

CITY OF ANGLETON CITY COUNCIL AGENDA 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515 TUESDAY, OCTOBER 08, 2024 AT 6:00 PM

Mayor | John Wright

Mayor Pro-Tem | Travis Townsend

Council Members | Cecil Booth, Christiene Daniel, Terry Roberts, Tanner Sartin

City Manager | Chris Whittaker

City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, OCTOBER 8, 2024, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Presentation of employee service awards.

CONSENT AGENDA

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

- 2. Discussion and possible action to approve the 2025 City holidays.
- <u>3.</u> Discussion and possible action to fund the replacement shade cover over Freedom Park playground with parkland dedication funds.
- 4. Discussion and possible action to approve Resolution No. 20241008-004 designating a representative and alternate to the Houston-Galveston Area Council 2025 General Assembly.

- 5. Discussion and possible action to extend the current contract with Tetra Tech Debris Monitoring to April 31st, 2025, due to active debris removal and utilization of Tetra Tech.
- 6. Discussion and possible action to approve one-way traffic entering N. Belle and exiting S. Belle in the Plantation Oaks neighborhood on October 31, 2024, from 5:00 p.m. to 9:00 p.m.
- 7. Discussion and possible action to approve a request from Brazoria County Community Development Department to the members of the Angleton City Council for a waiver of all permitting and building fees associated with the reconstruction of a residential structure at 709 Marshall Road in Angleton, Texas, under the Brazoria County HOME Reconstruction/Rehabilitation Program.

PUBLIC HEARINGS AND ACTION ITEMS

8. Conduct a public hearing, discussion, and possible action on consideration of a substandard structure determination at 504 Farrer Street within the City of Angleton, Texas.

REGULAR AGENDA

- Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 6.
- <u>10.</u> Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 7.
- <u>11.</u> Discussion and possible action to approve a Preliminary Subdivision Plat for Windrose Green Section 8.
- 12. Discussion and possible action to approve Resolution No. 20241008-012 nominating candidate(s) for a position on the Board of Directors of the Brazoria County Appraisal District.

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

13. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Board and Commissions appointments/reappointments; tabled 9/24/24).

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

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

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, October 3, 2024, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez Michelle Perez, TRMC City Secretary

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



MEETING DATE: October 8, 2024

PREPARED BY: Colleen Martin

AGENDA CONTENT: Presentation of employee service award.

AGENDA ITEM

SECTION:

Ceremonial Presentation

BUDGETED AMOUNT: FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Presentation of employee service awards to Firefighter Corey Castillo and Detective Crpl Marissa Chapman for five years of dedicated service to the City of Angleton.

RECOMMENDATION:

Presentation of Service Award.



MEETING DATE: October 8, 2024

PREPARED BY: Colleen Martin

AGENDA CONTENT: 2025 City Holidays.

AGENDA ITEM

SECTION:

Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Request approval for the 2025 City of Angleton employee holidays.

RECOMMENDATION:



City of Angleton 2025 Employee Holidays

New Year's Day-Wednesday-January 1

Martin Luther King Jr. Day-Monday-January 20

President's Day-Monday-February 17

Texas Independence Day-Monday-March 3

Good Friday-April 18

Memorial Day-Monday-May 26

Juneteenth-Thursday-June 19

Independence Day-Friday-July 4

Labor Day-Monday-September 1

Columbus Day-Monday-October 13

Veterans Day-Tuesday-November 11

Thanksgiving Day-Thursday-November 27

Day After Thanksgiving-Friday-November 28

Christmas Day-Thursday-December 25

Day After Christmas-Friday-December 26

Birthday (*Eligible after 6 months of service.*)

New Year's Day-Thursday-January 1, 2026



MEETING DATE: 10/8/2024

PREPARED BY: Megan Mainer, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action to fund the replacement shade cover

over Freedom Park playground with parkland dedication funds.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: \$0 FUNDS REQUESTED: \$16,200.00

FUND: Parkland Dedication

EXECUTIVE SUMMARY:

On March 15, 2024, severe weather destroyed the shade covering over Freedom Park playground. Staff learned that this component would not be covered by insurance. Staff has proposed the addition of park components valued at \$10,000 or more to be insured for the 2024-2025 fiscal year.

Staff contacted a BuyBoard HUB vendor to provide a proposal for the shade covering replacement. The cost of replacement is \$16,200.00. Manufacturing, delivery, and installation are expected to take five weeks from receipt of a purchase order.

A representative of the Angleton Rotary Foundation Committee approached staff about providing funding for the replacement shade covering. The Director of Parks & Recreation has applied for an Angleton Rotary Foundation grant for \$5000 to assist with the cost of the park component. On September 30, 2024, the Angleton Rotary Foundation approved the grant request but final approval from the Angleton Rotary Board and Angleton Rotary membership is required before reimbursement is authorized.

Since this is a high-use playground and park, staff recommends the City Council approve funding for the shade covering replacement from Parkland Dedication fees. If additional funding is provided by the Angleton Rotary Foundation, funds will be applied to the original expense account that was used for the purchase.

Additionally, on July 23, the City Council asked various questions regarding the shade specifications. Staff sent the contractor the following questions and received the responses in blue:

- 1. What is the typical lifetime of the shade covering? Ten-year limited warranty and not covered by Acts of Nature; warranty enclosed.
- 2. Are there certain colors that last longer than others? Darker colors will retain color longer than yellow or red.
- 3. If a darker color is chosen, will it fade quicker than the lighter covers? No, it will not fade faster
- 4. If a darker color is chosen, won't it absorb more UV damaging the material long term? All of the fabrics have greater than 90% UV blockage, no greater rate for dark than light fabric.
- 5. Do the darker colors block more UV? All fabrics are greater than 90% UV blockage. All of the fabrics are very effective for UV reduction.
- 6. If a darker color is used, is it likely the temperature under the shade will be cooler? Shade factor is greater with the darker colors, please see Extrablock document enclosed.

Enclosed are the BuyBoard HUB vendor proposal and shade-covering color options.

RECOMMENDATION:

Staff recommends the City Council approve the use of parkland dedication funds to replace the shade cover over Freedom Park playground.



McKenna Contracting, Inc.

21755 North Freeway, Building 9, Spring TX 77388

(281) 832-7132 Bruce cell

(281) 651-5402 office (281) 907-6578 fax Email: bruce.berry@mckennacontracting.net

New office address

September 16, 2024

PROPOSAL

We hereby submit specifications and estimates for:

City of Angleton

Freedom Park 3105 N Downing St, Angleton, TX 77515

Park Repair

Replace the canopy on the shade structure Shade structure is 60'x 50' color Forest Green Provide and install new canopy

Includes all Materials, Labor and Equipment to complete all work \$ 16,200 Price is quoted thru October 12, 2024



Playground will be closed while all work is in process

Property has been viewed by McKenna Contracting prior to this date.

Terms: invoice when all work completed, net 30 days

Proposal Acceptance - *I hereby authorize McKenna Contracting, Inc. to commence construction listed above for which I agree to pay the total amount specified.*

Client Signature	Date

Please sign and send all pages of this proposal to bruce.berry@mckennacontracting.net



Material Specifications, Warranty, and Policies

Material Specifications

Fabric

- · Shade fabric is made of UV stabilized cloth manufactured by Alnet Americas or approved equal
- · The high density polyethylene material shall be manufactured with tensioned fabric structures in mind
- The fabric knit is to be made using monofilament and tape filler which has a weight of 9.38 to 10.32 oz. sq. yd. Material to be Rachel-knitted to ensure material will not unravel if cut
- Cloth meets fire resistance tests as follows:

Alnet Americas Extra Block: California State Fire Marshall Reg. #F-93501

Others: NFPA 701-99 (Test Method 2) and ASTM E-84

Fabric Properties

Stretch	Stentored
Tear Tests (lbs/ft)	WARP 44.8 WEFT 44
Burst Tests (lbs ft)	828 lbf (ASTM 3786)
Fabric Weight (oz/sqFT)	Avg 1.02 to 1.07 oz.
Fabric Width	9′ 10″
Roll Length	150'
Roll Size	63" x 16 ½"
Weight	120 lbs.
Life Expectancy	10 Years
Fading	Minimum Fading After 6 years, 3 Years for Red and Yellow
Min. Temperature	- 77°
Max. Temperature	+167°

Shade Protection and UV Screen Protection Factors

Color	Shade Cover	UVR Block Out
True Blue	93%	89%
Beige	97%	87%
Forest Green	96%	94%
Sun Blaze	94%	91%
Silver	95%	93%
Rivergum Green	88.7%	92.9%
Sky Blue	89%	92.2%
Navy Blue	93.6%	94.4%
Turquoise	86%	91.5%
Yellow	77.6%	95.5%

To view a complete list of fabrics, please reference the Color Options page of our catalog by clicking <u>here</u>.

Thread

- Shall be 100% expanded PTFE fiber that is high strength and low shrinkage
- Shall have a wide temperature and humidity range
- · Abrasion resistant and UV radiation immunity
- · Shall be unaffected by non-hydrocarbon based cleaning agents, acid rain, mildew, chlorine, saltwater, and pollution
- Lockstitch thread 1200 Denier or equal
- Chain stitch thread 2400 Denier or equal



Steel Tubing

- · All fabricated steel must be in accordance with approved shop drawings and calculations
- All steel is cleaned, degreased, or etched to ensure proper adhesion of Superdurable powder coat in accordance with manufacturer's specifications
- All Steel used on this project needs to be new and accompanied by the mill certificates if requested. Structural steel tubing
 up to 5"-7 gauge shall be galvanized per Allied Steel FLO-COAT specifications. Schedule 40 black pipe fabrications shall be
 sand-blasted and primed as described below
- All non-hollow structural shapes comply with ASTM A-36, unless otherwise noted
- · All hollow structural steel shapes shall be cold formed HSS ASTM A-53 grade C, unless otherwise noted
- Plate products shall comply with ASTM A-36

Superdurable Powder Coat and Primer

- All non-galvanized steel shade to be sand-blasted and primed prior to Superdurable powder coating using reclaimable blast media in a mixture of GL50 & GL80 Steel Grit
- All non-galvanized steel must be coated with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp. E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- Welds shall be primed with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine
 Grade Cardinal Industrial Finishes Corp E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- All steel parts shall be coated for rust protection and finished with a minimum 3.5 mil thick UV-inhibited weather resistant Superdurable powder coating

Powder Coat Tests		Results
ASTM	Gloss at 60°	85-95
HOI TM 10.219	PCI Powder Smoothness	7
ASTM D2454-91	Over-Bake Resistance Time	200%
ASTM D3363-92A	Pencil Hardness	H-2H
ASTM D2794-93	Dir/Rev Impact, Gardner	140/140 in/lbs
ASTM D3359-95B	Adhesion, Cross Hatch	5B Pass
ASTM D522-93A	Flexibility Mandrel	¼" dia. No fracture
ASTM B117-95	Salt Spray	1,000 hours
UL DtOV2	Organic Coating Steel Enclosures, Elect Eq.	Recognized

Powder Coat Process Characteristics

N.3.1	Specific Gravity	1.68+/-0.05
N.3.2	Theoretical Coverage	114+/- 4 ft 2/lb/mil
N.3.3	Mass Loss During Cure	<1%
N.3.4	Maximum Storage Temperature	75° F

Application Criteria

N.5.1	Electrostatic Spray Cold	Substrate:0.032 in. CRS
N.5.2	Cure Schedule	10 minutes at 400° F
N.5.3	Pretreatment	Bonderite 1000
N.5.4	Film Thickness	3.5 Mils



Welds

- · All shop welds shall be executed in accordance with the latest edition of the American Welding Society Specifications
- Welding procedures shall comply in accordance with the AWS D1.1-AWS Structural Welding Code-Steel
- All welds to be performed by a certified welder. All welds shall be continuous where length is not given, unless otherwise shown or noted on drawings
- All welds shall develop the full strength of the weaker member. All welds shall be made using E70xx.035 wire
- Shop connections shall be welded unless noted otherwise. Field connections shall be indicated on the drawings. Field welded connections are not acceptable
- All fillet welds shall be a minimum of 1/4" unless otherwise noted
- All steel shall be welded shut at terminations to prevent internal leakage
- Internal weld sleeving is not acceptable
- On-site welding of any component is not acceptable

Sewing

- On-site sewing of a fabric will not be accepted
- · All corners shall be reinforced with extra non-tear cloth and strap to distribute the load
- The perimeters that contain the cables shall be double lock stitched

Installation Hardware

- · Bolt and fastening hardware shall be determined based on calculated engineering loads
- All bolts shall comply with SAE-J429 (Grade 8) or ASTM A325 (Grade BD). All nuts shall comply with ASTM F-594, alloy Group 1 or 2
- Upon request, Stainless Steel hardware shall comply with ASTM A-304
- 1/4" galvanized wire rope shall be 7x19 strand with a breaking strength of 7,000 lbs. for shades generally under 575 sq. ft. unless requested larger by the customer. For shades over 575 sq. ft., cable shall be 5/16" with a breaking strength of 9,800 lbs. Upon request, 1/4" Stainless Steel wire rope shall be 7x19 strand with a breaking strength of 6,400 lbs. 5/16" Stainless Steel wire rope shall be 7/19 strand with a breaking strength of 9,000 lbs.
- · All fittings required for proper securing of the cable are hot dipped galvanized

Concrete

- Concrete work shall be executed in accordance with the latest edition of American Concrete Building Code ACI 318 unless specified by the governing municipality
- · Concrete specifications shall comply in accordance with, and detailed as, per plans as follows:
 - 1. 28 Days Strength F'c = 2500 psi
 - 2. Aggregate: HR
 - 3. Slump: 3-5
 - 4. Portland Cement shall conform to C-150

CONCRETE CONTINUED ON NEXT PAGE



- 5. Aggregate shall conform to ASTM C-33
- All reinforcement shall conform to ASTM A-615 grade 60
- Reinforcing steel shall be detailed, fabricated and placed in accordance with the latest ACI Detailing Manual and manual of Standard Practice
- Whenever daily ambient temperatures are below 80° F, the contractor may have mix accelerators and hot water added at the batch plant (see table)
- The contractor shall not pour any concrete when daily ambient temperature is below 55° F

Concrete Temperate Chart

Temperature Range	% Accelerator	Type Accelerator
75-80°	1%	High Early (non calcium)
70-75°	2%	High Early (non calcium)
Below 70°	3%	High Early (non calcium)

Footings

- · All anchor bolts set in new concrete shall be ASTM A-307, or ASTM F-1554 if specified by engineer
- All anchor bolts shall be zinc plated unless specified otherwise
- · Footing shall be placed in accordance with and conform to engineered specifications and drawings



Shade Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

Lif

Lifetime* Warranty on stainless steel hardware

20

20-Year Limited Warranty on framework

10

10-Year Limited Warranty on fabric

5

5-Year Limited Warranty on powder coat



1-Year Limited Warranty on cables



1-Year Limited Warranty on materials not above

The Limited Warranty excludes abnormal conditions, contingent liability, cosmetic defects such as scratches, dents, marring, stripping, peeling, or fading; damage due to incorrect installation, vandalism, misuse, accident wear and tear from normal use; exposure to extreme weather, immersion in salt or chlorine water, damage due to sand, salt spray, or other abrasive and corrosive material; unauthorized repair or modification, abnormal use, or lack of maintenance. The warranty does not cover damages due to "acts of God" such as hail, flooding, lightning, tornadoes, sand storms, shifts of terrain, earthquakes, mudslides, and windstorms.

SRP does not warrant product for defects caused by erection, harsh site conditions, lack of maintenance, and/or other conditions beyond SRP's control. SRP will not be held responsible for any materials that were not properly stored prior to installation. SRP reserves the right to void the limited warranty if it not installed per the installation instructions and/or unauthorized modifications.

In the unlikely event of failure, SRP reserves the right to alter the design, color, or contributing factors to rectify the condition and help prevent any future reoccurrence(s). SRP has the option to repair or replace any defect in materials.

The warranty is void if any changes, modifications, additions, or attachments are made to the product without the written consent of the manufacturer.

No signs, objects, ornaments, fans, lights, fixtures, or decorations may be hung from the structure unless specifically designed and engineered by the manufacturer or has manufacturers written approval.

SRP excludes any implied warranty of merchantability, fitness, or purpose, and there are no warranties which extend beyond the description of the face hereof. Under no circumstances will SRP be responsible for any indirect, special, consequential, incidental, or liquidated damages due to breach of warranty and such damages are specifically excluded from the warranty.

The owner shall notify SRP with original Sales Order Number issued from SRP to arrange for an inspection within 30 days after discovery of any defect under this warranty and before any alteration or repair is made or attempted. This Limited Warranty shall be null and void if the owner makes any alterations in design.

This warranty is the only express warranty given by the company. No person has authority to change or add to these obligations and liabilities. The company reserves the right to determine whether the fault is caused by faulty workmanship, material, or the part that is defective.

SRP will repair or replace at its discretion any defective part/s on an Ex-Works basis only. It is the responsibility of the customer to return the whole unit or the defective part/s at their own cost back to SRP for inspection along with proof of the date of purchase. SRP will not be liable for any costs incurred by the customer as a result of replacing the defective part/s, including but not limited to the costs of site visits and the labor costs involved with the removal and reinstallation of the whole unit or the defective part/s. Furthermore SRP will not be liable for any claimed compensation while the unit is not working or not present at the site whatsoever. This guarantee does not entitle the customer to a complete new product due to a defective component.

Limited Warranty: Structural Steel

SRP offers a 20-year Limited Warranty on structural steel frames for shade canopies against failure due to rust-through corrosion under normal environmental conditions. Should the fabric or parts need to be replaced under the warranty, SRP will manufacture and ship new replacement parts at no charge for the first ten years, thereafter pro-rated at 10% per annum over the last ten years.





Workmanship is warranted for a period of five years. This steel warranty shall be void if damage to the steel is caused by the installer or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

Limited Warranty: Powder Coat

Superior Recreational Products offers a 5-year Limited Warranty for powder coating to the original purchaser. This Limited Warranty is for factory applied finish only. Damage occurring from shipping, erection, vandalism, accidents, or field modification is not covered in this limited warranty and will require field touch-up immediately and periodically thereafter. The owner must report any defect in powder coat at the time the installation is completed. Not covered by this Limited Warranty are acute angles, welds, and end plates.

The Limited Warranty for powder coating provides the following after a 5-year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.

- The coatings shall retain their original color with a ΔE of <7.5 units for high chroma colors (yellows, reds, oranges, etc.) and a ΔE of<5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D
 523.
- · The coating shall exhibit chalking no worse than numerical rating of 6, when evaluated in accordance with ASTM D 659-80.

Limited Warranty: Shade Fabric

Traditional shade fabric made with PTFE fiber that is high strength and low shrinkage and VALMEX® MEHATOP F 1 waterproof fabric carry a 10-year limited warranty. This warranties that the sewing thread used on the traditional shade fabric will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather, and water. All other warranties are disclaimed.

SRP fabrics carry a 10-Year Limited Manufacturer's Warranty from the date of delivery against failure from significant fading**, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, SRP will manufacture and ship new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years.

**The colors red and yellow are warranted against significant fading for only two years.

If the corners of the fabric are equipped with both holes in the fabric corner PLUS reinforcing straps, BOTH the strap and fabric hole must be placed over each corner hook or the fabric warranty is void.

Fabric curtains, valences, or flat vertical panels are not covered under the warranty.

Fabric is not warranted where it is installed on a structure that is not engineered and built by SRP or its agents.

This warranty shall be void if damage to or failure to the shade is caused by contact with chemicals, chlorine, bleaching agents, hydrocarbons or hydrocarbon containing solvents, misuse, vandalism, or any act of God, including but not limited to wind in excess of the wind limitations set forth below.

All fabric tops are warranted for sustained winds up to 76 mph (Hurricane Force 1) and for gusts of up to 3 seconds duration up to 90 mph. Removal of the shade fabric is required if damaging winds are called for. Damage due to snow and/or ice accumulation is not covered by this warranty. Canopies should be removed during the "off season."

These structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces, or ridge beams, or if the fastening apparatus or canopy are not secured accordingly.

Structures are warranted for winds up to 90 or 105 mph only if shade canopies have been removed as per requirement set forth above in the fabric paragraph. Removal and re-installation must be performed by a qualified person or authorized dealer.

*For the purpose of this warranty, lifetime encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all parts will be free from defects in materials and manufacturing workmanship. This warranty does not cover damage caused by vandalism, misuse or abuse, altered or modified parts, or cosmetic damage such as scratches, dents, or fading or weathering and normal wear and tear. This warranty is valid only if the structures are installed in conformity with instructions provided by Superior Recreational Products using approved Superior Recreational Products parts. Superior Recreational Products will deliver the repaired or replacement part or parts to the site free of charge, but will not be responsible for labor or the labor costs of replacement. Warranty claims must be filed within the applicable warranty period and accompanied by a sales order or invoice number.



Policies

Pricing Policy

All prices are F.O.B. factor and do not include freight, installation, shipping and handling, surfacing, or applicable taxes. All prices listed were current at the time of printing and in U.S. currency. Prices are subject to change without notice.

Cancellation and Return Policy

To view our return policy, please visit superiorrecreational products.com/returns. For information on Return Material Authorizations please call 1.800.327.8774.

Shipping Policy

To view our shipping policy, please visit superiorrecreational products.com/shipping. For any further information please call 1.800.327.8774.



Appendix

Proper Care, Maintenance, and Safe Removal of the Shade Canopy

THINGS TO AVOID

SNOW, ICE, AND HIGH WINDS: Remove the canopy in winter conditions as ice and snow loads are not covered by the warranty. The same goes for winds in excess of hurricane force 1.

SHARP OBJECTS: Always avoid dragging the fabric across surfaces, etc. Roll or fold the fabric and carry it. Avoid sharp objects, bolts, snags, and other protrusions including mounting hardware.

OBSTRUCTIONS: Keep foliage, such as tree limbs, shrubbery, and bushes, trimmed back and away from fabric at least three to four feet.

SOURCES OF HEAT: Avoid contact with heat sources such as hot lights, torches, and avoid using grills, etc. under the fabric or fireworks near the fabric..

SLACK CABLE IN CANOPY: Canopies with loose cables can fail.

CLEANING THE FABRIC

The fabric itself is generally maintenance free with the exception of necessary removal due to weather or seasonal requirements. The fabric does not harbor mildew or mold, but residues such as tree sap, leaves, bird droppings, dust and dirt may need to be removed. To clean the fabric, use water and mild soap. A soft mop or soft broom may also be used. Cleaners that do not contain hydrocarbons, solvents, bleach or ammonia may be used. Use of solvents, hydrocarbons, bleach, and ammonia type cleaners will void the fabric warranty. A pressure washer may be used if necessary using a wide-spray nozzle.

CABLES AND HARDWARE

It is recommended that the cables be replaced every 3 to 4 years or if corrosion is visible, whichever comes first. Canopy cables that are not maintained at optimum tension will be subject to shorter lifespans and potential failures earlier than our recommend cable replacement scheduling. The cable ends must be wrapped with tape to secure any wires; thus, preventing the wires from tearing the fabric. Taping must be done when removing old cable as well as when installing new cable. Clamps should be replaced when the cable is replaced. If the cable appears slack on a still day (no wind), immediately have the cable and clamps re-tightened by a qualified person. The cable should not be slack.

GLIDE ELBOW™

Lubricate Glide Elbows™ annually and before operating. A waterproof grease is recommended such as a lithium-based grease or anti-seize thread lubricant.

STORAGE

Fabric must be stored in a clean, dry place free from snags, sharp edges, etcetera. The storage area must be rodent-free. Wrap all hardware fittings with rags or some other protector, as they can damage the fabric.

UNINSTALLING THE SHADE CANOPY

NECESSARY CARE: It is important to take necessary care when handling the fabric during removal and installation to prevent damage to the fabric as well as SAFE control of the fabric in a breeze or wind. The fabric is tough and engineered for use as a shade, but it can tear or cut when or if pulled over a snag or sharp item; it can puncture from bolts or other protruding objects; and it can melt from objects such as like cigarettes, matches, hot torch tips, sparks and the like. In addition, care must be exercised to avoid the fabric hooks after the fabric is unhooked from the elbow corners and sides of the structure where there are intermediate supports. It is best to wrap any connected mounting hardware to prevent it from harming the fabric.

Superior Shade

PROPER AND SAFE: Based on the size of the canopy, several persons may be needed to properly and safely handle the fabric during the uninstalling process. You will need several commercial ladders or other means to work safely at heights such as scissor lifts, etc. It is advised that you pad the post side of the ladder and tie the ladder to the post. The pad is to protect the post finish. Also keep in mind that every 100 square feet of fabric (10' X 10') weighs approximately five pounds; a large canopy can get heavy fast. For proper control of the fabric, read below. It is best to remove the fabric on a still day. Do not attempt to remove the canopy in strong or gusty winds.

REMOVAL OF THE CANOPY: Do not attempt to remove the canopy in strong or gusty winds.

STANDARD ELBOWS: For shade structures with Standard Elbows, loosen the turnbuckle several turns in order to put enough slack in the cable to allow the fabric and cable to unhook from all the elbow hooks. Attach 3/8" or larger ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables from each corner.

On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. It may help to wrap the rope around a column to help hold it from getting caught in the wind. Fold the fabric back away from the hooks. Now it will be necessary to remove the cable clamps to allow the cable to be free from the structure and the turnbuckle. If the cable ends are frayed, wrap them with tape. It is usually not necessary nor is it recommended that the cable be removed from the canopy. With a person on each rope, starting at the windy side, gently pull the canopy down in between the framework of the structure. The side away from the wind can be guided with the ropes toward the persons pulling the canopy down.

It is important when reinstalling the canopy, that it is put back in its original orientation to the structure. Starting at the turnbuckle corner, the fabric and cable corners should be returned to their original positions.

GLIDE ELBOWS: For shade structures with Glide Elbows, remove the protective covers from the ends of the glide elbows. Then, using the proper wrench, turn the hex nuts on the end of the Glide Elbow to run the glide hooks to their top most position. Do no loosen the cable clamps, leave the cable intact. Attach 3/8" ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the wind and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables. On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. Fold the fabric back away from the hooks. It is a good idea to put the Glide Elbow protective covers back in place. With Glide Elbow installations it is not necessary to loosen or remove the cable clamps nor to remove the cable from the canopy. If the cable ends are frayed, wrap them with tape.

When uninstalling the canopy, mark or identify the corner of origin in such a way that when reinstalling the canopy, it is put back in its original orientation to the structure. The fabric and cable corners should be returned to their original positions when reinstalling the canopy. The cable and fabric should tighten properly when the glide elbows are adjusted down into their tension positions.

SHADE SAILS WITH FANS: For shade sails equipped with fans, loosen the adjustable threaded rod several turns in order to put enough slack in the cable to allow the shackle pin to be removed (do not remove the pins until the fabric corners have been secured with ropes). Attach 3/8" or larger ropes to each corner of the fabric and fan before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the shackle from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the shackles and lower the fabric and cable to the ground.

REINSTALLING HINTS

Using the same rope technique, install from the windy side (if it is breezy) making sure to secure these ropes to the posts. Then, throw the remaining corner ropes over the structure and gently pull the canopy into position. The cables and fabric corners can now be fastened on the hooks (and cable guides if so equipped). Next reinstall the clamps if applicable and tightened the cable with the turnbuckle or the Glide Elbows. Do not attempt to install the canopy in strong or gusty winds.

Shade Colors

This selection of fabric colors are California Fire Marshal certified, fire retardant, and pass the NFPA 701 or ASTM E84 tests.



^{*}Available as both flame retardant and non-flame retardant

Superior Shade

Color Options

Frames

Backed by a <u>5-year limited warranty</u>. **Gloss**

Color Coming Soon! Ask your representative about availability.





Rev.18 08/23

Item 3.



Commercial 95[®] is a high-quality knitted shade fabric designed for tension structures, awnings and shade covers specifically for commercial architectural applications; supplied in bulk rolls.

- Trusted name in Commercial knitted fabric with over 25 years of market usage in the world's harshest conditions
- Manufactured with 100% virgin grade polymers ensuring fabric consistency and performance
- Strong HDPE results in a fabric that is recyclable and won't rot or absorb moisture.
- Stentered (heat-set) to reduce shrinkage once installed and for ease of fabrication.
- Full 15-year UV degradation warranty on fabric.
- 100% Lead, Phthalate and PFAS free
- Greenguard® and Oeko-Tex® certified

FABRIC PROPERTIES

(AS 2001.2.13) mass per unit

Nominal fabric mass $340 \text{ gsm} \pm 20$ Approximate thickness 1.6 mm

ROLL SPECIFICATIONS

Nominal width: 3.0m (folded) I enath: 40m Approx. roll weight: 44 kg Approx. roll diameter: 0.32 m 50 mm Core diameter:

USAGE INSTRUCTIONS

Do not use against flames.

Contact with organic solvents, halogens or highly acidic substances may reduce the service life of the fabric and void

Biaxial elastic material properties available on request.

SUGGESTED SPECIFICATION

Shade cloth fabric shall be compliant to Australian standard AS 4174:2018 and shall be GALE Pacific Commercial 95 Knitted HDPE monofilament & tape shade fabric offering a UVE Protection Category of up to "Most Effective".

FLAMMABILITY

Part 2 & 3 certificates available on request

(AS 1530.2) Part 2 - Flammability of Materials Flammability Index (Range 0-100)

(AS 1530.3) Part 3 - Flammability of Materials

Ignitability Index (Range 0-20) 10 Spread of Flame Index (Range 0-10) 7 Heat Evolved Index (Range 0-10) 5 Smoke Developed Index (Range 0-10)

(AS 2001.2.3.1-2001) Maximum Force and Elongation - Strip Method

Maximum Force – Warp (Mean) 670 N/50mm Elongation at Maximum Force - Warp (Mean) 117 % Maximum Force – Weft (Mean) 2400 N/50mm Elongation at Maximum Force (Mean) 83 %

(AS 2001.2.3.2-2001) Breaking Force - Grab Test Breaking Force – Warp (Mean) 990 N Breaking Force – Weft (Mean) 2000 N

(AS 2001.2.10-1986) Tear Resistance - Wing Rip Method Wing Tear - Warp (mean) Wing Tear - Weft (mean) 347 N

(AS 2001.2.4) Bursting Pressure - Hydraulic Diaphragm Method 3500 kPa Bursting Pressure (mean)

(AS 2001.2.19-1988) Bursting Force - Ball Burst Method Bursting Force (mean)

(AS 4174:2018) Shade Protection Fabric Performance

Colour	Cover Factor	Shade Factor	UV-Vis Trans %	UVR Trans %	UVR Block %	UVE %	Protection Category
Aquamarine	95	89.5	10.5	4.9	95.1	95	Most Effective
Aquatic Blue	92	85.6	14.4	8.9	91.1	91	Very Effective
Black	94	94.6	5.4	5.2	94.8	93	Very Effective
Blue Bird	95	91.2	8.8	4.7	95.3	95	Most Effective
Bright Green	92	88.6	11.4	7.5	92.5	91	Very Effective
Brunswick Green	94	93.8	6.2	5.3	94.7	93	Very Effective
Charcoal	93	93.1	6.9	6.6	93.4	91	Very Effective
Cherry Red	91	78.4	21.6	8.8	91.2	91	Very Effective
Deep Ochre	94	92.8	7.2	5.4	94.6	93	Very Effective
Driftwood	95	90.0	10.0	5.1	94.9	94	Very Effective
Desert Sand	94	86.1	13.9	6.2	93.8	93	Very Effective
Gun Metal	93	91.4	8.6	6.8	93.2	92	Very Effective
Natural	93	76.2	23.8	6.9	93.1	92	Very Effective
Navy Blue	94	93.6	6.4	5.6	94.4	93	Very Effective
Orange	93	80.6	19.4	6.0	94.0	93	Very Effective
Rivergum Green	93	88.7	11.3	7.1	92.9	92	Very Effective
Sky Blue	92	89.0	11.0	7.8	92.2	91	Very Effective
Steel Grey	94	90.9	9.1	5.7	94.3	93	Very Effective
Stone	94	89.3	10.7	5.7	94.3	94	Very Effective
Turquoise	92	86.0	14.0	8.5	91.5	91	Very Effective
White	93	73.9	26.1	7.1	92.9	92	Very Effective
Yellow	95	77.6	22.4	4.5	95.5	94	Very Effective















MIDDLE FAST ASIA

P +971 4 881 7114 P 1800 560 4667 P 1800 331 521 P 1800 560 4667

www.galecommercial.com



EXTRABLOCK

Designed for strength and durability, Alnet's Extrablock shadecloth protects against all of nature's extremes. It meets the highest standards and is knitted to be dimensionally stable for easy fabrication. Extrablock also comes in 16 California Fire Marshall approved colors and is backed by a 10-year warranty to demonstrate our dedication to quality, durability and safety.

















ALNET is the leading innovator in synthetic textile and netting material production for the world's **architectural**, **agricultural**, **aquacultural** and **industrial industries**.

For more information, please contact **protect@AlnetAmericas.com** or visit us at **www.AlnetAmericas.com**





EXTRABLOCK

Properties	Mass	Thickness	Fabric Width	Strip 1	Tensile		tion at eak	Tearing S	Strength	Burst Strength	Burst Strength	Temp. Stability
Test Method	ASTM 3776	ASTM 1777	ASTM 3774	ASTM	D 5034	ASTM D	4595-87	ASTM	D 2261	ASTM 3787 Ball	ASTM 3786 Mullen	
				Warp	Weft	Warp	Weft	Warp	Weft			
US	9.6 oz/yd	50.4 mil	118 in.	278 lbf	340 lbf	71%	74%	33 lbs	36 lbs	363 lb	460 psi	-13° F/+176° F
Metric	325 gsm	1.28 mm	3 m	1236 N	1512 N	71%	74%	147 N	160 N	1615 N	3172 kPa	-25°C/+80°C

Cream	Beige	True Blue	Forest Gree
Silver	Sunblaze	Latte	Bottle Gree
Charcoal	Midnight	Mint Green	Dove Blue
Oxide Red	Pearl Onyx	Purple	Olive
Yellow	Red	Brown	Navy Blue

Colors	UPF	UVR	Shade Factor	Fire Retardancy	Fire Resistance
Cream	13	92%	74%	Yes	ASTM E-84
Beige	33	97%	87%	Yes	ASTM E-84
True Blue	14	93%	89%	Yes	CA 1237:1 Title 19 - CSFM NFPA-701 #2
Forest Green	24	96%	94%	Yes	CA 1237:1 Title 19 - CSFM NFPA-701 #2
Silver	19	95%	93%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Sunblaze	14	94%	91%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Latte	18	95%	90%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Bottle Green	16	94%	91%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Charcoal	20	96%	94%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Midnight	33	98%	98%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Mint Green	18	95%	93%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Dove Blue	13	93%	90%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Oxide Red	14	93%	91%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Pearl Onyx	16	94%	86%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Purple	16	94%	86%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Olive	26	97%	96%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Yellow	16	94%	76%	Yes	ASTM E-84
Red	29	97%	86%	Yes	ASTM E-84
Brown	19	95%	93%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2
Navy Blue	23	96%	96%	Yes	CA 1237.1 Title 19 - CSFM NFPA-701 #2





MEETING DATE: 10/08/2024

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action to approve a resolution of the City Council

of the City of Angleton, Texas, designating a representative and alternate

to the Houston-Galveston Area Council 2025 General Assembly.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

The Houston-Galveston Area Council is the region-wide voluntary association of local governments in the 13-county Gulf Coast planning region of Texas. Its service area is 12,500 square miles and contains more than 7 million people. Angleton must annually designate representatives to H-GAC. Historically it has been the Mayor and Mayor Pro-Tem. The General Assembly consists of delegates from all member governmental entities of the Houston-Galveston Area Council. Each member city with a population of less than 99,999 shall select 1 member of its governing body as its representative and 1 member of the governing body as an alternate.

H-GAC requires Council to designate a person by name so that they know who will be voting on the General Law Cities Representatives and to whom they should send the Officer's Ballot.

RECOMMENDATION:

Staff recommends Council approval of a representative and an alternate.

RESOLUTION NO. 20241008-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, DESIGNATING A REPRESENTATIVE AND ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL GENERAL ASSEMBLY FOR 2025.

WHEREAS, H-GAC's Bylaws provide that each member City with a population not in excess of 99,999 as of the last (2010) Federal Census is entitled to designate one (1) representative and one (I) alternate to the 2025 H-GAC General Assembly; and

WHEREAS, this governing body desires to exercise its right to designate the said representative and alternate representative to the 2025 H-GAC General Assembly; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON:

<u>SECTION 1</u>. That <u>Mayor John Wright</u> be and is hereby designated as its Representative to the GENERAL ASSEMBLY for 2025 of the Houston-Galveston Area Council.

<u>SECTION 2</u>. That the Official Alternate authorized to serve as the voting representative should the hereinabove named representative become ineligible, or should he resign, <u>Mayor Pro-Tem</u> Travis Townsend.

SECTION 3. That the executive Director of the Houston-Galveston Area Council be notified of the designation of the hereinabove name representative and alternate.

SECTION 4. That this resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED THIS THE 8TH DAY OF OCTOBER 2024.

	CITY OF ANGLETON, TEXAS
ATTEST:	John Wright Mayor
Michelle Perez, TRMC	
City Secretary	



HOUSTON-GALVESTON AREA COUNCIL

OFFICE OF THE EXECUTIVE DIRECTOR

To: Mayors – Home Rule Cities

Subject: 2025 General Assembly Designations

From: Chuck Wemple Date: September 19, 2024

The Houston-Galveston Area Council has had an exciting and eventful 2024. We remain dedicated to better serving our member governments. We are working to do this by continuing to bring the conversation to your communities to listen to your needs and determining how we can help improve quality of life across the region. Thus far we have visited all of our regions' counties, and have started the second round of visits.

As we look forward to 2025, we ask that you appoint elected leaders from your governing body to represent your community and be a part of our decision-making progress. H-GAC bylaws allow each member of Home Rule cities to designate an elected official to represent you on the General Assembly and at the Home Rule cities caucus meeting. At the caucus meeting, Home Rule cities from across the region will elect two members to represent all Home Rule cities on the H-GAC Board of Directors, and two members to serve as alternates.

I have attached the nomination form on which you can designate your representatives. Please email the completed form to Vanessa.McKeehan@h-gac.com. If more information concerning General Assembly and Board of Directors membership would be useful, please contact me at 713-993-4514 or Rick Guerrero at 713-993-4598.

A dinner meeting of Home Rule city representatives is scheduled for Thursday, November 7, 2024 starting at 6:00 p.m. It will be at the The Royal Sonesta, 2222 W Loop S, Houston, TX 77027. Your city's designees are highly encouraged to attend and help elect the 2025 Home Rule Cities' representatives to the H-GAC Board of Directors.

Thank you for your continuing participation and support for the Houston-Galveston Area Council. We look forward to working with you in the coming year.

Sincerely,



Chuck Wemple

DESIGNATION OF REPRESENTATIVE AND ALTERNATE HOUSTON-GALVESTON AREA COUNCIL

2025 GENERAL ASSEMBLY

BE IT RESOLVED, by the Mayor and City Cour		
GENERAL ASSEMBLY of the Houston-Galvest	•	*
FURTHER, that the Official Alternate authorized hereinabove named representative become ineligib		
THAT the Executive Director of the Houston designation of the hereinabove named representati		Council be notified of the
PASSED AND ADOPTED, this day of		_, 2024.
	APPROVED:	
	Mayor	
ATTEST:		



MEETING DATE: October 8, 2024

PREPARED BY: Jamie Praslicka, EMC

AGENDA CONTENT: Discussion and possible action to extend the current contract with

Tetra Tech Debris.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Purpose:

To approve the extension of the existing contract with Tetra Tech, Inc. for continued debris monitoring services related to disaster recovery efforts. This extension is critical to ensure seamless management of debris removal operations in the aftermath of natural disasters, including hurricanes, storms, and other emergencies.

Background:

The City originally entered into a contract with Tetra Tech, Inc. for debris monitoring services on October 8, 2019 with two additional twelve month period options. Tetra Tech has been responsible for monitoring and documenting the removal of disaster-related debris to ensure compliance with FEMA requirements, proper waste management, and public safety. The City is proposing to extend the contract by six months, until April 31, 2025.

Tetra Tech, Inc. has provided professional and reliable services during Hurricane Beryl, and the extension will allow for continuity in operations without the need for a new procurement process during hurricane season or other disaster-prone periods.

Scope of Work:

The scope of the contract extension includes, but is not limited to:

- Field monitoring of debris removal operations.
- Ensuring proper documentation and reporting in line with FEMA and state requirements.
- Providing oversight of debris collection contractors to prevent fraudulent activities.
- Assisting with environmental and safety compliance.
- Supporting the City in preparing for potential FEMA reimbursements.

Justification:

- 1. **Continuity of Services**: Tetra Tech's familiarity with the City's processes, existing workflows, and past performance ensures that debris monitoring will continue without interruption.
- 2. **Regulatory Compliance**: Tetra Tech's experience with FEMA guidelines will help the City remain in compliance with federal reimbursement procedures with ongoing debris management.
- 3. **Proven Performance**: Tetra Tech has consistently delivered high-quality services throughout current debris management, demonstrating their capability in large-scale debris monitoring.

RECOMMENDATION:

It is recommended that the City Council approve the extension of the debris monitoring contract with Tetra Tech, Inc. for a period of 6 months, ending on April 31, 2025. This extension will ensure continued compliance with federal and state disaster recovery regulations and provide the necessary resources to manage debris removal effectively.

CITY OF ANGLETON, TEXAS TETRA TECH, INC. DISASTER DEBRIS MANAGEMENT AND MONITORING

AGREEMENT NO. 20191008-002 AMENDMENT NO. 2

This Second Amendment to the Contract for Disaster Debris Management and Monitoring Services ("Contract Renewal") is by and between the CITY OF ANGLETON, TEXAS ("City") and TETRA TECH, INC. ("Contractor").

Recitals

WHEREAS, the City has entered into a Contract for Disaster Debris Management and Monitoring ("Contract") with Contractor for a period of thirty-six (36) months, beginning on October 8, 2019 through October 8, 2022 with the option to renew the contract term for up to two (2) additional twelve (12) months periods; and

WHEREAS, the City and Contractor have already exercised the first renewal option; and

WHEREAS, the City and Contractor would like to exercise the second renewal option for one additional year; and

WHEREAS, the City and Contractor additionally agree to extend the Contract an additional six (months) to cover hurricane season.

NOW THEREFORE, the parties hereby agree as follows:

- 1. <u>Contract term</u>. The Contract is extended through April 31, 2025. The hourly rates applicable for this extension term are the rates previously referenced in Amendment 1 to the Agreement.
- 2. <u>Modifications</u>. This Contract Renewal and the Contract, taken together, constitute the final agreement between the City and Contractor. Any modification of or additions to the terms of this Contract Renewal or Contract must be in writing and executed by the parties.

IN WITNESS WHEREOF, the parties have duly executed this Contract Extension by the authorized representatives listed below.

TETRA TECH, INC.	CITY OF ANGLETON, TEXAS	
Souther Buy		
By: Jonathan Burgiel	Ву:	
Title: Business Unit President	Title:	
ATTEST:	ATTEST:	
Klum		
Kayla, Contracts Administrator		



MEETING DATE: 10/8/24

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Discussion and possible action to approve one-way traffic entering N. Belle

and exiting S. Belle in the Plantation Oaks neighborhood on October 31,

2024, from 5:00 p.m. to 9:00 p.m.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

A request was received for one-way traffic entering N. Belle and exiting S. Belle in the Plantation Oaks neighborhood on October 31, 2024, from 5:00 p.m. to 9:00 p.m.

RECOMMENDATION:

Approval of the one-way traffic on Halloween night.

Desiree Henson

From: dhenson@angleton.tx.us

Subject: FW: [EXTERNAL] Plantation Oaks being a one way on Halloween

----- Original message ------

From: Tracy Delesandri <

Date: 9/25/24 10:40 AM (GMT-06:00)

To: Michelle Perez < mperez@angleton.tx.us >

Subject: [EXTERNAL] Plantation Oaks being a one way on Halloween

Good morning! This is Tracy Delesandri and my neighbors and I are requesting on Halloween that our neighborhood becomes a one way street from 5 to 9. Entering on N Belle and exiting on S Belle and this will be our 12th year keeping our neighborhood safe for the kids. We have already secured 2 policemen, thanks to Harold. Thanks again and have a great day!



MEETING DATE: October 8, 2024

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

AGENDA CONTENT: Discussion and possible action on a request from Brazoria County

Community Development Department to the members of the Angleton City Council for a waiver of all permitting and building fees associated with the reconstruction of a residential structure at 709 Marshall Road in Angleton, Texas, under the Brazoria County HOME

Reconstruction/Rehabilitation Program.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for a waiver of all permitting and building fees associated with the proposed reconstruction of a residential structure at 709 Marshall Rd. in Angleton, Texas from Brazoria County Department of Community Development.

Reconstruction of 709 Marshall Rd. is funded by the US Department of Housing and Urban Development HOME Reconstruction / Rehabilitation Program, a federal grant program that is locally managed by Brazoria County. This grant requires the homeowner to maintain property taxes, insurance, and for the homeowner to reside in the home for the period of the lien (20 years).

The scope of work includes demolition and full reconstruction of the home at 709 Marshall Rd. Detail plans of the project are forthcoming.

709 Marshall Rd. is within the Single Family 6.3 zoning district. Submitted plans will be reviewed by city staff.

Estimated building and permitting fees are approximate \$743 for new construction, calculated by square footage, plumbing, electrical, and demolition.

PERMITTING FEES 709 Marshall Rd.	FEES\$
Demolition	25.00
New Construction Permit	588.00
Plumbing (Min. \$20)	60.00
Electrical (Min. \$20)	70.00
Total Estimated Permit Fees	\$743.00

RECOMMENDATION:

Staff recommends approval of a waiver of building permitting fees estimated to total \$743 for the demolition and subsequent reconstruction of the residential structure at 709 Marshall Rd.

DAPHNE LEMELLE DIRECTOR

JENNIFER CRAINER
ASSISTANT DIRECTOR



MARI REYES
PROJECT COORDINATOR

KAREN LAND FINANCIAL COORDINATOR

BRAZORIA COUNTY

COMMUNITY DEVELOPMENT
DEPARTMENT

September 26, 2024

Council Members City of Angleton 121 S. Velasco Angleton, TX 77515

Re: Housing Reconstruction – 709 Marshall Street, Angleton, 77515

To Whom It May Concern:

Please waive all permitting, building, and inspections fees for Residential Reconstruction for Evelyn Perry who resides at 709 Marshall, and has been approved for assistance under the County's HOME Reconstruction/Rehabilitation Program. Ms. Perry has chosen Cypress Point Construction as her contractor, and construction is targeted for November 2024.

US Dept of Housing and Urban Development's HOME Reconstruction/ Rehabilitation program assists low to moderate income families repair their homes. In the case that rehab is not feasible, Brazoria County reconstructs a new dwelling. These are HOME Program grant funds from HUD that the County manages and distributes to eligible applicants throughout the County. This program not only helps the individual with a more suitable living environment, but also prevents the City's housing stock to become dilapidated, and in turn, promotes an increase in property values. The cost of the assistance is in the form of a deferred, forgivable loan which requires a lien to be placed on the property for a period of 10 years for rehabilitation, and 20 years for the reconstruction of the home. There is no mortgage payment required from the homeowner; however, they must maintain property taxes, insurance, and reside in the home for the period of the lien. Reducing the amount of fees in turn reduces the lien owed on the home.

If you have any questions, please feel free to call me at (979) 864-1953.

Sincerely,

Matt Summers
Project Coordinator



MEETING DATE: October 8, 2024

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Public Hearing, discussion, and possible action on consideration of a

substandard structure determination at 504 Farrer Street within the

City of Angleton, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$58,500 budgeted **FUNDS REQUESTED:** \$10,000 (estimated

FY24/25 cost to demolish and

haul away)

FUND: General Fund, Development Services Department, Account No. 01-535-455:

Contractual Labor

EXECUTIVE SUMMARY:

In January 2021, the Development Services Department conducted a city-wide substandard building identification effort to begin correspondence with property owners of identified substandard structures to initiate enforcement action. The City's Code Enforcement staff have been conducting enforcement efforts for the identified substandard structure since 2021 and are requesting that a new public hearing, as required by statutory law, be conducted in order to move toward demolition of a possible determination of a substandard building.

This property is a single-family home, unoccupied. It has been deemed an immediate threat to public health and safety, particularly to surrounding neighbors because the structure is fully collapsed on the backside. There is no restricted access, as the interior of the home is fully exposed by the collapsed back wall. Upon investigating a complaint of mosquitos, city staff discovered the backside of the home had collapsed for some time, and the interior of the home had been exposed to environmental elements due to the decomposed state of the collapsed portion on the ground. City staff also previously observed evidence of transient occupation within the home's front room. The driveway has become an attraction for parking unused, junked vehicles.

Because this structure has been deemed to cost more than fifty percent (50%) of the value of the home to repair to the point of meeting code compliance standards, in addition to the threat the dilapidated state of the structure presents to the public, city staff has deemed it necessary to demolish the structure. City staff has worked closely with the City's legal counsel to navigate the process to ensure all statutory compliance is met.

City staff has attempted to contact the property owner on several occasions, dating back several years, concerning numerous Code violations, such as tall grass. Additionally, the City has an extensive list of liens issued against this property for mowing tall grass in violation of the City's Code of Ordinances over several years of attempting to contact the property owner without any response to certified mail or regular mail. The last mailing was sent on April 30, 2024 and September 11, 2024.

A lien will be filed with the County against the property to recuperate expenditures incurred for demolition, advertisement of public hearing, and any other associated costs with interest.



Backside of 504 Farrer Street



Backside of garage



Kitchen visible – back wall missing



Back bedroom collapsed



Decomposed collapsed backside of home





Broken windows, ceiling caved in



Windows boarded, windows broken, structure leaning



Doorknob hole in front door – Evidence of vagrants occupying unsafe structure



RECOMMENDATION:

Staff recommends that City Council hold the public hearing, receive input and consider approval of ordering the demolition of the dilapidated, substandard, unsafe structure at 504 Farrer Street within the next 30 days.















Richard L. Pfirman

Houston, TX 77068

Ste. A102

2611 Cypress Creek Pkwy.



NOTICE OF PUBLIC HEARING

September 11, 2024

Pfirman Richard L 2611 Cypress Creek PKWY STE A102 Houston,TX 77068

Cert 9589 0710 5270 130 2325 71

To Whom It May Concern:

Notice is hereby given that the City Council will conduct a public hearing at 6:00 pm on Tuesday, September 24, 2024. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At these meetings the following public hearing will be held:

Conduct a public hearing, discussion and possible action to determine whether a building complies with the standards set out in Chapters 5 and 11 of the Angleton Code of Ordinances. The subject property is located at 504 Farrer St., Angleton, Texas in Brazoria County, legally described as: MCCORMACK (ANGLETON) BLK 1 LOT 20.

You, the owner, lienholder, or mortgagee are required to submit at the public hearing, proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

If said structure is found in violation of standards set out in the article, the city may order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time as provided by this section. The city also may order that the occupants of any substandard structure be relocated within a reasonable time. If the owner does not take the ordered action within the allotted time, the city shall make a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the property on which the building is located.

Mayor John Wright

Travis Townsend Mayor Pro Tem Position 2

Christiene Daniel Council Member Position 1

Terry Roberts Council Member Position3

Cecil Booth Council Member Position 4

Tanner Sartin Council Member Position 5

Chris Whittaker City Manager

Michelle Perez City Secretary

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

www.angleton.tx.us

Item 8.

An inspection of your property at <u>504 Farrer St.</u> has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

 The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Section 304.1 of the 2015 International Property Maintenance Code.

The address listed above is in violation of this standard.

 Premises and exterior property shall be maintained free from weeds or plant growth in excess of fourteen inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. 2015 International Property Maintenance Code, Chapter 3, Section 302.4.

You have grass and weeds excess of fourteen inches.

According to the Brazoria County Appraisal District this property is in your name. If you do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different information in **10 days from this notice** it will be taken that we have the correct address of the property owner.

In accordance with Tex. Loc. Gov't Code § 214.001 the following details of this notice:

Correction of the problems marked must be made or arrangements made with this department within **Ten (10)** days of this letter. Failure to correct the violation by that date could result in the issuance of a citation (up to a \$500.00 fine) for the violation cited. Citations will be filed for every day thereafter that the violation exists. **Further, a second violation of the same kind within a year of the notice date will allow the city, without further notice, to abate the violation at the owner's expense. Texas Health & Safety Code § 342.006(d).** If you have any questions regarding this notice, I may be contacted at 979-849-4364 EXT 2135 or pmckeever@angleton.tx.us.

Sincerely,

Paul McKeever

Code Enforcement Officer



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 8, 2024

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for

Windrose Green Section 6.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Windrose Green Section 6 Subdivision. The subject property consists of 15.658 acres, 78 lots and one reserve within 1 block, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

Note that this Development, while in the ETJ, is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella MUD on November 11, 2020 and the City of Angleton. The Development Agreement was executed with by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020 which defined and restricted that the single family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and has cleared all comments and forwards no-objection letter for this subdivision section.

The applicant submitted the responses to the above comments on August 30, 2024. All of the above comments have now been cleared by the City Engineer and Staff. Record of Proceedings are attached.

Recommendation:

The Planning and Zoning Commission in its September 5, 2024 voted 6-0 granting conditional approval of the Preliminary Plat for Windrose Green Section 6, and forwards it Council for final action. City Council should approve the attached Preliminary Plat for Section 6 as corrected.



August 30, 2024

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

Re: WINDROSE GREEN SECTION 6

Dear Otis,

On behalf of Emptor Angleton, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated August 21, 2024, for the above referenced plat.

1. Verify and update plat note 18 for this section and what section is applicable for the detention of this section.

Response: Note 18 updated and verified per this comment.

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

Response: To the best of our knowledge, there are no additional easement requirements.

3. Update graphics to remove solid hatching on the lot details.

Response: This has been addressed.

4. Verify and update the engineer of record.

Response: Engineer on record has been updated per this comment.

5. Verify and update the surveyor of record.

Response: Surveyor on record has been updated per this comment.

6. Verify and update plat notes 15-16 to update the design professional(s).

Response: Plat note verified.

7. Verify and update land use for Reserve A to include "Drainage".

Response: Drainage label added to reflect in reserve A.

8. Show filing information for Sec. 4 & 5 once available.

Response: Filing information not currently available for these sections.



9. Remove text shown above metes and bounds.

Response: Text above metes and bounds has been removed.

10. Recommend continuation of street name shown for Parks Edge Lane, taken from Section 4.

Response: Parks Edge Lane has been continued from Section 4.

11. Show Topographic contours at one-foot intervals.

Response: Contours shown on plat.

12. Provide a corner tie to the original abstract survey.

Response: Corner tie to the original abstract survey shown on plat.

13. Verify and update spelling to be "Costello" in the metes and bounds.

Response: Metes and bounds shown appropriately as Costello.

14. Label point of beginning on the plat drawing in relation to the metes and bounds description.

Response: Point of beginning shown.

15. Provide a table for proposed streets/ROW to notate the street name, length, ROW width, and street type (e.g. local, collector,etc).

Response: Table provided to reflect ROWs.

16. Revise metes and bounds to update bearings to match what is shown on the plat drawing (Typical).

Response: Metes and bounds revised per this comment.

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

Sincerely,

Ripley Woodard Enclosure

Ripley Woodard

STATE OF TEXAS § COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 6, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

shown for the purpose and consideration therein expressed.

Duly Authorized Agent

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervicion.

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

_____ Jeromy A. Chandler

Registered Professional Land Surveyor No. 5755

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, John A. Alvarez II, 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.

John A. Alvarez II, P.E.

Professional Engineer No. 127206

APPROVED this _____ day of ____, 20___, by the Planning and Zoning

Commission, City of Angleton, Texas.

_____ Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

Notary Public State of Texas GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.

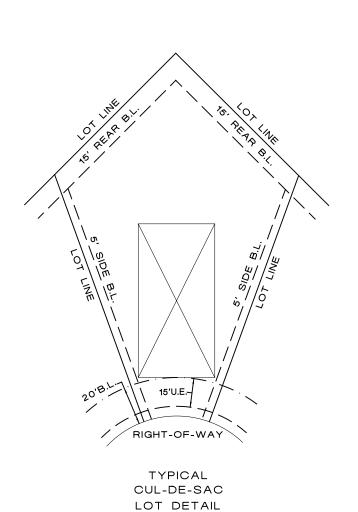
3.) "1' RES." INDICATES ONE FOOT RESERVE.

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

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE,
- NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS. MAP NUMBER 48039C0435K. DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) DRIVEWAY ACCESS TO FM 523 FROM LOT 10 & 11, BLOCK 1 IS DENIED.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.,. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- DETENTION PROVIDED FOR WINDROSE GREEN SECTION 6 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.
- SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS AS SENT FORTH IN DOCUMENT NO. 2008000450 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

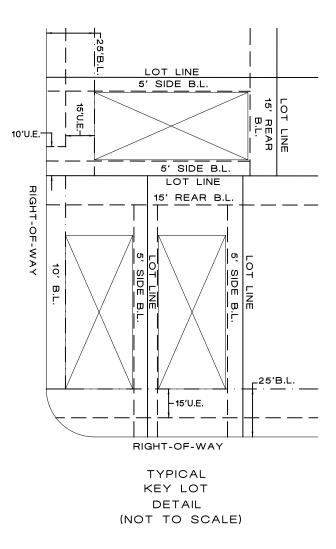


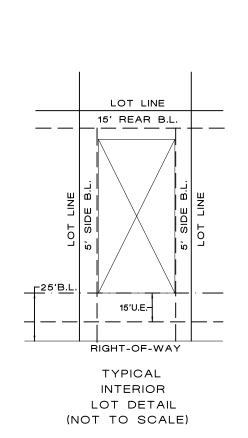
(NOT TO SCALE)

LOT LINE 15' REAR B.L. 25<u>′B</u>.L.¬ −15′U.E. RIGHT-OF-WAY CORNER

LOT DETAIL

(NOT TO SCALE)





LEGEND:

1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "AC." INDICATES ACREAGE. 4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING. 6.) "FND" INDICATES FOUND.

- 7.) "IP" INDICATES IRON PIPE. 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME. 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 12.) "NO." INDICATES NUMBER. 13.) "CT." INDICATES COURT. 14.) "DR." INDICATES DRIVE.
- 17.) "(1)" INDICATES BLOCK NUMBER.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) " INDICATES STREET NAME CHANGE.
- 18.) "A" INDICATES RESERVE NUMBER
- 19.) "-50'R. INDICATES 50' CUL-D-SAC RADIUS.

A PRELIMINARY PLAT OF

WINDROSE GREEN **SECTION SIX**

BEING 15.658± ACRES OF LAND

T.S. LEE SURVEY, A-318

BRAZORIA COUNTY. TEXAS

CONTAINING 78 LOTS (45' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

OWNER: **EMPTOR ANGLETON, LLC ENGINEER/SURVEYOR:** QUIDDITY 2322 W GRAND PARKWAY NORTH, SUITE 150 KATY, TEXAS, 77449, UNITES STATES (832) 913-4000

TEXAS FIRM REGISTRATION #F-23290

Meta Planning + Design LLC 24285 KATY FREEWAY, SUITE 525

KATY, TEXAS 77494 | TEL: 281-810-1422

PLANNER:

AUGUST 30, 2024

SCALE: 1" = 100'

PAGE: 1 OF 2

MTA-56002

PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY,

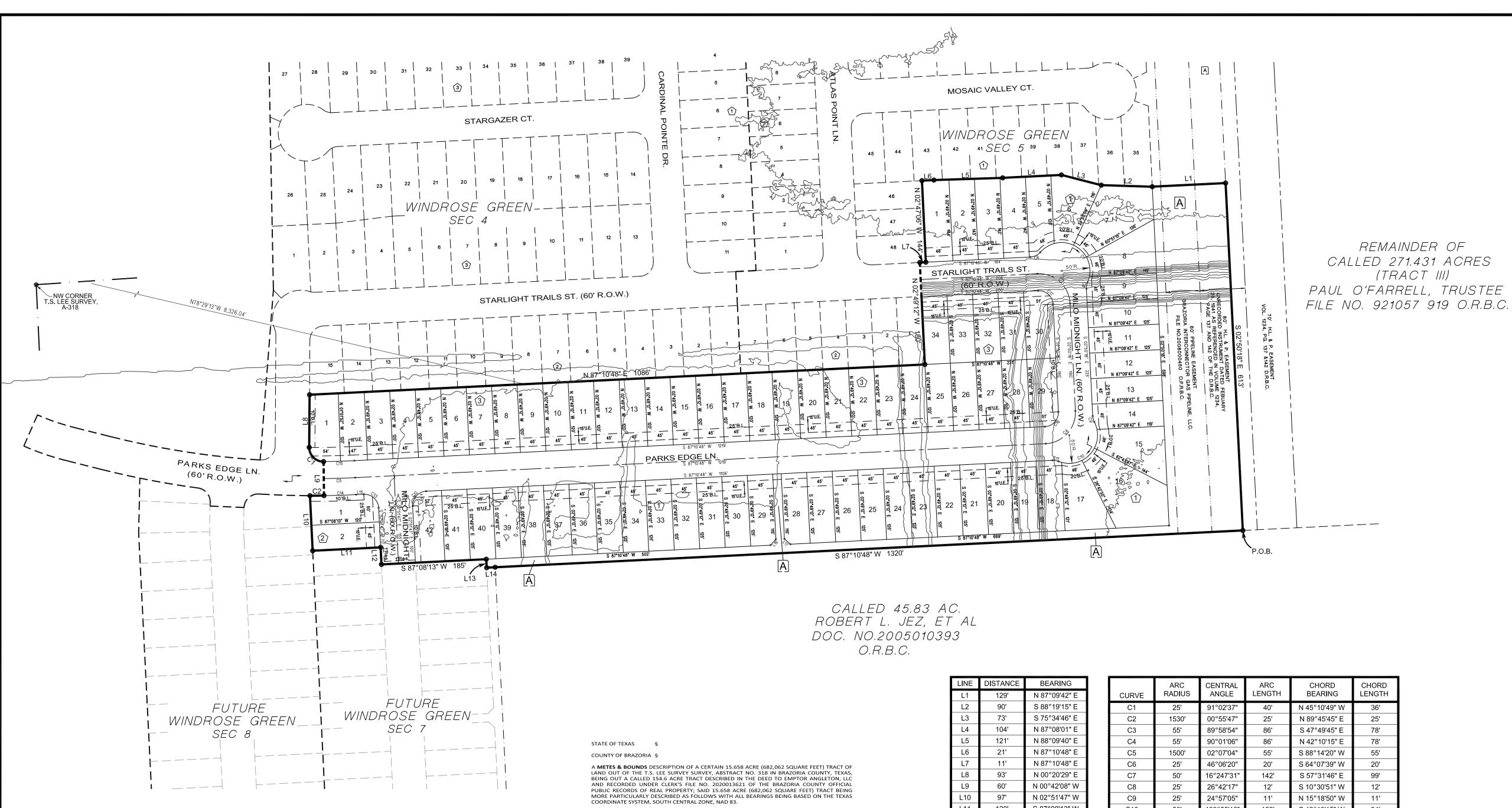
DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE

PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE

CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

NORTH



 ${\bf BEGINNING}$ at 5/8-inch iron rod with Cap stamped "costello" found at the most EASTERLY SOUTHEAST CORNER OF SAID 154.6 ACRES, COMMON WITH THE SOUTHWEST CORNER OF A CALLED 22.1088 ACRE TRACT DESCRIBED IN THE DEED TO 1269 DAYTON, LLC AND RECORDED UNDER CLERK'S FILE NO. 2022049373 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF

THENCE, SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST, WITH THE SOUTHERLY LINE OF

6. NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.24 FEET TO THE

7. WITH SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1530.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, A CHORD LENGTH OF 24.83 FEET AND AN ARC LENGTH OF 24.83 FEET;

8. NORTH 00 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE

9. WITH SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD

10. NORTH 00 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 92.78 FEET;

11. NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 761.48 FEET; 12. NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 325.00 FEET;

13. NORTH 02 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 120.00 FEET;

14. NORTH 02 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 60.00 FEET; 15. NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.68 FEET;

16. NORTH 02 DEGREES 47 MINUTES 06 SECONDS WEST, A DISTANCE OF 144.00 FEET;

19. NORTH 87 DEGREES 08 MINUTES 01 SECONDS EAST, A DISTANCE OF 103.62 FEET;

20. SOUTH 75 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF 72.67 FEET;

21. SOUTH 88 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF 89.99 FEET;

22. NORTH 87 DEGREES 09 MINUTES 42 SECONDS EAST. A DISTANCE OF 129.46 FEET TO A POINT IN THE WESTERLY LINE OF SAID 22.1088 ACRES, COMMON WITH THE EASTERLY LINE

THENCE, SOUTH 02 DEGREES 50 MINUTES 18 SECONDS EAST, WITH SAID COMMON LINE, A

DISTANCE OF 613.45 FEET TO THE **POINT OF BEGINNING, CONTAINING** 15.658 ACRES (682,062

THIS DESCRIPTION DESCRIBES AN AREA AS DEFINED IN THE FIELD BY THE CLIENT'S REPRESENTATIVE. IT DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND IS NOT TO BE USED TO CONVEY OR ESTABLISH

17. NORTH 87 DEGREES 10 MINUTES 48 SECONDS EAST, A DISTANCE OF 21.18 FEET; 18. NORTH 88 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 121.40 FEET;

BEARING OF NORTH 45 DEGREES 10 MINUTES 49 SECONDS WEST, A CHORD LENGTH OF 35.68

THENCE OVER AND ACROSS SAID 154.6 ACRES THE FOLLOWING 22 CALLS:

1. SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST, A DISTANCE OF 15.00 FEET;

2. NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 15.00 FEET; 3. SOUTH 87 DEGREES 08 MINUTES 13 SECONDS WEST, A DISTANCE OF 185.00 FEET 4. NORTH 02 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 30.16 FEET; 5. SOUTH 87 DEGREES 08 MINUTES 13 SECONDS WEST, A DISTANCE OF 120.00 FEET;

SAID 154.6 ACRES, A DISTANCE OF 1320.20 FEET;

BEGINNING OF A CURVE TO THE LEFT;

BEGINNING OF A CURVE TO THE RIGHT;

FEET AND AN ARC LENGTH OF 39.73 FEET;

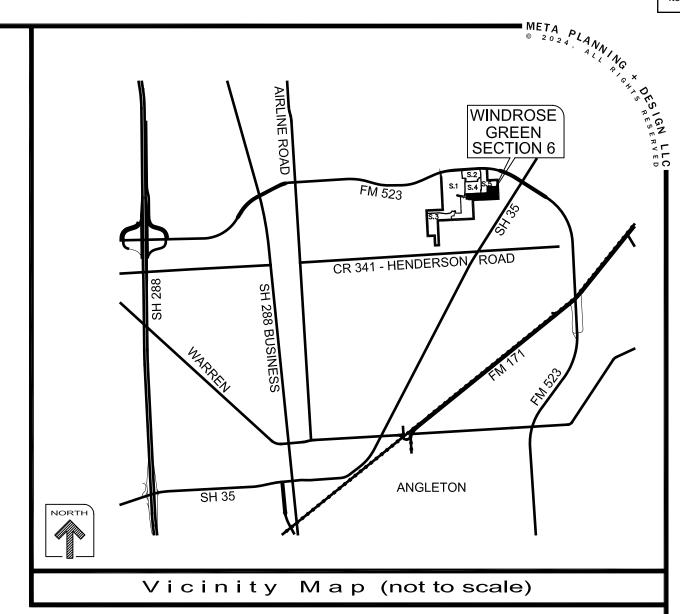
OF SAID 154.6 ACRES;

INTEREST IN REAL PROPERTY

SOLIARE EFFT) OF LAND IN BRAZORIA COUNTY, TEXAS:

	DIO 17 II TOL	DE/ ((()) ()
L1	129'	N 87°09'42" E
L2	90'	S 88°19'15" E
L3	73'	S 75°34'46" E
L4	104'	N 87°08'01" E
L5	121'	N 88°09'40" E
L6	21'	N 87°10'48" E
L7	11'	N 87°10'48" E
L8	93'	N 00°20'29" E
L9	60'	N 00°42'08" W
L10	97'	N 02°51'47" W
L11	120'	S 87°08'13" W
L12	30'	N 02°51'47" W
L13	15'	N 02°51'47" W
L14	15'	S 87°10'48" W
L15	14'	S 87°10'48" W
L16	14'	N 42°10'48" E
L17	14'	S 47°49'12" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25'	91°02'37"	40'	N 45°10'49" W	36'
C2	1530'	00°55'47"	25'	N 89°45'45" E	25'
C3	55'	89°58'54"	86'	S 47°49'45" E	78'
C4	55'	90°01'06"	86'	N 42°10'15" E	78'
C5	1500'	02°07'04"	55'	S 88°14'20" W	55'
C6	25'	46°06'20"	20'	S 64°07'39" W	20'
C7	50'	16°247'31"	142'	S 57°31'46" E	99'
C8	25'	26°42'17"	12'	S 10°30'51" W	12'
C9	25'	24°57'05"	11'	N 15°18'50" W	11'
C10	50'	139°55'16"	122'	S 42°10'15" W	94'
C11	25'	24°57'05"	11'	S 80°20'39" E	11'
C12	25'	90°02'35"	39'	N 42°09'31" E	35'
C13	25'	89°57'25"	39'	N 47°50'29" W	35'
C14	1530'	02°07'04"	57'	S 88°14'20" W	57'
C15	1470'	02°07'04"	54'	N 88°14'20" E	54'
C16	25'	90°01'06"	39'	N 42°10'15" E	35'
C17	25'	89°58'54"	39'	S 47°49'45" E	35'



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT ARE SQ. FT.
OCK	1	BLOCK	2	BLOCK	3
OT 1	6,860	LOT 1	5,927	LOT 1	6,170
OT 2	6,442	LOT 2	5,400	LOT 2	5,609
от з	6,407			LOT 3	5,400
OT 4	6,387			LOT 4	5,400
OT 5	5,930			LOT 5	5,400
OT 6	7,285			LOT 6	5,400
OT 7	10,925			LOT 7	5,400
8 TC	7,782			LOT 8	5,400
OT 9	5,567			LOT 9	5,400
T 10	5,625			LOT 10	5,400
OT 11	5,625			LOT 11	5,400
OT 12	5,625			LOT 12	5,400
)T 13	5,625			LOT 13	5,400
OT 14	5,553			LOT 14	5,400
OT 15	8,422			LOT 15	5,400
OT 16	13,013			LOT 16	5,400
OT 17	7,593			LOT 17	5,400
)T 18	5,598			LOT 18	5,400
)T 19	5,625			LOT 19	5,400
T 20	5,625			LOT 20	5,400
OT 21	5,625			LOT 21	5,400
T 22	5,625			LOT 22	5,400
T 23	5,684			LOT 23	5,400
T 24	6,232			LOT 24	5,400
)T 25	5,625			LOT 25	5,400
)T 26	5,625			LOT 26	5,400
)T 27	5,625			LOT 27	5,400
)T 28	5,575			LOT 28	5,400
)T 29	5,575			LOT 29	6,008
T 30	5,625			LOT 30	6,003
OT 31	5,625			LOT 31	5,400
)T 32	5,625			LOT 32	5,400
)T 33	5,625			LOT 33	5,400
T 34	5,625			LOT 34	5,400
T 35	5,625			-	
)T 36	5,625				
)T 37	5,625				
)T 38	5,625				
T 39	5,625				
T 40	5.625				

STI	REET NAME TAE	BLE	
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
STARLIGHT TRAILS STREET	243'	60.	LOCAL
MILO MIDNIGHT LANE	283 [.]	60,	LOCAL
CONSTELLATION WAY	1,316'	60'	LOCAL
STREETNAME	155'	60.	LOCAL

A PRELIMINARY PLAT OF

WINDROSE GREEN **SECTION SIX**

BEING 15.658± ACRES OF LAND

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

LOT 41 5,626 LOT 42 6,375

CONTAINING 78 LOTS (45' X 120' TYP.) AND ONE RESERVE IN THREE BLOCKS.

EMPTOR ANGLETON, LLC ENGINEER/SURVEYOR: QUIDDITY 2322 W GRAND PARKWAY NORTH, SUITE 150 KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 TEXAS FIRM REGISTRATION #F-23290

SCALE: 1" = 100'



24285 KATY FREEWAY, SUITE 525

KATY, TEXAS 77494 | TEL: 281-810-1422

AUGUST 30, 2024

PAGE: 2 OF 2

MTA-56002

DISCLAIMER AND LIMITED WARRANTY

LAND USE TABLE

LAND USE

2.80 OPEN SPACE/DRAINAGE

RESERVE ACREAGE

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

L3	73'	S 75°34'46" E	
L4	104'	N 87°08'01" E	
L5	121'	N 88°09'40" E	
L6	21'	N 87°10'48" E	Г
L7	11'	N 87°10'48" E	
L8	93'	N 00°20'29" E	
L9	60'	N 00°42'08" W	
L10	97'	N 02°51'47" W	
L11	120'	S 87°08'13" W	
L12	30'	N 02°51'47" W	
L13	15'	N 02°51'47" W	
L14	15'	S 87°10'48" W	
L15	14'	S 87°10'48" W	
L16	14'	N 42°10'48" E	
L17	14'	S 47°49'12" E	



DEVELOPER'S REPORT

JANUARY 31, 2024

HOMBEBUILDING ACTIVITY

HOMES UNDER CONSTRUCTION	49
HOMES COMPLETED	63
SALES TO DATE	64
STARTS PACE (PER MONTH)	17

BUILDOUT SCHEDULE

SECTIONS	PRODUCT	TOTAL LOTS	HOMEBUILDERS	HOMES STARTED	STATUS	EST. DELIVERY DATE	EST. BUILDOUT DATE
SEC. 1	45' + 50'	148	Castlerock + KHov	94	Homebuilding	Complete	Nov. 2024
SEC. 2	45' + 50'	70	Castlerock + KHov	3	Homebuilding	Complete	Aug. 2025
SEC. 3	40'	122	Castlerock + Lennar	18	Homebuilding	Complete	Jul. 2025
SEC. 4	50'	65	TBD	-	Design	Dec. 2024	Aug. 2026
SEC. 5	45'+50'	67	TBD	-	Design	Dec. 2024	Jul. 2027
SEC. 6	45'	78	TBD	-	Future	Sep. 2026	Feb. 2029
SEC. 7	50'	56	TBD	-	Future	Jun. 2026	Dec. 2027
SEC. 8	45'	42	TBD	-	Future	Mar. 2028	Dec. 2029
EST. TOTAL		648					



AMENITIES

- Phase 2 Landscaping
 - o FM 523 frontage masonry wall and softscape
 - Section 3 park and softscape
 - o Minor entry off Henderson Rd.
- Preliminary layout of trail connection to Angleton High School

TREE PRESERVATION

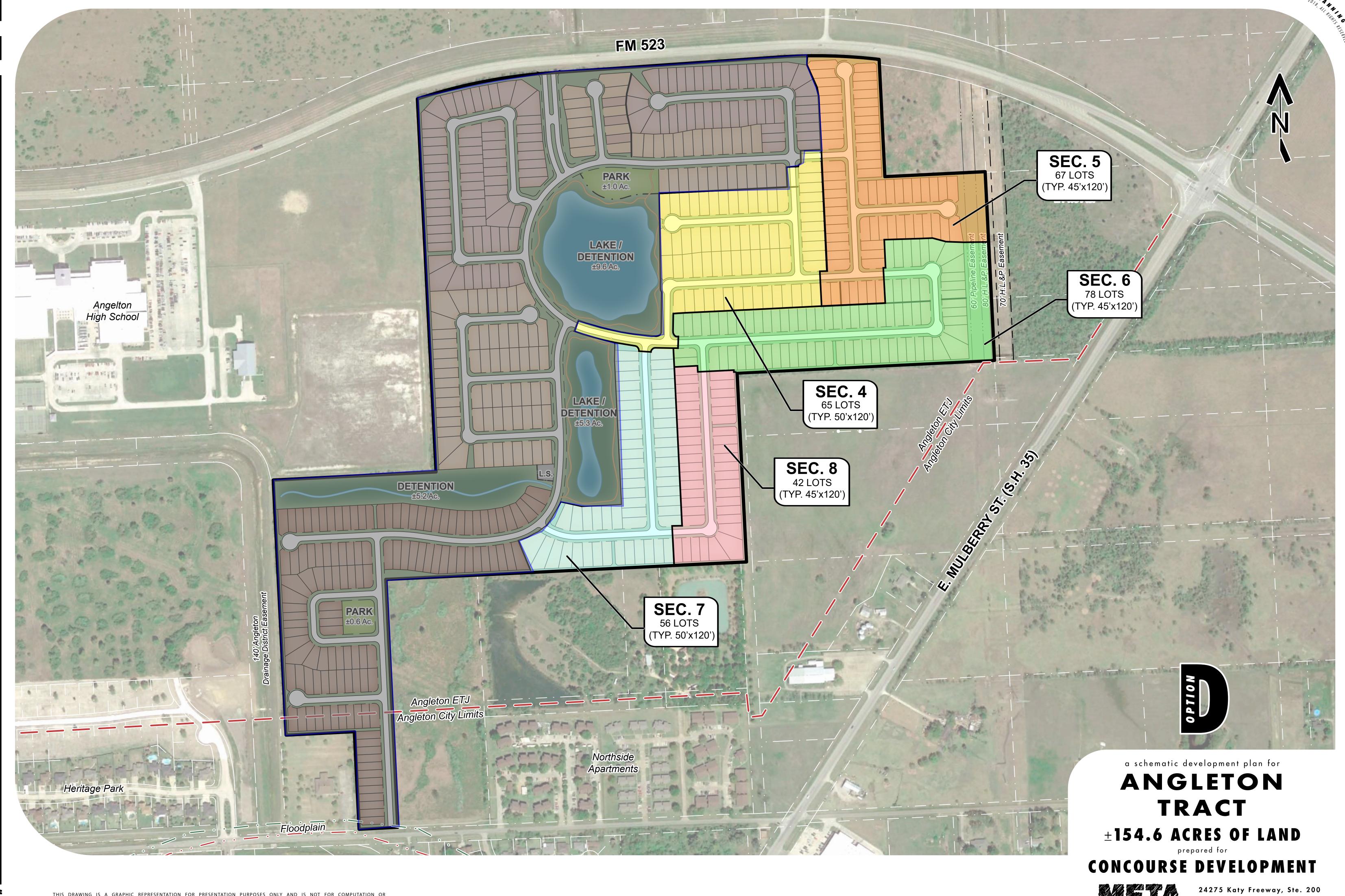
True up of total required caliper inches to be completed with Phase 2 Landscaping

FREEDOM PARK DETENTION

Coordinating punch list close out with contractor

WATER AND SEWER IMPACT FEES

- Section 1 \$328,468.24 paid from MUD receivables in Rancho Isabella WS&D Bond Issue No. 1
- Section 2 \$155,356.60 paid from MUD receivables in Rancho Isabella WS&D Bond Issue No. 1
- Section 3 \$270, 764.36 due April 13, 2024, or include in WS&D Bond Issue No. 2 (est. December 2024).
- Section 4 \$144,259.70 due July 25, 2026, or include in WS&D Bond Issue No. 2 (est. December 2024).
- Section 5 \$148,698.46 due August 22, 2026, or include in WS&D Bond Issue No. 2 (est. December 2024).

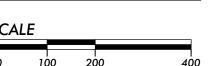


THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS,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

ANNING + DESIGN, ALL RIGHTS RESERVED



24275 Katy Freeway, Ste. 200 Katy, Texas 77494 Tel: 281-810-1422



MTA-56002 FEBRUARY 26, 2020



August 23, 2024

Development Administrator City of Angleton 121 S. Velasco Street Angleton, Texas 77515

Re: Windrose Green Section 6 Preliminary Plat

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,

Jennifer Curtis Senior Planner

NOTARY:

Acknowledged, subscribed and sworn to before me this 23rd day of August, 2024 by Jennifer Curtis.

Witness my hand and official seal.

My commission expires: Tanvary 18, 20 25

u Cuntu

Notary Public

Jayci Freeman My Commission Expires 01/18/2025 ID No 132874736

(Ord. No. 1-12-2018, § 1 (Exh. A), 12-11-2018)

DRAF



CITY OF ANGLETON PLANNING AND ZONING COMMISSION DRAFT RECORD OF PROCEEDINGS 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515 THURSDAY, SEPTEMBER 05, 2024 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Andrew Heston

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, THURSDAY SEPTEMBER 5, 2024, 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

ROLL CALL: Present were: Chair William Garwood, Commission Members Deborah Spoor, Will Clark, Michelle Townsend, Regina Bieri, and Andrew Heston; Absent was: Commission Member Ellen Eby.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 1, 2024.

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the minutes. The minutes were approved. (5-0 Vote, Commission member Townsend had not yet arrived).

PUBLIC HEARINGS AND ACTION ITEMS

2. Discussion and possible action on a Preliminary Subdivision Plat for Windrose Green Section 6.

DS Director, Otis Spriggs gave brief comments of the Windrose Green Subdivision, which is within the ETJ, and is subject to an SPA and Utility Agreement and the Development Agreement which includes the approve *Concept Land Plan*, which establishes the lot mix for the entire development. The Concept Plan was shown highlighting the location of Sections 6, 7 and 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 15.658 acres, 78 lots and one reserve within one block. She noted that all review comments are all minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Regina Bieri that the Preliminary Plat be approved subject to all of the Conditions be cleared prior to City Council Action, seconded by Commission Member Michelle Townsend.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. (6-0 Vote in favor)

3. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 7.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 12.062 acres, 62 lots. She noted that all review comments are minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 7, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Will Clark.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. (6-0 Vote in favor).

4. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 6.46 acres 36 lots. All review comments which are all minor and textual must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 8, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. (6-0 Vote in favor).

5. Discussion and update on the proposed City of Angleton Comprehensive Fees Schedule Update as it relates to Development Fees. No action is required.

Mr. Spriggs introduced the item noting that this is a workshop of the Comprehensive Fee Schedule facilitated by our third-party consultant- Gunda/Adura for planning services.

He added that the team is looking comprehensively at all fees within the City. This model was created to reflect how we do business as it relates to pre-development (D.A.W.G.) meetings, and added services rendered by the City engineer and the City attorney. Basically, the developer would be asked to provide some of these fees up-front when they're requesting the pre-development meetings that require the attendance of the two.

So, you will see some adjustments there. The City's legal and engineering fees have been incorporated into the structure. Mr. Spriggs also discussed the expenditure accounts for fee reimbursements under section 30.5 in the Code of Ordinances, which allows for an escrow deposit method.

Mr. Spriggs noted that staff wanted to give the Commission a chance to look this over and we'll place it again on the next agenda. We did receive some feedback questions from Commissioner Member Michelle on the mobile food and food vendors as it relates to the State's designations on the Health side.

The review the fees are based on time and function. Within the model, we incorporated the salary rates of all the employees that will perform the various review types. We took that into consideration and then compared it to the neighboring cities, and came up with a happy medium for the fee proposals.

Staff held a work session with the developers just recently so they could have opportunities to give comment.

Commission Member Andrew Heston: asked, If Staff has any examples of what developers have currently paid on the existing project versus what they would have paid for and identical project after the new fees?

Mr. Spriggs: Excellent question. Kandice and I are working on a sampling of the larger projects and daily routine projects, that will show the existing model fees, with a column for the proposed fees, and show the revenue enhancement will be based on that comparison. *Council has requested to see the same.*

Chris Whittaker, City Manager gave comments: He flashbacked 4 years when the City did not have a Development Services Department. We had a building official that oversaw the department. We are not just looking at Development Services, but across the whole City. We had fees that had not been updated in 10 years. We are not only trying to support the work of the department, but to put in place fees to recoup the costs, by putting in place deposits and other options like the PID's and development fees, to draw against those accounts. We have, in ways, become a billing department.

6. Meeting was adjourned at 12:13 PM.

Item 9.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/2/2024
TYPE OF PLAT APPLICATION
ADMINISTRATIVE PRELIMINARY FINAL MINOR RESIDENTIAL RESIDENTIAL RESIDENTIAL COMMERCIAL COMMERCIAL
Address of property: South of FM 523 North Loop, West of E Mulberry Street, North of E Henderson Road, East of SH 288.
Name of Applicant: Ripley Woodard Phone:
Name of Company: META Planning + Design Phone:
E-mail:
Name of Owner of Property: Emptor Angleton, LLC Address:
Phone:E-mail:
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief. Signature of Owner or Agent for Owner (Applicant)
NOTARIAL STATEMENT FOR APPLICANT:
Sworn to and subscribed before me this 2 day of August , 2024.
(SEAL) Jayci Freeman My Commission Expires 01/18/2025 ID No 132874736 Notary Public for the State of Texas Commission Expires: 01/18/2025

PROJECT SUMMARY FORM

The subject property fronts	feet on the	side of	
Depth:	Area: 15.7	Acres: 683,892	square feet
NDICATE THE PURPOSE OF	THE REQUESTED PLAT	APPROVAL (BE SPECIFI	C):
he purpose of the requ	ested plat is to create	78 single family lot	s in three blocks
s this platting a requirement for	obtaining a building permit?	X YES NO	
NDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF APPLICATION.	ORMATION THAT WILL	ASSIST WITH THE REVI	
NDICATE ADDITIONAL INF APPLICATION. This development is sub	FORMATION THAT WILL I	ASSIST WITH THE REVI	
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Is this platting a requirement for INDICATE ADDITIONAL INFAPPLICATION. This development is suband Concourse (Em	FORMATION THAT WILL I	ASSIST WITH THE REVI	
NDICATE ADDITIONAL INF APPLICATION. This development is sub	ject to a Development	ASSIST WITH THE REVI	



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 8, 2024

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for

Windrose Green Section 7.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Windrose Green Section 7 Subdivision. The subject property consists of 12.062 acres, 62 lots and two reserves within 3 blocks, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

Note that this Development, while in the ETJ is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella MUD on November 11, 2020 and the City of Angleton. The Development Agreement was executed with by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020 which defined and restricted that the single family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the attached letter of no objection with all of the conditions corrected and cleared.

The applicant submitted the responses to the review comments on August 30, 2024. All of the comments have now been cleared by the City Engineer and Staff. P&Z Record of Proceedings are attached.

Recommendation:

The Planning and Zoning Commission in its September 5, 2024 voted 6-0 granting conditional approval of the Preliminary Plat for Windrose Green Section 7, and forwards it Council for final action. City Council should approve the attached Preliminary Plat for Section 7 as corrected.



September 19, 2024

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

Re: On-Going Services

Windrose Green Section 7 Preliminary Plat – 4th Submittal Review

Angleton, Texas

HDR Job No. 10391496

Dear Mr. Spriggs:

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

- 1. Construction plans shall be provided for review and approval of the required public improvements for Windrose Green Section 7 prior to filing and approval of the Final Plat.
- 2. Approval from Angleton Drainage District shall be coordinated for the construction plans and for final plat (signature).

HDR takes no objection to the proposed Windrose Green Section 7 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability. If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Civil Engineer

cc: Files (10391496/10361761)

Attachments

STATE OF TEXAS § COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Duly Authorized Agent

shown for the purpose and consideration therein expressed.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

Notary Public State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervicion.

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

Jeromy A. Chandler

Registered Professional Land Surveyor No. 5755

STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

That I, John A. Alvarez II, 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.

John A. Alvarez II, P.E. Professional Engineer

No. 127206

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

_____ Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

_____, City Secretary, City of Angleton, on behalf of the City.

Notary Public State of Texas

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "1' RES." INDICATES ONE FOOT RESERVE.

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

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

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

VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

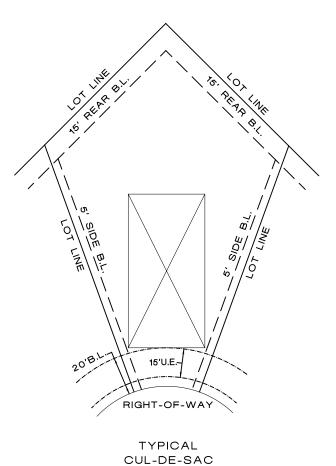
14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.

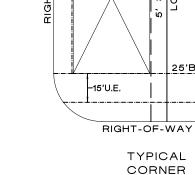
COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486., IS A SUBCONSULTANT ONLY

AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

16.) O PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.

17.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 7 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.



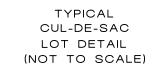


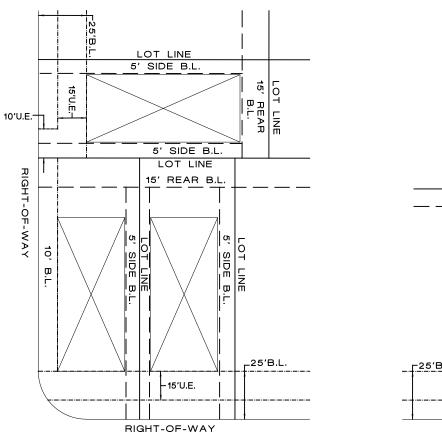
LOT LINE 15' REAR B.L.

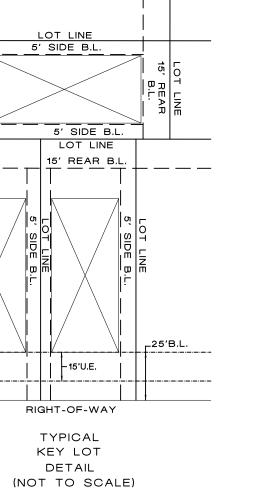
25'B.L.¬

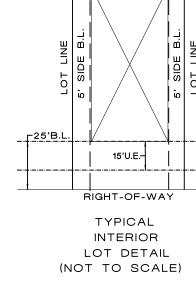
LOT DETAIL

(NOT TO SCALE)









LOT LINE 15' REAR B.L.

LEGEND:

1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "AC." INDICATES ACREAGE. 4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING. 6.) "FND" INDICATES FOUND.

7.) "IP" INDICATES IRON PIPE. 8.) "IR" INDICATES IRON ROD.

9.) "VOL." INDICATES VOLUME.

10.) "PG." INDICATES PAGE. 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.

13.) "CT." INDICATES COURT. 14.) "DR." INDICATES DRIVE.

12.) "NO." INDICATES NUMBER.

15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY. 16.) " INDICATES STREET NAME CHANGE.

17.) "(1)" INDICATES BLOCK NUMBER

18.) "A" INDICATES RESERVE NUMBER.

19.) "

50'R.

" INDICATES 50' CUL-D-SAC RADIUS. 20.) " (O) " INDICATES IRON ROD/IRON PIPE MONUMENT.

A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION SEVEN

BEING 12.062± ACRES OF LAND CONTAINING 62 LOTS (45'/50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

T.S. LEE SURVEY, A-318 **BRAZORIA COUNTY, TEXAS**

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

200

2322 W GRAND PARKWAY NORTH, SUITE 150

KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 **TEXAS FIRM REGISTRATION #F-23290** SCALE: 1" = 100'

100



SEPTEMBER 17, 2024

ENGINEER/SURVEYOR:

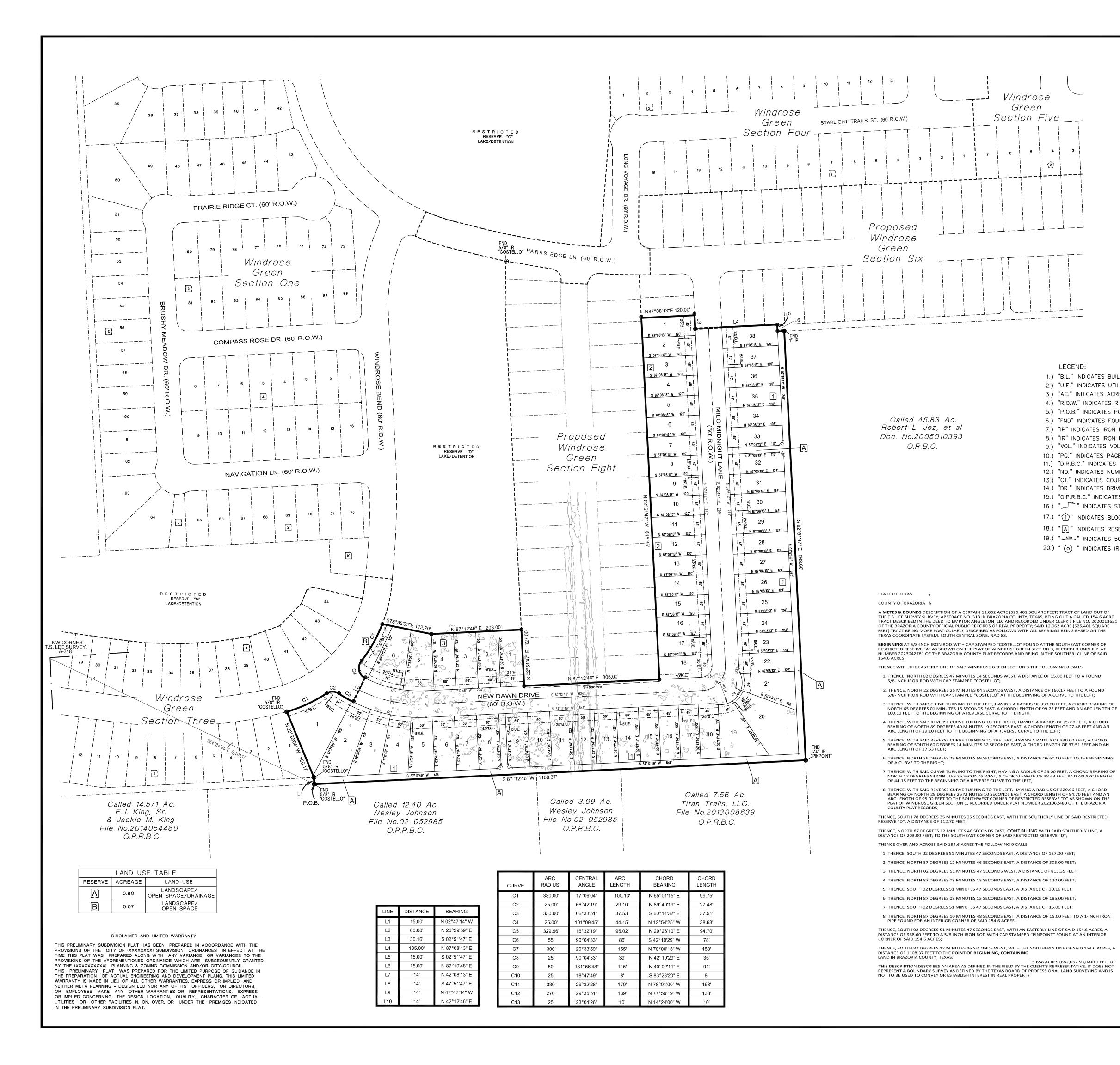
OUIDDITY

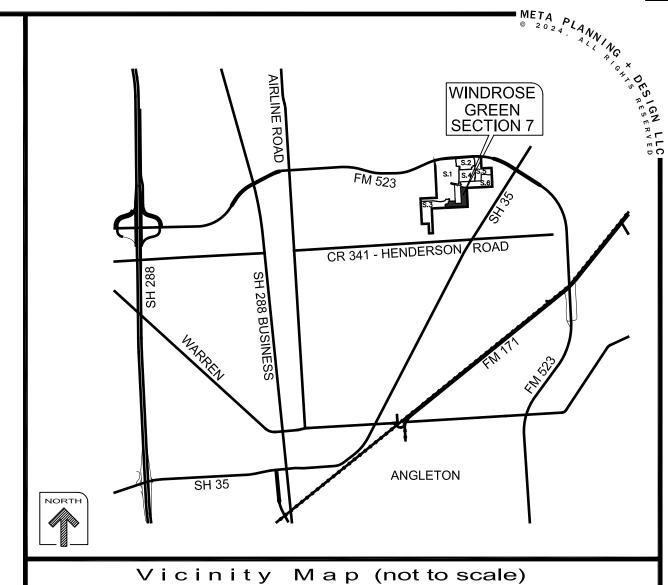
PAGE: 1 OF 2

MTA-56002

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

DISCLAIMER AND LIMITED WARRANTY





A PRELIMINARY PLAT OF

WINDROSE GREEN SECTION SEVEN

CONTAINING 62 LOTS (45'/50' X 120' TYP.) AND TWO RESERVES IN THREE BLOCKS.

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

Windrose Green

Section Five ___

LEGEND:

1.) "B.L." INDICATES BUILDING LINE.

3.) "AC." INDICATES ACREAGE.

6.) "FND" INDICATES FOUND.

7.) "IP" INDICATES IRON PIPE

8.) "IR" INDICATES IRON ROD.

9.) "VOL." INDICATES VOLUME.

10.) "PG." INDICATES PAGE.

12.) "NO." INDICATES NUMBER.

13.) "CT." INDICATES COURT.

14.) "DR." INDICATES DRIVE.

2.) "U.E." INDICATES UTILITY EASEMENT.

4.) "R.O.W." INDICATES RIGHT-OF-WAY.

5.) "P.O.B." INDICATES POINT OF BEGINNING

16.) " INDICATES STREET NAME CHANGE.

19.) "

50'R.

" INDICATES 50' CUL-D-SAC RADIUS.

20.) " (O) " INDICATES IRON ROD/IRON PIPE MONUMENT

17.) "1" INDICATES BLOCK NUMBER

18.) "A" INDICATES RESERVE NUMBER.

11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.

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

ENGINEER/SURVEYOR:

QUIDDITY 2322 W GRAND PARKWAY NORTH, SUITE 150 KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 **TEXAS FIRM REGISTRATION #F-23290**



KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 17, 2024

PAGE: 2 OF 2

MTA-56002

NORTH STREET NAME TABLE LINEAR FEET | WIDTH | STREET TYPE MILO MIDNIGHT DRIVE NEW DAWN DRIVE 968' 60' LOCAL LOT LOT AREA NO. SQ. FT. LOT LOT AREA NO. SQ. FT. 13,246 LOT 2 10,301 5,400 LOT 3 8,353 LOT 3 5,400 LOT 4 7,259 LOT 4 6,350 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY. LOT 5 6,658 LOT 5 7,677 LOT 6 8,545 OT 5 5,400 6 5,400 T 7 5.400 6,150 T 10 6,150 OT 12 6,150 LOT 14 6,150 LOT 15 5,535 OT 15 5,400 LOT 16 5,535 OT 16 5,400 I OT 17 5,400 LOT 17 5,535 LOT 18 5.506 LOT 19 8.774 LOT 18 5,916 LOT 20 13,142 LOT 21 7,589 LOT 22 5,613 LOT 23 5,625 LOT 24 5,625 LOT 25 5,625 LOT 27 5,625 LOT 28 5,625 OT 29 5,625 OT 30 5,625 OT 32 5,571 OT 33 5,575 OT 34 5,625 _OT 35 5,625 OT 36 5,625 LOT 37 5,625 OT 38 5,875 BEING 12.062± ACRES OF LAND



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/2/2024
TYPE OF PLAT APPLICATION
ADMINISTRATIVE PRELIMINARY FINAL MINOR RESIDENTIAL RESIDENTIAL COMMERCIAL COMMERCIAL COMMERCIAL
Address of property: South of FM 523 North Loop, West of E Mulberry Street, North of E Henderson Road, East of SH 288.
Name of Applicant: Ripley Woodard Phone:
Name of Company: META Planning + Design Phone:
E-mail:
Name of Owner of Property: Emptor Angleton, LLC Address:
Phone: E-mail:
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief. Signature of Owner or Agent for Owner (Applicant)
NOTARIAL STATEMENT FOR APPLICANT:
Sworn to and subscribed before me this 2 day of August, 20 24.
(SEAL) Jayci Freeman My Commission Expires 01/18/2025 ID No 132874736 Notary Public for the State of Texas Commission Expires: 01/18/2025

PROJECT SUMMARY FORM

Address of property South of FM	523 North Loop, West of E Mulber	ry Street, North of E Henderson	Road, East of SH 288.
The subject property fronts	feet on the	side of	
Depth:	Area: 12.08	Acres: 526,204	square feet
INDICATE THE PURPOSE OF	THE REQUESTED PLAT	APPROVAL (BE SPECIF	IC):
The purpose of the requ	ested plat is to create	e 62 single family lot	ts in three blocks.
Is this platting a requirement for	obtaining a building permit?	X YES NO	
INDICATE ADDITIONAL INFAPPLICATION.	ORMATION THAT WILL	ASSIST WITH THE REV	IEW OF THIS
This development is subj	ect to a Developmen	t Agreement betwee	en City of Angleton
and Concourse (Em	ber) Developmen	t.	
Name: Ripley Woodard	г	Date: 08/02/2024	
Name.		ate.	

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPENDIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- 1. A completed application form and application fee;
- 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
- 3. A preliminary utility plan showing all existing and proposed utilities;
- 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
- 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision:
- 6. A drainage report, as set out in section 23-15, Drainage and utilities;
- 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
- 8. A current tax certificate(s);
- 9. Construction plans may be submitted at the option of the applicant;
- 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
- 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
- 12. Heritage tree survey and a tree preservation plan;
- 13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less \$800.00 plus \$6.00 per lot

More than 200 Lots \$4.00 per additional lot over 200

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres \$1,000.00

More than Two Acres \$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)

OFFICE USE ONLY:

Date received:	_By:
Type of Plat:	
Description of individual charges:	
Total Fee Received:	_By:
Proof of taxes received: Yes If no, explain:	
PRELIMINARY PLAT MEETINGS:	
Pre-submission conference/meeting date:	
Received Preliminary Plat on:	by
Preliminary plat staff meeting date:	
Planning & Zoning meeting date:	
City Council meeting date:	
FINAL PLAT MEETINGS:	
Received final plat onby	
Reviewed by Staff onby	
Planning & Zoning meeting date:	
City Council meeting date:	
Filed with County Clerk on:	
File-stamped copy to owner/developer on:	



August 23, 2024

Development Administrator City of Angleton 121 S. Velasco Street Angleton, Texas 77515

Re: Windrose Green Section 7 Preliminary Plat

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely	/,
-----------	----

Jennifer Curtis Senior Planner

NOTARY:

Acknowledged, subscribed and sworn to before me this 23rd day of August, 2024 by Jennifer Curtis.

Witness my hand and official seal.

My commission expires: <u>JWWWY 18</u>, 20 <u>25</u>

w Cuels

Notary Public

Jayci Freeman
My Commission Expires
01/18/2025
ID No 132874736

(Ord. No. 1-12-2018, § 1 (Exh. A), 12-11-2018)



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 8, 2024

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for

Windrose Green Section 8.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Windrose Green Section 8 Subdivision. The subject property consists of 6.469 acres +/-, 36 lots and one reserve within 1 block, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

Note that this Development, while in the ETJ is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella MUD on November 11, 2020 and the City of Angleton. The Development Agreement was executed with by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020 which defined and restricted that the single family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the attached letter of no objection with all of the conditions corrected and cleared.

The applicant submitted the responses to the review comments on August 30, 2024. All of the comments have now been cleared by the City Engineer and Staff. P&Z Record of Proceedings are attached.

Recommendation:

The Planning and Zoning Commission in its September 5, 2024 voted 6-0 granting conditional approval of the Preliminary Plat for Windrose Green Section 8, and forwards it Council for final action. City Council should approve the attached Preliminary Plat for Section 8 as corrected.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/2/2024
TYPE OF PLAT APPLICATION
ADMINISTRATIVE PRELIMINARY FINAL MINOR
Address of property: South of FM 523 North Loop, West of E Mulberry Street, North of E Henderson Road, East of SH 288.
Name of Applicant: Ripley Woodard Phone:
Name of Company: META Planning + Design Phone:
E-mail:
Name of Owner of Property: Emptor Angleton, LLC Address:
Phone:E-mail:
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief. Signature of Owner or Agent for Owner (Applicant).
NOTARIAL STATEMENT FOR APPLICANT:
Sworn to and subscribed before me this 2 day of August, 20 24.
(SEAL) Jayci Freeman My Commission Expires 01/18/2025 Notary Public for the State of Texas Commission Expires: 01/18/2025

PROJECT SUMMARY FORM

The subject property fronts	feet on the	side of	
Depth:	Area: 6.46	Acres: 281,397	square feet
INDICATE THE PURPOSE OF	THE REQUESTED PLAT	APPROVAL (BE SPECIFI	C):
The purpose of the requ	ested plat is to create	36 single family lot	s in three block
s this platting a requirement for	obtaining a building permit?	X YES NO	
INDICATE ADDITIONAL INF	0 01		EW OF THIS
INDICATE ADDITIONAL INF APPLICATION.	ORMATION THAT WILL .	ASSIST WITH THE REVI	
INDICATE ADDITIONAL INF APPLICATION. This development is sub	ormation that will a ject to a Developmen	ASSIST WITH THE REVI	
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INDICATE ADDITIONAL INF APPLICATION. This development is sub	ormation that will a ject to a Developmen	ASSIST WITH THE REVI	
Is this platting a requirement for INDICATE ADDITIONAL INFAPPLICATION. This development is subsand Concourse (ormation that will a ject to a Developmen	ASSIST WITH THE REVI	
INDICATE ADDITIONAL INF APPLICATION. This development is sub	ject to a Development	ASSIST WITH THE REVI	

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPENDIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- 1. A completed application form and application fee;
- 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
- 3. A preliminary utility plan showing all existing and proposed utilities;
- 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
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- 6. A drainage report, as set out in section 23-15, Drainage and utilities;
- 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
- 8. A current tax certificate(s);
- 9. Construction plans may be submitted at the option of the applicant;
- 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
- 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
- 12. Heritage tree survey and a tree preservation plan;
- 13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less \$800.00 plus \$6.00 per lot

More than 200 Lots \$4.00 per additional lot over 200

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres \$1,000.00

More than Two Acres \$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)

OFFICE USE ONLY:

Date received:	_By:
Type of Plat:	
Description of individual charges:	
Total Fee Received:	_By:
Proof of taxes received:Yes If no, explain:	
PRELIMINARY PLAT MEETINGS:	
Pre-submission conference/meeting date:	
Received Preliminary Plat on:	by
Preliminary plat staff meeting date:	
Planning & Zoning meeting date:	
City Council meeting date:	
FINAL PLAT MEETINGS:	
Received final plat onby	
Reviewed by Staff onby	
Planning & Zoning meeting date:	
City Council meeting date:	
Filed with County Clerk on:	
File-stamped copy to owner/developer on:	



August 23, 2024

Development Administrator City of Angleton 121 S. Velasco Street Angleton, Texas 77515

Re: Windrose Green Section 8 Preliminary Plat

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire; necessitating the refilling of the application as a new application.

Sincerely,	
Jennifer Cyrtis	Curtes
Jennier Chins	
Senior Planner	

NOTARY:

Acknowledged, subscribed and sworn to before me this 23rd day of August, 2024 by Jennifer Curtis.

Witness my hand and official seal.

My commission expires: <u>January 18</u>, 20<u>25</u>

Notary Public



(Ord. No. 1-12-2018, § 1 (Exh. A), 12-11-2018)



September 19, 2024

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

Re: On-Going Services

Windrose Green Section 8 Preliminary Plat – 4th Submittal Review

Angleton, Texas

HDR Job No. 10391496

Dear Mr. Spriggs:

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

- 1. Construction plans shall be provided for review and approval of the required public improvements for Windrose Green Section 8 prior to filing and approval of the Final Plat.
- 2. Approval from Angleton Drainage District shall be coordinated for the construction plans and for final plat (signature).

HDR takes no objection to the proposed Windrose Green Section 8 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability. If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Civil Engineer

cc: Files (10391496/10361761)

Attachments

STATE OF TEXAS § COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section 8, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

Notary Public State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Jeromy A. Chandler Registered Professional Land Surveyor Texas Registration No. 5755

STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

That I, John A. Alvarez II, 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

John A. Alvarez II, P.E. Professional Engineer No. 127206

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

Chairman, Planning and Zoning Commission

City Secretary

any variances that were expressly granted by the City Council.

APPROVED this _____ day of ____, 20__, by the City Council, City of

Mayor

Angleton, Texas.

City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____, City Secretary, City of Angleton, on behalf of the City. Notary Public

State of Texas

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE. 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "FND" INDICATES FOUND. 7.) "IP" INDICATES IRON PIPE.
- 8.) "IR" INDICATES IRON ROD.
- 9.) "VOL." INDICATES VOLUME. 10.) "PG." INDICATES PAGE.
- 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY. 12.) "NO." INDICATES NUMBER.
- 13.) "CT." INDICATES COURT. 14.) "DR." INDICATES DRIVE.
- 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 16.) " INDICATES STREET NAME CHANGE. 17.) "(1)" INDICATES BLOCK NUMBER.
- 18.) "A" INDICATES RESERVE NUMBER.
- 19.) "-50'R. " INDICATES 50' CUL-D-SAC RADIUS. 20.) " (O) " INDICATES IRON ROD/IRON PIPE MONUMENT.

GENERAL NOTE:

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

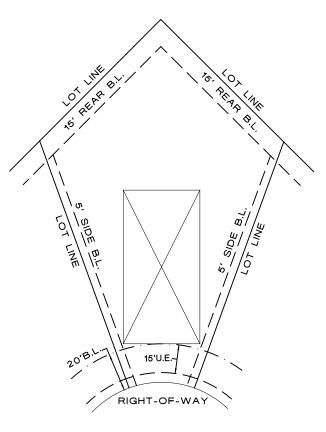
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the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

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

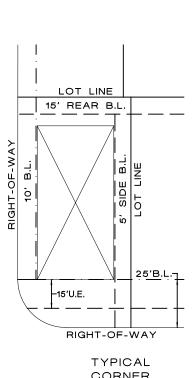
VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

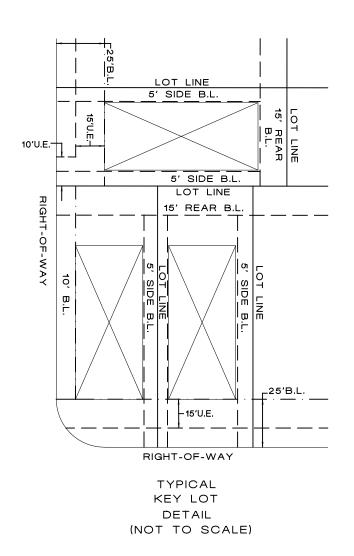
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY. TEXAS, MAP NUMBER 48039C0435K, DATED DECEMBER 30, 2020 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH
- IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
- COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486... IS A SUBCONSULTANT ONLY
- AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) O PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.
- 17.) DETENTION PROVIDED FOR WINDROSE GREEN SECTION 8 HAS BEEN DEDICATED WITHIN WINDROSE GREEN SECTION 1.

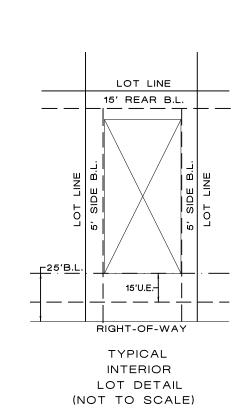


TYPICAL CUL-DE-SAC LOT DETAIL (NOT TO SCALE)



CORNER LOT DETAIL (NOT TO SCALE)





A PRELIMINARY PLAT OF

WINDROSE GREEN **SECTION EIGHT**

BEING 6.469± ACRES OF LAND CONTAINING 36 LOTS (50' X 120' TYP.) AND ONE RESERVES IN TWO BLOCKS.

T.S. LEE SURVEY, A-318 **BRAZORIA COUNTY, TEXAS**

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

200

QUIDDITY 2322 W GRAND PARKWAY NORTH, SUITE 150 KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 **TEXAS FIRM REGISTRATION #F-23290** SCALE: 1" = 100'



KATY, TEXAS 77494 | TEL: 281-810-1422 MTA-56002

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

CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER

THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

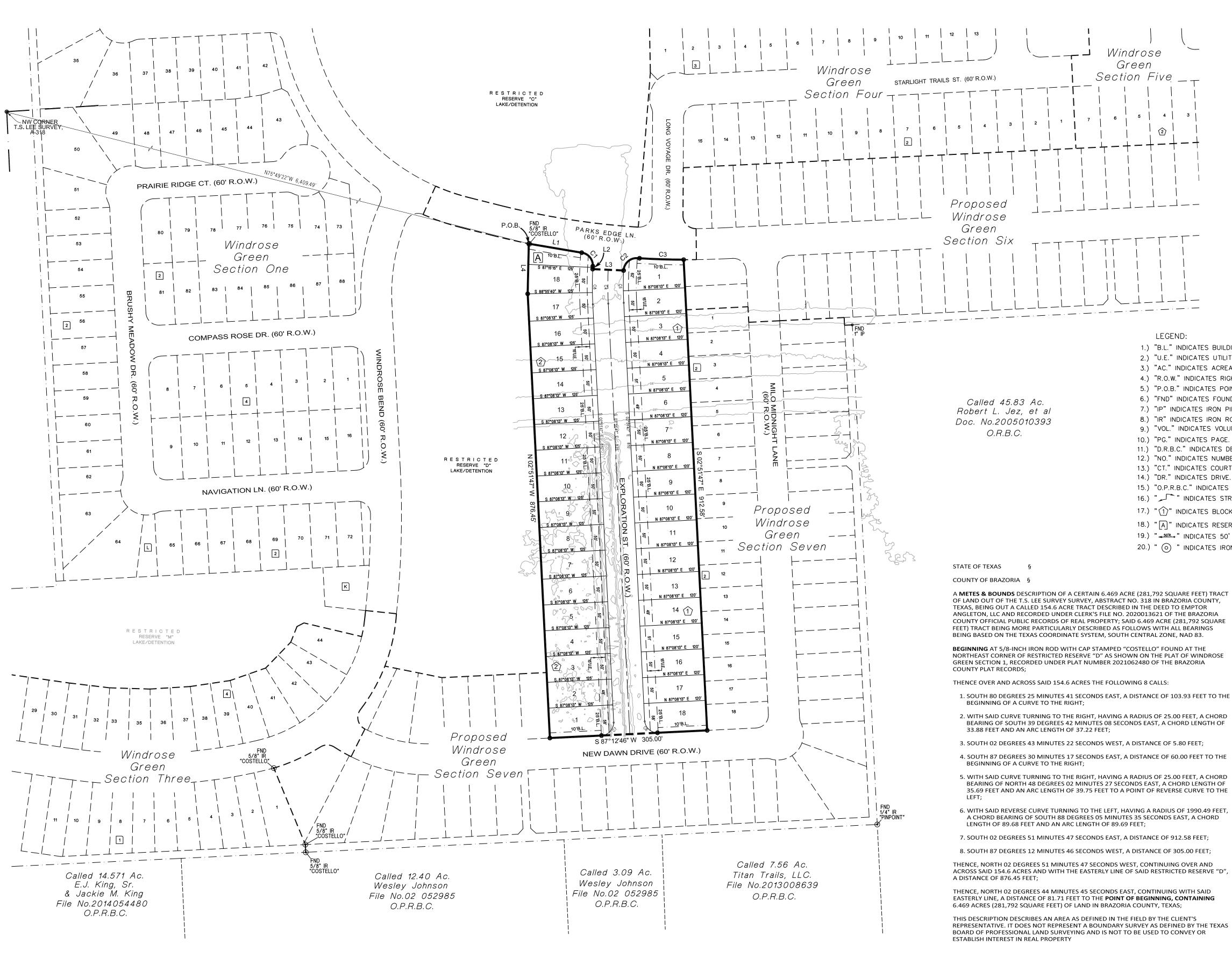
DISCLAIMER AND LIMITED WARRANTY

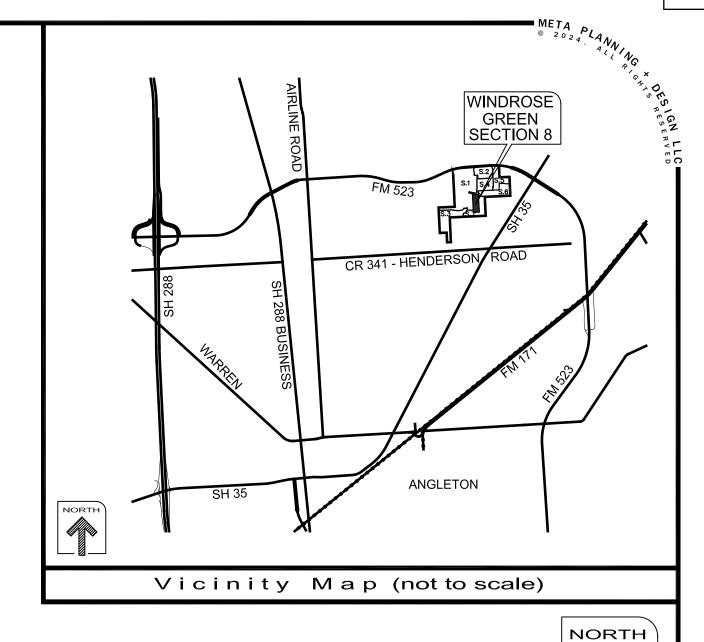
SEPTEMBER 17, 2024

100

ENGINEER/SURVEYOR:

PAGE: 1 OF 2







STREET NAME TABLE

STREET NAME LINEAR FEET | WIDTH | STREET TYPE LOCAL EXPLORATION ST. 900, 60'

BLOCK 2

LOT 1 | 7,125 LOT 2 6,250 LOT 3 6,250

LOT 4 6.250

LOT 6 6,250

LOT 7 6,250

LOT 8 6.250 LOT 9 6.250

LOT 11 6,250

LOT 12 6,250

LOT 13 6,250

LOT 14 6,250

LOT 16 6.250 LOT 17 6.420

LOT 18 6,595

LAND USE TABLE RESERVE | ACREAGE | LAND USE LANDSCAPE/ 0.09 OPEN SPACE

Windrose Green

Section Five __

LEGEND:

O.R.B.C.

1.) "B.L." INDICATES BUILDING LINE. 2.) "U.E." INDICATES UTILITY EASEMENT.

4.) "R.O.W." INDICATES RIGHT-OF-WAY. 5.) "P.O.B." INDICATES POINT OF BEGINNING.

11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.

16.) " INDICATES STREET NAME CHANGE.

19.) "

50'R.

" INDICATES 50' CUL-D-SAC RADIUS.

20.) " () " INDICATES IRON ROD/IRON PIPE MONUMENT.

17.) "(1)" INDICATES BLOCK NUMBER.

18.) "A" INDICATES RESERVE NUMBER.

15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.

3.) "AC." INDICATES ACREAGE.

6.) "FND" INDICATES FOUND.

7.) "IP" INDICATES IRON PIPE.

8.) "IR" INDICATES IRON ROD.

9.) "VOL." INDICATES VOLUME.

10.) "PG." INDICATES PAGE.

12.) "NO." INDICATES NUMBER 13.) "CT." INDICATES COURT.

14.) "DR." INDICATES DRIVE.

BLOCK 1 LOT 1 6.805 LOT 2 5.995 LOT 3 6.000 LOT 4 6.000

LOT 6 6,000 LOT 7 6,000 LOT 8 6,000 LOT 9 6,000 LOT 11 6,000 LOT 12 6,000 LOT 13 6,000 LOT 14 6,000 LOT 16 6,000 LOT 17 6,000 LOT 18 6,832

A PRELIMINARY PLAT OF

WINDROSE GREEN **SECTION EIGHT**

BEING 6.469± ACRES OF LAND CONTAINING 36 LOTS (50' X 120' TYP.) AND

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

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

QUIDDITY 2322 W GRAND PARKWAY NORTH, SUITE 150 KATY, TEXAS, 77449, UNITES STATES (832) 913-4000 **TEXAS FIRM REGISTRATION #F-23290**



SEPTEMBER 17, 2024

PAGE: 2 OF 2

MTA-56002

Windrose Green Section Three In the section of t	FND 5/8" IR "COSTELLO" FND 5/8" IR "COSTELLO"	Proposed —— Windrose Green - Section Seven ——	NEW DA	2'46" W 305.00' WN DRIVE (60' R.O.W.)
Called 14.571 Ac. E.J. King, Sr. & Jackie M. King File No.2014054480 O.P.R.B.C.	Called 12.40 Wesley Joh File No.02 0 O.P.R.B.0	nson 152985	Wesley File No.0	3.09 Ac. Johnson 2 052985 R.B.C.
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF (XXXXXXXX) SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE (XXXXXXXXX) PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.		LIN L1 L2 L3 L4	103.93' 5.80' 60.00'	BEARING S 80°25' 41" E S 24°3' 22" W S 87°30' 17" E N 02°44' 45" E

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	85°18'17"	37.22'	S 39°42' 08" E	33.88'
C2	25.00'	91°05'28"	39.75'	N 48°02' 27" E	35.69'
C3	1990.49'	02°34'54"	89.69'	S 88°05' 35" E	89.68'
C4	700'	05°21'26"	65'	N 00°11' 04" W	65'
C5	670'	05°21'30"	63'	N 00°11' 02" W	63'
C6	25'	89°55'27"	39'	S 47°49' 31" E	35'
C7	25'	90°04'33"	39'	S 42°10' 29" W	35'
C8	730'	05°21'30"	68'	S 00°11' 02" E	68'

ONE RESERVES IN TWO BLOCKS.

ENGINEER/SURVEYOR:

24285 KATY FREEWAY, SUITE 525 KATY, TEXAS 77494 | TEL: 281-810-1422



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 8, 2024

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action on Resolution No. 20241008-012

nominating candidate(s) for a position on the Board of Directors of the

Brazoria County Appraisal District.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

BCAD's Board of Director's terms expire December 31, 2024. Currently, Susan Spoor serves on the Board of Directors as a representative of Angleton.

Council will nominate Candidate(s) to be placed on the ballot for voting in December.

Susan Spoor shared her interest in being nominated to continue to serve on the board.

Residents were asked if they were interested in being nominated to apply online by Friday, October 4 at 5:30 p.m. As of October 1, only one application has been received. The packet will be updated on Monday, October 7 to include applications that are received after posting the agenda, but before the deadline to apply.

Council needs to submit a nominee(s) by the October 15 deadline.

RECOMMENDATION:

Staff recommends Council nominate a candidate(s) and approve the resolution of nominated candidate(s).

RESOLUTION NO. 20241008-012

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT FOR 2025.

WHEREAS, those eligible taxing units participating in the Brazoria County Appraisal District have the right and responsibility to nominate from one to five candidate(s) to fill the five (5) positions of the Board of Directors of the Brazoria County Appraisal District for a term of office commencing on January 1, 2025 and extending through December 31, 2025; and

WHEREAS, this governing body of the taxing unit, City of Angleton, desires to exercise its right to nominate the said candidate(s) for such position on said board of directors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON:

SECTION 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed.

SECTION 2. That the following individuals be, and are hereby, nominated as candidate(s) for positions on the board of directors of the Brazoria County Appraisal District to be filled by those eligible taxing units participating in the Brazoria County Appraisal District for a one-year term of office commencing on January 1, 2025:

_			
SECTION 3. That the presidi	ing officer of the governing b	oody of this taxing unit be	e, and that he is hereby,
authorized and directed to del	liver or cause to be delivered	d a certified copy of this	resolution to the chief

PASSED AND APPROVED THIS THE 8TH DAY OF OCTOBER 2024.

appraiser of the Brazoria County Appraisal District on or before October 15, 2024.

	CITY OF ANGLETON, TEXAS
	John Wright
A TOTAL CITY	Mayor
ATTEST:	
Michelle Perez, TRMC	
City Secretary	

BRAZORIA COUNTY APPRAISAL DISTRICT

Item 12.

MEMBERS OF THE BOARD

Kristin Bulanek Elizabeth Day Tommy King John Luquette Patrick O'Day Gail Robinson George Sandars Susan Spoor Robert York-Westbrook CHIEF APPRAISER

Marcel Pierel III 500 N. Chenango Angleton, Texas 77515 979-849-7792 Fax 979-849-7984

September 3, 2024

Honorable John Wright Mayor of Angleton 121 S. Velasco Angleton, TX 77515

Dear Honorable John Wright,

In reference to the selection of the Appraisal District Board of Directors, each voting taxing unit in Brazoria County nominates <u>by resolution</u>, up to five candidate(s) to fill the five (5) appointed positions of the Board of Directors. These nominations (names and addresses) must be submitted to the Chief Appraiser before <u>October 15, 2024</u>. (See Step 1 on Calendar)

Enclosed is a list of the current appointed board members with space to add different nominees if your board chooses to. (Nominate up to a total of five candidates)

Your 2023 total tax levy was \$\frac{\$9,168,525}\$. This tax levy has entitled your taxing unit to \$\frac{45}{25}\$ votes for the five (5) directors to be appointed to the Brazoria County Appraisal District.

The <u>voting process will begin before October 30</u>, 2024 once all nominations have been received.

Please address all submissions to Marcel Pierel, Chief Appraiser, at the above address, or you may email submissions to mpierel@brazoriacad.org or fax to 979-849-7984.

Sincerely,

Marcel Pierel III

Chief Appraiser

Item 12.

BRAZORIA COUNTY APPRAISAL DISTRICT

MEMBERS OF THE BOARD

Kristin Bulanek
Elizabeth Day
Tommy King
John Luquette
Patrick O'Day
Gail Robinson
George Sandars
Susan Spoor
Robert York-Westbrook

CHIEF APPRAISER

Marcel Pierel III 500 North Chenango Angleton, Texas 77515 979-849-7792 Fax 979-849-7984

MEMO

To:

All Voting Taxing Units

From:

Marcel Pierel III, Chief Appraiser

Subject:

2024 Appointment of the Board of Directors For

Years 2025

Date:

September 3, 2024

Your taxing unit participates in appointing five members of the Brazoria County Appraisal District's Board of Directors.

The board is composed of three elected members and five appointed members whose terms expire December 31, 2024.

If the county assessor-collector is not appointed to the board, the county assessor-collector serves as an ex officio director.

This memorandum sets out the process of appointing directors for terms that begin January 1, 2025.

Section 6.03, Property Tax Code, establishes the selection process for Appraisal District Directors.

Selection Procedures

The procedures for appointing members of the board of directors for the term that will begin on January 1, 2025 are as follows:

Step 1 --- Nomination

Before October 15, 2024, the voting units must adopt a resolution nominating up to <u>five</u> candidate(s) by formal action. The presiding officer of the voting unit must submit the nominees <u>name(s)</u> and addresses to the Chief Appraiser.

Step 2 -- Appointment of Board of Directors

Before <u>October 30, 2024</u>, the Chief Appraiser will prepare and mail a ballot listing the nominees in alphabetical order by last name.

Before <u>December 15, 2024</u> each voting unit must cast its votes by <u>written</u> <u>resolution</u> from the ballot listing of nominees; naming two members to serve a 1-year term and three members to serve a 3-year term and the number of votes they wish to cast for each nominee and submit a certified copy to the Chief Appraiser.

Ballots received by the Chief Appraiser after December 15, 2024 may not be counted.

The Chief Appraiser will count the votes, declare the results, and notify all nominees and all taxing units of the results before December 31, 2024. If a tie occurs, the Chief Appraiser must solve it through any method of chance.

To assist you in this process, I have enclosed the following:

- 1. A calendar that lays out the procedures and dates for conducting the 2024 appointment of the Board of Directors.
- 2. Letter showing the number of votes your entity is entitled to cast on the ballot after candidate nominations are received. (See October 30 on the appointment calendar).
- 3. A suggested form of resolution along with a form for the **nomination(s)** of a candidate(s) to the board of directors of the Brazoria County Appraisal District.

I would like to thank you in advance for your help in carrying out this important task and I invite your questions or comments on the board selection process. Please do not hesitate to call me.

Enclosures (3)



BRAZORIA COUNTY APPRAISAL DISTRICT 2024 BOARD OF DIRECTORS ELECTION CALENDAR

Before Oct. 1 (Sep. 1, 2024)

The chief appraiser notifies each voting taxing unit of the process for the election of the Board of Directors and the number of votes it is entitled to cast.

Each voting unit may <u>nominate</u> one candidate for each of the appointed positions to be filled. Since the board of directors consists of five appointed members, the unit may nominate up to five candidates.

Before Oct. 15

The presiding officer of the unit submits the <u>names and</u> addresses of the nominees <u>by written resolution</u> to the chief appraiser.

Before Oct. 30

The chief appraiser prepares and submits to each voting taxing unit a ballot listing the nominees alphabetically by each candidate's last name and provides the number of votes it may cast, with a resolution sample.

Before Dec. 15

Each voting unit cast votes for any of the candidates on the ballot and submits to the chief appraiser <u>by written</u> <u>resolution</u>. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates.

Before Dec. 31

The chief appraiser counts the votes and certifies the five candidates who received the largest vote totals. The chief appraiser notifies all taxing units (voting and non-voting) and all nominated candidates of the outcome.

If a tie occurs, the Chief Appraiser must resolve it through any method of chance.

BRAZORIA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION 2024

NOMINATIONS

PLEASE CHECK THE BOX NEXT TO YOUR NOMINEES

YOU MAY CHOOSE A TOTAL OF FIVE NOMINEES FROM CURRENT MEMBERS AND/OR NEW NOMINEES

	CURRENT MEMBERS
	1 Tommy King 2 Patrick O'Day 3 Gail Robinson 4 George Sandars 5 Susan Spoor NEW NOMINEES/CANDIDATES IF YOU CHOOSE TO
F	Please provide name and address for new nominees
5.	
7.	
3.	
э. 🗌	
10.	
	1
PLEASE ATT	CACH YOUR RESOLUTION TO THIS FORM
SUBMITTED B	Y:
VOTES ENTITI	LED TO:
VOTES CAST:	

RESOLUTION NO.

A RESOLUTION OF THE
OF THE
NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT
WHEREAS, those eligible taxing units participating in the Brazoria County Appraisal District have the right and responsibility to nominate up to five candidate(s) to fill the five (5) positions of the Board of Directors of the Brazoria County Appraisal District for a term of office commencing on January 1, 2025; and
WHEREAS, this governing body desires to exercise its right to nominate the said candidate(s) for such position on said board of directors; now, therefore
BE IT RESOLVED BY THE
OF THE:
Section 1. That the facts and recitations set forth in the preamble of this resolution be, and they are hereby, adopted, ratified, and confirmed. Section 2. That the following individuals be, and are hereby, nominated as candidate(s) for positions on the board of directors of the Brazoria County Appraisal District to be filled by those eligible taxing units participating in the Brazoria County Appraisal District. Name & Address:
Name & Address:
Name & Address: Name & Address:
Name & Address:
Section 3. That the presiding officer of the governing body of this taxing unit be, and that he or she is hereby, authorized and directed to deliver or cause to be delivered a certified copy of this resolution to the chief appraiser of the Brazoria County Appraisal District on or before October 15, 2024.
PASSED, ADOPTED AND APPROVED thisday of, 2024.
Presiding Officer
ATTEST:
Secretary

CITY OF ANGLETON, TEXAS BOARDS & COMMISSIONS APPLICATION



First Name * Angela

Last Name * Williams

Address * Street Address

Address Line 2

City State / Province / Region

Angleton Tx

Postal / Zip Code Country

77515 United states

Email *

Phone Number *

Employer * Self Employed

Occupation * Nutrition Club Owner

Business Address * Street Address

Address Line 2

City State / Province / Region

West Columbia Tx

Postal / Zip Code Country

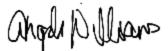
77 United States

Position * Brazoria County Appraisal District Board

Resident*	How long have you been a resident of Angleton?	
	47 years	
Qualified Voter*	Are you a qualified voter of the City of Angleton? Yes No	
Background *	Give brief background information about yourself, including education, past employment, and any special qualifications you have for serving on this board/commission. Use attachments if necessary. I have 2 associates degrees from Brazosport College. Graduated from	
	Angleton High School.	
Intention*	State why you want to serve the City of Angleton as a member of a board, commission or committee. Use attachments if necessary.	!
	I would like to see our appraisal district improved. Nothing can be improved if there are no volunteers.	
File Upload		
Currently Serving*	Do you currently serve on a City of Angleton Board/Commission? Yes No	
Angleton University Attendance *	Have you ever attended Angleton University? Yes No	
Community Activity *	Are you involved in any community activities? Yes No	
Relatives *	Do you have relatives who work for the City of Angleton? Yes No	
Compensation *	Do you receive any direct compensation from the City of Angleton? Yes No	

By signing below, you certify that all information on this form is represented accurately. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein. All information provided is considered public pursuant to the Texas Public Information Act.

Signature *



Date

9/27/2024

Office Use Only

Assigned Position

Position Appointed

Date Appointed

Term Starts

Term Expires

Application

Desiree Henson

Reviewed by:

Application Review

10/2/2024

Date:

CITY OF ANGLETON, TEXAS BOARDS & COMMISSIONS APPLICATION



First Name * Susan

Last Name * Spoor

Address * Street Address

Address Line 2

City State / Province / Region

Angleton Texas

Postal / Zip Code Country

77515 USA

Email*

Phone Number*

Employer* Retired

Occupation * Farming/stay at home mom

Business Address * Street Address

Address Line 2

City State / Province / Region

Angleton Texas

Postal / Zip Code Country

77515 USA

Position * Brazoria County Appraisal District Board

Resident*	How long have you been a resident of Angleton? 50+ years	
Qualified Voter *	Are you a qualified voter of the City of Angleton? Yes No	
Background *	Give brief background information about yourself, including education, past employment, and any special qualifications you have for serving on this board/commission. Use attachments if necessary. I moved to Angleton (Baileys Prairie) in 1969. In 1975 I married and moved into Angleton. Attended college 1 year. I was basically a stay at home mom working with my husband farming rice. I worked part time at Amscor, Adult Probation' and BCFA. I am a Life Member of the Fair Association serving as Treasurer for many many years as well as Fair President. My husband and I are members of the Bridge Community Church. Both retired my husband and I enjoy traveling and grandkids.	
Intention *	State why you want to serve the City of Angleton as a member of a board, commission or committee. Use attachments if necessary. After serving 6 years on the appraisal review board I was selected to be the liason person between the ARB and the public at formal hearings. When there was a vacancy on the board of directors I was asked to take it. I am currently serving as vice chairman. I feel my time served on the board has given me the experience needed to fulfill the job. I would like to continue my work.	
File Upload		
Currently Serving*	Do you currently serve on a City of Angleton Board/Commission? Yes No	
Angleton University Attendance *	Have you ever attended Angleton University? Yes No	
Community Activity *	Are you involved in any community activities? Yes No	
Relatives*	Do you have relatives who work for the City of Angleton? Yes No	

		Item 12.		
Compensation *	Do you receive any direct compensation from the City of Angleton?			
	○ Yes No			
By signing below, you certify that all information on this form is represented accurately. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein. All information provided is considered public pursuant to the Texas Public Information Act.				
Signature *	Quonopr			
Date	10/3/2024			
Office Use Onl	у			
Assigned Posit	tion			
Position Appointed				
Date Appointed				
Term Starts				
Term Expires				
Application Reviewed by:	Desiree Henson			
Application Review Date:	10/7/2024			