



Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Cecil Booth, Christiene Daniel, Terry Roberts, Tanner Sartin
City Manager | Chris Whittaker
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, APRIL 9, 2024, AT 6:00 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

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

- [1.](#) Presentation of National Animal Control Officer Appreciation Week Proclamation.
- [2.](#) Presentation of National Public Safety Telecommunicators Week Proclamation.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

- [3.](#) Discussion and possible action to approve Ordinance No. 20240409-003 Amending Chapter 26 Utilities; Article IV Utility Services Regulations; Division 2 Service Rules; Section 26-112 Billing by revising the due date for utility bills issued. Changing the due date on utility bills to the 25th of the month.

REGULAR AGENDA

4. Update and discussion by Susan Spoor, Brazoria County Appraisal District board member and City representative.
5. Update, discussion, and possible action of final results of the development of Phase 1, Wastewater Treatment Plant Investment Grade Audit and approval of next development phase, presented by Schneider Electric.
6. Update, discussion, and possible action on the Water and Sewer Projects for the next 5 years.
7. Discussion and possible action on a request for a preliminary plat extension for Ashland Section 2 for a period of one year as requested by the applicant's agent for Ashland Development.
8. Discussion and possible action on a request for a Coral Haven Street Dedication final plat extension for a period of one year as requested by the applicant's agent for Ashland Development.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, 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: Friday, April 5, 2024, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC
City Secretary

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: April 9, 2024

PREPARED BY: Lupe Valdez

AGENDA CONTENT: National Animal Control Officer Appreciation Week April 14-20, 2024

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Recognizing National Animal Control Officer Appreciation Week April 14-20, 2024

RECOMMENDATION:

Proclamation

Office of the **MAYOR**
City of Angleton, Texas
Proclamation

WHEREAS, Animal Control Officers deserve recognition for the dedicated services they provide to protect the health and welfare of the public and of all animals; and

WHEREAS, they selflessly enter potentially dangerous situations daily to serve and protect citizens, domestic animals, livestock and wildlife in our community and across the nation; and

WHEREAS, some important duties of Animal Control Officers include enforce animal control laws, protect the public from diseases, such as rabies, capture roaming and potentially dangerous animals, investigate reports of animal complaints and welfare, seize animals from harmful conditions, and rehome, rehabilitate, relocate and release animals to a safe environment; and

WHEREAS, the City of Angleton urges all citizen of our community to join us in expressing our sincere appreciation for the service and dedication of Animal Control Officers in our community, state, and nation.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that April 14-20, 2024 is recognized as:

“National Animal Control Officer Appreciation Week”

PROCLAIMED this 9th day of April, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 9, 2024
PREPARED BY: Lupe Valdez
AGENDA CONTENT: Telecommunicators Week
AGENDA ITEM SECTION: Ceremonial Presentation

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

FUND: N/A

EXECUTIVE SUMMARY:

Recognizing April 14-20, 2024 as National Public Safety Telecommunicators Week

RECOMMENDATION:

Proclamation

Office of the **MAYOR**
City of Angleton, Texas
Proclamation

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services that prompt response of police officers, firefighters and paramedics to protect life and preserve property; and

WHEREAS, Public Safety Telecommunicators are the critical link between people calling for help in an emergency situation and the emergency response agencies who arrive on the scene; and

WHEREAS, the safety of our first responders, apprehension of criminals, and treatment of individuals in life threatening situations is dependent upon the quality and accuracy of information obtained from citizens who call the City of Angleton’s emergency communications center; and

WHEREAS, countless lives have been saved due to the prompt, effective, compassionate, and professional responses of telecommunicators; and

WHEREAS, the City of Angleton, urges all citizens to join in commending each telecommunicator for their dedication to duty, professionalism and commitment to the preservation of life.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that April 14-20, 2024 is recognized as:

“National Public Safety Telecommunicators Week”

PROCLAIMED this 9th day of April, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9/2024

PREPARED BY: Phill Conner

AGENDA CONTENT: Discussion and possible action on changing the due date on utility bills to the 25th of the month.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Changing the due date on the utility bills was discussed extensively during the 1/9/24 and 2/27/24 City Council meetings. On 2/27/24 the City Council directed staff to change the due date on utility bills from the 20th of each month to the 25th of each month. Since the due date is set by ordinance, staff is presenting the attached ordinance for approval.

RECOMMENDATION:

Staff recommends the Council approve the ordinance changing the due date on the utility bills to the 25th of each month.

ORDINANCE NO. 20240409-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 26 UTILITIES ARTICLE IV UTILITY SERVICE REGULATIONS DIVISION 2 SERVICE RULES SECTION 26-112 BILLING BY REVISING THE DUE DATE FOR UTILITY BILLS ISSUED BY THE CITY OF ANGLETON; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Chapter 51, the City Council of the City of Angleton, Texas (“City”) has the general authority to adopt and publish an ordinance that is for the good government, peace or order of the municipality, is consistent with the laws of this State, and is necessary or proper for the carrying out of a power granted by law to the municipality; and

WHEREAS, the City Council for the City of Angleton (“City Council”) is authorized by Chapter 54 of the Texas Local Government Code to enforce rules, ordinances and police regulation of the municipality by fine or penalty; and,

WHEREAS, pursuant to Chapter 552 of the Texas Local Government Code the City is authorized to operate its utility systems to regulate the systems in a manner that protects the interests of the City;

WHEREAS, the City of Angleton, City Council desires to amend Chapter 26 Utilities; Article IV Utility Service Regulations; Division 2 Service Rules; Section 26-112 Billing of the Code of Ordinances for the City of Angleton in order to change the date utility bills are mailed to customers from the first of the month or as possible to the 25th day of the month., and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS

SECTION 1. All the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. Chapter 26 Utilities; Article IV Utility Service Regulations; Division 2 Service Rules; Section 26-112 Billing of the Code of Ordinances for the City of Angleton is hereby revised to read as follows:

Section 26-112 Billing

Utility bills are mailed to customers on or as soon after the first of the month as possible. The water bill is due on the **25th** of each month. If payment for the bill is not received in city hall by

5:00 p.m. on the **25th** day of the month or the next working day should the **25th** fall on a Saturday or Sunday or holiday, a second notice will be mailed stating the amount owed including late fee. If the account is not paid in full by the fifth day of the following month, water service will be disconnected and a reconnect fee will be added to the amount owed.

SECTION 3. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part this declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 4. . Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 5. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred and No/100 Dollars (\$500.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

SECTION 6. Proper Notice & Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code

SECTION 7. Effective Date. That this Ordinance shall become effective immediately upon its passage and approval, with new rates reflected in the utility bill due in May 2024.

PASSED AND APPROVED, and ADOPTED on this the 9th day of April 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 09, 2024

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Update and discussion by Susan Spoor, Brazoria County Appraisal District board member and City representative.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Council passed Resolution No. 20231114-025 casting 42 votes on the Brazoria County Appraisal District Board Ballot for Susan Spoor. By one of the top majority votes, Ms. Spoor was voted to be on the BCAD Board in December.

As a representative of the City, Susan Spoor will give an annual update to Council.

RECOMMENDATION:

N/A



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 9, 2024

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Update, discussion, and possible action of final results of the development of Phase 1, WWTP Investment Grade Audit and approval of next development phase, presented by Schneider Electric.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Investment Grade Audit (IGA) approved by Angleton City Council and executed on June 27, 2023 is now complete. Presentation to the City Manager, Public Works Director and Assistant Public Works Director of the final proposed scope items occurred on February 14th. Discussion and go/no go decisions were made of which projects should be priority for further development that would occur in IGA Phase 2.

Waste -Water Treatment Plant needs along with energy conservation measures have been identified. In tandem with input from city personnel, Schneider Electric has identified three measures for the city's consideration.

For budgeting purposes, the total recommended project cost is estimated at approximately \$6M. The scope items defined for further development and implementation are:

1. Aeration Blowers
2. Aeration Diffusers
3. Plant Water Reuse

The final scope will vary dependent on the preference of City Leadership.

RECOMMENDATION:

Moving forward with Expedited Phase 2 and Phase 3 final development of the WWTP improvements. Cost for Expedited development \$500,000.



Item 5.

Phase 1 – Technology Assessment

Presentation of Completed Phase 1 - Findings

Presented by Troy Hotchkiss and Debra Jones
4/9/2024

Current state of the Plant

- TCEQ Notice to City dated February 23, 2024
 - **Not in compliance – Potential fines for mandatory enforcement**
- Originally identified in Schneider Electric Business Case in 2014, re-identified in 2021 Business Case
- Newer (2023) fine-bubble diffusers installed, but are now failing
- Alleged violations of ammonia limits during plant maintenance periods in 2023
- Original aeration technology installed before ammonia limits in TCEQ Permit
- Diffuser failures will continue to increase in frequency until a catastrophic event – imminent failure
- City engaged SE and HDR to work on short-term and long-term solutions

Short-term solution implemented March 5th,
but does not solve issue's root cause



Current aeration process is the equivalent of driving a car in the redline 24/7.... Its only a matter of time till bad things happen

Anticipated Outcome - TCEQ enforcement without action

Item 5.

Operations team is CORRECTLY TRYING to push more air through diffusion system that is MASSIVELY undersized.

- Net effect - overstressing EPDM membrane
- Causing the perforations that make the fine bubbles to stretch and eventually tear
- Compounding the situation is tank depth (deeper than typical, which can be a hugely beneficial factor for optimizing aeration) with huge backpressures
- Forcing air through the diffusers causes back pressure on the blowers
- Leading to very HOT AIR (demonstrated in image)
- Air rapidly degrades the elastic properties of the membrane, making it brittle
- Continues to compound/accelerate the failure of the system

Long-term solution is scope of IGA Phase 2, recommended by City Staff, SE, and HDR



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Technology Assessment Overview

Item 5.

IGA - June 2023

Measures considered and description of each solution

Criteria Ranking Categories

Scoring and Weighting

First Cost and Annual Savings (Energy and Ongoing O&M)

Recommendations

Propose next steps

Measures Vetted

Item 5.

1. Aeration Blowers
2. Aeration Diffusers
3. Plant Water Reuse
4. Sludge Dewatering
5. Chlorine Contact Basins
6. Aerobic Digestors

City Personnel - Order of Preference

1. Aeration Diffusers
 2. Aeration Blowers
 3. Plant Water Reuse
 4. Chlorine Contact Basins
 5. Aerobic Digestors
 6. Sludge Dewatering
- } City's recommended priorities for Phase 2 development

2023 Freeze and Nichols report identified \$20.6M in needs

City preferences discussed 2/14/2024

Scope Priority List

Item 5.

SE recommendations in order of importance to the City

1. ECM 2-A | New Fine Bubble Diffusers
2. ECM 1-A | New Hybrid PD Blower with Control Strategy and Primary Instruments
3. ECM 3-A | Plant Water Reuse

1. Highest operational benefit, existing system is very inefficient and likely contributing to blower failures. Recommend combining with ECM 1A. *Addresses TCEQ notice root cause*
2. High operational benefit, allows for phased approach to blower replacement, lowest first cost of ECM 1 options. Should be combined with ECM 2A. *Addresses TCEQ notice root cause*
3. Highest financial benefits, low cost. Can be implemented utilizing existing city budget. Savings help offset costs. *Saves \$300,000 in BWA water costs and provides 280 water connections*

Scoring Matrix

*See handbook Item 5.

ECM Number	ECM Name	Process Performance	Savings	Costs	Serviceability and Safety	Imp Risks/ Phasing Challenges	Total Score
1	Aeration Improvements - Blowers						
1-A	New Hybrid PD Blower	2	1	5	3	4	3.0
1-B	New PD Blowers	3	2	2	3	3	2.6
1-C	New HST Blowers	3	3	2	3	3	2.8
1-D	New Surface Mounted Aeration Mixers	-	-	-	-	-	-
2	Aeration Improvements - Basin						
2-A	New Fine Bubble Tube Diffusers	5	3	3	3	4	3.6
2-B	New Fine Bubble Panel Diffusers	5	3	3	2	3	3.2
2-C	New Fine Bubble Disc Diffusers	5	3	3	3	3	3.4
3	Water Reuse						
3-A	New Pumps and Piping for Effluent	3	4	4	4	3	3.6
3-B	New Packaged Treatment System for Potable	3	5	2	1	2	2.6

ECM Number	ECM Name	Process Performance	Savings	Costs	Serviceability and Safety	Imp Risks/ Phasing Challenges	Total Score
4	Sludge Dewatering						
4-A	New Press - Volute or Screw	3	3	3	3	3	3.0
4-B	New Press - Belt	3	1	3	1	1	1.8
4-C	New Gravity Dewatering Container	1	1	1	1	1	1.0
5	Disinfection						
5-A	Cl Gas with New Air Piping Mods	2	3	5	1	5	3.2
5-B	Convert to Liquid NaOCl - Purchased	2	2	3	3	2	2.4
5-C	Convert to Liquid NaOCl - Generated	2	1	1	2	1	1.4
5-D	New UV Disinfection	3	1	2	4	3	2.6
6	Aerobic Digestion						
6-A	New Blower and Controls	3	3	2	4	4	3.0
6-B	New Diffusers, Blower and Controls	3	3	1	3	3	2.6
6-C	New Compressed Gas Mixing System	3	2	1	2	4	2.4
6-D	New Surface Mounted Aeration Mixers	-	-	-	-	-	-

Cost and Savings Estimates

*See handout

Item 5.

ECM #	ECM Name	Electric	Chemical / Water	Operations	Cost Estimate (\$)	Total Savings Estimate (\$)	Notes
		Savings / Cost (\$)	Savings / Consumption (\$)	Labor & Parts (\$)			
1-A	New Hybrid PD Blower	\$ 5,000			\$ 1,500,000	\$ 5,000	Highest Total Score for ECM-1
1-B	New PD Blowers	\$ 15,000			\$ 3,125,000	\$ 15,000	
1-C	New HST Blowers	\$ 30,000			\$ 3,750,000	\$ 30,000	
1-D	New SM Aeration Mixers				\$ -	\$ -	Investigated but not Recommended
2-A/B/C	New Fine Bubble Diffuser System	\$ 20,000			\$ 2,500,000	\$ 20,000	Highest Total Score for ECM-2
3-A	New Pumps and Piping for Effluent	\$ (3,000)	\$ 395,000		\$ 600,000	\$ 392,000	Highest Totals Score for ECM-3, *Savings is Residential Water Cost Offset*
3-B	New Packaged Treatment System for Potable				\$ -	\$ -	Investigated but not Recommended
4-A	New Press - Volute or Screw		\$ (10,000)	\$ (45,000)	\$ 2,250,000	\$ (55,000)	Highest Total Score for ECM-4, but ECM not Recommended
4-B	New Press - Belt		\$ (10,000)	\$ (80,000)	\$ 3,000,000	\$ (90,000)	
4-C	New Gravity Dewatering Container				\$ -	\$ -	Investigated but not Recommended
5-A	Cl Gas with New Air Piping Mods	\$ 3,000			\$ 300,000	\$ 3,000	Highest Total Score for ECM-5
5-B	Convert to Liquid NaClO - Purchased		\$ (77,000)		\$ 450,000	\$ (77,000)	
5-C	Convert to Liquid NaClO - Generated	\$ (11,600)	\$ 40,000	\$ (35,000)	\$ 3,000,000	\$ (6,600)	
5-D	New UV Disinfection	\$ (15,000)	\$ 97,000	\$ (47,000)	\$ 2,125,000	\$ 35,000	
6-A	New Blower and Controls	\$ 1,000			\$ 1,800,000	\$ 1,000	Highest Total Score for ECM-6
6-B	New Diffusers, Blower and Controls	\$ 2,000			\$ 2,200,000	\$ 2,000	
6-C	New Compressed Gas Mixing System	\$ 3,000			\$ 2,600,000	\$ 3,000	
6-D	New SM Aeration Mixers				\$ -	\$ -	Investigated but not Recommended

Pricing provided on handout

Item 5.

THANK YOU



se.com





AGENDA ITEM SUMMARY FORM

MEETING DATE: April 9th, 2024
PREPARED BY: Hector Renteria
AGENDA CONTENT: Water/Sewer Project Updates
AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**
FUND: Utility Revenue

EXECUTIVE SUMMARY: This is to update the city council on water and sewer projects utilizing the utility revenue. This will be an update, and discussion, for the next 5 years of projects.

RECOMMENDATION: Staff is looking for council recommendations on the selection of projects for upcoming years.

Water
Project
Engineering Fees (HDR) - Rock Island Water Line Design
Pine Place CCTV - completing for project planning
Lift Station 25 Basin Rehabilitation (CDBG&ARPA will also be used)
Lift Station 8 GLO (20%) - Has been approved by GLO
Survey/CCTV of 288-B - Completed
1216 N Velasco Water Leak
Estimate of Water Repairs due to Drought 22-23 (Not included in total below)
Current Total of Projects
Proposed Projects
Water Line Replacment - N Rock Island
Pine Place Sanitary Sewer Rehabilitation
Total of Proposed Projects

Cost
\$ 109,035.00
\$ 12,000.00
\$ 96,772.00
\$ 240,000.00
\$ 34,455.00
\$ 27,080.00
\$ 318,967.30
\$ 519,342.00
\$ 406,600.00
\$ 450,000.00
\$ 856,600.00

Sewer	
Project	
Overage of ARPA	
W Miller Manhole - Completed	
Bastrop Manhole - Completed	
W Phillips Road Emergency Sewer Line(Estimate) - Completed but not final invoice yet	
Misc Storm Expenses	
Current Total of Projects	
Proposed Project	
Grit Removal	
Total of Proposed Projects	

Cost
\$ 179,361.00
\$ 59,300.00
\$ 22,500.00
\$ 50,000.00
\$ 40,000.00
\$ 351,161.00
\$ 60,000.00
\$ 60,000.00

Total Project Costs **Total Revenue**
\$ 870,503.00 \$ 847,220.00

Remaining Balance
\$ (23,283.00)

\$ (23,283.00)

Water	
Project	Cost
TXDOT Engineering Costs - Line Replacements on 288-B	\$ 144,000.00
TXDOT Line Replacements - 288B	\$ 900,000.00
Total	\$ 1,044,000.00

Sewer	
Project	Cost
Total	\$ -

Total Project Costs
\$ 1,044,000.00

Total Revenue
\$ 847,220.00

Remaining
\$ (196,780.00)

Water	
Project	Cost
Sebesta Road	\$ 734,460.00
Engineering Costs - Sebesta Road	\$ 183,615.00
Total	\$ 918,075.00

Sewer	
Project	Cost
Total	\$ -

Total Project Costs
\$ 918,075.00

Total Revenue
\$ 847,220.00

Remaining
\$ (70,855.00)

Water	
Project	Cost
Wimberly Street Line Replacment	\$ 331,187.80
Total	\$ 331,187.80

Sewer	
Project	Cost
Shady Lane Line Replacement	\$ 540,013.75
Total	\$ 540,013.75

Total Project Costs
\$ 871,201.55

Total Revenue
\$ 847,220.00

Remaining
\$ (23,981.55)

Water	
Project	Cost
Total	\$ -

Sewer	
Project	Cost
Grove/Vine Streets Line Replacment	\$ 852,931.25
Total	\$ 852,931.25

Total Project Costs
\$ 852,931.25

Total Revenue
\$ 847,220.00

Remaining
\$ (5,711.25)

Water	
Project	Cost
Total	\$ -

Sewer	
Project	Cost
Lorraine Street Trunk Line	\$ 918,012.50
Total	\$ 918,012.50

Total Project Costs
\$ 918,012.50

Total Revenue
\$ 847,220.00

Remaining
\$ (70,792.50)



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 9, 2024

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

AGENDA CONTENT: Discussion and possible action on a request for a preliminary plat extension for Ashland Section 2 for a period of one year as requested by the applicant’s agent for Ashland Development.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523.

On November 14, 2023, the City Council tabled the Final Plat consideration for Section 2, at the Applicant’s request as well as a 30-day waiver was submitted and received.

RECOMMENDATION:

City Council should discuss and consider approval of a 1-year plat extension as requested for Ashland Section 2 Plat as submitted by the agents for Ashland Development.

March 25, 2024

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

Re: ASHLAND SECTION 2- EOA

Dear Adriana,

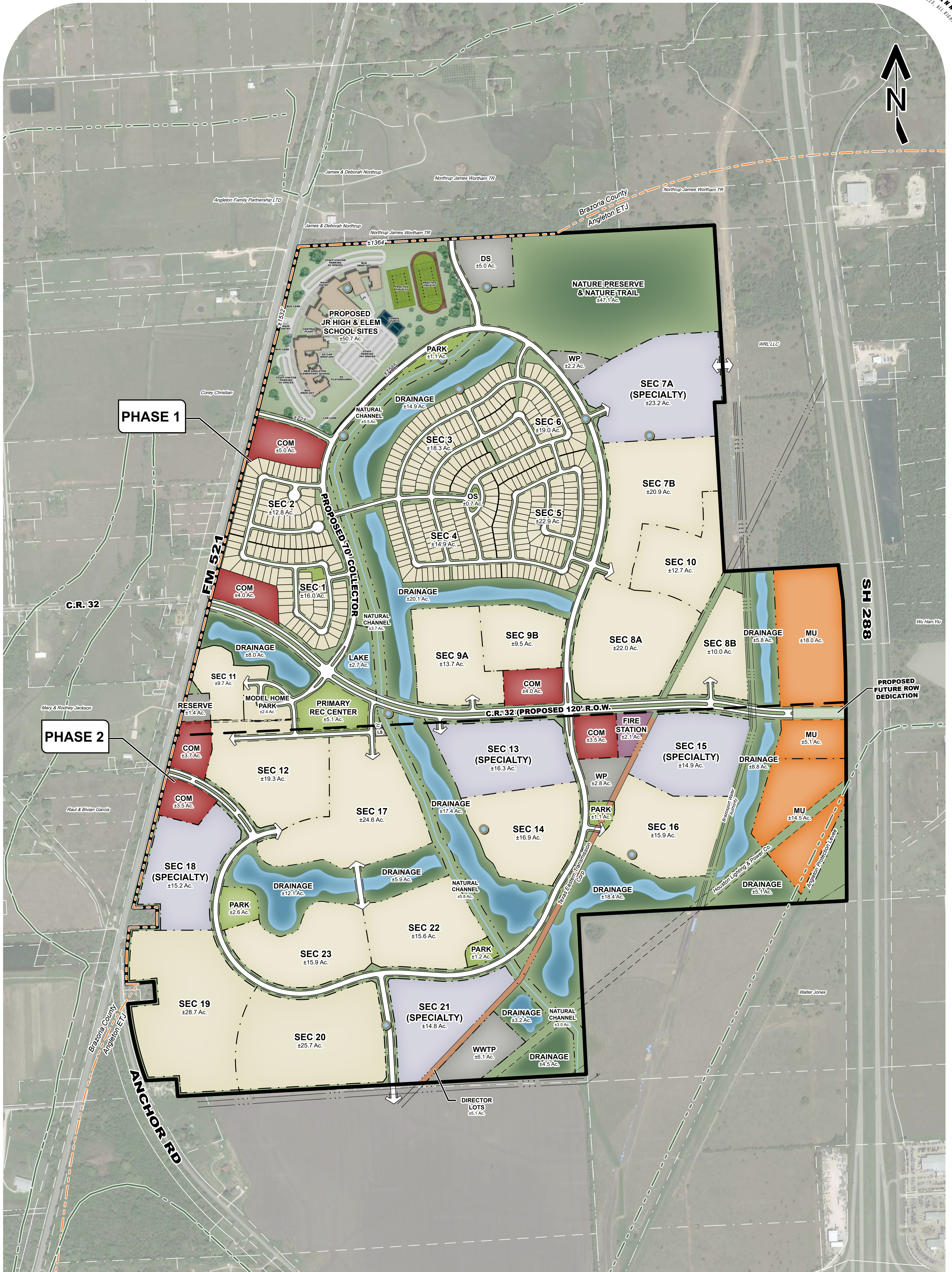
We, META Planning + Design, respectfully request an extension of approval on the Ashland Section 2 preliminary plat to allow for more time to assemble the final plat package. We request an extension not to exceed 12 months to achieve this. Additionally, we acknowledge that there will be no additional extensions.

Please contact me if you need any additional information.

Sincerely,



Jacob Guerrero
Enclosure



PHASE 1

PHASE 2

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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an exhibit for

ASHLAND

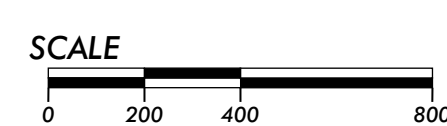
± 881.8 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-78006
SEPTEMBER 25, 2023



November 7, 2023

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

Re: On-Going Services
Ashland Section 2 Final Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Label adjacent floodplain information and show west right of way line off FM 521 on the final plat.
2. Update street type to match current thoroughfare designations (e.g. local, collector, arterial).
3. Provide a note on the plat to restrict driveway access to FM 521. This includes reserves.
4. Verify and include Homeowners Association in plat note 17. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.

Sheet 2 of 2

1. Show these courses noted on the plat drawing PDF (commencing courses).
2. Bearing information (N,S) does not match line and curve tables. (Typical).

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 Section 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 Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,681 Sq. Ft.

RESTRICTED RESERVE [B] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.56 AC 21,900 Sq. Ft.

RESTRICTED RESERVE [C] Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.59 AC 24,231 Sq. Ft.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L20.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L21 through L39.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Rows C1 through C17.

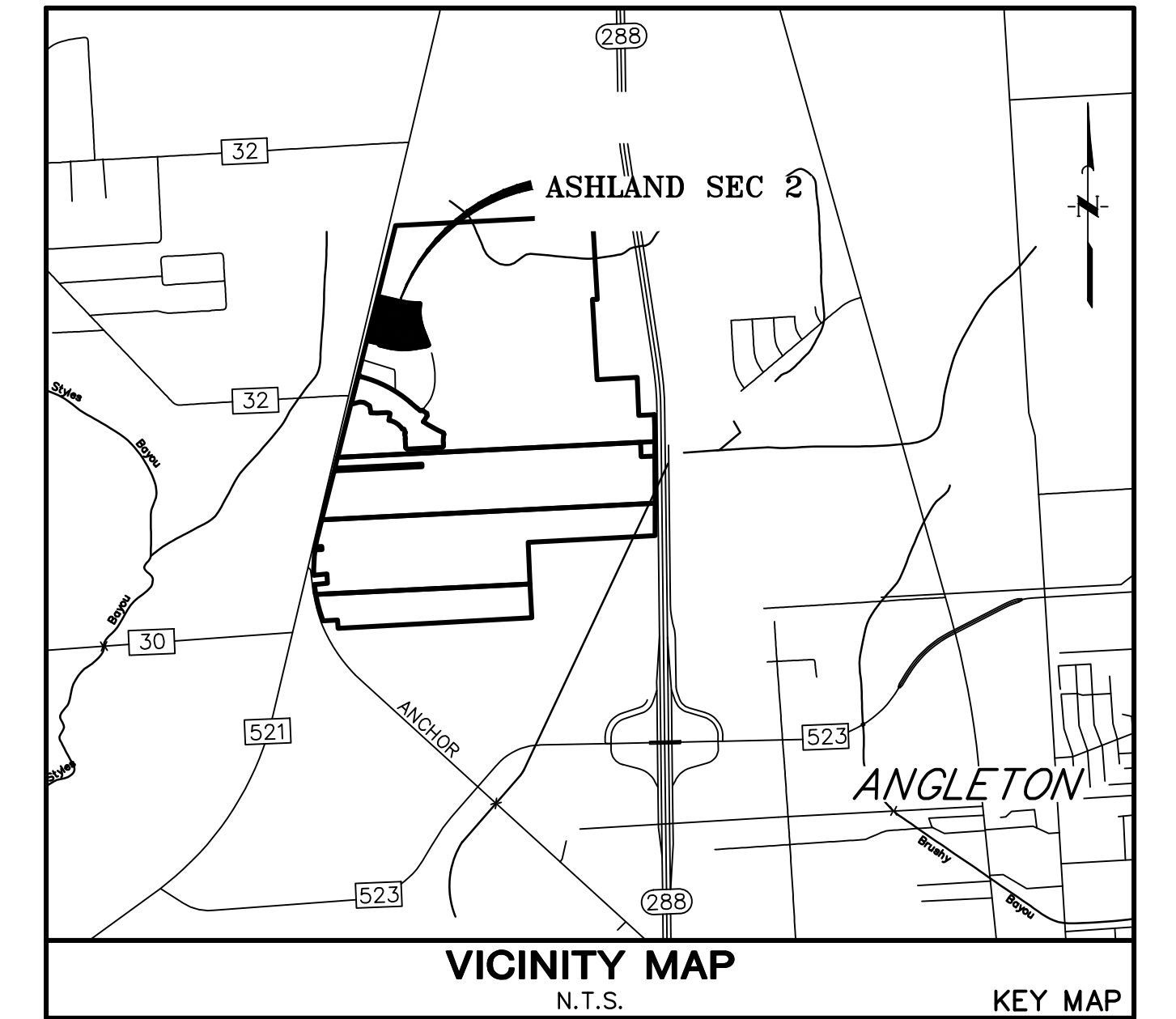
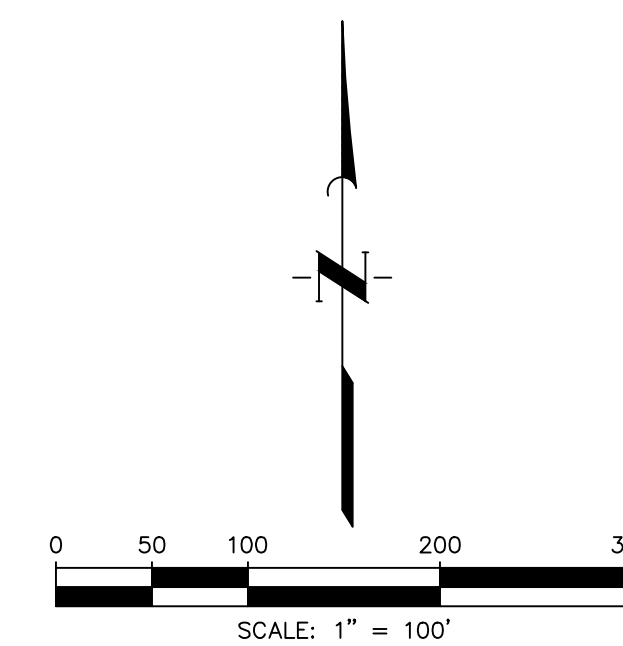
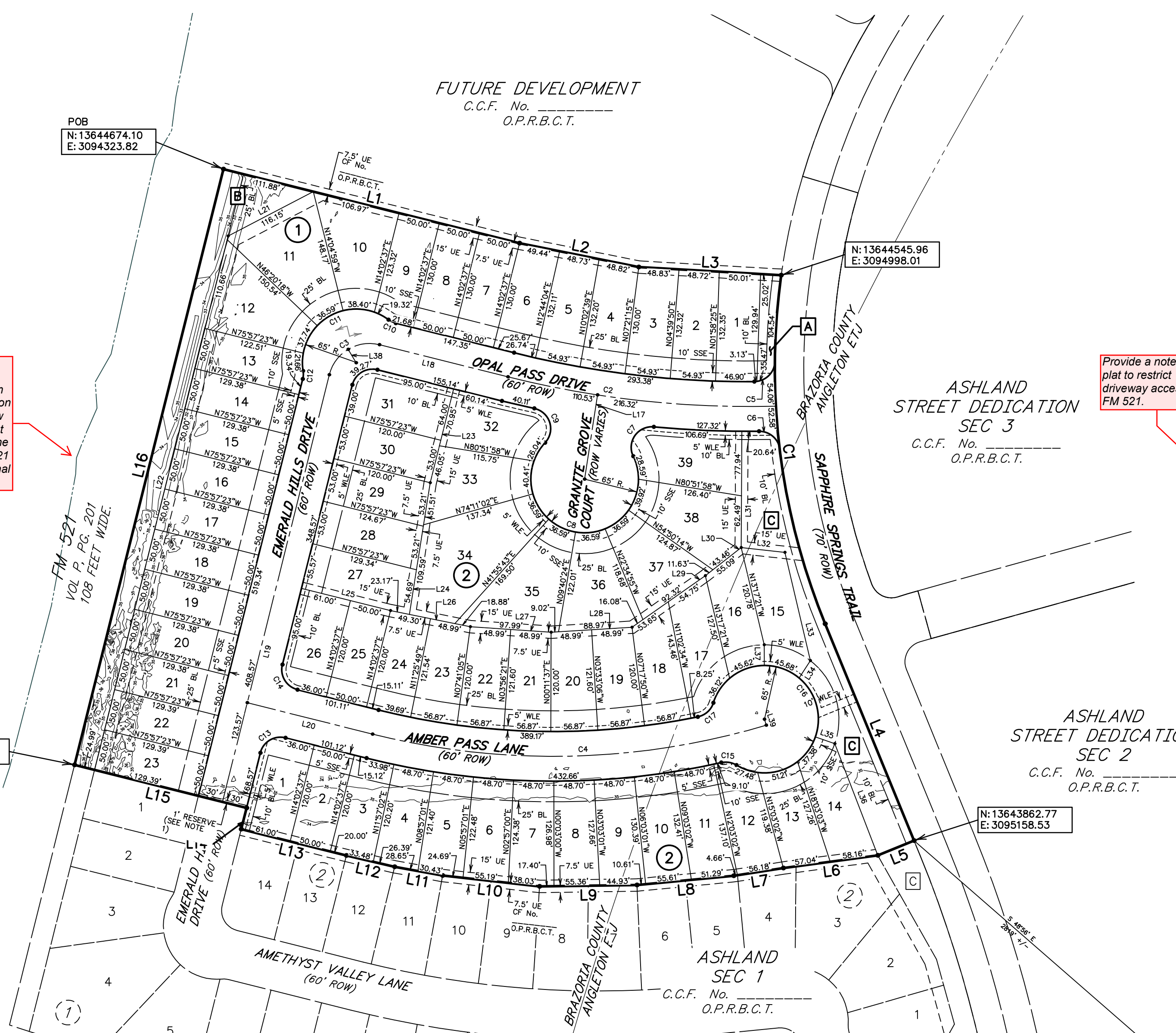
Lot Area Summary

Table with columns: Block 1, Lot No., Sq. Ft. Rows 1 through 23.

Table with columns: Block 2, Lot No., Sq. Ft. Rows 1 through 23.

Table with columns: Block 2, Lot No., Sq. Ft. Rows 23 through 39.

Table with columns: Street Name, Length (Centerline), Type. Rows: Granite Grove Court, Opal Pass Drive, Emerald Hills Drive, Amber Pass Lane.



General Notes

- AC "Acres"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
Eam "Easement"
FC "Flood Code"
FND "Found"
OCCBCT "Official County Clerk, Brazoria County, Texas"
OPROBC "Official Public Records of Brazoria County"
MUD "Municipal Utility District"
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 Eng Property Corner") as Per Certification"

Verify and include Home Owners Association in plat note 17. Once annexed, the City will not maintain the landscape areas unless otherwise noted in agreement.

ASHLAND SEC 2 A SUBDIVISION OF 14.26 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS 62 LOTS 3 RESERVES 2 BLOCKS NOVEMBER 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. Registration Nos. F-23290 & 10404100 Texas Board of Professional Engineers and Land Surveyors 1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 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 Sec 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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 §

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 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;
THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

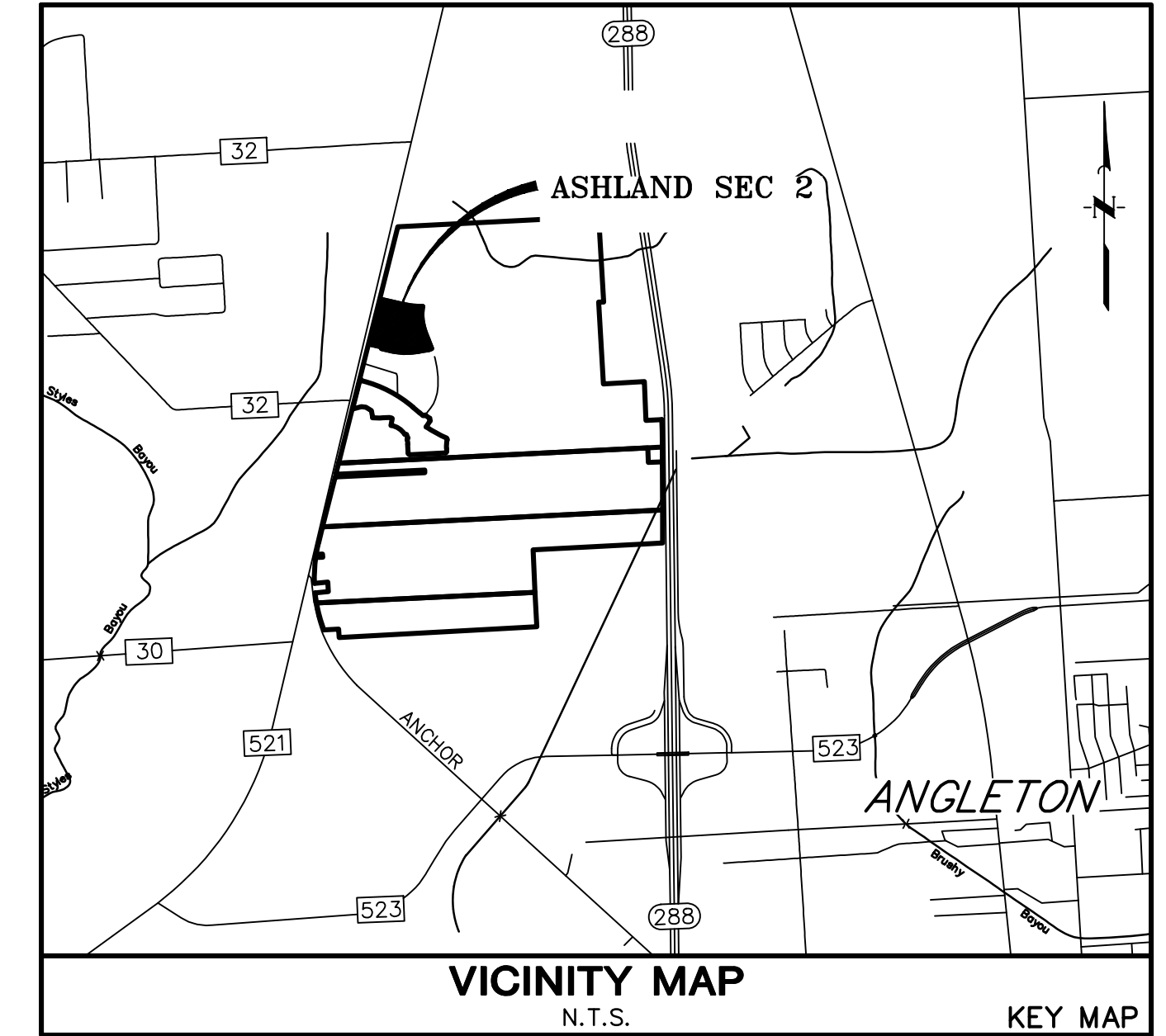
THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 50.84 feet to a point for corner;
9. South 84°32'11" West, 17.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" East, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner in the east line of said F.M. Highway 521;

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

Bearing information (N.S.) does not match line and curve tables. (Typical)

Show these courses on the plat drawing (commencing courses).



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

Name

Title

On behalf of the Notary Public, State of Texas

ASHLAND SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
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 Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77047 • 281.342.2033



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 9, 2024

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

AGENDA CONTENT: Discussion and possible action on a request for a Coral Haven Street Dedication final plat extension for a period of one year as requested by the applicant's agent for Ashland Development.

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.

Note that a 30-day waiver letter was submitted by the applicant's agent for the Coral Haven Street Dedication Plat, to address clarification on plat review issues, as received by the City on July 24, 2023.

The Final Plat of the Ashland Coral Haven Lane Street Dedication was approved with conditions subject to the final City Engineer's approval all final referral agencies approval by City Council on August 22, 2023.

Recommendation. The Council is recommended to grant the requested Coral Haven Street Dedication final plat extension for a period of one year per the applicant's request.

March 25, 2024

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

Re: CORAL HAVEN STREET DEDICATION- EOA

Dear Adriana,

We, META Planning + Design, respectfully request an extension of approval on the Coral Haven Street Dedication preliminary plat to allow for more time to assemble the final plat package. We request an extension not to exceed 12 months to achieve this. Additionally, we acknowledge that there will be no additional extensions.

Please contact me if you need any additional information.

Sincerely,



Jacob Guerrero
Enclosure



August 21, 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 – 2nd 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. This includes any applicable referral agency such as Brazoria County, Drainage District, TxDOT.
2. Comments pertaining to applicable subdivision improvement plans shall be resolved.

Sheet 1 of 2

1. Notate complete information including bearing from commencement point to monument on plat drawing that matches the metes & bounds description.

HDR takes no objection to the proposed Ashland Street Dedication Sec. 3 Final Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

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

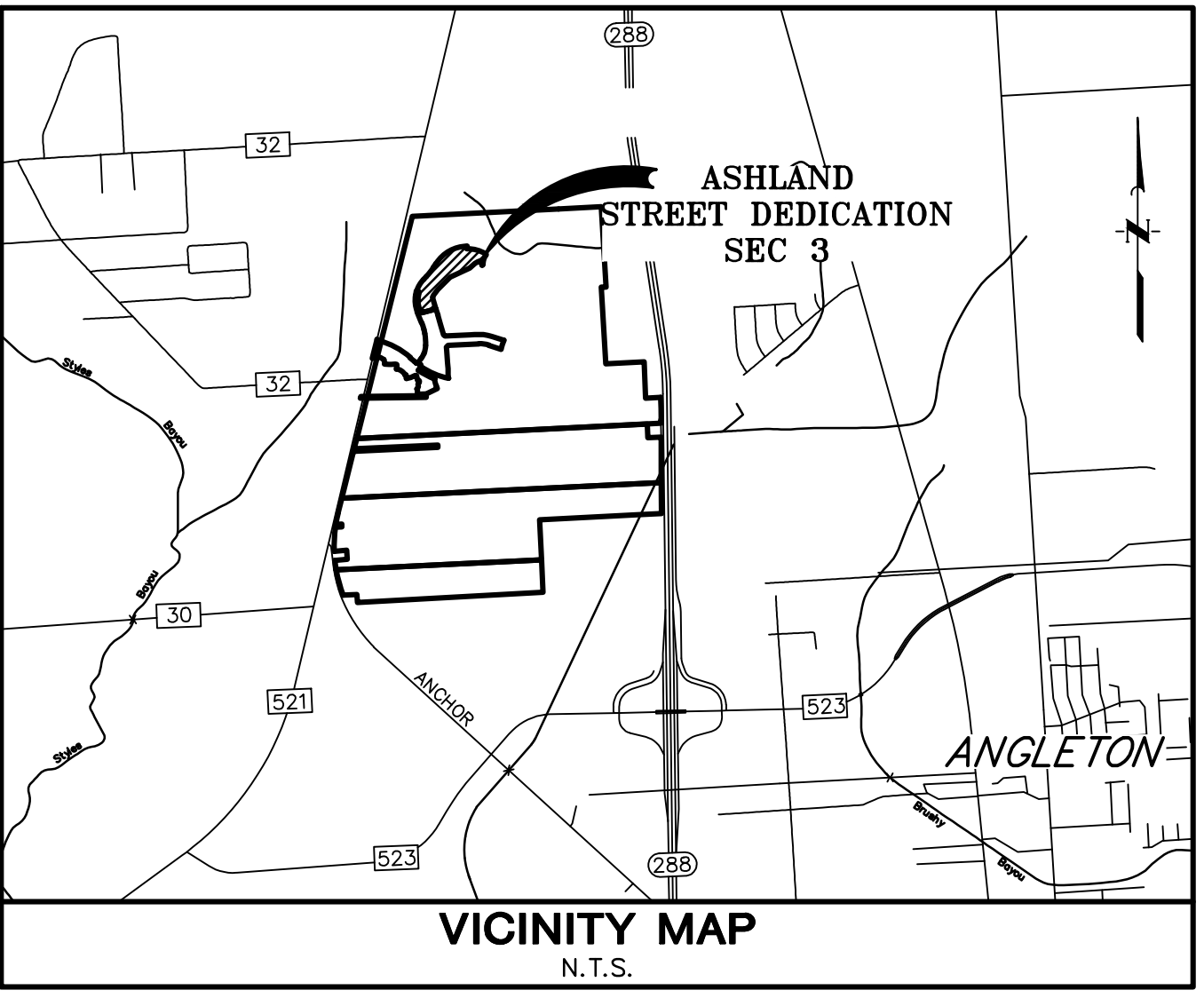
Note complete information including bearings from commencement point to monument on plat drawing that matches the metes & bounds description.

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

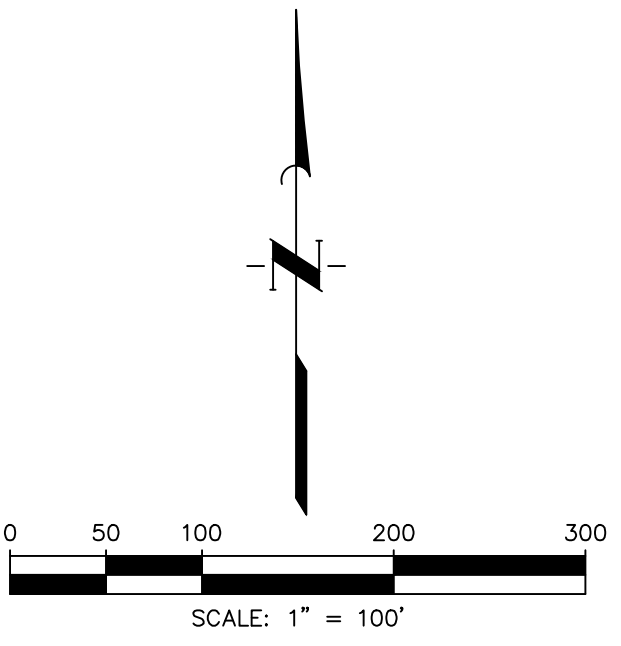
RESTRICTED RESERVE
Restricted to Drainage, Detention, Open Space, Landscape, Purposes Only
20.06 AC
856,546 Sq. Ft.

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"
 - FQ "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 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 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.
- Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82



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°01'50"	40.97'	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	48656.54'	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'

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
JULY 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-23290 & 20045100
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.

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 §

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

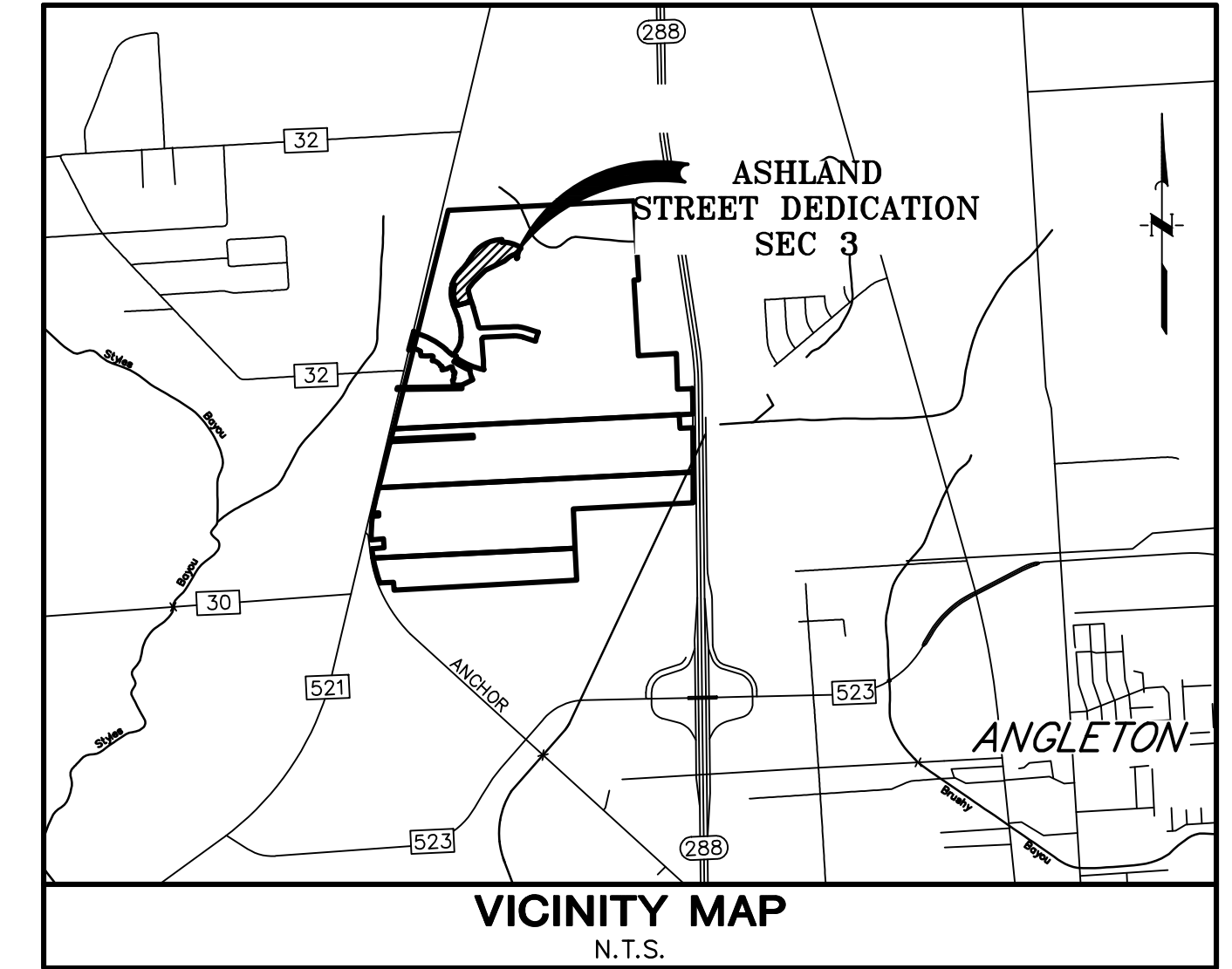
STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

JULY 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 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77047 • 281.342.2033