



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JULY 07, 2022 AT 12:00 PM

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 7, 2022, 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

MINUTES

1. Discussion and possible action on the meeting minutes prepared for the Commission's review of the Planning and Zoning Commission meeting held on June 02, 2022.

REGULAR AGENDA

2. Discussion and possible action a recommendation for the preliminary replat of Angleton Park Place Section 1.
3. Discussion and possible action on a proposed land plan for property located on the southwest corner of CR 220 and SH 288B.
4. Discussion and possible action on a minor plat application and variances for 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, 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 4, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email citysecretary@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 07, 2022

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on the meeting minutes prepared for the Commission's review of the Planning and Zoning Commission meeting held on June 02, 2022.

AGENDA ITEM SECTION: Minutes

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Meeting minutes have been prepared for the Commission's review of the Planning and Zoning Commission meeting held on June 02, 2022.

RECOMMENDATION:

Staff recommends the Commission members review and provide staff with comments concerning any recommended changes per the events from the Planning and Zoning Commission meeting on June 02, 2022.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JUNE 02, 2022 AT 12:00 PM

MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, JUNE 2, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT

Chair William Garwood
 Commission Member Regina Bieri
 Commission Member Ellen Eby
 Commission Member Bonnie McDaniel
 Commission Member Henry Munson
 Commission Member Deborah Spoor

ABSENT

None

MINUTES

1. Discussion and possible action on the review and approval of minutes for the Planning and Zoning Commission meeting held on May 05, 2022.

Upon a motion by Commission Member Bonnie McDaniel and seconded by Commission Member Henry Munson, the motion passed unanimously (5 in favor / 0 opposed / 1 absent).

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an ordinance amending Section 23-98 Public Improvement Acceptance of Chapter 23 Land Development Code, of the Code of Ordinances of the City of Angleton, Texas.

Development Services Director, Walter Reeves, gave an overview on the history and motivation for proposing an amendment to the public improvement acceptance

process and explained the current process and how specifically, the process would change if the staff recommended changes were adopted.

Upon a motion by Commission Member Ellen Eby and seconded by Commission Member Regina Beiri, the Commission recommended the City Council adopt Public Improvement Acceptance process changes as recommended by city staff with the requirement of a two-year maintenance bond. The motion passed unanimously. (5 in favor / 0 opposed / 0 absent)

REGULAR AGENDA

3. Discussion on Commission directed future agenda items.

Direction from the Planning and Zoning Commission members included the following:

1. Commission member Ellen Eby requested future discussion concerning recourse for limiting quantity of new residential subdivision lots less than fifty feet in width per zoning districts.
2. Commission Chair William Garwood requested additional educational opportunities that would benefit the Commission during meetings with limited agenda items for discussion.
3. Commission Member Deborah Spoor requested to know how much property within the Angleton City limits is allowed to be zoned with a Planned Development overlay.
 - Walter Reeves acknowledged the need to identify Planned Development ordinances for a better understanding.
4. Commission Member William Garwood suggested capital improvement project recommendations from City staff members go through Planning and Zoning Commission to City Council.
 - Walter Reeves stated at the previous City Council meeting, City Council adopted a Capital Improvement Project (CIP) Advisory Committee comprised of the members of the Planning and Zoning Commission plus one additional member, a resident within the City's Extraterritorial Jurisdiction (ETJ), Mr. Williams Tigner. Mr. Reeves stated staff would find a solution for incorporating the CIP Advisory Committee into the Planning and Zoning meetings.

ADJOURNMENT

Chair William Garwood adjourned the meeting at 12:20 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the XX day of XX 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Michelle Perez
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 7, 2022

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action a recommendation for the preliminary replat of Angleton Park Place Section 1.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road (Attachment 1), consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. As the Commission will recall, a preliminary replat of this property was recommended for approval by the Commission on September 2, 2021, with the condition that all staff comments be cleared prior to submission of any final replat. City Council approved the preliminary replat on September 28, 2021, with the same condition. The project is a manufactured home subdivision and is not a manufactured home park and at the time of approval in September 2021 was proposing 26 lots with 1 reserve lot and access was taken from Phillips Road (Attachment 2). The new preliminary plat adds additional lots overall and access will now be off of Gifford Road. The reason for these changes are that as the project moves forward into future phases, Section 23-11.I requires that subdivisions containing 30 or more lots must provide two points of 100-year storm compliant access. After approval of the original preliminary replat in September 2021, ongoing discussions about the construction of half of Gifford Road, which would have been necessary to meet the requirements of Section 23-11.I with future phases, has resulted in the requested changes.

Staff comments were forwarded (Attachment 3) and a response to comments has been provided (Attachment 4). At the time of preparation of this agenda summary all City comments had not yet been cleared. Any outstanding comments should be minor and can addressed as a condition of approval.

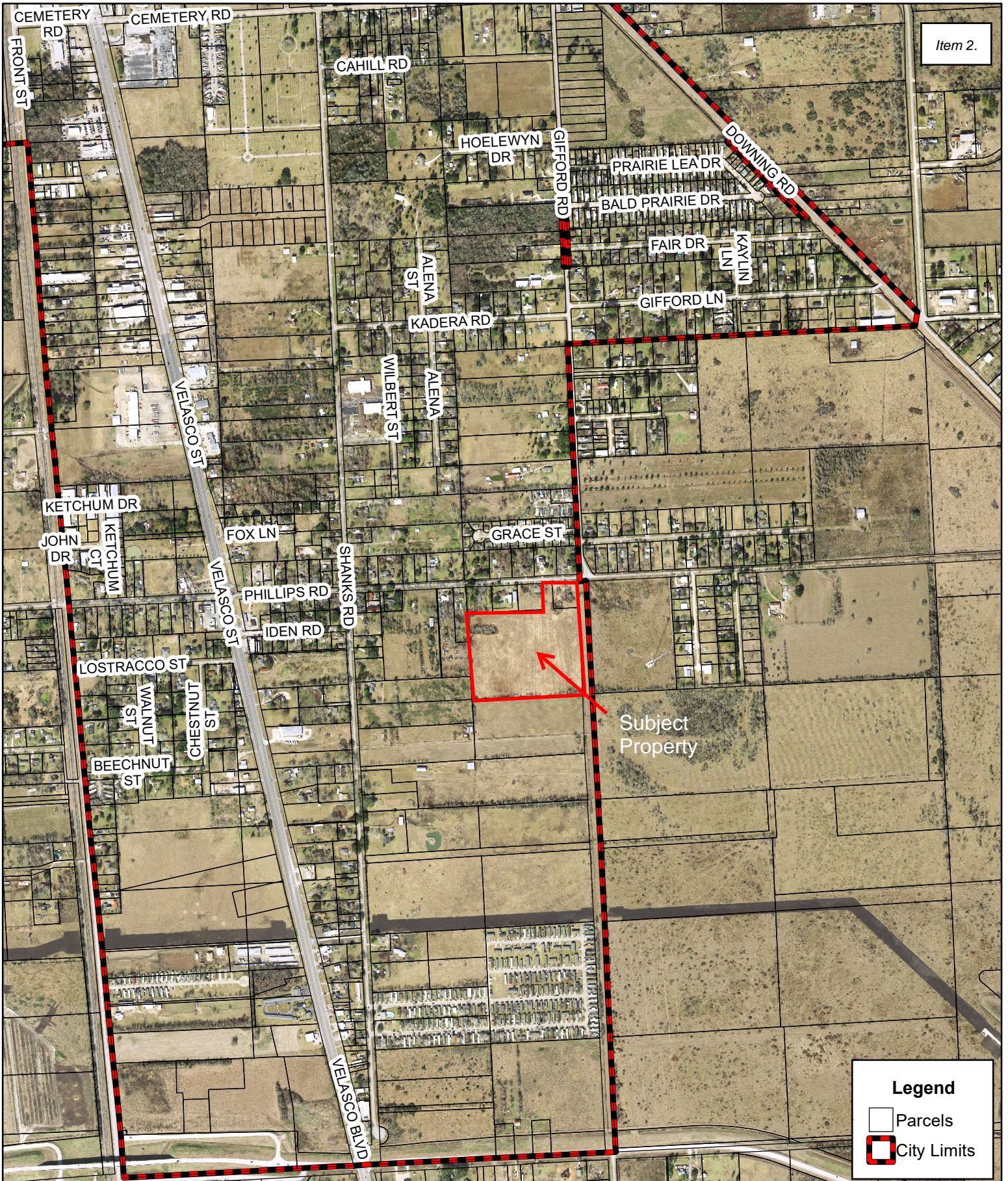
With the clearance of all staff comments the proposed preliminary replat of Section 1 otherwise meets all other requirements of the Code of Ordinances of the City of Angleton.

RECOMMENDATION:

Staff recommends approval of the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.

SUGGESTED MOTION:

I move we approve the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.

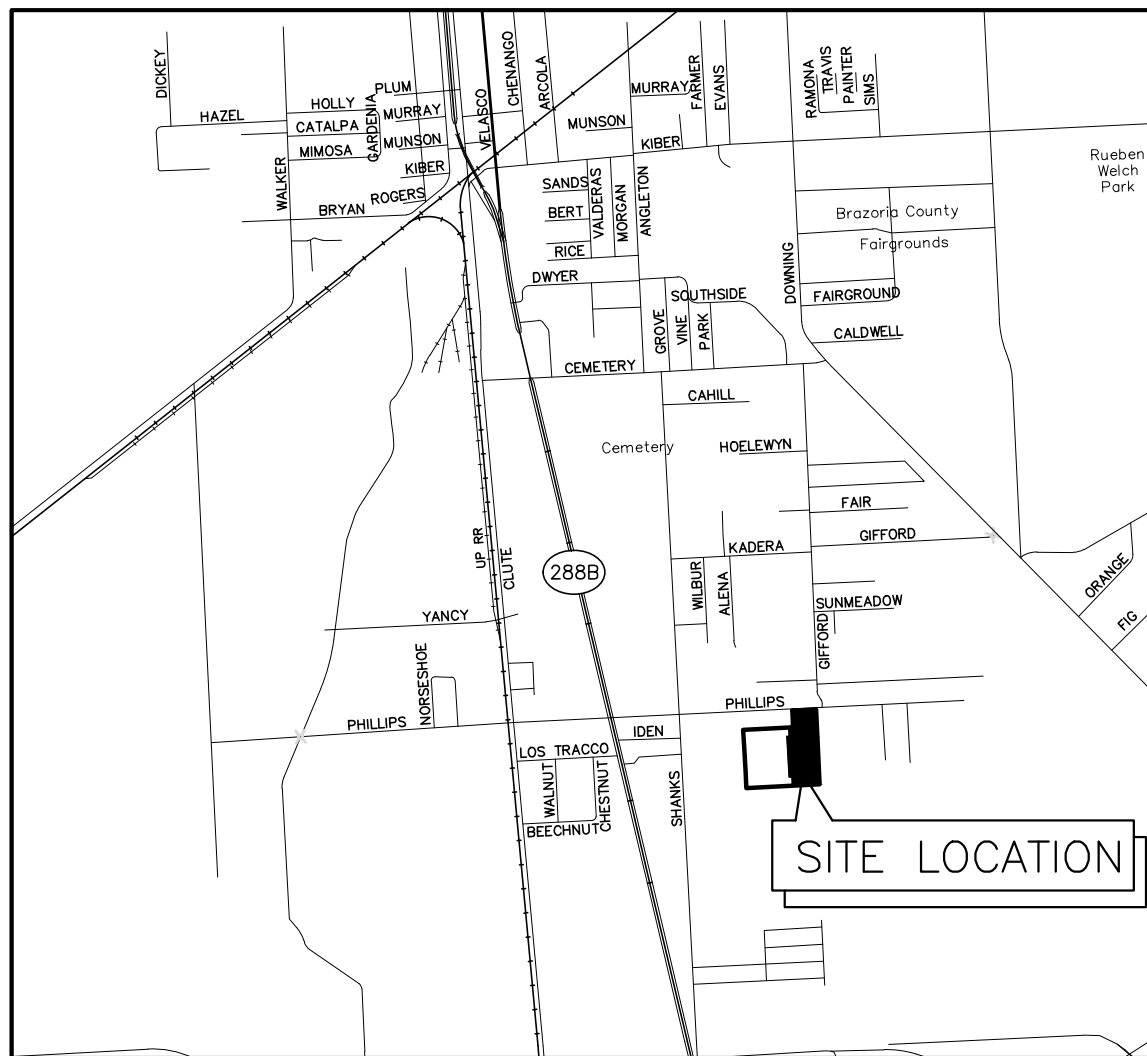
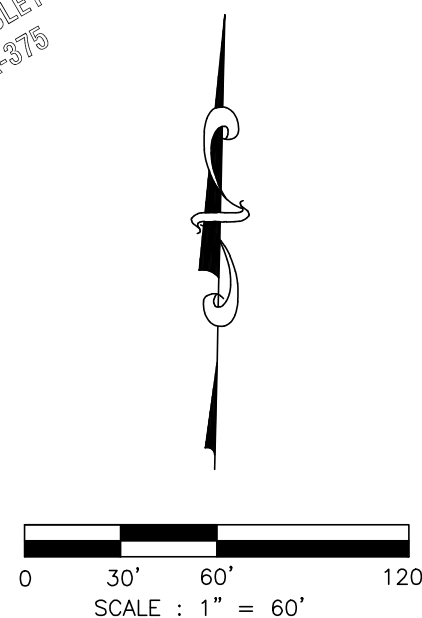
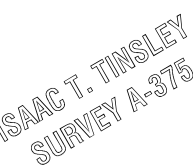


Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
FND = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE
W.L.E. = WATERLINE EASEMENT
U.E. = UTILITY EASEMENT


○ = SET 5/8" C.I.R. "BAKER & LAWSON"
 ● = FOUND 5/8" C.I.R. "BAKER & LAWSON"
 (UNLESS NOTED)
 ⊕ = (TBM) TEMPORARY BENCHMARK

Line Table		
Line No.	Length	Direction
L1	111.02'	N02°50'43"W
L2	37.00'	S87°09'17"W
L3	26.72'	N87°09'17"E
L4	110.94'	N02°50'43"W
L5	55.00'	N87°03'19"E
L6	36.48'	N02°50'43"W
L7	62.68'	N07°09'17"E
L8	66.00'	N87°09'17"E
L9	14.00'	S02°50'43"E



1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4803900445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY 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. ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.
3. BENCHMARK:
ANGLETON = PUBLISHED ELEVATION = 25.81'
TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING, ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN ROAD TO HOMESTIE.
4. TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY.
TBM = 24.82'
5. 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.
6. NOTICE: DEVELOPING 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 OR 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.
9. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
10. FRONT SETBACKS SHALL BE 25', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 15' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS.

PRELIMINARY REPLAT
ANGLETON PARK PLACE
SUBDIVISION SECTION 1
A 7.447 ACRE, 26-LOT, 4 BLOCK,
1 RESERVE SUBDIVISION



BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 08/17/2021	CHECKED BY: DRR

RESERVE/DEDICATION TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1.906 AC.
(B)	R.O.W. DEDICATION		0.105 AC.
(C)	R.O.W. DEDICATION		0.105 AC.

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

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place Subdivision, 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.

Drainage Easements Maintained by a Homeowners' Association.

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

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.

MIKE MORGAN
OWNER/MANAGER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared MIKE MORGAN 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

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

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

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

SIGNED: MIGUELANGEL A. SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

DATE

SIGNED: DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

DATE

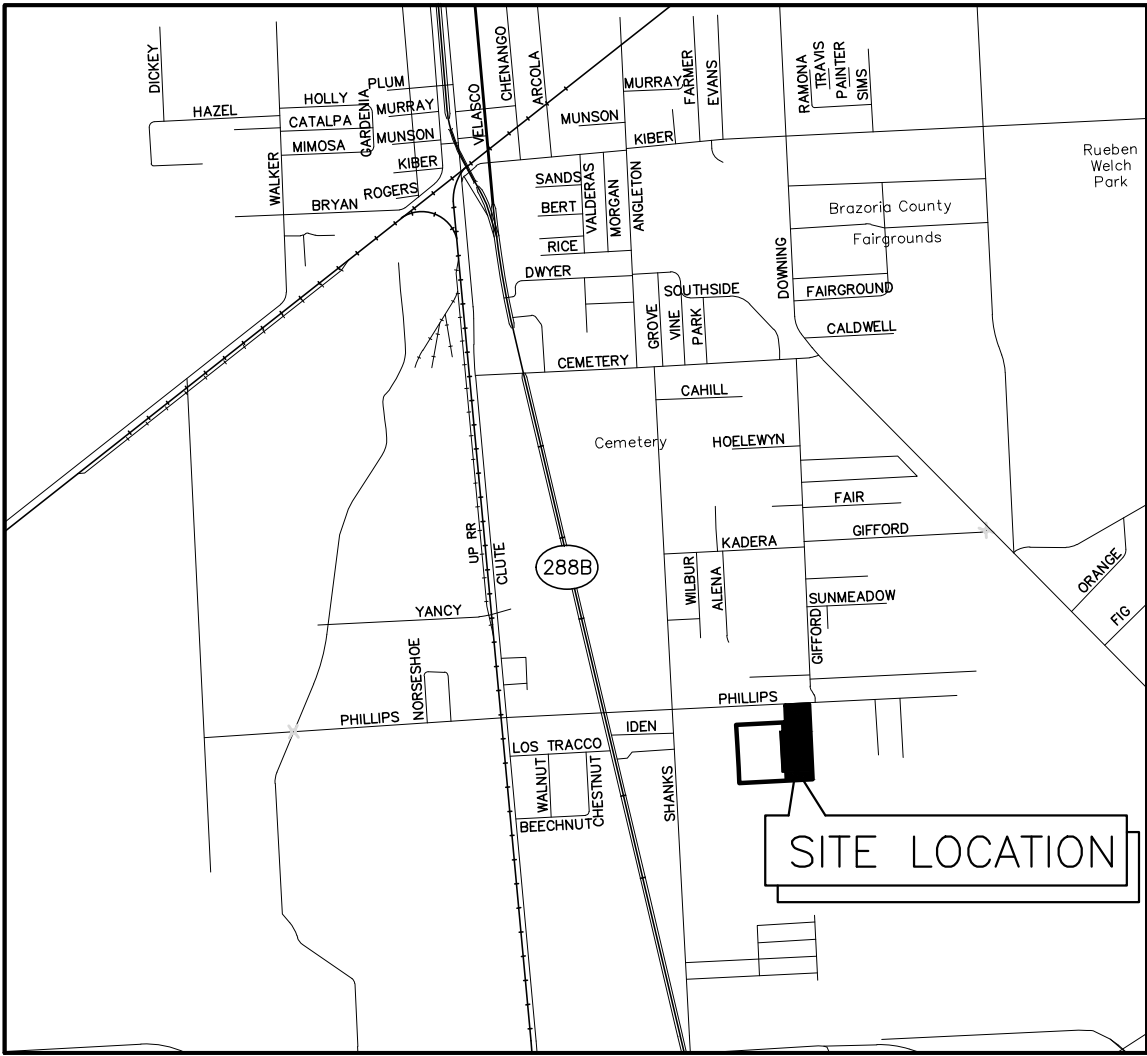
FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING: "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER

PAGE 2 OF 2

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



VICINITY MAP

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
Parcel Table			Parcel Table			Parcel Table			Parcel Table		
LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.	
1	7,714		1	5,469		1	5,469		1	6,101	
2	5,797		2	5,555		2	5,555		2	6,092	
3	5,793		3	5,555		3	5,555		3	6,083	
4	5,791		4	5,555		4	5,555		4	6,074	
5	6,758		5	5,555		5	5,555		5	6,024	
6	6,104		6	5,555		6	5,555		6	6,786	
			7	5,469		7	5,469				

FIELD NOTES FOR 7.447 ACRES

Being a tract of land containing 7.447 acres (328,211 square feet), located within Edwin Waller League, Abstract Number (No.) 134, in Brazoria County, Texas; Said 7.447 acre tract being a portion of Lot 10, Division 5 of the Subdivision East One-Half of the Edwin Waller League recorded under Volume (Vol.) 26, Page 210 Brazoria County Deed Records (B.C.D.R.), being a portion of a called 16.72 acre tract recorded in the name of Angleton Park Place, LLC under B.C.C.F. No. 2016023917, Said 7.447 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found on the south right-of-way (R.O.W.) line of East Phillips Road (40-foot wide per Vol. 26, Pg. 210 B.C.D.R.), on the north line of said Lot 10, at the northeast corner of a called 0.993 acre tract recorded in the name of ARE Investments, LLC under B.C.C.F. No. 2008058361, for the northwest corner of said 16.72 acre tract and the herein described tract;

THENCE, with the south R.O.W. line of said East Phillips Road, being the north line of said Lot 10, North 87 degrees 05 minutes 14 seconds East, a distance of 295.53 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of the R.O.W. intersection of said East Phillips Road, and a 60-foot unimproved road (Vol. 26, Pg. 10 B.C.D.R.), for the northeast corner of said Lot 10 and the herein described tract;

THENCE, with the west R.O.W. line of said unimproved road, being the east line of said Lot 10, South 02 degrees 50 minutes 43 seconds East, a distance of 933.93 feet to a 1/2-inch iron rod found at the northeast corner of Lot 9 of said Subdivision East One-Half of the Edwin Waller League, for the southeast corner of said Lot 10 and the herein described tract;

THENCE, with the common line of said Lots 9 and 10, South 86 degrees 58 minutes 59 seconds West, a distance of 340.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

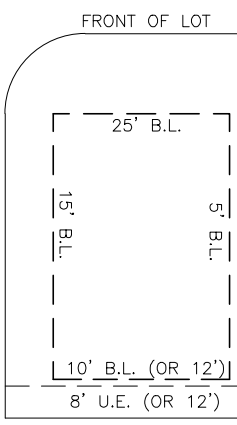
THENCE, through and across said Lot 10 the following five (5) courses:

1. North 02 degrees 50 minutes 43 seconds West, a distance of 111.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 87 degrees 09 minutes 17 seconds West, a distance of 37.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 02 degrees 50 minutes 43 seconds West, a distance of 505.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. North 87 degrees 09 minutes 17 seconds East, a distance of 26.72 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. North 02 degrees 50 minutes 43 seconds West, a distance of 110.94 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, for a northwesterly corner of the herein described tract;

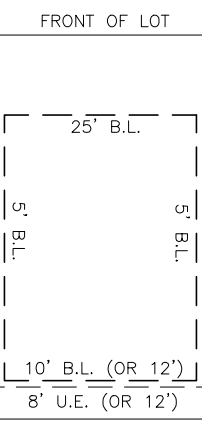
THENCE, with the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, North 87 degrees 03 minutes 19 seconds East, a distance of 55.00 feet to a 1/2-inch iron rod found at the southeast corner of said 0.993 acre tract, for an interior corner of said 16.72 acre tract and the herein described tract;

THENCE, with the east line of said 0.993 acre tract, being the west line of said 16.72 acre tract, North 02 degrees 54 minutes 47 seconds West, a distance of 207.55 feet to the POINT OF BEGINNING, containing 7.447 acres of land.

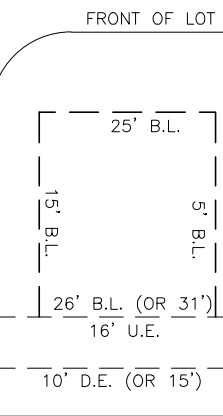
TYPICAL INTERIOR CORNER LOT



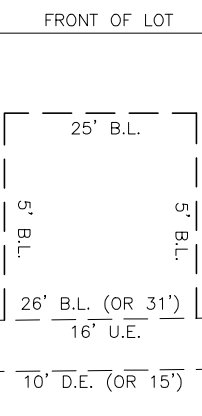
TYPICAL INTERIOR LOT



TYPICAL EXTERIOR CORNER LOT



TYPICAL INTERIOR LOT

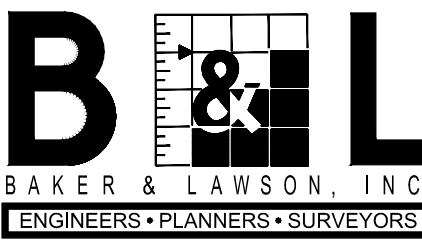


REVISED:

PRELIMINARY REPLAT ANGLETON PARK PLACE SUBDIVISION SECTION 1 A 7.447 ACRE, 26-LOT, 4 BLOCK, 1 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 210 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT No. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14320	SCALE:	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 08/17/2021	CHECKED BY: DRR

June 17, 2022

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Preliminary Plat Review of Angleton Park Place Subdivision – 1st Submittal Review (Revised Layout)
Angleton, Texas
HDR Job No. 10336228 (2022)

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. Provide topographic contours on the plat.
2. Show north ROW line for E. Phillips Rd. and filing information for properties adjacent to the subdivision.
3. Provide a light-colored break line to show the proposed future sections.
4. Provide a dimension on the proposed ROW dedication shown.
5. Verify: Are the easements by separate instrument shown proposed or existing? If existing, notate filing information on the plat.
6. Verify acreage and update heading or field notes (all locations of acreage noted) accordingly.
7. For the metes and bounds Field Notes shown, the following noted do match the information provided on the plat drawing:
 - a. Paragraph 4: Verify: 934.20 feet per plat drawing
 - b. Paragraph 6, 1.: Verify: 136.97 feet per plat drawing
 - c. Paragraph 6, 2.: Verify: 38.00 feet per plat drawing line table
 - d. Paragraph 6, 3.-5.: Revise information shown to match plat drawing.
 - e. Paragraph 7: Verify: 44.72 feet per plat drawing line table.
 - f. Paragraph 8: Verify: 207.82 feet per plat drawing.
8. Include Drainage and Detention Block Certificate from Sec. 23-115. Standard Language for Special Plat Elements.
9. Verify side yard building lines to meet 10-ft min., per Sec. 28-54 MH- Manufactured Home District.

The proposed preliminary plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Angleton Park Place Subdivision 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', is written over a horizontal line.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10336228 (2022)/10283980 (2021))

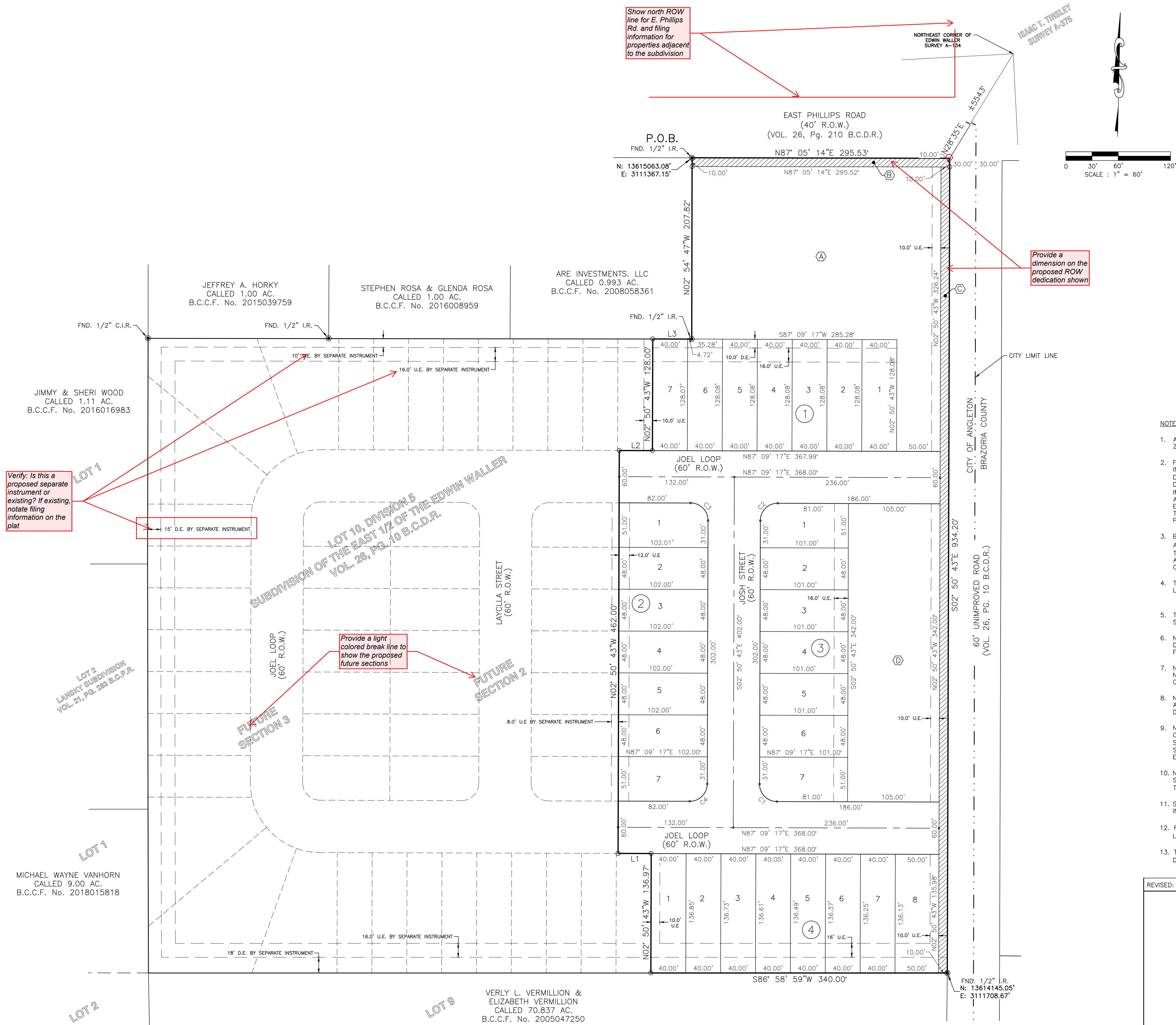
Attachments

C.C.F. = BRAZORIA COUNTY CLERK'S FILE
C.D.R. = BRAZORIA COUNTY DEED RECORDS
C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
FND = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Pg. = VOLUME, PAGE
W.L.E. = WATERLINE EASEMENT
U.E. = UTILITY EASEMENT

○ = SET 5/8" C.I.R. "BAKER & LAWSON"
 ● = FOUND 5/8" C.I.R. "BAKER & LAWSON"
 (UNLESS NOTED)
 ⊕ = (TBM) TEMPORARY BENCHMARK

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	S47°50'43"E	28.28'
C2	31.42'	20.00'	90°00'00"	S42°09'17"W	28.28'
C3	31.42'	20.00'	90°00'00"	N47°50'43"W	28.28'
C4	31.42'	20.00'	90°00'00"	N42°09'17"E	28.28'

Line Table		
Line No.	Length	Direction
L1	38.00'	S87°09'17"W
L2	38.00'	N87°09'17"E
L3	44.72'	N87°03'19"E



RESERVE/DEDICATION TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1.444 AC.
(B)	R.O.W. DEDICATION		0.068 AC.
(C)	R.O.W. DEDICATION		0.212 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO DETENTION USE	0.824 AC.

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

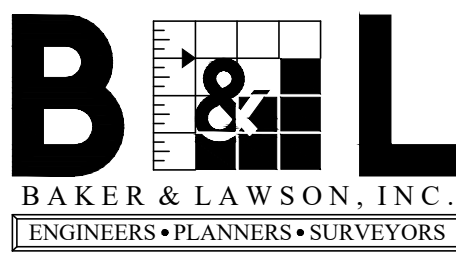
1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THE 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. ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.
3. BENCHMARK:
ANGLETON = PUBLISHED ELEVATION = 25.81'
TRIANGULATION STATION DKD SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MI. SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESTE.
4. TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY.
TBM = 24.82'
5. 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.
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. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
12. FRONT SETBACKS SHALL BE 25', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 15' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS.
13. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION RESERVES A & D. DETENTION RESERVES A & D ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION BY THE PLAT.

REVISÉ:

PRELIMINARY REPLAT
ANGLETON PARK PLACE
SUBDIVISION SECTION 1
A 7.484 ACRE, 29-LOT, 4 BLOCK,
2 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST
ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 10 B.C.D.R.
LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT No. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 05/23/2022	CHECKED BY: DRR

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place Subdivision, 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.

Drainage Easements Maintained by a Homeowners' Association.

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

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.

MIKE MORGAN
OWNER/MANAGER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared MIKE MORGAN 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

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

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

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

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

SIGNED: MIGUELANGEL A. SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

DATE

SIGNED: PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840

DATE



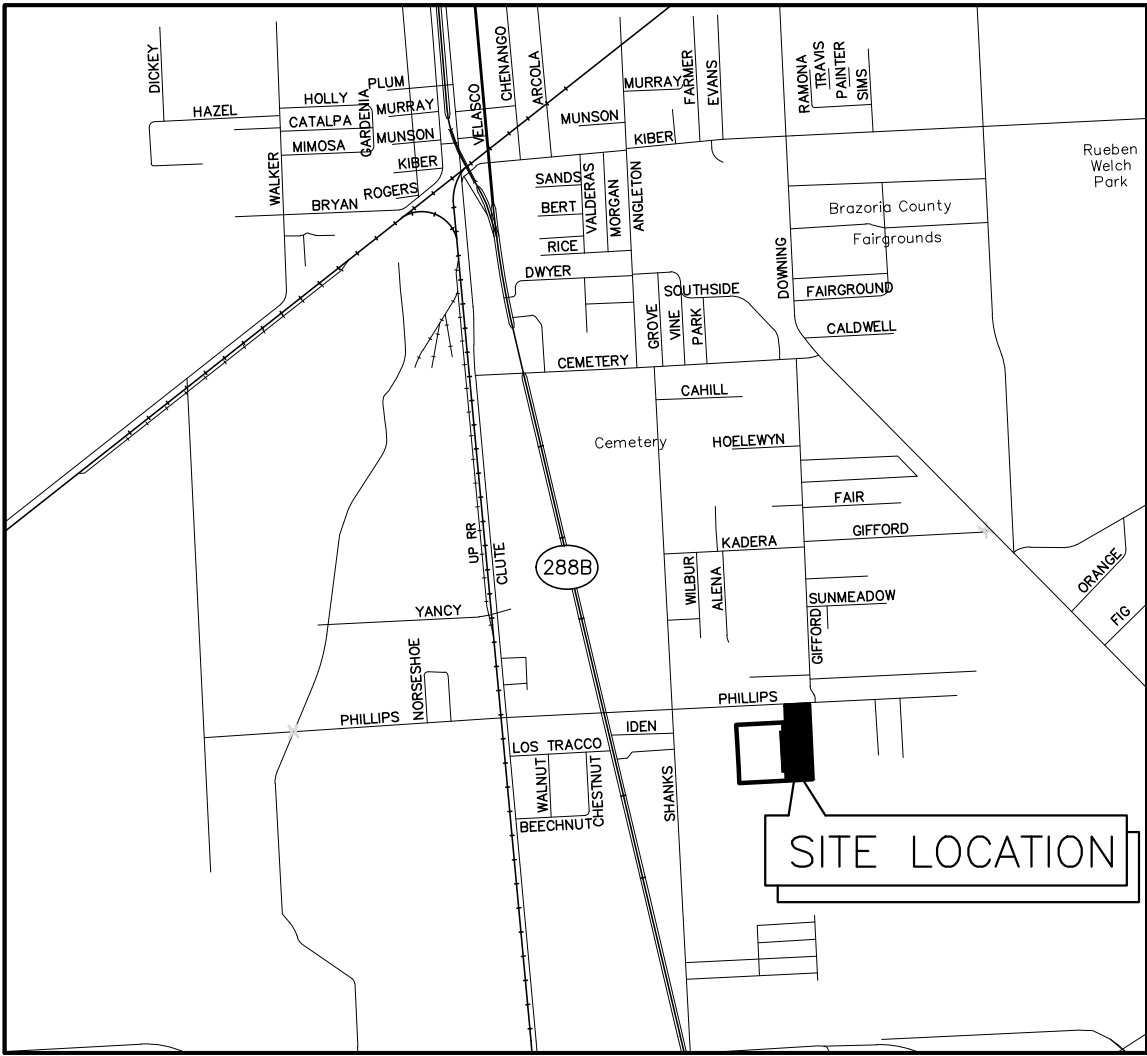
FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING: "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER

PAGE 2 OF 2

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



VICINITY MAP

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
Parcel	Table		Parcel	Table		Parcel	Table		Parcel	Table	
LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.	
1	5,123	1	5,116	1	5,065	1	5,065	1	5,476		
2	5,123	2	4,896	2	4,848	2	4,848	2	5,472		
3	5,123	3	4,896	3	4,848	3	4,848	3	5,467		
4	5,123	4	4,896	4	4,848	4	4,848	4	5,462		
5	5,123	5	4,896	5	4,848	5	4,848	5	5,457		
6	5,123	6	4,896	6	4,848	6	4,848	6	5,452		
7	5,122	7	5,116	7	5,065	7	5,065	7	5,448		
									8	6,803	

FIELD NOTES FOR 7.447 ACRES

Being a tract of land containing 7.447 acres (322,211 square feet), located within Edwin Waller League, Abstract Number (No.) 134, in Brazoria County, Texas. Said 7.447 acre tract being a portion of Lot 10, Division 5 of the Subdivision East One-Half of the Edwin Waller League recorded under Volume (Vol.) 26, Page 210 Brazoria County Deed Records (B.C.D.R.), being a portion of a called 16.72 acre tract recorded in the name of Angleton Park Place, LLC under B.C.C.F. No. 2016023917, Said 7.447 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found on the south right-of-way (R.O.W.) line of East Phillips Road (40-foot wide per Vol. 26, Pg. 210 B.C.D.R.), on the north line of said Lot 10, at the northeast corner of a called 0.993 acre tract recorded in the name of ARE Investments, LLC under B.C.C.F. No. 2008058361, for the northwest corner of said 16.72 acre tract and the herein described tract;

THENCE, with the south R.O.W. line of said East Phillips Road, being the north line of said Lot 10, North 87 degrees 05 minutes 14 seconds East, a distance of 295.53 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of the R.O.W. intersection of said East Phillips Road, and a 60-foot unimproved road (Vol. 26, Pg. 10 B.C.D.R.), for the northeast corner of said Lot 10 and the herein described tract;

THENCE, with the west R.O.W. line of said unimproved road, being the east line of said Lot 10, South 02 degrees 50 minutes 43 seconds East, a distance of 933.93 feet to a 1/2-inch iron rod found at the northeast corner of Lot 9 of said Subdivision East One-Half of the Edwin Waller League, for the southeast corner of said Lot 10 and the herein described tract;

THENCE, with the common line of said Lots 9 and 10, South 86 degrees 58 minutes 59 seconds West, a distance of 340.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 10 the following five (5) courses:

1. North 02 degrees 50 minutes 43 seconds West, a distance of 111.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 87 degrees 09 minutes 17 seconds West, a distance of 37.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 02 degrees 50 minutes 43 seconds West, a distance of 505.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. North 87 degrees 09 minutes 17 seconds East, a distance of 26.72 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. North 02 degrees 50 minutes 43 seconds West, a distance of 110.94 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, for a northwesterly corner of the herein described tract;

THENCE, with the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, North 87 degrees 03 minutes 19 seconds East, a distance of 55.00 feet to a 1/2-inch iron rod found at the southeast corner of said 0.993 acre tract, for an interior corner of said 16.72 acre tract and the herein described tract;

THENCE, with the east line of said 0.993 acre tract, being the west line of said 16.72 acre tract, North 02 degrees 54 minutes 47 seconds West, a distance of 207.85 feet to the POINT OF BEGINNING, containing 7.447 acres of land.

Verify: 44.72 feet
per plat drawing
line table

Verify: 207.82 feet
per plat drawing

Verify: 934.20 feet
per plat drawing

Verify: 136.97 feet
per plat drawing

Verify: 38.00 feet
per plat drawing
line table

Verify acreage and
update heading or field
notes (all locations of
acreage noted)
accordingly

PRELIMINARY REPLAT
ANGLETON PARK PLACE
SUBDIVISION SECTION 1
A 7.484 ACRE, 29-LOT, 4 BLOCK,
2 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 10 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 05/23/2022	CHECKED BY: DRR

Preliminary Plat Review:

1. Provide topographic contours on the plat.

Added

2. Show north ROW line for E. Phillips Rd. and filing information for properties adjacent to the subdivision.

Added

3. Provide a light-colored break line to show the proposed future sections.

Added

4. Provide a dimension on the proposed ROW dedication shown.

Added

5. Verify: Are the easements by separate instrument shown proposed or existing? If existing, notate filing information on the plat.

Callout revised to show proposed easements

6. Verify acreage and update heading or field notes (all locations of acreage noted) accordingly.

Revised

7. For the metes and bounds Field Notes shown, the following noted do match the information provided on the plat drawing:

- a. Paragraph 4: Verify: 934.20 feet per plat drawing

Revised

- b. Paragraph 6, 1.: Verify: 136.97 feet per plat drawing

Revised

- c. Paragraph 6, 2.: Verify: 38.00 feet per plat drawing line table

Revised

- d. Paragraph 6, 3.-5.: Revise information shown to match plat drawing.

Revised

- e. Paragraph 7: Verify: 44.72 feet per plat drawing line table.

Revised

- f. Paragraph 8: Verify: 207.82 feet per plat drawing.

Revised

8. 8. Include Drainage and Detention Block Certificate from Sec. 23-115. Standard Language for Special Plat Elements.

Added

9. Verify side yard building lines to meet 10-ft min., per Sec. 28-54 MH- Manufactured Home District.

Added

ADDITIONAL COMMENTS

A 5' U.E. WAS PLACED ALONG THE SOUTHERN EDGE OF PARK PLACE AND ALONG THE NORTHERN EDGE OF BALTIC AVE. THIS EASEMENT IS NEED TO PROVIDE WORKING ROOM NEEDED FOR MAINTENANCE OF THE SANITARY SEWER.

LEGEND

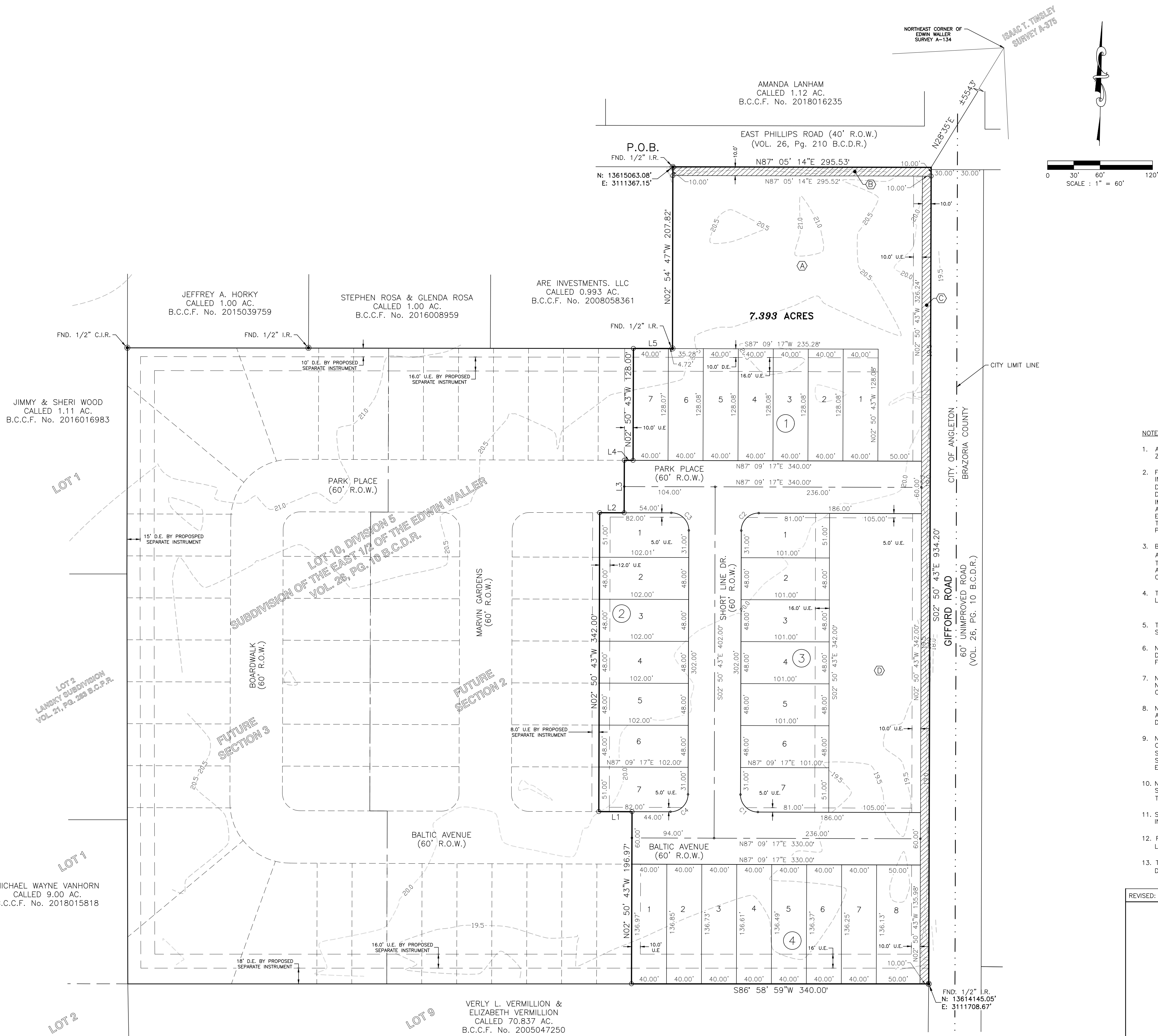
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 B.L. = BUILDING LINE
 BM = BENCHMARK
 D.E. = DRAINAGE EASEMENT
 FND = FOUND
 I.R. = IRON ROD
 C.I.R. = CAPPED IRON ROD
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 VOL., Pg. = VOLUME, PAGE
 W.L.E. = WATERLINE EASEMENT
 U.E. = UTILITY EASEMENT

SYMBOLS

○ = SET 5/8" C.I.R. "BAKER & LAWSON"
 ● = FOUND 5/8" C.I.R. "BAKER & LAWSON"
 (UNLESS NOTED)
 + = (TBM) TEMPORARY BENCHMARK

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	S47°50'43"E	28.28'
C2	31.42'	20.00'	90°00'00"	S42°09'17"W	28.28'
C3	31.42'	20.00'	90°00'00"	N47°50'43"W	28.28'
C4	31.42'	20.00'	90°00'00"	N42°09'17"E	28.28'

Line Table		
Line No.	Length	Direction
L1	38.00'	S87°09'17"W
L2	28.00'	N87°09'17"E
L3	60.00'	N02°50'43"W
L4	10.00'	N87°09'17"E
L5	44.72'	N87°03'19"E



NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4803C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY 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. ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.
- BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.
- TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY. TBM = 24.82'
- 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 UNIFIED 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 MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
- FRONT SETBACKS SHALL BE 25', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 15' FOR LOTS ADJACENT TO THE R.O.W., 10' FOR INTERIORS.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION RESERVES A & D. DETENTION RESERVES A & D ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION BY THE PLAT.

REVISED:

PRELIMINARY REPLAT

ANGLETON PARK PLACE

SUBDIVISION SECTION 1

A 7.393 ACRE, 29-LOT, 4 BLOCK, 2 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 10 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT No. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

PAGE 1 OF 2

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

RESERVE/DEDICATION TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1.444 AC.
(B)	R.O.W. DEDICATION		0.068 AC.
(C)	R.O.W. DEDICATION		0.212 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO DETENTION USE	0.824 AC.

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 06/28/2022	CHECKED BY: DRR

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place Subdivision, 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.

Drainage Easements Maintained by a Homeowners' Association.

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 reserve 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

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.

MIKE MORGAN
OWNER/MANAGER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared MIKE MORGAN 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

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

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

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

SIGNED: MIGUELANGEL A. SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

DATE

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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 of Block 1, as 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 erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage 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.

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, successor, 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 reserve 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 City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

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

FIELD NOTES FOR 7.393 ACRES

BEING A TRACT OF LAND CONTAINING 7.393 ACRES, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NUMBER (NO.) 134, IN BRAZORIA COUNTY, TEXAS; SAID 7.393 ACRE TRACT BEING A PORTION OF LOT 10, DIVISION 5 OF THE SUBDIVISION EAST ONE-HALF OF THE EDWIN WALLER LEAGUE RECORDED UNDER VOLUME (VOL.) 26, PAGE 210 BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), BEING A PORTION OF A CALLED 16.72 ACRE TRACT RECORDED IN THE NAME OF ANGLETON PARK PLACE, LLC UNDER B.C.C.F. NO. 2016023917, SAID 7.393 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST PHILLIPS ROAD (40-FOOT WIDE PER VOL. 26, PG. 210 B.C.D.R.), ON THE NORTH LINE OF SAID LOT 10, AT THE NORTHEAST CORNER OF A CALLED 0.993 ACRE TRACT RECORDED UNDER B.C.C.F. NO. 2008058361, FOR THE NORTHWEST CORNER OF SAID 16.72 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 05'14" EAST, WITH THE SOUTH R.O.W. LINE OF SAID EAST PHILLIPS ROAD, BEING THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 299.53 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE R.O.W. INTERSECTION OF SAID EAST PHILLIPS ROAD, AND A 60-FOOT UNIMPROVED ROAD (VOL. 26, PG. 10 B.C.D.R.), FOR THE NORTHEAST CORNER OF SAID LOT 10 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 50'43" EAST, WITH THE WEST R.O.W. LINE OF SAID UNIMPROVED ROAD, BEING THE EAST LINE OF SAID LOT 10, PASSING AT A DISTANCE OF 10.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 934.20 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, FOR THE SOUTHEAST CORNER OF SAID LOT 10 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86° 58'59" WEST, WITH THE COMMON LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 340.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH AND ACROSS SAID LOT 10 THE FOLLOWING COURSES AND DISTANCES:

NORTH 02° 50' 43" WEST, A DISTANCE OF 196.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 87° 09' 17" WEST, A DISTANCE OF 38.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

NORTH 02° 50' 43" WEST, A DISTANCE OF 342.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

NORTH 87° 09' 17" EAST, A DISTANCE OF 28.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 02° 50' 43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

NORTH 87° 09' 17" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 02° 50' 43" WEST, A DISTANCE OF 128.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE SOUTH LINE OF SAID 0.993 ACRE TRACT, BEING THE NORTH LINE OF SAID 16.72 ACRE TRACT, FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 03' 19" EAST, WITH THE SOUTH LINE OF SAID 0.993 ACRE TRACT, BEING THE NORTH LINE OF SAID 16.72 ACRE TRACT, A DISTANCE OF 44.72 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 0.993 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 16.72 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

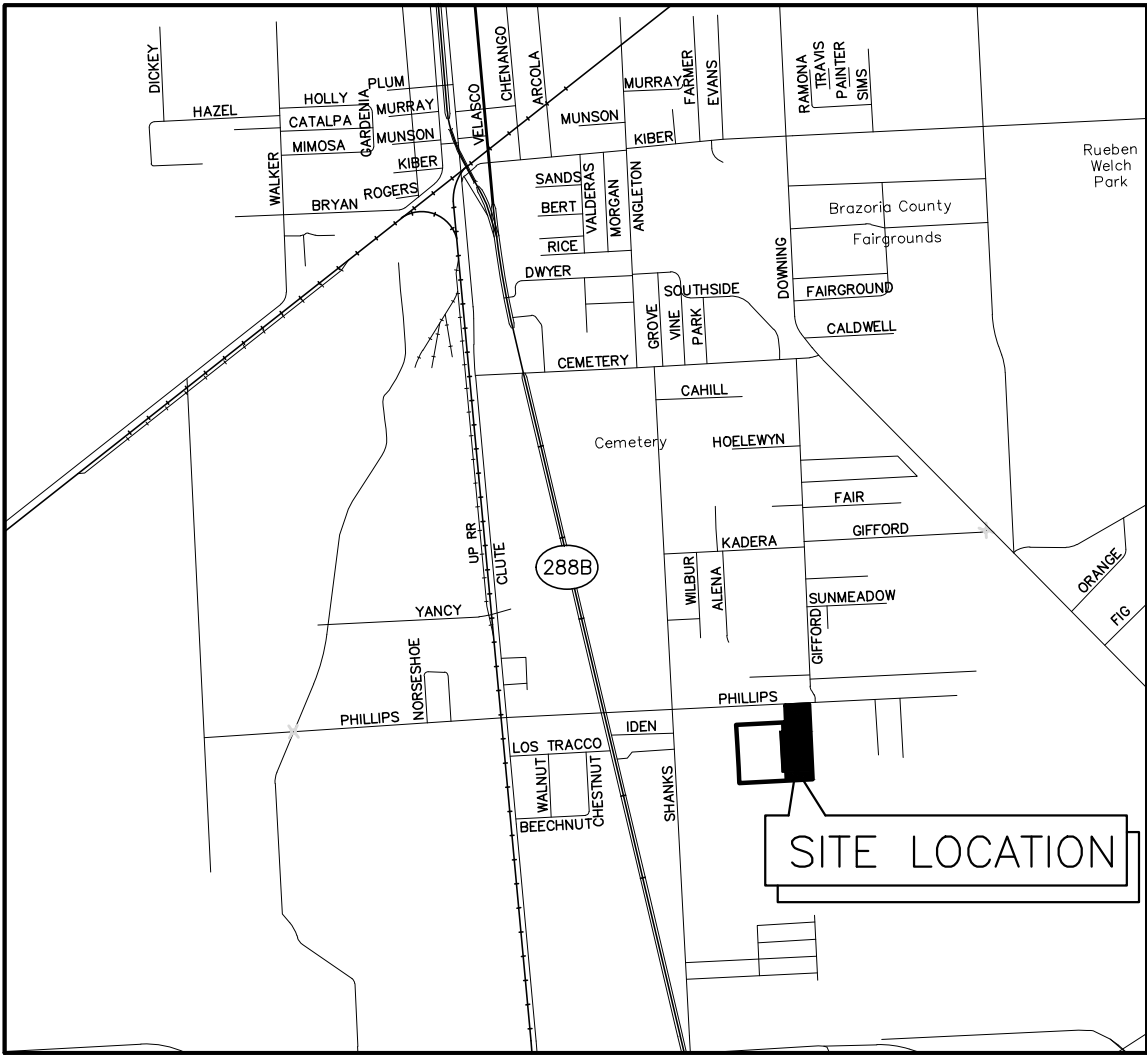
THENCE NORTH 02° 54' 47" WEST, WITH THE EAST LINE OF SAID 0.993 ACRE TRACT, BEING THE WEST LINE OF SAID 16.72 ACRE TRACT, A DISTANCE OF 207.82 FEET TO THE POINT OF BEGINNING, CONTAINING 7.393 ACRES OF LAND.

FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING: "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER

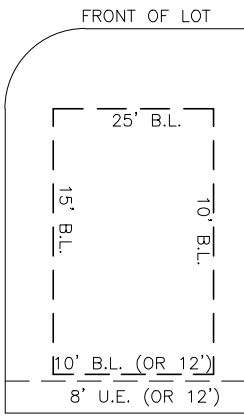
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



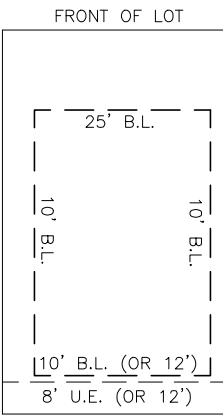
VICINITY MAP

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
Parcel Table			Parcel Table			Parcel Table			Parcel Table		
LOT NO.	AREA	S.F.	LOT NO.	AREA	S.F.	LOT NO.	AREA	S.F.	LOT NO.	AREA	S.F.
1	5,123	1	5,116	1	5,065	1	5,065	1	5,476		
2	5,123	2	4,896	2	4,848	2	4,848	2	5,472		
3	5,123	3	4,896	3	4,848	3	4,848	3	5,467		
4	5,123	4	4,896	4	4,848	4	4,848	4	5,462		
5	5,123	5	4,896	5	4,848	5	4,848	5	5,457		
6	5,123	6	4,896	6	4,848	6	4,848	6	5,452		
7	5,122	7	5,116	7	5,065	7	5,065	7	5,448		
								8	6,803		

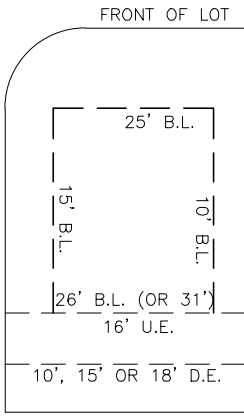
TYPICAL INTERIOR CORNER LOT



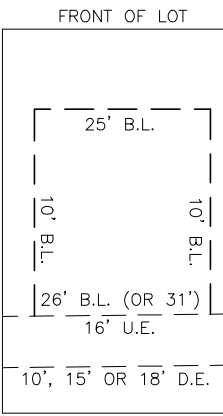
TYPICAL INTERIOR LOT



TYPICAL EXTERIOR CORNER LOT



TYPICAL EXTERIOR LOT

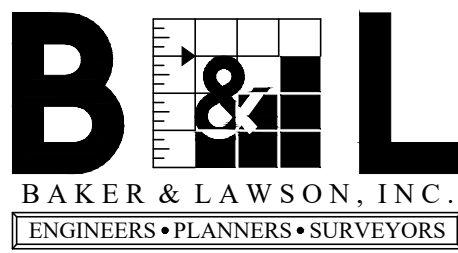


REVISED:

PRELIMINARY REPLAT ANGLETON PARK PLACE SUBDIVISION SECTION 1 A 7.393 ACRE, 29-LOT, 4 BLOCK, 2 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 10 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 Technology Drive, Suite 1530
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TBPLS No. 10052500
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PAGE 2 OF 2

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

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 06/28/2022	CHECKED BY: DRR



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 7, 2022

PREPARED BY: Walter E. Reeves jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a proposed land plan for property located on the southwest corner of CR 220 and SH 288B.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Section 23-104.B.3 allows any person desiring to subdivide or develop land to submit a concept plan, master plan, or land study to obtain limited vesting rights to proceed with development applications in accordance with the specific conditions of approval of the plan that is approved by the city. To that end, a possible developer of property located on the southwest corner of CR 220 and SH 288B (Attachment 1) has made such a submission in order to determine whether or not to go forward with a voluntary annexation (Attachment 2) that has already been submitted. The annexation request is necessary as current City policy is to deny water and sewer service to projects outside the City limits due to the City's current limited water system capacity.

The plan consists of the following proposed uses:

1. A 98-space manufacture home park.
2. Self-storage
3. Gas station/convenience store
4. Strip Commercial

The plan also shows a gas canopy and 5 driveway entrances. Staff would strongly advise that any recommendation be limited to only the proposed uses as at least three of the driveway locations would involve TxDOT approval and the other two may involve Brazoria County approval. Also, should the project move forward with annexation, canopy size and other details of site use will be determined by the City of Angleton zoning districts which will be applied to the property.

The City has approximately 1,400 Equivalent Service Units (ESU – equivalent to the water use of one single family residence) pending completion of some system improvements. Development of part of the property for a manufactured home park would reduce the capacity of the City's water system by approximately 100 ESU.

Land uses along the SH288B corridor from the railroad bridge to CR 220 is a mixed bag ranging from industrial uses to a taco stand and include self-storage, a liquor store and at least one bar. The Future Land Use Map (Attachment 3) designates most of the corridor for light industrial use with some commercial use at Phillips Road and recreational use at the old City pool location. Current zoning (Attachment 4) is Light Industrial (LI) along most of the corridor. Almost all non-residential uses are permitted within the LI district which accounts for the wide mix of uses.

The question for the Commission to determine and make a recommendation upon is whether the proposed plan is consistent with the City's adopted vision and are appropriate at that location. Recommending denial of one or more of the proposed land uses may result in the developer choosing to withdraw the annexation petition and seek to develop the property without connection to City water and sewer service. If that is the case, the property would only be subject to the requirements of Chapter 23 Land Development Code and not the requirements of Chapter 28 Zoning.

RECOMMENDATION:

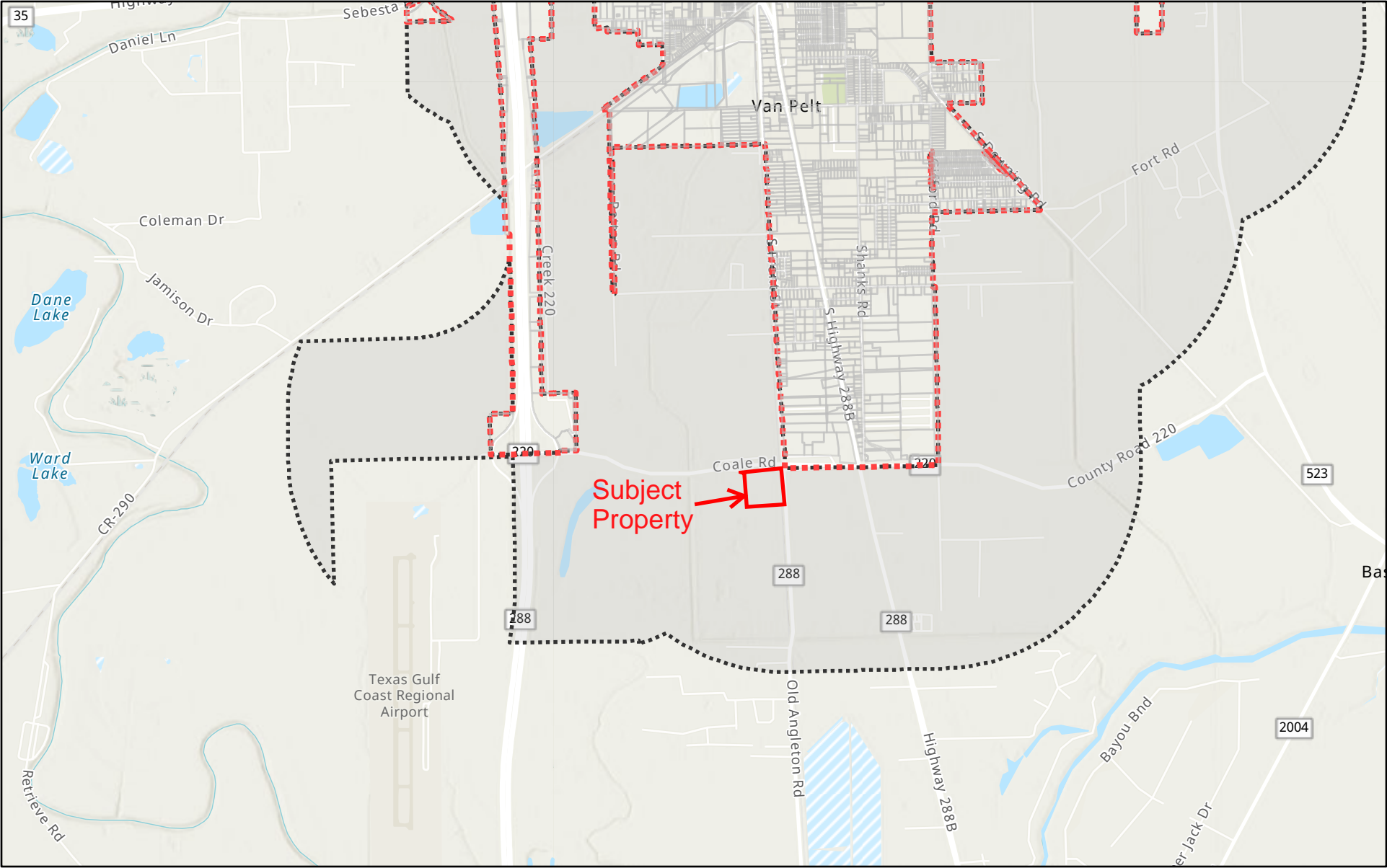
Staff recommends that the Planning and Zoning Commission recommendation limited to vesting for the proposed land uses only.

SUGGESTED MOTION:

I move we recommend approval of the following land uses only **{list land uses}** for vesting purposes and none of the other site details shown on the plan.

Location Map

Item 3.



7/1/2022

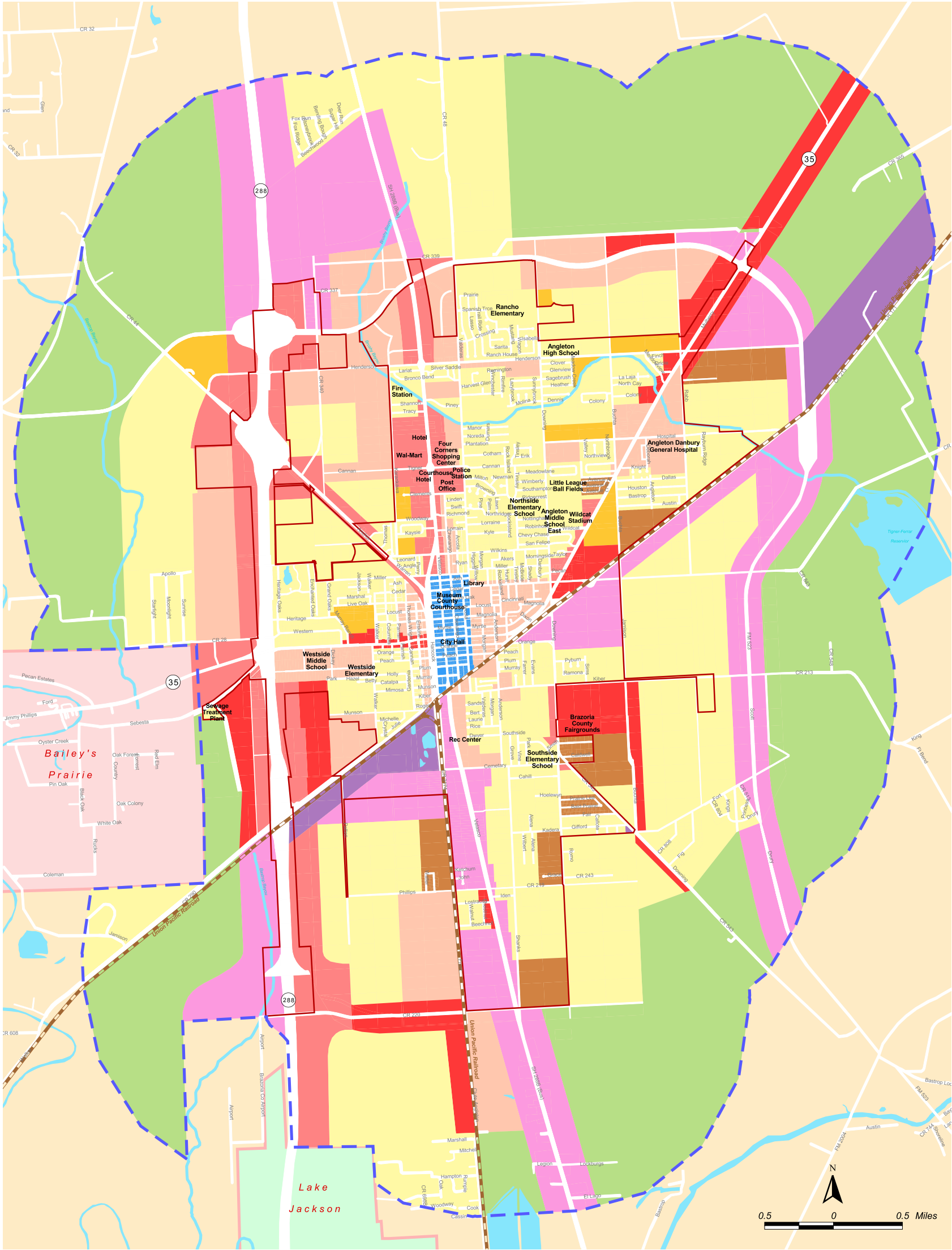


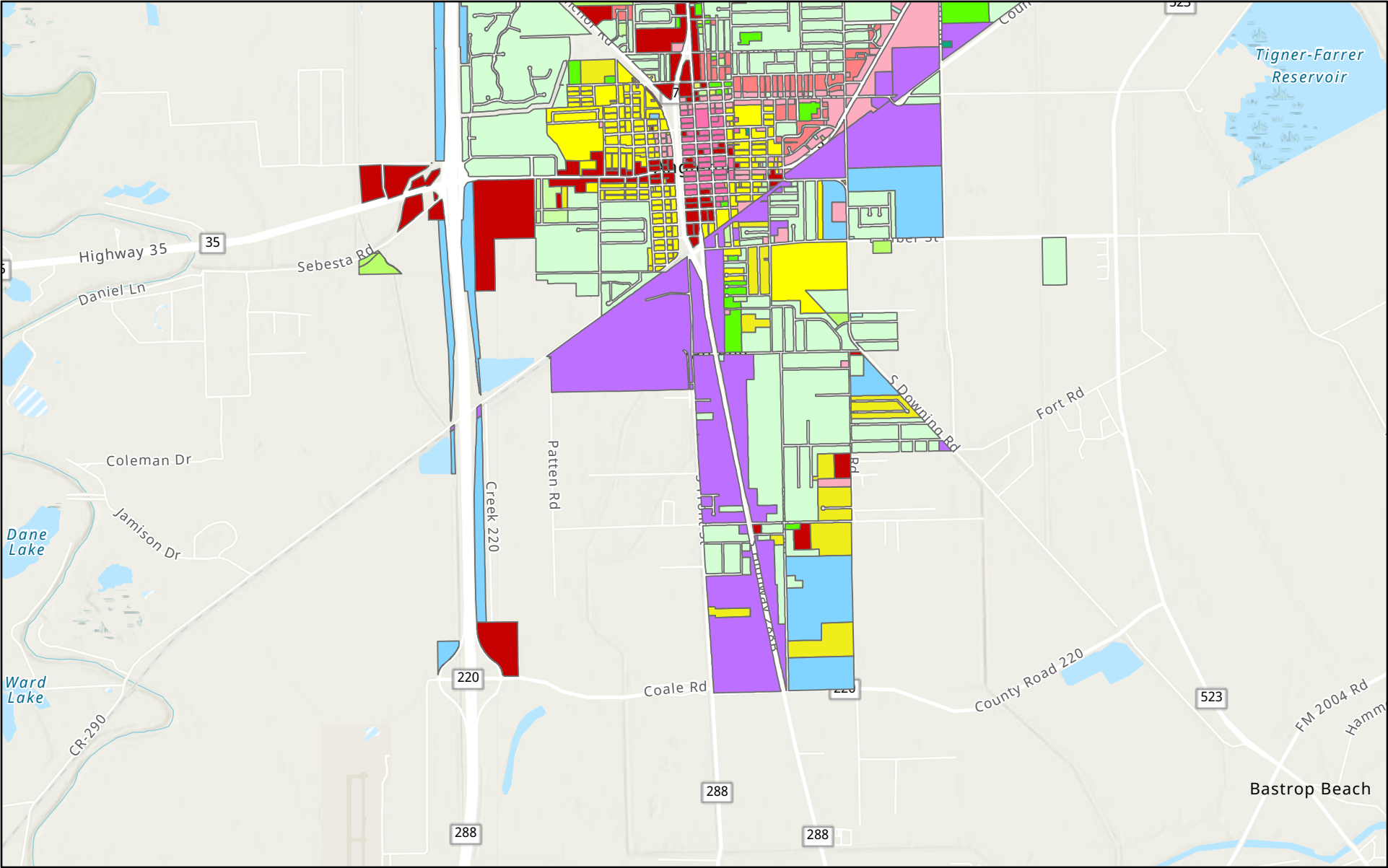
Figure 3.2
Future Land Use Plan

Land Use Categories

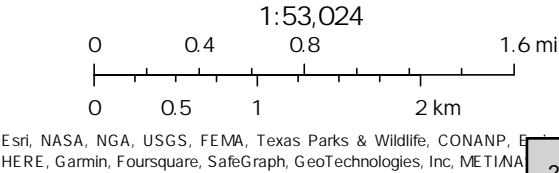
- | | |
|--|-----------------------|
| Agricultural | Industrial/Commercial |
| Single Family Residential | Industrial |
| Multi-Family Residential | Downtown |
| Manufactured Housing | Right Of Way |
| Office/Retail/Multi-Family Residential | Angleton Study Area |
| Office/Retail | Angleton City Limits |
| Commercial | |

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Zoning



7/1/2022





AGENDA ITEM SUMMARY FORM

MEETING DATE: July 7, 2022

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a minor plat application and variances for 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

An application was submitted to the City on May 9, 2022, for approval of a minor plat of 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district (Attachment 3). On May 16, 2022 the application was determined to be incomplete for the reasons identified in the completeness determination (Attachment 4). On June 21, 2022 a request for variances was received from the applicant (Attachment 5).

Among other items, Attachment 4 identified that the proposed minor plat could not be processed as a minor plat because as water and sewer services are not available to the subject property and extensions of those services are required means the application did not meet the criteria. As this application cannot be processed as a minor plat, the applicant was instructed to convert the minor plat application to a preliminary plat application, pay the additional fee required and provide the other identified items required to be submitted with the application. The variances requested in Attachment 5 are items required by City code to accompany a subdivision application, which are the basis for determining if an application is complete. Based on the letter the applicant appears to think that installation of public improvements to service the lots created as part of the subdivision process occurs after the subdivision process and is determined on whatever specific development occurs on the property. Unfortunately, that understanding is incorrect. The subdivision process is designed to assure that adequate public facilities exist to serve any potential use of the property, not some unknown future use. While Section 23-38 does allow for deferral of installation of public improvements it also requires an approved set of construction plans, an approved cost estimate of the public improvements, an escrowing of funds in the amount of the public improvements or an irrevocable letter of credit of 125% of the estimated cost of the construction of the public improvements, and a recommendation from the City Engineer and City

Manager. It appears that the goal seems to be to defer everything required as part of the subdivision process to whenever development occurs on the property. No reasoning consistent with Section 23-102 Land Development Code Variances was provided.

The minor plat application remains incomplete. Staff cannot support the requested variances or any deferral of required public improvements.

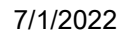
RECOMMENDATION:

Staff recommends denial of the minor plat and of all the requested variances.

SUGGESTED MOTIONS:

I move we recommend denial of the minor plat and of all the requested variances.

Item 4.



The image shows two horizontal number lines. The top number line is labeled with '0', '0.07', '0.15', and '0.3 mi'. The bottom number line is labeled with '0', '0.13', '0.25', and '0.5 km'. Both lines have tick marks at intervals of 0.035 miles (0.056 kilometers).

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Terra
Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGra

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.

DANIELLE CLARK, ASSIGNEE
SMART STORAGE ANGLETON, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared DANIELLE CLARK, ASSIGNEE FOR SMART STORAGE ANGLETON, LLC, 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 _____, 20____.

Notary Public
State of Texas

APPROVED this _____ day of _____, 20____.

CITY MANAGER

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY 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.
3. 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.
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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES 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.
9. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
10. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
11. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.
12. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE ____ DAY OF _____, 20____,
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

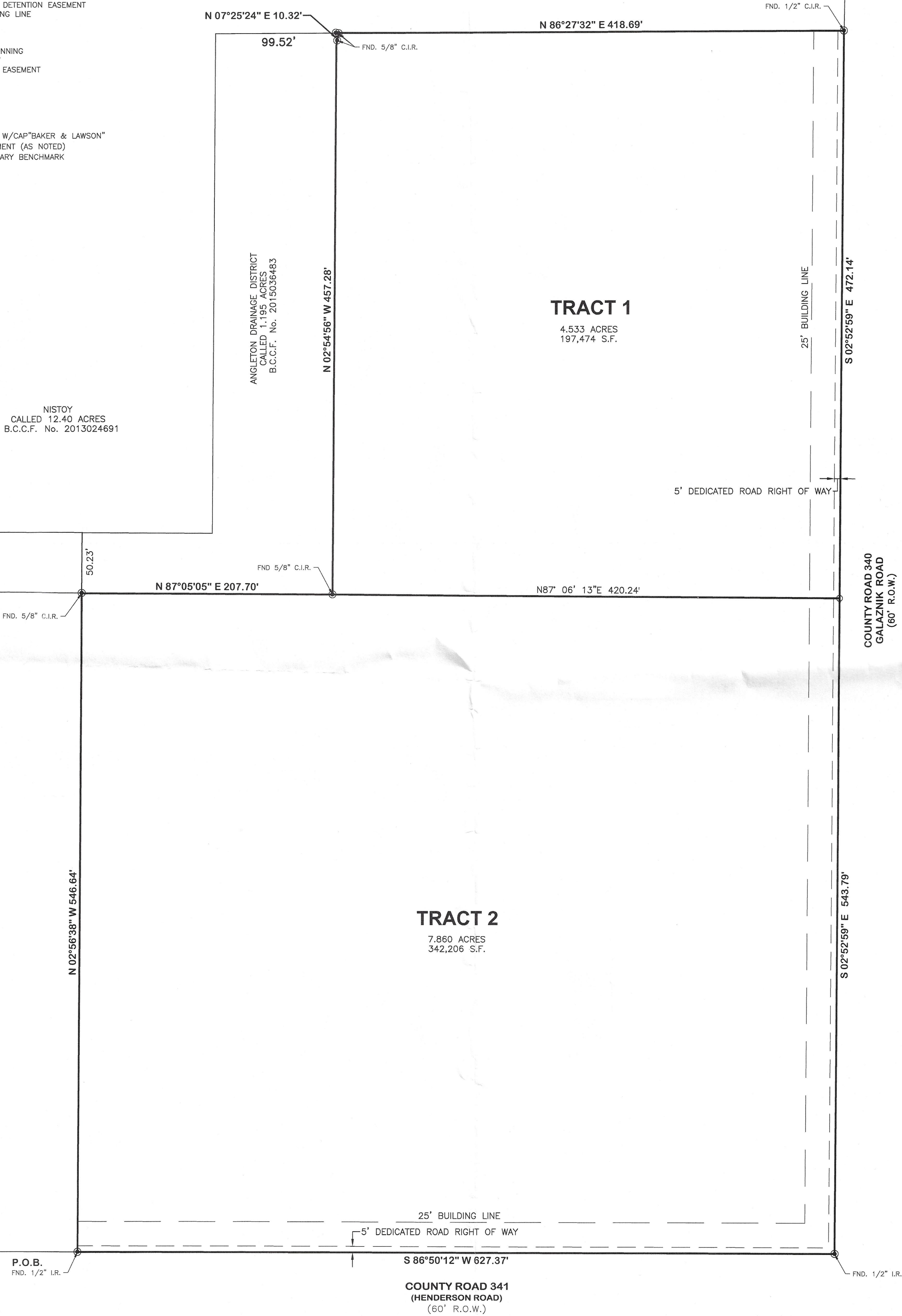
LEGEND

A.D.D. = ANGLETON DRAINAGE DISTRICT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
BM = BENCHMARK
D.D.E. = DRAINAGE AND DETENTION EASEMENT
G.B.L. = GARAGE BUILDING LINE
FND = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
S.T.M.S.E. = STORM SEWER EASEMENT
VOL. Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
⊙ = FOUND MONUMENT (AS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

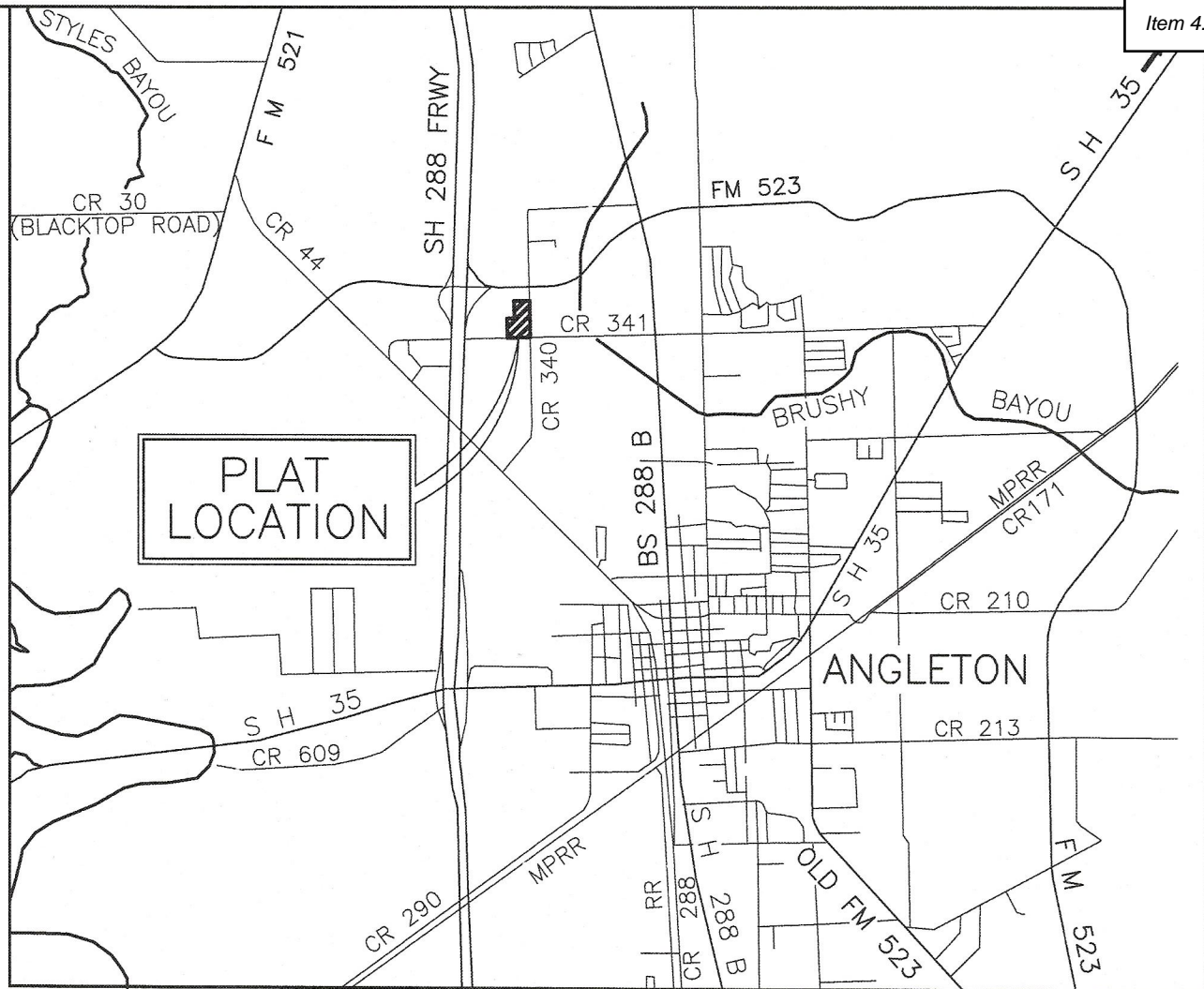
HELEN BULAICH PREUIT
CALLED 5.008 ACRES
B.C.C.F. No. 2007032680



CALLED 13.01 ACRES
KALEDA PROPERTIES LLC
B.C.C.F. No. 2015049086

CALLED 10.00 ACRES
KALEDA PROPERTIES LLC
B.C.C.F. No. 2015049086

0 30' 60' 120'
SCALE : 1" = 60'



VICINITY MAP
NTS

FIELD NOTES FOR 12.390 ACRE

Being a tract of land containing 12.390 acres (539,708 square feet), located within the Jose De Jesus Valderas Survey, Abstract Number 380, in Brazoria County, Texas; Said 12.390 acre being the remainder of a called 13.58 acre tract of land conveyed to Bullard Millennium Joint Venture in Brazoria County Clerk's File (B.C.C.F.) Number 2005043342; Said 12.390 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at 1/2-inch iron rod found on the north right-of-way line of County Road 341 (Henderson Road) for the southwest corner of said 13.58-acre tract and the southeast corner of the remainder of a 447' X 600' tract recorded in B.C.C.F. No. 2007032680 (originally recorded in Volume 888, Page 156, of the Brazoria County Deed Records (B.C.D.R.));

THENCE, North 02° 56' 38" West, with the east line of said 13.58-acre tract, a distance of 546.64 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for the southwest corner of a called 1.195-acre tract recorded in B.C.C.F. No. 2015036483;

THENCE, North 87° 05' 05" East, with the south line of said 1.195-acre tract, a distance of 207.70 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found;

THENCE, North 02° 54' 56" West, along the east line of said 1.195-acre tract, a distance of 457.28 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found;

THENCE, North 07° 25' 24" East, continuing with said east line, a distance of 10.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of aforesaid 13.58-acre tract common with the south line of a called 12.40-acre tract recorded on B.C.C.F. No. 2013024691;

THENCE, North 86° 27' 32" East, continuing with said common line, a distance of 418.69 feet to a 1/2-inch iron rod with cap found for the common east corner of said 13.58-acre tract and said 12.40-acre tract, same being on the west right-of-way line of County Road 340 (aka Galaznik Road);

THENCE, South 02° 52' 59" East, with the east line of said 13.58, a distance of 1015.93 feet to a 1/2-inch iron rod found for the southeast corner of said 13.58-acre tract being the northwest intersection of said County Road 340 and aforesaid County Road 341;

THENCE, South 86° 50' 12" West, with the south line of said 13.58-acre tract, a distance of 627.37 feet to the POINT OF BEGINNING and containing 12.390 acres of land.

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

That I, Luther J. Daly, 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.

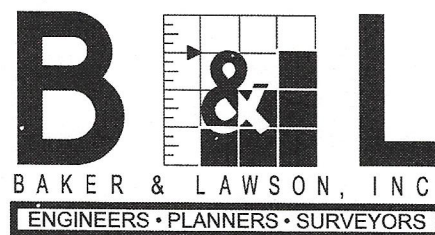


LUTHER J. DALY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150

REVISED:

MINOR REPLAT
OF 12.390 ACRES

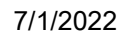
REMAINDER OF A CALLED 13.58 ACRE TRACT
RECORDED IN
B.C.C.F. No. 2005043342
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
IN BRAZORIA COUNTY, TEXAS



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

PROJECT NO.:	15282	SCALE:	1" = 60'	DRAWN BY:	CAP
DRAWING NO.:	15282 RE-PLAT.DWG	DATE:	05/04/2022	CHECKED BY:	AH

Item 4.



The image shows two horizontal number lines. The top number line is labeled with '0', '0.07', '0.15', and '0.3 mi'. The bottom number line is labeled with '0', '0.13', '0.25', and '0.5 km'. Both lines have tick marks at intervals of 0.035 miles (0.056 kilometers).

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Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGra

May 12, 2022

Ms. Robin Crouch
Baker and Lawson, Inc.
4005 Technology Drive, Suite 1530
Angleton, TX 77515

RE: Completeness Determination for Minor Plat Application for 12.390 Acres in the J. De J. Valderas Survey, Abstract No. 380

Dear Ms. Crouch,

As required by Section 23-79 of the Code of Ordinances of the City of Angleton the City has five (5) business days from the date of submission of an application to determine if the application is complete. The above referenced minor plat application was submitted on May 9, 2022, and the City has until May 16, 2022 to determine if the application is complete. The submitted application is determined to be incomplete for the following reasons:

1. Section-117.A.3 requires submission of a preliminary utility plan showing all existing and proposed utilities. **No preliminary utility plan has been submitted.**
2. Section 117.A.5 requires utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of the LDC. **No utility and drainage reports has been submitted.**
3. Section 23-117.A.6 requires a drainage report as set out in Section 13-15. **No drainage report has been submitted.**
4. Section 23-117.A.7 requires a soil suitability report (geotechnical report) as set out in Section 23-25. **No geotechnical report has been submitted.**
5. Section 23-117.A.8 requires a current tax certificate. **No current tax certificate has been provided.**
6. Section 23-117.A.12 requires a heritage tree survey and tree preservation plan as part of the preliminary plat submittal requirements. **No heritage tree survey and tree preservation plan has been submitted.**
7. Section 23-87.E allows for a minor subdivision plat or replat if:
 - a. Property is proposed to be subdivided into no more than four lots;
 - b. The resulting lots comply with all LDC and applicable zoning requirements;
 - c. **No utilities, other than service lines, are required to be extended to serve the lots and utilities are available on or immediately adjacent to the parcel; and**
 - d. The resulting lots would all front on a public street and not require the creation of a new street.

Mayor Jason Perez

**John Wright,
Mayor pro-tem,
Position 3**

**Mikey Svoboda
Council Member,
Position 1**

**Travis Townsend
Council Member,
Position 2**

**Cecil Booth
Council Member,
Position 4**

**Mark Gongora
Council Member,
Position 5**

**Chris Whittaker
City Manager**

**Frances Aguilar
City Secretary**

**121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561**

www.angleton.tx.us

While water service is available to proposed Lot 2 from a 16-inch line in Henderson Road, neither proposed lot has sewer service available and water service is not available to proposed Lot 1.

Further, Texas Local Government Code Section 212.0065 identifies a "minor plat" as: "...involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities."

As the criteria for a minor plat or replat application is not met, this application cannot be processed as a minor plat or replat. Section 23-15 requires the extension of City water and sewer lines to provide city services to properties being developed within the City limits of the City of Angleton. To proceed forward, this application must be converted into a regular preliminary plat application and all missing items as identified in this letter must be submitted. The fee for a commercial preliminary plat is \$1,000 + \$25 for each acre over two acres. While \$250 has been paid for a minor plat application, to convert this application to a preliminary plat application will require the payment of an additional \$1,009.75. If variances will be sought to the required extensions of water and sewer service lines to the property, then reasoning consistent with the criteria of Section 23-102 must be submitted for any conversion of this application to be considered complete.

Pursuant to Texas Local Government Code Section 245.002(e) you have forty-five (45) days from the date of the application submittal (May 2, 2022) to provide the missing application information. If that information is not provided by June 16, 2022, the application will be declared void.

Section 23-79.A.1 requires that a development application may not be processed until a complete submittal is filed. Section 23-79.A.3 requires a complete plat application must be provided 30 days prior to a commission meeting to allow adequate review time.

Finally, unless variances for such are granted, pursuant to Section 23-117.A.14 construction plans for public improvements, identified in Section 23-98.A.1.a as including, but not limited to, water, wastewater, drainage, road and park improvements, must be reviewed and approved prior to submission of any final plat application.

If you should have any questions, feel free to ask.

Cordially,



Walter E. Reeves Jr., AICP
Development Services Director
Phone: (979) 849-4364 x-2108
Email: wreeves@angleton.tx.us

Ms. Danielle Clark
Smart Storage Angleton
105 Loganberry St.
Lake Jackson, Texas 77566

June 21, 2022

Mr. Walter Reeves
Director of Development and Planning
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Re: Completeness Determination for Minor Plat Application
12.390 Acres in NW Quadrant of Henderson and Carr Road

Dear Mr. Reeves,

I have reviewed your "Completeness Determination" for the references plat dated May 16, 2022. The purpose of the plat is to subdivide a 12.390 acre tract into two tracts consisting 4.533 acres on the north part and 7.860 acres on the south part. There are no plans for a specific development on either tract. I am requesting variances for the following Sections of the City of Angleton Land Development Code (LDC):

Sec. 23- 117.A.3 – Preliminary Utility Plans

I have not provided a utility plan because extension of utilities will be determined by a planned development. There is a 16-inch waterline along Henderson which is adjacent to the south tract and an 8-inch sanitary sewer which can be extended about 200 feet from FM 523 south to the northeast corner of the north lot. On site lift stations can be utilized if sanitary sewer depth is an issue. These design issues can be resolved when the first tract is developed. At that time utilities will be extended to serve both tracts.

I request a variance to provide a utility plan at the time the first tract is developed.

Sec. 23-117.A.5 - Utility and Drainage Report

These reports will be prepared with each tract as they are developed. Detention not required for 4 acre tract, as per Angleton Drainage District. Utilities were discussed above.

I request a variance to provide a utility and drainage plans at the time that each tract is developed.

Sec. 23-117.A.6 - Geotechnical Report

Geotechnical studies are normally prepared based on a boring plan determined by planned development. I do not have a planned layout for each tract at this time.

I request a variance to provide a geotechnical report at the time that each tract is developed.

Sec. 23-117.A.12 - Heritage Tree Preservation Plan

Heritage tree preservation plans are prepared when there is a proposed site plan. Heritage trees can be planned around to save or removed and compensated per the Land Development Code. I do not have a planned layout for each tract at this time.

I request a variance to provide a heritage tree preservation plan at the time that each tract is developed.

I will provide current tax certificates if the above requested variances are approved. If you have any questions or require further information, please contact Baker & Lawson, Inc.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Clark".

Danielle Clark, Owner