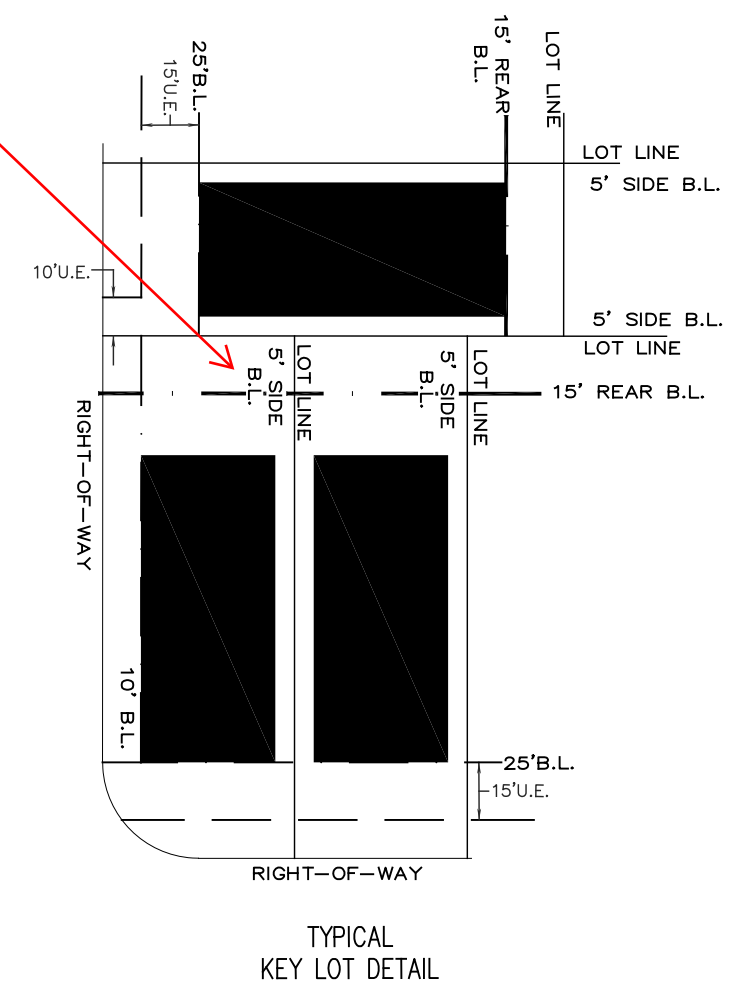
Update NFIP statement with latest mapping/FIRM panel information

Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision



- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "AC." INDICATES ACREAGE.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "CT." INDICATES COURT.
 - "DR." INDICATES DRIVE.
 - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - "S" INDICATES STREET NAME CHANGE.
 - "[]" INDICATES BLOCK NUMBER.
 - "[A]" INDICATES RESERVE NUMBER.
 - "R" INDICATES 50' CUL-D-SAC RADIUS.



A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION FOUR

BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

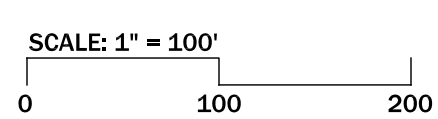
OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

OWNER:
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



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



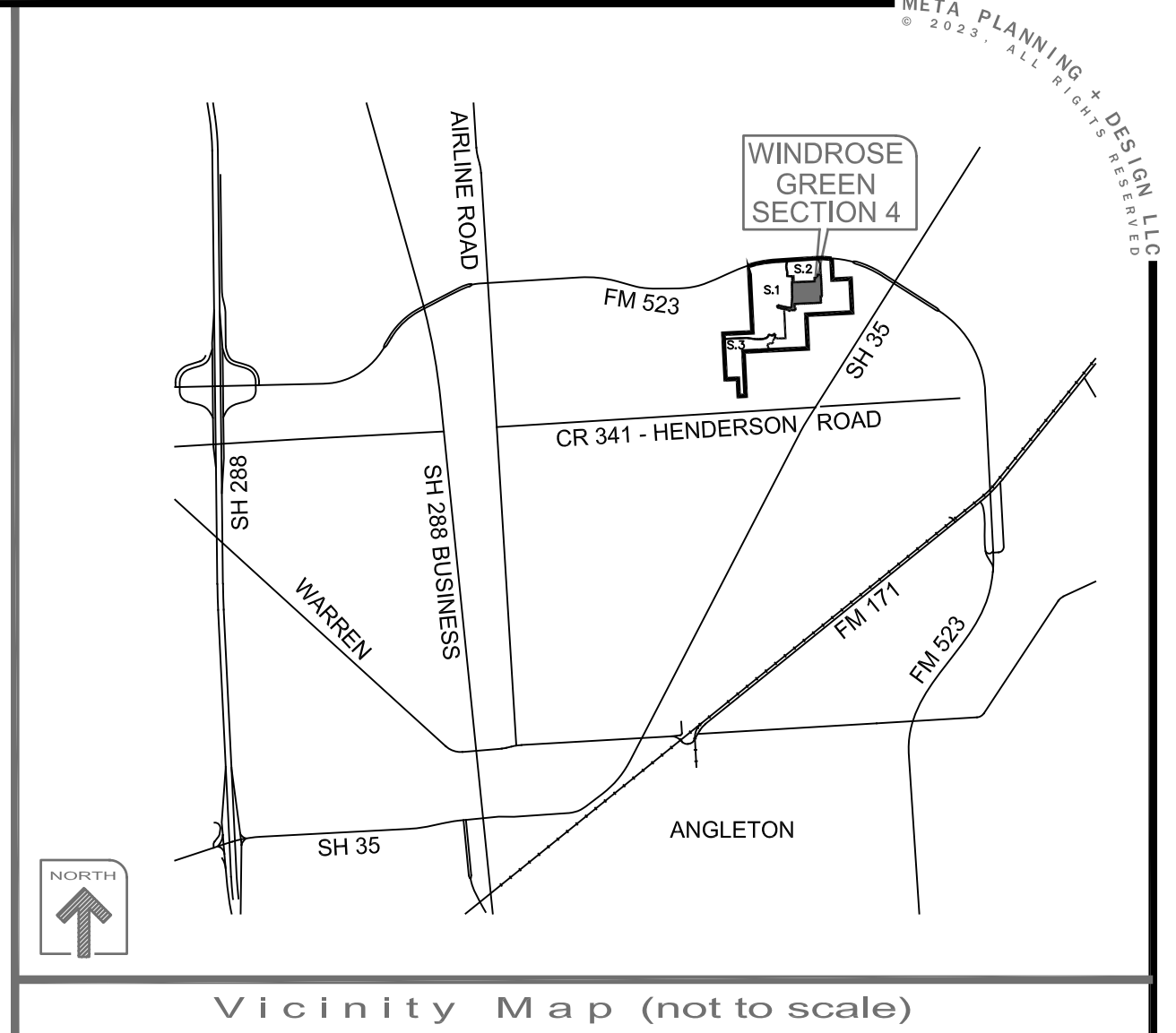
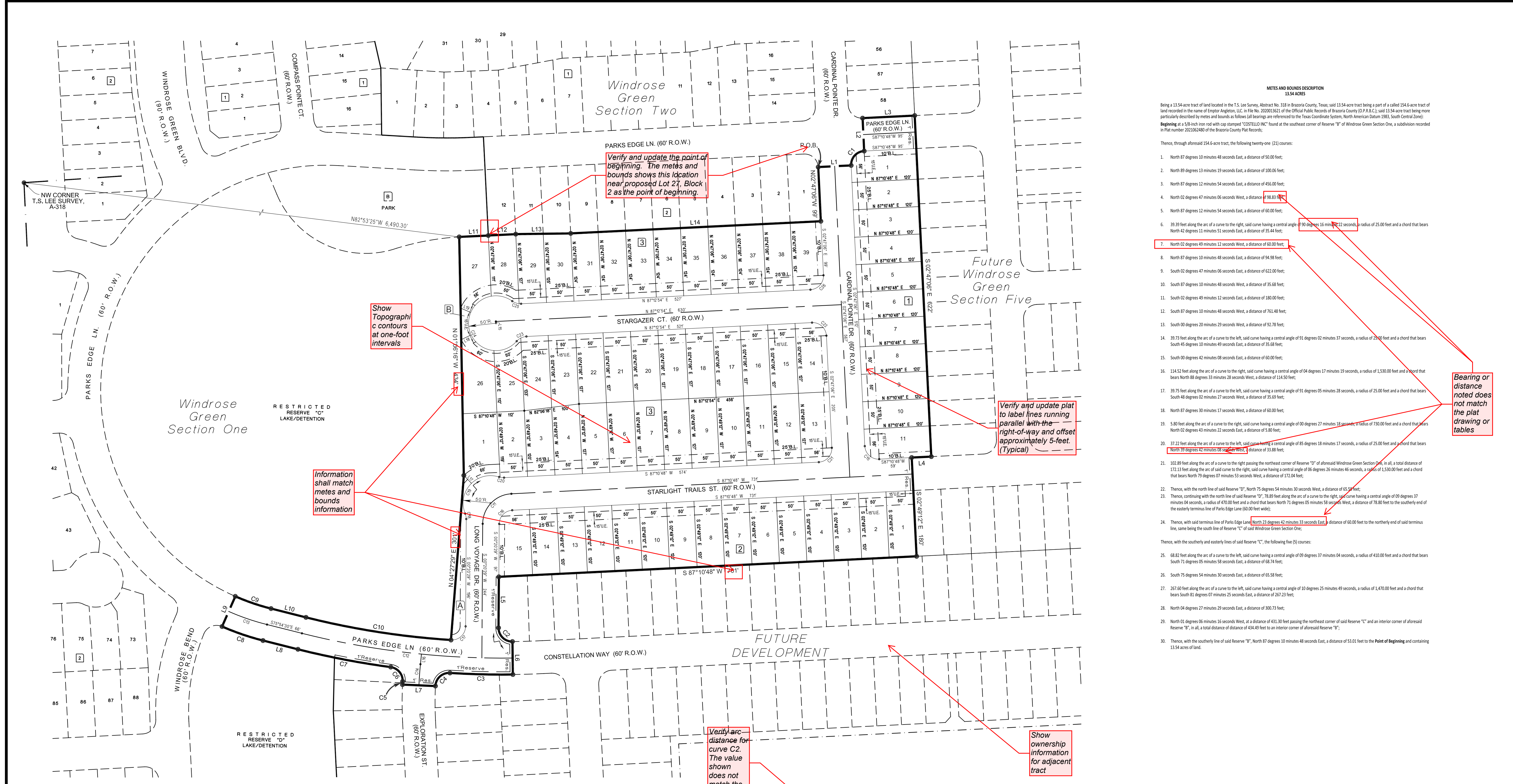
MAY 31, 2023

PAGE: 1 OF 2

MTA-56002

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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. 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.



- METES AND BOUNDS DESCRIPTION**
13.54 ACRES
- Being a 13.54-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas, said 13.54-acre tract being a part of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC, in File No. 202002161 of the Official Public Records of Brazoria County (DP-PA-C), said 13.54-acre tract being more particularly described by metes and bounds as follows: All bearings are referred to the True Meridian System, North American Datum 1983, South Central Zone. Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC." found at the southeast corner of Reserve "B" of Windrose Green Section One, a subdivision recorded in Plat Number 202104240 of the Brazoria County Plat Records.
- Thence, through aforesaid 154.6-acre tract, the following twenty-one (21) courses:
- North 87 degrees 10 minutes 48 seconds East, a distance of 90.00 feet;
 - North 88 degrees 13 minutes 19 seconds East, a distance of 100.00 feet;
 - North 87 degrees 12 minutes 54 seconds East, a distance of 455.00 feet;
 - North 10 degrees 47 minutes 05 seconds East, a distance of 168.81 feet;
 - North 87 degrees 12 minutes 54 seconds East, a distance of 60.00 feet;
 - 39.75 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 11 minutes 51 seconds East, a distance of 31.84 feet;
 - North 10 degrees 49 minutes 12 seconds West, a distance of 62.00 feet;
 - North 87 degrees 10 minutes 48 seconds East, a distance of 94.98 feet;
 - South 10 degrees 47 minutes 05 seconds East, a distance of 622.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 35.00 feet;
 - South 10 degrees 49 minutes 12 seconds East, a distance of 380.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 702.48 feet;
 - South 10 degrees 20 minutes 29 seconds West, a distance of 52.78 feet;
 - 39.75 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 02 minutes 37 seconds, a radius of 25.00 feet and a chord that bears South 46 degrees 10 minutes 49 seconds East, a distance of 31.84 feet;
 - South 10 degrees 42 minutes 08 seconds East, a distance of 60.00 feet;
 - 114.52 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 17 minutes 19 seconds, a radius of 1,530.00 feet and a chord that bears North 88 degrees 10 minutes 28 seconds West, a distance of 14.50 feet;
 - 39.75 feet along the arc of a curve to the left, said curve having a central angle of 93 degrees 05 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 46 degrees 02 minutes 37 seconds West, a distance of 31.84 feet;
 - North 87 degrees 10 minutes 17 seconds West, a distance of 60.00 feet;
 - 5.80 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 27 minutes 18 seconds, a radius of 793.00 feet and a chord that bears North 10 degrees 43 minutes 22 seconds East, a distance of 3.90 feet;
 - 37.22 feet along the arc of a curve to the left, said curve having a central angle of 85 degrees 18 minutes 17 seconds, a radius of 25.00 feet and a chord that bears North 79 degrees 02 minutes 02 seconds West, a distance of 33.88 feet;
 - 302.89 feet along the arc of a curve to the right passing the northeast corner of Reserve "D" of aforesaid Windrose Green Section One, in all, a total distance of 372.23 feet along the arc of said curve to the right, said curve having a central angle of 04 degrees 20 minutes 46 seconds, a radius of 1,300.00 feet and a chord that bears North 71 degrees 07 minutes 53 seconds West, a distance of 172.04 feet;
 - Thence, with the north line of said Reserve "D", North 75 degrees 54 minutes 30 seconds West, a distance of 65.58 feet;
 - Thence, continuing with the north line of said Reserve "D", 76.88 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 470.00 feet and a chord that bears North 71 degrees 05 minutes 58 seconds West, a distance of 78.80 feet to the southerly end of the southerly terminus line of Parks Edge Lane (60' R.O.W.);
 - Thence, with said terminus line of Parks Edge Lane (North 23 degrees 42 minutes 31 seconds East), a distance of 60.00 feet to the northerly end of said terminus line, same being the south line of Reserve "C" of said Windrose Green Section One;
- Thence, with the southerly and easterly lines of said Reserve "C", the following five (5) courses:
- 68.82 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 37 minutes 04 seconds, a radius of 403.00 feet and a chord that bears South 71 degrees 05 minutes 58 seconds East, a distance of 68.74 feet;
 - South 75 degrees 54 minutes 30 seconds East, a distance of 65.58 feet;
 - 267.60 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 25 minutes 49 seconds, a radius of 4,470.00 feet and a chord that bears South 81 degrees 07 minutes 25 seconds East, a distance of 267.23 feet;
 - North 10 degrees 49 minutes 12 seconds East, a distance of 300.73 feet;
 - North 10 degrees 05 minutes 16 seconds West, a distance of 431.30 feet passing the northeast corner of said Reserve "C" and an interior corner of aforesaid Reserve "B", in all, a total distance of 434.49 feet to an interior corner of aforesaid Reserve "B";
 - Thence, with the southerly line of said Reserve "B", North 87 degrees 10 minutes 48 seconds East, a distance of 50.00 feet to the Point of Beginning and containing 13.54 acres of land.

Bearing or distance noted does not match the plat drawing or tables

Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet. (Typical)

Show Topographic contours at one-foot intervals

Information shall match metes and bounds information

Verify arc distance for curve C2. The value shown does not match the plat.

Show ownership information for adjacent tract

Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes

Verify arc distance for line L13. The value shown does not match the plat.

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 60' | S 87°09'04" W |
| L2 | 60' | N 02°45'21" W |
| L3 | 95' | N 87°10'48" E |
| L4 | 36' | S 87°10'48" W |
| L5 | 93' | N 00°20'29" E |
| L6 | 60' | S 00°42'08" E |
| L7 | 60' | N 87°30'17" W |
| L8 | 66' | N 75°54'30" W |
| L9 | 60' | S 23°42'33" W |
| L10 | 66' | S 75°54'30" E |
| L11 | 53' | N 87°10'48" E |
| L12 | 50' | N 87°10'48" E |
| L13 | 30' | N 89°13'19" E |
| L14 | 456' | N 87°12'54" E |
| L15 | 3' | S 02°47'06" E |
| L16 | 19' | N 05°38'58" E |
| L17 | 20' | N 43°58'44" W |
| L18 | 20' | N 64°39'42" E |
| L19 | 20' | S 66°52'18" E |

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|--------|------------|------|---------------|-------|
| C1 | 25' | 89°57'54" | 39' | S 42°11'51" W | 35' |
| C2 | 25' | 91°02'37" | 39' | S 45°10'49" E | 36' |
| C3 | 1530' | 04°11'19" | 115' | S 88°33'28" E | 114' |
| C4 | 25' | 91°05'28" | 40' | S 48°02'27" W | 36' |
| C5 | 730' | 00°27'18" | 6' | N 02°43'22" E | 6' |
| C6 | 25' | 85°18'17" | 37' | S 39°42'08" E | 34' |
| C7 | 1530' | 06°26'46" | 172' | N 79°07'53" W | 172' |
| C8 | 470' | 09°37'04" | 79' | N 71°05'58" W | 79' |
| C9 | 410' | 09°37'04" | 69' | N 71°05'58" W | 69' |
| C10 | 1470' | 10°28'49" | 268' | S 81°07'25" E | 267' |
| C11 | 55' | 86°50'19" | 83' | S 43°45'39" W | 76' |
| C12 | 1500' | 14°47'38" | 387' | N 63°18'19" W | 386' |
| C13 | 440' | 09°37'04" | 74' | N 71°05'58" W | 74' |
| C14 | 700' | 03°09'40" | 39' | S 04°04'20" W | 39' |
| C15 | 25' | 90°02'06" | 39' | S 47°48'09" E | 35' |
| C16 | 25' | 86°50'19" | 38' | S 43°45'39" W | 34' |
| C17 | 25' | 93°19'11" | 41' | S 47°00'05" W | 36' |
| C18 | 25' | 22°58'48" | 10' | N 11°08'55" W | 10' |
| C19 | 50' | 13°05'23" | 114' | S 42°47'26" W | 91' |
| C20 | 25' | 21°02'22" | 9' | S 62°18'01" E | 9' |
| C21 | 25' | 89°57'54" | 39' | N 43°11'51" E | 35' |
| C22 | 25' | 90°00'00" | 39' | N 47°47'06" W | 35' |
| C23 | 25' | 46°13'40" | 20' | S 64°06'04" W | 20' |
| C24 | 50' | 265°26'03" | 232' | N 06°11'45" W | 73' |
| C25 | 25' | 39°12'23" | 17' | S 73°10'54" E | 17' |
| C26 | 25' | 90°00'00" | 39' | N 42°12'54" E | 35' |

All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes

Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block

| LAND USE TABLE | | |
|----------------|---------|-----------------------|
| RESERVE | ACREAGE | LAND USE |
| A | 0.10 | LANDSCAPE/ OPEN SPACE |
| B | 0.02 | LANDSCAPE/ OPEN SPACE |

A PRELIMINARY PLAT OF WINDROSE GREEN SECTION FOUR

BEING 13.54± ACRES OF LAND CONTAINING 65 LOTS (50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

OWNER: EMPTOR ANGLETON, LLC 9950 WESTPARK DR. #285 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR: COSTELLO, INC. 2107 CITYWEST BLVD. 3RD FLOOR HOUSTON, TEXAS 77042 TBPLS FIRM REGISTRATION NO. 100486

PLANNER: META PLANNING + DESIGN

SCALE: 1" = 100'

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



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 05/31/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR

AMENDING/REPLAT

PRELIMINARY

RESIDENTIAL

COMMERCIAL

FINAL

RESIDENTIAL

COMMERCIAL

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1422

E-mail: cking@meta-pd.com

Name of Owner of Property: Emptor Angleton, LLC

Address: 9950 Westpark Drive #285, Houston, Texas, 77063

Phone: 281-810-7228 E-mail: cking@meta-pd.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

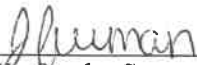
Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31 day of May, 2023.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 01/18/2025



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

PREPARED BY: Kandice Haseloff-Bunker Development Coordinator

AGENDA CONTENT: Consideration of approval of a Preliminary Plat for Windrose Green Section 5 Subdivision.

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 Preliminary Plat for Windrose Green Section 5 Subdivision. The subject property consists of 13.41 acres, The purpose of the requested plat is to create 67 lots and one reserve, within 3 blocks, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

This development is subject to the terms of the Development Agreement with Concourse Development, LLC.

Except as otherwise noted in the City Engineer's memo which are textual and general note corrections, the proposed final plat meets all City of Angleton requirements.

PLANNING STAFF AND ENGINEERING COMMENTS:

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

Sheet 1 of 2

1. Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

4. Verify and include restrictions in plat notes (e.g. no structures, no trees, shall not reduce grade, etc.) found within the existing 60-ft pipeline easement as noted in the document file no. 200800450 in the O.P.R.B.C.

Sheet 2 of 2

1. Verify if a utility easement is provided within the reserve "A" for future extension of the City of Angleton water line that runs along the south right of way of FM 523. Label accordingly on the plat.
2. Show phase line of Proposed Section 4 and future development.
3. Show ownership information for adjacent Windrose Green tract/future phase.
4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet. (Typical)
5. Since Section 4 is only proposed and not platted, the lot numbers should be removed from the plat.
6. Dimension existing 60-ft pipeline easement shown.
7. Verify and update plat to include and label this potential easement shown adjacent to the 60-ft pipeline easement.
8. Verify if line type shown is a utility easement. It is noted that a portion of the line traverses through proposed lots 10 and 11.
9. Verify and update file number to be 2008000450 for the 60-ft pipeline easement.
10. Verify and include if drainage is to be a use within the Reserve A area.
11. Update spelling of "length" in the Curve Table.
12. Show survey commencement on the plat drawing.
13. Bearings and distances noted for lines L4,5,7,8,9,and 12 do not match the line table information.
14. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
15. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.

At the time of agenda posting the above comments had not been cleared however revisions were being finalized. Staff will update the Commission on the status of the listed comments.

RECOMMENDATION:

The City Engineer reviewed the plat and offered 15 comments. The Applicants have responded to the initial review and minor textual changes to the resubmittal of the Preliminary Plat are still pending.

The Planning and Zoning Commission should approve the proposed preliminary for Windrose Green Section 5, subject to any outstanding comments, and recommend it to the City Council for final approval.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 5, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Mark D. Armstrong, 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 Costello, Inc.

Mark D. Armstrong
 Registered Professional Land Surveyor
 No. 5363

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshkhalgh, 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.

A. Khoshkhalgh, P.E.
 Professional Engineer
 No. 101133



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

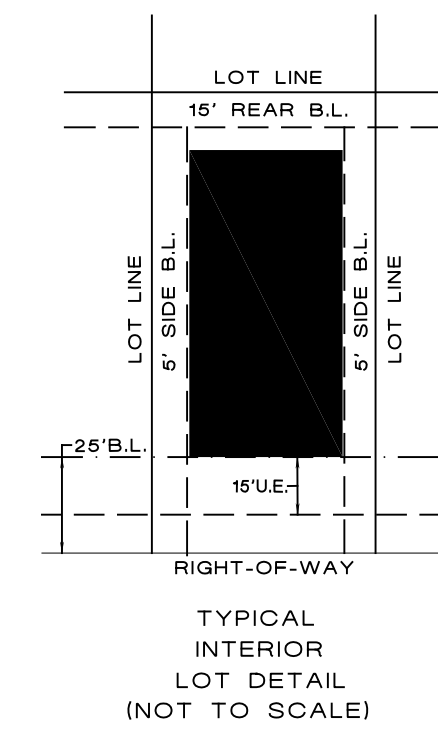
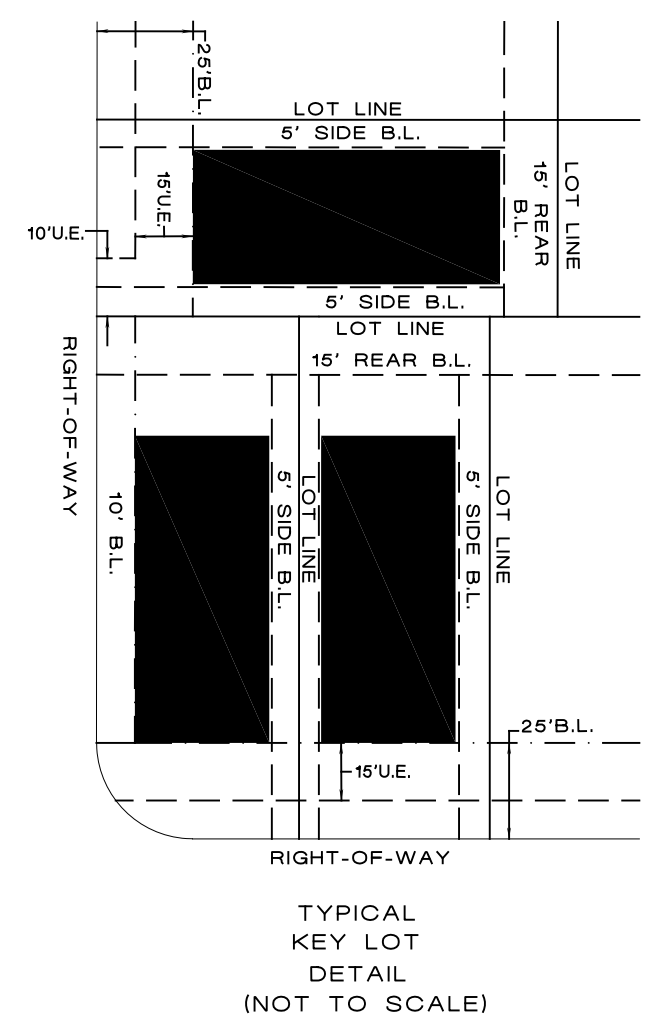
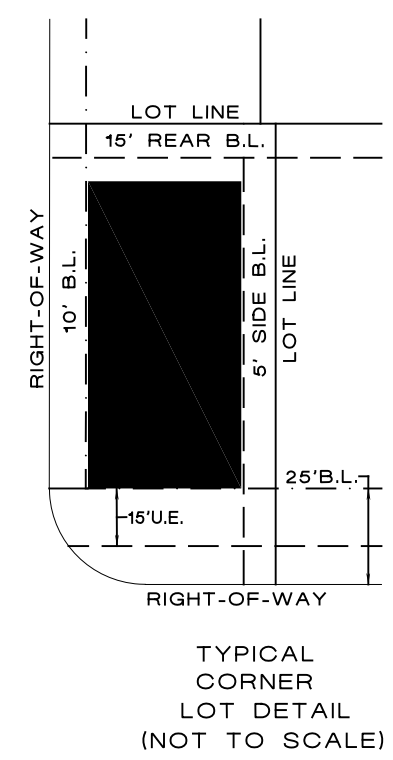
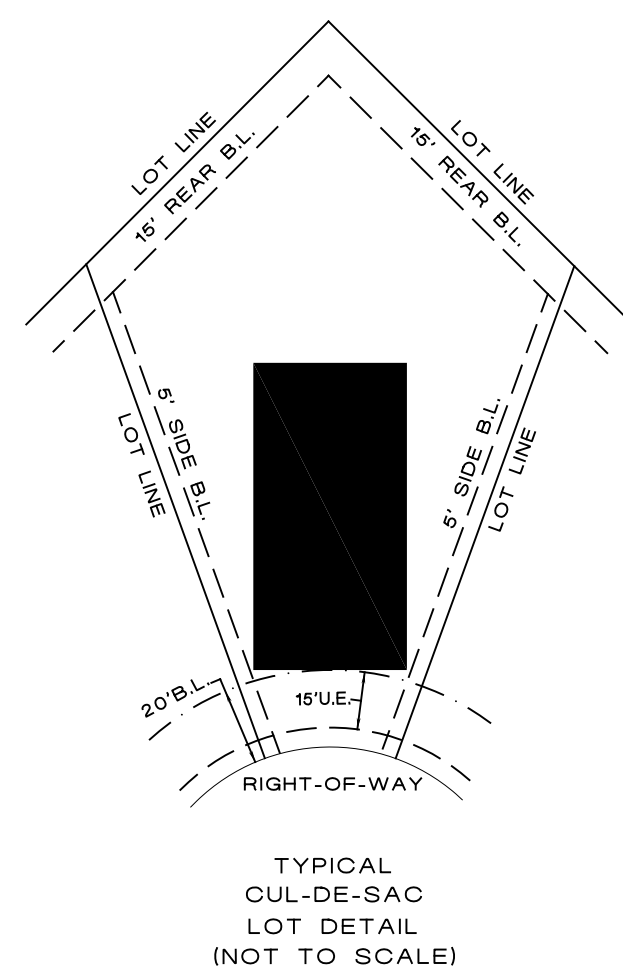
STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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 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), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) DRIVEWAY ACCESS TO FM 523 FROM LOT 10 & 11, BLOCK 1 IS DENIED.
- 15.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- 16.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486... IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 17.) PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 18.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 4 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.
- 19.) SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS AS SENT FORTH IN DOCUMENT NO. 2008000450 OF THE OFFICIAL PUBLIC RECORDS OF 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.) " -R20.0- " INDICATES 50' CUL-D-SAC RADIUS.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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. 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.

A PRELIMINARY PLAT OF
WINDROSE GREEN SECTION FIVE

BEING 13.41± ACRES OF LAND CONTAINING 67 LOTS (45'/50' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

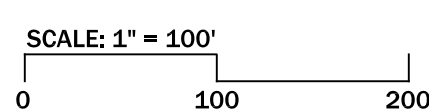
OWNER:
EMPTOR ANGLETON, LLC
 9950 WESTPARK DR. #285
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
COSTELLO, INC.
 2107 CITYWEST BLVD., 3RD FLOOR
 HOUSTON, TEXAS 77042
 TBPE FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100486

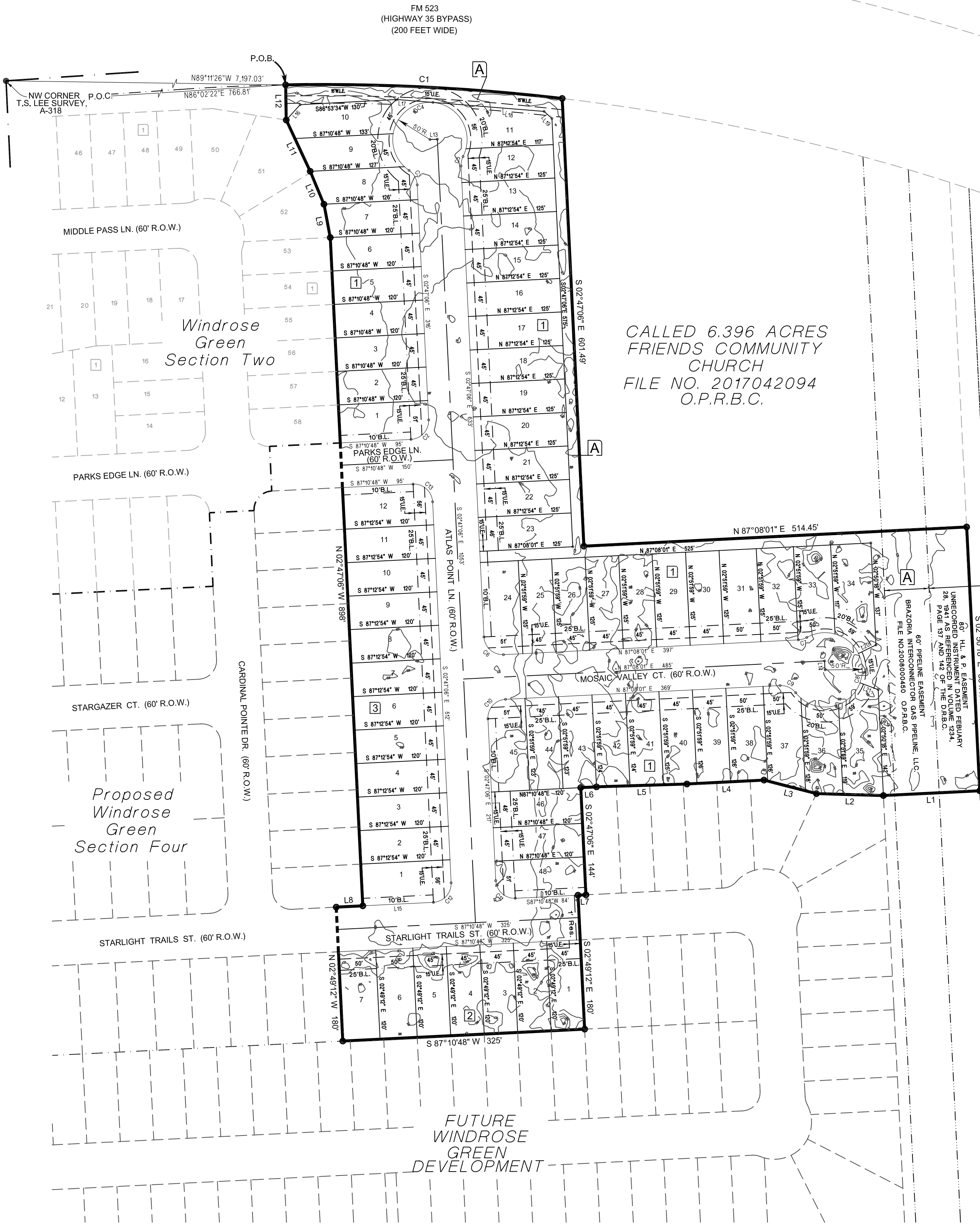
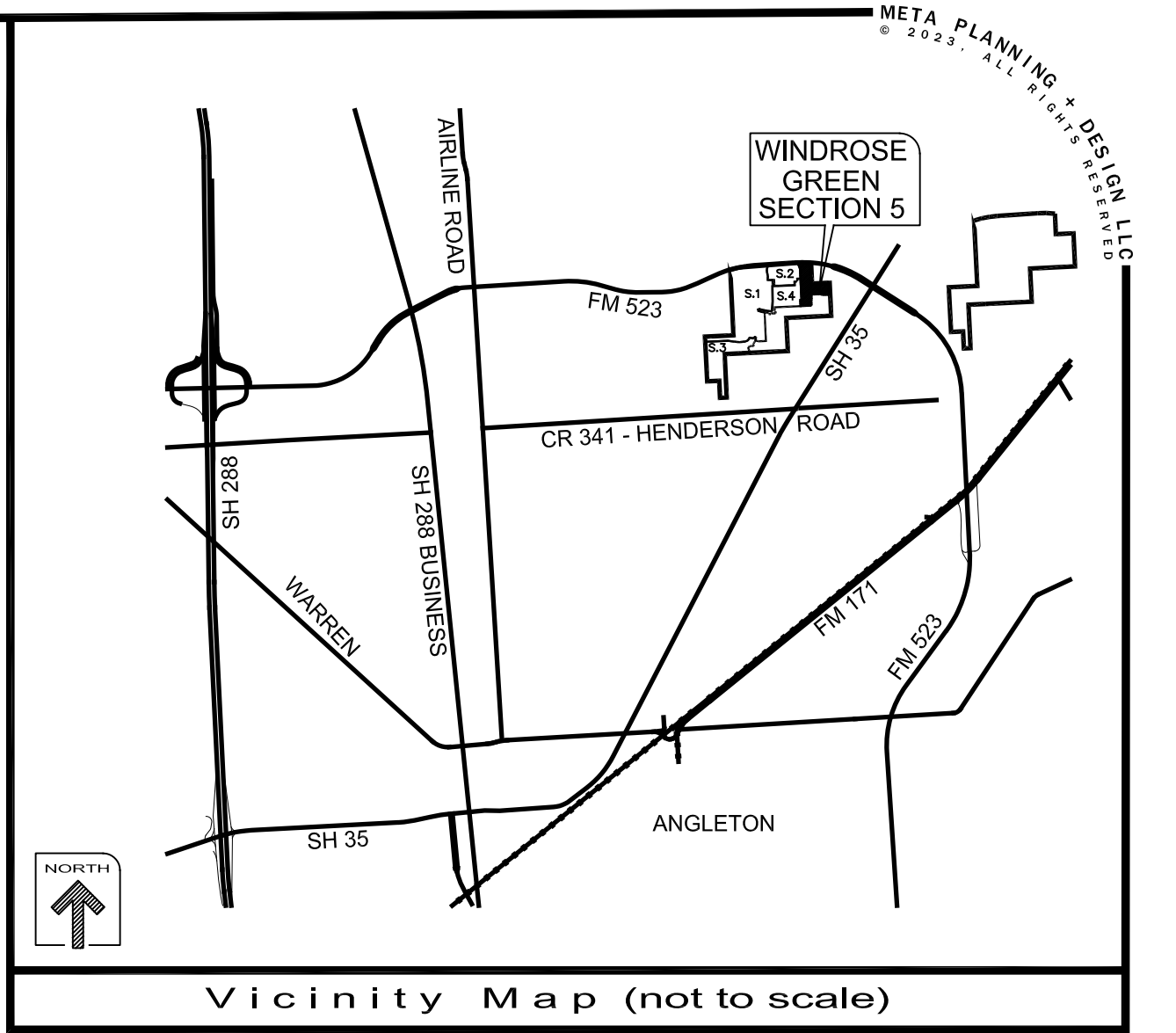
PLANNER:



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



Called 8.132 Acres
 Joray One, LLC.
 Document No. 2015025521
 O.P.R.B.C.



CALLED 6.396 ACRES
 FRIENDS CHURCH
 COMMUNITY
 CHURCH
 FILE NO. 2017042094
 O.P.R.B.C.

REMAINDER OF
 CALLED 271.431 ACRES
 (TRACT III)
 PAUL O'FARRELL, TRUSTEE
 FILE NO. 921057 919 O.R.B.C.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°09'42" E | 129.46' |
| L2 | N 88°19'15" W | 89.99' |
| L3 | N 75°34'46" W | 72.67' |
| L4 | S 87°08'01" W | 103.62' |
| L5 | S 88°09'40" W | 121.40' |
| L6 | S 87°10'48" W | 21.18' |
| L7 | S 87°10'48" W | 10.68' |
| L8 | N 87°10'48" E | 35.68' |
| L9 | N 10°45'55" W | 45.44' |
| L10 | N 22°39'47" W | 47.84' |
| L11 | N 25°02'33" W | 75.99' |
| L12 | N 01°01'30" W | 47.28' |
| L13 | N 87°12'54" E | 10.00' |
| L14 | S 02°51'59" E | 12.00' |
| L15 | N 87°10'48" E | 95.02' |
| L16 | S 42°10'48" W | 27.80' |
| L17 | S 85°22'22" E | 48.99' |
| L18 | S 85°22'22" E | 149.80' |
| L19 | S 47°47'06" E | 14.14' |
| L20 | S 63°57'41" W | 26.02' |
| L21 | N 69°38'17" W | 26.01' |

CURVE TABLE

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|---------------|------------|---------------|--------------|
| C1 | 2764.93' | 07°42'29" | 371.97' | S 87°10'16" E | 371.69' |
| C2 | 25.00' | 89°57'54" | 39.25' | S 42°11'51" W | 35.34' |
| C3 | 25.00' | 53°07'48" | 23.18' | N 29°21'00" W | 22.36' |
| C4 | 50.00' | 263°03'24" | 229.56' | N 75°36'47" E | 74.86' |
| C5 | 25.00' | 29°55'35" | 13.06' | S 12°10'42" W | 12.91' |
| C6 | 25.00' | 90°04'53" | 39.31' | N 47°49'33" W | 35.38' |
| C7 | 25.00' | 26°41'32" | 11.65' | N 73°47'15" E | 11.54' |
| C8 | 50.00' | 261°42'58" | 228.39' | S 11°17'58" W | 75.63' |
| C9 | 25.00' | 55°01'26" | 24.01' | N 65°21'16" W | 23.10' |
| C10 | 25.00' | 89°55'07" | 39.23' | S 42°10'27" W | 35.33' |
| C11 | 25.00' | 90°02'06" | 39.29' | S 47°48'09" E | 35.37' |
| C12 | 25.00' | 89°57'54" | 39.25' | N 42°11'51" E | 35.34' |
| C13 | 25.00' | 90°02'06" | 39.29' | N 47°48'09" E | 35.37' |

METES AND BOUNDS DESCRIPTION
 13.41 ACRES

Being a 13.41-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas, said 13.41-acre tract being a part of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC in File No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.), said 13.41-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983, South Central Zone):

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC." found at the northeast corner of Reserve "P" of Windrose Green Section One, a subdivision recorded in File No. 2021062480 of the Brazoria County Plat Records and being on the southerly right-of-way (R.O.W.) line of FM 523 (Highway 35 Bypass, 200 feet wide);

Thence, with said southerly R.O.W. line, North 86 degrees 02 minutes 22 seconds East, a distance of 766.81 feet;

Thence, continuing with said southerly R.O.W. line, 141.66 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 56 minutes 08 seconds, a radius of 2,764.93 feet and a chord that bears North 87 degrees 30 minutes 25 seconds East, a distance of 141.65 feet to the Point of Beginning the herein described tract;

1. Thence, continuing with said southerly R.O.W. line, 371.97 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 42 minutes 29 seconds, a radius of 2,764.93 feet and a chord that bears South 87 degrees 10 minutes 16 seconds East, a distance of 371.69 feet to the northeast corner of aforesaid 154.6-acre tract and the northwest corner of a called 6.396-acre tract of land recorded in File No. 2017042094 of the O.P.R.B.C.;

2. Thence, with the common line of said 154.6-acre tract and said 6.396-acre tract, South 02 degrees 47 minutes 06 seconds East, a distance of 601.49 feet to the southwest corner of said 6.396-acre tract;

3. Thence, continuing with said common line, North 87 degrees 08 minutes 01 seconds East, a distance of 514.45 feet to the southeast corner of said 6.396-acre tract and an easterly corner of said 154.6-acre tract, same being the west line of a called 271.431-acre tract of land recorded in File No. 921057 919 of the O.P.R.B.C.;

4. Thence, with the common line of said 154.6-acre tract and said 271.431-acre tract, South 02 degrees 50 minutes 18 seconds East, a distance of 354.47 feet;

Thence, through said 154.6-acre tract, the following seventeen (17) courses:

- South 87 degrees 09 minutes 42 seconds West, a distance of 129.46 feet;
- North 88 degrees 19 minutes 15 seconds West, a distance of 89.99 feet;
- North 75 degrees 34 minutes 46 seconds West, a distance of 72.67 feet;
- South 87 degrees 08 minutes 01 seconds West, a distance of 103.62 feet;
- South 88 degrees 09 minutes 40 seconds West, a distance of 121.40 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 21.18 feet;
- South 02 degrees 47 minutes 06 seconds East, a distance of 144.00 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 10.68 feet;
- South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
- South 87 degrees 10 minutes 48 seconds West, a distance of 325.00 feet;
- North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 feet;
- North 87 degrees 10 minutes 48 seconds East, a distance of 35.68 feet;
- North 02 degrees 47 minutes 06 seconds West, a distance of 898.00 feet;
- North 10 degrees 45 minutes 55 seconds West, a distance of 45.44 feet;
- North 22 degrees 39 minutes 47 seconds West, a distance of 47.84 feet;
- North 25 degrees 02 minutes 33 seconds West, a distance of 75.99 feet;
- North 01 degrees 01 minutes 30 seconds West, a distance of 47.26 feet to the Point of Beginning and containing 13.41 acres of land.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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. 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 | LAND USE |
| A | 1.65 | LANDSCAPE / OPEN SPACE |

A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION FIVE

BEING 13.41± ACRES OF LAND CONTAINING 67 LOTS (45' / 50' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OUT OF THE
 T.S. LEE SURVEY, A-318
 BRAZORIA COUNTY, TEXAS

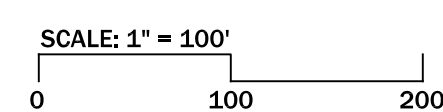
OWNER:
EMPTOR ANGLETON, LLC
 9950 WESTPARK DR. #285
 HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
COSTELLO, INC.
 2107 CITYWEST BLVD., 3RD FLOOR
 HOUSTON, TEXAS 77042
 TBPE FIRM REGISTRATION NO. 280
 TBPLS FIRM REGISTRATION NO. 100486

PLANNER:



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



STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 5, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

I, Mark D. Armstrong, 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 Costello, Inc.

Mark D. Armstrong
Registered Professional Land Surveyor
No. 5363

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshkhalgh, 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.

A. Khoshkhalgh, P.E.
Professional Engineer
No. 101133



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 §

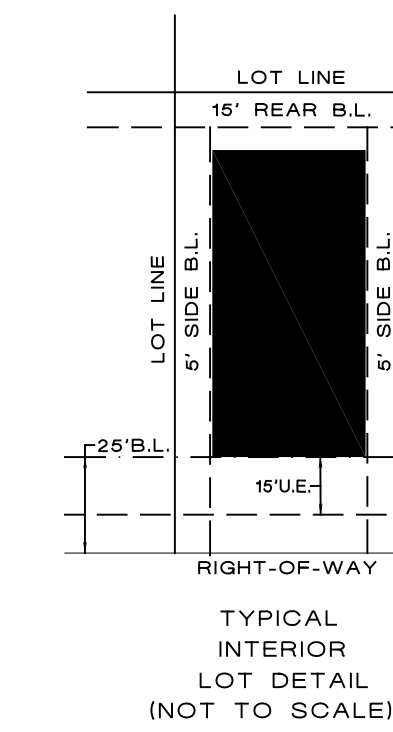
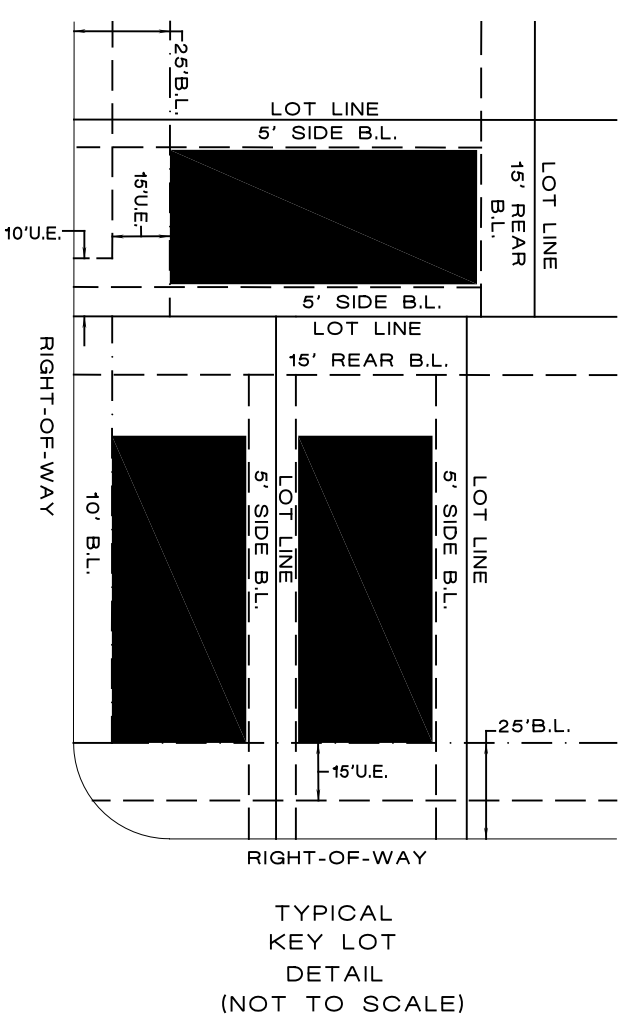
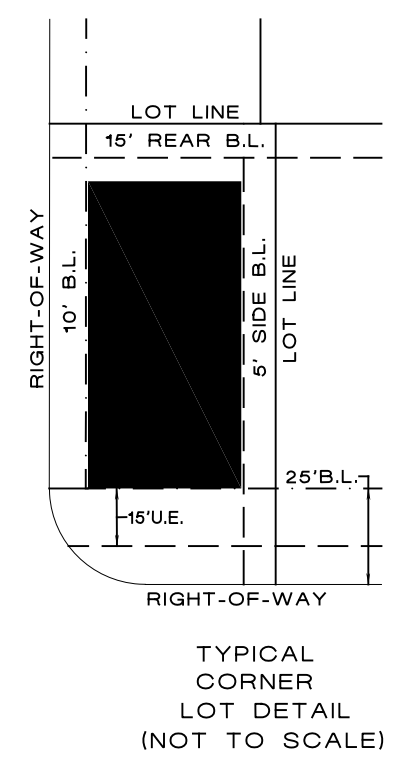
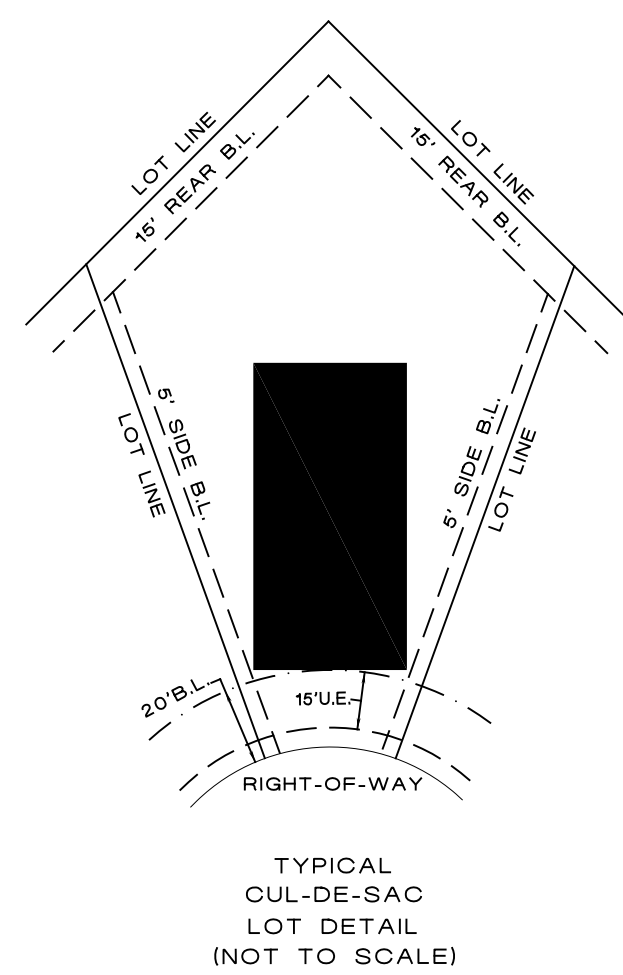
This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 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.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 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 HGS_1012 AND HCOG_14012.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- DRIVEWAY ACCESS TO FM 523 FROM LOT 10 & 11, BLOCK 1 IS DENIED.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486... IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- DETENTION PROVIDED FOR WINDROSE GREEN SECTION 4 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.

Unaddressed Comment:
Verify and include restrictions in plat notes (e.g. no structures, trees, shall not reduce grade, etc.) found within the existing 60-ft pipeline easement as noted in the document file no. 200800450 in the O.P.R.B.C.



A PRELIMINARY PLAT OF WINDROSE GREEN SECTION FIVE

BEING 13.41± ACRES OF LAND CONTAINING 67 LOTS (45'/50' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OUT OF THE T.S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

OWNER:
EMPOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063

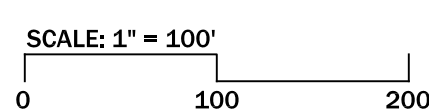
ENGINEER/SURVEYOR:
COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

PLANNER:



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

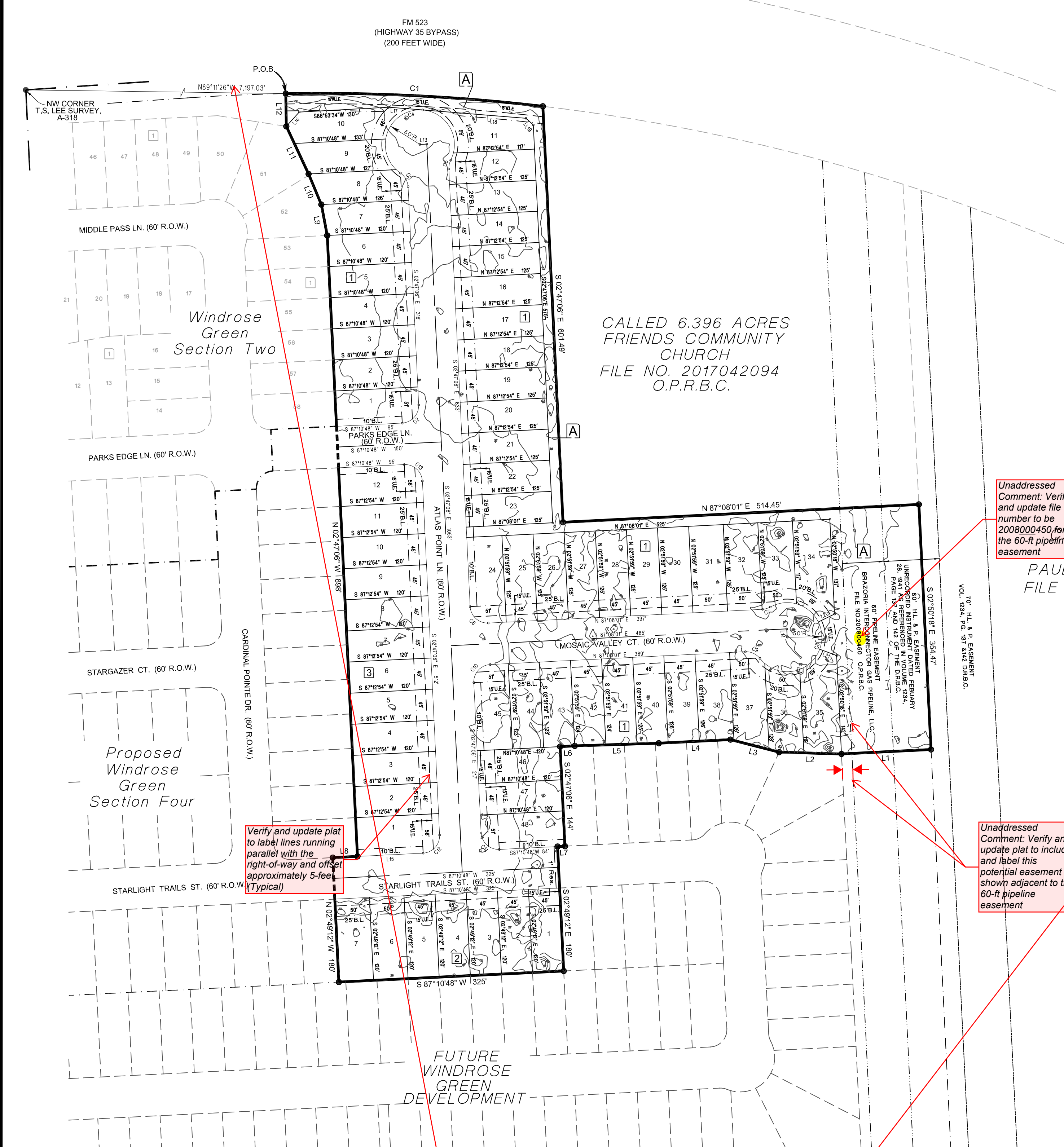
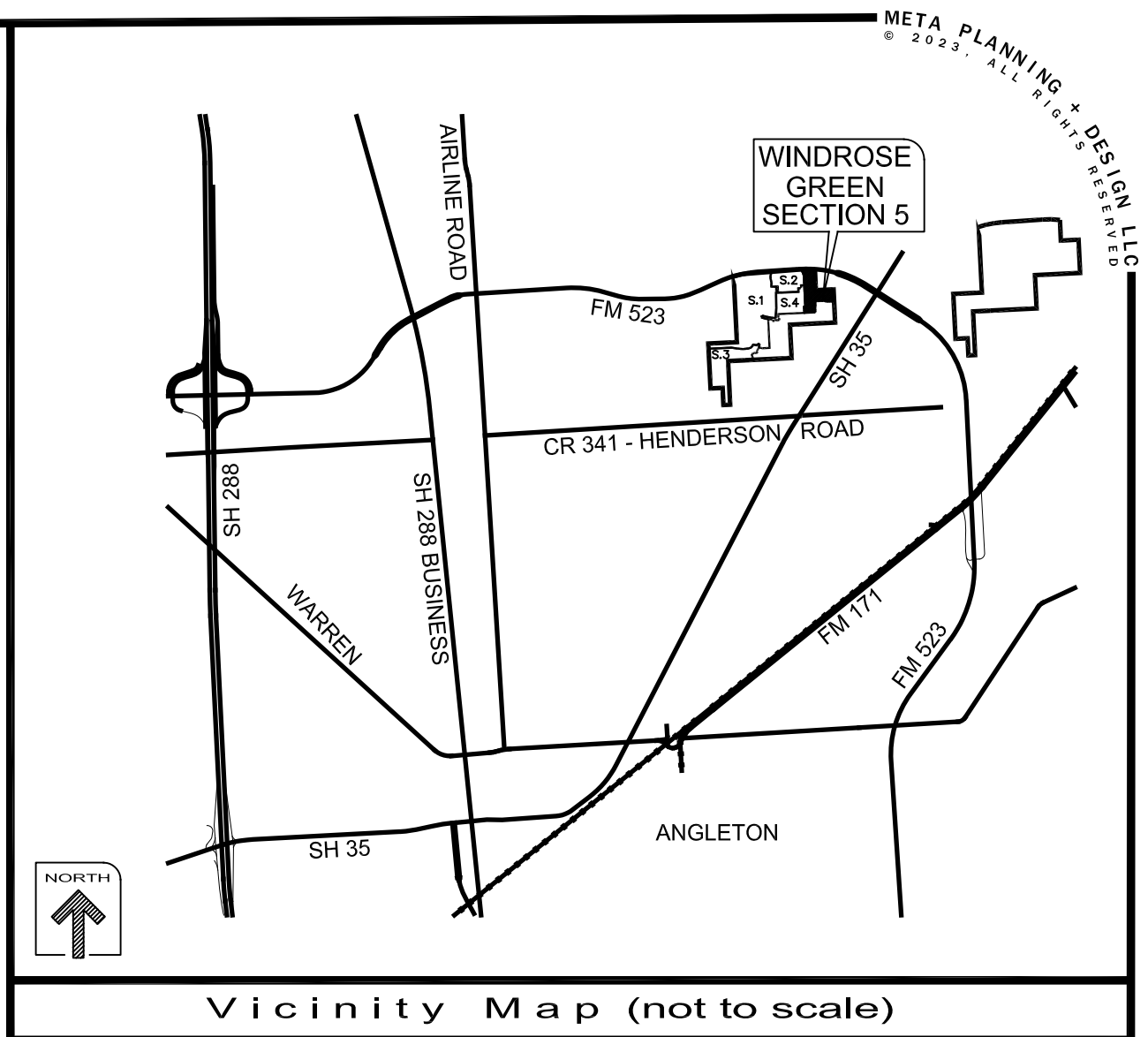
- LEGEND:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "AC." INDICATES ACRES.
 - "R.O.W." INDICATES RIGHT-OF-WAY.
 - "P.O.B." INDICATES POINT OF BEGINNING.
 - "FND" INDICATES FOUND.
 - "IP" INDICATES IRON PIPE.
 - "IR" INDICATES IRON ROD.
 - "VOL." INDICATES VOLUME.
 - "PG." INDICATES PAGE.
 - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - "NO." INDICATES NUMBER.
 - "CT." INDICATES COURT.
 - "DR." INDICATES DRIVE.
 - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - "- - -" INDICATES STREET NAME CHANGE.
 - "[]" INDICATES BLOCK NUMBER.
 - "[A]" INDICATES RESERVE NUMBER.
 - "- - -" INDICATES 50' CUL-D-SAC RADIUS.



DISCLAIMER AND LIMITED WARRANTY

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Called 8.132 Acres
Joray One, LLC.
Document No.2015025521
O.P.R.B.C.



CALLED 6.396 ACRES
FRIENDS CHURCH
COMMUNITY CHURCH
FILE NO. 2017042094
O.P.R.B.C.

Unaddressed Comment: Verify and update file number to be 2008000450 for the 60-ft pipeline easement.

REMAINDER OF CALLED 271.431 ACRES (TRACT III)
PAUL O'FARRELL, TRUSTEE
FILE NO. 921057 919 O.R.B.C.

Unaddressed Comment: Bearings noted for lines L7, 8, 9, and 12 do not match the line table information.

Unaddressed Comment: Verify and update plat to include and label this potential easement shown adjacent to the 60-ft pipeline easement.

Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet (Typical)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°09'42" E | 129.46' |
| L2 | N 88°19'15" W | 89.99' |
| L3 | N 75°34'46" W | 72.67' |
| L4 | S 87°08'01" W | 103.62' |
| L5 | S 88°09'40" W | 121.40' |
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| L18 | S 85°22'22" E | 149.80' |
| L19 | S 47°47'06" E | 14.14' |
| L20 | S 83°57'41" W | 26.02' |
| L21 | N 69°38'17" W | 26.01' |

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|---------------|------------|---------------|--------------|
| C1 | 2764.93' | 07°42'29" | 371.97' | S 87°10'16" E | 371.69' |
| C2 | 25.00' | 89°57'54" | 39.25' | S 42°11'51" W | 35.34' |
| C3 | 25.00' | 53°07'48" | 23.18' | N 29°21'00" W | 22.36' |
| C4 | 50.00' | 263°03'24" | 229.56' | N 75°36'47" E | 74.86' |
| C5 | 25.00' | 29°55'35" | 13.06' | S 12°10'42" W | 12.91' |
| C6 | 25.00' | 90°04'53" | 39.31' | N 47°49'33" W | 35.38' |
| C7 | 25.00' | 26°41'32" | 11.65' | N 73°47'15" E | 11.54' |
| C8 | 50.00' | 261°42'58" | 228.39' | S 11°17'58" W | 75.63' |
| C9 | 25.00' | 56°01'26" | 24.01' | N 65°21'16" W | 23.10' |
| C10 | 25.00' | 89°57'54" | 39.23' | S 42°10'27" W | 35.33' |
| C11 | 25.00' | 90°02'06" | 39.29' | S 47°48'09" E | 35.37' |
| C12 | 25.00' | 89°57'54" | 39.25' | N 42°11'51" E | 35.34' |
| C13 | 25.00' | 90°02'06" | 39.29' | N 47°48'09" W | 35.37' |

METES AND BOUNDS DESCRIPTION
13.41 ACRES

- Being a 13.41-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas, said tract being a part of a called 274.5-acre tract of land recorded in the name of Emptor Angleton, LLC, in File No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.), said 13.41-acre tract being more particularly described by metes and bounds, as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983, South Central Zone):
- Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Reserve "P" of Windrose Green Section One, a subdivision recorded in File No. 2021062480 of the Brazoria County Plat Records and being on the southerly right-of-way (R.O.W.) line of FM 523 (Highway 35 Bypass, 200 feet wide);
- Thence, with said southerly R.O.W. line, North 88 degrees 02 minutes 22 seconds East, a distance of 766.81 feet;
 - Thence, continuing with said southerly R.O.W. line, 141.66 feet along the arc of a curve to the right, said curve having a central angle of 02 degrees 56 minutes 08 seconds, a radius of 2,764.93 feet and a chord that bears North 87 degrees 30 minutes 25 seconds East, a distance of 141.65 feet to the Point of Beginning the herein described tract;
 - Thence, continuing with said southerly R.O.W. line, 371.97 feet along the arc of a curve to the right, said curve having a central angle of 07 degrees 42 minutes 29 seconds, a radius of 2,764.93 feet and a chord that bears South 87 degrees 10 minutes 16 seconds East, a distance of 371.69 feet to the northeast corner of aforesaid 154.6-acre tract and the northwest corner of a called 6.396-acre tract of land recorded in File No. 2017042094 of the O.P.R.B.C.;
 - Thence, with the common line of said 154.6-acre tract and said 6.396-acre tract, South 02 degrees 47 minutes 06 seconds East, a distance of 601.49 feet to the southwest corner of said 6.396-acre tract;
 - Thence, continuing with said common line, North 87 degrees 08 minutes 01 seconds East, a distance of 514.45 feet to the southeast corner of said 6.396-acre tract and an easterly corner of said 154.6-acre tract, same being the west line of a called 271.431-acre tract of land recorded in File No. 921057 919 of the O.P.R.B.C.;
 - Thence, with the common line of said 154.6-acre tract and said 271.431-acre tract, South 02 degrees 50 minutes 18 seconds East, a distance of 354.47 feet;
- Thence, through said 154.6-acre tract, the following seventeen (17) courses:
- South 87 degrees 09 minutes 42 seconds West, a distance of 129.46 feet;
 - North 88 degrees 19 minutes 15 seconds West, a distance of 89.99 feet;
 - North 75 degrees 34 minutes 46 seconds West, a distance of 72.67 feet;
 - South 87 degrees 08 minutes 01 seconds West, a distance of 103.62 feet;
 - South 88 degrees 09 minutes 40 seconds West, a distance of 121.40 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 21.18 feet;
 - North 02 degrees 47 minutes 06 seconds East, a distance of 144.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 10.68 feet; L7
 - South 02 degrees 49 minutes 12 seconds East, a distance of 180.00 feet;
 - South 87 degrees 10 minutes 48 seconds West, a distance of 325.00 feet;
 - North 02 degrees 49 minutes 12 seconds West, a distance of 180.00 feet;
 - North 87 degrees 10 minutes 48 seconds East, a distance of 35.68 feet; L8
 - North 02 degrees 47 minutes 06 seconds West, a distance of 898.00 feet;
 - North 10 degrees 45 minutes 55 seconds West, a distance of 45.44 feet; L9
 - North 22 degrees 39 minutes 47 seconds West, a distance of 47.84 feet;
 - North 25 degrees 02 minutes 33 seconds West, a distance of 75.99 feet;
 - North 01 degrees 01 minutes 30 seconds West, a distance of 47.26 feet to the Point of Beginning and containing 13.41 acres of land. L12

Unaddressed Comment: Show survey commencement on the plat drawing.

| LOT NO. | LOT AREA SQ. FT. | LOT NO. | LOT AREA SQ. FT. | LOT NO. | LOT AREA SQ. FT. |
|----------------|------------------|---------|------------------|---------|------------------|
| BLOCK 1 | | | | | |
| LOT 1 | 5,986 | LOT 1 | 5,400 | LOT 1 | 6,588 |
| LOT 2 | 5,400 | LOT 2 | 5,400 | LOT 2 | 5,400 |
| LOT 3 | 5,400 | LOT 3 | 5,400 | LOT 3 | 5,400 |
| LOT 4 | 5,400 | LOT 4 | 5,400 | LOT 4 | 5,400 |
| LOT 5 | 5,400 | LOT 5 | 5,400 | LOT 5 | 5,400 |
| LOT 6 | 5,400 | LOT 6 | 6,000 | LOT 6 | 5,400 |
| LOT 7 | 5,541 | LOT 7 | 6,000 | LOT 7 | 5,400 |
| LOT 8 | 5,920 | LOT 8 | 6,000 | LOT 8 | 5,400 |
| LOT 9 | 5,636 | LOT 9 | 6,000 | LOT 9 | 5,400 |
| LOT 10 | 6,786 | LOT 10 | 6,000 | LOT 10 | 5,400 |
| LOT 11 | 6,247 | LOT 11 | 6,000 | LOT 11 | 5,400 |
| LOT 12 | 5,952 | LOT 12 | 6,000 | LOT 12 | 5,400 |
| LOT 13 | 5,625 | LOT 13 | 6,000 | LOT 13 | 6,582 |
| LOT 14 | 5,625 | LOT 14 | 6,000 | | |
| LOT 15 | 5,625 | LOT 15 | 6,000 | | |
| LOT 16 | 5,625 | LOT 16 | 6,000 | | |
| LOT 17 | 5,625 | LOT 17 | 6,000 | | |
| LOT 18 | 5,625 | LOT 18 | 6,000 | | |
| LOT 19 | 5,625 | LOT 19 | 6,000 | | |
| LOT 20 | 5,625 | LOT 20 | 6,000 | | |
| LOT 21 | 5,625 | LOT 21 | 6,000 | | |
| LOT 22 | 5,625 | LOT 22 | 6,000 | | |
| LOT 23 | 5,625 | LOT 23 | 6,000 | | |
| LOT 24 | 6,232 | LOT 24 | 6,000 | | |
| LOT 25 | 5,625 | LOT 25 | 6,000 | | |
| LOT 26 | 5,625 | LOT 26 | 6,000 | | |
| LOT 27 | 5,625 | LOT 27 | 6,000 | | |
| LOT 28 | 5,625 | LOT 28 | 6,000 | | |
| LOT 29 | 5,625 | LOT 29 | 6,000 | | |
| LOT 30 | 5,625 | LOT 30 | 6,000 | | |
| LOT 31 | 6,250 | LOT 31 | 6,000 | | |
| LOT 32 | 6,250 | LOT 32 | 6,000 | | |
| LOT 33 | 5,986 | LOT 33 | 6,000 | | |
| LOT 34 | 7,308 | LOT 34 | 6,000 | | |
| LOT 35 | 7,483 | LOT 35 | 6,000 | | |
| LOT 36 | 5,941 | LOT 36 | 6,000 | | |
| LOT 37 | 6,587 | LOT 37 | 6,000 | | |
| LOT 38 | 6,287 | LOT 38 | 6,000 | | |
| LOT 39 | 5,653 | LOT 39 | 6,000 | | |
| LOT 40 | 5,645 | LOT 40 | 6,000 | | |
| LOT 41 | 5,612 | LOT 41 | 6,000 | | |
| LOT 42 | 5,575 | LOT 42 | 6,000 | | |
| LOT 43 | 5,556 | LOT 43 | 6,000 | | |
| LOT 44 | 5,555 | LOT 44 | 6,000 | | |
| LOT 45 | 6,171 | LOT 45 | 6,000 | | |
| LOT 46 | 5,760 | LOT 46 | 6,000 | | |
| LOT 47 | 5,400 | LOT 47 | 6,000 | | |
| LOT 48 | 5,985 | LOT 48 | 6,000 | | |

A PRELIMINARY PLAT OF WINDROSE GREEN SECTION FIVE

BEING 13.41± ACRES OF LAND CONTAINING 67 LOTS (45' 50' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

OWNER:
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063

ENGINEER/SURVEYOR:
COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

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

SCALE: 1" = 100'

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS 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 AND ZONING COMMISSION. 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.

| RESERVE | ACREAGE | LAND USE |
|---------|---------|-----------------------|
| A | 1.65 | LANDSCAPE/ OPEN SPACE |



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 05/31/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR

AMENDING/REPLAT

PRELIMINARY

RESIDENTIAL

COMMERCIAL

FINAL

RESIDENTIAL

COMMERCIAL

Address of property: _____

Name of Applicant: Caitlin King Phone: 281-810-7228

Name of Company: META Planning + Design Phone: 281-810-1422

E-mail: cking@meta-pd.com

Name of Owner of Property: Emptor Angleton, LLC

Address: 9950 Westpark Drive #285, Houston, Texas, 77063

Phone: 281-810-7228 E-mail: cking@meta-pd.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

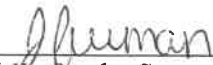
Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31 day of May, 2023.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 01/18/2025



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023
PREPARED BY: Otis T. Spriggs, AICP, Development Services Director
AGENDA CONTENT: Discussion and possible action on Austin Colony Section 1A Final Plat
AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, for Section 1A Final Plat. PD No. 3 was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to a reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie in to CR 44, Anchor Road. The developer will upon approval of Section 1A, will be prepared to receive bids from contractors for the first fifty lots.

The developer was approved a quantity of 100 lots at the minimum 50 ft width, which equates to approximately 17.67% of the total of 562 lots approved in the PD. In Section 1A, 50- 50' lots are being proposed, with 4 blocks, and 5 reserves.

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 2

1. Verify including temporary drainage easements wide enough to encompass location of temporary conditions which includes an outfall channel.
2. Show/label easement for area outside of Drainage Reserve "D".
3. Leave contour information on plat.
4. Need to verify other options for proposed routing of sanitary sewer main. The proposed main would be routed under future detention pond area.

Sheet 2 of 2

1. Verify this statement in Plat Note 3 with the recordation found in Document 2021067765. There appears to be other easements and interests that may be applicable to the proposed subdivision.

RECOMMENDATION:

Staff recommends approval of the final plat for Section 1A of Austin Colony, PD#3, subject to the noted outstanding comments being satisfied by the applicants.

SUGGESTED MOTION:

I move that we recommend approval of final plat for Section 1A of Austin Colony and forward it to City Council for final consideration and approval.



June 28, 2023

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

Re: On-Going Services
Austin Colony Section 1a Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify including temporary drainage easements wide enough to encompass location of temporary conditions which includes an outfall channel.
2. Show/label easement for area outside of Drainage Reserve "D".
3. Leave contour information on plat.
4. Need to verify other options for proposed routing of sanitary sewer main. The proposed main would be routed under future detention pond area.

Sheet 2 of 2

1. Verify this statement in Plat Note 3 with the recordation found in Document 2021067765. There appears to be other easements and interests that may be applicable to the proposed subdivision.

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 Austin Colony Section 1a Final Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

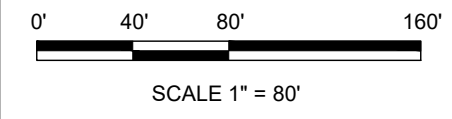
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

BRAZORIA COUNTY, TEXAS
J. DE. J. VALDERAS SURVEY, A-380

| RESERVE TABLE | | | |
|---------------|------------------------|--------------------------------------|------------|
| SYMBOL | DESCRIPTION | RESERVE USE | AREA |
| (A) | RESTRICTED RESERVE "A" | RESTRICTED LANDSCAPE USE | 1.400 AC. |
| (B) | RESTRICTED RESERVE "B" | RESTRICTED TO UTILITY & DRAINAGE USE | 7.037 AC. |
| (C) | RESTRICTED RESERVE "C" | RESTRICTED TO RESIDENTIAL USE | 21.208 AC. |
| (D) | RESTRICTED RESERVE "D" | RESTRICTED TO UTILITY & DRAINAGE USE | 0.055 AC. |
| (E) | RESTRICTED RESERVE "E" | RESTRICTED TO UTILITY & DRAINAGE USE | 10.808 AC. |



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. = CAPTOP 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. PG. = VOLUME PAGE
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT

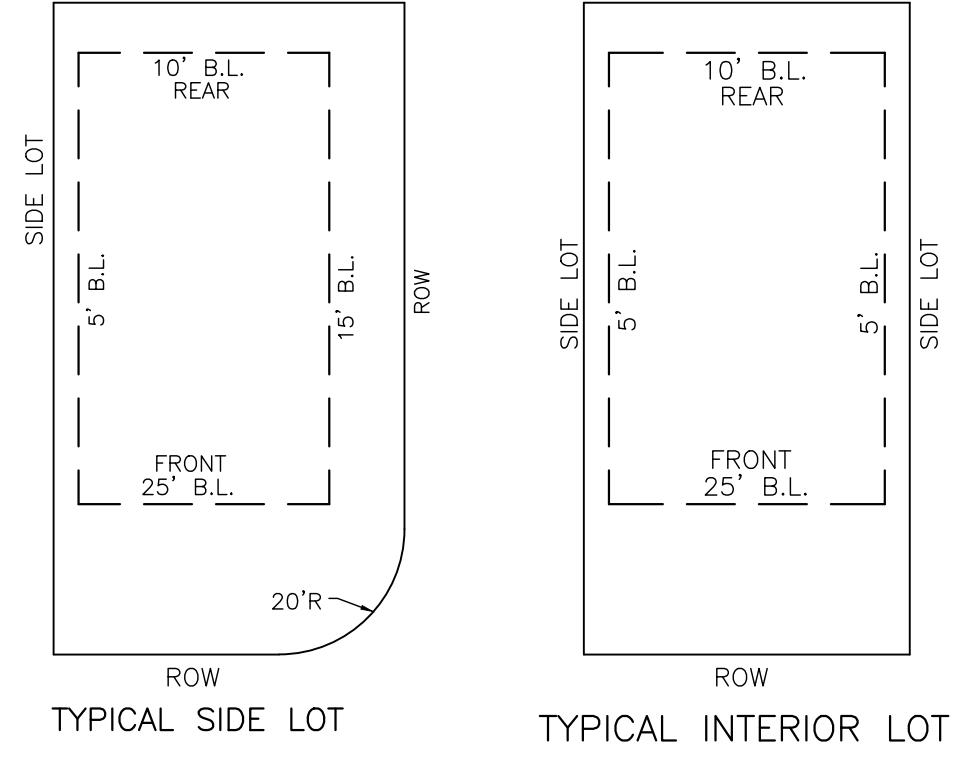
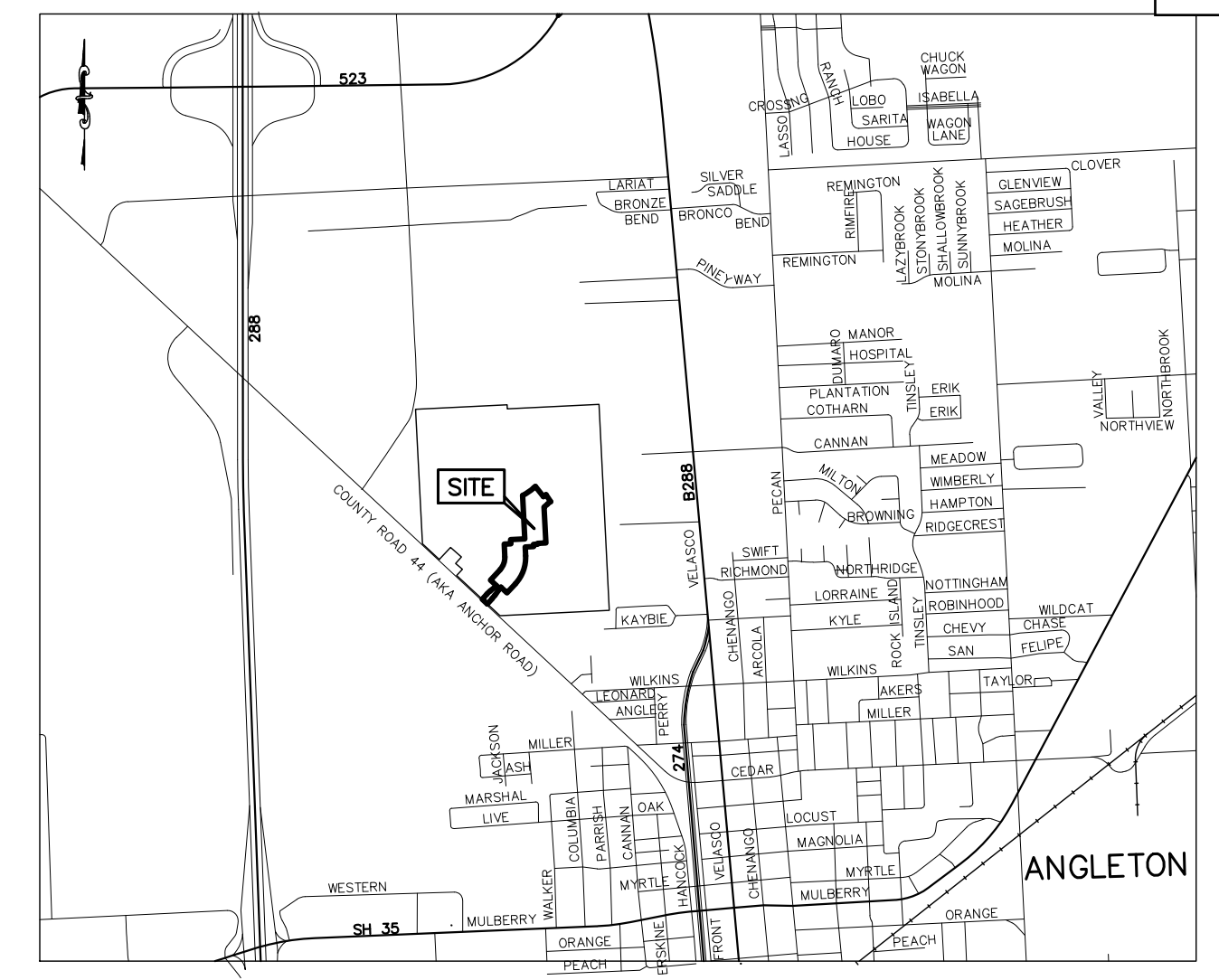
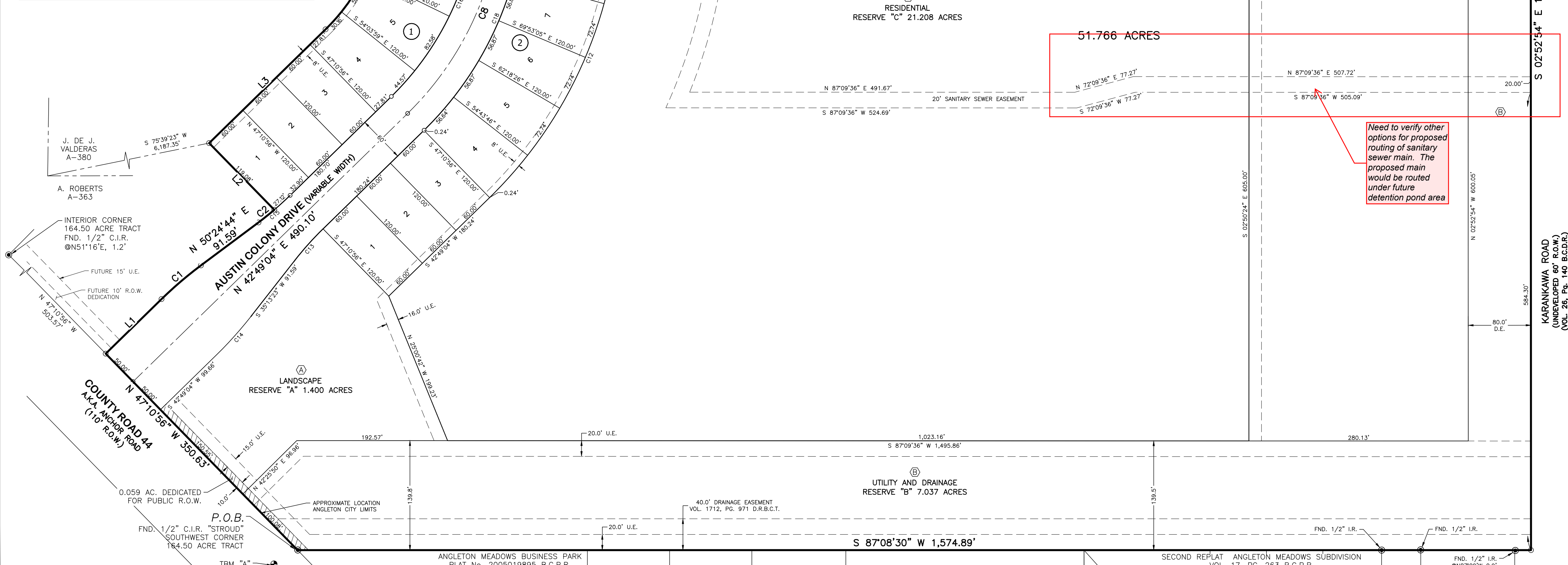
SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)

| Line Table | | |
|------------|---------|-------------|
| Line No. | Length | Direction |
| L1 | 99.66' | N42°49'04"E |
| L2 | 119.08' | N47°10'56"W |
| L3 | 207.81' | N42°49'04"E |
| L4 | 95.00' | N87°07'48"E |
| L5 | 60.00' | N02°52'12"W |
| L6 | 118.95' | S08°29'14"E |

| Line Table | | |
|------------|--------|-------------|
| Line No. | Length | Direction |
| L7 | 60.00' | S02°52'12"E |
| L8 | 38.47' | N87°07'53"E |
| L9 | 67.56' | N48°52'03"E |
| L10 | 42.28' | S02°52'12"E |
| L11 | 50.00' | S02°52'12"E |
| L12 | 60.00' | S87°07'48"W |
| L13 | 7.28' | N02°52'12"W |

| Curve Table | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| Curve No. | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 66.28' | 500.00' | 7°35'41" | N46°36'54"E | 66.23' |
| C2 | 25.90' | 400.00' | 3°42'34" | N48°33'27"E | 25.89' |
| C3 | 199.35' | 250.00' | 45°41'16" | N19°58'26"E | 194.11' |
| C4 | 192.65' | 795.00' | 13°53'02" | N55°48'34"E | 192.17' |
| C5 | 32.92' | 705.00' | 2°40'31" | N50°12'19"E | 32.92' |
| C6 | 48.38' | 580.00' | 4°46'46" | N53°55'58"E | 48.37' |
| C7 | 176.39' | 400.00' | 25°15'59" | N69°20'37"E | 174.97' |
| C8 | 318.96' | 400.00' | 45°41'17" | N19°58'25"E | 310.58' |
| C9 | 135.45' | 150.00' | 51°44'16" | N22°59'55"E | 130.89' |
| C10 | 73.32' | 550.00' | 7°38'17" | N52°41'12"E | 73.27' |
| C11 | 54.75' | 400.00' | 7°50'34" | S52°47'20"W | 54.71' |
| C12 | 438.57' | 550.00' | 45°41'16" | S19°58'26"W | 427.04' |
| C13 | 53.48' | 400.00' | 7°39'39" | S39°03'12"W | 53.44' |
| C14 | 66.28' | 500.00' | 7°35'41" | S39°01'13"W | 66.23' |
| C15 | 53.02' | 400.00' | 7°35'41" | N46°36'54"E | 52.98' |
| C16 | 295.04' | 370.00' | 45°41'17" | N19°58'25"E | 287.28' |
| C17 | 31.42' | 20.00' | 90°00'00" | N47°52'12"W | 28.28' |
| C18 | 342.88' | 430.00' | 45°41'17" | N19°58'25"E | 333.67' |
| C19 | 31.42' | 20.00' | 90°00'00" | S42°07'48"W | 28.28' |
| C20 | 31.42' | 20.00' | 90°00'00" | N47°52'12"W | 28.28' |
| C21 | 31.42' | 20.00' | 90°00'00" | N42°07'48"E | 28.28' |
| C22 | 162.54' | 180.00' | 51°44'16" | S22°59'55"W | 157.07' |
| C23 | 75.50' | 580.00' | 7°27'30" | S52°35'36"W | 75.45' |
| C24 | 108.36' | 120.00' | 51°44'16" | S22°59'55"W | 104.72' |
| C25 | 71.18' | 520.00' | 7°50'34" | S52°47'20"W | 71.12' |
| C26 | 287.92' | 670.00' | 24°37'19" | N09°26'27"E | 285.71' |
| C27 | 265.67' | 690.00' | 22°03'39" | S08°09'37"W | 264.03' |



| BLOCK 1 SECTION 1A | | BLOCK 2 SECTION 1A | | BLOCK 3 SECTION 1A | | BLOCK 4 SECTION 1A | |
|--------------------|-----------|--------------------|-----------|--------------------|-----------|--------------------|-----------|
| LOT NO. | AREA S.F. | LOT NO. | AREA S.F. | LOT NO. | AREA S.F. | LOT NO. | AREA S.F. |
| 1 | 7,192 | 1 | 7,200 | 1 | 6,514 | 1 | 6,000 |
| 2 | 7,200 | 2 | 7,200 | 2 | 6,000 | 2 | 6,000 |
| 3 | 7,200 | 3 | 7,200 | 3 | 6,000 | 3 | 6,000 |
| 4 | 7,821 | 4 | 7,774 | 4 | 6,000 | 4 | 6,000 |
| 5 | 8,302 | 5 | 7,776 | 5 | 6,000 | 5 | 6,000 |
| 6 | 8,302 | 6 | 7,776 | 6 | 6,000 | 6 | 6,000 |
| 7 | 8,337 | 7 | 7,776 | 7 | 6,000 | 7 | 6,000 |
| 8 | 7,200 | 8 | 7,776 | 8 | 6,000 | 8 | 6,000 |
| 9 | 7,200 | 9 | 7,797 | 9 | 6,001 | 9 | 6,000 |
| 10 | 7,200 | 10 | 7,200 | 10 | 8,732 | 10 | 6,939 |
| 11 | 7,200 | 11 | 11,020 | 11 | 11,020 | 11 | 8,197 |
| 12 | 7,714 | 12 | 9,689 | 12 | 9,689 | 12 | 6,115 |
| 13 | 6,514 | 13 | 6,550 | 13 | 6,550 | 13 | 6,587 |
| 14 | 6,414 | 14 | 6,414 | 14 | 6,414 | 14 | 6,414 |

TEJAS-ANGLETON DEVELOPMENT, LLC
CALLED 11.535 ACRES
B.C.C.F. NO. 2021067765
O.P.R.B.C.T.

CORNERSTONE SUBDIVISION
VOL. 16, PG. 343
B.C.P.R.

JON CORBELL
CALLED 4.969 ACRES
C.C.F.N. 2006061313
O.P.R.B.C.T.

ANGLETON FAMILY PARTNERSHIP & JOYCE FELTNER
C.C.F.N. 2006060286
O.P.R.B.C.T.

OWNER:
WAYNE L. "SANDY" REA, II
TEJAS VIEJO LAND COMPANY
5454 NEWCASTLE DRIVE
UNIT 1101
HOUSTON, TX 77081

FINAL PLAT
AUSTIN COLONY SECTION 1A
A 51.766 ACRES
50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION
BEING A PORTION OF A CALLED 164.50 ACRE TRACT
AS RECORDED IN C.C.F.N. 2021067765
OF THE O.P.R.B.C.T.

LOCATED IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

| | | |
|------------------------------|-----------------|----------------|
| PROJECT NO: 14257 | SCALE: 1" = 80' | DRAWN BY: AD |
| DRAWING NO: 14257_PLAT SECTA | DATE: 3/13/2023 | CHECKED BY: DH |

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

MY COMMISSION EXPIRES

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, GRANTEEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT"...

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS ____ 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

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WAYNE L. REA II, OF TEXAS VEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1A, 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...

OWNER'S ACKNOWLEDGEMENT:

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

WAYNE L. REA II
TEJAS VEJO LAND COMPANY

STATE OF TEXAS & COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, 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

FIELD NOTES FOR 51.766 ACRES

DESCRIPTION OF A 51.766 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING A PORTION OF A CALLED 164.50 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 51.766 ACRE TRACT 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 1/2-INCH CAPPED IRON ROD, STAMPED "STROUD", FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 44 (ALSO KNOWN AS ANCHOR ROAD, 110' WIDE);

THENCE NORTH 47°10'56" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF SAID COUNTY ROAD 44 R.O.W., A DISTANCE OF 350.63 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE SOUTHWEST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG THE NORTHWEST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°49'04" EAST, A DISTANCE OF 99.66 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 66.28 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 07°35'41", A CHORD WHICH BEARS NORTH 46°35'54" EAST, A DISTANCE OF 66.23 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 50°24'44" EAST, A DISTANCE OF 91.59 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 25.90 FEET, SAID CURVE HAVING A RADIUS OF 400.00, A CENTRAL ANGLE OF 03°42'34", A CHORD WHICH BEARS NORTH 48°33'27" EAST, A DISTANCE OF 25.89 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 47°10'56" WEST, A DISTANCE OF 119.08 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 42°49'04" EAST, A DISTANCE OF 207.81 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 199.35 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°41'16", A CHORD WHICH BEARS NORTH 19°58'26" EAST, A DISTANCE OF 194.11 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 183.01 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 205.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 626.42 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 192.65 FEET, SAID CURVE HAVING A RADIUS OF 795.00 FEET, A CENTRAL ANGLE OF 13°53'02", A CHORD WHICH BEARS NORTH 55°48'34" EAST, A DISTANCE OF 192.17 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE OF REVERSE CURVATURE TO THE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.92 FEET, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02°40'31", A CHORD WHICH BEARS NORTH 50°12'19" EAST, A DISTANCE OF 32.92 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE MOST NORTHERLY CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38°27'25" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.38, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 04°46'46", A CHORD WHICH BEARS NORTH 53°55'58" EAST, A DISTANCE OF 48.37 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 37°02'10" EAST, A DISTANCE OF 60.12 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 33°17'23" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR AN INTERIOR NORTHEAST CORNER OF SAID AUSTIN COLONY SECTION 1A, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.39 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 29°15'59", A CHORD WHICH BEARS NORTH 69°20'37" EAST, A DISTANCE OF 174.97 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 08°29'14" EAST, A DISTANCE OF 118.95 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'53" EAST, A DISTANCE OF 38.47 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 548.43 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET IN THE WEST LINE R.O.W. LINE OF KARANKAWA ROAD (60' WIDE UNIMPROVED ROAD) FOR THE NORTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID KARANKAWA ROAD AND THE EAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 1,354.80 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE SOUTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 87°08'30" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID AUSTIN COLONY SECTION 1A, A DISTANCE OF 1,547.89 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 51.766 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 51.766 ACRE TRACT INTO A 50 LOT 4 BLOCK 5 RESERVE 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 48039C0440K, 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. SITE BENCHMARK: TEM "A" 5/8-INCH IRON ROD SET 440' FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT, ON THE SOUTHWEST HIGH BANK OF THE DITCH. ELEVATION= 26.90' NAVD1988 (BASED ON GPS OBSERVATION, GE0ID 18)

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 WITHHOLDING 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.

13. THE PLATTED PROPERTY LIES WITHIN A TRACT OF LAND (164.5 ACRE TRACT) ANNEXED BY THE CITY OF ANGLETON ON MARCH 9, 2021, CITY ORDINANCE NO. 20210309016

STATE OF TEXAS & COUNTY OF BRAZORIA §

KNOWN 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.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 02/28/23

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

STATE OF TEXAS & COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

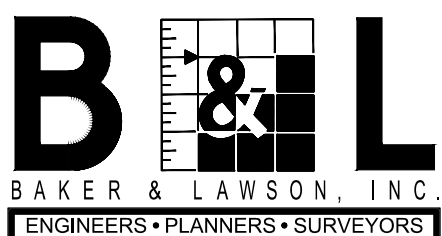
THAT I, DOUGLAS B. ROESLER, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE DATE: 02/28/23

SIGNED: DOUGLAS B. ROESLER DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 56739

FINAL PLAT AUSTIN COLONY SECTION 1A A 51.766 ACRE 50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION BEING A PORTION OF A CALLED 164.50 ACRE TRACT AS RECORDED IN C.C.F.N. 2021067765 OF THE O.P.R.B.C.T.

LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS



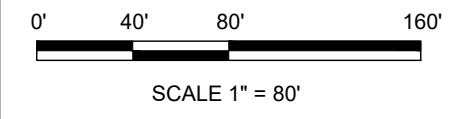
4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

OWNER: WAYNE L. "SANDY" REA, II TEJAS VEJO LAND COMPANY 5454 NEWCASTLE DRIVE UNIT 1101 HOUSTON, TX 77081

Table with 3 columns: PROJECT NO: 14257, DRAWING NO: 14257_PLAT SEC1A, SCALE: 1" = 80', DATE: 3/13/2023, DRAWN BY: AD, CHECKED BY: DH

BRAZORIA COUNTY, TEXAS
J. DE. J. VALDERAS SURVEY, A-380

| RESERVE TABLE | | | |
|---------------|------------------------|--------------------------------------|------------|
| SYMBOL | DESCRIPTION | RESERVE USE | AREA |
| (A) | RESTRICTED RESERVE "A" | RESTRICTED LANDSCAPE USE | 1.400 AC. |
| (B) | RESTRICTED RESERVE "B" | RESTRICTED TO UTILITY & DRAINAGE USE | 7.037 AC. |
| (C) | RESTRICTED RESERVE "C" | RESTRICTED TO RESIDENTIAL USE | 21.208 AC. |
| (D) | RESTRICTED RESERVE "D" | RESTRICTED TO UTILITY & DRAINAGE USE | 0.055 AC. |
| (E) | RESTRICTED RESERVE "E" | RESTRICTED TO UTILITY & DRAINAGE USE | 10.808 AC. |



LEGEND

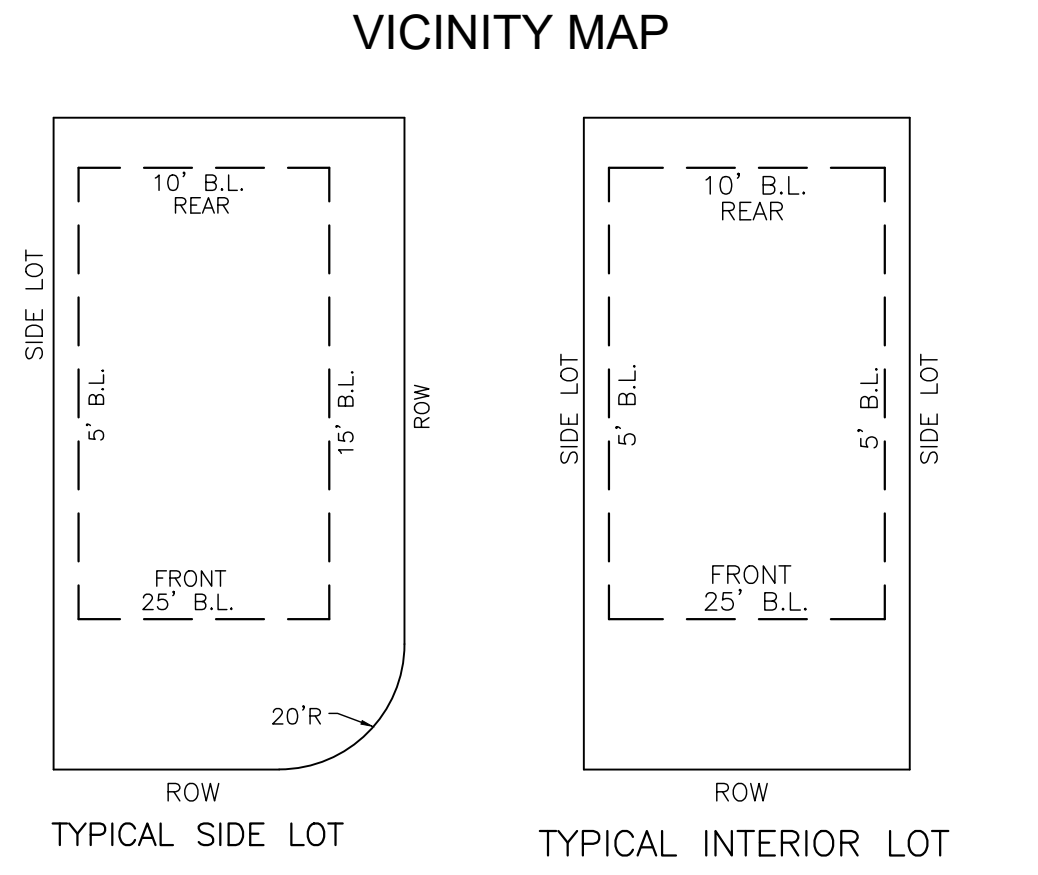
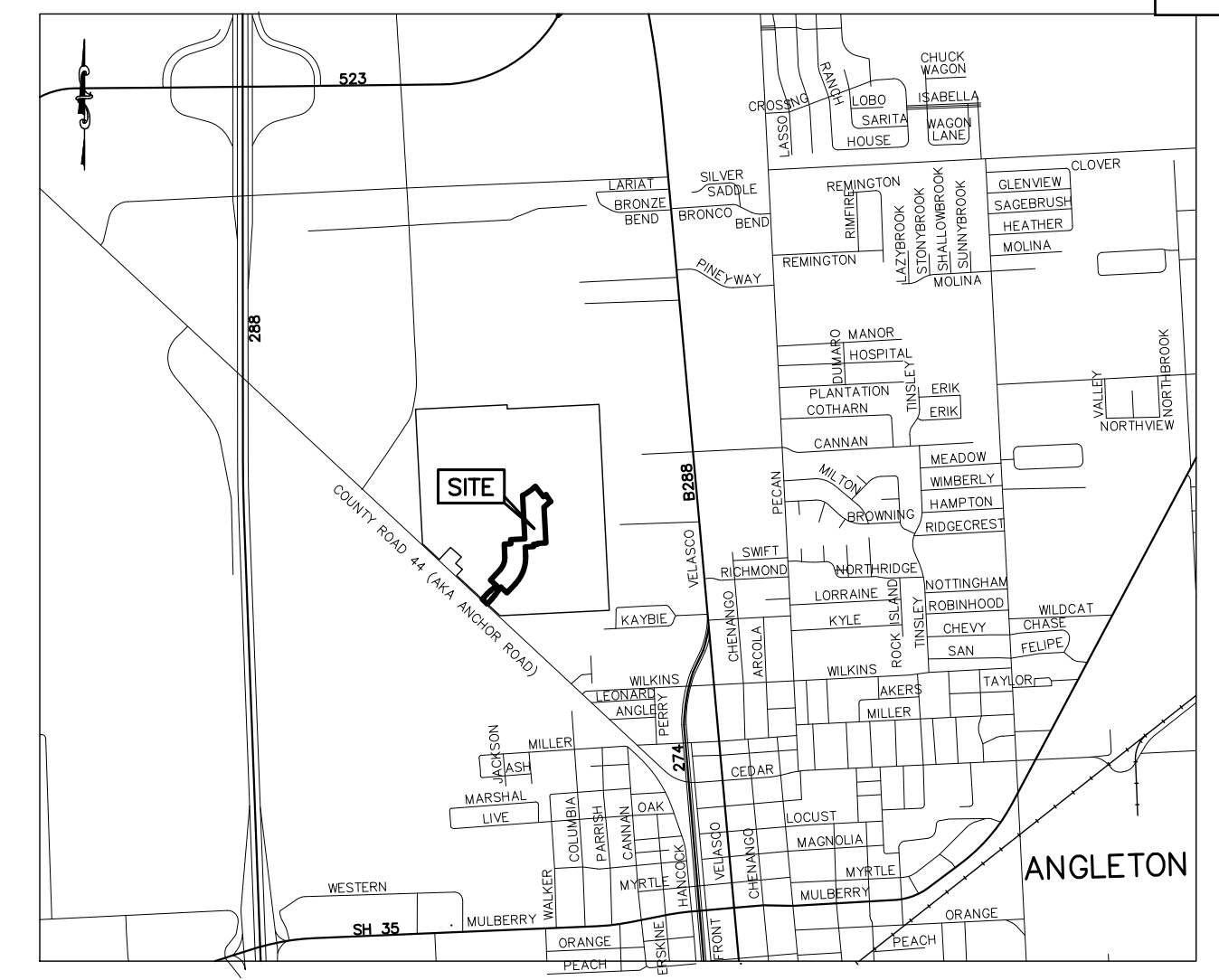
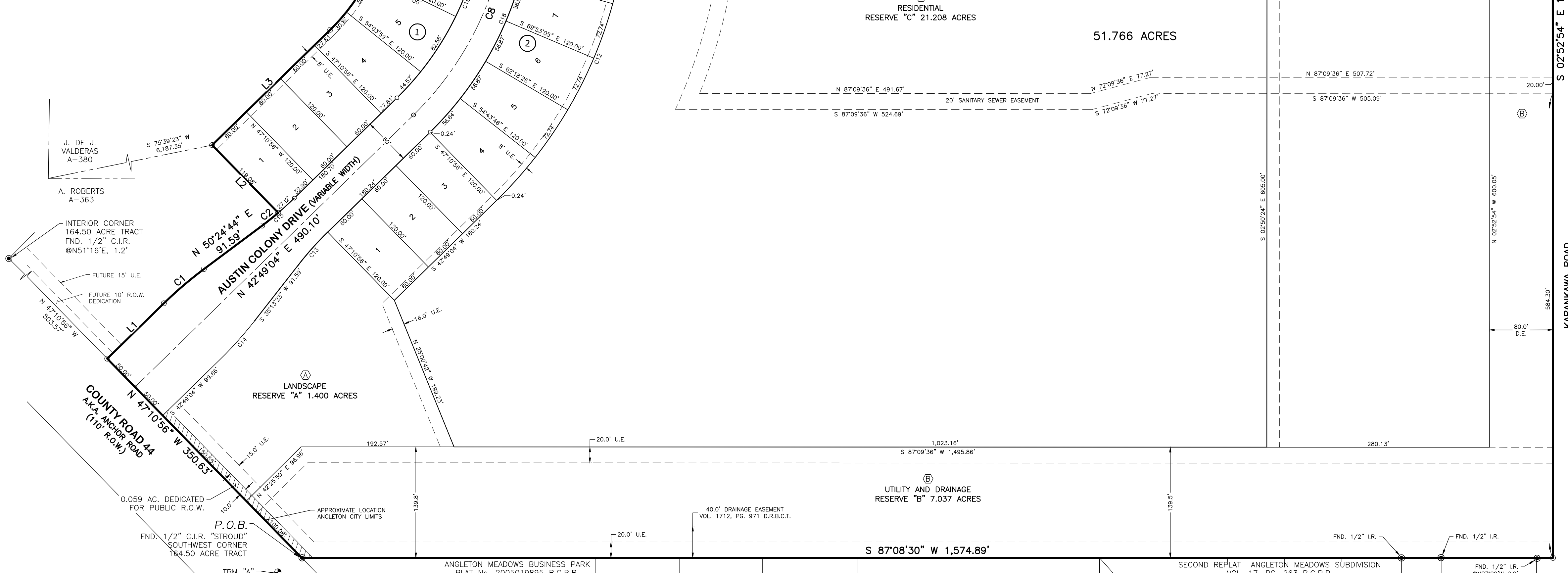
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- FND. = FOUND
- C.I.R. = CAPTOP IRON ROD
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- P.O.C.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

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)

| Line Table | | | Line Table | | |
|------------|---------|-------------|------------|--------|-------------|
| Line No. | Length | Direction | Line No. | Length | Direction |
| L1 | 99.66' | N42°49'04"E | L7 | 60.00' | S02°52'12"E |
| L2 | 119.08' | N47°10'56"W | L8 | 38.47' | N87°07'53"E |
| L3 | 207.81' | N42°49'04"E | L9 | 67.56' | N48°52'03"E |
| L4 | 95.00' | N87°07'48"E | L10 | 42.28' | S02°52'12"E |
| L5 | 60.00' | N02°52'12"W | L11 | 50.00' | S02°52'12"E |
| L6 | 118.95' | S08°29'14"E | L12 | 60.00' | S87°07'48"W |
| | | | L13 | 7.28' | N02°52'12"W |

| Curve Table | | | | | |
|-------------|---------|---------|-----------|---------------|----------------|
| Curve No. | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 66.28' | 500.00' | 7°35'41" | N46°36'54"E | 66.23' |
| C2 | 25.90' | 400.00' | 3°42'34" | N48°33'27"E | 25.89' |
| C3 | 199.35' | 250.00' | 45°41'16" | N19°58'26"E | 194.11' |
| C4 | 192.65' | 795.00' | 13°53'02" | N55°48'34"E | 192.17' |
| C5 | 32.92' | 705.00' | 2°40'31" | N50°12'19"E | 32.92' |
| C6 | 48.38' | 580.00' | 4°46'46" | N53°55'58"E | 48.37' |
| C7 | 176.39' | 400.00' | 25°15'59" | N69°20'37"E | 174.97' |
| C8 | 318.96' | 400.00' | 45°41'17" | N19°58'25"E | 310.58' |
| C9 | 135.45' | 150.00' | 51°44'16" | N22°59'55"E | 130.89' |
| C10 | 73.32' | 550.00' | 7°38'17" | N52°41'12"E | 73.27' |
| C11 | 54.75' | 400.00' | 7°50'34" | S52°47'20"W | 54.71' |
| C12 | 438.57' | 550.00' | 45°41'16" | S19°58'26"W | 427.04' |
| C13 | 53.48' | 400.00' | 7°39'39" | S39°03'12"W | 53.44' |
| C14 | 66.28' | 500.00' | 7°35'41" | S39°01'13"W | 66.23' |
| C15 | 53.02' | 400.00' | 7°35'41" | N46°36'54"E | 52.98' |
| C16 | 295.04' | 370.00' | 45°41'17" | N19°58'25"E | 287.28' |
| C17 | 31.42' | 20.00' | 90°00'00" | N47°52'12"W | 28.28' |
| C18 | 342.88' | 430.00' | 45°41'17" | N19°58'25"E | 333.67' |
| C19 | 31.42' | 20.00' | 90°00'00" | S42°07'48"W | 28.28' |
| C20 | 31.42' | 20.00' | 90°00'00" | N47°52'12"W | 28.28' |
| C21 | 31.42' | 20.00' | 90°00'00" | N42°07'48"E | 28.28' |
| C22 | 162.54' | 180.00' | 51°44'16" | S22°59'55"W | 157.07' |
| C23 | 75.50' | 580.00' | 7°27'30" | S52°35'36"W | 75.45' |
| C24 | 108.36' | 120.00' | 51°44'16" | S22°59'55"W | 104.72' |
| C25 | 71.18' | 520.00' | 7°50'34" | S52°47'20"W | 71.12' |
| C26 | 287.92' | 670.00' | 24°37'19" | N09°26'27"E | 285.71' |
| C27 | 265.67' | 690.00' | 22°03'39" | S08°09'37"W | 264.03' |



| BLOCK 1 SECTION 1A | | BLOCK 2 SECTION 1A | | BLOCK 3 SECTION 1A | | BLOCK 4 SECTION 1A | |
|--------------------|-----------|--------------------|-----------|--------------------|-----------|--------------------|-----------|
| LOT NO. | AREA S.F. | LOT NO. | AREA S.F. | LOT NO. | AREA S.F. | LOT NO. | AREA S.F. |
| 1 | 7,192 | 1 | 7,200 | 1 | 6,514 | 1 | 6,000 |
| 2 | 7,200 | 2 | 7,200 | 2 | 6,000 | 2 | 6,000 |
| 3 | 7,200 | 3 | 7,200 | 3 | 6,000 | 3 | 6,000 |
| 4 | 7,821 | 4 | 7,774 | 4 | 6,000 | 4 | 6,000 |
| 5 | 8,302 | 5 | 7,776 | 5 | 6,000 | 5 | 6,000 |
| 6 | 8,302 | 6 | 7,776 | 6 | 6,000 | 6 | 6,000 |
| 7 | 8,337 | 7 | 7,776 | 7 | 6,000 | 7 | 6,000 |
| 8 | 7,200 | 8 | 7,776 | 8 | 6,000 | 8 | 6,000 |
| 9 | 7,200 | 9 | 7,797 | 9 | 6,001 | 9 | 6,000 |
| 10 | 7,200 | 10 | 7,200 | 10 | 8,732 | 10 | 6,939 |
| 11 | 7,200 | 11 | 11,200 | 11 | 11,200 | 11 | 8,197 |
| 12 | 7,714 | 12 | 9,689 | 12 | 9,689 | 12 | 6,115 |
| 13 | 6,514 | 13 | 6,550 | 13 | 6,550 | 13 | 6,587 |
| 14 | 6,414 | 14 | 6,414 | 14 | 6,414 | 14 | 6,414 |

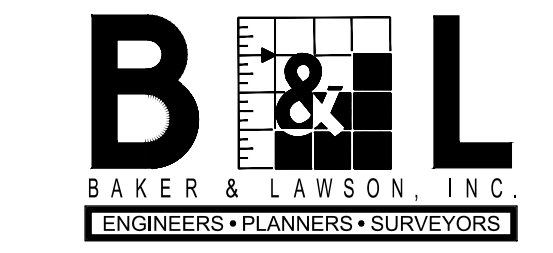
TEJAS-ANGLETON DEVELOPMENT, LLC
CALLED 11.535 ACRES
B.C.C.F. NO. 2021067765
O.P.R.B.C.T.

CORNERSTONE SUBDIVISION
VOL. 16, PG. 343
B.C.P.R.

JON CORBELL
CALLED 4.969 ACRES
C.C.F.N. 2006061313
O.P.R.B.C.T.

ANGLETON FAMILY PARTNERSHIP & JOYCE FELTNER
C.C.F.N. 2006060286
O.P.R.B.C.T.

OWNER:
WAYNE L. "SANDY" REA, II
TEJAS VIEJO LAND COMPANY
5454 NEWCASTLE DRIVE
UNIT 1101
HOUSTON, TX 77081



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

| | | |
|------------------------------|-----------------|----------------|
| PROJECT NO: 14257 | SCALE: 1" = 80' | DRAWN BY: AD |
| DRAWING NO: 14257_PLAT SEC1A | DATE: 3/13/2023 | CHECKED BY: DH |

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

MY COMMISSION EXPIRES

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 LOT OR 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 OF 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 HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING 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 ERRECT, 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 THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. 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 _____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WAYNE L. REA II, OF TEXAS VIEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1A, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WAYNE L. REA II
TEXAS VIEJO LAND COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, 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

FIELD NOTES FOR 51.766 ACRES

DESCRIPTION OF A 51.766 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING A PORTION OF A CALLED 164.50 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 51.766 ACRE TRACT 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 1/2-INCH CAPPED IRON ROD, STAMPED "STROUD", FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED ON THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAID 51.766 ACRE TRACT 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):

THENCE NORTH 47°10'56" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF SAID COUNTY ROAD 44 R.O.W., A DISTANCE OF 350.63 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE SOUTHWEST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL NORTHEASTERLY DIRECTION ALONG THE NORTHWEST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°49'04" EAST, A DISTANCE OF 99.66 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 66.28 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 07°35'41", A CHORD WHICH BEARS NORTH 46°35'54" EAST, A DISTANCE OF 66.23 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 50°24'44" EAST, A DISTANCE OF 91.59 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 25.90 FEET, SAID CURVE HAVING A RADIUS OF 400.00, A CENTRAL ANGLE OF 03°42'34", A CHORD WHICH BEARS NORTH 48°33'27" EAST, A DISTANCE OF 25.89 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 47°10'56" WEST, A DISTANCE OF 119.08 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 42°49'04" EAST, A DISTANCE OF 207.81 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 199.35 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 45°41'16", A CHORD WHICH BEARS NORTH 19°58'26" EAST, A DISTANCE OF 194.11 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 183.01 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'48" EAST, A DISTANCE OF 205.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 02°52'12" WEST, A DISTANCE OF 626.42 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 192.65 FEET, SAID CURVE HAVING A RADIUS OF 795.00 FEET, A CENTRAL ANGLE OF 13°53'02", A CHORD WHICH BEARS NORTH 58°48'34" EAST, A DISTANCE OF 192.17 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE OF REVERSE CURVATURE TO THE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET;

THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.92 FEET, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02°40'31", A CHORD WHICH BEARS NORTH 50°12'19" EAST, A DISTANCE OF 32.92 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR THE MOST NORTHERLY CORNER OF AUSTIN COLONY SECTION 1A;

THENCE IN A GENERAL SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF THE AUSTIN COLONY SECTION 1A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38°27'25" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 48.38, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 04°46'46", A CHORD WHICH BEARS NORTH 53°55'58" EAST, A DISTANCE OF 48.37 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

SOUTH 37°02'10" EAST, A DISTANCE OF 60.12 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 33°17'23" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR AN INTERIOR NORTHEAST CORNER OF SAID AUSTIN COLONY SECTION 1A, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.39 FEET, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 29°15'59", A CHORD WHICH BEARS NORTH 69°20'37" EAST, A DISTANCE OF 174.97 FEET, TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" SET FOR CORNER;

SOUTH 08°29'14" EAST, A DISTANCE OF 118.95 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

NORTH 87°07'53" EAST, A DISTANCE OF 38.47 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

SOUTH 02°52'12" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 548.43 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET IN THE WEST LINE R.O.W. LINE OF KARANKAWA ROAD (60' WIDE UNIMPROVED ROAD) FOR THE NORTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID KARANKAWA ROAD AND THE EAST LINE OF SAID AUSTIN COLONY SEC 1A, A DISTANCE OF 1,354.80 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON"; SET FOR THE SOUTHEAST CORNER OF AUSTIN COLONY SECTION 1A;

THENCE SOUTH 87°08'30" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID AUSTIN COLONY SECTION 1A, A DISTANCE OF 1,547.89 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 51.766 ACRE OF LAND, MORE OR LESS.

NOTES:

- THE PURPOSE OF THIS PLAT IS TO PLAT THE 51.766 ACRE TRACT INTO A 50 LOT 4 BLOCK 5 RESERVE SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 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.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0440K, 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.
- SITE BENCHMARK:
TBM "A" 5/8-INCH IRON ROD SET 440' FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT, ON THE SOUTHWEST HIGH BANK OF THE DITCH.
ELEVATION= 26.90' NAVD1988 (BASED ON GPS OBSERVATION, GEOID 18)
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNITED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT; THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON WILL RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.
- THE PLATTED PROPERTY LIES WITHIN A TRACT OF LAND (164.5 ACRE TRACT) ANNEXED BY THE CITY OF ANGLETON ON MARCH 9, 2021, CITY ORDINANCE NO. 20210309016

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN 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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 02/28/23

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

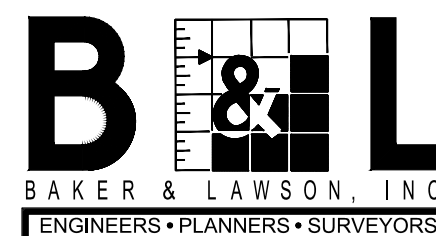
PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 02/28/23

SIGNED: DOUGLAS B. ROESLER DATE _____
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

SHEET 2 OF 2

FINAL PLAT
AUSTIN COLONY SECTION 1A
A 51.766 ACRE
50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION
BEING A PORTION OF A CALLED 164.50 ACRE TRACT
AS RECORDED IN C.C.F.N. 2021067765
OF THE O.P.R.B.C.T.

LOCATED IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

| | | |
|-------------------------------|-----------------|----------------|
| PROJECT NO: 14257 | SCALE: 1" = 80' | DRAWN BY: AD |
| DRAWING NO: 14257 _PLAT SEC1A | DATE: 3/13/2023 | CHECKED BY: DH |

OWNER:
WAYNE L. "SANDY" REA, II
TEXAS VIEJO LAND COMPANY
5454 NEWCASTLE DRIVE
UNIT 1101
HOUSTON, TX 77081

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/1/2023

TYPE OF PLAT APPLICATION

| | | |
|---|---|--|
| ADMINISTRATIVE MINOR <input type="checkbox"/> AMENDING/REPLAT <input type="checkbox"/> | PRELIMINARY RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> | FINAL RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> |
|---|---|--|

Address of property: Northeast Side of County Road 44 (Anchor Road) and 1,000' Southeast of CR 340 (Carr Road)

Name of Applicant: Douglas B. Roesler, P.E./Robin Crouch Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc. Phone: _____

E-mail: drosler@bakerlawson.com

Name of Owner of Property: Tejas Angleton Development, LLC

Address: 5454 Newcastle Drive, Unit #1101, Houston, Texas 77081

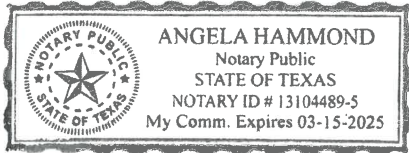
Phone: 713-993-64543 E-mail: waynerea@swbell.net

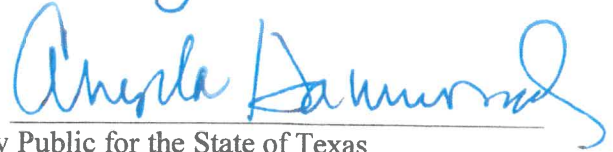
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 27 day of February, 2023.

(SEAL) 


 Notary Public for the State of Texas
 Commission Expires: 03-15-2025



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 1 and Reserves.

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 Street Dedication Sec 1 and Reserves Final 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, for 17.53 acres, 2 reserves, 2 blocks.

The land uses for the 2 reserves include the Recreation Center and Detention and Drainage.

City Engineer comments are provided in Attachment 2. 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.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. The Development Agreement is nearing completion but not yet approved by City Council. Therefore, a number of the conditions may result in a conditionally approved final plat.

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73.

Sheet 1 of 2

1. Bearings shown for curves C-2,7,9,12,13, and 14 do not match the metes and bounds description.
2. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
3. Note 5: Verify if this is applicable with this subdivision
4. Notate ownership and maintenance responsibilities of the reserves shown on the plat.
5. Notate corner tie to abstract shown.
6. Show bearing from commencement point to monument on plat drawing.
7. Verify completion of filing information for Sec. 1 & 2

Sheet 2 of 2

1. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Recommendation. The planning and zoning commission is asked to approve this final plat conditioned on the 9 Engineer's comments being cleared as noted.

June 22, 2023

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

Re: On-Going Services
Ashland Street Dedication Sec. 1 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the final 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.

Sheet 1 of 2

1. Bearings shown for curves C-2,7,9,12,13, and 14 do not match the metes and bounds description.
2. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
3. Note 5: Verify if this is applicable with this subdivision
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5. Notate corner tie to abstract shown.
6. Show bearing from commencement point to monument on plat drawing.
7. Verify completion of filing information for Sec. 1 & 2

Sheet 2 of 2

1. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Street Dedication Sec. 1 Final Plat be Revised and Resubmitted.

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

Sincerely,

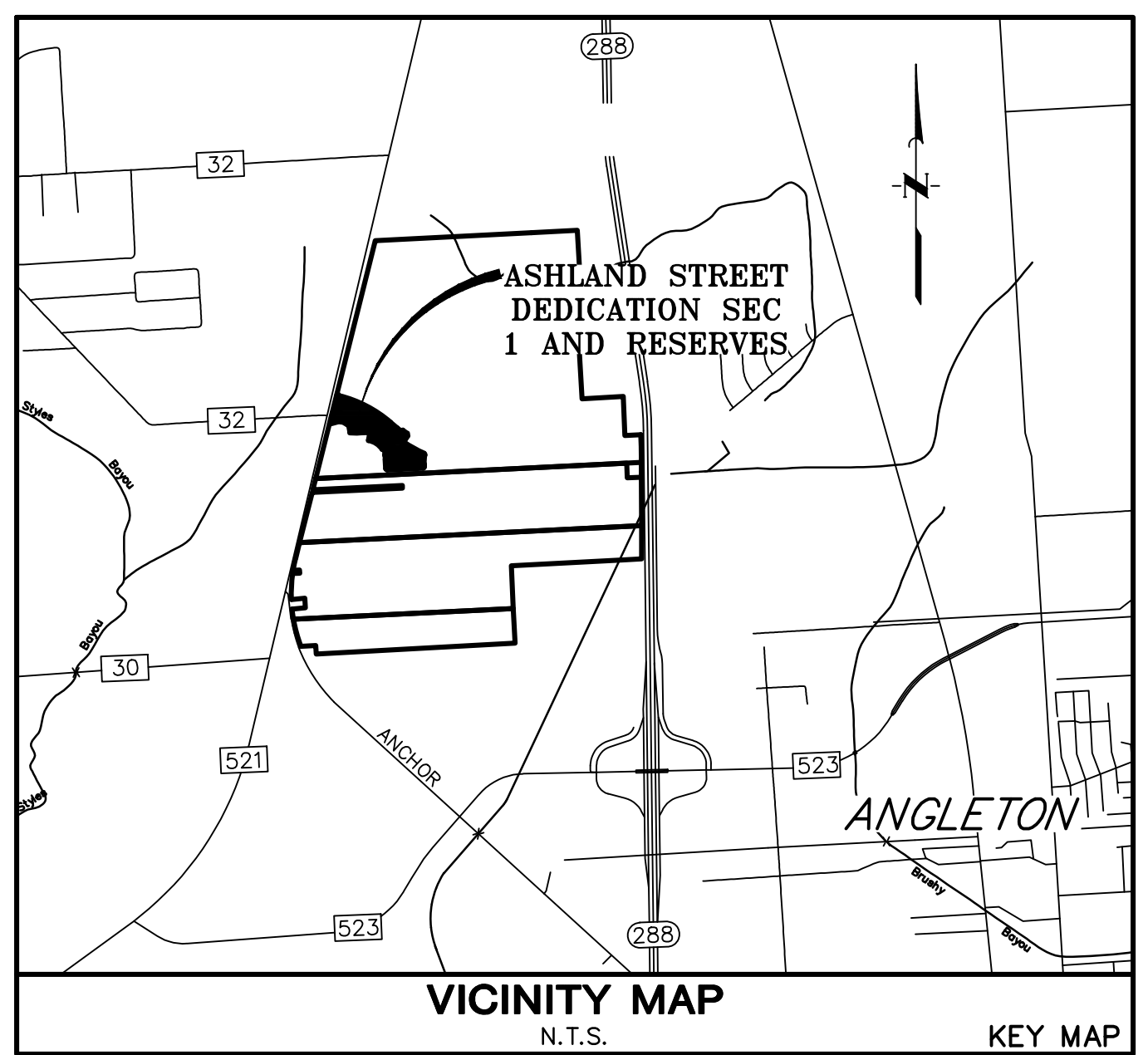
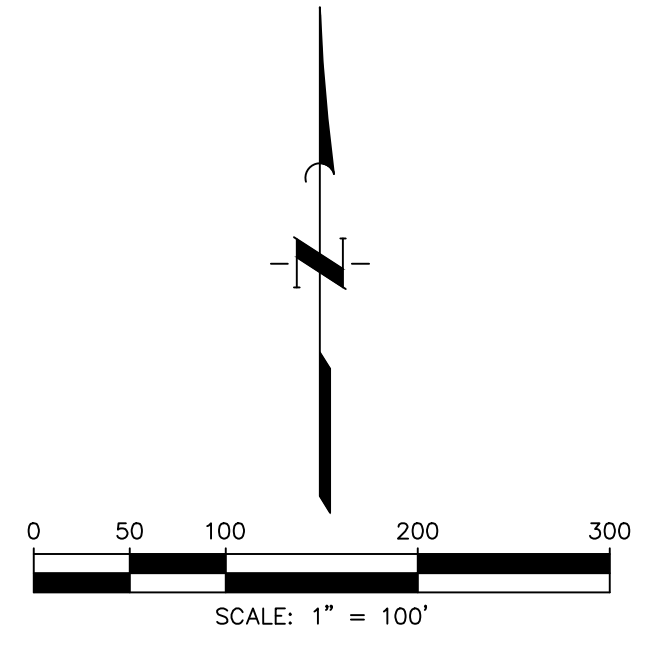
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

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



Legend:

- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Firm Code"
- O.C.C.B.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
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- Vol - Pg "Volume and Page"
- W.E. "Waterline Easement"
- "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73

Show bearing from commencement point to monument
 X: 3,094,003.715
 Y: 13,643,394.511

Verify completion of filing information for Sec. 1 & 2

ASHLAND STREET DEDICATION SECTION 2
 CCF NO. O.P.R.B.C.

Note 5: Verify if this is applicable with this subdivision

Note 8: verify FIRM states incorporated however area on the map shows as unincorporated areas

Note 4: survey tie to abstract survey

Note 10: ownership and maintenance responsibilities of the reserves shown on the plat

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are no pipelines or pipeline easements within the plotted area shown hereon.
 - 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 HASS_1012 and HCOG_14012.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 8039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State plotting statutes and is subject to fines and withholding of utilities and building permits.
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 - 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 submitted work or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEYS, A - 81 & 82
 BRAZORIA COUNTY, TEXAS
 2 RESERVES 2 BLOCKS
 MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:

 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 30840100
 6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

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

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 30.00' | 89°59'32" | 47.12' | S30°57'09"E | 42.42' | 30.00' |
| C2 | 2060.00' | 26°45'10" | 961.87' | N62°34'20"W | 953.15' | 489.87' |
| C3 | 1940.00' | 2°00'36" | 68.06' | S50°12'02"E | 68.05' | 34.03' |
| C4 | 30.00' | 92°14'59" | 48.30' | N82°40'10"E | 43.25' | 31.20' |
| C5 | 30.00' | 92°15'04" | 48.30' | S09°34'51"E | 43.25' | 31.20' |
| C6 | 2060.00' | 10°42'36" | 385.07' | S61°03'41"E | 384.51' | 193.10' |
| C7 | 25.00' | 77°03'36" | 33.62' | N27°53'12"W | 31.15' | 19.61' |
| C8 | 630.00' | 13°17'14" | 146.10' | S03°59'59"W | 145.77' | 73.38' |
| C9 | 25.00' | 90°00'00" | 39.27' | N42°21'22"E | 35.36' | 25.00' |
| C10 | 25.00' | 90°00'00" | 39.27' | S47°38'38"E | 35.36' | 25.00' |
| C11 | 330.00' | 12°45'28" | 73.48' | N09°01'22"W | 73.35' | 36.89' |
| C12 | 25.00' | 82°37'24" | 36.05' | S25°54'36"W | 33.01' | 21.97' |
| C13 | 519.99' | 0°24'12" | 3.66' | N67°25'24"E | 3.66' | 1.83' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C14 | 25.00' | 77°55'52" | 34.00' | S72°12'01"E | 31.44' | 20.22' |
| C15 | 330.00' | 47°13'02" | 271.95' | N56°50'37"W | 264.32' | 144.23' |
| C16 | 2000.00' | 26°45'10" | 933.85' | N62°34'20"W | 925.39' | 475.60' |
| C17 | 2000.00' | 6°30'39" | 227.27' | S52°27'04"E | 227.15' | 113.76' |
| C18 | 550.00' | 30°40'38" | 294.48' | N51°52'59"E | 290.97' | 150.86' |
| C19 | 30.00' | 90°00'28" | 47.13' | S59°02'51"W | 42.43' | 30.00' |
| C20 | 30.00' | 87°56'23" | 46.05' | N07°25'42"W | 41.66' | 28.94' |
| C21 | 505.00' | 3°58'25" | 35.02' | N38°31'53"E | 35.02' | 17.52' |
| C22 | 300.00' | 21°16'48" | 111.42' | N51°09'30"E | 110.78' | 56.36' |
| C23 | 2060.00' | 0°11'38" | 6.97' | N55°36'34"W | 6.97' | 3.49' |
| C24 | 30.00' | 87°56'34" | 46.05' | S80°30'58"W | 41.66' | 28.94' |
| C25 | 595.00' | 1°13'27" | 12.71' | N37°09'24"E | 12.71' | 6.36' |
| C26 | 300.00' | 18°20'59" | 96.08' | N46°56'38"E | 95.67' | 48.45' |

Bearings shown for curves C2, 7, 9, 12, 13, and 14 do not match the metes and bounds description

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____ a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

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

16. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°38'38" West, with a chord length of 35.36 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

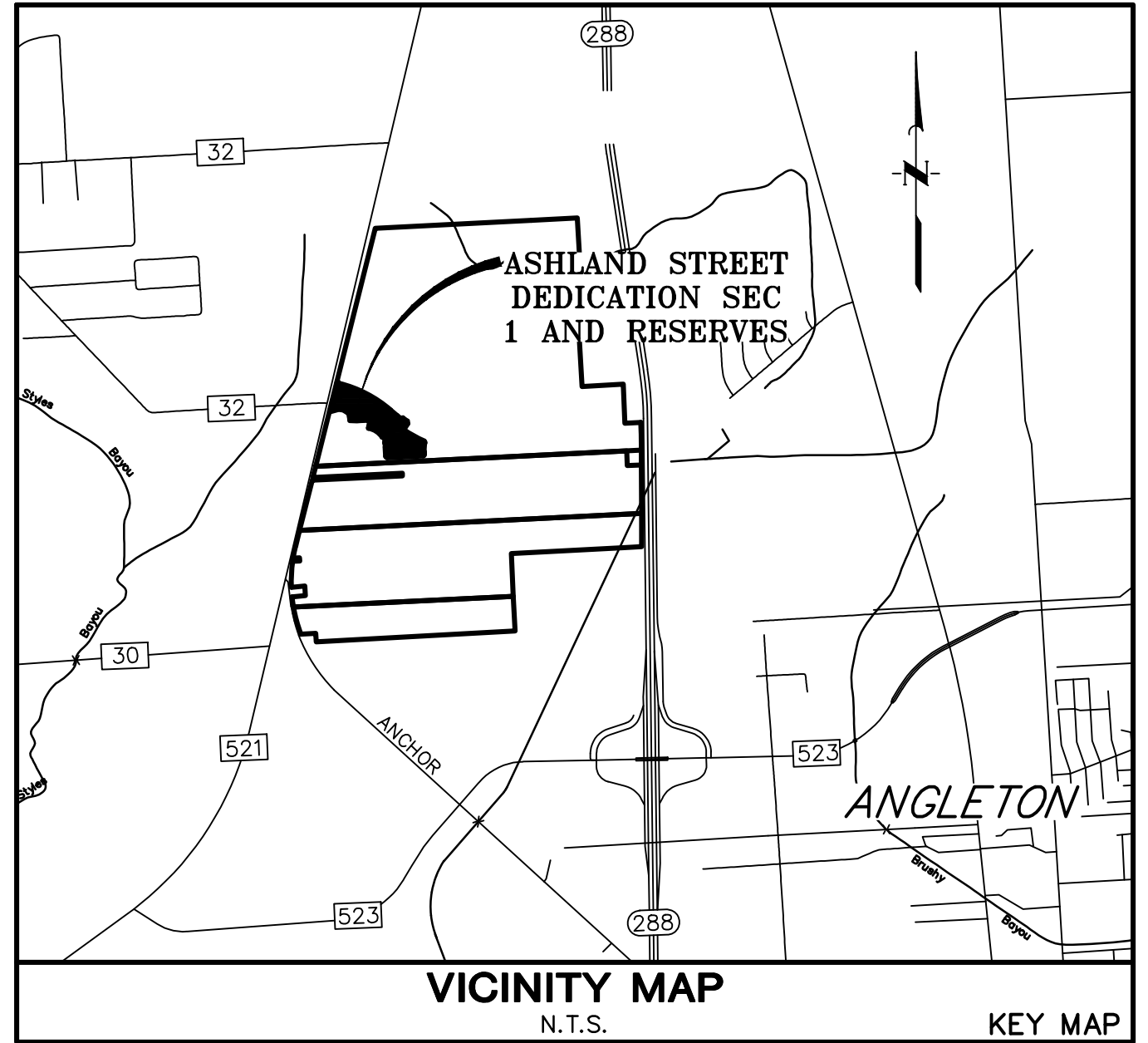
32. North 59°09'04" West, 107.91 feet to a point for corner;

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

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

35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08-acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton

On behalf of the Notary Public, State of Texas

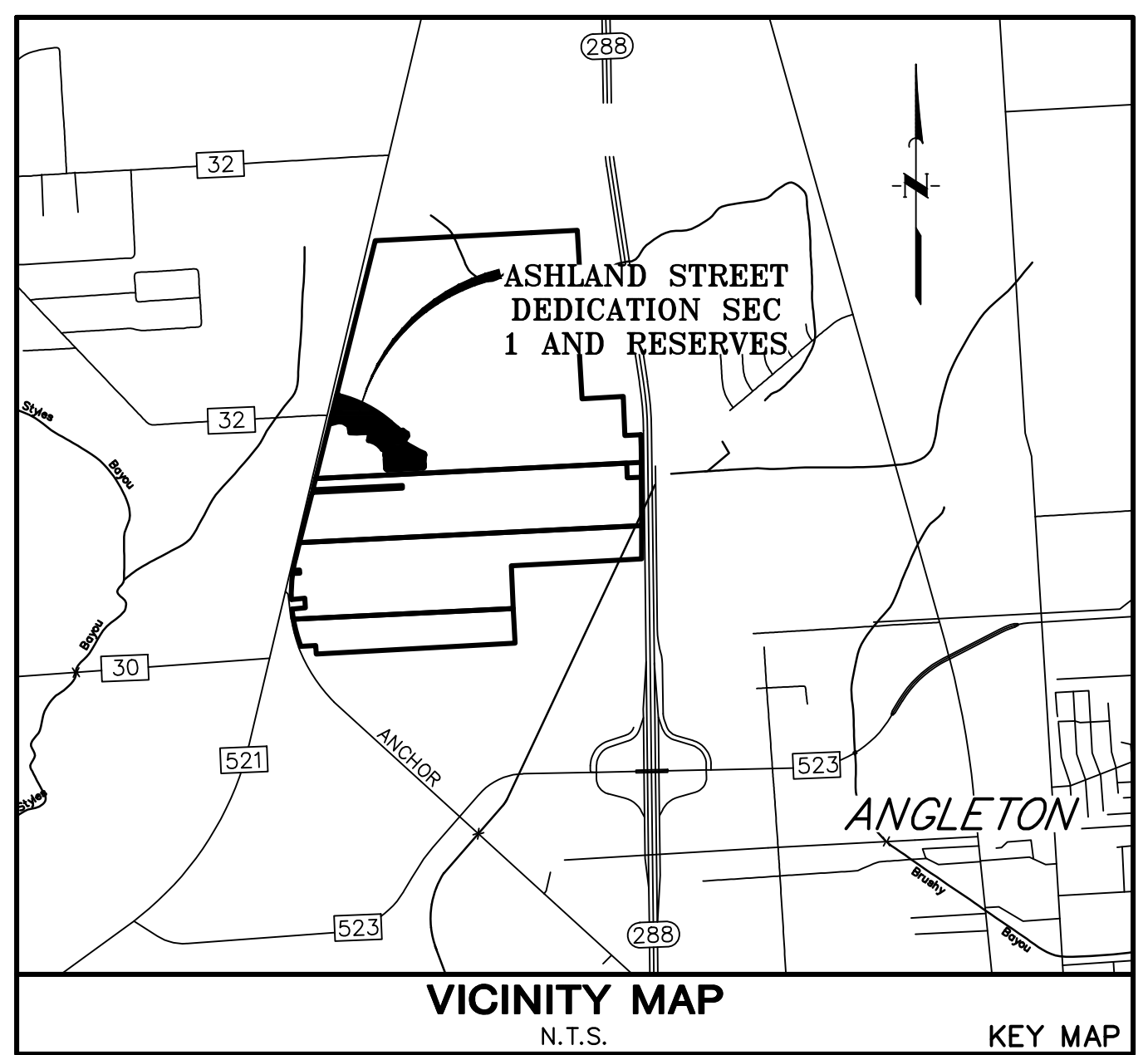
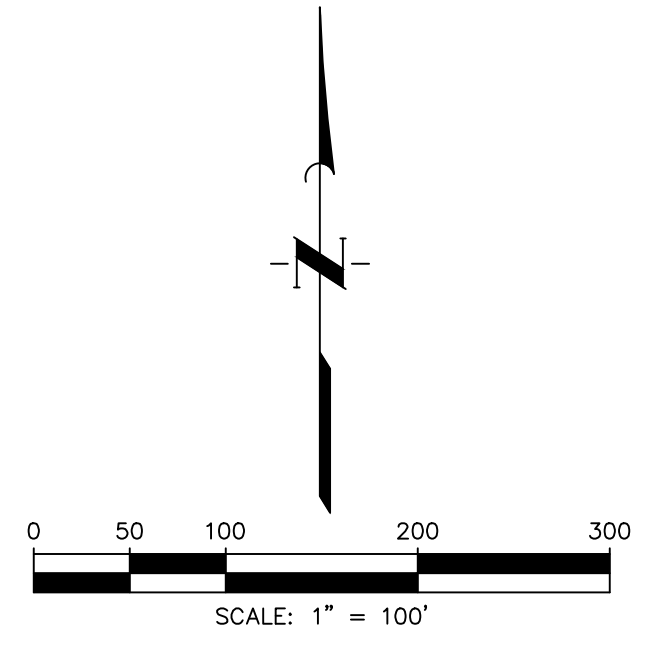
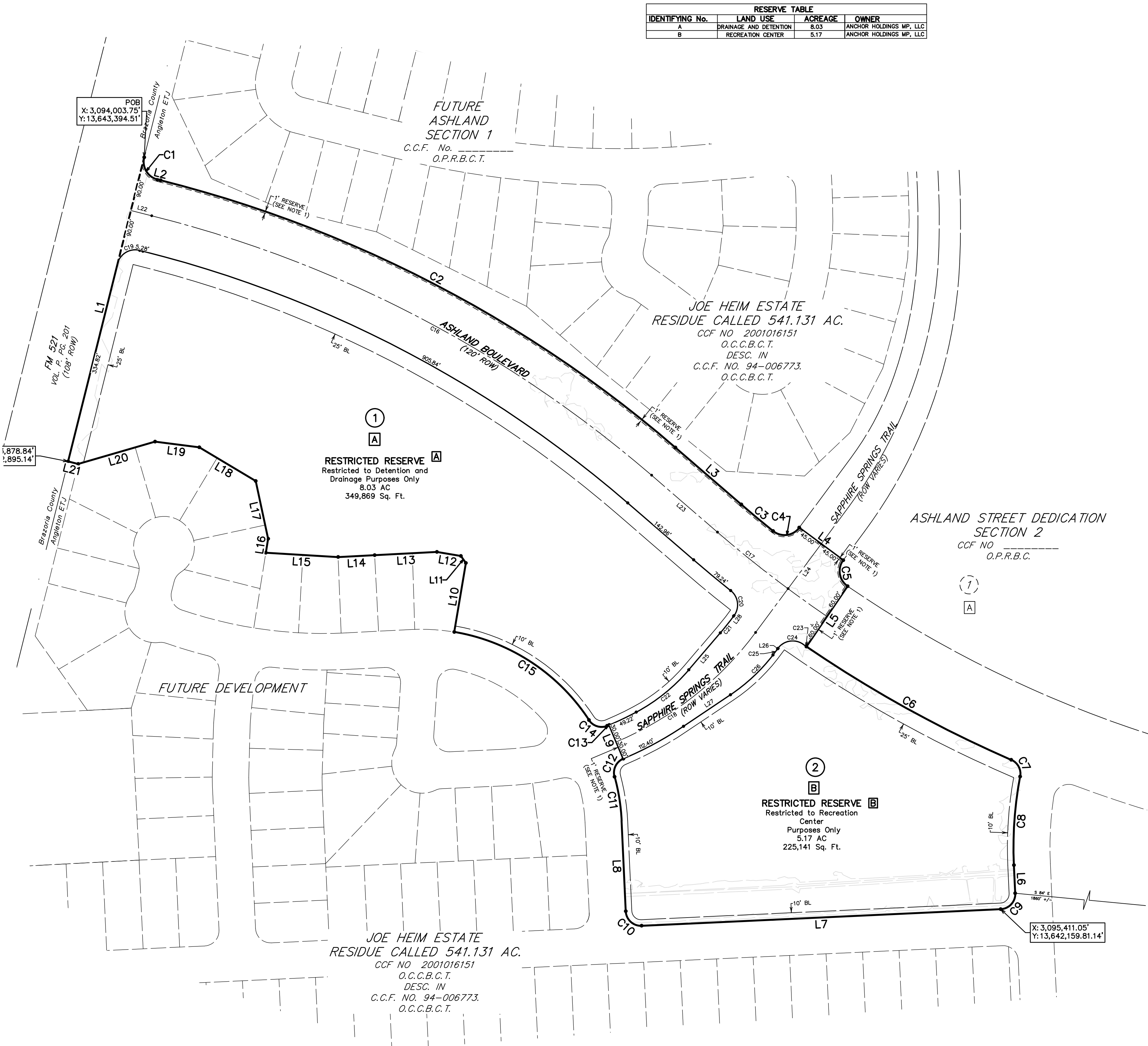
FINAL PLAT OF
ASHLAND STREET
DEDICATION SEC 1
AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 20084100
6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.777.5337

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30848100
6330 West Loop South, Suite 505, Bellaire, TX 77404 • 713.777.5337

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

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

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 30.00' | 89°59'32" | 47.12' | S30°57'09"E | 42.42' | 30.00' |
| C2 | 2060.00' | 26°45'10" | 961.87' | N62°34'20"W | 953.15' | 489.87' |
| C3 | 1940.00' | 2°00'36" | 68.06' | S50°12'02"E | 68.05' | 34.03' |
| C4 | 30.00' | 92°14'59" | 48.30' | N82°40'10"E | 43.25' | 31.20' |
| C5 | 30.00' | 92°15'04" | 48.30' | S09°34'51"E | 43.25' | 31.20' |
| C6 | 2060.00' | 10°42'36" | 385.07' | S61°03'41"E | 384.51' | 193.10' |
| C7 | 25.00' | 77°03'36" | 33.62' | N27°53'12"W | 31.15' | 19.91' |
| C8 | 630.00' | 13°17'14" | 146.10' | S03°59'59"W | 145.77' | 73.38' |
| C9 | 25.00' | 90°00'00" | 39.27' | N42°21'22"E | 35.36' | 25.00' |
| C10 | 25.00' | 90°00'00" | 39.27' | S47°38'38"E | 35.36' | 25.00' |
| C11 | 330.00' | 12°45'28" | 73.48' | N09°01'22"W | 73.33' | 36.89' |
| C12 | 25.00' | 82°37'24" | 36.05' | S25°54'36"W | 33.01' | 21.97' |
| C13 | 519.99' | 0°24'12" | 3.66' | N67°25'24"E | 3.66' | 1.83' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C14 | 25.00' | 77°55'52" | 34.00' | S72°12'01"E | 31.44' | 20.22' |
| C15 | 330.00' | 47°13'02" | 271.95' | N56°50'37"W | 264.32' | 144.23' |
| C16 | 2000.00' | 26°45'10" | 933.85' | N62°34'20"W | 925.39' | 475.60' |
| C17 | 2000.00' | 6°30'39" | 227.27' | S52°27'04"E | 227.15' | 113.76' |
| C18 | 550.00' | 30°40'38" | 294.48' | N51°52'59"E | 290.97' | 150.86' |
| C19 | 30.00' | 90°00'28" | 47.13' | S59°02'51"W | 42.43' | 30.00' |
| C20 | 30.00' | 87°56'23" | 46.05' | N07°25'42"W | 41.66' | 28.94' |
| C21 | 505.00' | 3°58'25" | 35.02' | N38°31'53"E | 35.02' | 17.52' |
| C22 | 300.00' | 21°16'48" | 111.42' | N51°09'30"E | 110.78' | 56.36' |
| C23 | 2060.00' | 0°11'38" | 6.97' | N55°36'34"W | 6.97' | 3.49' |
| C24 | 30.00' | 87°56'34" | 46.05' | S80°30'58"W | 41.66' | 28.94' |
| C25 | 595.00' | 1°13'27" | 12.71' | N37°09'24"E | 12.71' | 6.36' |
| C26 | 300.00' | 18°20'59" | 96.08' | N46°56'38"E | 95.67' | 48.45' |

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____ a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

A METES & BOUNDS description of a certain 17.53-acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRORC); said 17.53-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-009056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 3279.35 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non-tangent curve to the left, from which a found 1/2-inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 1331.65 feet;

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

- 1. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 89°59'32", an arc length of 47.12 feet, and a long chord bearing South 30°57'09" East, with a chord length of 42.42 feet to a point for corner;
2. South 75°56'55" East, 5.31 feet to a point for corner marking the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 26°45'10", an arc length of 961.87 feet, and a long chord bearing South 62°34'20" East, with a chord length of 953.15 feet to a point for corner;
4. South 49°11'44" East, 142.96 feet to a point for corner marking the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing South 50°12'02" East, with a chord length of 68.05 feet to a point for corner marking the beginning of a compound curve to the left;
6. Along the arc of said compound curve to the left having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing North 82°40'10" East, with a chord length of 43.25 feet to a point for corner;
7. South 53°27'23" East, 90.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
8. Along the arc of said non-tangent curve to the left having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing South 09°34'51" East, with a chord length of 43.25 feet to a point for corner;
9. South 34°17'37" West, 120.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
10. Along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 10°42'36", an arc length of 385.07 feet, and a long chord bearing South 61°03'41" East, with a chord length of 384.51 feet to a point for corner marking the beginning of a reverse curve to the right;
11. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°03'36", an arc length of 33.62 feet, and a long chord bearing South 27°53'12" East, with a chord length of 31.15 feet to a point for corner marking the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left having a radius of 630.00 feet, a central angle of 13°17'14", an arc length of 146.10 feet, and a long chord bearing South 03°59'59" West, with a chord length of 145.77 feet to a point for corner;
13. South 02°38'38" East, 46.21 feet to a point for corner marking the beginning of a curve to the right;
14. Along the arc of said curve to the right having a radius of 25.00 feet,

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

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

16. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°38'38" West, with a chord length of 35.36 feet to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

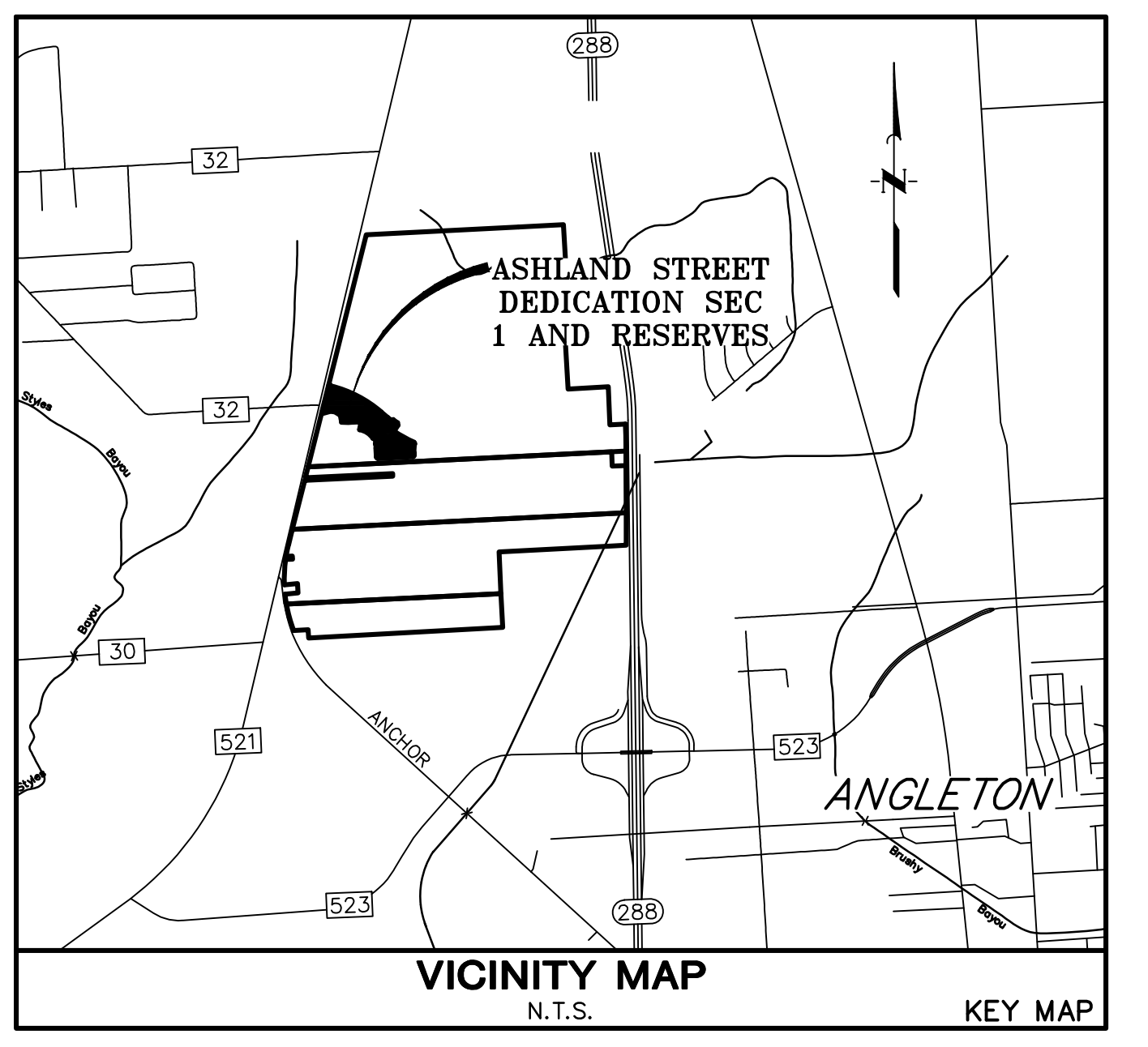
32. North 59°09'04" West, 107.91 feet to a point for corner;

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

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

35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08-acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND STREET
DEDICATION SEC 1
AND RESERVES
A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 20084100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHOIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhershan Vemburky DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

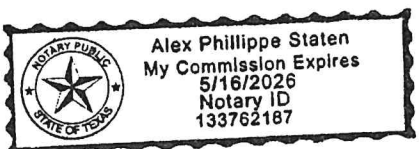
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhershan Vemburky DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas
Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary if the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 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 Street Dedication Sec 2 Final 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, 31.51 acres, 1 reserve, 1 block.

City Engineer comments are provided in Attachment 2. 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.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. Therefore, a number of the conditions may result in a conditionally approved the Final Plat.

General

1. Show topographic contour information on the plat drawing sheets.

1. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
2. Note 5: Verify if this is applicable with this subdivision.
3. Notate ownership and maintenance responsibilities of the reserves shown on the plat.
4. Show bearing from commencement point to monument on plat drawing.

Sheet 3 of 3

1. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Recommendation. The planning and zoning commission is asked to approve this final plat conditioned on Staff/Engineer's comments being cleared as noted in 3 conditions.

June 22, 2023

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

Re: On-Going Services
Ashland Street Dedication Sec. 2 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Show topographic contour information on the plat drawing sheets.

Sheet 1 of 3

1. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
2. Note 5: Verify if this is applicable with this subdivision
3. Notate ownership and maintenance responsibilities of the reserves shown on the plat
4. Show bearing from commencement point to monument on plat drawing.

Sheet 3 of 3

1. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Street Dedication Sec. 2 Final 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.

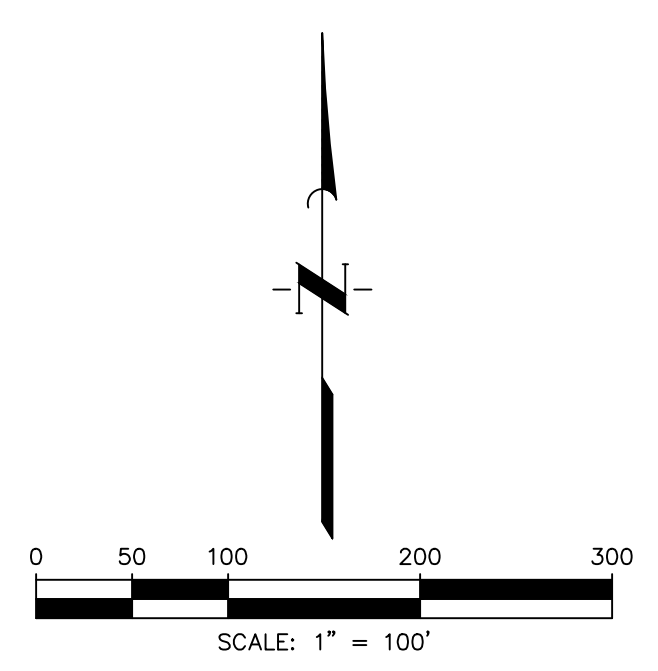
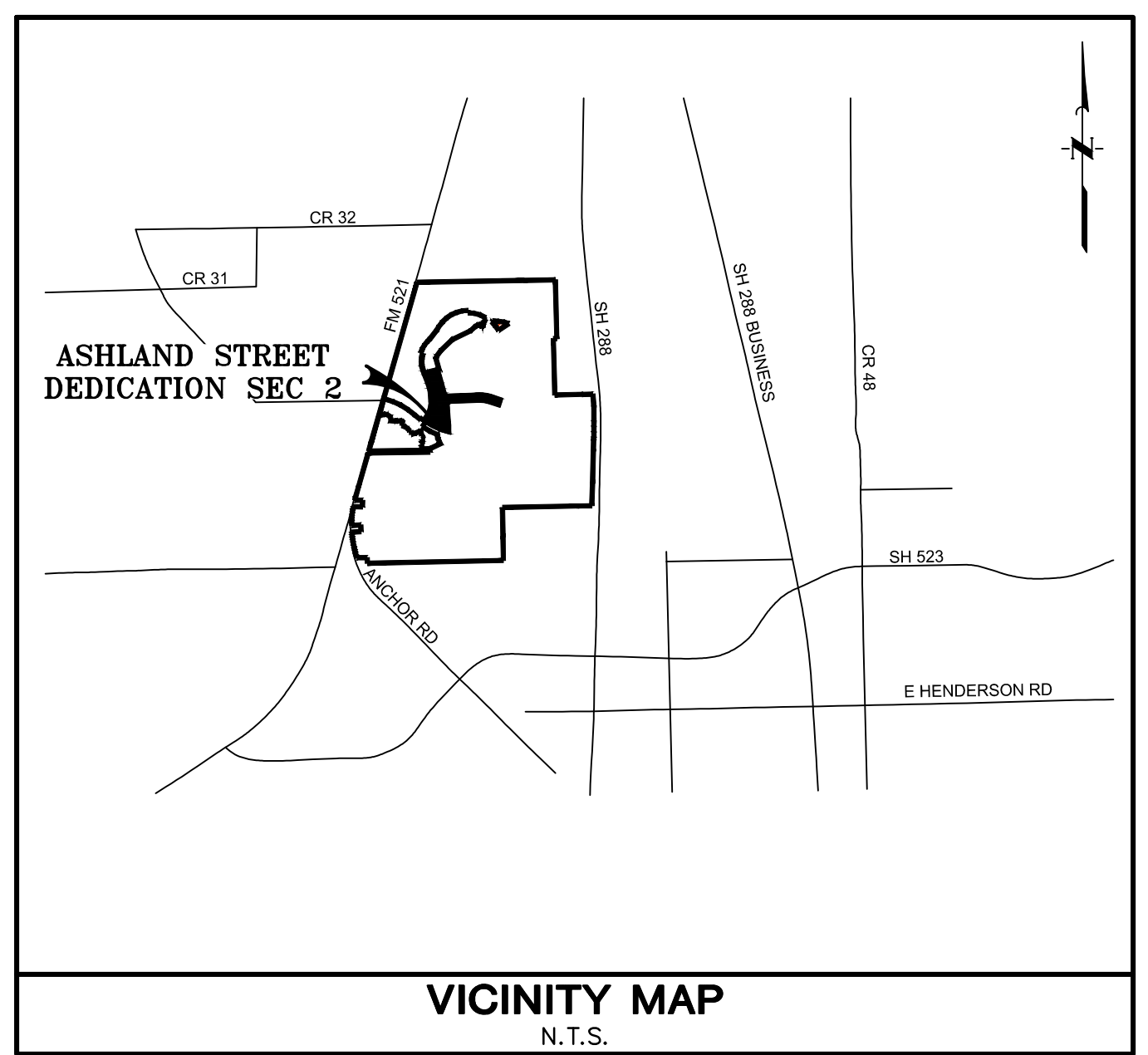
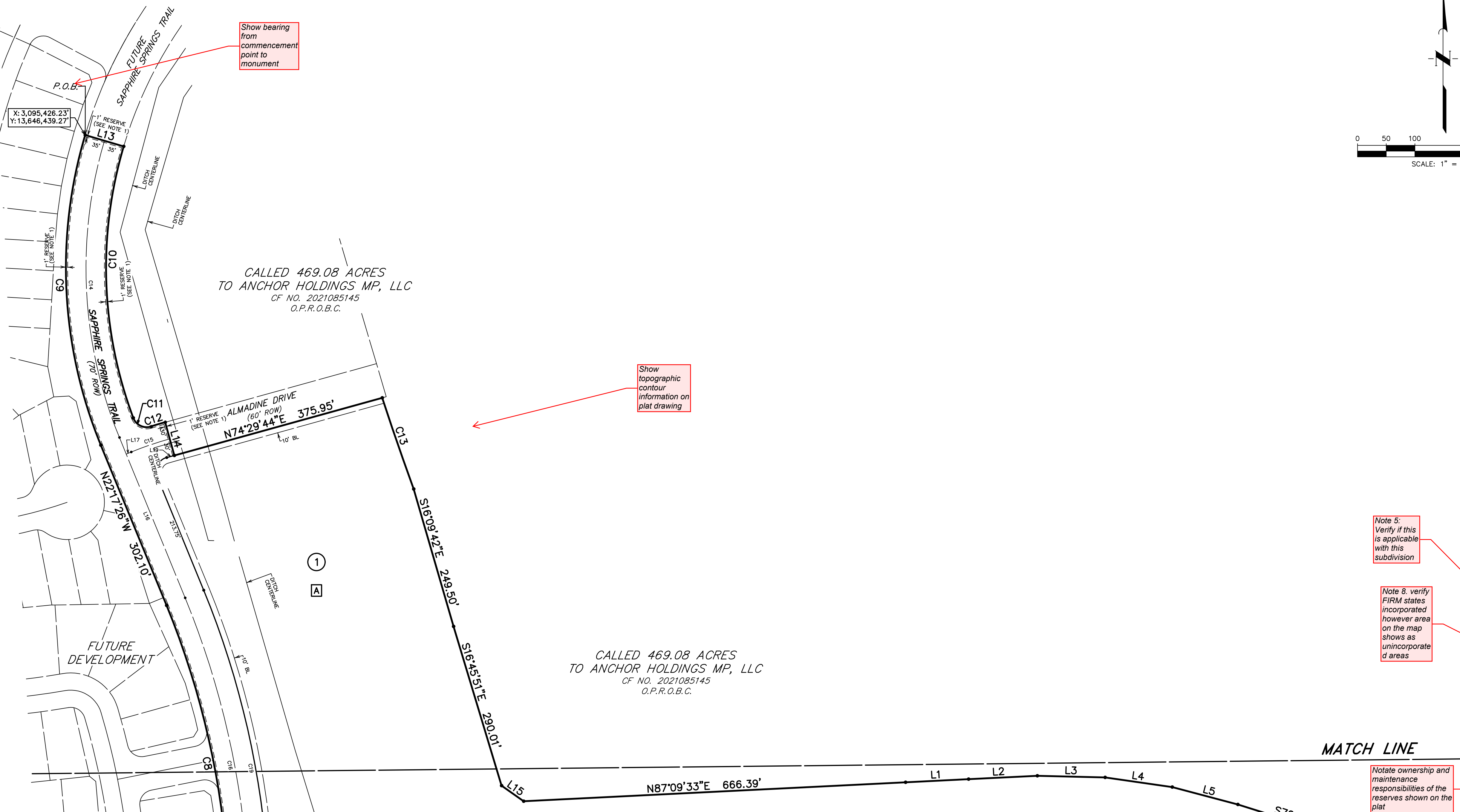
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE [A]
 Restricted to Detention,
 Drainage and Trails
 28.13 AC
 1,225,505.59 Sq. Ft.

| RESERVE TABLE | | | |
|-----------------|------------------------|---------|-------------------------|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | DRAINAGE AND DETENTION | 28.13 | ANCHOR HOLDINGS MP, LLC |



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Esm "Easement"
- FC "Film Code"
- O.C.C.B.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol . Pg "Volume and Page"
- W.E "Waterline Easement"
- ⓐ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown herein are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - 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 RTR Network, Stations HAOS_1012 and HCOG_14012.
 - These tracts lie within Zone "K" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the Completeness, accuracy and adequacy of his/her submittal where or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

Note 5: Verify if this is applicable with this subdivision

Note 8: verify FIRM states incorporated however area on the map shows as unincorporate d areas

Note ownership and maintenance responsibilities of the reserves shown on the plat

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N87°09'33"E | 110.00' |
| L2 | N87°12'27"E | 119.98' |
| L3 | S88°38'15"E | 118.17' |
| L4 | S81°51'46"E | 118.17' |
| L5 | S75°07'34"E | 118.39' |
| L6 | S40°55'40"W | 62.26' |
| L7 | S05°18'13"E | 92.21' |
| L8 | S04°50'23"E | 160.40' |
| L9 | S01°38'07"E | 153.48' |
| L10 | S04°22'43"E | 90.63' |
| L11 | N53°27'23"W | 90.00' |
| L12 | N36°32'41"E | 142.60' |
| L13 | S73°29'03"E | 70.00' |
| L14 | S15°30'16"E | 60.00' |
| L15 | S54°48'09"E | 47.26' |
| L16 | N22°17'28"W | 302.10' |
| L17 | S67°42'34"W | 9.43' |
| L18 | S36°32'41"W | 77.79' |
| L19 | N74°29'44"E | 13.92' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1834.82' | 7°48'46" | 250.19' | S17°32'13"W | 250.00' | 125.29' |
| C2 | 750.00' | 20°22'41" | 266.75' | N82°39'07"W | 265.34' | 134.80' |
| C3 | 125.00' | 3°11'37" | 6.97' | S05°58'32"E | 6.97' | 3.48' |
| C4 | 1940.00' | 23°33'28" | 797.65' | S67°29'07"E | 792.04' | 404.54' |
| C5 | 30.00' | 92°15'04" | 48.30' | S09°34'51"E | 43.25' | 31.20' |
| C6 | 500.00' | 17°32'37" | 153.10' | N27°46'22"E | 152.50' | 77.15' |
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| C9 | 815.00' | 38°48'23" | 552.00' | S02°53'15"E | 541.51' | 287.06' |
| C10 | 745.00' | 37°04'06" | 481.99' | S02°01'06"E | 473.62' | 249.77' |
| C11 | 25.00' | 87°16'51" | 38.08' | S64°11'34"E | 34.51' | 23.84' |
| C12 | 630.00' | 2°19'43" | 25.61' | S73°19'52"W | 25.60' | 12.80' |
| C13 | 5868.77' | 1°38'32" | 168.21' | S19°02'10"E | 168.21' | 84.11' |
| C14 | 780.00' | 38°48'23" | 528.29' | S02°53'15"E | 518.25' | 274.73' |
| C15 | 600.00' | 6°47'10" | 71.06' | S71°06'09"W | 71.02' | 35.57' |
| C16 | 1500.00' | 23°53'41" | 625.56' | N10°20'36"W | 621.04' | 317.40' |
| C17 | 750.00' | 34°56'26" | 457.37' | N19°04'28"E | 450.32' | 236.05' |
| C18 | 800.00' | 33°56'05" | 473.82' | N19°34'38"E | 466.92' | 244.09' |
| C19 | 1535.00' | 24°54'02" | 667.11' | N09°50'25"W | 661.87' | 338.90' |
| C20 | 25.00' | 96°47'10" | 42.23' | S26°06'09"W | 37.39' | 28.15' |

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 1 RESERVE 1 BLOCK
 MAY 2023

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

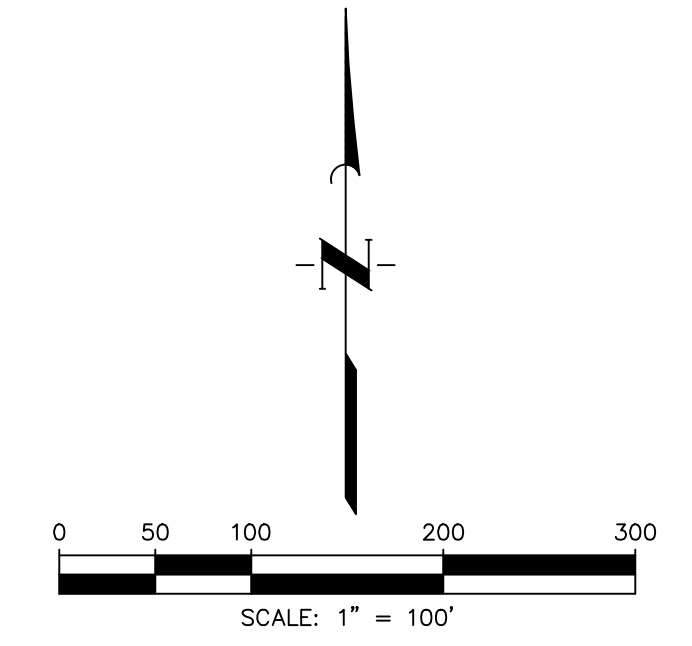
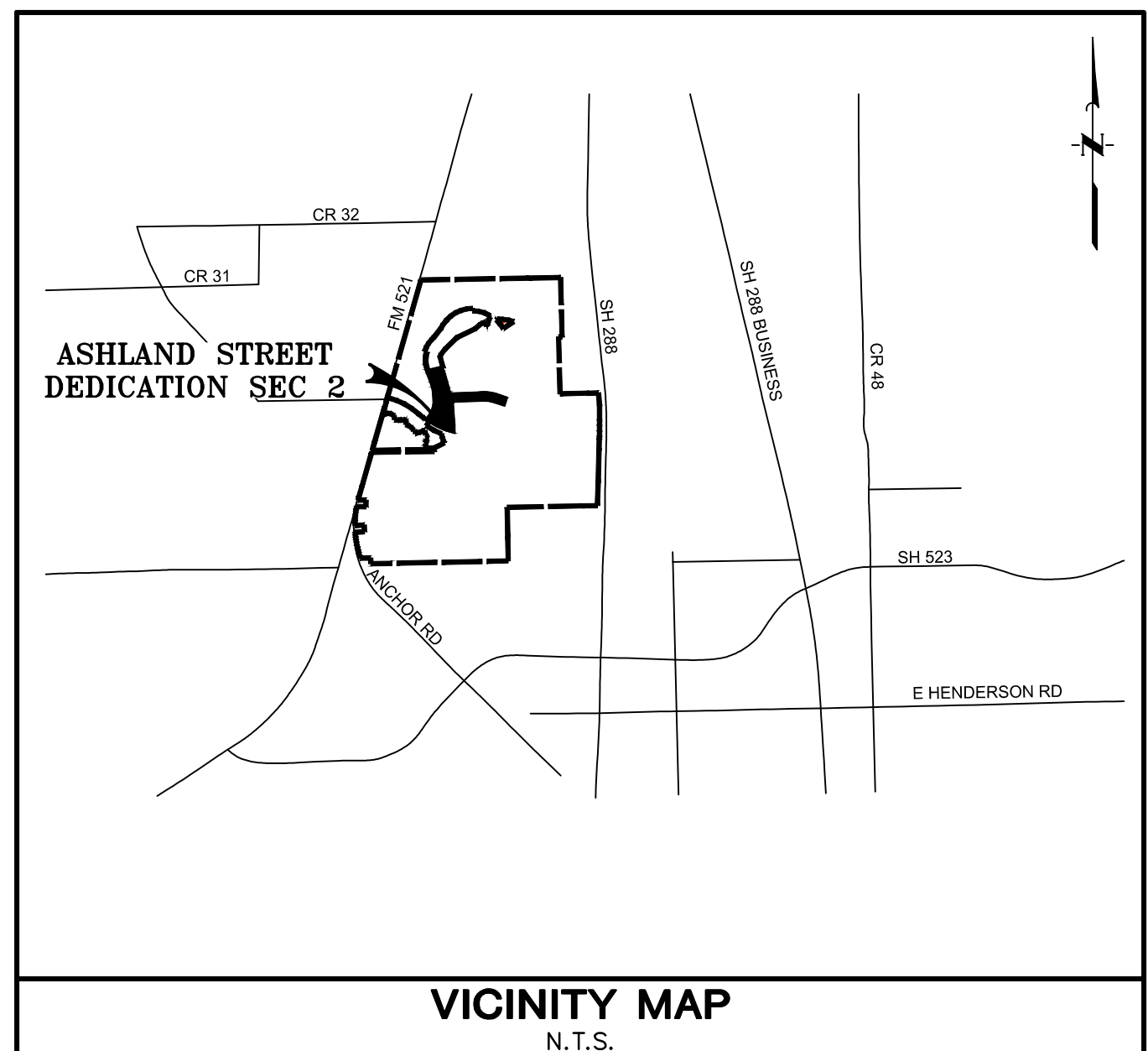
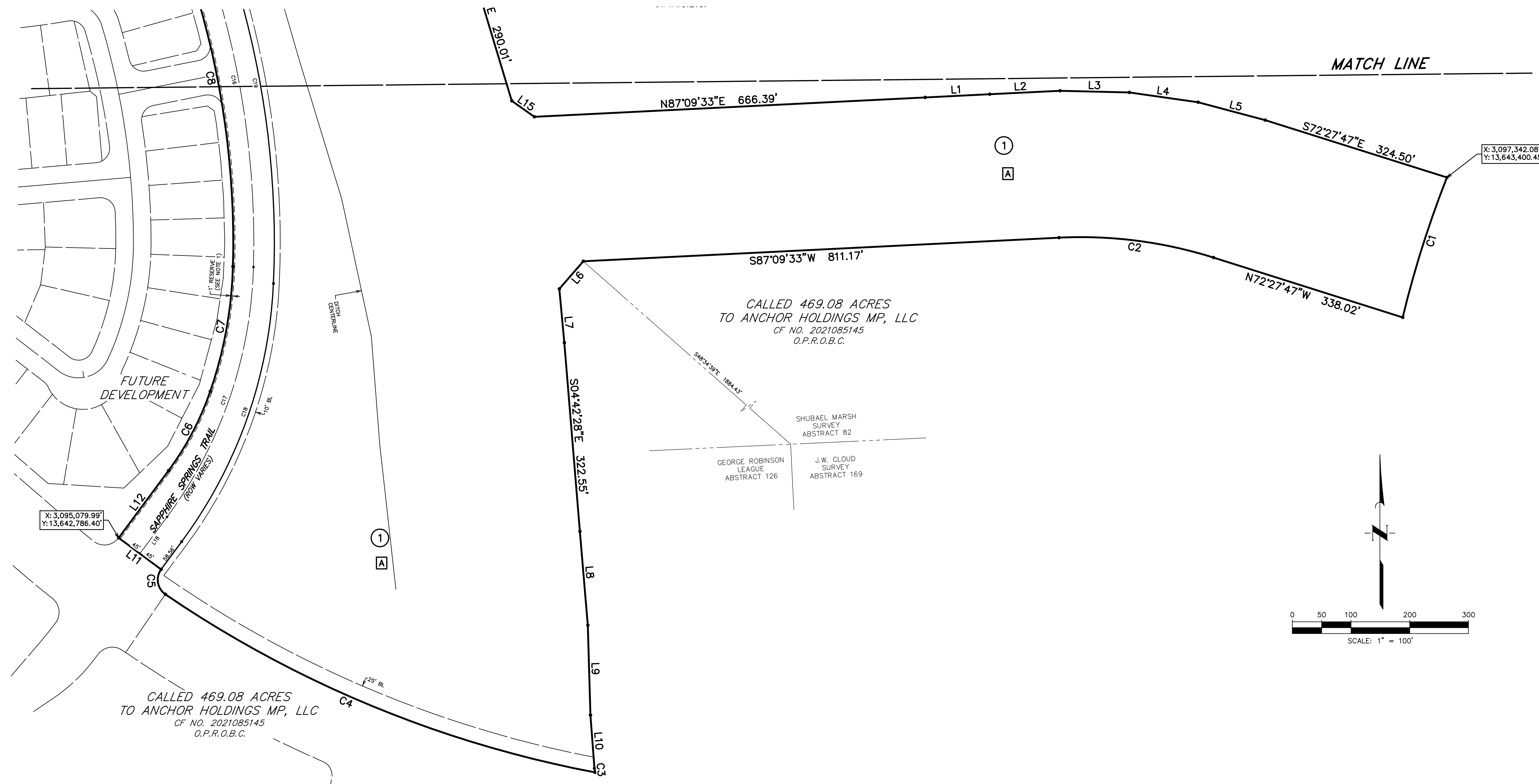
PLANNER
 META PLANNING AND DESIGN
 24275 KATY FREEWAY
 SUITE 200
 KATY, TEXAS 77494
 281-810-1422

ENGINEER/SURVEYOR:

 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-25296 & L0604500
 6300 West Loop South, Suite 510 • Houston, TX 77057 • 713.777.5337

RESTRICTED RESERVE [A]
 Restricted to Detention,
 Drainage and Trails
 28.13 AC
 1,225,505.59 Sq. Ft.

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FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 1 RESERVE 1 BLOCK
 MAY 2023

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

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

ENGINEER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. E-25298 & S06045100
 6330 West Loop South, Suite 510 • Houston, TX 77057 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following nine (9) courses and distances;

- 1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following (7) courses and distances;

- 1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'56" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51-acres of land in Brazoria County, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by _____, Authorized Signer, thereunto, this ___ day of _____, 20___.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

Signature/Professional Seal

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

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

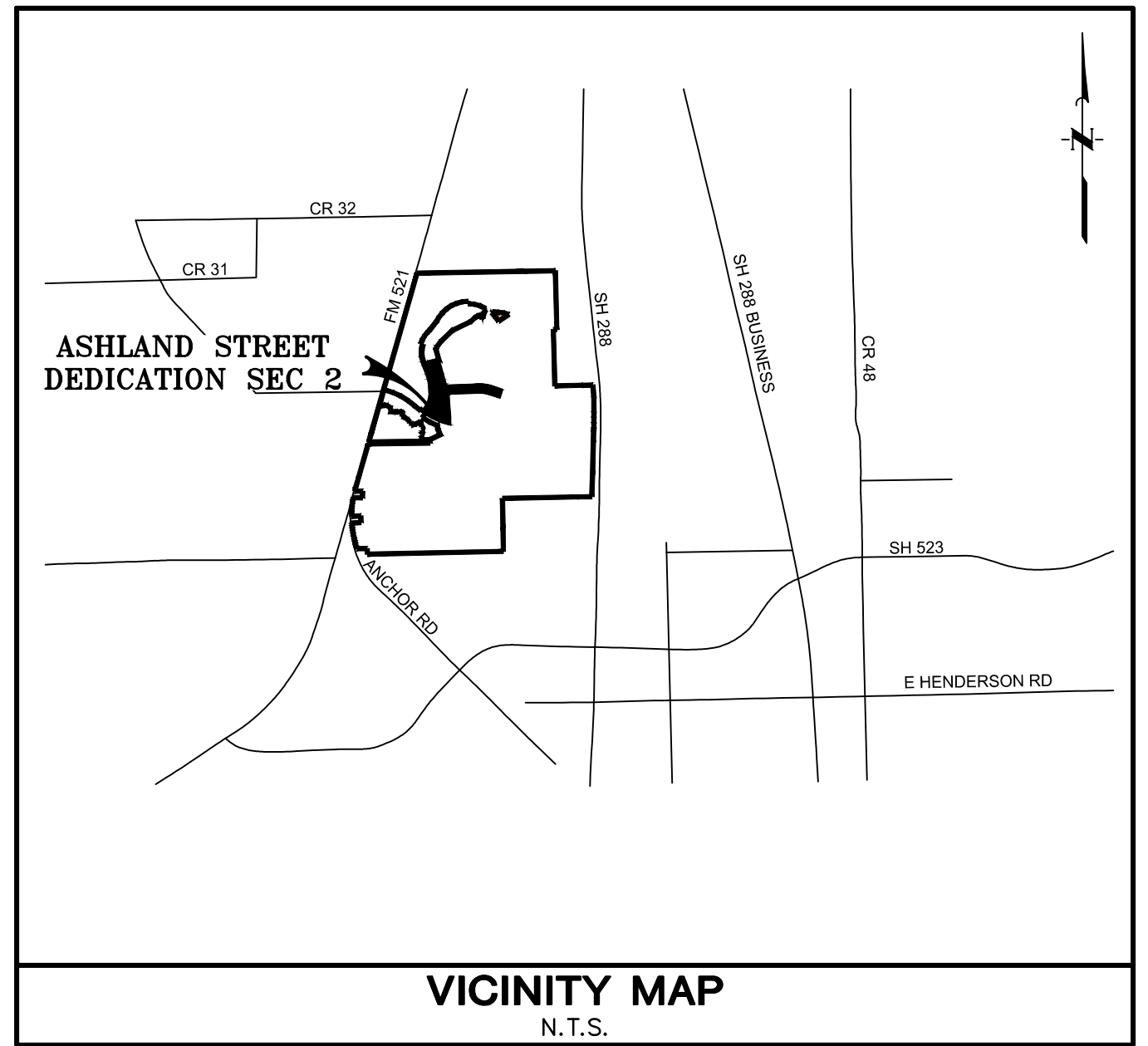
Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas



FINAL PLAT OF
ASHLAND
STREET DEDICATION
SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2023

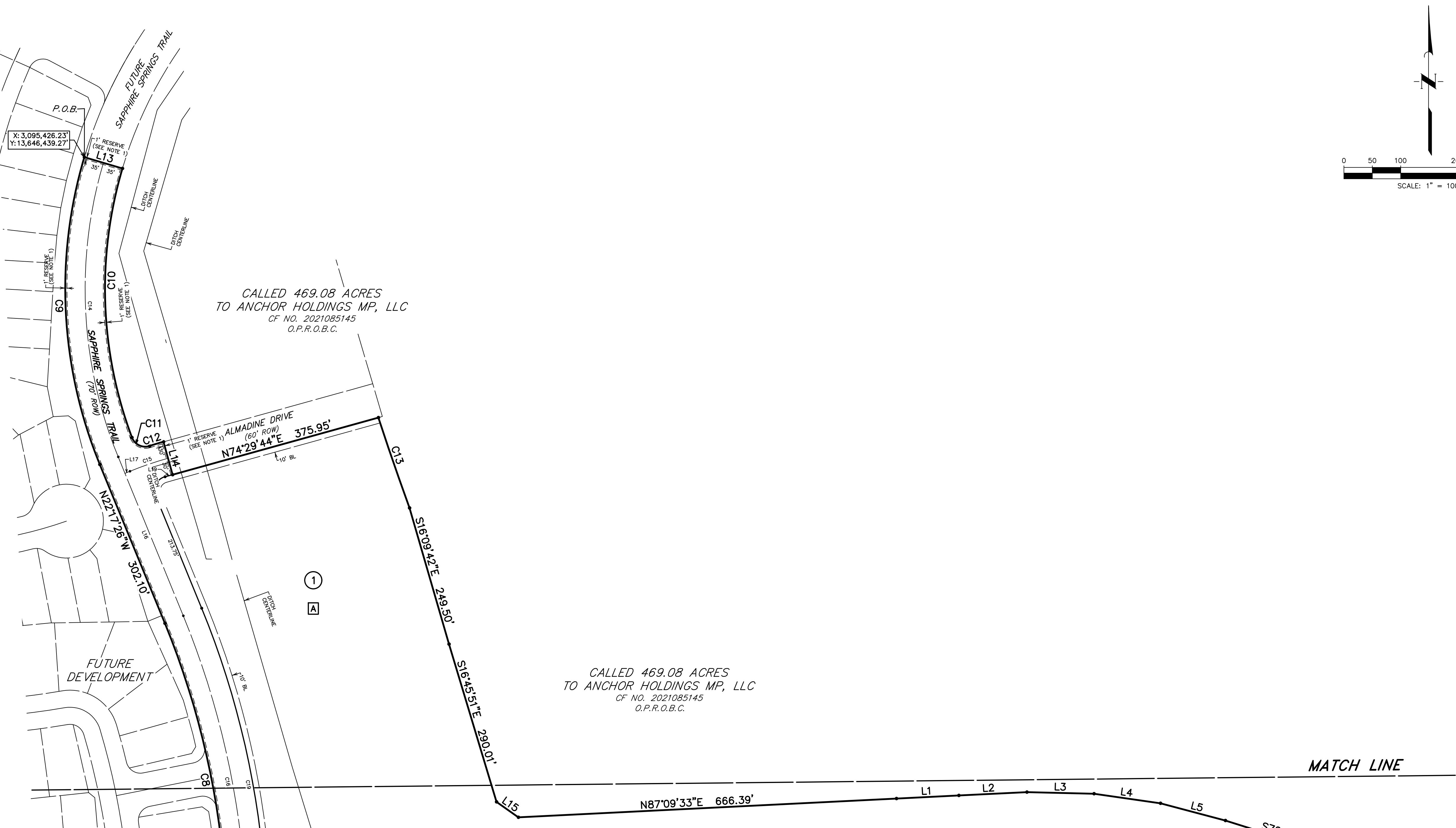
OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

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

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Registration No. F-23296 & 10064500
6300 West Loop South, Suite 510 • Houston, TX 77057 • 713.777.5337

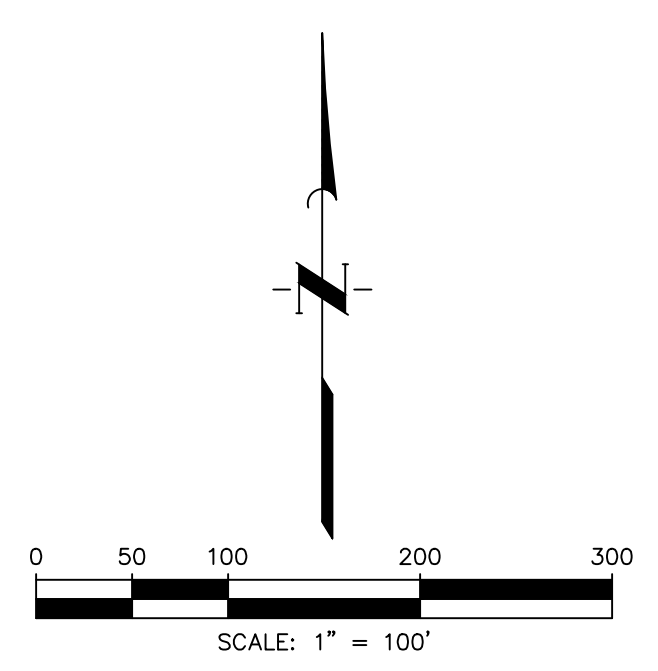
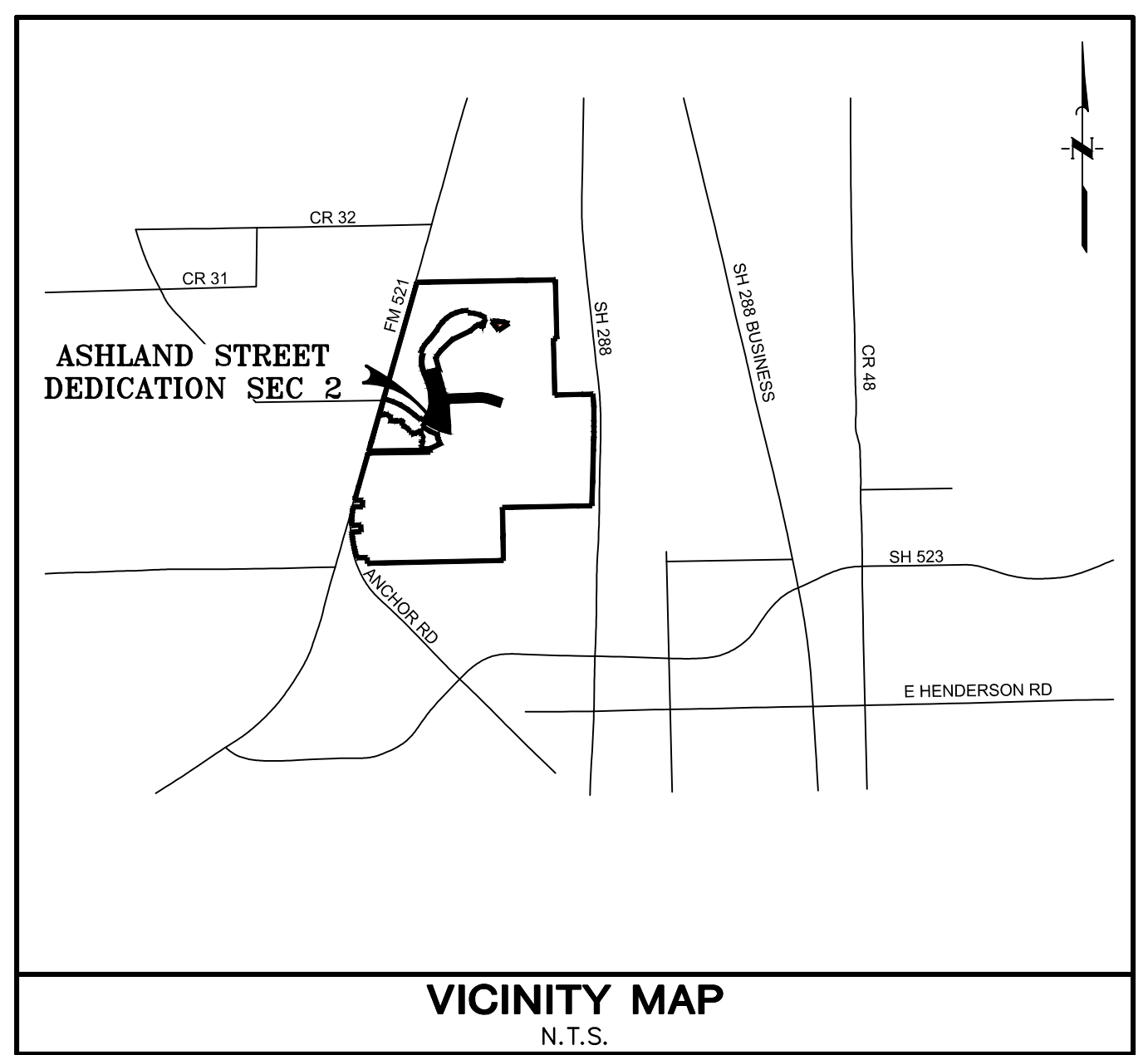
RESTRICTED RESERVE [A]
 Restricted to Detention,
 Drainage and Trails
 28.13 AC
 1,225,505.59 Sq. Ft.

| RESERVE TABLE | | | |
|-----------------|------------------------|---------|-------------------------|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | DRAINAGE AND DETENTION | 28.13 | ANCHOR HOLDINGS MP, LLC |



CALLED 469.08 ACRES
 TO ANCHOR HOLDINGS MP, LLC
 CF NO. 2021085145
 O.P.R.O.B.C.

CALLED 469.08 ACRES
 TO ANCHOR HOLDINGS MP, LLC
 CF NO. 2021085145
 O.P.R.O.B.C.



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Esm "Easement"
- FC "Film Code"
- O.C.C.B.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- W.E "Waterline Easement"
- ⓐ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown herein are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.0001144934.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are no pipelines or pipeline easements within the platted area shown hereon.
 - 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 RTR Network, Stations HAOS_1012 and HCOG_14012.
 - These tracts lie within Zone "K" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the Completeness, accuracy and adequacy of his/her submittal where or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N87°09'33"E | 110.00' |
| L2 | N87°12'27"E | 119.98' |
| L3 | S88°38'15"E | 118.17' |
| L4 | S81°51'46"E | 118.17' |
| L5 | S75°07'34"E | 118.39' |
| L6 | S40°55'40"W | 62.26' |
| L7 | S05°18'13"E | 92.21' |
| L8 | S04°50'23"E | 160.40' |
| L9 | S01°38'07"E | 153.48' |
| L10 | S04°22'43"E | 90.63' |
| L11 | N53°27'23"W | 90.00' |
| L12 | N36°32'41"E | 142.60' |
| L13 | S73°29'03"E | 70.00' |
| L14 | S15°30'16"E | 60.00' |
| L15 | S54°48'09"E | 47.26' |
| L16 | N22°17'28"W | 302.10' |
| L17 | S67°42'34"W | 9.43' |
| L18 | S36°32'41"W | 77.79' |
| L19 | N74°29'44"E | 13.92' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1834.82' | 7°48'46" | 250.19' | S17°32'13"W | 250.00' | 125.29' |
| C2 | 750.00' | 20°22'41" | 266.75' | N82°39'07"W | 265.34' | 134.80' |
| C3 | 125.00' | 3°11'37" | 6.97' | S05°58'32"E | 6.97' | 3.48' |
| C4 | 1940.00' | 23°33'28" | 797.65' | S67°29'07"E | 792.04' | 404.54' |
| C5 | 30.00' | 92°15'04" | 48.30' | S09°34'51"E | 43.25' | 31.20' |
| C6 | 500.00' | 17°32'37" | 153.10' | N27°46'22"E | 152.50' | 77.15' |
| C7 | 715.00' | 17°23'49" | 217.10' | N10°18'10"E | 216.27' | 109.39' |
| C8 | 1465.00' | 23°53'41" | 610.97' | N10°20'36"W | 606.55' | 309.99' |
| C9 | 815.00' | 38°48'23" | 552.00' | S02°53'15"E | 541.51' | 287.06' |
| C10 | 745.00' | 37°04'06" | 481.99' | S02°01'06"E | 473.62' | 249.77' |
| C11 | 25.00' | 87°16'51" | 38.08' | S64°11'34"E | 34.51' | 23.84' |
| C12 | 630.00' | 2°19'43" | 25.61' | S73°19'52"W | 25.60' | 12.80' |
| C13 | 5868.77' | 1°38'32" | 168.21' | S19°02'10"E | 168.21' | 84.11' |
| C14 | 780.00' | 38°48'23" | 528.29' | S02°53'15"E | 518.25' | 274.73' |
| C15 | 600.00' | 6°47'10" | 71.06' | S71°06'09"W | 71.02' | 35.57' |
| C16 | 1500.00' | 23°53'41" | 625.56' | N10°20'36"W | 621.04' | 317.40' |
| C17 | 750.00' | 34°56'26" | 457.37' | N19°04'28"E | 450.32' | 236.05' |
| C18 | 800.00' | 33°56'05" | 473.82' | N19°34'38"E | 466.92' | 244.09' |
| C19 | 1535.00' | 24°54'02" | 667.11' | N09°50'25"W | 661.87' | 338.90' |
| C20 | 25.00' | 96°47'10" | 42.23' | S26°06'09"W | 37.39' | 28.15' |

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 1 RESERVE 1 BLOCK
 MAY 2023

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

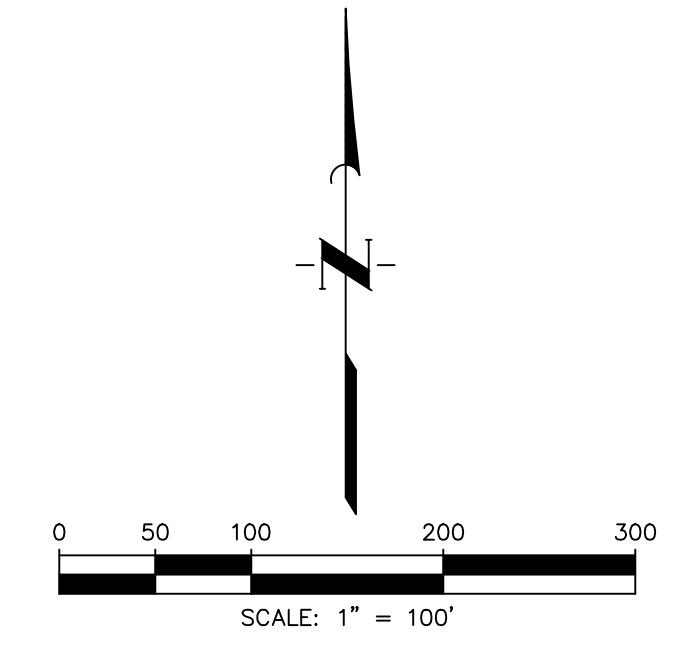
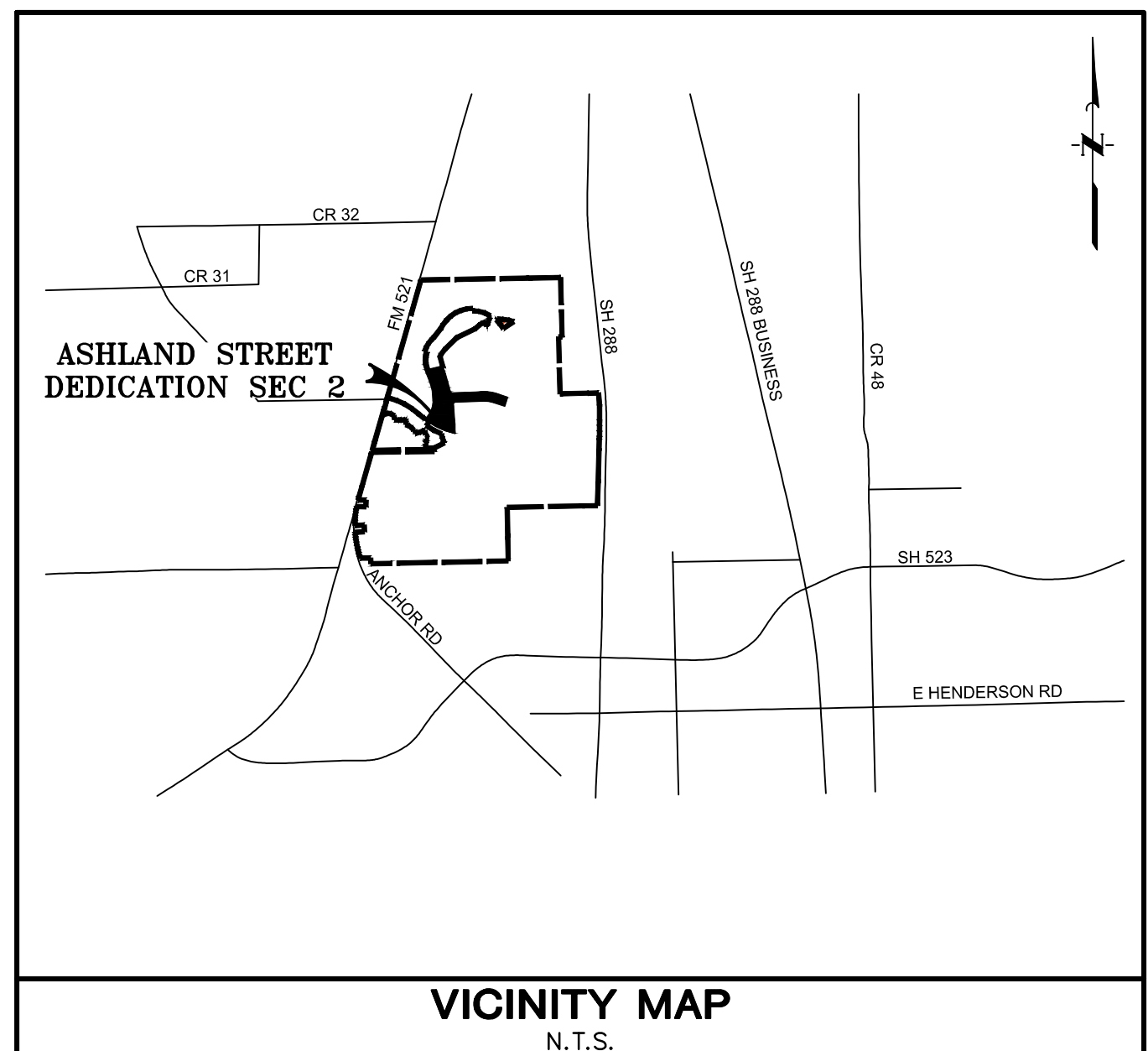
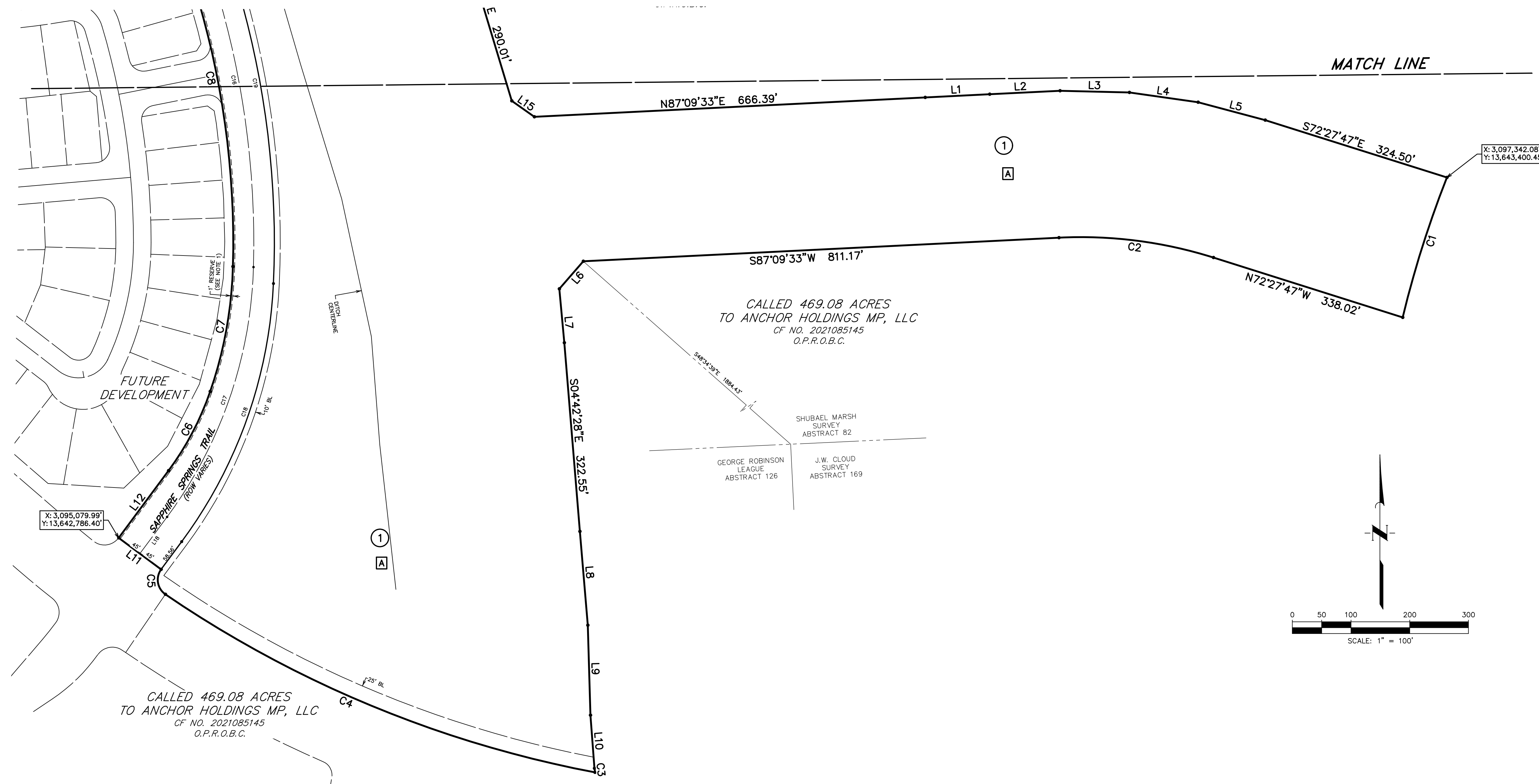
PLANNER
 META PLANNING AND DESIGN
 24275 KATY FREEWAY
 SUITE 200
 KATY, TEXAS 77494
 281-810-1422

ENGINEER/SURVEYOR:

 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-25276 & 10604500
 6300 West Loop South, Suite 514 • Houston, TX 77057 • 713.777.5337

RESTRICTED RESERVE [A]
 Restricted to Detention,
 Drainage and Trails
 28.13 AC
 1,225,505.59 Sq. Ft.

| RESERVE TABLE | | | |
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FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 1 RESERVE 1 BLOCK
 MAY 2023

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

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

ENGINEER/SURVEYOR:

 Quiddity Engineering, LLC
 Quiddity Engineers and Land Surveyors
 Registration No. F-23708 & 10045100
 6300 West Loop South, Suite 100 • Houston, TX 77057 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08-acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'56" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51-acres of land in Brazoria County, Texas.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by _____, Authorized Signer, thereunto, this __ day of _____, 20__.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

Signature/Professional Seal

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

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

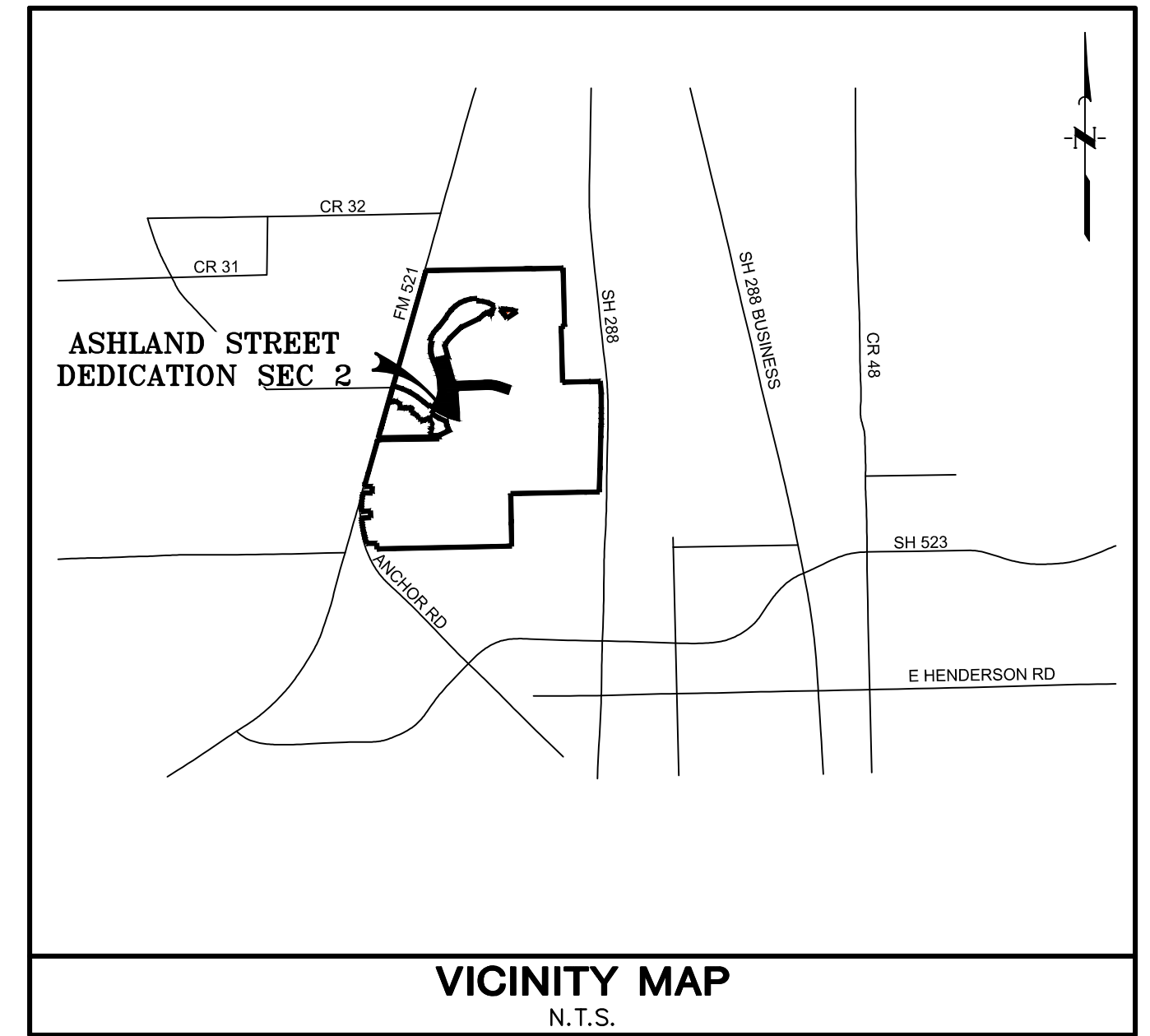
Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas



FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2023

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

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

ENGINEER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23760 & 10064500
6330 West Loop South, Suite 104 • Houston, TX 77047 • 713.777.5337



CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

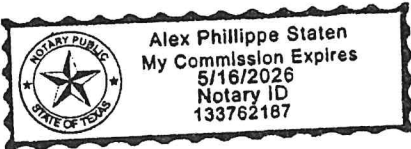
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas
Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary. If the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3.

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 Street Dedication Sec 3 Final 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, for 24.91 acres, 3 reserves, 1 block.

City Engineer comments are provided in Attachment 2. 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.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. The Development Agreement is nearing completion but not yet approved by City Council. Therefore, a number of the conditions may result in a conditionally approved preliminary plat.

Sheet 1 of 2

1. Remove graphic overlapping text in Note 1.
2. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
3. Notate corner tie to abstract shown.
4. Show bearing from commencement point to monument.
5. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Show bearing from commencement point to monument on plat drawing.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.

Recommendation. The planning and zoning commission is asked to approve this final plat conditioned on Staff/Engineer's comments being cleared as noted in 3 conditions.

June 22, 2023

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

Re: On-Going Services
Ashland Street Dedication Sec. 3 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Remove graphic overlapping text in Note 1.
2. Note 8: Verify FIRM states incorporated however area on the map shows as unincorporated areas.
3. Notate corner tie to abstract shown.
4. Show bearing from commencement point to monument.
5. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Show bearing from commencement point to monument on plat drawing.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Street Dedication Sec. 3 Final 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

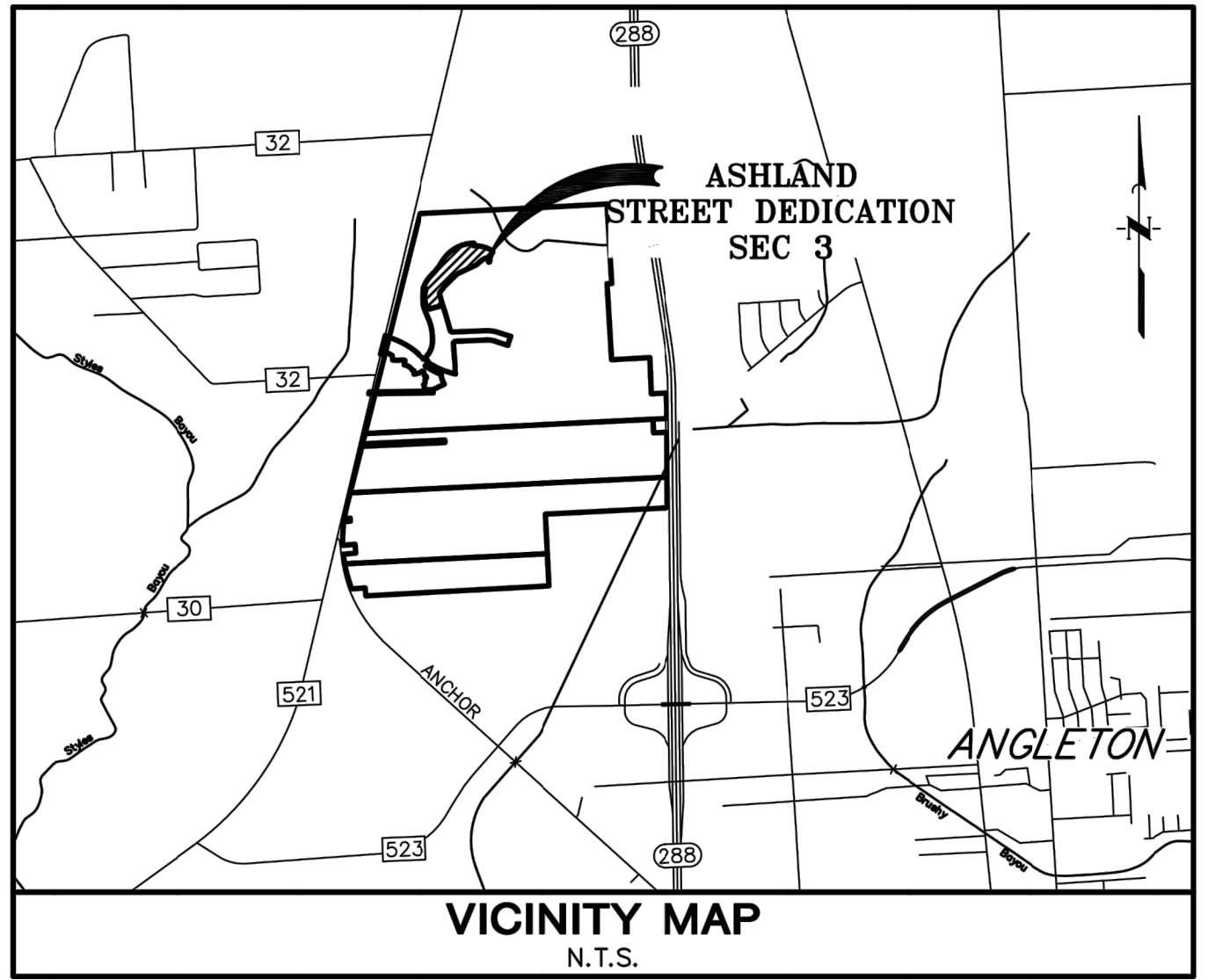
cc: Files (10361761/10336228)

Attachments

| RESERVE TABLE | | | | |
|-----------------|---|---------|-------------------------|--|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER | |
| A | PARK/OPEN SPACE | 1.27 | Palmetto/NHA FB 107, LP | |
| B | DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE | 20.06 | Palmetto/NHA FB 107, LP | |
| C | DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE | .10 | Palmetto/NHA FB 107, LP | |

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

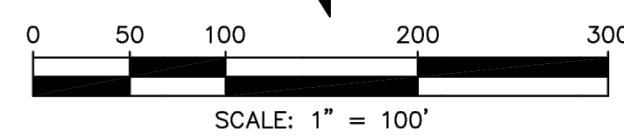


- General Notes
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FG "Film Code"
 - FND "Found"
 - OCCBCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - No. "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol. Pg. "Volume and Page"
 - WLE "Waterline Easement"
 - Ⓢ "Block Number"
 - Ⓢ "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such 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 title fee thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- There are pipelines or pipeline easements within the platted area shown hereon.
- 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 HOC6_14012.
- These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039c0430k, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and **incorporated areas**.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit."
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submitted whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

Remove graphic overlapping text in Note 1.

Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas



ASHLAND
SEC 2
CCF No. _____
OCCBCT
CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

FUTURE PHASING FOR ASHLAND

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S74°29'44"W | 383.33' |
| L2 | N15°30'16"W | 60.00' |
| L3 | N73°29'03"W | 70.00' |
| L4 | N42°54'34"E | 314.82' |
| L5 | S06°52'05"E | 70.00' |
| L6 | N14°01'46"W | 125.00' |
| L7 | S70°08'52"W | 90.29' |
| L8 | S58°30'09"W | 91.70' |
| L9 | S47°48'28"W | 178.80' |
| L10 | S63°17'42"W | 570.00' |
| L11 | S44°34'38"W | 455.00' |
| L12 | S36°12'11"W | 190.26' |
| L13 | S21°46'37"W | 66.45' |
| L14 | S16°30'19"E | 324.58' |
| L15 | N74°29'44"E | 382.80' |
| L16 | N42°54'34"E | 314.82' |
| L17 | N50°58'41"W | 6.46' |
| L18 | N45°27'46"E | 313.27' |
| L19 | N62°23'46"E | 44.84' |
| L20 | N48°10'30"E | 60.25' |
| L21 | N79°21'09"W | 65.22' |

| CURVE TABLE | | | | | | |
|-------------|------------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 630.00' | 2°19'43" | 25.61' | S73°19'52"W | 25.60' | 12.80' |
| C2 | 25.00' | 87°16'51" | 38.08' | N64°11'34"W | 34.51' | 23.84' |
| C3 | 745.00' | 37°04'06" | 481.99' | N02°01'06"W | 473.62' | 249.77' |
| C4 | 815.00' | 26°23'37" | 375.44' | N29°42'46"E | 372.12' | 191.11' |
| C5 | 3035.00' | 15°53'23" | 841.69' | N50°51'16"E | 839.00' | 423.56' |
| C6 | 785.00' | 24°19'58" | 333.38' | N70°57'56"E | 330.88' | 169.24' |
| C7 | 715.00' | 36°53'55" | 460.46' | S78°25'07"E | 452.54' | 238.53' |
| C8 | 25.00' | 93°33'50" | 40.82' | S13°11'15"E | 36.44' | 26.61' |
| C9 | 430.00' | 34°03'55" | 255.66' | S16°33'43"W | 251.91' | 131.73' |
| C10 | 25.00' | 77°42'59" | 33.91' | S38°23'15"W | 31.37' | 20.14' |
| C11 | 320.00' | 1°16'31" | 7.12' | S76°36'28"W | 7.12' | 3.56' |
| C12 | 780.00' | 26°23'37" | 359.31' | N29°42'46"E | 356.14' | 182.90' |
| C13 | 3000.00' | 15°53'23" | 831.99' | N50°51'16"E | 829.32' | 418.68' |
| C14 | 750.00' | 24°19'58" | 318.52' | N70°57'56"E | 316.13' | 161.70' |
| C15 | 908.26' | 0°42'23" | 11.20' | N44°48'09"E | 11.20' | 5.60' |
| C16 | 500.00' | 16°56'00" | 147.77' | N53°55'46"E | 147.23' | 74.43' |
| C17 | 2278.08' | 1°01'11" | 40.97' | N63°10'23"E | 40.97' | 20.48' |
| C18 | 7995.05' | 0°23'44" | 55.20' | N63°53'10"E | 55.20' | 27.60' |
| C19 | 14243.27' | 0°17'42" | 73.31' | N63°56'11"E | 73.31' | 36.66' |
| C20 | 46656.54' | 0°01'11" | 16.04' | N63°46'45"E | 16.04' | 8.02' |
| C21 | 987877.99' | 0°00'15" | 73.85' | N63°46'02"E | 73.85' | 36.92' |
| C22 | 7999.08' | 0°27'27" | 63.87' | N63°32'11"E | 63.87' | 31.93' |
| C23 | 18634.90' | 0°14'26" | 78.27' | N63°25'38"E | 78.27' | 39.13' |
| C24 | 400.00' | 15°24'01" | 107.51' | N55°52'30"E | 107.19' | 54.08' |
| C25 | 1138.69' | 2°05'19" | 41.51' | N46°01'38"E | 41.51' | 20.76' |
| C26 | 1049.66' | 2°16'40" | 41.73' | N46°07'18"E | 41.72' | 20.87' |
| C27 | 1463.70' | 1°32'15" | 39.28' | N48°01'45"E | 39.28' | 19.64' |

Note: corner lie to abstract shown.

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES 1 BLOCK
MAY 2023

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

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23209 & L20465100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication Sec 3, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

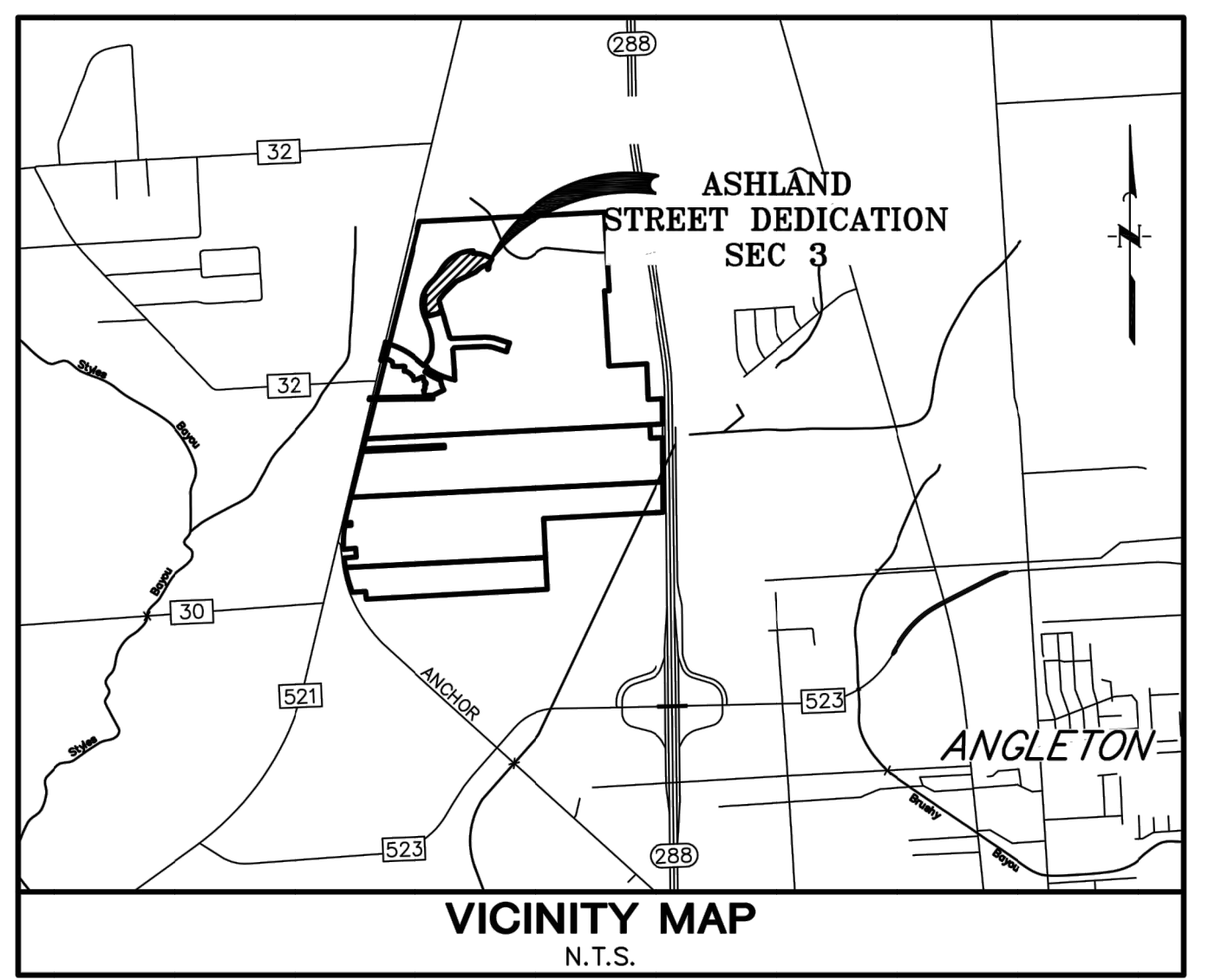
FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer



Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Show bearing from commencement point to monument on plat drawing

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.91 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 24.91 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, over and across said 469.08 acre tract the following twenty six (26) courses and distances:

- 1. South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract;
- 2. South 06°52'05" East, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
- 3. Along the arc of said non-tangent curve to the right having a radius of 715.00 feet, a central angle of 36°53'55", an arc length of 460.46 feet, and a long chord bearing South 78°25'07" East, with a chord length of 452.54 feet to a point for corner marking the beginning of a compound curve to the right;
- 4. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing South 13°11'15" East, with a chord length of 36.44 feet to a point for corner marking the beginning of a reverse curve to the left;
- 5. Along the arc of said reverse curve to the left having a radius of 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing South 16°33'43" West, with a chord length of 251.91 feet to a point for corner marking the beginning of a reverse curve to the right;
- 6. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°42'59", an arc length of 33.91 feet, and a long chord bearing South 38°23'15" West, with a chord length of 31.37 feet to a point for corner marking the beginning of a reverse curve to the left;
- 7. Along the arc of said reverse curve to the left having a radius of 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing South 76°36'28" West, with a chord length of 7.12 feet to a point for corner;
- 8. North 14°01'46" West, 125.00 feet to a point for corner;
- 9. South 70°08'52" West, 90.29 feet to a point for corner;
- 10. South 58°30'09" West, 91.70 feet to a point for corner;
- 11. South 47°48'28" West, 178.80 feet to a point for corner;
- 12. South 63°17'42" West, 570.00 feet to a point for corner;
- 13. South 44°34'38" West, 455.00 feet to a point for corner;
- 14. South 36°12'11" West, 190.26 feet to a point for corner;
- 15. South 21°46'37" West, 66.45 feet to a point for corner;
- 16. South 16°30'19" East, 324.58 feet to a point for corner;
- 17. South 74°29'44" West, 383.33 feet to a point for corner;
- 18. North 15°30'16" West, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
- 19. Along the arc of said non-tangent curve to the left having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing South 73°19'52" West, with a chord length of 25.60 feet to a point for corner marking the beginning of a reverse curve to the right;
- 20. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing North 64°11'34" West, with a chord length of 34.51 feet to a point for corner marking the beginning of a compound curve to the right;
- 21. Along the arc of said compound curve to the right having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing North 02°01'06" West, with a chord length of 473.62 feet to a point for corner;
- 22. North 73°29'03" West, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
- 23. Along the arc of said non-tangent curve to the right having a radius of 815.00 feet, a central angle of 26°23'37", an arc length of 375.44 feet, and a long chord bearing North 29°42'46" East, with a chord length of 372.12 feet to a point for corner;
- 24. North 42°54'34" East, 314.82 feet to a point for corner marking the beginning of a curve to the right;
- 25. Along the arc of said curve to the right having a radius of 3035.00 feet, a central angle of 15°53'23", an arc length of 841.69 feet, and a long chord bearing North 50°51'16" East, with a chord length of 839.00 feet to a point for corner marking the beginning of a compound curve to the right;
- 26. Along the arc of said compound curve to the right having a radius of 785.00 feet, a central angle of 24°19'58", an arc length of 333.38 feet, and a long chord bearing North 70°57'56" East, with a chord length of 330.88 feet to the POINT OF BEGINNING, CONTAINING 24.91 acres of land in Brazoria County, 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 Notary Public, State of Texas

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES

1 BLOCK

MAY 2023

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

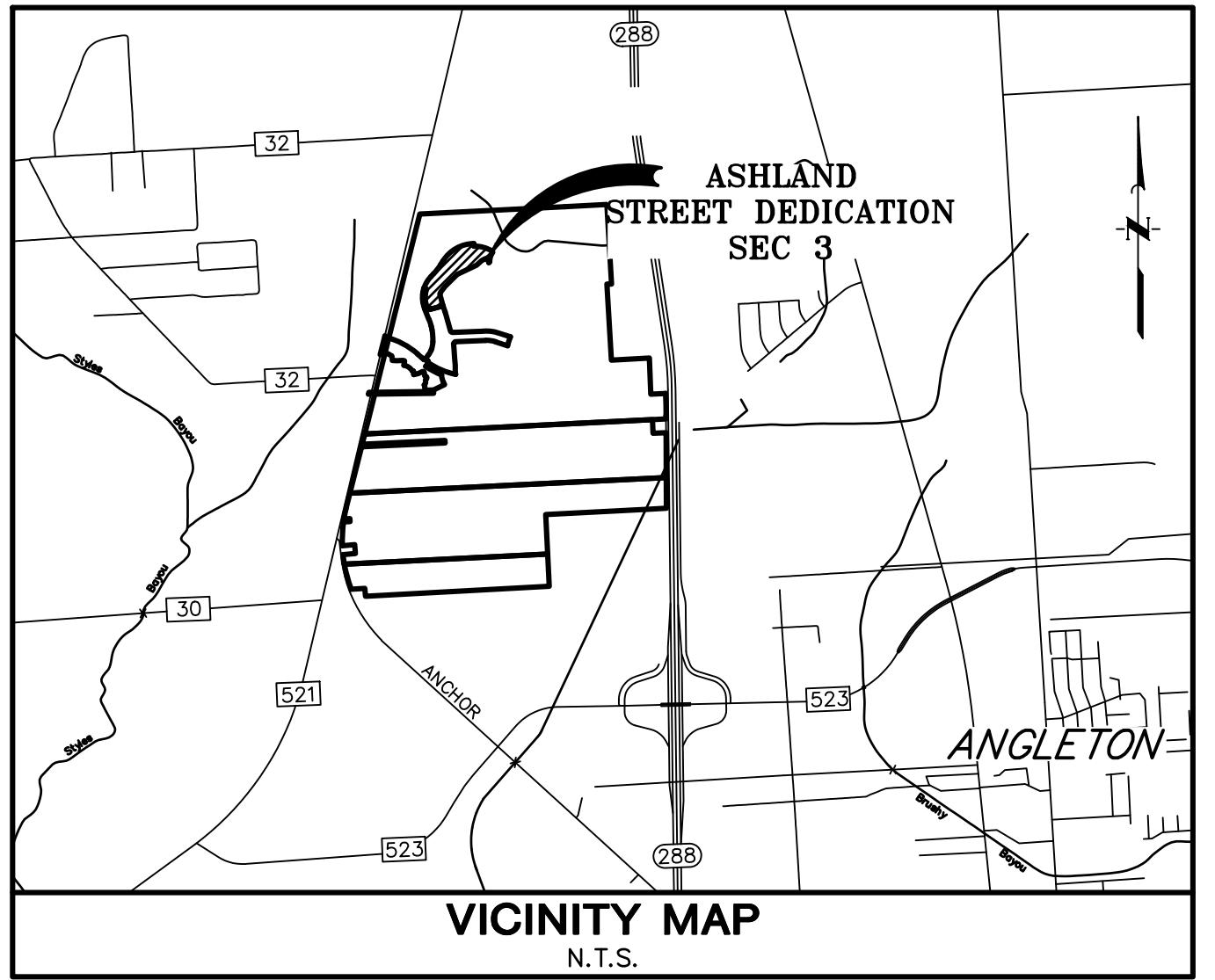
PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281-342-2033

| RESERVE TABLE | | | | |
|-----------------|---|---------|-------------------------|--|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER | |
| A | PARK/OPEN SPACE | 1.27 | Palmetto/MHA FB 107, LP | |
| B | DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE | 20.06 | Palmetto/MHA FB 107, LP | |
| C | DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE | .10 | Palmetto/MHA FB 107, LP | |

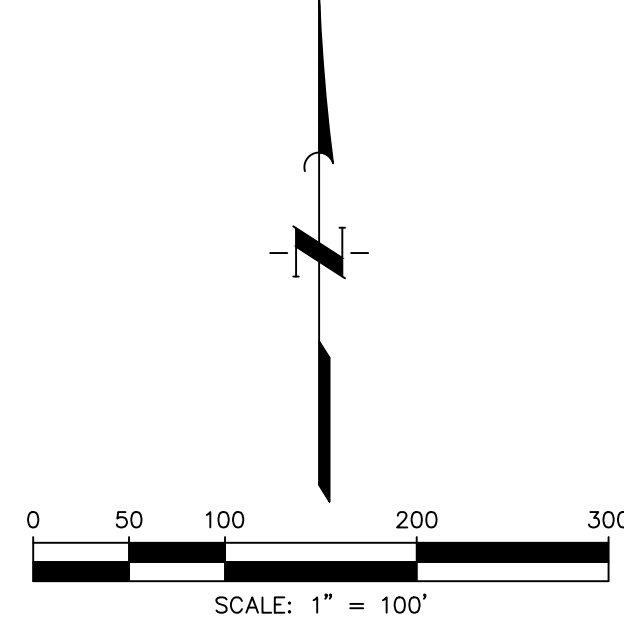
CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC



- General Notes
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - Eam "Easement"
 - FG "Firm Code"
 - FND "Found"
 - OCCBCT "Official County Clerk, Brazoria County, Texas"
 - OPROBC "Official Public Records of Brazoria County"
 - No. "Number"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol. Pg. "Volume and Page"
 - WLE "Waterline Easement"
 - Ⓛ "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such 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 title fee thereto shall revert to and revest in the dedicating, his heirs, assigns or successors.
- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- There are pipelines or pipeline easements within the platted area shown hereon.
- 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.
- 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.
- All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit."
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S74°29'44"W | 383.33' |
| L2 | N15°30'16"W | 60.00' |
| L3 | N73°29'03"W | 70.00' |
| L4 | N42°54'34"E | 314.82' |
| L5 | S06°52'05"E | 70.00' |
| L6 | N14°01'46"W | 125.00' |
| L7 | S70°08'52"W | 90.29' |
| L8 | S58°30'09"W | 91.70' |
| L9 | S47°48'28"W | 178.80' |
| L10 | S63°17'42"W | 570.00' |
| L11 | S44°34'38"W | 455.00' |
| L12 | S36°12'11"W | 190.26' |
| L13 | S21°46'37"W | 66.45' |
| L14 | S16°30'19"E | 324.58' |
| L15 | N74°29'44"E | 382.80' |
| L16 | N42°54'34"E | 314.82' |
| L17 | N50°58'41"W | 6.46' |
| L18 | N45°27'46"E | 313.27' |
| L19 | N62°23'46"E | 44.84' |
| L20 | N48°10'30"E | 60.25' |
| L21 | N79°21'09"W | 65.22' |

| CURVE TABLE | | | | | | |
|-------------|------------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 630.00' | 219°43" | 25.61' | S73°19'52"W | 25.60' | 12.80' |
| C2 | 25.00' | 87°16'51" | 38.08' | N64°11'34"W | 34.51' | 23.84' |
| C3 | 745.00' | 37°04'06" | 481.99' | N02°01'06"W | 473.62' | 249.77' |
| C4 | 815.00' | 26°23'37" | 375.44' | N29°42'46"E | 372.12' | 191.11' |
| C5 | 3035.00' | 15°53'23" | 841.69' | N50°51'16"E | 839.00' | 423.56' |
| C6 | 785.00' | 24°19'58" | 333.38' | N70°57'56"E | 330.88' | 169.24' |
| C7 | 715.00' | 36°53'55" | 460.46' | S78°25'07"E | 452.54' | 238.53' |
| C8 | 25.00' | 93°33'50" | 40.82' | S13°11'15"E | 36.44' | 26.61' |
| C9 | 430.00' | 34°03'55" | 255.66' | S16°33'43"W | 251.91' | 131.73' |
| C10 | 25.00' | 77°42'59" | 33.91' | S38°23'15"W | 31.37' | 20.14' |
| C11 | 320.00' | 116°31" | 7.12' | S76°36'28"W | 7.12' | 3.56' |
| C12 | 780.00' | 26°23'37" | 359.31' | N29°42'46"E | 356.14' | 182.90' |
| C13 | 3000.00' | 15°53'23" | 831.99' | N50°51'16"E | 829.32' | 418.68' |
| C14 | 750.00' | 24°19'58" | 318.52' | N70°57'56"E | 316.13' | 161.70' |
| C15 | 908.26' | 0°42'23" | 11.20' | N44°48'09"E | 11.20' | 5.60' |
| C16 | 500.00' | 16°56'00" | 147.77' | N53°55'46"E | 147.23' | 74.43' |
| C17 | 2278.08' | 1°01'11" | 16.04' | N63°10'23"E | 40.97' | 20.49' |
| C18 | 7995.05' | 0°23'44" | 55.20' | N63°53'10"E | 55.20' | 27.60' |
| C19 | 14243.27' | 0°17'42" | 73.31' | N63°56'11"E | 73.31' | 36.66' |
| C20 | 46656.54' | 0°01'11" | 16.04' | N63°46'45"E | 16.04' | 8.02' |
| C21 | 987877.99' | 0°00'15" | 73.85' | N63°46'02"E | 73.85' | 36.92' |
| C22 | 7999.08' | 0°27'27" | 63.87' | N63°32'11"E | 63.87' | 31.93' |
| C23 | 18634.90' | 0°14'26" | 78.27' | N63°25'38"E | 78.27' | 39.13' |
| C24 | 400.00' | 15°24'01" | 107.51' | N55°52'30"E | 107.19' | 54.08' |
| C25 | 1138.69' | 2°05'19" | 41.51' | N46°01'38"E | 41.51' | 20.76' |
| C26 | 1049.66' | 2°16'40" | 41.73' | N46°07'18"E | 41.72' | 20.87' |
| C27 | 1463.70' | 1°32'15" | 39.28' | N48°01'45"E | 39.28' | 19.64' |

ASHLAND
SEC 2
CCF No. _____
OCCBCT
CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

ASHLAND STREET
DEDICATION
SEC 2
CCF No. _____
OCCBCT

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES **1 BLOCK**

MAY 2023

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

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

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23209 & 33064300
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication Sec 3, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 20

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

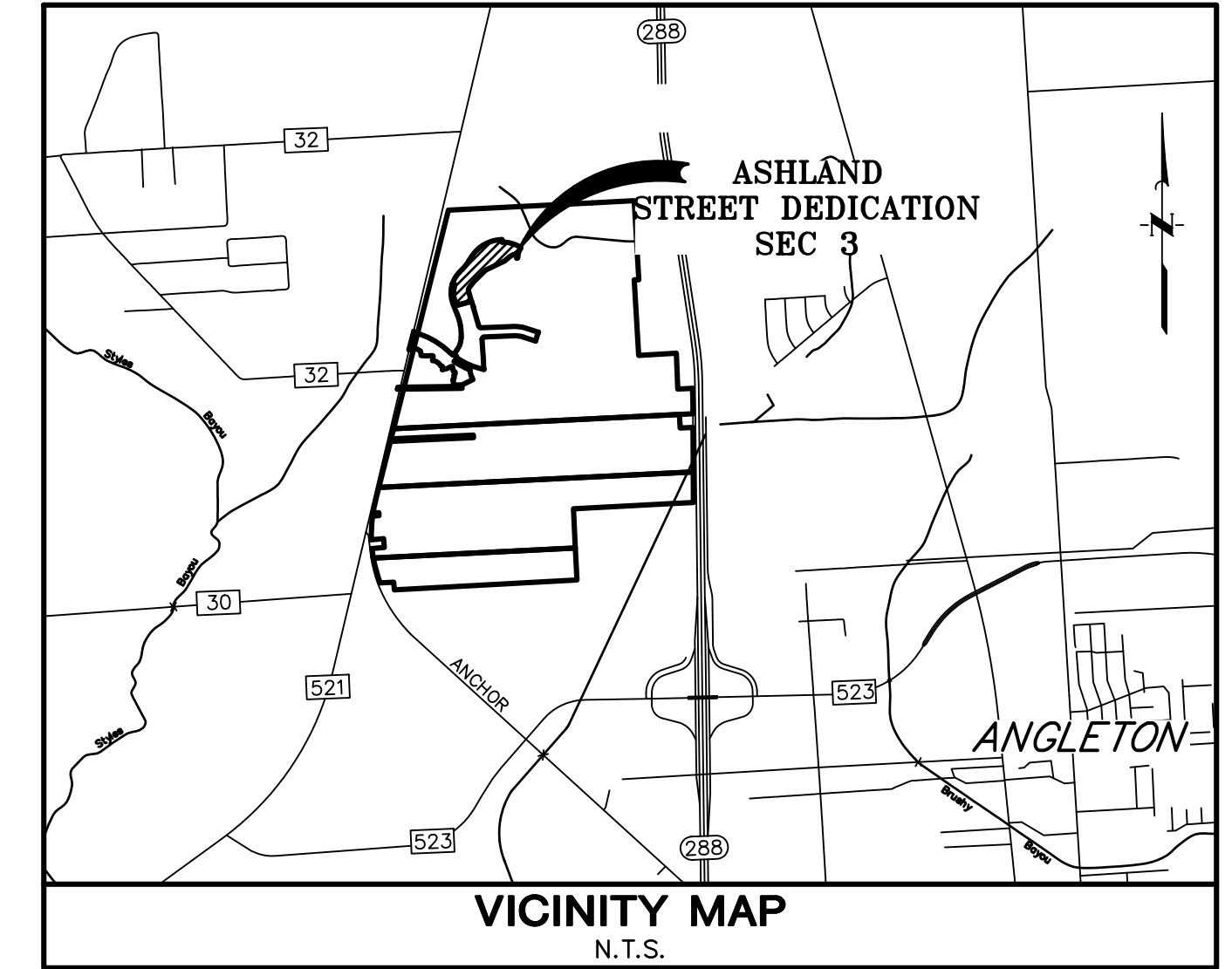
STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.91 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 24.91 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, over and across said 469.08 acre tract the following twenty six (26) courses and distances:

- 1.South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract;
2.South 06°52'05" East, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
3.Along the arc of said non-tangent curve to the right having a radius of 715.00 feet, a central angle of 36°53'55", an arc length of 460.46 feet, and a long chord bearing South 78°25'07" East, with a chord length of 452.54 feet to a point for corner marking the beginning of a compound curve to the right;
4.Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing South 13°11'15" East, with a chord length of 36.44 feet to a point for corner marking the beginning of a reverse curve to the left;
5.Along the arc of said reverse curve to the left having a radius of 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing South 16°33'43" West, with a chord length of 251.91 feet to a point for corner marking the beginning of a reverse curve to the right;
6.Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°42'59", an arc length of 33.91 feet, and a long chord bearing South 38°23'15" West, with a chord length of 31.37 feet to a point for corner marking the beginning of a reverse curve to the left;
7.Along the arc of said reverse curve to the left having a radius of 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing South 76°36'28" West, with a chord length of 7.12 feet to a point for corner;
8.North 14°01'46" West, 125.00 feet to a point for corner;
9.South 70°08'52" West, 90.29 feet to a point for corner;
10. South 58°30'09" West, 91.70 feet to a point for corner;
11. South 47°48'28" West, 178.80 feet to a point for corner;
12. South 63°17'42" West, 570.00 feet to a point for corner;
13. South 44°34'38" West, 455.00 feet to a point for corner;
14. South 36°12'11" West, 190.26 feet to a point for corner;
15. South 21°46'37" West, 66.45 feet to a point for corner;
16. South 16°30'19" East, 324.58 feet to a point for corner;
17. South 74°29'44" West, 383.33 feet to a point for corner;
18. North 15°30'16" West, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the left;
19. Along the arc of said non-tangent curve to the left having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing South 73°19'52" West, with a chord length of 25.60 feet to a point for corner marking the beginning of a reverse curve to the right;
20. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing North 64°11'34" West, with a chord length of 34.51 feet to a point for corner marking the beginning of a compound curve to the right;
21. Along the arc of said compound curve to the right having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing North 02°01'06" West, with a chord length of 473.62 feet to a point for corner;
22. North 73°29'03" West, 70.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
23. Along the arc of said non-tangent curve to the right having a radius of 815.00 feet, a central angle of 26°23'37", an arc length of 375.44 feet, and a long chord bearing North 29°42'46" East, with a chord length of 372.12 feet to a point for corner;
24. North 42°54'34" East, 314.82 feet to a point for corner marking the beginning of a curve to the right;
25. Along the arc of said curve to the right having a radius of 3035.00 feet, a central angle of 15°53'23", an arc length of 841.69 feet, and a long chord bearing North 50°51'16" East, with a chord length of 839.00 feet to a point for corner marking the beginning of a compound curve to the right;
26. Along the arc of said compound curve to the right having a radius of 785.00 feet, a central angle of 24°19'58", an arc length of 333.38 feet, and a long chord bearing North 70°57'56" East, with a chord length of 330.88 feet to the POINT OF BEGINNING, CONTAINING 24.91 acres of land in Brazoria County, 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 Notary Public, State of Texas

FINAL PLAT OF
ASHLAND
STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES

1 BLOCK

MAY 2023

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

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23279 & 10048100
1229 Corporate Drive, Suite 100 • Houston, TX 77471 • 281.342.2033



CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

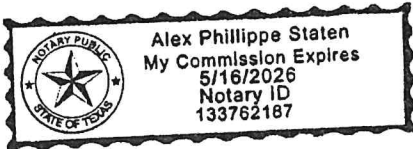
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas
Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary if the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication

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 Ashland Project Coral Haven Street Dedication Final 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, on 1.2405 acres of land.

City Engineer comments are provided in Attachment 2. 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.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. The Development Agreement is nearing completion but not yet approved by City Council. Therefore, a number of the conditions may result in a conditionally approved final plat.

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73.

Sheet 1 of 2

1. Bearings and distances noted for curves C2,7, and 12 in the Curve Table do not match the metes and bounds notes.
2. Notate utility service providers for the proposed subdivision.
3. Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas.
4. Plat not showing existing floodplain. Update to include existing adjacent floodplain.
5. Show bearing from commencement point to monument.
6. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Correct overlapping text on plat heading.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.
3. Acreage value in metes and bounds does not match plat heading.

Recommendation. The planning and zoning commission is asked to consider approving this final plat conditioned on Staff/Engineer's comments being cleared as noted in 10 conditions.



June 22, 2023

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

Re: On-Going Services
Coral Haven Lane Street Dedication Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the final 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.

Sheet 1 of 2

1. Bearings and distances noted for curves C2,7, and 12 in the Curve Table do not match the metes and bounds notes.
2. Notate utility service providers for the proposed subdivision.
3. Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas.
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6. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Correct overlapping text on plat heading.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.
3. Acreage value in metes and bounds does not match plat heading.

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 Coral Haven Lane Street Dedication Final Plat be Revised and Resubmitted.

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

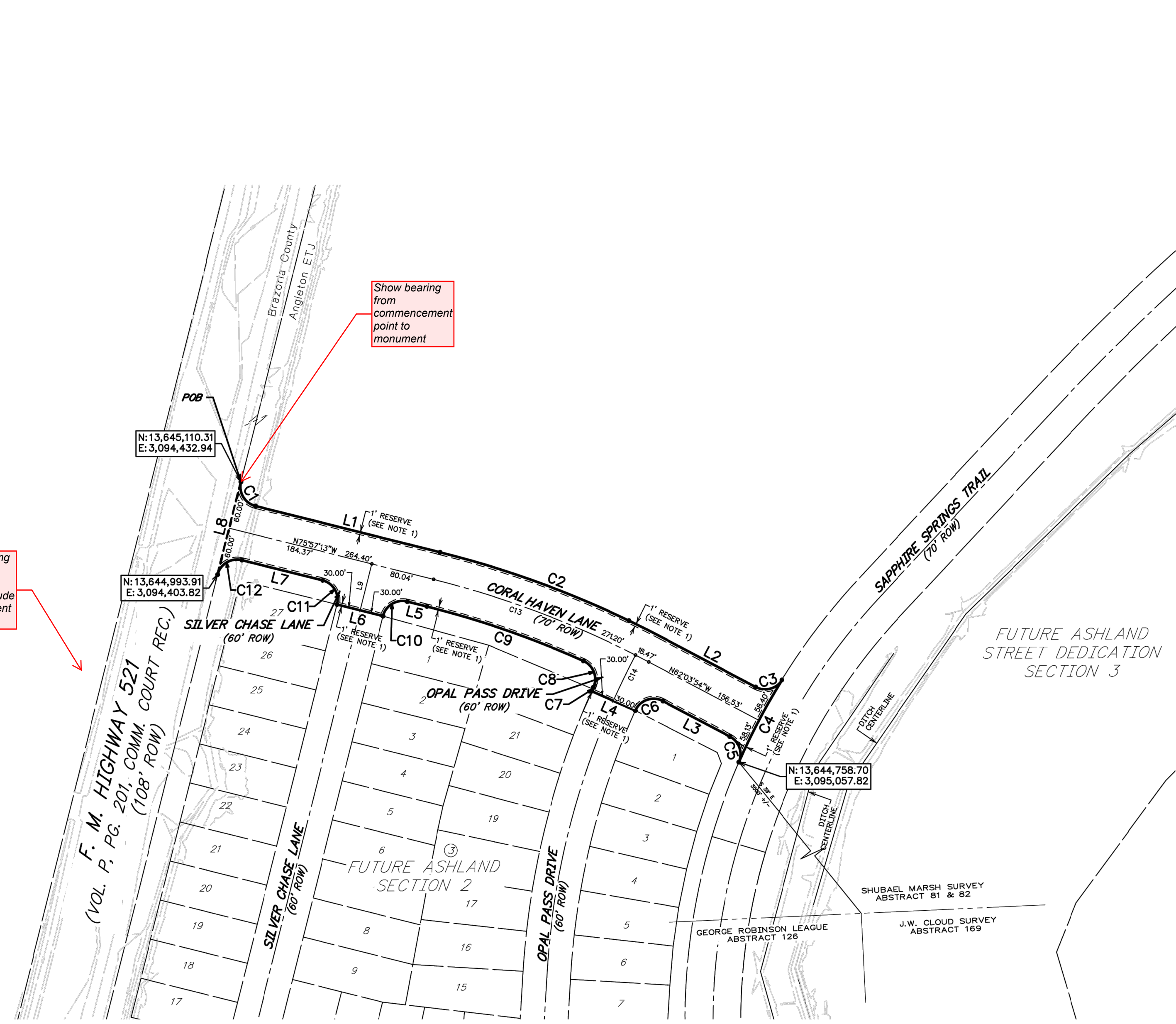
Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

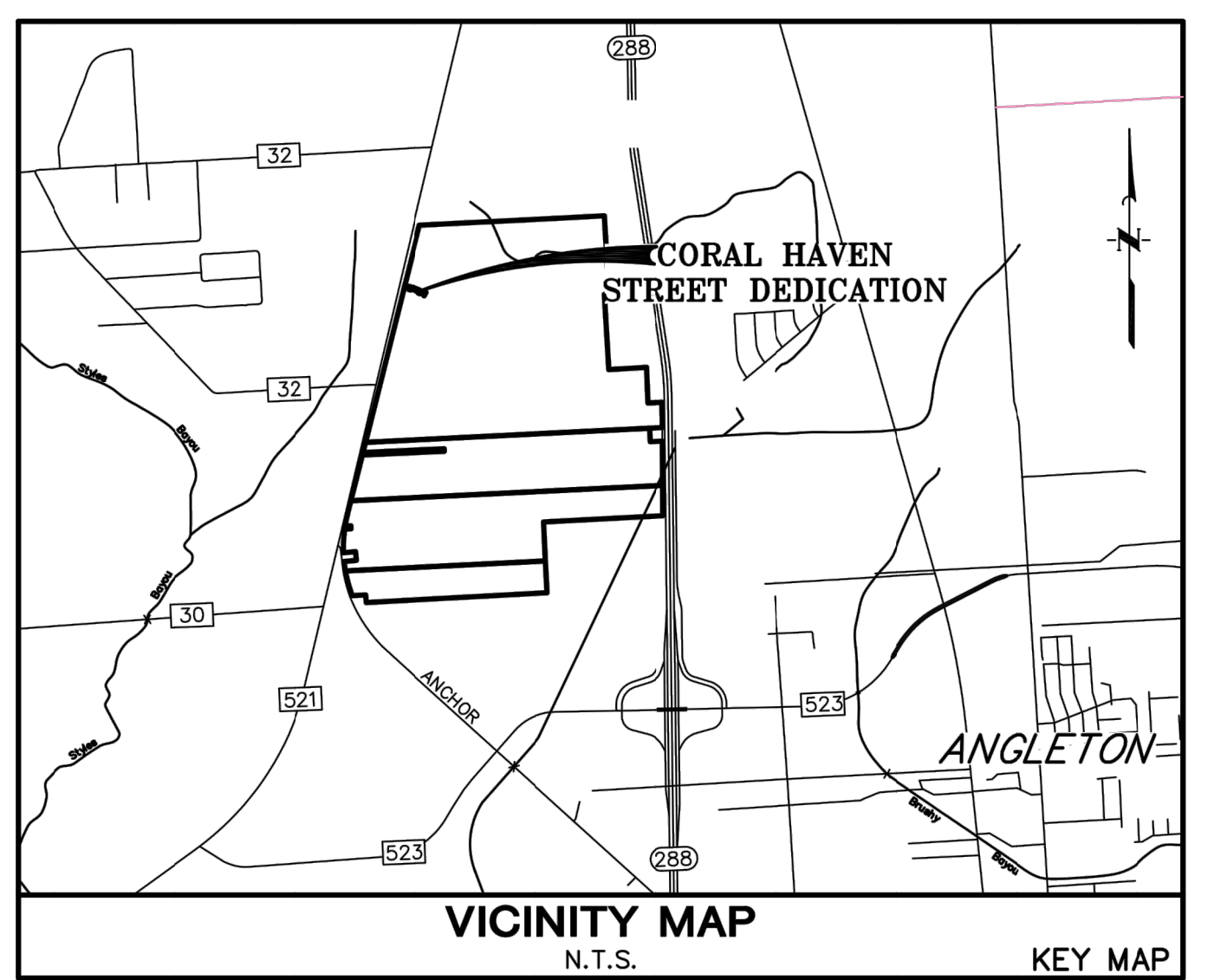
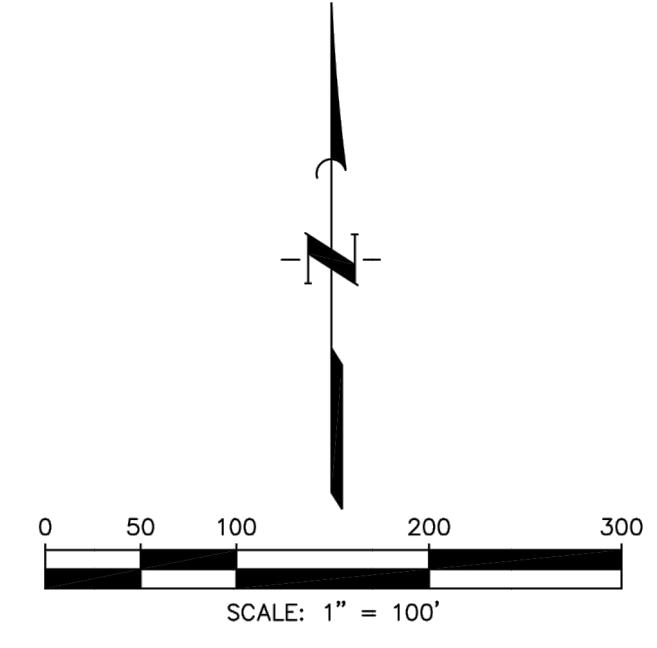
cc: Files (10361761/10336228)

Attachments



Plat not showing existing floodplain. Update to include existing adjacent floodplain

Show bearing from commencement point to monument



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Esm "Easement"
- FC "Film Code"
- O.C.C.B.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- WLE "Waterline Easement"
- ⓪ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such 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 title fee thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. All cul-de-sac radii are sixty-five feet (65'), unless otherwise indicated.
4. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
6. There are no pipelines or pipeline easements within the platted area shown hereon.
7. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
8. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAQS_1012 and HCOG_14012.
9. 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.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. 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.
12. 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.
13. 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."
14. 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.
15. 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.

Notate utility service providers for the proposed subdivision

Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas

Bearings and distances noted for curves C2, 7, and 12 in the Curve Table do not match the metes and bounds notes.

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 25.00' | 89°59'50" | 39.27' | S30°57'18"E | 35.35' | 239.41' |
| C2 | 1230.00' | 13°53'19" | 298.15' | N69°00'33"W | 297.42' | 149.81' |
| C3 | 25.00' | 86°14'47" | 37.63' | N74°48'43"E | 34.18' | 23.41' |
| C4 | 815.00' | 81°1'32" | 116.53' | S27°35'33"W | 116.43' | 58.36' |
| C5 | 25.00' | 85°33'41" | 37.33' | N19°17'03"W | 33.96' | 23.13' |
| C6 | 25.00' | 93°59'13" | 41.01' | S70°56'30"W | 36.56' | 26.80' |
| C7 | 1020.00' | 01°7'49" | 5.29' | S24°05'48"W | 5.29' | 2.64' |
| C8 | 25.00' | 89°54'46" | 39.23' | N20°42'40"W | 35.33' | 24.96' |
| C9 | 1160.00' | 10°17'10" | 208.25' | N70°48'38"W | 207.97' | 104.41' |
| C10 | 25.00' | 90°00'10" | 39.27' | S59°02'42"W | 35.36' | 25.00' |
| C11 | 25.00' | 89°59'50" | 39.27' | N30°57'19"W | 35.35' | 25.00' |
| C12 | 25.00' | 90°00'09" | 39.27' | S59°02'43"W | 35.36' | 25.00' |
| C13 | 1195.00' | 13°53'19" | 289.67' | N69°00'33"W | 288.96' | 145.55' |
| C14 | 990.00' | 3°41'19" | 63.74' | S25°47'33"W | 63.73' | 31.88' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S75°57'13"E | 239.41' |
| L2 | S62°03'54"E | 133.32' |
| L3 | N62°03'54"W | 95.26' |
| L4 | N66°03'06"W | 60.00' |
| L5 | N75°57'13"W | 25.03' |
| L6 | N75°57'04"W | 60.00' |
| L7 | N75°57'13"W | 104.37' |
| L8 | N14°02'37"E | 120.00' |
| L9 | N14°02'37"E | 60.00' |

FINAL PLAT OF CORAL HAVEN LANE STREET DEDICATION

A SUBDIVISION OF 12405 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A-82 BRAZORIA COUNTY, TEXAS

MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Quality Engineers and Land Surveyors
Registration Nos. F-23290 & 30040100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS

COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as CORAL HAVEN STREET DEDICATION, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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 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 authority, on this day personally appeared _____ Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Steve Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS
COUNTY OF BRAZORIA

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.24 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.23 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

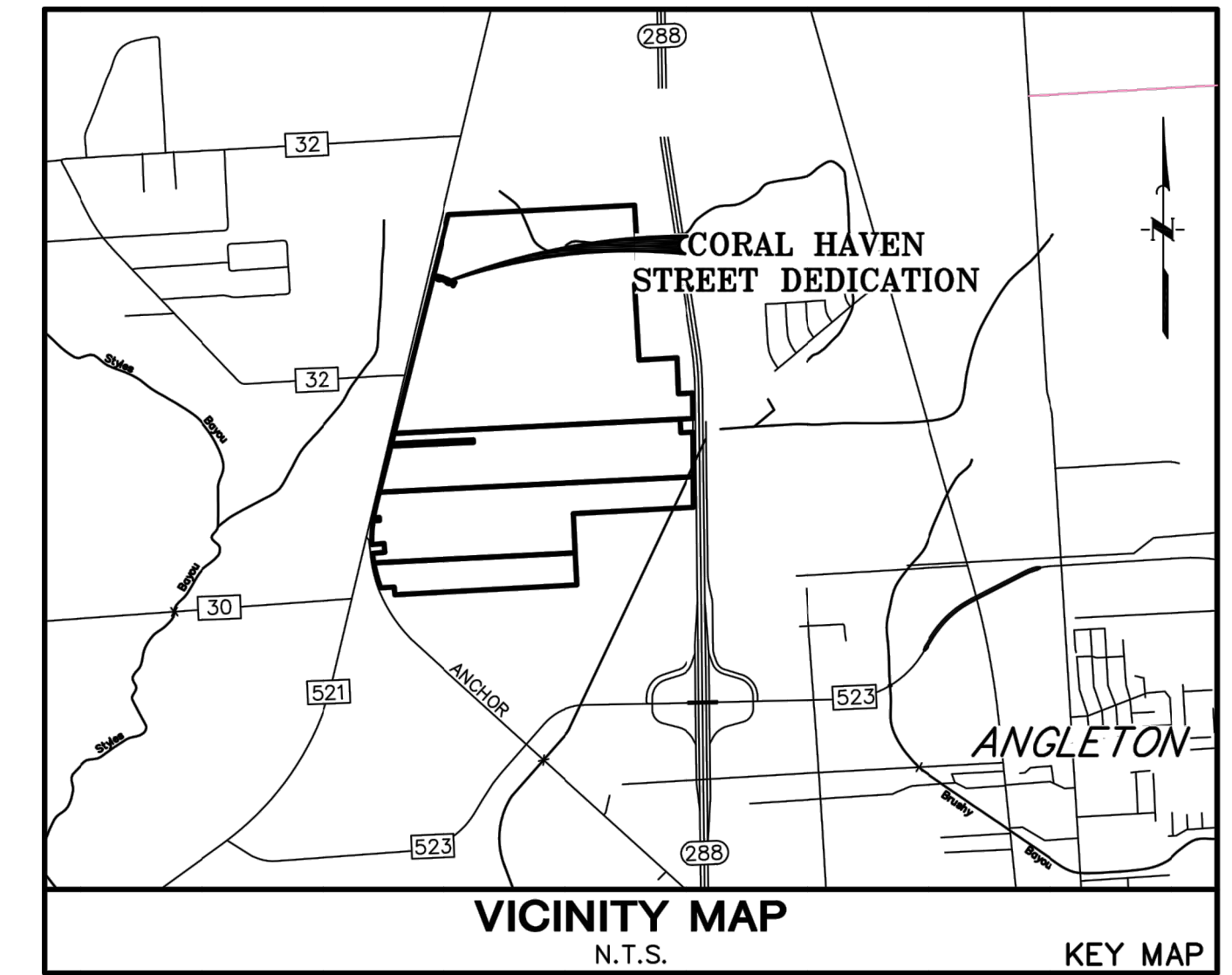
COMMENCING at a found concrete monument being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 1510.45 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the left;

THENCE, over and across said 469.08 acre tract the following nineteen (19) courses and distances:

- 1. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing South 30°57'18" East, 35.35 feet to a point for corner;
- 2. South 75°57'13" East, 239.41 feet to a point for corner at the beginning of a curve to the right;
- 3. Along the arc of said curve to the right having a radius of 1230.00 feet, a central angle of 13°53'19", an arc length of 298.15 feet, and a long chord bearing South 69°00'33" East, 297.42 feet to a point for corner;
- 4. South 62°03'54" East, 133.32 feet to a point for corner at the beginning of a curve to the left;
- 5. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 86°14'47", an arc length of 37.63 feet, and a long chord bearing North 74°48'43" East, 34.18 feet to a point for corner at the beginning of a compound curve to the left;
- 6. Along the arch of said compound curve to the left having a radius of 815.00 feet, a central angle of 08°11'32", an arc length of 116.53 feet, and a long chord bearing South 27°35'33" West, 116.43 feet to a point for corner at the beginning of a compound curve to the left;
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- 8. North 62°03'54" West, 95.26 feet to a point for corner at the beginning of a curve to the left;
- 9. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 93°59'13", an arc length of 41.01 feet, and a long chord bearing South 70°16'30" West, 36.56 feet to a point for corner;
- 10. North 66°03'06" West, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the right;
- 11. Along the arc of said non-tangent curve to the right having a radius of 1020.00 feet, a central angle of 00°17'49", an arc length of 5.29 feet, and a long chord bearing North 24°05'48" East, 5.29 feet to a point for corner at the beginning of a reverse curve to the left;
- 12. Along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 89°54'46", an arc length of 39.23 feet, and a long chord bearing North 20°42'40" West, 35.33 feet to a point for corner at the beginning of a compound curve to the left;
- 13. Along the arch of said compound curve to the left having a radius of 1160.00 feet, a central angle of 10°17'10", an arc length of 208.25 feet, and a long chord bearing North 70°48'38" West, 207.97 feet to a point for corner;
- 14. North 75°57'13" West, 25.03 feet to a point for corner at the beginning of a curve to the left;
- 15. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, 35.36 feet to a point for corner;
- 16. North 75°57'04" West, 60.00 feet to a point for corner at the beginning of a non-tangent curve to the left;
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THENCE, North 14°02'37" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 1.2404 acres of land in Brazoria County, Texas.

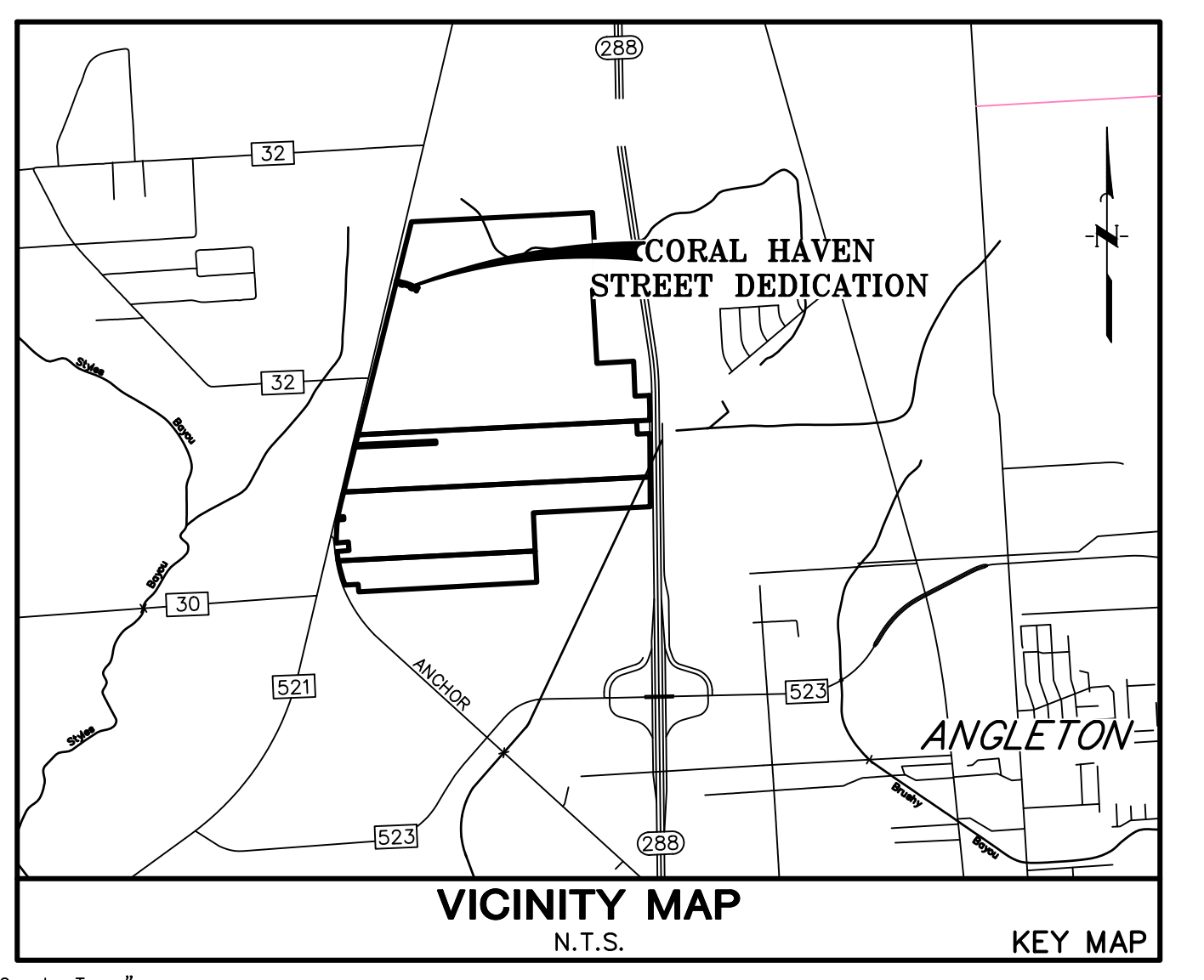
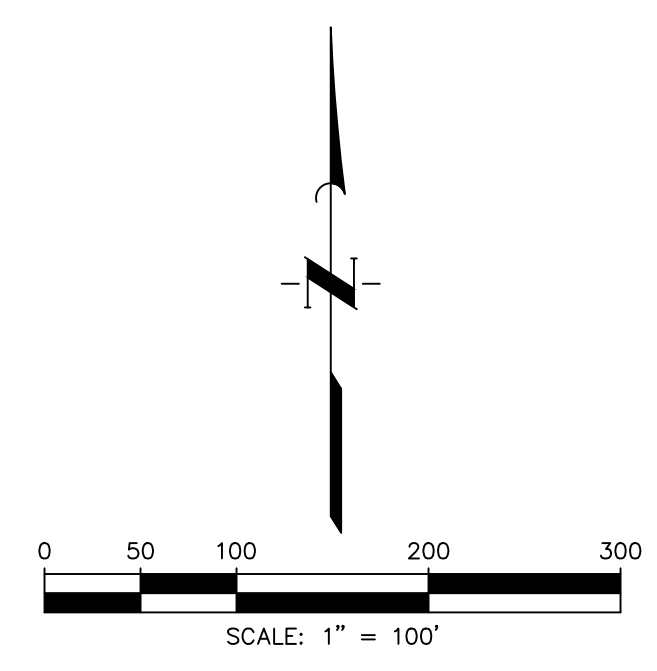
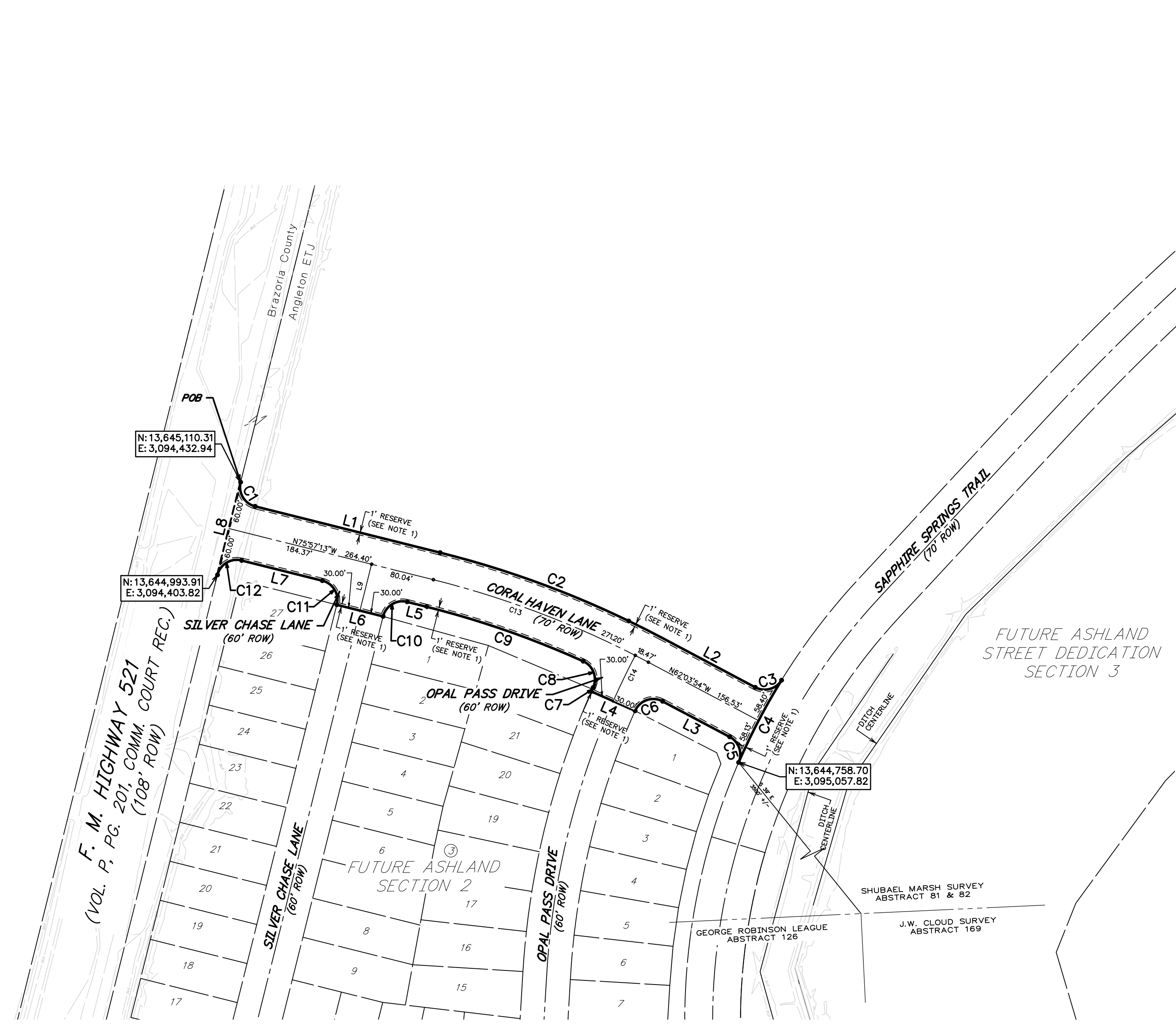


FINAL PLAT OF CORAL HAVEN LANE STREET DEDICATION A SUBDIVISION OF 12405 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A-82 BRAZORIA COUNTY, TEXAS

MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Em "Easement"
- FC "Firm Code"
- O.C.C.B.T "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- W/E "Waterline Easement"
- ⓪ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such 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 title fee thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3. All cul-de-sac radii are sixty-five feet (65'), unless otherwise indicated.
4. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
6. There are no pipelines or pipeline easements within the platted area shown hereon.
7. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
8. 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.
9. 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.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. 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.
12. 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.
13. 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."
14. 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.
15. 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.

FINAL PLAT OF CORAL HAVEN LANE STREET DEDICATION

A SUBDIVISION OF 12405 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

MAY 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
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281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30486100
6330 West Loop South, Suite 550, Bellaire, TX 77404 • 713.777.5337

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 25.00' | 89°59'50" | 39.27' | S30°57'18"E | 35.35' | 25.00' |
| C2 | 1230.00' | 1°53'19" | 298.15' | N69°00'33"W | 297.42' | 149.81' |
| C3 | 25.00' | 86°14'47" | 37.63' | N74°48'43"E | 34.18' | 23.41' |
| C4 | 815.00' | 8°11'32" | 116.53' | S27°35'33"W | 116.43' | 58.36' |
| C5 | 25.00' | 85°33'41" | 37.33' | N19°17'03"W | 33.96' | 23.13' |
| C6 | 25.00' | 93°59'13" | 41.01' | S70°56'30"W | 36.56' | 26.80' |
| C7 | 1020.00' | 0°17'49" | 5.29' | S24°05'48"W | 5.29' | 2.64' |
| C8 | 25.00' | 89°54'46" | 39.23' | N20°42'40"W | 35.33' | 24.96' |
| C9 | 1160.00' | 1°01'7"10" | 208.25' | N70°48'38"W | 207.97' | 104.41' |
| C10 | 25.00' | 90°00'10" | 39.27' | S59°02'42"W | 35.36' | 25.00' |
| C11 | 25.00' | 89°59'50" | 39.27' | N30°57'18"W | 35.35' | 25.00' |
| C12 | 25.00' | 90°00'09" | 39.27' | S59°02'43"W | 35.36' | 25.00' |
| C13 | 1195.00' | 1°53'19" | 289.67' | N69°00'33"W | 288.96' | 145.55' |
| C14 | 990.00' | 3°41'19" | 63.74' | S25°47'33"W | 63.73' | 31.88' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S75°57'13"E | 239.41' |
| L2 | S62°03'54"E | 133.32' |
| L3 | N62°03'54"W | 95.26' |
| L4 | N66°03'06"W | 60.00' |
| L5 | N75°57'13"W | 25.03' |
| L6 | N75°57'04"W | 60.00' |
| L7 | N75°57'13"W | 104.37' |
| L8 | N14°02'37"E | 120.00' |
| L9 | N14°02'37"E | 60.00' |

STATE OF TEXAS

COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as CORAL HAVEN STREET DEDICATION, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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 authority, on this day personally appeared _____ Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Steve Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

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STATE OF TEXAS §
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That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS
COUNTY OF BRAZORIA

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

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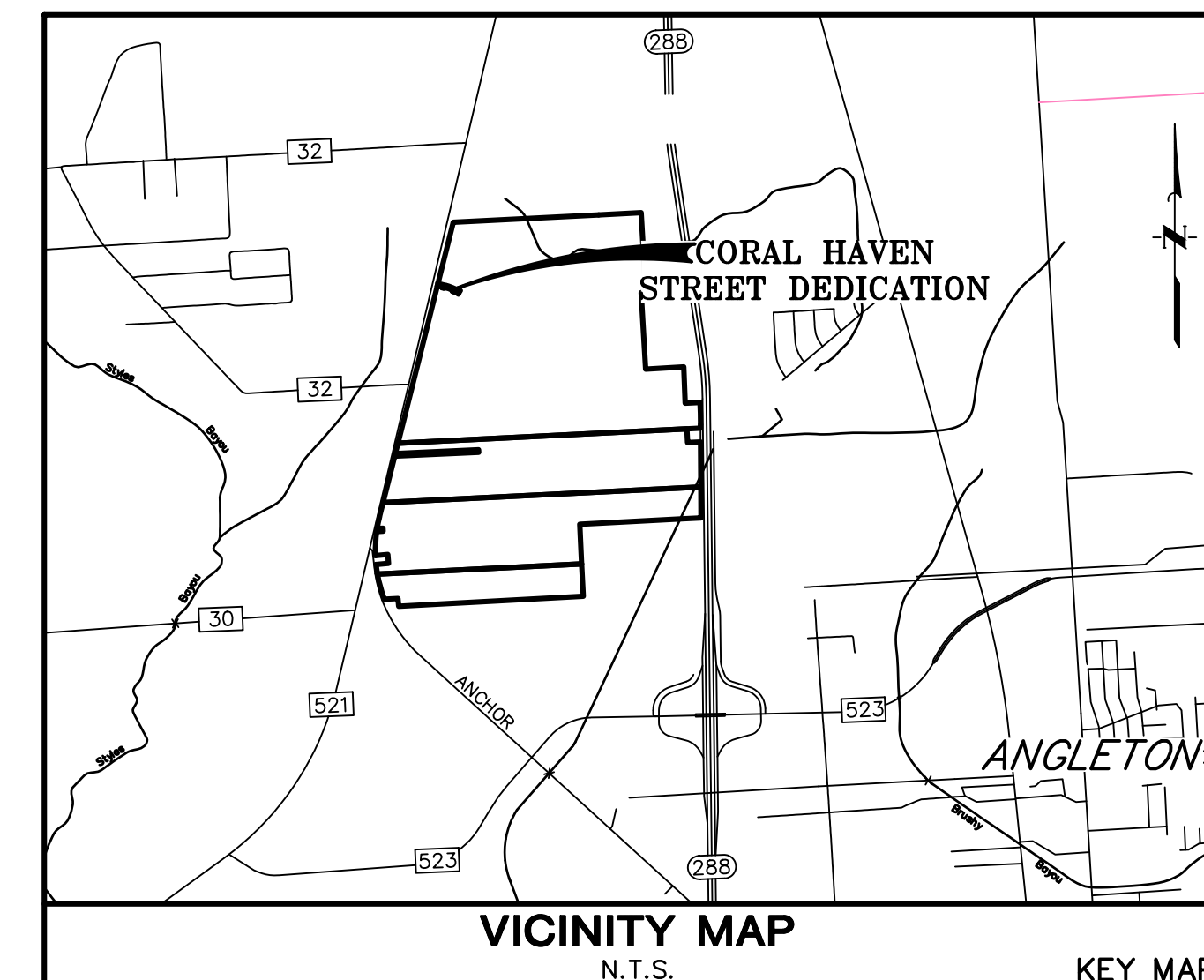
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MAY 2023

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

ENGINEER/PLANNER/SURVEYOR:





CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHOIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhershan Vemburky DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

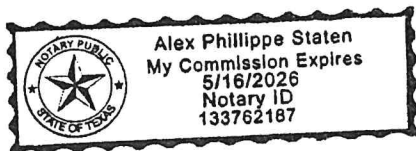
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhershan Vemburky DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas

Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary. If the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Consideration of approval of a Final Plat for Ashland Development Wastewater Treatment Plant, for 14.44 acres of land, containing four reserves in 1 block out of the George Robinson League, A-126, Brazoria County, Texas as submitted by Quiddity Engineering, LLC on behalf of Ashton Gray Development. The proposed uses of the 4 reserves include Drainage and detention, open space, and a wastewater treatment plant.

The property is currently within the ETJ, Extraterritorial Jurisdiction within Brazoria County. The City Council has approved the following associated plats for Ashland Development subject to the final approval of the development agreement: Preliminary Plats for Sections 1 and Section 2; Street Dedication Plats 1, 2 & 3; Ashland Coral Haven Street Dedication Plat; Ashland Model Home Park; Detention; and mass grading plans have been submitted and reviewed by the City.

City Engineer Comments: The City Engineer has reviewed the final plat and offered the following review comments. Prior to agenda posting these items had not been cleared by City Staff.

Sheet 1 of 2

1. Provide plat note that defines wastewater plant uses and any restrictions for the use of the property.
2. Provide plat note that defines ownership and maintenance.
3. Provide plat note that defines how subdivision will be serviced by utilities. (e.g. electric,)
4. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B)
5. Update plat title to update the words "waste water" to be one word "Wastewater"
6. Filing Information for the 16-ft UE to be completed once received.
7. Label Plat Type (e.g. final plat).

Sheet 2 of 2

1. Update plat title to update the words "waste water" to be one word "Wastewater"
2. Show bearing from commencement point to monument on plat drawing.

RECOMMENDATION: The planning commission should approve the Final Plat for Ashland Development Wastewater Treatment Plant, 14.44 acres of land, containing four reserves in 1 block, subject to all City Engineer's comments being satisfied.

June 22, 2023

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

Re: On-Going Services
Ashland Wastewater Plant Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Provide plat note that defines wastewater plant uses and any restrictions for the use of the property.
2. Provide plat note that defines ownership and maintenance.
3. Provide plat note that defines how subdivision will be serviced by utilities. (e.g. electric,)
4. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B)
5. Update plat title to update the words "waste water" to be one word "Wastewater"
6. Filing Information for the 16-ft UE to be completed once received
7. Label Plat Type (e.g. final plat).

Sheet 2 of 2

1. Update plat title to update the words "waste water" to be one word "Wastewater"
2. Show bearing from commencement point to monument on plat drawing.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Wastewater Plant 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.

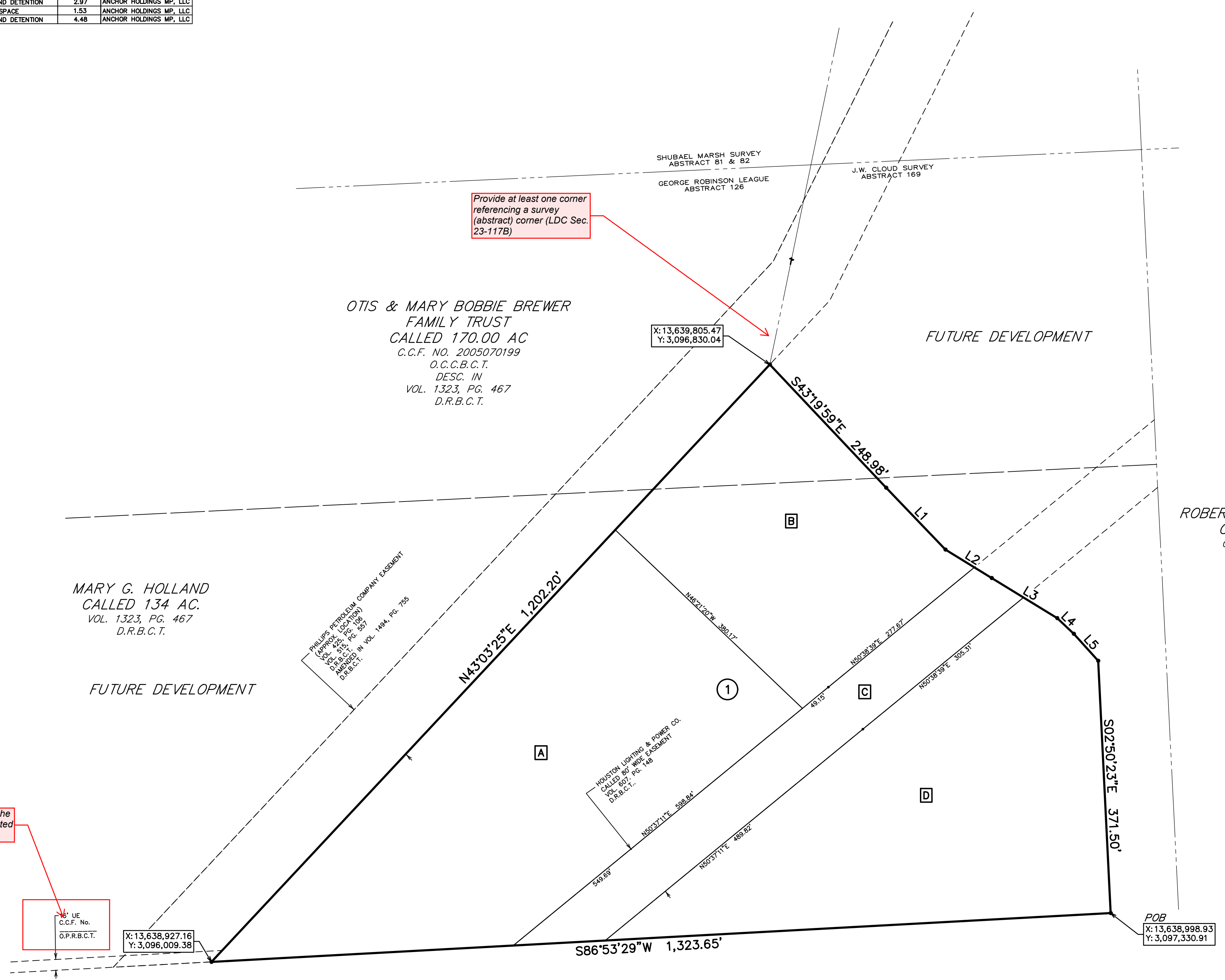
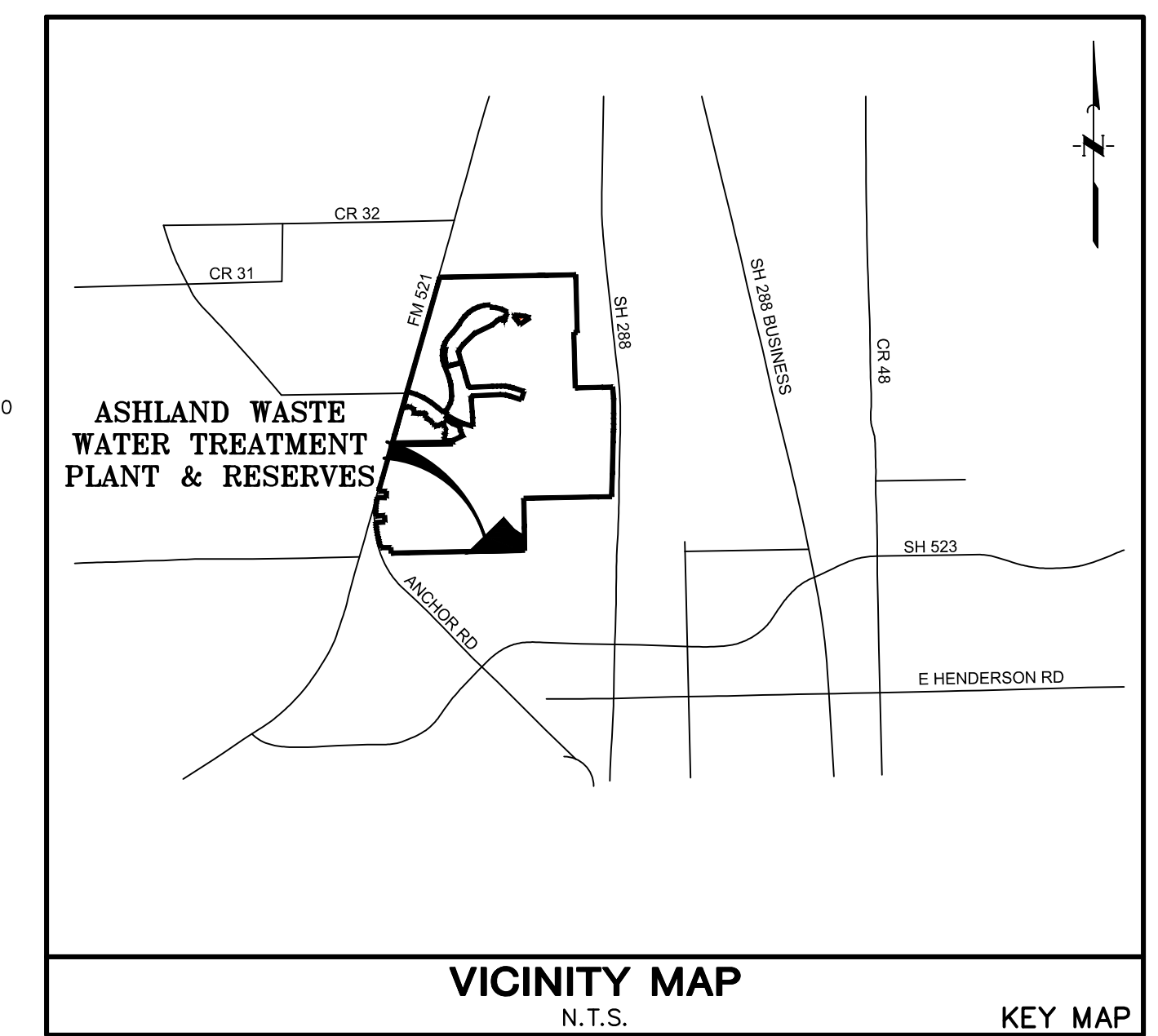
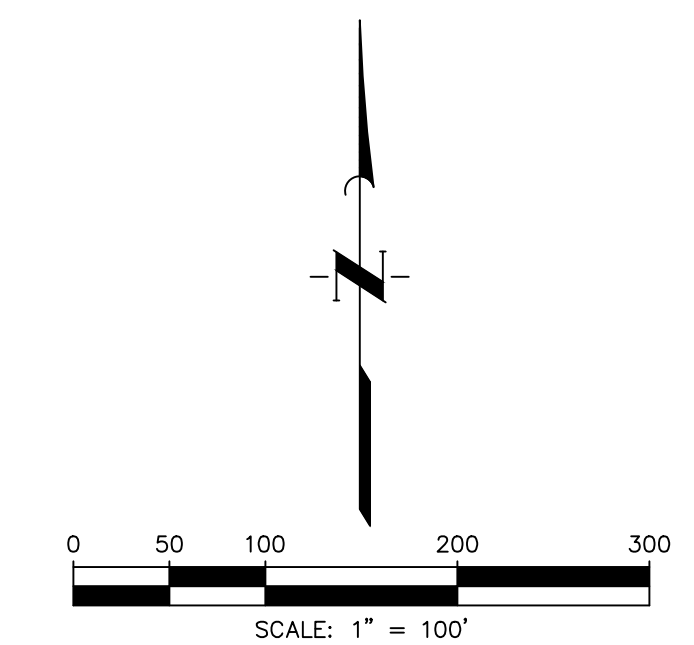
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

| | | | |
|--|---|--|---|
| RESTRICTED RESERVE A Restricted to Waste Water Treatment Plant Purposes Only 5.45 AC 237,517 Sq. Ft. | RESTRICTED RESERVE B Restricted to Drainage and Detention Purposes Only 2.97 AC 129,553 Sq. Ft. | RESTRICTED RESERVE C Restricted to Open Space Purposes Only 1.53 AC 66,856 Sq. Ft. | RESTRICTED RESERVE D Restricted to Drainage and Detention Purposes Only 4.48 AC 195,189 Sq. Ft. |
|--|---|--|---|

| RESERVE TABLE | | | |
|-----------------|-----------------------------|---------|-------------------------|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | WASTE WATER TREATMENT PLANT | 5.45 | ANCHOR HOLDINGS MP, LLC |
| B | DRAINAGE AND DETENTION | 2.97 | ANCHOR HOLDINGS MP, LLC |
| C | OPEN SPACE | 1.53 | ANCHOR HOLDINGS MP, LLC |
| D | DRAINAGE AND DETENTION | 4.48 | ANCHOR HOLDINGS MP, LLC |



OTIS & MARY BOBBIE BREWER
FAMILY TRUST
CALLED 170.00 AC
C.C.F. No. 2005070199
O.C.C.B.C.T.
DESC. IN
VOL. 1323, PG. 467
D.R.B.C.T.

ROBERT LLOYD CARR, ET
CALLED 91.87 AC.
C.C.F. No. 2015014625
O.C.C.B.C.T.
DESC. IN
VOL. 362, PG. 470
D.R.B.C.T.

MARY G. HOLLAND
CALLED 134 AC.
VOL. 1323, PG. 467
D.R.B.C.T.

CHARLES B. ROBERSTON III, ET AL
CALLED 116.155 AC
C.C.F. No. 2018029439
O.C.C.B.C.T.

- General Notes**
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
 - 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.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 483900430K, Panel 430, Suffix "X", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - NOTICE: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - NOTICE: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - NOTICE: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy, and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
 - NOTICE: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the engineer and/or surveyor of record.

Provide plat note that defines wastewater plant uses and any restrictions for the use of the property.

Provide plat note that defines ownership and maintenance.

Provide plat note that defines how subdivision will be surveyed. Update plat with the words "waste water" to be one word "wastewater".

Label Plat Type (e.g. final plat)

ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

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

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23230 & 1006430
6330 West Loop South, Suite 100 • Houston, TX 77061 • 713.777.5337

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S43°48'03"E | 126.07' |
| L2 | S58°22'21"E | 79.90' |
| L3 | S58°28'19"E | 112.87' |
| L4 | S46°41'05"E | 33.57' |
| L5 | S42°06'09"E | 53.32' |

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____ a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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 authority, on this day personally appeared _____ Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

Print Name _____

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

Show bearing from commencement point to monument on plat drawing.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.44-acre tract of land situated in the George Robinson League, Abstract No. 126 in Brazoria County, Texas, being partially out of a called 61.20-acre tract of land and a 166.74-acre tract of land, both of which are conveyed to 1485 Holdings LLC by Special Warranty Deed, recorded in Clerk's File No. 202185074 of the official public records of Brazoria County; said 14.44-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 round 5/8 inch iron rod with cap stamped "IRS RPLS 4808" at the southeast corner of a said 61.20-acre tract, the northeast corner of a called 116.155-acre tract to Charles B. Robertson III, et al, recorded in Clerk's File No. 2018029439 of the Officially County Court of Brazoria County, Texas, and along the west line of a called 91.87-acre tract to Robert Lloyd Carr, et al recorded in County Clerk's File No. 2015014625 of the Official County Court of Brazoria County, Texas;

THENCE, South 86°53'29" West, along the south line of said 61.20-acre tract common with the north line of said 116.155-acre tract, 100.00 feet to the POINT OF BEGINNING;

THENCE, South 86°53'29" West, along said common line, 1323.65 feet to a point for corner;

THENCE, North 43°03'25" East, passing the north line of aforementioned 61.20-acre tract, common with the south line of aforementioned 166.74-acre tract at 951.26 feet, for a total distance of 1202.20 feet to a point for corner;

THENCE, South 43°19'59" East, passing said common line at 229.72 feet, for a total distance of 248.98 feet to a point for corner;

THENCE, South 43°48'03" East, 126.07 feet to a point for corner;

THENCE, South 58°22'21" East, 79.90 feet to a point for corner;

THENCE, South 58°28'19" East, 112.87 feet to a point for corner;

THENCE, South 46°41'05" East, 33.57 feet to a point for corner;

THENCE, South 42°06'09" East, 53.32 feet to a point for corner;

THENCE, South 02°50'23" East, 371.50 feet to the POINT OF BEGINNING, CONTAINING 14.4437-acre of land in Brazoria County, Texas.

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

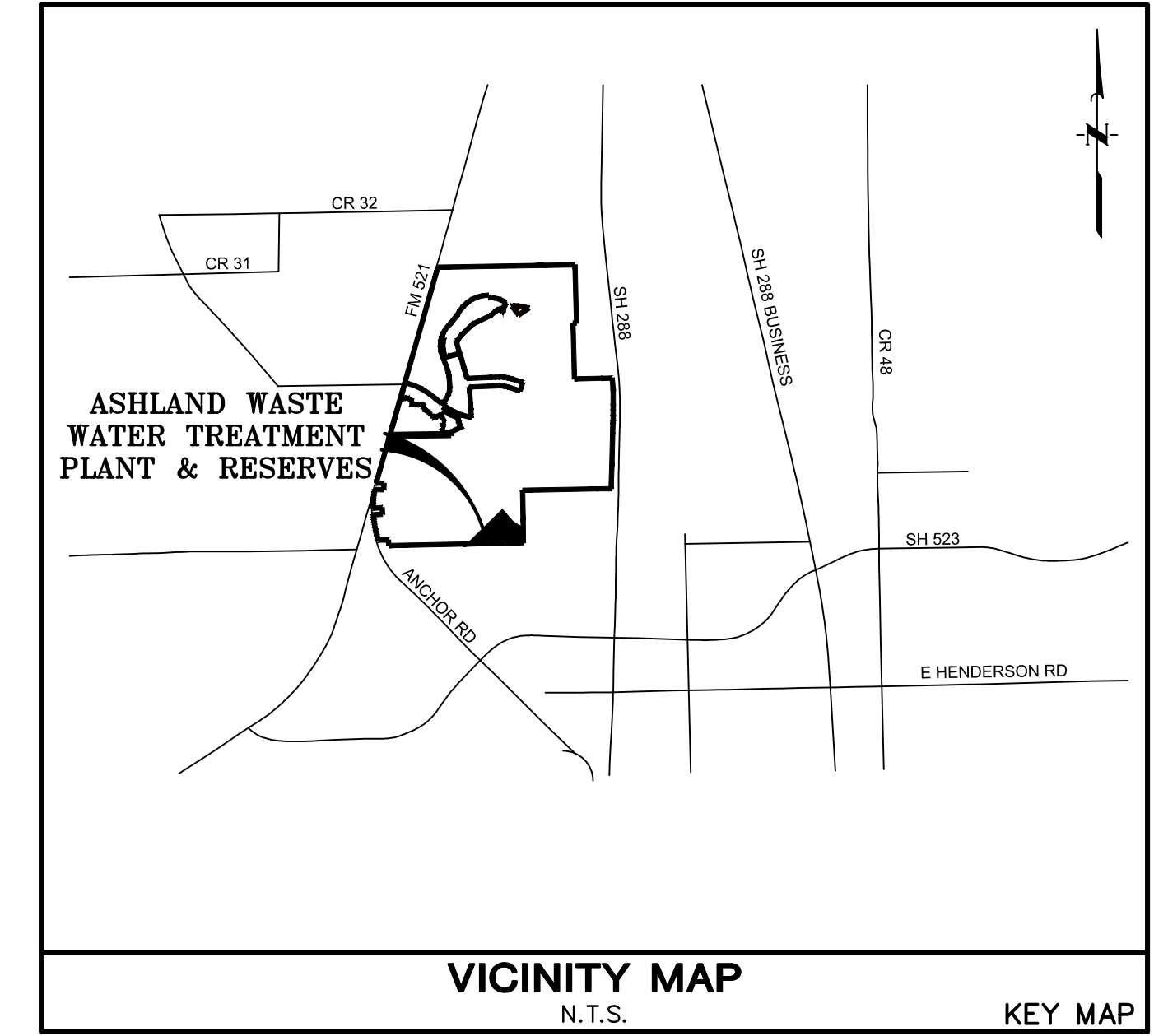
Chairman, Planning and Zoning Commission _____

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 Notary Public, State of Texas

Update plat title to update the words "waste water" to be one word "Wastewater"


ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

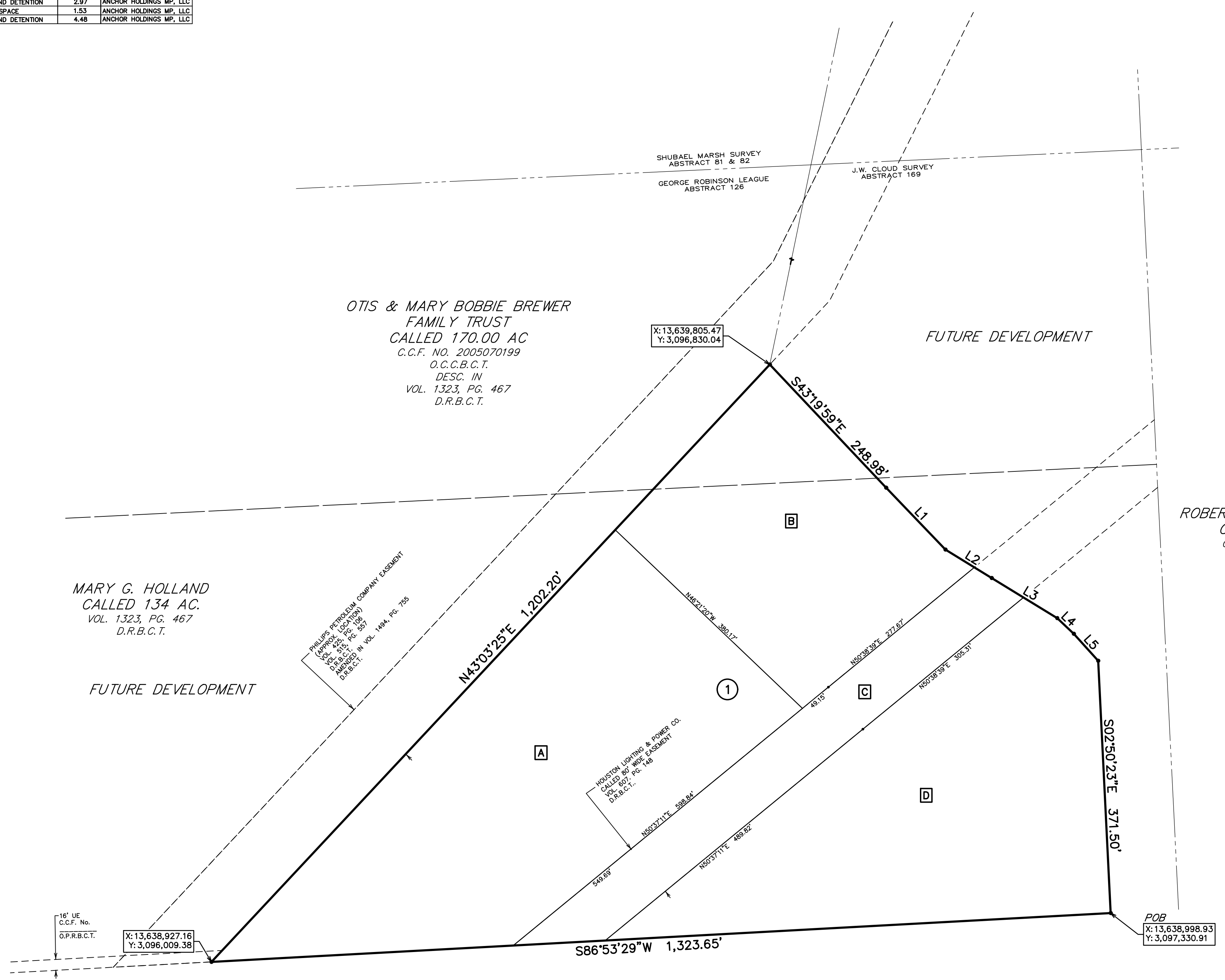
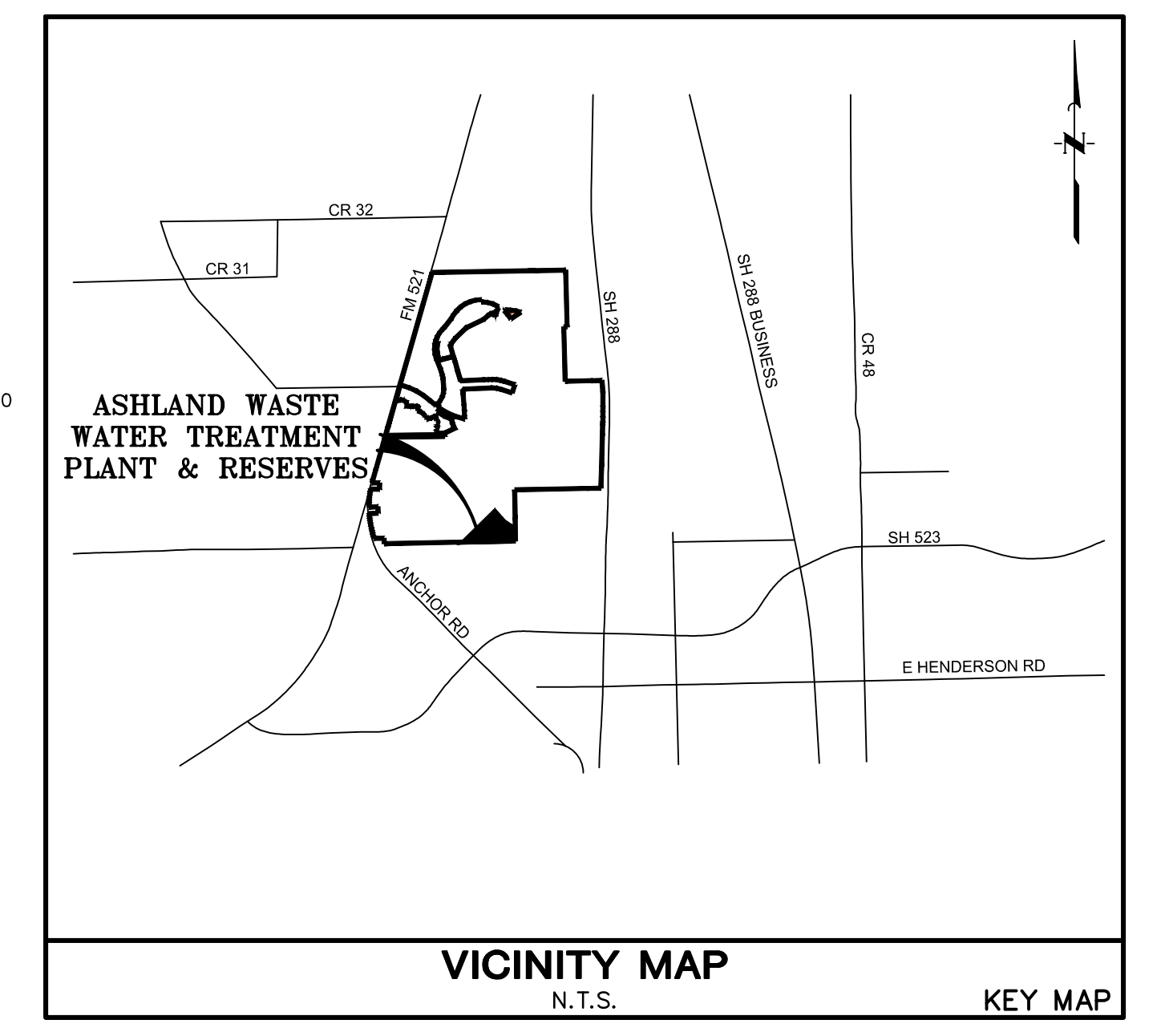
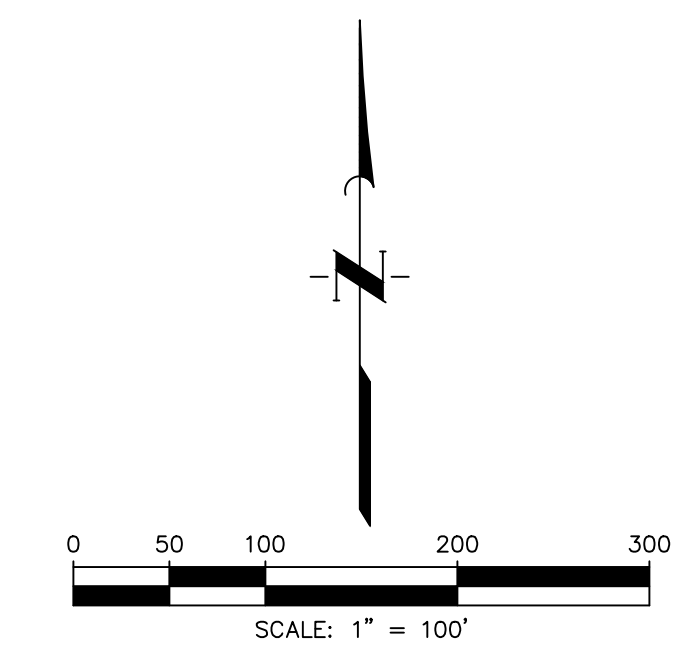
PLANNER:
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-22290 & 10046300
6330 West Loop South, Suite 100 • Houston, TX 77041 • 713.777.5337

| | | | |
|--|---|--|---|
| RESTRICTED RESERVE A Restricted to Waste Water Treatment Plant Purposes Only 5.45 AC 237,517 Sq. Ft. | RESTRICTED RESERVE B Restricted to Drainage and Detention Purposes Only 2.97 AC 129,553 Sq. Ft. | RESTRICTED RESERVE C Restricted to Open Space Purposes Only 1.53 AC 66,856 Sq. Ft. | RESTRICTED RESERVE D Restricted to Drainage and Detention Purposes Only 4.48 AC 195,189 Sq. Ft. |
|--|---|--|---|

| RESERVE TABLE | | | |
|-----------------|-----------------------------|---------|-------------------------|
| IDENTIFYING No. | LAND USE | ACREAGE | OWNER |
| A | WASTE WATER TREATMENT PLANT | 5.45 | ANCHOR HOLDINGS MP, LLC |
| B | DRAINAGE AND DETENTION | 2.97 | ANCHOR HOLDINGS MP, LLC |
| C | OPEN SPACE | 1.53 | ANCHOR HOLDINGS MP, LLC |
| D | DRAINAGE AND DETENTION | 4.48 | ANCHOR HOLDINGS MP, LLC |



- General Notes**
- A.C.Acres
 - R.O.W.Right Of Way
 - P.O.B.Point Of Beginning
 - FND.Found
 - VOL.Volume
 - PG.Page
 - D.R.B.C.Deed Records Brazoria County
 - NO.Number
 - O.P.R.B.C.Official Public Records Brazoria County
 - O.C.C.B.C.County Clerk's File
 - C.C.F.County Clerk's File
 -Set 3/4-inch iron rod with cap stamped "Quiddity" as per certification
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD83 2001 adjustment).
 - 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.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 4803900430K, Panel 430, Suffix "X", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - NOTICE: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - NOTICE: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - NOTICE: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy, and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
 - NOTICE: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the engineer and/or surveyor of record.

ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S43°48'03"E | 126.07' |
| L2 | S58°22'21"E | 79.90' |
| L3 | S58°28'19"E | 112.87' |
| L4 | S46°41'05"E | 33.57' |
| L5 | S42°06'09"E | 53.32' |

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

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

ENGINEER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, Inc.
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-25230 & 1006430
6330 West Loop South, Suite 100 • Houston, TX 77041 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____ a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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 herein expressed.

Owner _____

Duly Authorized Agent _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____ Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas _____

Print Name _____

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.44-acre tract of land situated in the George Robinson League, Abstract No. 126 in Brazoria County, Texas, being partially out of a called 61.20-acre tract of land and a 166.74-acre tract of land, both of which are conveyed to 1485 Holdings LLC by Special Warranty Deed, recorded in Clerk's File No. 202185074 of the official public records of Brazoria County; said 14.44-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 5/8 inch iron rod with cap stamped "TRS RPLS 4808" at the southeast corner of a said 61.20-acre tract, the northeast corner of a called 116.155-acre tract to Charles B. Robertson III, et al, recorded in Clerk's File No. 2018029439 of the Officially County Court of Brazoria County, Texas, and along the west line of a called 91.87-acre tract to Robert Lloyd Carr, et al recorded in County Clerk's File No. 2015014625 of the Official County Court of Brazoria County, Texas;

THENCE, South 86°53'29" West, along the south line of said 61.20-acre tract common with the north line of said 116.155-acre tract, 100.00 feet to the POINT OF BEGINNING;

THENCE, South 86°53'29" West, along said common line, 1323.65 feet to a point for corner;

THENCE, North 43°03'25" East, passing the north line of aforementioned 61.20-acre tract, common with the south line of aforementioned 166.74-acre tract at 951.26 feet, for a total distance of 1202.20 feet to a point for corner;

THENCE, South 43°19'59" East, passing said common line at 229.72 feet, for a total distance of 248.98 feet to a point for corner;

THENCE, South 43°48'03" East, 126.07 feet to a point for corner;

THENCE, South 58°22'21" East, 79.90 feet to a point for corner;

THENCE, South 58°28'19" East, 112.87 feet to a point for corner;

THENCE, South 46°41'05" East, 33.57 feet to a point for corner;

THENCE, South 42°06'09" East, 53.32 feet to a point for corner;

THENCE, South 02°50'23" East, 371.50 feet to the POINT OF BEGINNING, CONTAINING 14.4437-acre of land in Brazoria County, Texas.

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

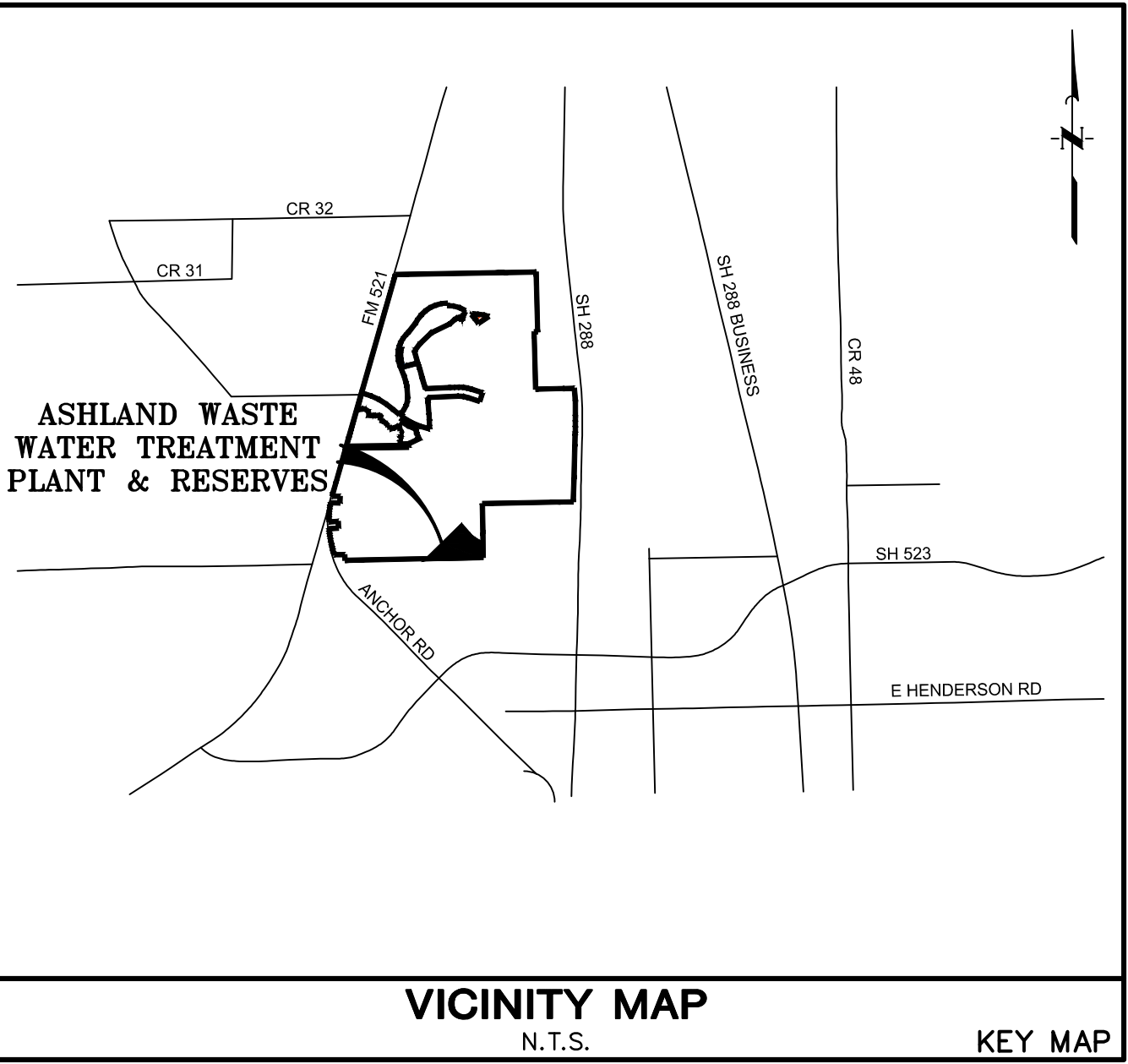
Chairman, Planning and Zoning Commission

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 Notary Public, State of Texas

ASHLAND WASTE WATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281-912-3364

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

ENGINEER/SURVEYOR:

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-25230 & L0046303
6330 West Loop South, Suite 100 • Houston, TX 77061 • 713.777.5337



CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHOIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

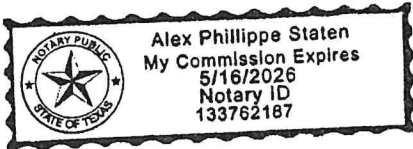
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas
Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary if the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Development Water Plant.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Consideration of approval of a Final Plat for Ashland Development Water Plant, for 2.095 acres of land, containing 1 reserve, in 1 block out of the Shubael Marsh Survey, A-82, Brazoria County, Texas as submitted by Quiddity Engineering, LLC on behalf of Ashton Gray Development. The proposed use of the 1 reserve includes the water plant use.

The property is currently within the ETJ, Extraterritorial Jurisdiction within Brazoria County. The City Council has approved the following associated plats for Ashland Development subject to the final approval of the development agreement: Preliminary Plats for Sections 1 and Section 2; Street Dedication Plats 1, 2 & 3; Ashland Coral Haven Street Dedication Plat; Wastewater and Water Plant Plats, Ashland Model Home Park; Detention; and mass grading plans have been submitted and reviewed by the City.

City Engineer Comments: The City Engineer has reviewed the final plat and offered the following review comments. Prior to agenda posting these items had not been cleared by City Staff.

Sheet 1 of 2

1. Verify and remove text for Reserve A. This appears to be duplicate text.
2. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B).
3. Provide plat note that defines water plant uses and any restrictions for the use of the property.
4. Provide plat note that defines ownership and maintenance.
5. Provide plat note that defines how subdivision will be serviced by utilities. (e.g.

electric). Sheet 2 of 2

1. Verify if this is still valid for the final plat. Only engineer/surveyor is found on the plat titleblock.
2. Show bearing from this point on plat drawing (see metes and bounds paragraph 6).

3. Show bearing from commencement point to monument on plat drawing and reference to the point of beginning.
4. Label Plat Type (e.g. final plat).

RECOMMENDATION: The planning commission should approve the Final Plat for Ashland Development Water Plant, for 2.095 acres of land, containing 1 reserve, in 1 block, subject to any outstanding City Engineer's comments being satisfied.

June 22, 2023

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

Re: On-Going Services
Ashland Water Plant Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Verify and remove text for Reserve A. This appears to be duplicate text.
2. Provide at least one corner referencing a survey (abstract) corner (LDC Sec. 23-117B).
3. Provide plat note that defines water plant uses and any restrictions for the use of the property.
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Sheet 2 of 2

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2. Show bearing from this point on plat drawing (see metes and bounds paragraph 6).
3. Show bearing from commencement point to monument on plat drawing and reference to the point of beginning.
4. Label Plat Type (e.g. final plat).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Water Plant 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

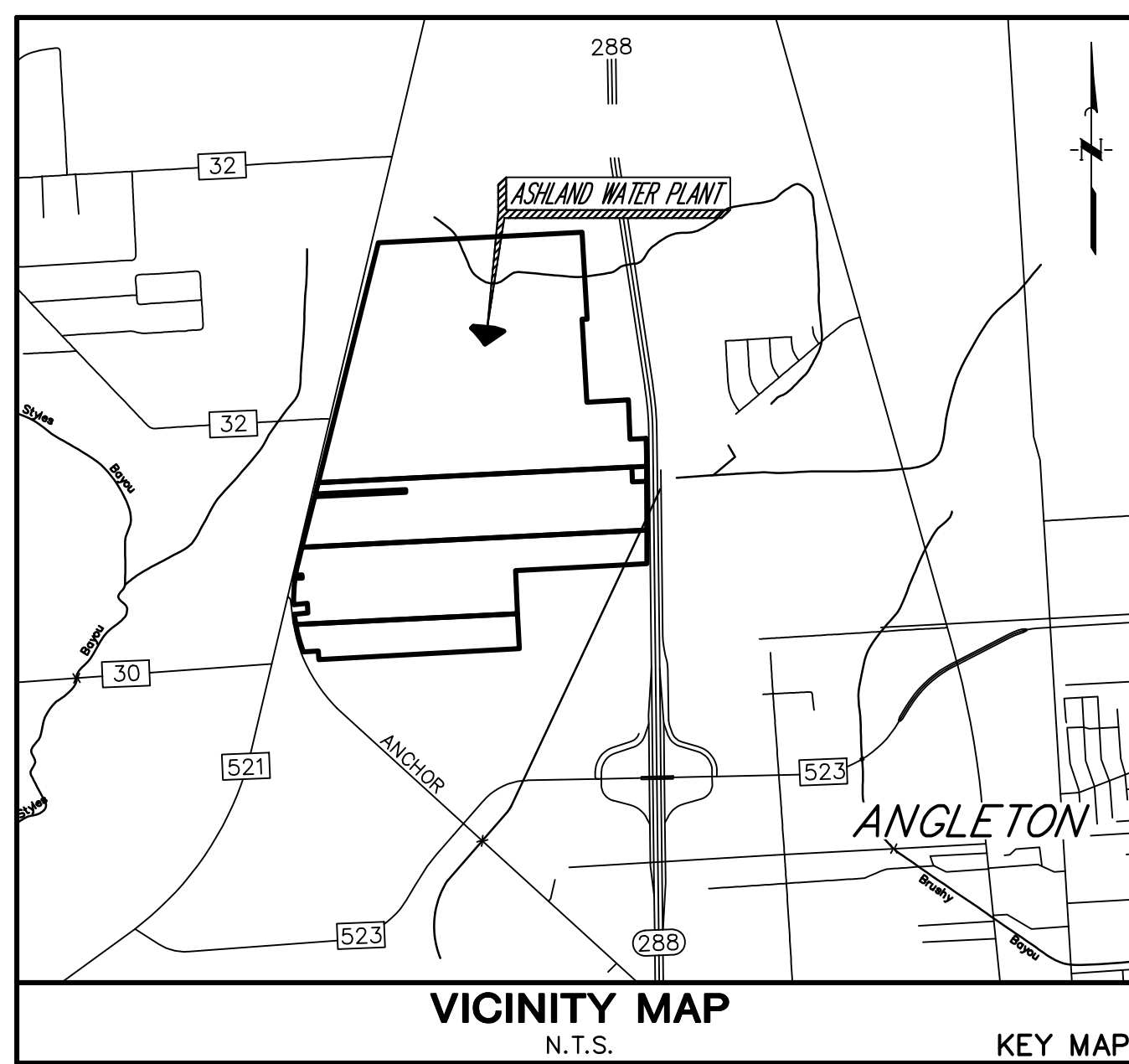
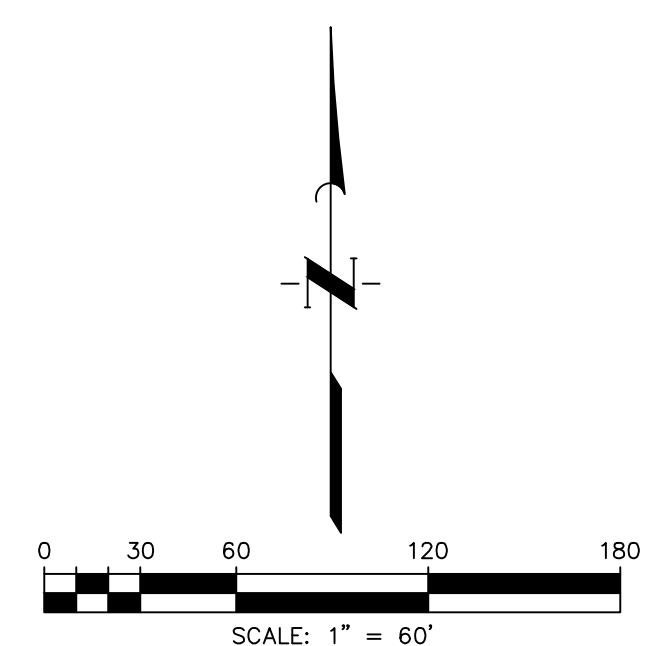
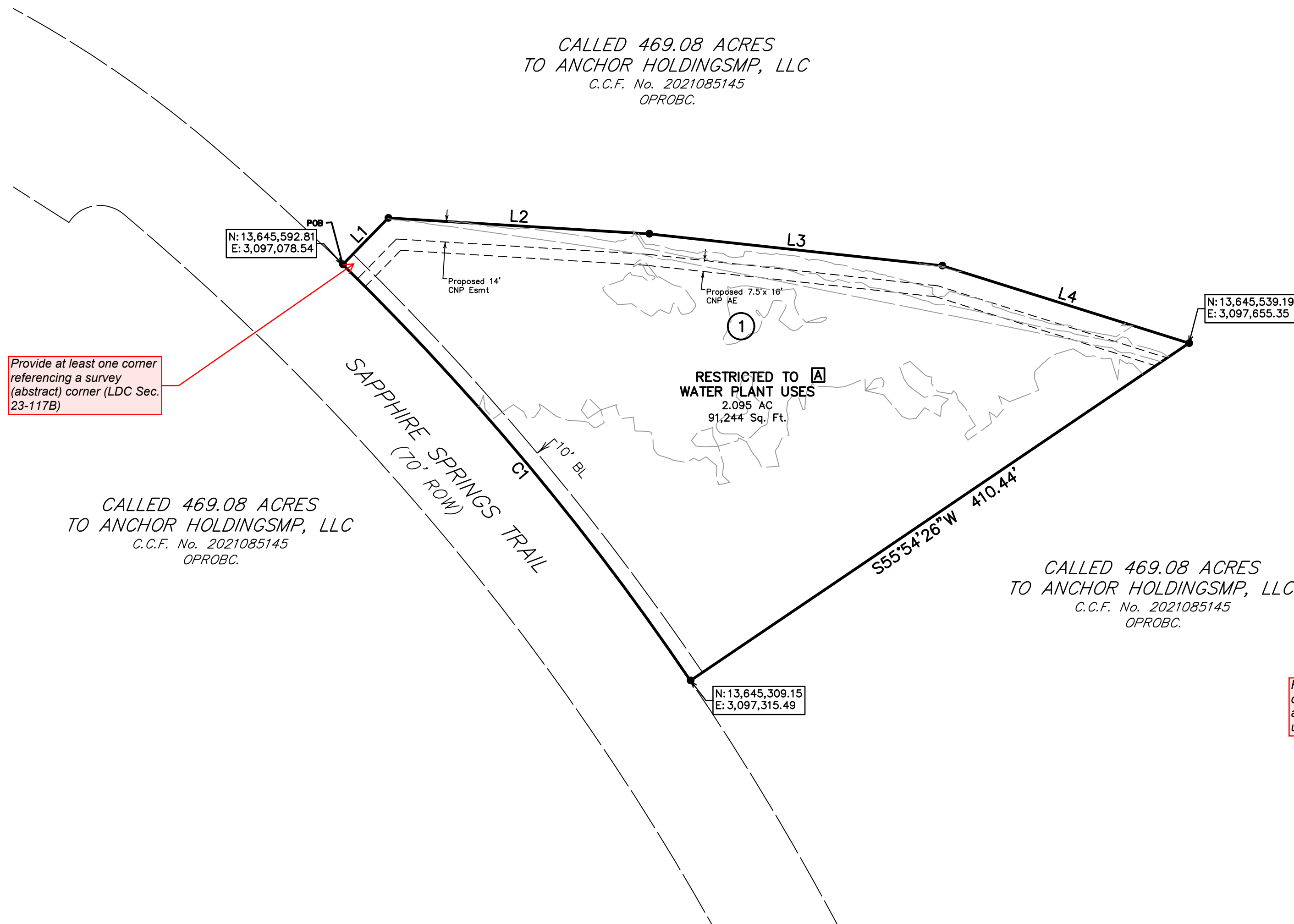
cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE [A]
 RESTRICTED TO
 WATER PLANT USES
 2.095 AC
 91,244 Sq. Ft.

Verify and remove text for
 Reserve A. This appears to be
 duplicate text.

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



- LEGEND:
- BL "Building Line"
 - AC "Acreage"
 - R.O.W. "Right-of-way"
 - P.O.B. "Point of Beginning"
 - FND "Found"
 - IP "Iron Pipe"
 - IR "Iron Rod"
 - VOL. "Volume"
 - PG. "Page"
 - D.R.B.C. "Deed Records Brazoria County"
 - NO "Number"
 - O.P.R.B.C. "Official Public Records of Brazoria County"
 - ① "Block Number"

GENERAL NOTE:

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State plotting statutes and is subject to fines and withholding of utilizes and building permits.
5. NOTICE: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
6. NOTICE: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
7. NOTICE: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy, and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
8. NOTICE: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the engineer and/or surveyor of record.

Provide plat note that
 defines water plant uses
 and any restrictions for the
 use of the property.

Provide plat note that
 defines ownership and
 maintenance.

Provide plat note that
 defines how
 subdivision will be
 serviced by utilities.
 (e.g. electric.)

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N44°20'44"E | 44.38' |
| L2 | S86°30'38"E | 178.28' |
| L3 | S83°47'48"E | 200.83' |
| L4 | S72°34'12"E | 176.35' |

| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1835.00' | 11°33'43" | 370.29' | N39°52'25"W | 369.66' | 185.78' |

ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
 OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77401
 281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quality Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-22790 & 20048100
 6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

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 WATER PLANT, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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, Steve Jores, 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, Inc.

Steve Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.095-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08-acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 2.095-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a point for corner, from which a concrete monument bears North 66°40'39" West, 2482.24 feet at the northwest corner of said 469.08-acre tract, and the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, North 44°20'44" East, 44.38 feet to a point for corner;

THENCE, South 86°30'38" East, 178.28 feet to a point for corner;

THENCE, South 83°47'48" East, 200.83 feet to a point for corner;

THENCE, South 72°34'12" East, 176.35 feet to a point for corner, from which a found 5/8 inch iron rod bears North 37°34'28" East, 1554.18 feet, at the northeast corner of the aforementioned 469.08-acre tract, the northwest corner of a residue called 43.308-acre tract conveyed to WRLL, LLC recorded in Clerk's File Number 2017048421 in the Office of the County Clerk's, Brazoria County, Texas, and along the south line of a residue called 36.97-acre tract conveyed to James Wortham Northrup, recorded in Clerk's File No. 94-019052 in the Office of the County Clerk's, Brazoria County, Texas;

THENCE, South 55°54'26" West, 410.44 feet to a point at the beginning of a non-tangent curve to the left;

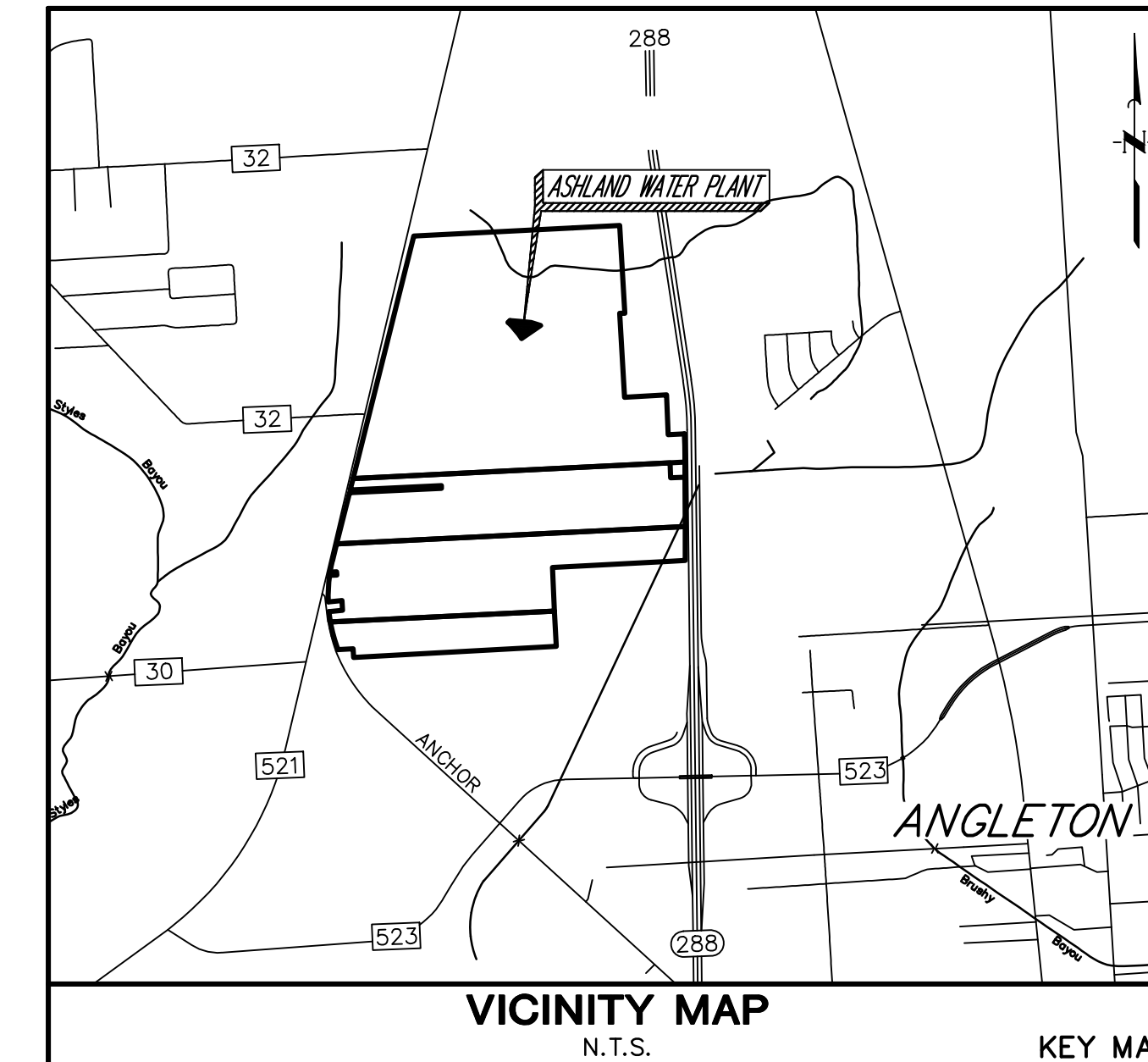
THENCE, along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 11°33'43", an arc length of 370.29 feet, and a long chord bearing North 39°52'25" West, 369.66 feet to the POINT OF BEGINNING, CONTAINING 2.095-acres of land in Brazoria County, Texas.

Show bearing from commencement point to monument on plat drawing and reference to the point of beginning

Show bearing from this point on plat drawing

Verify if this is still valid for the final plat. Only engineer/surveyor is found on the plat titleblock

Label Plat Type (e.g. final plat)



ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

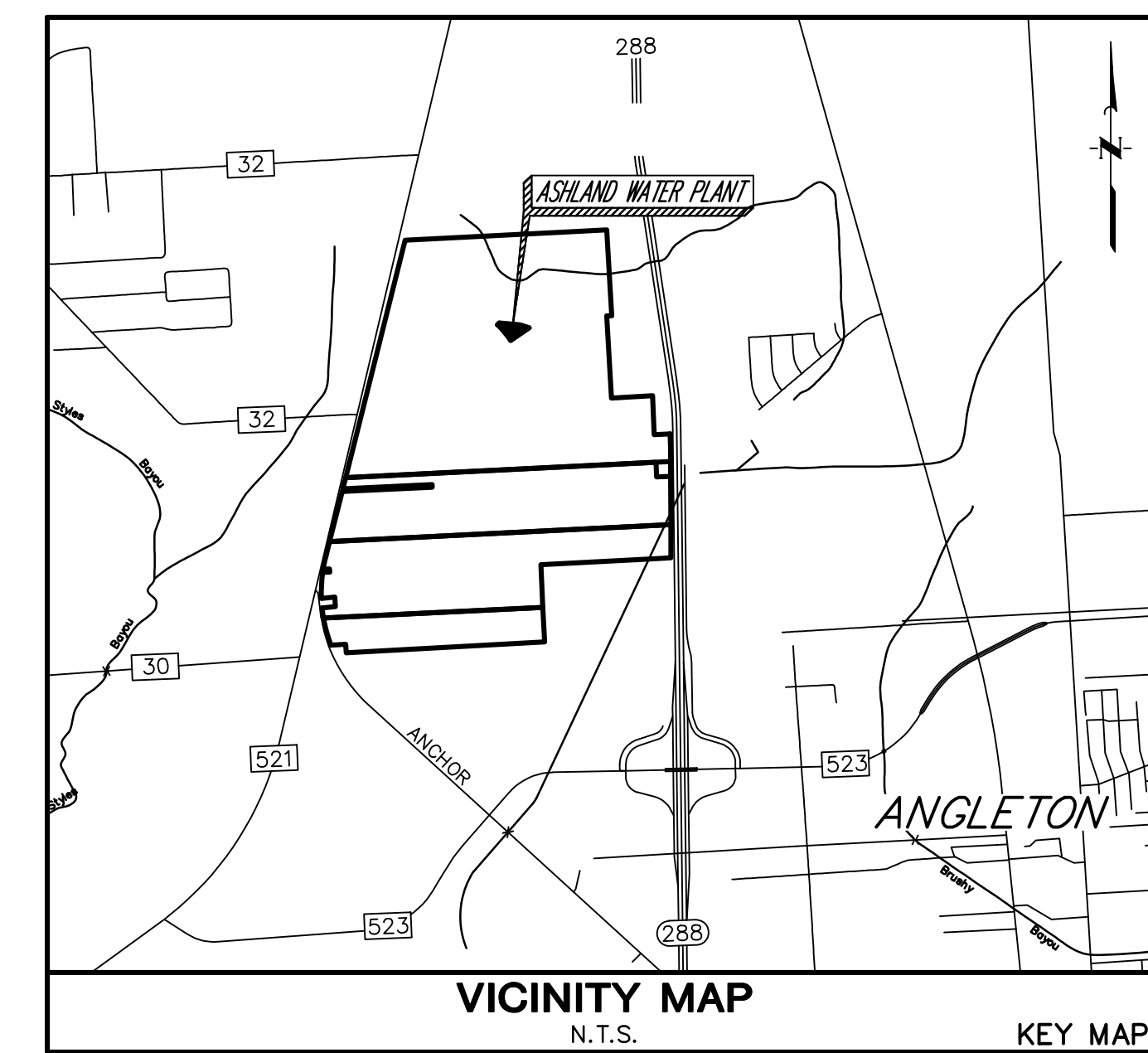
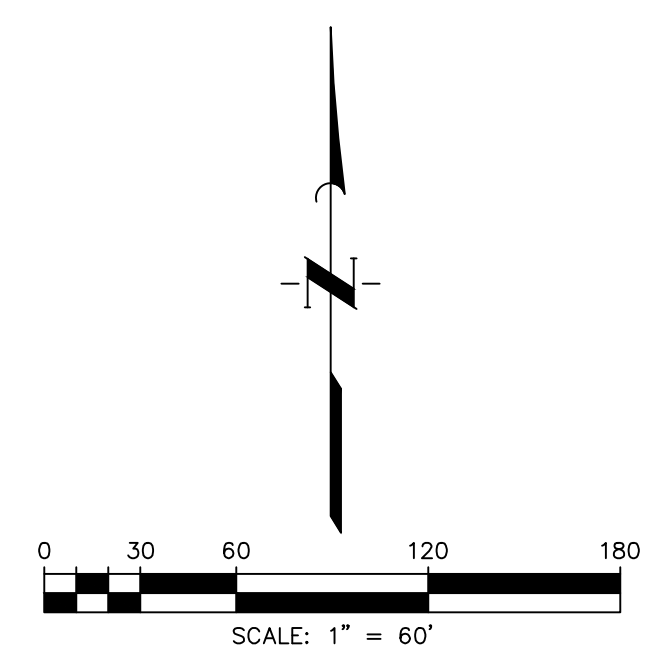
RESTRICTED RESERVE [A]
 RESTRICTED TO
 WATER PLANT USES
 2.095 AC
 91,244 Sq. Ft.

CALLED 469.08 ACRES
 TO ANCHOR HOLDINGSMP, LLC
 C.C.F. No. 2021085145
 OPRBC.

CALLED 469.08 ACRES
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 C.C.F. No. 2021085145
 OPRBC.

CALLED 469.08 ACRES
 TO ANCHOR HOLDINGSMP, LLC
 C.C.F. No. 2021085145
 OPRBC.

RESTRICTED TO [A]
 WATER PLANT USES
 2.095 AC
 91,244 Sq. Ft.



- LEGEND:**
- BL "Building Line"
 - AC "Acreage"
 - R.O.W. "Right-of-way"
 - P.O.B. "Point of Beginning"
 - FND "Found"
 - IP "Iron Pipe"
 - IR "Iron Rod"
 - VOL "Volume"
 - PG "Page"
 - D.R.B.C. "Deed Records Brazoria County"
 - NO "Number"
 - O.P.R.B.C. "Official Public Records of Brazoria County"
 - ① "Block Number"

GENERAL NOTE:

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State plotting statutes and is subject to fines and withholding of utilizes and building permits.
5. NOTICE: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
6. NOTICE: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
7. NOTICE: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy, and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
8. NOTICE: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the engineer and/or surveyor of record.

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N44°20'44"E | 44.38' |
| L2 | S86°30'38"E | 178.28' |
| L3 | S83°47'48"E | 200.83' |
| L4 | S72°34'12"E | 176.35' |


| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 1835.00' | 11°33'43" | 370.29' | N39°52'25"W | 369.66' | 185.78' |

ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
 OUT OF THE SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK
 MAY 2023

OWNER
 ANCHOR HOLDINGS MP, LLC
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77401
 281.221.2699

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
 Quality Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-22790 & 20048100
 6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

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 WATER PLANT, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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, Steve 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, Inc.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.
Professional Engineer

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.095-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08-acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 2.095-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

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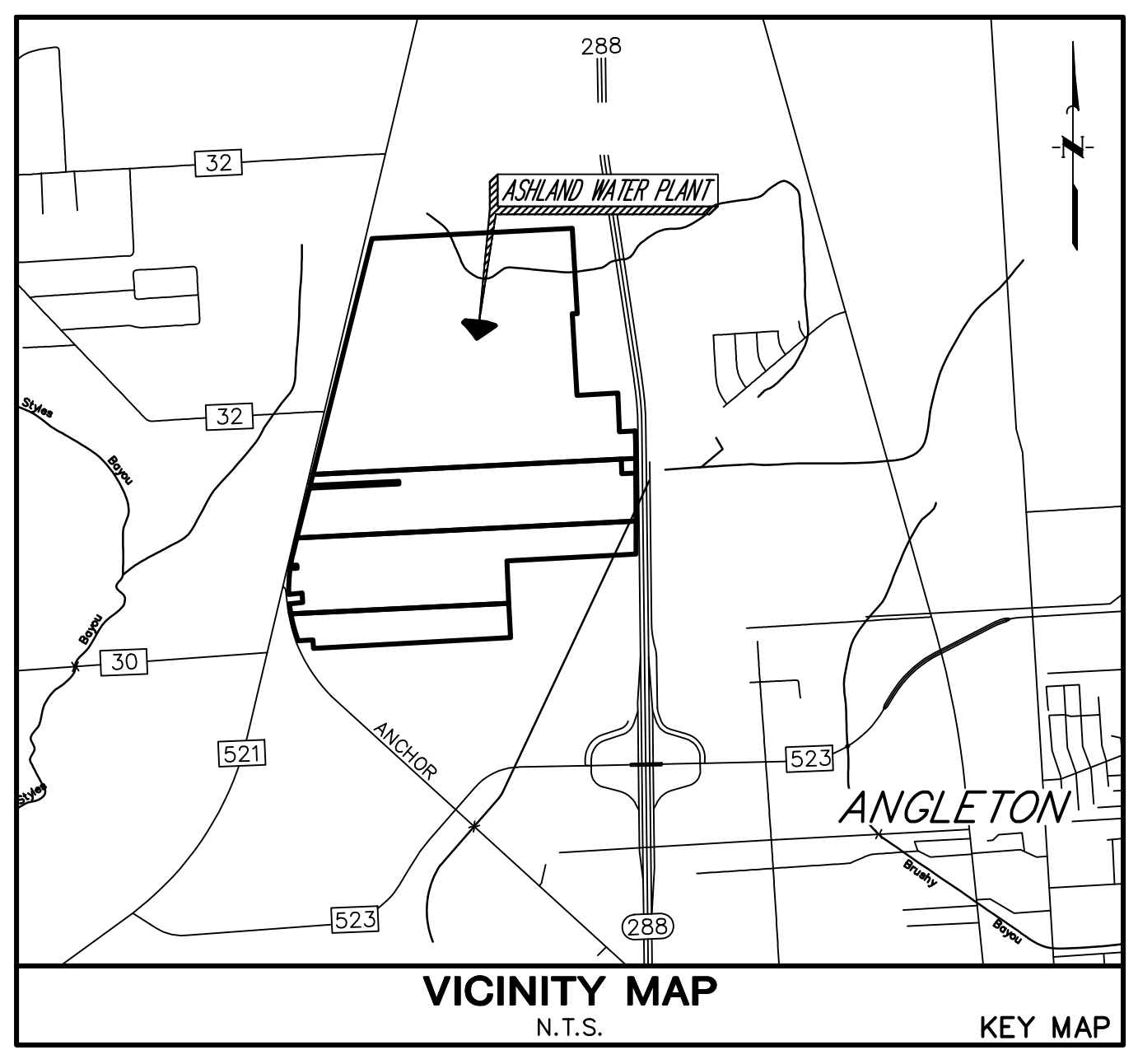
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THENCE, South 83°47'48" East, 200.83 feet to a point for corner;

THENCE, South 72°34'12" East, 176.35 feet to a point for corner, from which a found 5/8 inch iron rod bears North 37°34'28" East, 1554.18 feet, at the northeast corner of the aforementioned 469.08-acre tract, the northwest corner of a residue called 43.308-acre tract conveyed to WRL, LLC recorded in Clerk's File Number 2017048421 in the Office of the County Clerk's, Brazoria County, Texas, and along the south line of a residue called 36.97-acre tract conveyed to James Wartham Northrup, recorded in Clerk's File No. 94-019052 in the Office of the County Clerk's, Brazoria County, Texas;

THENCE, South 55°54'26" West, 410.44 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 11°33'43", an arc length of 370.29 feet, and a long chord bearing North 39°52'25" West, 369.66 feet to the POINT OF BEGINNING, CONTAINING 2.095-acres of land in Brazoria County, Texas.



ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 20048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

REQUIRED FOR THE FOLLOWING ACTIVITIES (SEC.23-93B)

- LAND DISTURBING ACTIVITY INVOLVING EARTHWORK VOLUME GREATER THAN 10 CUBIC YARDS;
- CONSTRUCTION, PAVING, OR RE-PAVING OF ANY MULTI-FAMILY RESIDENTIAL, NONRESIDENTIAL, OR MIXED-USE DRIVEWAY, PRIVATE STREET, PARKING LOT, SIDEWALK, OR PATH;
- CONSTRUCTION OF ANY PAVED OR IMPROVED SURFACE LARGER THAN 1,000 SQUARE FEET IN AREA; AND
- CONSTRUCTION OR INSTALLATION OF ANY STORM SEWER, PIPE, SWALE, OR DITCH FOR DRAINAGE PURPOSES, EXCEPT FOOTING TILES OR ROOF DRAINAGE INTERIOR TO A STRUCTURE.

DATE: 03/08/2023

TYPE OF APPLICATION: RESIDENTIAL COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: East of the intersection of Anchor Rd & FM 521. West of SH 288.

APPLICANT INFORMATION:

NAME: John Alvarez

PHONE: 512-441-9493

EMAIL: jalvarez@quiddity.com


COMPANY INFORMATION:

NAME: Quiddity Engineering, LLC

PHONE: 512-441-9493

WEBSITE: https://quiddity.com/

I HEREBY REQUEST approval of the commencement of the civil construction and the development according to the plans which are submitted as part of this application. I HEREBY AURTHORIZE the staff of the City of Angleton to inspect the premises of the subject property and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for additional plan review expenses incurred by the City of Angleton by the City Engineer, and any other professional, should such additional review be required, prior to the issuance of building permits or recordation of final plat.

Signature of Owner / Agent for Owner (Applicant): 

Printed Name: John Alvarez

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: East of the intersection of Anchor Rd & FM 521. West of SH 288.

LEGAL DESCRIPTION: 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821

PROPERTY OWNER INFORMATION:

NAME: Anchor Holdings MP LLC

ADDRESS: 101 Parklane Boulevard, Suite 102, Sugar Land, Texas 77478

PHONE: 281-617-6302 EMAIL: travis@ashtongraydev.com

AUTHORIZED AGENT INFORMATION:

NAME: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

I SWEAR THAT I AM THE LEGAL OWNER OF 469.08 acres out of the Shubael Marsh Surveys, Abstracts 81 & 821
(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS MY AGENT IN THE PURSUIT OF THIS APPLICATION FOR THE CIVIL CONSTRUCTION OF THE SUBJECT PROPERTY.

AGENT NAME: John Alvarez ADDRESS: 3100 Alvin Devane Blvd, Suite 150, Austin, Texas, 78741

PHONE: 512-441-9493 EMAIL: jalvarez@quiddity.com

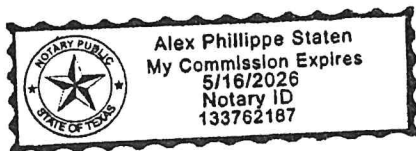
OWNER SIGNATURE: [Signature]

PRINTED NAME: Sandhya Venkatesh DATE: 3/27/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 27 day of March, 2023

(SEAL)



[Signature]

Notary Public for the State of Texas

Commission Expires: 5/16/2026

APPLICATION SUBMITTAL REQUIREMENTS:

- Legal description of property / copy of plat
- Completed Civil Construction / Development permit application form
- Site plan approved by City Engineer

APPROVED ON (DATE): _____

- Construction plans approved by City Engineer

APPROVED ON (DATE): _____

- Copy of TCEQ Notice of Intent
- Copy of Storm Water Prevention Plan (SWPPP)
- Angleton Drainage District (ADD) approval letter
- Preconstruction meeting completed with City of Angleton

DATE OF PRECON: _____

- Proof of liability insurance – Minimum \$300,000 combined, single limit; must name City of Angleton as additionally insured
- Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

Fee Calculation: **(\$0.008 x valuation of civil construction) + \$75.00**

*Must be certified by a registered professional engineer in the state of Texas.

City Engineer Review Deposit: \$250.00 DEPOSIT

Plan review fee by City Engineer, when City Engineer review is required. If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.

Outside Consultant Review Deposit (if required): \$250.00 DEPOSIT

Plan review fee by outside consultants, such as legal review, special building, or fire plan review, as necessary. If the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits.