CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MARCH 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

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, MARCH 6, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 6, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St.

3. Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

4. Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

5. Discussion and possible action on the Serenity Oaks Section 1 Preliminary Plat, located on CR28, just west of the SH35 exit/intersection, off SH288 Interstate.

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551,

Texas Government Code. The said Notice was posted on the following date and time: Monday, March 3, 2025, by 12:00 PM and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs
Otis Spriggs
Development Services Director

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

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 6, 2025.

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

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on February 6, 2025.

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

CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, FEBRUARY 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, FEBRUARY 6, 2025, 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 Commission Members: Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Will Clark and Chair William Garwood

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on January 2, 2025.**

Motion was made by Commission Member Will Clark to approve the minutes; seconded by Commission Member Regina Bieri. Motion Carried Unanimously. The minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of the P. T. Estates 2nd Replat to relocate an easement and modify a lot, BEING THE REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2 LOT, 1 RESERVE. The proposed replat is zoned Single Family Residential- 7.2 DISTRICT and COMMERCIAL-GENERAL -C-G DISTRICT is located at 2001 N. Valderas St.

   D.S. Director Otis Spriggs introduced the item, noting that the replat will relocate a 16-ft. Water Line Easement (W.L.E.), shifting the rear line of Lot 1 to a new location approximately 47.43 ft. due west, thus reducing the rear drainage & detention reserve in size. Patrick Thomas Estate Final Replat was recorded on September 21, 2023.

   Chair Garwood entertained a motion to open the Public Hearing.

The motion was made by Commission Member Michelle Townsend, to open the Public Hearing; seconded by Commission Member Deborah Spoor. The public hearing was opened.

Public Input: None.

The motion was made by Commission Member Deborah Spoor, to close the Public Hearing; seconded by Commission Member Michelle Townsend. The public hearing was closed.

Commission Action:

Motion: ***After no further deliberation, a motion was made by Commission Member Michelle to approve the Replat as recommended with the condition regarding the Angleton Drainage District and forward it to Council for final consideration and approval, seconded by Commission Member Regina Bieri.***

Roll Call Vote: Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; Chair William Garwood- Aye. **7-0, vote. The Replat was approved.**

3. Conduct a public hearing, discussion, and possible action on a request for approval of the Barrera Subdivision Replat to create 4 lots, and 1 Block Subdivision out of a Called 1.776 Acre Tract out of Tract 121 of the New York and Texas Land Company's Subdivision (unrecorded). The proposed replat is zoned Single Family Residential- 7.2 District is located on Hickman Lane at N. Valderas St., Angleton, Texas. ***(This Item was Withdrawn due to incomplete application).***

REGULAR AGENDA

ADJOURNMENT: The meeting was adjourned at 12:07 PM.

/S/ Otis Spriggs
Otis T. Spriggs, AICP
Development Services Director

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None.

EXECUTIVE SUMMARY:

The subject property is located on the north side of CR 44 (Anchor Road), approximately 2,000 north of Wilkins Road. Section 1B consists of 10.680 acres, will have 50 residential lots, 3 blocks, and 2 reserve lots, and is in a Planned Development (PD) zoning district.

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, for approval of Section 1B Preliminary Plat. PD No. 3 was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as a result. Austin Colony Drive will serve access to Section 1A, and the newly proposed internal streets (Crockett and Moses Austin Streets) will serve Section 1B, which will also tie into Tigner Street.

City Engineer Review Comments:

The City Engineer reviewed the Preliminary Plat and found only minor textual/formatting items noted for correction. He also noted additionally that the applicant must provide information that coordination with Brazoria County has been made for the proposed connection to County Road 44 (aka Anchor Road). All comments were responded to prior to agenda posting.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the proposed Section 1B Preliminary Plat of Austin Colony, subject to any and all Engineering comments and concerns being addressed, and forwards it to the City Council for final action and consideration.

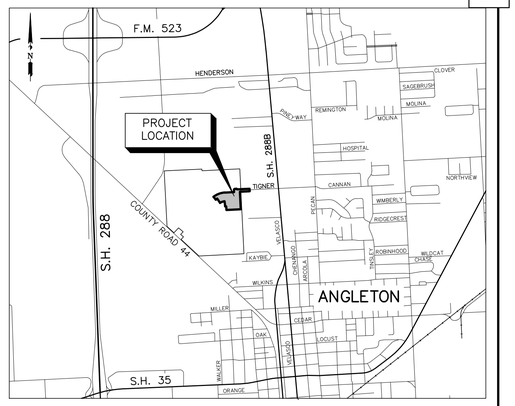
BRAZORIA COUNTY, TEXAS
JOSE DE JESUS VALDERAS SURVEY
ABSTRACT 380

N

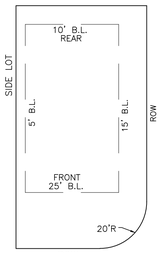
0' 25' 50' 100'
SCALE 1" = 50'

LEGEND

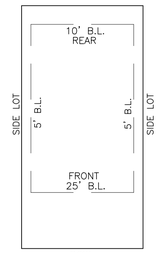
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL, PG. = VOLUME, PAGE
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
R.O.W. = RIGHT-OF-WAY
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
○ = 5/8" I.R.C. SET "BAKER & LAWSON"
◉ = FOUND MONUMENT (AS NOTED)
◔ = BM



VICINITY MAP



TYPICAL SIDE LOT



TYPICAL INTERIOR LOT

TEJAS–ANGLETON DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

NEW YORK AND TEXAS LAND COMPANY SUBDIVISION VOL. 26, PG. 140 D.R.B.C.T.

FND. 5/8" I.R.C. N.E. CORNER CALLED 164.50 AC.

N 02°52'54" W 915.46'

TEJAS–ANGLETON DEVELOPMENT, LLC
CALLED 3.570 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

P.O.B.

FND. 1/2" I.R.

TIGNER ST.
60' R.O.W.
VOL. 26, PG. 140
P.R.B.C.T.

FND. 1/2" I.R. BENT

TBM A
BOX CUT IN CONCRETE TOP OF INLET, WEST END OF CONCRETE TIGNER ROAD.

TIGNER STREET
90' R.O.W.

N 87°07'48" E–135.19'
N 87°07'48" E–185.20'
200.00'
N 87°07'48" E–105.00'
N 87°07'06" E–125.00'
N 87°07'48" E–312.42'
N 87°07'48" E–362.41'
N 87°07'48" E–336.77'
N 87°07'48" E–548.43'
S 87°07'48" W–548.43'

N 02°52'12" W–90.00'
N 02°50'24" W–125.00'
N 02°52'12" W–118.95'
N 38°27'25" W–125.00'
N 33°17'22" W–180.04'
S 02°52'54" E–700.00'

MOSES AUSTIN STREET
60' R.O.W.

CROCKETT STREET
60' R.O.W.

TEJAS–ANGLETON DEVELOPMENT, LLC
LOT 1
REPLAT OF LOT NO. 1
ANGLETON COMMERCIAL SUBDIVISION NO. 1
C.C.F.N. 1999035290
O.P.R.B.C.T.
C.C.F.N. 2021067765
O.P.R.B.C.T.

60' R.O.W. VOL. 26, PG. 140 P.R.B.C.T.

Verify Section 1A to be referenced on the plat to show that Lot 1, Blk 2 has street access

Notate radius of cul-de-sac/ knuckle

TEJAS–ANGLETON DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

J. DE J. VALDERAS A–380

A. ROBERTS A–363

S 71°08' W – 7.49' SCALED

TEJAS–ANGLETON DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

FND. 1" I.P.

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

LINE TABLE		
Line No.	Length	Direction
L1	38.35'	S87°07'48"W
L2	60.00'	N03°02'49"W
L3	14.79'	N87°07'48"E
L4	60.00'	N87°07'40"E
L5	65.00'	S02°52'12"E
L6	20.72'	N47°52'33"W

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	166.39'	400.00'	23°50'03"	S70°03'36"W	165.20'
C2	62.31'	580.00'	6°09'19"	S54°37'14"W	62.28'
C3	437.96'	705.00'	35°35'36"	N69°20'23"E	430.95'
C4	31.41'	20.00'	89°59'49"	N42°07'53"E	28.28'
C5	31.42'	20.00'	90°00'11"	S47°52'07"E	28.29'
C6	78.55'	50.00'	90°00'41"	N42°07'27"E	70.72'
C7	282.12'	550.00'	29°23'23"	N72°26'49"E	279.04'
C9	31.41'	20.00'	89°59'19"	S47°52'33"E	28.28'
C10	15.50'	20.00'	44°24'55"	N25°05'21"W	15.12'
C11	156.07'	50.00'	178°50'32"	N42°07'27"E	99.99'
C12	15.50'	20.00'	44°24'55"	N70°39'45"W	15.12'
C13	31.42'	20.00'	90°00'41"	S42°07'27"W	28.29'
C15	31.42'	20.00'	90°00'41"	N42°07'27"E	28.29'
C16	298.06'	580.00'	29°26'37"	S72°25'12"W	294.79'
C17	266.08'	520.00'	29°19'04"	S72°28'16"W	263.19'

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY & DRAINAGE USE	0.056 AC.
Ⓑ	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	0.630 AC.

BLOCK 1 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,788
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	5,681
10	8,311
11	10,745
12	6,072
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,246

BLOCK 2 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,699
2	6,699
3	6,699
4	6,699
5	6,699
6	6,699
7	6,699
8	6,425
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,704

BLOCK 3 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,274
2	6,276
3	6,276
4	6,323
5	6,259
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,520
12	6,522
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,903

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

SHEET 1 OF 2

PRELIMINARY PLAT
AUSTIN COLONY SECTION 1B

BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES
SUBDIVISION

BEING A PORTION OF
A CALLED 164.50 ACRE TRACT
C.C.F.N. 2021067765
O.P.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 16182	SCALE: 1" = 50'	DRAWN BY: BT
DRAWING NO.: 16182 PLAT SEC 1B.DWG	DATE: 2/5/2025	CHECKED BY: DH

Dedication Statement

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

_____
BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

_____
JOHN WRIGHT, MAYOR

_____
MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY _____, CITY OF ANGLETON, ON BEHALF OF THE CITY.

_____
NOTARY PUBLIC STATE OF TEXAS

_____
MY COMMISSION EXPIRES

DRAINAGE AND DETENTION EASEMENT

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

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE _____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

_____
BOARD MEMBER

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WAYNE L. REA II, OF TEJAS VIEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1B, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
WAYNE L. REA II
TEJAS VIEJO LAND COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES

DESCRIPTION OF 10.680 ACRES

BEING A 10.680 ACRE TRACT OF LAND LOCATED WITHIN THE JOSE DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 164.50 ACRE TRACT IN THE NAME OF TEJAS-ANGLETON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), ALSO BEING A PORTION OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 26, PAGE 140 OF THE DEED RECORDS, BRAZORIA COUNTY, TEXAS (D.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 10.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING ON THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE WEST LINE OF A 60' PLATTED RIGHT-OF-WAY (R.O.W.), AS RECORDED IN VOLUME 26, PAGE 140 OF THE D.R.B.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT BEARS NORTH 02°52'54" WEST, A DISTANCE OF 915.46 FEET;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID 60' PLATTED RIGHT-OF-WAY (R.O.W.), A DISTANCE OF 700.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 548.43 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°50'24" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 38.35 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 03°02'49" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 08°29'14" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 118.95 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 166.39 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 23°50'03", A CHORD WHICH BEARS SOUTH 70°03'36" WEST A DISTANCE OF 165.20 FEET;

THENCE NORTH 33°17'22" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 180.04 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 62.31 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 06°09'19", A CHORD WHICH BEARS SOUTH 54°37'14" WEST A DISTANCE OF 62.28 FEET;

THENCE NORTH 38°27'25" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 437.96 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 035°35'36", A CHORD WHICH BEARS NORTH 69°20'23" EAST A DISTANCE OF 430.95 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 312.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°52'12" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 14.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.41 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'49", A CHORD WHICH BEARS NORTH 42°07'53" EAST A DISTANCE OF 28.28 FEET;

THENCE NORTH 87°07'40" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'11", A CHORD WHICH BEARS SOUTH 47°52'07" EAST A DISTANCE OF 28.29 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 135.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 10.680 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 10.680 ACRE TRACT INTO A 50 LOT, 3 BLOCK 2 RESERVE SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. SITE BENCHMARK:
   TBM "A" BOX CUT IN CONCRETE, TOP OF INLET, SOUTH SIDE OF WEST END OF TIGNER ROAD.
   ELEVATION = 15.00' NAVD1988, REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 PID: DR8248, PUBLISHED ELEVATION: 32.0 FEET. TXDOT ANGLETON.
6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
9. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
10. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
11. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.
13. THE PLATTED PROPERTY LIES WITHIN A TRACT OF LAND (164.5 ACRE TRACT) ANNEXED BY THE CITY OF ANGLETON ON MARCH 9, 2021, CITY ORDINANCE NO. 20210309016

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

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

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

PRELIMINARY PLAT
AUSTIN COLONY SECTION 1B

BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES
SUBDIVISION

BEING A PORTION OF
A CALLED 164.50 ACRE TRACT
C.C.F.N. 2021067765
O.P.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 16182	SCALE:	DRAWN BY: BT
DRAWING NO.: 16182 PLAT SEC 1B.DWG	DATE: 2/5/2025	CHECKED BY: DH

J:\16000S\16100\16182\ENGINEERING-SURVEY\SURVEY\PLAT\16182 PLAT SEC 1B.DWG PLOT DATE:2/5/2025 Dheidrich

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

February 7, 2025

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

Subject: Engineer's Summary Letter
Austin Colony Subdivision - Sec. 1B
Complete Plat Area = 10.680 Acres

Dear Mr. Spriggs:

We are pleased to prepare this Engineer's Summary report for the subject tract of land for Tejas Viejo Land Company, Mr. Wayne "Sandy" Rae. The 10.680 acre tract is in the Northwest area of Angleton and is bound by CR 44 (Anchor Road) to the Southwest, CR 340 (Carr Road) and two large tract residential sites to the Northwest, vacant land to the north, and Angleton Drainage District (ADD) ditch to the east with an apartment complex and vacant land across the ditch and the same ADD ditch to the south with residential and commercial across the ditch.

General Information:
The Section 1B development will be 50 residential lots at 50' minimum width. All lots meet the requirements outlined for the approved zoning of Planned Development (PD). A summary of the lot layout is shown on the Plat in Figure 2.

Utilities - Water & Sanitary Sewer:
We will extend an existing 10-inch waterline westerly along the proposed extension of Tigner Drive. At the first intersecting road in Austin Colony, we will increase the 10-inch to a 12-inch for the future completion of the 12-inch waterline loop thru Austin Colony. Future residential developments will complete the loop thru the development. Developer will pay for the cost of installation of an 8-inch waterline and the City will compensate the difference in cost for installation of the 10-inch and 12-inch waterline.

Sanitary sewer will outfall to the existing 15-inch sanitary sewer flowing south along the east bank of the ADD Northwest Ditch.

Parks:
There is no land dedication on the property for parks. The executed Development Agreement addresses the parkland fees in lieu of parkland.

Storm Drainage:
Storm water is conveyed to the detention pond by flow in concrete roadway gutters, curb inlets and storm sewer. Storm water enters the pond via one outfall. The outfall is a 48" RCP. Our detention design is restricted to the existing condition flow rate within Brazoria County Master Drainage Study for the Oyster Creek watersheds. Our project is within drainage basins OC 24 with an existing condition 100-year release rate of 0.45 cfs/acre. Based on this information, the developed project area (11.313 acres) will require 6.83 ac-ft of detention. We have restricted the release from the detention pond with a 15" pipe grouted into a 24" outfall pipe. The Master Drainage Plan for the Austin Colony development

DOUGLAS B. ROESLER, P.E. - Principal Engineer
4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

Texas Registered Engineering Firm F-825 • Texas Board Of Professional Land Surveying No. 10052500

was approved by the ADD on 01/13/2021. The drainage and detention plan for Section 1B has not been submitted to ADD. This design set will be the first submittal to the city.

Geotechnical Analysis:
The owner has previously contracted Intertek PSI to perform a geotechnical analysis of the site in March 2021. Their report, Intertek PSI GO report 286-2371, is on file at the office of Baker & Lawson, Inc. and is included with this submittal.

Heritage Tree:
We have prepared a tree preservation plan which indicated that there are no heritage trees in the area of development The tree survey is included with this submittal.

Traffic Impact Analysis:
We have begun gathering information for Traffic Impact Analysis (TIA) which will be submitted to Brazoria County. This analysis will be completed prior to the construction of Section 1B. The entrance roadway will be constructed as part of Section 1A and will be of hot-mix asphaltic concrete from the edge of existing CR 44 (Anchor Road) to the northeast side of the 5' right of way dedication. This will allow for adjustments to accommodate future egress/access requirements determined by the TIA. There are no special traffic design considerations at this time, nor will the project require an amendment to the FTP. This section of the development does extend a short section of Tigner Drive as a stub street.

Please contact me if you have any questions or need to discuss any aspect of this Engineer's Summary Letter and attachments.

Respectfully submitted,

Douglas B. Roesler, P.E.
President, Principal Engineer

(File: 14257 / Engineer's Letter Sec. 1A)

1

Drainage Analysis

Job # 16182 - Texas Viejo Land Co.- Austin Colony Sec. 1B

Rainfall intensity calculations for Brazoria County

I	=	intensity (in/hr)
b	=	coefficient
t	=	time of concentration
d	=	coefficient
e	=	coefficient

subscript

i =1 = 2year storm
i =2 = 5 year storm
i =3 = 10 year strom
i =4 = 25 year storm
i =5 = 50 year storm
i =6 = 100 year storm

$i := 1..6$

$b_i :=$	$e_i :=$	$d_i :=$
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

$T_{\omega} := 53.33$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 4.921$ Predevelopment Intensity of interest

$C := .091$ ENTER PREDEVELOPMENT C VALUE

$A := 13.52$ ENTER AREA

2

$C_f := 1.00$

$Q := C \cdot C_f \cdot I_6 \cdot A$ Must Insert correct subscript for I to obtain the relevant Q

$Q = 6.055$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$ For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

$V = 5.788 \times 10^4$

DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

$T := \frac{V}{1.39 \cdot Q}$ $T = 6.877 \times 10^3$ T = Time to peak, presented as a function of volume and peak flow and therebre indirectly related to time of concentration

$t := 0, 1000.. 84000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$ f(t) describes rising limb of hydrograph

$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$ g(t) describes descending limb of hydrograph

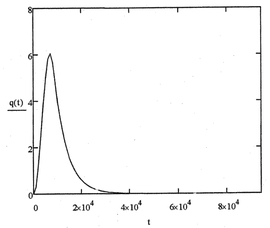
$q(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{pre} := \int_0^{86400} q(t)\, dt$

$Volume_{pre} = 5.808 \times 10^4$

3

Predevelopment hydrograph



$T_{\omega} := 26.42$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 6.855$ Post development I of interest

$C_{\omega} := 0.65$ ENTER POST DEVELOPMENT C FACTOR REVISE CfAND AREA IF NECESSARY

$C_{f_{\omega}} := 1.25$

$Q := C \cdot I_6 \cdot A \cdot C_f$

$Q = 75.299$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 4.134 \times 10^5$

$T := \frac{V}{1.39 \cdot Q}$ $T = 3.95 \times 10^3$

4

$t := 0, 1000.. 25000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

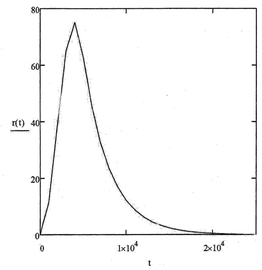
$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

$r(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{post} := \int_0^{86400} r(t)\, dt$

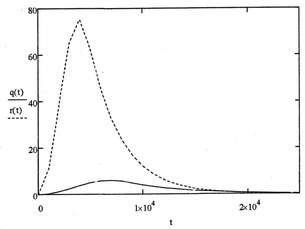
$Volume_{post} = 4.149 \times 10^5$

Post development hydrograph



Combined pre and post development hydrographs

5



$f(t) := ((r(t) - q(t)) \cdot 1$

$v(t) := if(f(t) > 0, f(t), 0)$

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE -FEET

$$\frac{\int_0^{86400} v(t)\, dt}{43560} = 8.236$$

6

Hydrological and Hydraulic Impacts
Texas Viejo Land Co.- Austin Colony Sec. 1B
Anchor Road

Job # 16182

Brazoria County, Texas

A = 13.52 Acre Development :
(50 Lots, Road ROW and 1.8 Ac. Detention)

Pre Development:

C = 0.30 (Adjust to 0.091)
TC = 53.33 Minutes, I = 4.921
Q = 100 Year Storm = 17.248 cfs
Q-Allowable is 0.45 cfs / ac. = 6.08 cfs

Post Development

C = 0.65
T/C = 26.42 Minutes, I= 6.855
Q = 100 Year Storm = 75.299 cfs

Required Detention:

8.236 acre - feet (358,760 c.f.)
0.61 ac-ft / ac

Douglas B. Roesler, P.E. Jan. 23, 2025

EXISITNG CONDITIONS

Bra. Co. Master Drg. Study allows only 0.45 cfs/acre in this area. This is Oyster Creek drainage areas OC 25.

TC = 15 Minutes gather time plus diagonal length 1,150' overland at 0.50 fps = 53.33 Minutes

PROPOSED CONDITIONS

TC = 15 Minutes gather time + 140' overland at 0.50 fps + 320' gutter @ 2.0 fps + 735 l.f. storm sewer @ 3.0 fps =
26.42 Minutes
C = 0.65 per Bra. Co. Drg. Criteria manual.

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN BT
CHECKED DR
DATE 2/5/2025

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1530
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739

OWNER:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
5454 Newcastle Drive Unit# 1101
Houston, Texas 77081
waynerea@swbell.net (713) 993-6453

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1B - 50 Lots
CR 44 (Anchor Road), Angleton TX

HYDROLOGICAL CALCULATIONS

PROJECT NO. 16182

J:\16000S\16100\16182\ENGINEERING-SURVEY\ENGINEERING\16182 SHEET SET SEC 1B.DWG PLOT DATE:2/6/2025 Broyler

16182 SHEET SET SEC 1B.DWG

STORM SEWER CALCULATIONS (10-YEAR AND 100-YEAR FREQUENCY STORMS)

JOB NO: 16182
PROJECT: ANGLETON AUSTIN COLONY SEC. 1B

INTENSITY COEFFICIENTS	b	d	e
5-YEAR	58.019	9.24	0.7120
10-YEAR	57.515	7.78	0.6760
100-YEAR	46.316	1.56	0.5330

STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)

DRAINAGE AREA	FROM	TO	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	FREQUENCY CORRECTION FACTOR Cf	C*Cf	C*Cf <= 1.0	C*C*A	SUM OF C*C*A	TIME OF CONC. (min)	INLET THROAT LENGTH (ft)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	PIPE COUNT	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)	
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19	Column20	Column21	Column22	Column23	Column24	Column25	Column26	Column27	Column28	Column29	Column30	Column31	Column32	Column33	Column34	
SYSTEM (10 Year)																																		
1	I-1	I-2	2.0000	2.0000	0.60	1.00	0.60	1.2000	1.2000	15.00	5.56	6.95	8.34	29	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.06	0.00	24.53	24.47	2.66	0.14	0.04	27.65	27.61	28.37	HGL OK	
2	I-2	I-5	1.4500	3.4500	0.60	1.00	0.60	0.8700	2.0700	15.17	4.01	6.92	14.32	300	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.60	0.00	24.47	23.87	2.92	0.12	0.36	27.61	27.25	28.37	HGL OK	
3	I-3	I-5	0.2600	0.2600	0.60	1.00	0.60	0.1560	0.1560	15.00	0.72	6.95	1.08	29	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.06	0.00	24.53	24.47	0.61	0.01	0.00	27.25	27.24	28.70	HGL OK	
4	I-4	I-5	0.3200	0.3200	0.60	1.00	0.60	0.1920	0.1920	15.00	0.89	6.95	1.33	50	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.10	0.00	24.53	24.43	0.76	0.02	0.01	27.24	27.23	28.37	HGL OK	
5	I-5	MH-1	0.5500	4.5800	0.60	1.00	0.60	0.3300	2.7480	16.84	1.45	6.60	18.13	25	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.05	0.00	23.27	23.22	3.69	0.19	0.05	27.23	27.19	28.37	HGL OK	
MH-1	MH-1	I-7			0.60	1.00	0.60						18.13	198	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.40	0.00	23.22	22.83	3.69	0.19	0.38	27.19	26.80		HGL OK	
6	I-6	I-7	0.9400	0.9400	0.60	1.00	0.60	0.5640	0.5640	15.00	2.61	6.95	3.92	29	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.06	0.00	24.53	24.47	2.22	0.14	0.04	26.80	26.76	28.47	HGL OK	
7	I-7	I-10	0.2500	5.7700	0.60	1.00	0.60	0.1500	3.4620	18.12	0.64	6.37	22.07	68	1	36	0	7.0686	0.20	0.013	29.91	4.23	0.14	0.00	22.83	22.69	3.12	0.11	0.07	26.76	26.69	28.47	HGL OK	
8	I-8	I-9	1.1400	1.1400	0.60	1.00	0.60	0.6840	0.6840	15.00	3.17	6.95	4.76	29	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.06	0.00	24.53	24.47	1.51	0.04	0.01	26.69	26.67	28.37	HGL OK	
9	I-9	I-10	1.1000	2.2400	0.60	1.00	0.60	0.6600	1.3440	15.17	3.04	6.92	9.30	200	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.40	0.00	24.47	24.07	1.89	0.05	0.10	26.67	26.57	28.37	HGL OK	
10	I-10	OUT	0.4300	8.4400	0.60	1.00	0.60	0.2580	5.0640	18.52	1.09	6.31	31.95	170	1	42	0	9.6211	0.20	0.013	45.12	4.69	0.34	1.38	22.69	22.35	3.32	0.10	0.17	26.17	26.00	28.67	HGL OK	
11	I-11	I-12	0.2600	0.2600	0.60	1.00	0.60	0.1560	0.1560	15.00	0.72	6.95	1.08	64	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.13	-24.83	24.83	24.70	0.61	0.01	0.01	26.26	26.26	28.67	HGL OK	
12	I-12	I-14	0.3800	0.6400	0.60	1.00	0.60	0.2280	0.3840	15.33	1.05	6.88	2.64	70	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.14	0.40	24.30	24.16	1.50	0.06	0.04	26.26	26.21	28.67	HGL OK	
13	I-13	I-14	0.3200	0.3200	0.60	1.00	0.60	0.1920	0.1920	15.00	0.89	6.95	1.33	64	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.13	0.00	24.83	24.70	0.76	0.02	0.01	26.21	26.20	28.67	HGL OK	
14	I-14	OUT	0.6900	1.6500	0.60	1.00	0.60	0.4140	0.9900	15.83	1.87	6.79	6.72	130	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.26	0.00	24.16	23.90	2.14	0.09	0.11	26.11	26.00	28.67	HGL OK	

STORM SEWER CALCULATIONS (100-YEAR FREQUENCY STORM)

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	FREQUENCY CORRECTION FACTOR Cf	C*Cf	C*Cf <= 1.0	C*C*A	SUM OF C*C*A	TIME OF CONC. (min)		INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	PIPE COUNT	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)	
SYSTEM (100 Year)																																		
7	I-7	I-6	0.1331	0.1331	0.2	1	0.2	0.0266	0.0266	10		7.06773934	0.1881432	69		12	0	0.785398	0.25	0.013	1.79	2.2742573	0.1725	0	43.75	43.5775	0.23955139	0.003	0.001914	44.5794139	44.5775	48.5	HGL OK	
1	I-1	I-2	2.0000	2.0000	0.60	1.00	0.60	1.2000	1.2000	15.00	8.30	10.38	12.45	29	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.06	0.00	24.53	24.47	3.96	0.30	0.09	28.49	28.41	28.37	HGL>GUTTER!	
2	I-2	I-5	1.4500	3.4500	0.60	1.00	0.60	0.8700	2.0700	15.17	5.99	10.32	21.36	300	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.60	0.00	24.47	23.87	4.35	0.27	0.81	28.41	27.60	28.37	HGL>GUTTER!	
3	I-3	I-5	0.2600	0.2600	0.60	1.00	0.60	0.1560	0.1560	15.00	1.08	10.38	1.62	29	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.06	0.00	24.53	24.47	0.92	0.02	0.01	27.60	27.59	28.70	HGL OK	
4	I-4	I-5	0.3200	0.3200	0.60	1.00	0.60	0.1920	0.1920	15.00	1.33	10.38	1.99	50	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.10	0.00	24.53	24.43	1.13	0.04	0.02	27.59	27.57	28.37	HGL OK	
5	I-5	MH-1	0.5500	4.5800	0.60	1.00	0.60	0.3300	2.7480	16.84	2.16	9.81	26.96	25	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.05	0.00	23.27	23.22	5.49	0.43	0.11	27.57	27.47	28.37	HGL OK	
MH-1	MH-1	I-7			0.60	1.00	0.60						18.13	198	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.40	0.00	23.22	22.83	3.69	0.19	0.38	27.47	27.08		HGL OK	
6	I-6	I-7	0.9400	0.9400	0.60	1.00	0.60	0.5640	0.5640	15.00	3.90	10.38	5.85	29	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.06	0.00	24.53	24.47	3.31	0.31	0.09	27.08	26.99	28.47	HGL OK	
7	I-7	I-10	0.2500	5.7700	0.60	1.00	0.60	0.1500	3.4620	18.12	0.95	9.46	32.76	68	1	36	0	7.0686	0.20	0.013	29.91	4.23	0.14	0.00	22.83	22.69	4.64	0.24	0.16	26.99	26.83	28.47	HGL OK	
8	I-8	I-9	1.1400	1.1400	0.60	1.00	0.60	0.6840	0.6840	15.00	4.73	10.38	7.10	29	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.06	0.00	24.53	24.47	2.26	0.10	0.03	26.83	26.80	28.37	HGL OK	
9	I-9	I-10	1.1000	2.2400	0.60	1.00	0.60	0.6600	1.3440	15.17	4.54	10.32	13.87	200	1	30	0	4.9087	0.20	0.013	18.39	3.75	0.40	0.00	24.47	24.07	2.83	0.11	0.23	26.80	26.57	28.37	HGL OK	
10	I-10	OUT	0.4300	8.4400	0.60	1.00	0.60	0.2580	5.0640	18.52	1.61	9.36	47.41	170	1	42	0	9.6211	0.20	0.013	45.12	4.69	0.34	1.38	22.69	22.35	4.93	0.22	0.38	26.38	26.00	28.67	HGL OK	
11	I-11	I-12	0.4600	0.4600	0.60	1.00	0.60	0.2760	0.2760	15.00	1.91	10.38	2.86	64	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.13	-24.83	24.83	24.70	1.62	0.07	0.05	26.46	26.42	28.67	HGL OK	
12	I-12	I-14	0.4200	0.8800	0.60	1.00	0.60	0.2520	0.5280	15.33	1.72	10.27	5.42	70	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.14	0.00	24.70	24.56	3.07	0.26	0.19	26.42	26.23	28.67	HGL OK	
13	I-13	I-14	0.1700	0.1700	0.60	1.00	0.60	0.1020	0.1020	15.00	0.71	10.38	1.06	64	1	18	0	1.7671	0.20	0.013	4.71	2.67	0.13	0.00	24.83	24.70	0.60	0.01	0.01	26.23	26.22	28.67	HGL OK	
14	I-14	OUT	0.5000	1.5500	0.60	1.00	0.60	0.3000	0.9300	15.83	2.02	10.11	9.40	130	1	24	0	3.1416	0.20	0.013	10.14	3.23	0.26	0.00	24.70	24.44	2.99	0.17	0.22	26.22	26.00	28.67	HGL OK	

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN BT
CHECKED DR
DATE 2/5/2025

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1530
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
LICENSED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739

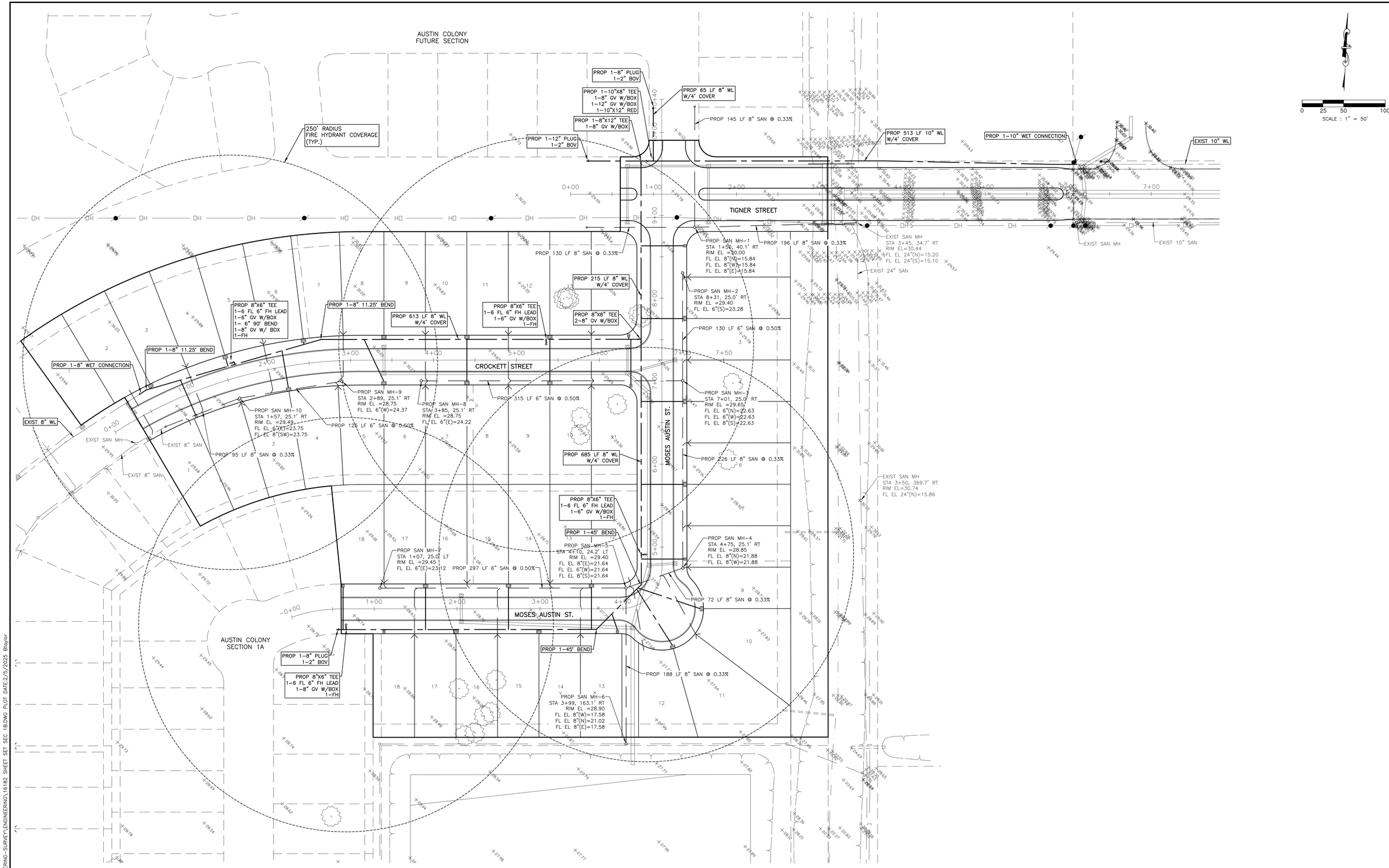
OWNER:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
5454 Newcastle Drive Unit# 1101
Houston, Texas 77081
waynerea@swbell.net (713) 993-6453

PLAN: 1" = 40'
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1B - 50 Lots
CR 44 (Anchor Road), Angleton TX

WINDSTORM DATA
I-1 THRU I-14

PROJECT NO. 16182



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Tejas Viejo Land Company
5454 Newcastle Drive Unit# 1101
Houston, Texas 77081
waynerea@swbell.net (713) 993-6453

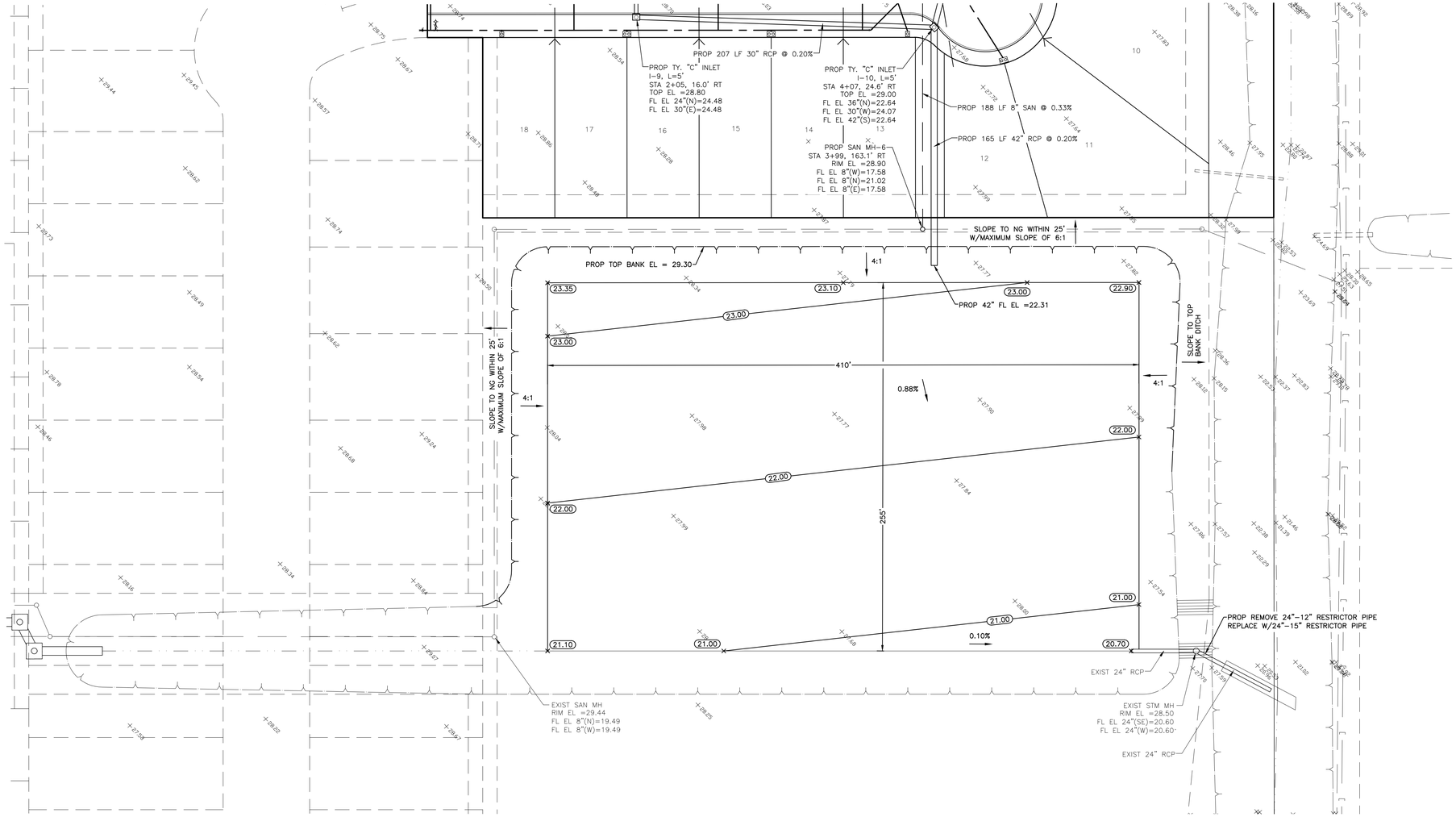
PLAN: 1" = 50'
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1B - 50 Lots
CR 44 (Anchor Road), Angleton TX

UTILITY LAYOUT

PROJECT NO. 16182

J:\16000S\16100\16182\ENGINEERING-SURVEY\ENGINEERING\16182 SHEET SET SEC 1B.DWG PLOT DATE:2/5/2025 Broyler



0 20 40 80
SCALE : 1" = 40'

SEC 1A & 1B DETENTION VOLUME REQUIRED = 17.037 AC-FT

DETENTION PROVIDED:

TOP EL. 29.30 = (306 x 460) = 3.231 AC

BOTTOM AVG. EL. 22.0 = (255 x 410) = 2.400 AC

AVG. AREA (28 TO 22) = 2.74 AC

AVG. DEPTH = 6.3'

STORAGE PROVIDED = 17.26 AC-FT

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waynerea@swbell.net (713) 993-6453

PLAN: 1" = 40'
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1B - 50 Lots
CR 44 (Anchor Road), Angleton TX

DETENTION POND LAYOUT AND CROSS SECTIONS

PROJECT NO. 16182

J:\16000S\16100\16182\ENGINEERING-SURVEY\ENGINEERING\16182 SHEET SET SEC 1B.DWG PLOT DATE:2/5/2025 Baylor

AUSTIN COLONY
FUTURE SECTION

DA I-14
0.69 AC

PROP 137 LF 24" RCP @ 1.28%

PROP TY. "C" INLET
I-14, L=5'
STA 1+66, 34.0' LT
TOP EL =29.00
FL EL 18"(S)=24.70
FL EL 18"(W)=24.16
FL EL 24"(E)=24.16

PROP TY. "C" INLET
I-12, L=5'
STA 0+68, 34.0' LT
TOP EL =29.00
FL EL 18"(E)=24.30
FL EL 18"(S)=24.70

DA I-15
0.81 AC

PROP STM JB-2
STA 3+23, ℄
RIM EL =30.10
FL EL 96"(E)=21.36
FL EL 96"(S)=21.36

PROP 275 LF 8'X4' BOX @ 0.09%

DA I-12
0.38 AC

PROP 98 LF 18" RCP @ 0.14%

PROP 68 LF 18" RCP @ 0.20%

DA I-11
0.26 AC

PROP 68 LF 18" RCP @ 0.20%

DA I-13
0.32 AC

PROP 37 LF 8'X4' BOX @ 0.05%

DA I-16
0.81 AC

PROP TY. "C" INLET
I-11, L=5'
STA 0+68, 34.1' RT
TOP EL =29.00
FL EL 18"(N)=24.83

PROP TY. "C" INLET
I-13, L=5'
STA 1+66, 34.1' RT
TOP EL =29.00
FL EL 18"(N)=24.83

DA I-3
0.64 AC

DA I-4
0.84 AC

PROP TY. "C" INLET
I-1, L=5'
STA 3+40, 16.1' LT
TOP EL =28.70
FL EL 24"(S)=24.53

PROP TY. "C" INLET
I-3, L=5'
STA 6+34, 16.1' LT
TOP EL =28.70
FL EL 18"(S)=24.53

DA I-1
2.00 AC

PROP 32 LF 24" RCP @ 0.20%

PROP 32 LF 18" RCP @ 0.20%

PROP 294 LF 30" RCP @ 0.20%

PROP TY. "C" INLET
I-4, L=5'
STA 7+26, 16.0' RT
TOP EL =28.80
FL EL 18"(W)=24.55

PROP 60 LF 18" RCP @ 0.20%

PROP 34 LF 30" RCP @ 0.20%

PROP TY. "C" INLET
I-2, L=5'
STA 3+40, 16.0' RT
TOP EL =28.70
FL EL 24"(N)=24.46
FL EL 30"(E)=24.46

PROP TY. "C" INLET
I-5, L=5'
STA 6+34, 16.0' RT
TOP EL =28.70
FL EL 18"(E)=24.43
FL EL 30"(W)=23.86
FL EL 18"(N)=24.46
FL EL 30"(SE)=23.27

PROP STM MH-1
STA 6+87, 16.1' LT
RIM EL =29.20
FL EL 30"(NW)=23.20
FL EL 30"(S)=23.20

DA I-2
1.45 AC

DA I-5
0.55 AC

PROP 208 LF 30" RCP @ 0.20%

DA I-8
1.14 AC

DA I-7
0.25 AC

DA I-6
0.94 AC

PROP 32 LF 18" RCP @ 0.20%

PROP TY. "C" INLET
I-7, L=5'
STA 4+78, 16.1' LT
TOP EL =28.80
FL EL 30"(N)=22.79
FL EL 18"(E)=24.46
FL EL 36"(S)=22.79

PROP TY. "C" INLET
I-6, L=5'
STA 4+80, 16.0' RT
TOP EL =28.80
FL EL 18"(W)=24.53

PROP TY. "C" INLET
I-8, L=5'
STA 2+05, 16.0' LT
TOP EL =28.80
FL EL 24"(S)=24.54

PROP 78 LF 36" RCP @ 0.20%

PROP 32 LF 24" RCP @ 0.20%

AUSTIN COLONY
SECTION 1A

PROP 207 LF 30" RCP @ 0.20%

PROP TY. "C" INLET
I-9, L=5'
STA 2+05, 16.0' RT
TOP EL =28.80
FL EL 24"(N)=24.48
FL EL 30"(E)=24.48

PROP TY. "C" INLET
I-10, L=5'
STA 4+07, 24.6' RT
TOP EL =29.00
FL EL 36"(N)=22.64
FL EL 30"(W)=24.07
FL EL 42"(S)=22.64

DA I-9
1.10 AC

DA I-10
0.43 AC

PROP 165 LF 42" RCP @ 0.20%

0 25 50 100
SCALE : 1" = 50'

SYMBOLS LEGEND

- EXIST NATURAL GROUND ELEVATION
- 80.20 PROP GRADE ELEVATION
- 81.35 PROP TOP OF 4" CURB ELEVATION
- TC=81.00 PROP RIM ELEVATION OF CURB INLET
- GUT=81.50 PROP GUTTER LINE ELEVATION
- TG=81.50 PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

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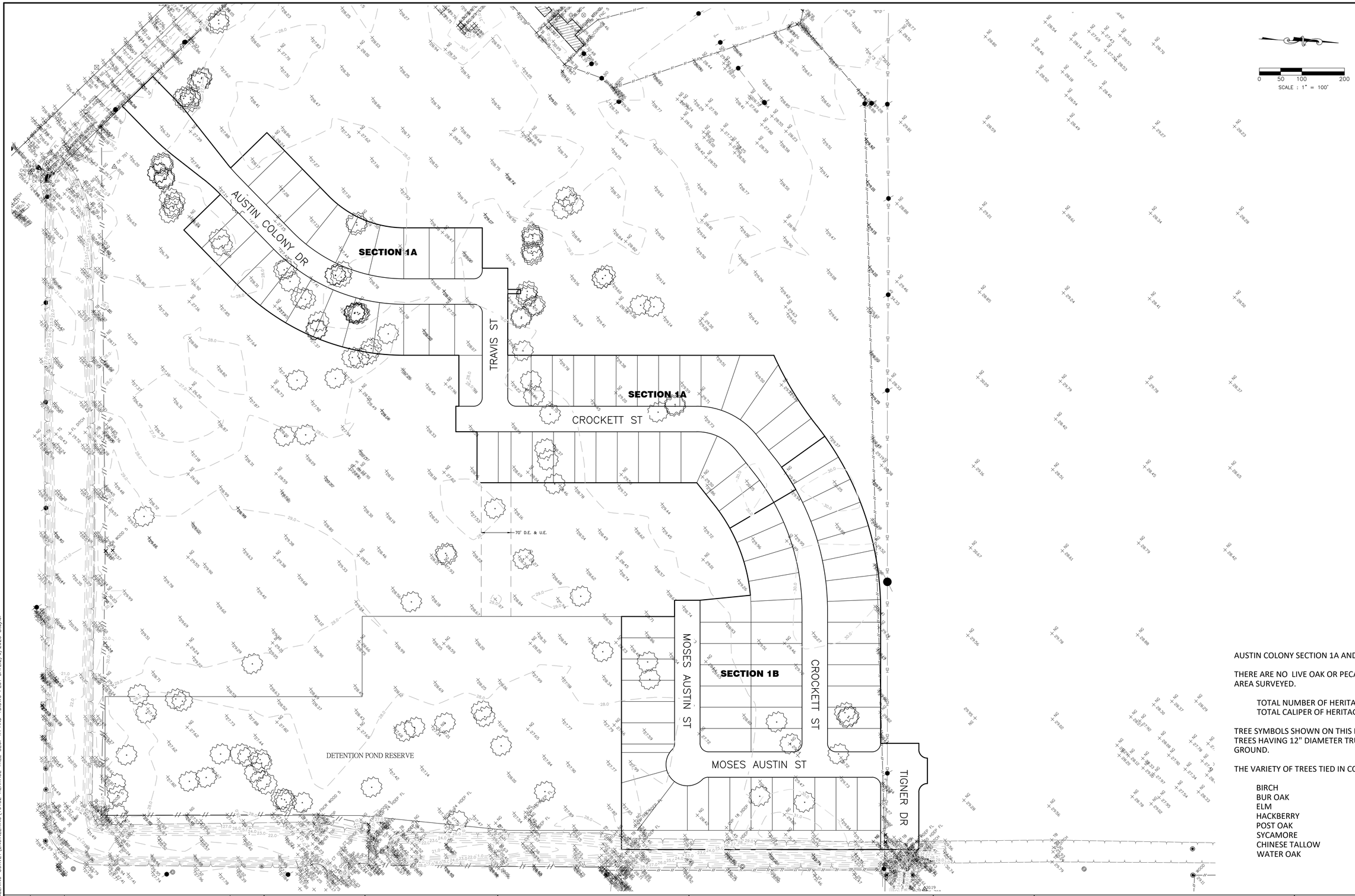
DRAINAGE MAP

PROJECT NO. 16182



AUSTIN COLONY SECTION 1A AND 1B HERITAGE TREES

THERE ARE NO LIVE OAK OR PECAN TREES IN THE AREA SURVEYED.

TOTAL NUMBER OF HERITAGE TREES = 0
TOTAL CALIPER OF HERITAGE TREES = 0

TREE SYMBOLS SHOWN ON THIS DRAWING REPRESENT TREES HAVING 12" DIAMETER TRUNKS AT 4.5' ABOVE GROUND.

THE VARIETY OF TREES TIED IN CONSISTED OF:

BIRCH
BUR OAK
ELM
HACKBERRY
POST OAK
SYCAMORE
CHINESE TALLOW
WATER OAK

NO.	DATE	DESCRIPTION	APPROVED

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BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1530
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739

OWNER:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
5454 Newcastle Drive Unit# 1101
Houston, Texas 77081
waynerea@swbell.net (713) 993-6453

PLAN: 1" = 100'
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1B - 50 Lots
CR 44 (Anchor Road), Angleton TX

HERITAGE TREE PRESERVATION PLAN

PROJECT NO. 16182

LS-1

GEOTECHNICAL ENGINEERING REPORT

Proposed Development at Tigner Tract
Anchor Road (County Road 44)
Angleton, Texas

PSI Project No. 286-2371

PREPARED FOR:

Baker & Lawson, Inc
300 E. Cedar St.
Angleton, TX 77515

March 8, 2021

BY:

PROFESSIONAL SERVICE INDUSTRIES, INC.
3730 Dacoma Street
Houston, Texas 77092
Phone: (713) 224–2047
Fax: (713) 682–2665

Professional Service Industries, Inc.
3730 Dacoma St.
Houston, TX, 77493
Office – (713) 224-2047

March 8, 2021

Baker & Lawson, Inc.
300 E. Cedar St.
Angleton, TX 77515

Attn: Mr. Steve Matula

RE: GEOTECHNICAL ENGINEERING REPORT
PROPOSED DEVELOPMENT AT TIGNER TRACT
ANCHOR ROAD (COUNTY ROAD 44)
ANGLETON, TEXAS
PSI Project No. 286-2371

Dear Mr. Matula:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit this Geotechnical Engineering Report for the referenced project. This report includes the results from the field and laboratory investigation along with recommendations for use in preparation of the appropriate design and construction documents for this project.

PSI appreciates the opportunity to provide this Geotechnical Engineering Report and looks forward to continuing participation during the design and construction phases of this project. PSI also has great interest in providing materials testing and inspection services during the construction of this project and will be glad to meet with you to further discuss how we can be of assistance as the project advances.

If there are questions pertaining to this report, or if PSI may be of further service, please contact us at your convenience.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Texas Board of Professional Engineers Certificate of Registration # F003307

STATE OF TEXAS
SANJAY KUMAR DHAKAL
122625
LICENSED PROFESSIONAL ENGINEER
3/8/21

Imran Hossain, E.I.T.
Staff Geotechnical Engineer

Sanjay Dhakal, P.E.
Project Engineer

Shailendra N. Endley, Ph. D, P.E.
Chief Engineer

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1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI), an Intertek company, has completed a field exploration and geotechnical evaluation for the proposed Tigner Tract project to be constructed in Angleton, Texas. Mr. Wayne L. Rea. II, representing Tejas-Angleton Development. LLC, authorized PSI's services on January 27, 2021 by signing the PSI Proposal No. 286-331024, Rev .1. PSI's proposal contained a proposed scope of work, lump sum fee, and PSI's General Conditions.

1.2 PROJECT DESCRIPTION

Based on information provided by the Client and PSI's review, a summary of our understanding of the proposed project is provided in Table 1.1.

TABLE 1-1: GENERAL PROJECT DESCRIPTION

Project Items	One detention pond and concrete pavements
Existing Grade Change within Project Site Area	± 2 feet estimate (Google Earth Pro Data)
Pavement for Parking and Drives	Concrete pavement
Anticipated Traffic	Not known at this time
Depth of Detention Pond	Approximately 10 feet deep from the existing grade

The geotechnical recommendations presented in this report are based on the available project information, structure locations, and the subsurface materials encountered during the field investigation. If the noted information or assumptions are incorrect, please inform PSI so that the recommendations presented in this report can be amended as necessary. PSI will not be responsible for the implementation of provided recommendations if not notified of changes in the project.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this study is to evaluate the subsurface conditions at the site and develop geotechnical engineering recommendations and guidelines for use in preparing the design and other related construction documents for the proposed project. The scope of services included drilling soil borings, performing laboratory testing, and preparing this geotechnical engineering report.

This report briefly outlines the available project information, describes the site and subsurface conditions, and presents the recommendations regarding the following:

- Description of subsurface conditions and groundwater information;
- Boring logs with laboratory test results;
- Discussion about soil swell/shrink potential;
- Site preparation recommendations;

- Recommendation for detention pond;
- Rigid concrete pavement recommendations; and
- Discussions of factors which may impact construction and performance of the proposed construction.

The scope of services for this geotechnical exploration did not include an environmental, mold nor detailed seismic/fault assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes.

Please note that, PSI already submitted separate reports addressing the Environmental Scope discussed on Proposal No. 286-331024, Rev.1 on February 19, 2021.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE DESCRIPTION

Table 2.1 provides a generalized description of the existing site conditions based on visual observations during the field activities, as well as other available information.

TABLE 2-1: SITE DESCRIPTION

Site Location	East side of intersection of Anchor Road and Carr Road, Angleton, Texas
Site History	Undeveloped land
Existing Site Ground Cover	Mostly covered with grass and trees
Existing Grade/Elevation Changes	29 ±2 Feet (Based on the provided grade plan)
Description of Adjacent Property	North: Vacant land East: Drainage channel South: Drainage ditch West: Anchor Road
Ground Surface Soil Support Capability	The site was firm enough for field equipment during field explorations and is anticipated to be soft surface during wet periods

2.2 FIELD EXPLORATION

Field exploration for the project consisted of drilling a total of sixteen (16) borings. The boring design element, boring labels, approximate depths and drilling footage are provided in Table 2.2.

TABLE 2-2: FIELD EXPLORATION SUMMARY

Design Element	Number of Borings	Boring Designation	Boring Depth (ft)	Drilling Footage (ft)
Pavement	4	B-02, B-03, B-05 and B-06	5	20
	7	B-01, B-07 and B-08, B-12 to B-15	10	70
	1	B-04	15	15
	1	B-16	20	20
Detention Pond	3	B-09, B-10 and B-11	25	75
TOTAL:	**16**		**---**	**200**

The boring locations were selected by PSI personnel and located in the field using a recreational-grade GPS system. Elevations of the ground surface at the boring locations were not provided. The references to elevations of various subsurface strata are based on depths below existing grade at the time of drilling. The approximate boring locations are depicted on the Boring Location Plan provided in the Appendix. The field exploration methods are described in Table 2.3.

TABLE 2-3: FIELD EXPLORATION DESCRIPTION

Drilling Equipment	Track-mounted drilling rig
Drilling Method	Continuous flight augers
Drilling Procedure	Applicable ASTM and PSI Safety Manual
Field Testing	Hand Penetrometer, Standard Penetration Test (ASTM D1586)
Sampling Procedure	Soils: ASTM D1587/1586
Sampling Frequency	Continuously to a depth of 10 feet and at 5-foot intervals thereafter
Frequency of Groundwater Level Measurements	During and after drilling
Boring Backfill Procedures	Soil cuttings

During field activities, the encountered subsurface conditions were observed, logged, and visually classified (in general accordance with ASTM D2487). Field notes were maintained to summarize soil types and descriptions, water levels, changes in subsurface conditions, and drilling conditions.

2.3 LABORATORY TESTING PROGRAM

PSI supplemented the field exploration with a laboratory testing program to determine additional engineering characteristics of the subsurface soils encountered. Table 2.4 represents the laboratory testing program.

TABLE 2-4: LABORATORY TESTING PROGRAM

Laboratory Test	Procedure Specification
Visual Classification	ASTM D2488
Moisture Content	ASTM D2216
Atterberg Limits	ASTM D4318
Material Finer than No. 200 Sieve	ASTM D1140
Unconfined Compression Strength	ASTM D2166

The laboratory testing program was conducted in general accordance with applicable ASTM Test Methods. The results of the laboratory tests are provided on the Boring Logs in the Appendix. Portions of samples not altered or consumed by laboratory testing will be discarded 60 days from the date shown on this report.

2.4 SUBSURFACE CONDITIONS

The results of the field and laboratory investigation have been used to generalize a subsurface profile at the project site. The subsurface descriptions mentioned in Table 2.5 provide a highlighted generalization of the major subsurface stratification features and material characteristics.

TABLE 2-5: GENERALIZED SOIL PROFILE FOR BORINGS

Stratum	Top (ft)	Bot. (ft)	Soil Type	LL Range (%)	PI Range	% Passing #200 Sieve	N (Range/Avg)	Su Range (tsf)
1	0	10	Fat Clay (CH), Fat Clay with sand (CH), Lean Clay (CL), Lean Clay with Sand (CL), Silty Clay (CL-ML)	21 to 64	5 to 47	69 to 98	4 to 21	0.17 to 2.22
2	10	15	Silt with Sand (ML), Silt (ML)	NP	NP	75 to 99	8 to 20	-
3	15	25	Silty Sand (SM), Clayey Sand (SC)	NP	NP	14 to 23	14 to 65	-

Where: LL= Liquid limit (%)
PI = Plasticity Index
N=Standard Penetration Test blow count (blows/foot)
Su = Undrained Shear Strength based on Hand Penetrometer, Unconfined or UU Compressive Strength
NP = Non-Plastic

The boring logs included in the Appendix should be reviewed for specific information at individual boring locations. The boring logs include soil descriptions, stratifications, locations of the samples, and field and laboratory test data. The descriptions provided on the logs only represent the conditions at that actual boring location; the stratifications represent the approximate boundaries between subsurface materials. The actual transitions between strata may be more gradual and less distinct. Variations will occur and should be expected across the site.

2.4.1 GROUNDWATER INFORMATION

Groundwater was not encountered, during the field explorations. Water level measurements were performed during drilling and after completion of drilling. Specific information concerning groundwater is noted on each boring log presented in the Appendix of this report. The groundwater measurements are summarized in Table 2.6.

TABLE 2-6: MEASURED GROUNDWATER LEVELS (DEPTHS)

Boring Designation	During Drilling (feet)	After Drilling (feet)
B-01 through B16	Not encountered during drilling	Not encountered upon completion

It is possible that seasonal variations (temperature, rainfall, etc.) will cause fluctuations in the groundwater level. Additionally, perched water may be encountered in discontinuous zones within the overburden soil. It is recommended that the contractor determine the actual groundwater levels at the site at the time of the construction activities to determine the impact, if any, on the construction procedures.

3.0 GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

3.1 SOIL SHRINK-SWELL POTENTIAL

The results of laboratory plasticity tests indicate that the near surface soils at this site have moderate to high potential for shrink or swell. The soils have a tendency to swell when soil moisture increases and shrink when the soil moisture decreases. The amount of potential movement due to shrink and swell with soil moisture variations can be estimated using the Potential Vertical Rise (PVR) value. In designing a foundation system, the structural engineer should consider these potential movements from shrinking-swelling soils.

PVR estimates are based on an assumed depth known as the "Active Depth" where changes in soil moisture could occur due to seasonal variations. The PVR estimates should be considered approximate probable estimates based on industry standard practice and experience, and the movements predicted herein should not be construed as absolute values that could occur in the field.

PVR value of about two (2) to three (3) inches was estimated for this site using the Texas Department of Transportation (TxDOT) TEX-124-E method. This method uses the uniform percent swell through the entire active depth. This method is considered appropriate for extreme soil moisture variations such as extreme rainfall variations in this area.

For the proposed site, for any grade supported structures, to reduce the PVR to one (1) inch or less, it is recommended that at least three (3) feet of low plasticity structural fill be placed between the natural soils and the final grade. This thickness can be achieved through excavation and replacement, and placement of new structural fill over the existing exposed subgrade, or combination thereof. The structural fill should be placed within the plan area of the structure and to a distance of at least five (5) feet beyond the perimeter of the structure.

Poor drainage and water infiltration to the foundation soils for an extended period can be detrimental to the floor slab and foundation. Excessive wetting of soil (due to accumulation of water), or, excessive drying (due to the presence of large trees, etc.) could possibly result in greater PVR values than those estimated herein as the moisture variations could occur down to deeper depths; or, the moisture variations can be greater than those inherently assumed by the methods mentioned above. We recommend that the moisture-related problems be corrected immediately as they can be detrimental to the foundation and floor slab.

It is common to assume the differential movement to be about half the value of the PVR. This is based on the assumption that a certain amount of moisture variation may occur beneath the plan area of the floor slab. It is possible that under extreme moisture variation conditions, the differential movements could be equal to, or even double, the value of PVR.

Swelling or shrinkage occurs in soils due to changes in moisture content. Ponding of water around the slab may result in reduction of soil strength, thereby causing adverse and damaging movements.

It is important to control the possibility of moisture changes by following precautions shown below:

- Direct surface runoff away from structures by sloping the subgrade away from the slabs.
- Extend paving or other impervious coverings, such as sidewalks, to the slab edge.
- Extend roof drain downspouts so that the discharge is at least 5 feet from the slab.

- Avoid placing trees or shrubs adjacent to slab.
- Avoid excessive drying of soil around the slab.
- Repair any leaking underground utility or irrigation lines as soon as identified.

3.2 SITE PREPARATION

It is recommended that the grass, trees, topsoil, existing roots, organic material, and other miscellaneous debris be removed from the site and wasted. Voids left by tree removal should be backfilled with properly compacted structural fill soils.

After stripping and excavating to the required undercut depth, the exposed soil should be proof-rolled to locate any soft or loose areas. Proof-rolling can be performed in accordance with Item 216 of TxDOT Specification. Soils that are observed to rut or deflect under the moving load should be undercut and replaced with properly compacted structural fill. The proof-rolling and undercutting activities should be witnessed by a PSI representative and should be performed during a period of dry weather.

After proof-rolling and undercutting have been completed, any necessary fill placement may begin. The first layer of fill should be placed in a relatively uniform horizontal lift and be adequately keyed into the subgrade soils. Structural fill materials should be sandy clay soils free of organic or other deleterious materials, have a maximum clay lump size of less than three inches, and have a liquid limit not greater than 35 and a plasticity index between 8 and 20. Structural fill should be compacted to at least 95 percent of standard Proctor maximum dry density as determined by ASTM D 698.

Structural fill should be placed in maximum lifts of eight inches of loose material and should be compacted within the range of zero to three percentage (0% to +3%) points above the optimum moisture content value. If water must be added, it should be uniformly applied and thoroughly mixed into the soil by disking or scarifying. Each lift of structural fill should be tested by a representative of the geotechnical engineer prior to the placement of subsequent lifts. Care should be taken to apply compactive effort throughout the fill and fill scope areas. The moisture content and the degree of compaction of the structural fill soils should be maintained until the construction of the structures within the area.

It is extremely important to establish and maintain good and positive drainage with the construction area as soon as practical. Wet or saturated near surface soils could pose significant difficulties during earthwork operations. This good and positive collection and drainage of surface water should be maintained throughout the construction period.

3.3 DETENTION POND RECOMMENDATION

Based on the provided information, PSI understands that a detention pond is planned to be constructed for the proposed development in the east side of the site. We understand that the detention pond will have a depth of about 10 feet.

Considering the subsurface soils encountered, a pond-side slope configuration of 4H:1V or flatter is recommended. Based on our local experience, slopes steeper than 4H:1V slopes may experience localized sloughing and/or erosion.

A pond-side slope configuration of 3H:1V or steeper may experience more sloughing and caving, which would require more frequent maintenance.

PSI recommends that the pond side slopes have a well-placed and well-maintained vegetation cover or utilize other erosion protection products to reduce the amount of localized sloughing and/or erosion.

It is recommended that the slope be monitored periodically to detect undesirable slope performance. Any erosion or minor sloughing on the slopes should be repaired immediately. This maintenance activity will help to prevent further erosion or slope failure.

4.0 PAVEMENT DESIGN RECOMMENDATIONS

4.1 PAVEMENT SUBGRADE PREPARATION

PSI recommends that the existing subgrade be proof-rolled as recommended in the 3.2 Site Preparation section of this report. Any soft or loose soils identified by the proof-rolling should be undercut and replaced with compacted structural fill.

We anticipate that at least the upper six (6) inches of the soils would require a lime application of about 6% to 8%, expressed as a percent of the dry weight of the soil to be treated. In order to determine the exact percentage of lime addition, lime series testing should be performed in accordance with ASTM D 6276 or TxDOT test method TEX-121-E. Lime stabilization should be performed in accordance with the applicable provisions of Item 260 of the TxDOT Specification. Lime stabilized subgrade should be compacted to at least 95 percent of standard Proctor maximum dry density as determined by ASTM D 698 within zero to three percentage points above the optimum moisture content.

Due to grading considerations, if at least 12-inches of sandy clay structural fill is provided below, the pavement materials stabilization is not necessary. The degree of compaction and moisture content of the subgrade soils should be maintained till the subgrade is paved.

4.2 PAVEMENT DESIGN

AASHTO design methodology could be used to design the pavements. According to AASHTO design methodology, the pavement design thickness considers pavement performance, traffic, subgrade soils, pavement materials, environment, drainage and reliability. Traffic includes several types of vehicles with various magnitudes of axle loads that may be subjected to the pavement during its service life. The design involves a traffic analyses that converts various types of vehicles with various magnitudes axle loads to a number of 18-kip equivalent single axle load (ESAL) repetitions. The design engineer should perform the traffic analyses to compute the number of ESALs repetitions that would be subjected to the pavement during its service life or design life. Based on the computed ESALs, an economical and appropriate pavement can be designed accordingly.

In order to design a pavement, the subgrade soil conditions and anticipated levels of traffic must be known. The subgrade soils are evaluated based on our limited testing. The anticipated traffic on the proposed pavement is not known at this time. Based on our previous experience with similar facilities, the traffic for the proposed pavement could include lightly loaded cars/pick-up trucks, delivery vans or trucks, dump trucks and occasional 18-wheeler truck traffic.

Based on AASHTO design methodology and our experience with similar projects in the local area, we are providing pavement thickness for rigid pavement in Table 4.1. The table includes pavement sections corresponding to generic traffic levels (total ESALs). In general, pavement thicknesses corresponding to the lower traffic conditions may be considered for parking areas, while the higher traffic conditions may be considered for driveways, exit and entry lanes and frequently used areas. Pavements within trash pick-up areas should be Portland cement concrete with at least 7 inches in thickness.

TABLE 4.1: RIGID PAVEMENT DESIGN THICKNESS

Pavement Material(s)	Life Expectancy, ESALs	
	Light Duty 116,000	Heavy Duty 200,000
	Design Thickness (inch)	
Portland Cement Concrete	5.0	6.0
Subgrade or Subbase	As Discussed Previously	

The final pavement sections should be adjusted by the project Civil Engineer based the actual design traffic loading criteria for the project when that information becomes available. PSI can assist with the final pavement section design if requested.

Proper finishing of concrete pavement requires the use of appropriate construction joints to reduce the potential for cracking. Construction joints should be designed in accordance with the current Portland Cement Association and the American Concrete Institute guidelines. Joints should be sealed to reduce the potential for water infiltration into pavement joints and subsequent infiltration into the supporting soils. Load transfer devices at the pavement joints should be designed in accordance with accepted codes. The concrete should have a minimum compressive strength of 4,000 psi at 28 days. The concrete should also be designed with 5±1 percent entrained air to improve workability and durability. Normal periodic maintenance will be required.

4.2.1 CIVIL AND DRAINAGE CONSIDERATIONS

Related civil design factors such as drainage, cross-sectional configurations, surface elevations and environmental factors which will significantly affect the service life of the pavement must be included in the preparation of the construction drawings and specifications. Concrete pavement slabs should be provided with adequate steel reinforcement. Proper finishing of concrete pavements requires the use of sawed and sealed joints. Joint spacing is recommended at 15-foot intervals for plain concrete. Dowel bars should be used to transfer loads at the transverse joints.

Surface water infiltration to the pavement subgrade layers may soften the subgrade soils. Considering several factors in the pavement design can reduce surface infiltration. To summarize, the following are some of the factors that need to be emphasized in order to maintain proper drainage.

- Appropriate slopes should be provided.
- Joints should be properly sealed and maintained.
- Side drains or sub drains along a pavement section may be provided.
- Proper pavement maintenance programs such as sealing surface cracks, and immediate repair of distressed pavement areas should be adopted.
- During and after the construction, site grading should be kept in such a way that the water drains freely off the site and off any prepared or unprepared subgrade soils. Excavations should not be kept open for a long period of time

5.0 CONSTRUCTION CONSIDERATIONS

PSI should be retained to provide observation and testing of construction activities involved in the foundations, earthwork, and related activities of this project. PSI cannot accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundations if not engaged to also provide construction observation and testing for this project.

5.1 MOISTURE SENSITIVE SOILS/WEATHER RELATED

During wet weather periods and/or poor site drainage, an increase in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. Soils that become wet might be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork and foundation construction activities during dry weather.

5.2 DRAINAGE CONCERNS

Water should not be allowed to collect in foundation excavations or on prepared subgrade of the construction area either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site surface drainage should be provided to reduce infiltration of surface water around the perimeter of the foundation. The grades should be sloped away from the foundation and surface drainage and roof drainage should be collected and discharged such that water is not permitted to infiltrate and/or accumulate within the foundation or any backfill areas.

5.3 EXCAVATIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better ensure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavation or footing excavations etc. be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "competent person", as defined in 29 CFR Part 1926.650 to 652 should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case, should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

We are providing this information solely as a service to our client. PSI does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

6.0 REPORT LIMITATIONS

The recommendations submitted in this report are based on the available subsurface information obtained by PSI and design details furnished by the client for the proposed project. If there are revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

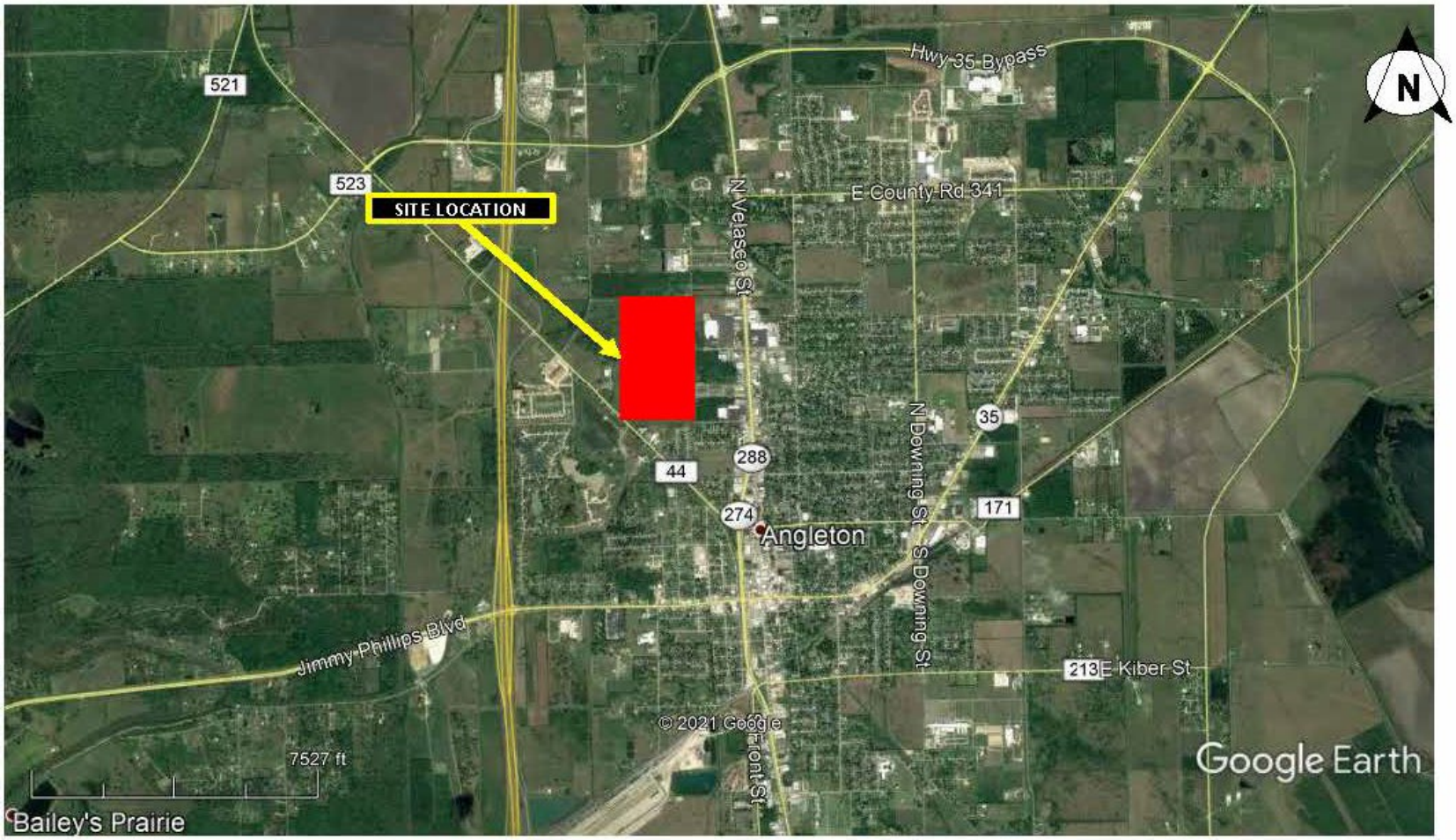
The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional Geotechnical Engineering practices in the local area. No other warranties are implied or expressed. This report may not be copied without the expressed written permission of PSI.

After the plans and specifications are more complete, the Geotechnical Engineer should be retained and provided the opportunity to review the final design plans and specifications to check that the engineering recommendations have been properly incorporated in the design documents. At this time, it may be necessary to submit supplementary recommendations. If PSI is not retained to perform these functions, PSI will not be responsible for the impact of those conditions on the project.

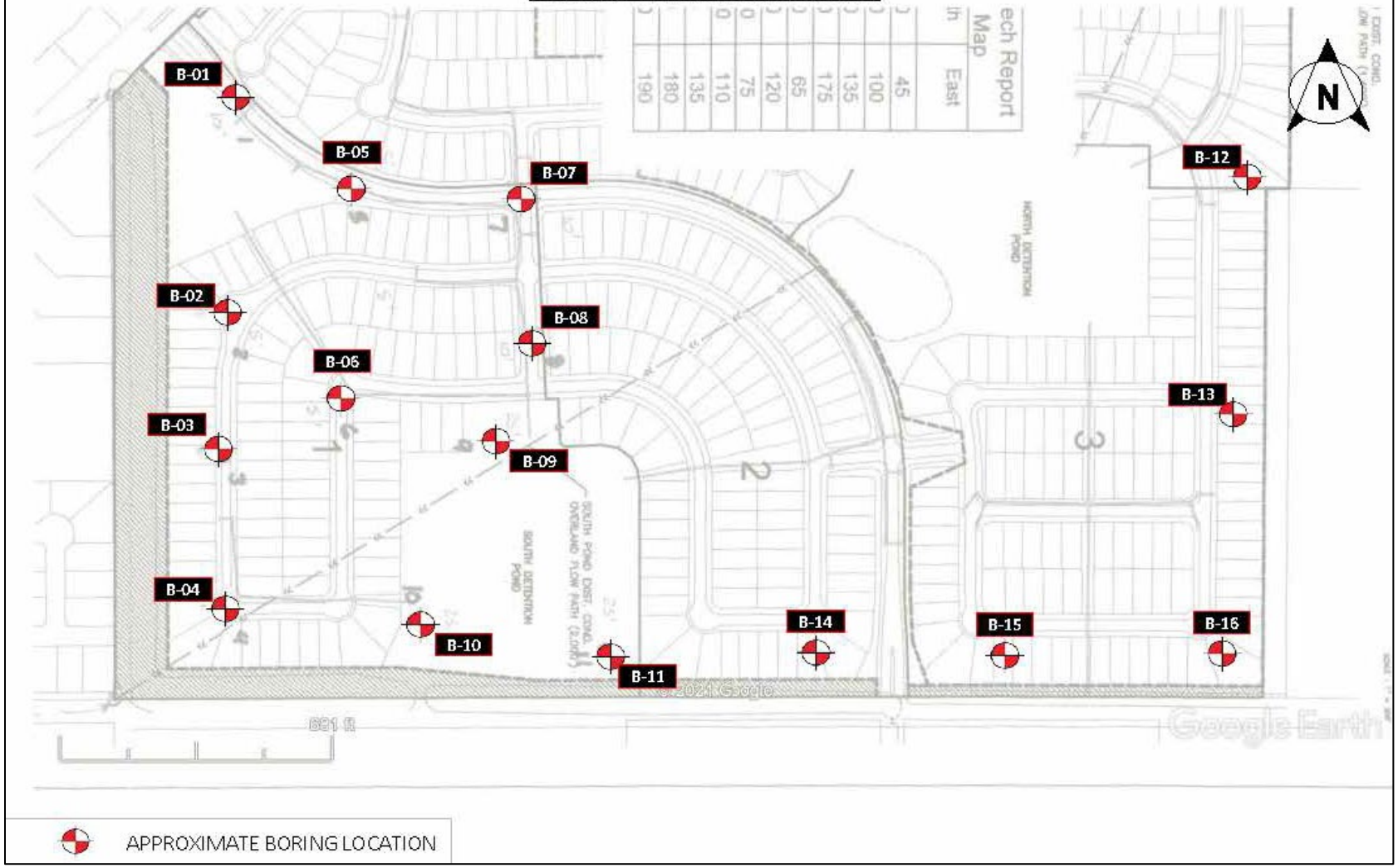
This report has been prepared for the exclusive use of Baker & Lawson, Inc. for specific application to the proposed Tigner Tract to be constructed at Anchor Road (CR 44) in Angleton, Texas.

APPENDIX

SITE LOCATION PLAN



BORING LOCATION PLAN



Boring Logs

intertek psi

LOG OF BORING B-01

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF, REDDISH BROWN		91	55	16	39	24		99
				-with sand seams, 2 to 4 feet						19		
5				-brown, 4 to 6 feet			51	16	35	22		
		ML		**SILT WITH SAND (ML),** MEDIUM DENSE, REDDISH BROWN	10	76				17		
10					16					20		
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

BORINGLOG_HOUSTON - HOUSTON TEMPLATE.GDT - 3/8/21 16:53 - \\HOUSTON-FS1\PROJECTS\286 REPORTS\2021 REPORTS\286-2371 PROPOSED TIGNER TRACT, ANGLETON, TX\S LOG\286-2371.GPJ

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LOG OF BORING B-02

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 5 FEET

PSI Project No.: 286-2371-1

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** FIRM, DARK BROWN						33	○	
		CL		**LEAN CLAY (CL),** FIRM TO STIFF, BROWN		87	48	14	34	18	●	107
5										17	○	
10												
15												
20												
25												

DEPTH OF BORING: 5 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

BORINGLOG_HOUSTON - HOUSTON TEMPLATE.GDT - 3/8/21 16:53 - \\HOUSTON-FS1\PROJECTS\286 REPORTS\2021 REPORTS\286-2371 PROPOSED TIGNER TRACT, ANGLETON, TX\S LOG\286-2371.GPJ

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LOG OF BORING B-03

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 5 FEET

PSI Project No.: 286-2371-1

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU	DRY UNIT WEIGHT (pcf)
				COORDINATE (X) OR EASTING:							0.0 0.5 1.0 1.5 2.0 2.5	
				COORDINATE (Y) OR NORTHING:								
				APPROXIMATE SURFACE ELEVATION: feet								
				LATITUDE:								
				LONGITUDE:								
		CH		**FAT CLAY (CH),** FIRM, BROWN						22	○	
		CH		**SANDY FAT CLAY (CH),** STIFF, BROWN		69	54	16	38	20	○●	105
				-with calcareous nodules, 4 to 5 feet						16	○	
5												
10												
15												
20												
25												

DEPTH OF BORING: 5 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

BORINGLOG_HOUSTON - HOUSTON TEMPLATE.GDT - 3/8/21 16:53 - \\HOUSTON-FS1\PROJECTS\286 REPORTS\2021 REPORTS\286-2371 PROPOSED TIGNER TRACT, ANGLETON, TX\S LOG\286-2371.GPJ

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LOG OF BORING B-04

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 15 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** SOFT TO VERY STIFF, REDDISH BROWN						23	○	
				-calcareous nodules, 2 to 6 feet		86	59	17	42	20	○ ●	112
5										19	○	
		ML		**SILT (ML),** FIRM TO VERY STIFF, REDDISH BROWN	6		NP	NP	NP	23		
					13	86				26		
10												
					18					23		
15												
20												
25												

DEPTH OF BORING: 15 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-05

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 5 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○ HP ● UC △ TV ▲ UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** FIRM, DARK BROWN		88	55	16	39	20	○	
										19	○	
5				-brown, 4 to 5 feet						20	○	
10												
15												
20												
25												

DEPTH OF BORING: 5 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-06

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 5 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF TO VERY STIFF, DARK BROWN		93	62	15	47	20		105
				-brown, with calcareous nodules, 2 to 5 feet						21		
5										20		
10												
15												
20												
25												

DEPTH OF BORING: 5 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-07

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CL		**LEAN CLAY (CL),** FIRM, BROWN						20	○	
		CH		**FAT CLAY (CH),** STIFF TO VERY STIFF, BROWN		86	50	15	35	19	○ ●	111
5				-with calcareous nodules, 4 to 6 feet						18	○	
		ML		**SILT WITH SAND (ML),** FIRM, GRAY	7	77	NP	NP	NP	19		
		SM		**SILTY SAND (SM),** MEDIUM DENSE, REDDISH BROWN	10					20		
10												
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/3/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-08

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	USCS SYMBOL	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)
	CL	**LEAN WITH SAND (CL),** FIRM, DARK BROWN, with root fiber		84	46	15	31	32	
	CH	**FAT CLAY WITH SAND (CH),** FIRM TO STIFF, BROWN						33	93
5				81	50	16	34	23	
	SC	**CLAYEY SAND (SC),** REDDISH BROWN						29	
	SM	**SILTY SAND (SM),** MEDIUM DENSE, REDDISH BROWN	13					23	
10									
15									
20									
25									

SHEAR STRENGTH (tons/square foot)
○ HP ● UC △ TV ▲ UU
0.0 0.5 1.0 1.5 2.0 2.5

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/3/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-09

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 25 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF, DARK BROWN			64	18	46	20		
										18		
5				-brown, 4 to 6 feet						21		
				-reddish brown, 6 to 8 feet		98	55	17	38	18		107
		CH		**SANDY FAT CLAY (CH),** SOFT, REDDISH BROWN	4					32		
10		SM		**SILTY SAND (SM),** MEDIUM DENSE, REDDISH BROWN								
					20					24		
15												
					23	23	NP	NP	NP	22		
20												
					65					22		
25												

DEPTH OF BORING: 25 FEET
DATE DRILLED: 2/3/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-10

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 25 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF, DARK BROWN								
				-with organics, 0 to 2 feet						50		
				-brown, 2 to 4 feet						22		
5		CL		**LEAN CLAY WITH SAND (CL),** FIRM, REDDISH BROWN		83	30	17	13	16		110
		ML		**SILT WITH SAND (ML),** FIRM, REDDISH BROWN	8					21		
10					6	77	NP	NP	NP	25		
		SM		**SILTY SAND (SM),** MEDIUM DENSE TO DENSE, REDDISH BROWN								
				-with gravel, 13 to 15 feet	10					23		
15												
				-gray, 18 to 25 feet	16	18				22		
20												
25					32		NP	NP	NP	19		

DEPTH OF BORING: 25 FEET
DATE DRILLED: 2/3/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-11

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 25 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF, DARK BROWN						20		
				-reddish brown, 2 to 4 feet						19		
5		CL-ML		**SILTY CLAY (CL-ML),** VERY STIFF, REDDISH BROWN						14		
				-gray, 6 to 8 feet	18	90	26	19	7	20		
										21		
10		CL		**LEAN CLAY (CL),** STIFF, REDDISH BROWN								
						99	38	14	24	31		92
15												
		SM		**SILTY SAND (SM),** MEDIUM DENSE, BROWN	14					21		
20												
					14	14				20		
25												

DEPTH OF BORING: 25 FEET
DATE DRILLED: 2/3/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-12

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF TO VERY STIFF, DARK BROWN						19		
						95	56	19	37	21		108
5		CL		**LEAN CLAY (CL),** STIFF, DARK BROWN, with calcareous nodules						13		
		ML		**SILT (ML),** FIRM TO STIFF, REDDISH BROWN	6	91	NP	NP	NP	21		
10					9					21		
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-13

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CL		**LEAN CLAY (CL),** FIRM TO HARD, DARK BROWN		90	34	18	16	18		
										22		116
5						86	43	16	27	16		
		ML		**SANDY SILT (ML),** VERY STIFF, GRAY	16					21		
10					21					21		
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-14

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** STIFF, DARK BROWN						25	○	
				-with organics, 0 to 2 feet								
				-with calcareous nodules, 2 to 6 feet								
				-gray, 2 to 4 feet		95	54	17	37	22	●	102
				-reddish brown, 4 to 6 feet								
5										26	○	
		CL		**LEAN CLAY (CL),** FIRM, REDDISH BROWN			47	18	29	21	○	
		CH		**FAT CLAY (CH),** FIRM, REDDISH BROWN	6					27		
10												
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

BORINGLOG_HOUSTON - HOUSTON TEMPLATE.GDT - 3/8/21 16:53 - \\HOUSTON-FS1\PROJECTS\286 REPORTS\2021 REPORTS\286-2371 PROPOSED TIGNER TRACT, ANGLETON, TX\S LOG\286-2371.GPJ

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LOG OF BORING B-15

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 10 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT LL	PLASTIC LIMIT PL	PLASTICITY INDEX PI	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CL-ML		**SILTY CLAY WITH SAND (CL-ML),** DARK BROWN		83	21	16	5	14		
		CL		**LEAN CLAY (CL),** HARD, BROWN, with calcareous nodules						17	●	111
5		CH		**FAT CLAY (CH),** BROWN			50	12	38	20		
				-with sand seams, 6 to 8 feet						17		
		ML		**SANDY SILT (ML),** FIRM, REDDISH BROWN	7					23		
10												
15												
20												
25												

DEPTH OF BORING: 10 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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LOG OF BORING B-16

PROPOSED DEVELOPMENT AT TIGNER TRACT
HOUSTON, TEXAS

TYPE OF BORING: AUGER TO 20 FEET

PSI Project No.: 286-2371-1

COORDINATE (X) OR EASTING:
COORDINATE (Y) OR NORTHING:
APPROXIMATE SURFACE ELEVATION: feet
LATITUDE:
LONGITUDE:

DEPTH, FT.	SOIL TYPE	USCS SYMBOL	SAMPLES	SOIL DESCRIPTION	N-BLOWS/FT.	% PASSING No. 200 SIEVE	LIQUID LIMIT (LL)	PLASTIC LIMIT (PL)	PLASTICITY INDEX (PI)	MOISTURE CONTENT (%)	SHEAR STRENGTH (tons/square foot) ○HP ●UC △TV ▲UU 0.0 0.5 1.0 1.5 2.0 2.5	DRY UNIT WEIGHT (pcf)
		CH		**FAT CLAY (CH),** FIRM TO VERY STIFF, DARK BROWN						16	○	
				-brown, 2 to 4 feet		90	54	15	39	22	○	
				-reddish brown, 4 to 6 feet						19	●	110
5		CL		**LEAN CLAY WITH SAND (CL),** REDDISH BROWN			47	14	33	21		
		ML		**SILT WITH SAND (ML),** FIRM, REDDISH BROWN	4					24		
10												
15					8	75	NP	NP	NP	22		
		SM		**SILTY SAND (SM),** MEDIUM DENSE, BROWN	15					23		
20												
25												

DEPTH OF BORING: 20 FEET
DATE DRILLED: 2/5/21

INITIAL GROUND WATER: NOT ENCOUNTERED
FINAL GROUND WATER: NOT ENCOUNTERED

NOTES:

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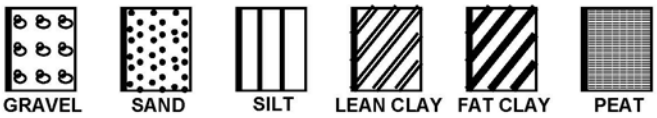
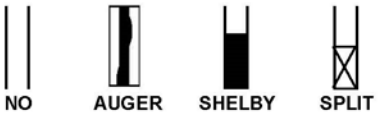
KEY TO TERMS AND SYMBOLS USED ON LOGS

SOIL TYPE



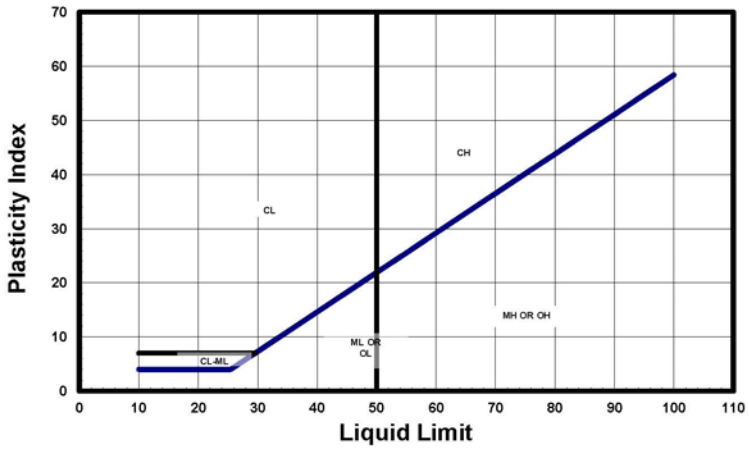
SAMPLER TYPE



MODIFIERS

(SEE TEXT ON LOG)

UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D 2487



CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	SHEAR STRENGTH IN TONS/FT^2
VERY SOFT	0 TO 0.125
SOFT	0.125 TO 0.25
FIRM	0.25 TO 0.5
STIFF	0.5 TO 1.0
VERY STIFF	1.0 TO 2.0
HARD	> 2.0 OR 2.0+

RELATIVE DENSITY - GRANULAR SOILS

CONSISTENCY	N-VALUE (BLOWS/FOOT)
VERY LOOSE	0 TO 4
LOOSE	5 TO 9
MEDIUM DENSE	10 TO 29
DENSE	30 TO 50
VERY DENSE	> 50 OR 50+

DEGREE OF PLASTICITY OF COHESIVE SOILS

DEGREE OF PLASTICITY	PLASTICITY INDEX	SWELL POTENTIAL
NONE OR SLIGHT	0 TO 4	NONE
LOW	4 TO 20	LOW
MEDIUM	20 TO 30	MEDIUM
HIGH	30 TO 40	HIGH
VERY HIGH	> 40	VERY HIGH

MOISTURE CONDITION COHESIVE SOILS

DESCRIPTION	CONDITION
Absence of moisture, dusty, dry to touch	DRY
Damp but no visible water	MOIST
Visible free water	WET

CONSISTENCY OF COHESIVE SOILS AFTER TERZAGHI (1948)

CONSISTENCY	N-VALUE (BLOWS/FOOT)
VERY SOFT	< 2
SOFT	2 TO 4
FIRM	4 TO 8
STIFF	8 TO 15
VERY STIFF	15 TO 30
HARD	> 30

ABBREVIATIONS

HP - HAND PENETROMETER
TV - TORVANE
MV - MINIATURE VANE
UC - UNCONFINED COMPRESSION TEST
UU - UNCONSOLIDATED UNDRAINED TRIAXIAL
CU - CONSOLIDATED UNDRAINED

NOTE: PLOT INDICATES SHEAR STRENGTH AS OBTAINED BY ABOVE TESTS

FINAL GROUND WATER LEVEL

INITIAL GROUND WATER LEVEL

CLASSIFICATION OF GRANULAR SOILS

U.S. STANDARD SIEVE SIZE(S)

6"	3"	3/4"	4	10	40	200

BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY	CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE		

152	76.2	19.1	4.76	2.0	0.42	0.074	0.002

GRAIN SIZE IN MM

THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 2/7/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☑	RESIDENTIAL	☐
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

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

Name of Applicant: Douglas B. Roesler, P.E. Phone: _____

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

E-mail: droesler@bakerlawson.com

Name of Owner of Property: Tejas-Angleton Development 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) _____ 02-05-2025

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6th day of February, 2025.

(SEAL)

Robin Ruth Crouch
Notary Public, State of Texas
Comm. Expires 02-16-2027
Notary ID 422233-5

Robin R. Crouch

Notary Public for the State of Texas
Commission Expires: 2-16-25

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 119.6 Acres out of the J De J Valderas Tract 73, 74, 75, 75A, 76, 76B, 77, 81, 82, 83, 84A A-380

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Baker & Lawson, Inc.

ADDRESS: [redacted]

APPLICANT PHONE #[redacted] E-MAIL: [redacted]

PRINTED NAME OF OWNER: T[redacted]

SIGNATURE OF OWNER: Wayne C Pelt II DATE: 2/6/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6th day of February, 2025.

(SEAL) JANET SANTA MARIA
Notary Public, State of Texas
Comm. Expires 05-06-2028
Notary ID 132466829

Janet Santa Maria
Notary Public for the State of Texas
Commission Expires: 05-06-2028

PROJECT SUMMARY FORM

Address of property CR 44 Anchor Road

The subject property fronts _____ feet on the _____ side of _____

Depth: _____ Area: _____ Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Development of Austin Colony Subdivision Section 1B

Is this platting a requirement for obtaining a building permit? _____ YES X NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Douglas B. Roesler Date: 02/05/25

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 deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	$1,000.00

***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 deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)	$1,000.00

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 on*_____*by* _____

*Reviewed by Staff on*_____*by* _____

Planning & Zoning meeting date: _____

*City Council meeting date:*_____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

February 28, 2025

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

Re: Austin Colony Section 1B Preliminary Plat – 1st Submittal Review Comments Angleton, Texas

Dear Mr. Spriggs:

Attached is the updated Austin Colony Section 1B Preliminary Plat for the above referenced subdivision and offers the following response to HDR Engineering comments:

1. **Notate radius of cul-de-sac/knuckle.**
   Radius has been added to the plat

2. **Update heading in the certification blocks for the Dedication Statement.**
   Heading has been updated

3. **Verify: Section 1A to be referenced on the plat to show that Lot 1, Blk 2 has street access.**
   Referenced Section 1A on the Plat

Phase 1A of Austin Colony will be constructed first to provide direct access to CR 44 (Anchor Rd.) Section 1B will be after completion of Section 1A. Construction start date on Section 1B will be determined by pace of home sales in Section 1A.

We believe all comments have been addressed. Please let us know if further information is needed.

Sincerely,

Douglas B. Roesler, P.E.

DOUGLAS B. ROESLER, P.E. - Principal Engineer
4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

Texas Registered Engineering Firm F-825 • Texas Board Of Professional Land Surveying No. 10052500

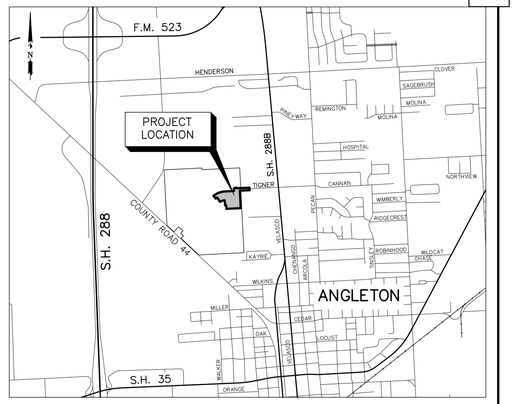
BRAZORIA COUNTY, TEXAS
JOSE DE JESUS VALDERAS SURVEY
ABSTRACT 380

N

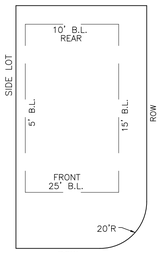
0' 25' 50' 100'
SCALE 1" = 50'

LEGEND

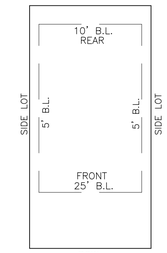
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL, PG. = VOLUME, PAGE
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
R.O.W. = RIGHT-OF-WAY
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
○ = 5/8" I.R.C. SET "BAKER & LAWSON"
◉ = FOUND MONUMENT (AS NOTED)
◔ = BM



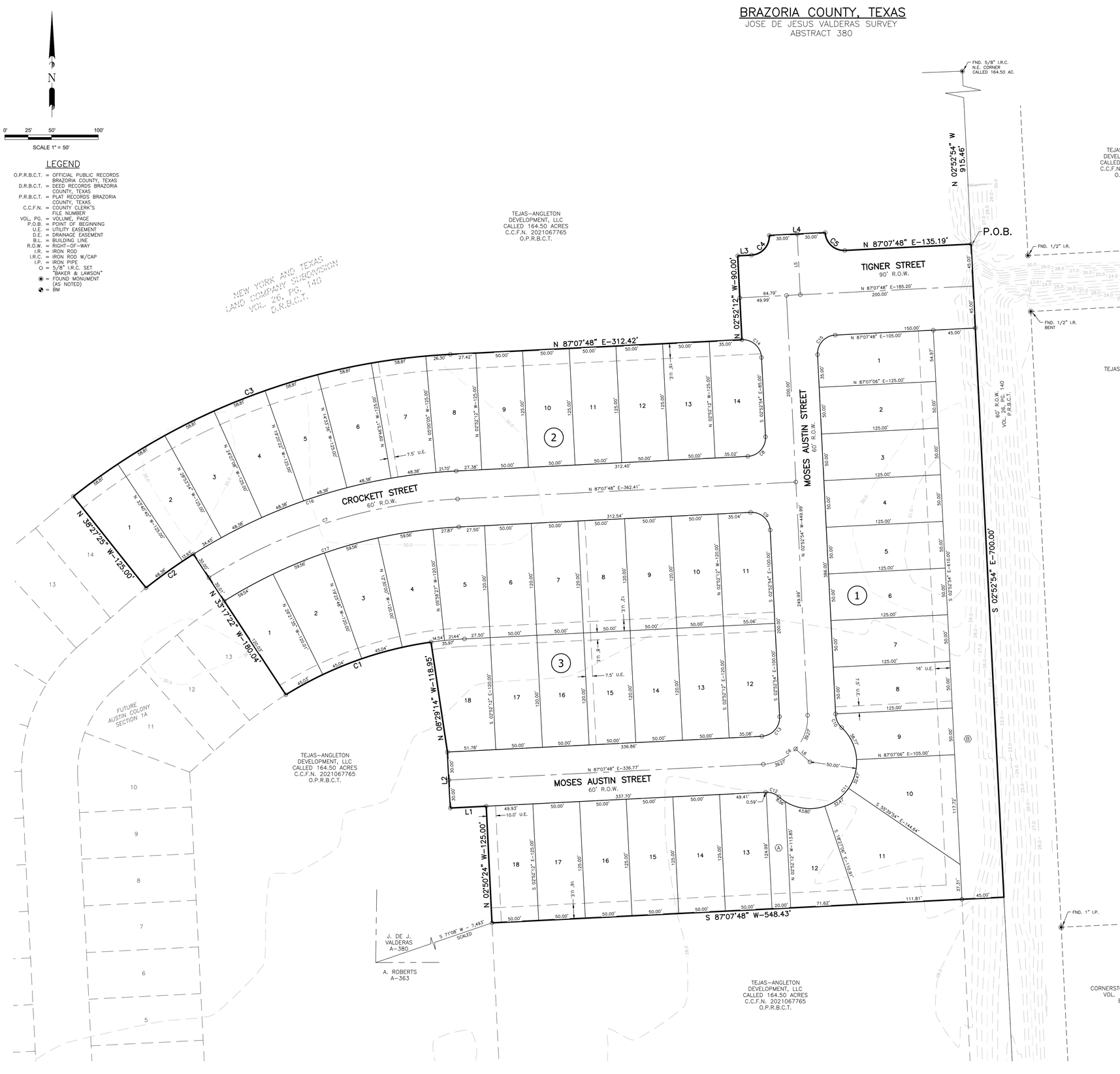
VICINITY MAP



TYPICAL SIDE LOT



TYPICAL INTERIOR LOT



LINE TABLE		
Line No.	Length	Direction
L1	38.35'	S87°07'48"W
L2	60.00'	N03°02'49"W
L3	14.79'	N87°07'48"E
L4	60.00'	N87°07'40"E
L5	65.00'	S02°52'12"E
L6	20.72'	N47°52'33"W

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	166.39'	400.00'	23°50'03"	S70°03'36"W	165.20'
C2	62.31'	580.00'	6°09'19"	S54°37'14"W	62.28'
C3	437.96'	705.00'	35°35'36"	N69°20'23"E	430.95'
C4	31.41'	20.00'	89°59'49"	N42°07'53"E	28.28'
C5	31.42'	20.00'	90°00'11"	S47°52'07"E	28.29'
C6	78.55'	50.00'	90°00'41"	N42°07'27"E	70.72'
C7	282.12'	550.00'	29°23'23"	N72°26'49"E	279.04'
C9	31.41'	20.00'	89°59'19"	S47°52'33"E	28.28'
C10	15.50'	20.00'	44°24'55"	N25°05'21"W	15.12'
C11	156.07'	50.00'	178°50'32"	N42°07'27"E	99.99'
C12	15.50'	20.00'	44°24'55"	N70°39'45"W	15.12'
C13	31.42'	20.00'	90°00'41"	S42°07'27"W	28.29'
C15	31.42'	20.00'	90°00'41"	N42°07'27"E	28.29'
C16	298.06'	580.00'	29°26'37"	S72°25'12"W	294.79'
C17	266.08'	520.00'	29°19'04"	S72°28'16"W	263.19'

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY & DRAINAGE USE	0.056 AC.
Ⓑ	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	0.630 AC.

BLOCK 1 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,788
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	5,681
10	8,311
11	10,745
12	6,072
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,246

BLOCK 2 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,699
2	6,699
3	6,699
4	6,699
5	6,699
6	6,699
7	6,699
8	6,425
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,704

BLOCK 3 SECTION 1B

PARCEL TABLE	
LOT NO.	AREA S.F.
1	6,274
2	6,276
3	6,276
4	6,323
5	6,259
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,520
12	6,522
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,903

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

SHEET 1 OF 2

PRELIMINARY PLAT
AUSTIN COLONY SECTION 1B

BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES
SUBDIVISION

BEING A PORTION OF
A CALLED 164.50 ACRE TRACT
C.C.F.N. 2021067765
O.P.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 16182	SCALE: 1" = 50'	DRAWN BY: BT
DRAWING NO.: 16182 PLAT SEC 1B.DWG	DATE: 2/28/2025	CHECKED BY: DH

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

_____
BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

_____
JOHN WRIGHT, MAYOR

_____
MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY _____, CITY OF ANGLETON, ON BEHALF OF THE CITY.

_____
NOTARY PUBLIC STATE OF TEXAS

_____
MY COMMISSION EXPIRES

DRAINAGE AND DETENTION EASEMENT

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

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE _____ DAY OF _____, 20____, BY THE ANGLETON DRAINAGE DISTRICT.

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

_____
BOARD MEMBER

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WAYNE L. REA II, OF TEJAS VIEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1B, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
WAYNE L. REA II
TEJAS VIEJO LAND COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES

DESCRIPTION OF 10.680 ACRES

BEING A 10.680 ACRE TRACT OF LAND LOCATED WITHIN THE JOSE DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 164.50 ACRE TRACT IN THE NAME OF TEJAS-ANGLETON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), ALSO BEING A PORTION OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 26, PAGE 140 OF THE DEED RECORDS, BRAZORIA COUNTY, TEXAS (D.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 10.680 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING ON THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE WEST LINE OF A 60' PLATTED RIGHT-OF-WAY (R.O.W.), AS RECORDED IN VOLUME 26, PAGE 140 OF THE D.R.B.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" FOUND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT BEARS NORTH 02°52'54" WEST, A DISTANCE OF 915.46 FEET;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID 60' PLATTED RIGHT-OF-WAY (R.O.W.), A DISTANCE OF 700.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 548.43 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°50'24" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 38.35 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 03°02'49" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 08°29'14" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 118.95 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 166.39 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 23°50'03", A CHORD WHICH BEARS SOUTH 70°03'36" WEST A DISTANCE OF 165.20 FEET;

THENCE NORTH 33°17'22" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 180.04 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 62.31 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 06°09'19", A CHORD WHICH BEARS SOUTH 54°37'14" WEST A DISTANCE OF 62.28 FEET;

THENCE NORTH 38°27'25" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 437.96 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 035°35'36", A CHORD WHICH BEARS NORTH 69°20'23" EAST A DISTANCE OF 430.95 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 312.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°52'12" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 14.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.41 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'49", A CHORD WHICH BEARS NORTH 42°07'53" EAST A DISTANCE OF 28.28 FEET;

THENCE NORTH 87°07'40" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'11", A CHORD WHICH BEARS SOUTH 47°52'07" EAST A DISTANCE OF 28.29 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 135.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 10.680 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 10.680 ACRE TRACT INTO A 50 LOT, 3 BLOCK 2 RESERVE SUBDIVISION.

2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

5. SITE BENCHMARK:
TBM "A" BOX CUT IN CONCRETE, TOP OF INLET, SOUTH SIDE OF WEST END OF TIGNER ROAD.
ELEVATION = 15.00' NAVD1988, REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 PID: DR8248, PUBLISHED ELEVATION: 32.0 FEET. TXDOT ANGLETON.

6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

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

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

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

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

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

12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

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

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

PRELIMINARY PLAT
AUSTIN COLONY SECTION 1B

BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES SUBDIVISION

BEING A PORTION OF A CALLED 164.50 ACRE TRACT C.C.F.N. 2021067765 O.P.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 16182	SCALE:	DRAWN BY: BT
DRAWING NO.: 16182 PLAT SEC 1B.DWG	DATE: 2/28/2025	CHECKED BY: DH

J:\16000S\16100\16182\ENGINEERING-SURVEY\SURVEY\PLAT\16182 PLAT SEC 1B.DWG PLOT DATE:2/28/2025 Dheidrich

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green Section 4 Final Plat located near Parks Edge Ln. and Windrose Green Bend, consisting of 65 lots, 2 reserves, and 3 Blocks on 13.539 acres of land.

PLANNING STAFF & ENGINEERING REVIEW:

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

Sheet 1 of 3

1. Has all required easements from TNMP been coordinated for electric distribution?
2. Per metes and bounds, the POB is located near start of line L3. Verify and update.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Please clarify this area/linetype near Lot 1, Blk 3. Move text as needed and provide WLE file #.

Sheet 2 of 3

1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks
and the building envelope.

Sheet 3 of 3

1. Include the certificate noted for the proposed drainage easements shown on the plat.

The applicants submitted a response to all of the above comments and a corrected plat on February 26, 2025. The comments are pending final clearance by the City Engineer; however, Staff has found no issues.

Recommendation: The Planning and Zoning Commission should approve the Windrose Green Section 4 Final Plat, subject any outstanding Engineering and Staff comments being cleared and satisfied by the applicants, and forward the Plat to City Council for final consideration and approval.

February 20, 2025

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

Re: On-Going Services
Windrose Green Section 4 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Sheet 1 of 3

1. Has all required easements from TNMP been coordinated for electric distribution?
2. Per metes and bounds, the POB is located near start of line L3. Verify and update.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Please clarify this area/linetype near Lot 1, Blk 3. Move text as needed and provide WLE file #.

Sheet 2 of 3

1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.

Sheet 3 of 3

1. Include the certificate noted for the proposed drainage easements shown on the plat.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Windrose Green Section 4 Final Plat Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Drainage, and Incidental Utility Purposes Only
0.10 AC
4,450 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Drainage, and Incidental Utility Purposes Only
0.02 AC
777 Sq. Ft.

NW CORNER T.S. LEE SURVEY, A-318

S82°53'25"E 6,490.30

POB
X: 3,116,621.85
Y: 13,640,822.99

Per metes and bounds, the POB is located near start of line L3. Verify and update.

X: 3,117,356.22
Y: 13,641,039.39

X: 3,116,190.04
Y: 13,640,113.30

X: 3,117,454.54
Y: 13,640,241.26

N87°12'54"E 456.00'

S87°12'54"W 629.85'

N01°06'16"W 434.49'

S02°47'06"E 622.00'

N87°10'48"E 731.20'

S87°10'48"W 761.48'

N04°27'29"E 300.73'

CARDINAL POINTE DRIVE (60' ROW)

PARKS EDGE LANE (60' ROW)

STARGAZER LANE (60' ROW)

STARLIGHT STREET (60' ROW)

LONG VOYAGE DRIVE (60' ROW)

EXPLORATION STREET (60' ROW)

WINDROSE BEND (60' ROW)

WINDROSE GREEN SECTION ONE
PLAT No. 2021062480
BCPR

WINDROSE GREEN SECTION TWO
PLAT No. 2023042778
BCPR

WINDROSE GREEN SECTION FIVE
PLAT NO _____
BCPR

WINDROSE GREEN SECTION SIX
PLAT NO _____
BCPR

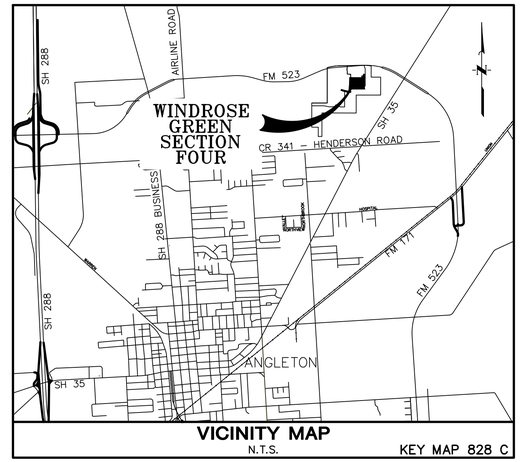
WINDROSE GREEN SECTION 7
PLAT NO _____
BCOPRRP

WINDROSE GREEN SECTION 8
PLAT NO _____
BCOPRRP

Has all required easements from TNMP been coordinated for electric distribution?

Please clarify this area/linetype near Lot 1, Blk 3. Move text as needed and provide WLE file #.

Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks [A]



VICINITY MAP
N.T.S.
KEY MAP 828 C

LEGEND

AC	"Acres"
BCOPRRP	"Brazoria County Official Public Records of Real Property"
BCPR	"Brazoria County Property Records"
BL	"Building Line"
ESMT	"Easement"
FND	"Found"
IR	"Iron Rod"
No.	"Number"
OPRBC	"Official Property Records of Brazoria County"
POB	"Point of Beginning"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
STM SE	"Storm Sewer Easement"
UE	"Utility Easement"
VOL. __, PG. __	"Volume and Page"
WLE	"Waterline Easement"
(1)	"Block Number"
	"Street Name Break"
●	"Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"

0 30 60 120 180
SCALE: 1" = 60'

GENERAL NOTES

1. A 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 property, the conditions of this dedication being that when the adjacent property is subdivided or re-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.
2. Easements are hereby reserved as shown to facilitate roadways, drainage, and installation of utilities, including but not limited to electrical lines, wastewater disposal lines, gas, and water lines. There is also a reserved ten (10) foot strip centered along all tract lines for a general drainage and utility easement.
3. All reserves shall be owned and maintained by Homeowners Association or MUD.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
   VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Alliterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
5. 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 partially within the Unshaded Zone "X", which is defined as areas determined to be outside the 500–year flood plain, the Shaded Zone "X" which is defined as areas determined to be inside the 500–year flood plain, as well as Zone "AE", which is defined as areas determined to be within the floodplain with base flood elevation of 26 feet.
6. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999868872.
7. There are no pipelines or pipeline easements within the platted area shown hereon.
8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
9. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Incidental Utilities are including but not limited to the underground utility services.
16. Utility easement to expire upon incorporation into platted single–family section.

FINAL PLAT OF
WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND
OUT OF THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°10'48"E	103.01'
L2	N89°13'19"E	100.06'
L3	N02°47'06"W	98.83'
L4	N87°12'54"E	60.00'
L5	N02°49'12"W	60.00'
L6	N87°10'48"E	94.98'
L7	S87°10'48"W	35.68'
L8	S02°49'12"E	180.00'
L9	S00°20'29"W	92.78'
L10	S00°42'08"E	60.00'
L11	N87°30'17"W	60.00'
L12	N75°54'30"W	65.58'
L13	N23°42'33"E	60.00'
L14	S75°54'30"E	65.58'
L15	S02°47'06"E	3.12'
L16	S46°57'04"E	0.73'
L17	S05°38'58"W	18.50'
L18	S75°54'30"E	65.58'
L19	N66°52'15"W	20.00'
L20	S64°39'42"W	20.00'
L21	N87°10'48"E	112.40'
L22	N82°56'08"E	100.28'
L23	S87°12'54"W	456.06'
L24	N43°58'44"W	20.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°16'22"	39.39'	N42°11'51"E	35.44'	25.12'
C2	25.00'	91°02'37"	39.73'	S45°10'49"E	35.68'	25.46'
C3	1530.00'	4°17'19"	114.52'	N88°33'28"W	114.50'	57.29'
C4	25.00'	91°05'28"	39.75'	S48°02'27"W	35.69'	25.48'
C5	730.00'	0°27'18"	5.80'	N02°43'22"E	5.80'	2.90'
C6	25.00'	85°18'17"	37.22'	N39°42'08"W	33.88'	23.03'
C7	1530.00'	6°26'46"	172.13'	N79°07'53"W	172.04'	86.16'
C8	470.00'	9°37'04"	78.89'	N71°05'58"W	78.80'	39.54'
C9	410.00'	9°37'04"	68.82'	S71°05'58"E	68.74'	34.49'
C10	1470.00'	10°25'49"	267.60'	S81°07'25"E	267.23'	134.17'
C11	55.00'	86°50'19"	83.36'	S43°45'39"W	75.61'	52.05'
C12	1500.00'	14°47'38"	387.30'	S83°18'19"E	386.23'	194.73'
C13	700.00'	3°09'15"	38.54'	S04°04'20"W	38.53'	19.27'
C14	440.00'	9°37'04"	73.86'	S71°05'58"E	73.77'	37.02'
C15	25.00'	90°00'00"	39.27'	N42°12'54"E	35.36'	25.00'
C16	25.00'	39°12'23"	17.11'	S73°10'54"E	16.78'	8.90'
C17	50.00'	265°26'03"	231.64'	S06°17'45"E	73.47'	54.15'
C18	25.00'	46°13'40"	20.17'	S64°06'04"W	19.63'	10.67'
C19	25.00'	90°00'00"	39.27'	N47°47'06"W	35.36'	25.00'
C20	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'	24.98'
C21	25.00'	21°02'22"	9.18'	S82°18'01"E	9.13'	4.64'
C22	50.00'	130°51'29"	114.20'	S42°47'26"W	90.94'	109.36'
C23	25.00'	22°58'48"	10.03'	N11°08'55"W	9.96'	5.08'
C24	25.00'	93°19'11"	40.72'	N47°00'05"E	36.36'	26.49'
C25	25.00'	90°02'06"	39.29'	S47°48'09"E	35.37'	25.02'

LOT AREA SUMMARY

BLOCK 1	
LOT	SQ. FT.
1	6,586
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000

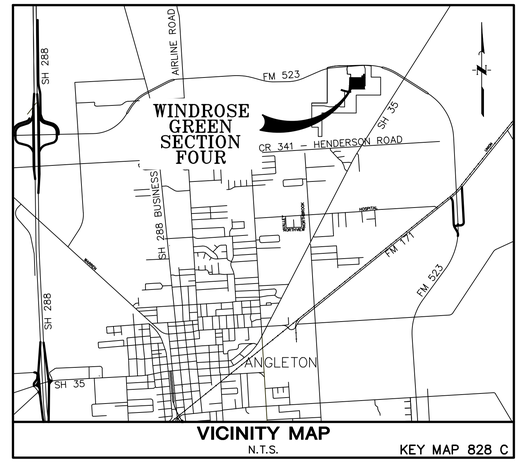
BLOCK 2	
LOT	SQ. FT.
1	6,000
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,862

BLOCK 3	
LOT	SQ. FT.
1	7,591
2	5,997
3	6,093
4	6,278
5	6,370
6	6,369
7	6,367
8	6,366
9	6,364
10	6,363
11	6,361
12	6,360
13	6,990
14	7,013
15	6,369
16	6,369
17	6,369
18	6,369
19	6,369
20	6,369

BLOCK 3	
LOT	SQ. FT.
21	6,369
22	6,369
23	6,463
24	6,642
25	5,902
26	7,689
27	6,800
28	5,804
29	6,312
30	6,225
31	6,181
32	6,181
33	6,181
34	6,181
35	6,181
36	6,181
37	6,181
38	6,181
39	6,789

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	622	60'	LOCAL
EXPLORATION STREET	57	60'	LOCAL
LONG VOYAGE DRIVE	285	60'	LOCAL
STARLIGHT STREET	774	60'	LOCAL
CARDINAL POINTE DRIVE	567	60'	LOCAL
STARGAZER LANE	630	60'	LOCAL

Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope;



VICINITY MAP
N.T.S.
KEY MAP 828 C

FINAL PLAT OF
WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND
OUT OF THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF 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 in and for the State of Texas

_____
Print Name

My commission expires: _____

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this __ day of _____, 20__, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibilities for construction, operation or maintenance of subdivision drainage facilitates.

The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party submitting the plat or plan herein, their or its principals or agents.

_____
Chairman of the Board of Supervisors

_____
Board Member

_____
Board Member

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., 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.

_____
Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.539 acre (589,751 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 13.539 acre (589,751 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83.

BEGINNING at 5/8-inch iron rod with cap stamped "Costello" found at the southeast corner of Windrose Green Section 2, recorded under Plat Number 2023042778 of the Brazoria County Official Public Records of Real Property;

THENCE, along the easterly line of said Windrose Green Section 2 the following 5 calls:

1. North 02°47'06" West, a distance of 98.83 feet;
2. North 87°12'54" East, a distance of 60.00 feet to the beginning of a curve to the right;
3. With said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 42°11'51" East, a chord length of 35.44 feet and an arc length of 39.39 feet;
4. North 02°49'12" West, a distance of 60.00 feet;
5. North 87°10'48" East, a distance of 94.98 feet;

THENCE, over and across said 154.6 acres the following 15 calls:

1. South 02°47'06" East, a distance of 622.00 feet;
2. South 87°10'48" West, a distance of 35.68 feet;
3. South 02°49'12" East, a distance of 180.00 feet;
4. South 87°10'48" West, a distance of 761.48 feet;
5. South 00°20'29" West, a distance of 92.78 feet to the beginning of a curve to the left;
6. with said curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 45°10'49" East, a chord length of 35.68 feet and an arc length of 39.73 feet;
7. South 00°42'08" East, a distance of 60.00 feet to the beginning of a curve to the right;
8. with said curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 88°33'28" West, a chord length of 114.50 feet and an arc length of 114.52 feet to the beginning of a reverse curve to the left;
9. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 48°02'27" West, a chord length of 35.69 feet and an arc length of 39.75 feet;
10. North 87°30'17" West, a distance of 60.00 feet to the beginning of a curve to the right;
11. with said curve turning to the right, having a radius of 730.00 feet, a chord bearing of North 02°43'22" East, a chord length of 5.80 feet and an arc length of 5.80 feet to the beginning of a reverse curve to the left;
12. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of North 39°42'08" West, a chord length of 33.88 feet and an arc length of 37.22 feet to the beginning of a reverse curve to the right;
13. with said reverse curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 79°07'53" West, a chord length of 172.04 feet and an arc length of 172.13 feet;
14. North 75°54'30" West, a distance of 65.58 feet to the beginning of a curve to the right;
15. with said curve turning to the right, having a radius of 470.00 feet, a chord bearing of North 71°05'58" West, a chord length of 78.80 feet and an arc length of 78.89 feet to the southeast corner of the right-of-way for Parks Edge Lane as shown on the plat of Windrose Green Section 1, recorded under Plat Number 2021062480 of the Brazoria County Official Public Records of Real Property;

THENCE, North 23°42'33" East, with the easterly line of said right-of-way, a distance of 60.00 feet to a point in the southerly line of Restricted Reserve "G" as shown on the said Windrose Green Section 1 plat and being the beginning of a curve to the left;

THENCE, with the southerly and easterly lines of said Restricted Reserve "G" the following 5 calls:

1. with said curve turning to the left, having a radius of 410.00 feet, a chord bearing of South 71°05'58" East, a chord length of 68.74 feet and an arc length of 68.82 feet;
2. South 75°54'30" East, a distance of 65.58 feet to the beginning of a curve to the left;
3. with said curve turning to the left, having a radius of 1470.00 feet, a chord bearing of South 81°07'25" East, a chord length of 267.23 feet and an arc length of 267.60 feet;
4. North 04°27'29" East, a distance of 300.73 feet;
5. North 01°06'16" West, a distance of 434.49 feet;

THENCE, North 87°10'48" East, with the southerly line of said Windrose Green Section 2, a distance of 103.01 feet;

THENCE, North 89°13'19" East, continuing with said southerly line, a distance of 100.06 feet;

THENCE, North 87°12'54" East, continuing with said southerly line, a distance of 456.00 feet to the POINT OF BEGINNING, CONTAINING 13.539 acre (589,751 square feet) of land in Brazoria County, Texas;

Include the certificate noted for the proposed drainage easements shown on the plat

STATE OF TEXAS §

COUNTY OF BRAZORIA §

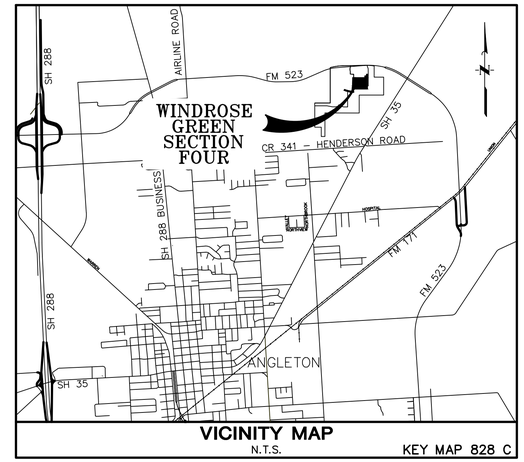
This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

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

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

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

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



VICINITY MAP
N.T.S. KEY MAP 828 C

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
City of Angleton, On behalf of the Notary Public, State of Texas

FINAL PLAT OF
WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND OUT OF THE T. S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\29188\29188-0004-02 Windrose Green Sec 4 Paving\2 Design Phase\Planning\Windrose Sec 4-PLAT.dwg Feb 07,2025 - 11:45am jay

THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 1/29/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☐	RESIDENTIAL	☑
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: Windrose Green Section 4 (Near Parks Edge Ln. and Windrose Bend)

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering 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 30th day of January, 2025.

(SEAL)

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

Notary Public for the State of Texas
Commission Expires: 04-12-2027

FORM UPDATED 4/23/2021

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) Windrose Green Section 4 (Near Parks Edge Ln. and Windrose Bend)

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Mayra Hernandez

ADDRESS:

APPLICANT PHONE #_____ E-MAIL:

PRINTED NAME OF OWNER: Harris Masterson IV, Emptor Angleton, LLC

SIGNATURE OF OWNER: _____ DATE: 1/29/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 29 day of January, 2025.

(SEAL)

Notary Public for the State of Texas
Commission Expires: 04-12-2027

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

TAX CERTIFICATE

Jurisdiction
Rancho Isabella M.U.D.

Account Number
0318-0031-102

Property Owner and Address
EMPTOR ANGLETON LLC
% MOODY LAW GROUP
3003 W ALABAMA ST
HOUSTON, TX 77098-2001

Legal Description
A0318 T S LEE BLOCK 42 TRACT
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)
ACRES 60.546
60.5460 Acres

This is to certify that after a review of the tax records of this office, the following taxes,penalties, and interest are due on the above-described property as of the date of this certificate:

Year	Base Tax	P & I	Atty Penalty	Total Due	Date Paid
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:
1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
2) This certficate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]

Michael H. Arterburn
Tax Assessor / Collector
Rancho Isabella M.U.D.

MICHAEL H. ARTERBURN
STATE OF TEXAS
TAX ASSESSOR-COLLECTOR

Date Of Issuance
1/31/2025

September 12, 2024

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

Re: On-Going Services
Windrose Green Section 4 Subdivision Improvement Plans – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following exceptions noted:

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. A letter of no objection provided by Brazoria County Engineering and dated September 6, 2024 was received for the subject construction plans. It is noted that all provisions in the approval shall be followed accordingly.
3. A letter of no objection provided by Angleton Drainage District (A.D.D.) and dated January 17, 2024 was received for the subject construction plans along with subsequent approval of the latest planset on September 11, 2024 by a representative of A.D.D. It is noted that all provisions in the approval shall be followed accordingly.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 4 Subdivision Improvement Plans 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 Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

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

Matt Hanks, P.E.
COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 6, 2024

Alex Khoshakhlagh
Pape-Dawson Engineers
2107 CityWest Blvd, 3rd Floor
Houston, TX 77042

RE: Plan Review –Construction Plans for Windrose Green Sec 4, Brazoria County, Texas.

Dear Alex:

Brazoria County has completed the review of the above referenced revised plans as provided on August 27, 2024. The County offers no objection.

This Letter of No Objection is for plan approval only. It is the applicants responsibility to apply for driveway and/or right of way permit & attach permits and cc' engineering-permits through the Engineer's Office, as well as all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

Best Regards,

Karen McKinnon

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

January 17, 2024

Costello Engineering & Surveying
Attn: Alex Khoshakhlagh, P.E.
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042

Re: Windrose Green Sections 4 and 5
Plats and Plans

Dear Mr. Khoshakhlagh:

During the regular public meeting of the Angleton Drainage District held January 9, 2024, the Angleton Drainage Board of Supervisors unanimously approved the plat and drainage plans of Windrose Green Subdivision, Sections 4 and 5 as presented.

As presented, Windrose Green, Section 4 contains (65) sixty-five, 50-foot wide residential lots. The storm sewer system outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

As presented, Windrose Green, Section 5 contains (67) sixty-seven residential lots. The lot mix is (22) twenty-two 50-foot wide lots and (45) forty-five 45-foot wide lots. The storm sewer system outfalls into the storm sewer stub out from Section 4 which outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

Other than the proposed development discussed herein, if any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of the plat and drainage plan in no way represents that Windrose Green, Sections 4 and 5 have complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plats and drainage plans approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

David B. Spoor

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

QUIDDITY

1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
www.quiddity.com

February 25, 2025

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

Re: On-Going Services
Windrose Green Section 4 Final Plat- 1st submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs,

In response to your review dated February 20, 2025, we have provided the following corrections and responses to your comments.

Sheet 1 of 3

1. *Has all required easements from TNMP been coordinated for electric distribution?*

   Response: All requirements have been met and TNMP has approved the plat.

2. *Per metes and bounds, the POB is located near start of line L3. Verify and update.*

   Response: The POB location has been verified and updated as reflected in the metes and bounds. The plat has been updated.

3. *Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.*

   Response: All adjacent reserve calls have been updated with a different linetype (dashed) to match the adjacent block calls.

4. *Please clarify this area/linetype near Lot 1, Blk 3. Move text as needed and provide WLE file #.*

   Response: An additional label has been added to clarify linetype, with a place for WLE file number. WLE information will be added once easement is recorded.

Sheet 2 of 3

1. *Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.*

   Response: Typical lot and corner details have been added that show building envelope and setbacks. The plat has been updated.

Sheet 3 of 3

1. *Include the certificate noted for the proposed drainage easements shown on the plat.*

   Response: The certificate note for the proposed drainage easement has been added to the plat.

QUIDDITY

1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
www.quiddity.com

Should you have any questions or require additional information, please call.

Sincerely,

Jaynae A. Young
Planner

K:\29188\29188-0004-02 Windrose Green Sec 4 Paving\2 Design Phase\Planning\Windrose Sec 4 Response Letter 2-25-2025

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Drainage, and Incidental Utility Purposes Only
0.10 AC
4,450 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Drainage, and Incidental Utility Purposes Only
0.02 AC
777 Sq. Ft.

NW CORNER T.S. LEE SURVEY, A-318

S82°53'25"E 6,490.30

X: 3,116,621.85
Y: 13,640,822.99

POB
X: 3,117,280.25
Y: 13,640,851.58

X: 3,117,356.22
Y: 13,641,039.39

X: 3,117,454.54
Y: 13,640,241.26

X: 3,116,190.04
Y: 13,640,113.30

N87°12'54"E 456.00'

S87°12'54"W 629.85'

N01°06'16"W 434.49'

S02°47'06"E 622.00'

N04°27'29"E 300.73'

S87°10'48"W 761.48'

CARDINAL POINTE DRIVE (60' ROW)

PARKS EDGE LANE (60' ROW)

STARGAZER LANE (60' ROW)

STARLIGHT STREET (60' ROW)

LONG VOYAGE DRIVE (60' ROW)

EXPLORATION STREET (60' ROW)

WINDROSE BEND (60' ROW)

WINDROSE GREEN SECTION ONE
PLAT No. 2021062480
BCPR

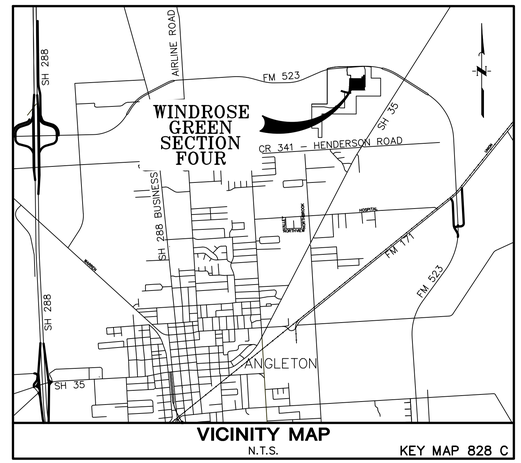
WINDROSE GREEN SECTION TWO
PLAT No. 20230427778
BCPR

WINDROSE GREEN SECTION FIVE
PLAT NO _____
BCPR

WINDROSE GREEN SECTION SIX
PLAT NO _____
BCPR

WINDROSE GREEN SECTION 7
PLAT NO _____
BCOPRRP

WINDROSE GREEN SECTION 8
PLAT NO _____
BCOPRRP



VICINITY MAP
N.T.S.
KEY MAP 828 C

LEGEND

AC	"Acres"
BCOPRRP	"Brazoria County Official Public Records of Real Property"
BCPR	"Brazoria County Property Records"
BL	"Building Line"
ESMT	"Easement"
FND	"Found"
IR	"Iron Rod"
No.	"Number"
OPRBC	"Official Property Records of Brazoria County"
POB	"Point of Beginning"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
STM SE	"Storm Sewer Easement"
UE	"Utility Easement"
VOL. __, PG. __	"Volume and Page"
WLE	"Waterline Easement"
(1)	"Block Number"
	"Street Name Break"
●	"Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"

0 30 60 120 180
SCALE: 1" = 60'

GENERAL NOTES

1. A 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 property, the conditions of this dedication being that when the adjacent property is subdivided or re-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.
2. Easements are hereby reserved as shown to facilitate roadways, drainage, and installation of utilities, including but not limited to electrical lines, wastewater disposal lines, gas, and water lines. There is also a reserved ten (10) foot strip centered along all tract lines for a general drainage and utility easement.
3. All reserves shall be owned and maintained by Homeowners Association or MUD.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
   VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Alliterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
5. 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 partially within the Unshaded Zone "X", which is defined as areas determined to be outside the 500–year flood plain, the Shaded Zone "X" which is defined as areas determined to be inside the 500–year flood plain, as well as Zone "AE", which is defined as areas determined to be within the floodplain with base flood elevation of 26 feet.
6. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999868872.
7. There are no pipelines or pipeline easements within the platted area shown hereon.
8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
9. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Incidental Utilities are including but not limited to the underground utility services.
16. Utility easement to be recorded by this plat and to expire upon incorporation into platted single–family section.

FINAL PLAT OF WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND OUT OF THE T. S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

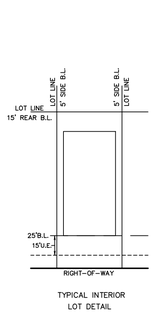
OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

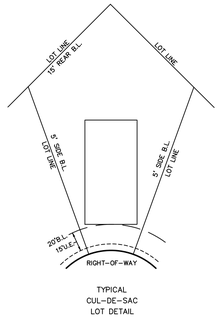
SHEET 1 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°10'48"E	103.01'
L2	N89°13'19"E	100.06'
L3	N02°47'06"W	98.83'
L4	N87°12'54"E	60.00'
L5	N02°49'12"W	60.00'
L6	N87°10'48"E	94.98'
L7	S87°10'48"W	35.68'
L8	S02°49'12"E	180.00'
L9	S00°20'29"W	92.78'
L10	S00°42'08"E	60.00'
L11	N87°30'17"W	60.00'
L12	N75°54'30"W	65.58'
L13	N23°42'33"E	60.00'
L14	S75°54'30"E	65.58'
L15	S02°47'06"E	3.12'
L16	S46°57'04"E	0.73'
L17	S05°38'58"W	18.50'
L18	S75°54'30"E	65.58'
L19	N66°52'15"W	20.00'
L20	S64°39'42"W	20.00'
L21	N87°10'48"E	112.40'
L22	N82°56'08"E	100.28'
L23	S87°12'54"W	456.06'
L24	N43°58'44"W	20.00'

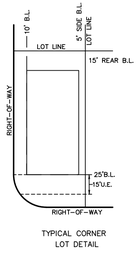
CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°16'22"	39.39'	N42°11'51"E	35.44'	25.12'
C2	25.00'	91°02'37"	39.73'	S45°10'49"E	35.68'	25.46'
C3	1530.00'	4°17'19"	114.52'	N88°33'28"W	114.50'	57.29'
C4	25.00'	91°05'28"	39.75'	S48°02'27"W	35.69'	25.48'
C5	730.00'	0°27'18"	5.80'	N02°43'22"E	5.80'	2.90'
C6	25.00'	85°18'17"	37.22'	N39°42'08"W	33.88'	23.03'
C7	1530.00'	6°26'46"	172.13'	N79°07'53"W	172.04'	86.16'
C8	470.00'	9°37'04"	78.89'	N71°05'58"W	78.80'	39.54'
C9	410.00'	9°37'04"	68.82'	S71°05'58"E	68.74'	34.49'
C10	1470.00'	10°25'49"	267.60'	S81°07'25"E	267.23'	134.17'
C11	55.00'	86°50'19"	83.36'	S43°45'39"W	75.61'	52.05'
C12	1500.00'	14°47'38"	387.30'	S83°18'19"E	386.23'	194.73'
C13	700.00'	3°09'15"	38.54'	S04°04'20"W	38.53'	19.27'
C14	440.00'	9°37'04"	73.86'	S71°05'58"E	73.77'	37.02'
C15	25.00'	90°00'00"	39.27'	N42°12'54"E	35.36'	25.00'
C16	25.00'	39°12'23"	17.11'	S73°10'54"E	16.78'	8.90'
C17	50.00'	265°26'03"	231.64'	S06°17'45"E	73.47'	54.15'
C18	25.00'	46°13'40"	20.17'	S64°06'04"W	19.63'	10.67'
C19	25.00'	90°00'00"	39.27'	N47°47'06"W	35.36'	25.00'
C20	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'	24.98'
C21	25.00'	21°02'22"	9.18'	S82°18'01"E	9.13'	4.64'
C22	50.00'	130°51'29"	114.20'	S42°47'26"W	90.94'	109.36'
C23	25.00'	22°58'48"	10.03'	N11°08'55"W	9.96'	5.08'
C24	25.00'	93°19'11"	40.72'	N47°00'05"E	36.36'	26.49'
C25	25.00'	90°02'06"	39.29'	S47°48'09"E	35.37'	25.02'



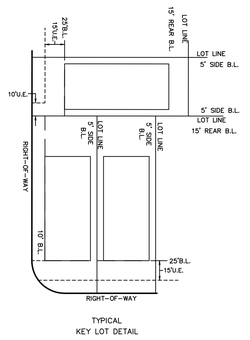
TYPICAL INTERIOR LOT DETAIL



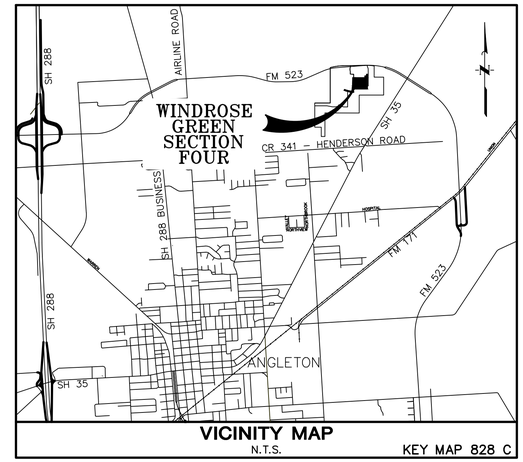
TYPICAL CUL-DE-SAC LOT DETAIL



TYPICAL CORNER LOT DETAIL



TYPICAL KEY LOT DETAIL



VICINITY MAP
N.T.S.
KEY MAP 828 C

LOT AREA SUMMARY

BLOCK 1	
LOT	SQ. FT.
1	6,586
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000

BLOCK 2	
LOT	SQ. FT.
1	6,000
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,862

BLOCK 3	
LOT	SQ. FT.
1	7,591
2	5,997
3	6,093
4	6,278
5	6,370
6	6,369
7	6,367
8	6,366
9	6,364
10	6,363
11	6,361
12	6,360
13	6,990
14	7,013
15	6,369
16	6,369
17	6,369
18	6,369
19	6,369
20	6,369

BLOCK 3	
LOT	SQ. FT.
21	6,369
22	6,369
23	6,463
24	6,642
25	5,902
26	7,589
27	6,800
28	5,804
29	6,312
30	6,225
31	6,181
32	6,181
33	6,181
34	6,181
35	6,181
36	6,181
37	6,181
38	6,181
39	6,789

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	622	60'	LOCAL
EXPLORATION STREET	57	60'	LOCAL
LONG VOYAGE DRIVE	285	60'	LOCAL
STARLIGHT STREET	774	60'	LOCAL
CARDINAL POINTE DRIVE	567	60'	LOCAL
STARGAZER LANE	630	60'	LOCAL

FINAL PLAT OF
WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND
OUT OF THE
T. S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Four, 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 and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of the Plat called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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.

Emptor Angleton, LLC
A Texas Limited Liability Compnay
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies, LLC
Its: Manager

_____
Signature

_____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF 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 in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., 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.

_____
Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ___ day of _____, 20___, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibilities for construction, operation or maintenance of subdivision drainage facilitates.

The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party submitting the plat or plan herein, their or its principals or agents.

_____
Chairman of the Board of Supervisors

_____
Board Member

_____
Board Member

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.539 acre (589,751 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 13.539 acre (589,751 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83.

BEGINNING at 5/8-inch iron rod with cap stamped "Costello" found at the southeast corner of Windrose Green Section 2, recorded under Plat Number 2023042778 of the Brazoria County Official Public Records of Real Property;

THENCE, along the easterly line of said Windrose Green Section 2 the following 5 calls:

1. North 02°47'06" West, a distance of 98.83 feet;
2. North 87°12'54" East, a distance of 60.00 feet to the beginning of a curve to the right;
3. With said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 42°11'51" East, a chord length of 35.44 feet and an arc length of 39.39 feet;
4. North 02°49'12" West, a distance of 60.00 feet;
5. North 87°10'48" East, a distance of 94.98 feet;

THENCE, over and across said 154.6 acres the following 15 calls:

1. South 02°47'06" East, a distance of 622.00 feet;
2. South 87°10'48" West, a distance of 35.68 feet;
3. South 02°49'12" East, a distance of 180.00 feet;
4. South 87°10'48" West, a distance of 761.48 feet;
5. South 00°20'29" West, a distance of 92.78 feet to the beginning of a curve to the left;
6. with said curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 45°10'49" East, a chord length of 35.68 feet and an arc length of 39.73 feet;
7. South 00°42'08" East, a distance of 60.00 feet to the beginning of a curve to the right;
8. with said curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 88°33'28" West, a chord length of 114.50 feet and an arc length of 114.52 feet to the beginning of a reverse curve to the left;
9. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of South 48°02'27" West, a chord length of 35.69 feet and an arc length of 39.75 feet;
10. North 87°30'17" West, a distance of 60.00 feet to the beginning of a curve to the right;
11. with said curve turning to the right, having a radius of 730.00 feet, a chord bearing of North 02°43'22" East, a chord length of 5.80 feet and an arc length of 5.80 feet to the beginning of a reverse curve to the left;
12. with said reverse curve turning to the left, having a radius of 25.00 feet, a chord bearing of North 39°42'08" West, a chord length of 33.88 feet and an arc length of 37.22 feet to the beginning of a reverse curve to the right;
13. with said reverse curve turning to the right, having a radius of 1530.00 feet, a chord bearing of North 79°07'53" West, a chord length of 172.04 feet and an arc length of 172.13 feet;
14. North 75°54'30" West, a distance of 65.58 feet to the beginning of a curve to the right;
15. with said curve turning to the right, having a radius of 470.00 feet, a chord bearing of North 71°05'58" West, a chord length of 78.80 feet and an arc length of 78.89 feet to the southeast corner of the right-of-way for Parks Edge Lane as shown on the plat of Windrose Green Section 1, recorded under Plat Number 2021062480 of the Brazoria County Official Public Records of Real Property;

THENCE, North 23°42'33" East, with the easterly line of said right-of-way, a distance of 60.00 feet to a point in the southerly line of Restricted Reserve "G" as shown on the said Windrose Green Section 1 plat and being the beginning of a curve to the left;

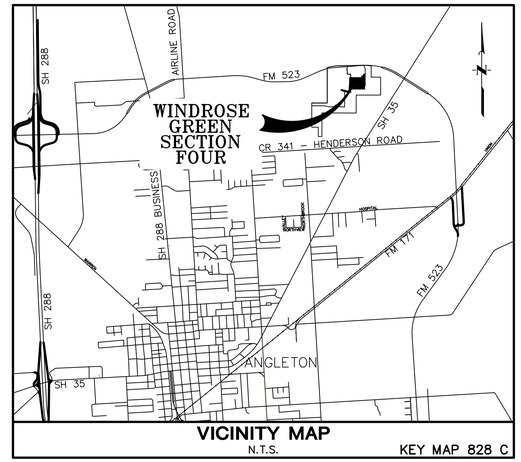
THENCE, with the southerly and easterly lines of said Restricted Reserve "G" the following 5 calls:

1. with said curve turning to the left, having a radius of 410.00 feet, a chord bearing of South 71°05'58" East, a chord length of 68.74 feet and an arc length of 68.82 feet;
2. South 75°54'30" East, a distance of 65.58 feet to the beginning of a curve to the left;
3. with said curve turning to the left, having a radius of 1470.00 feet, a chord bearing of South 81°07'25" East, a chord length of 267.23 feet and an arc length of 267.60 feet;
4. North 04°27'29" East, a distance of 300.73 feet;
5. North 01°06'16" West, a distance of 434.49 feet;

THENCE, North 87°10'48" East, with the southerly line of said Windrose Green Section 2, a distance of 103.01 feet;

THENCE, North 89°13'19" East, continuing with said southerly line, a distance of 100.06 feet;

THENCE, North 87°12'54" East, continuing with said southerly line, a distance of 456.00 feet to the POINT OF BEGINNING, CONTAINING 13.539 acre (589,751 square feet) of land in Brazoria County, Texas;



VICINITY MAP
N.T.S. KEY MAP 828 C

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

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
City of Angleton, On behalf of the Notary Public, State of Texas

FINAL PLAT OF
WINDROSE GREEN
SECTION FOUR

A SUBDIVISION OF 13.539 ACRES OF LAND OUT OF THE T. S. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS

65 LOTS 2 RESERVES 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
4444 WESTHEIMER ROAD, STE. G325
HOUSTON, TEXAS 77063

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Serenity Oaks Section 5, Final Plat, consisting of 67 lots, 1 reserve, and 3 Blocks on 13.41 acres of land.

PLANNING STAFF & ENGINEERING REVIEW:

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

Sheet 1 of 3

1. Has all required easements from TNMP been coordinated for electric distribution?
2. Verify and update dimension limits of the 15'WLE shown.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Notate filing information for references noted

on the plat.

Sheet 2 of 3

1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.

Sheet 3 of 3

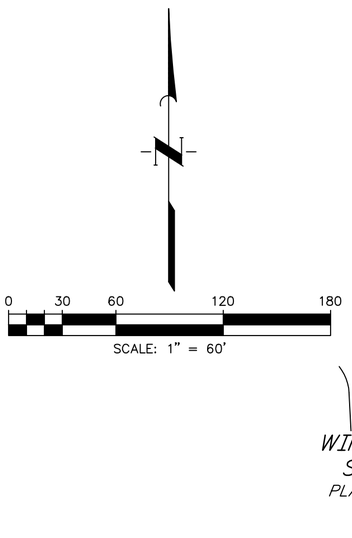
1. Include the certificate noted for the proposed drainage easements shown on the plat.
2. Provide the Angleton Drainage District plat certificate.

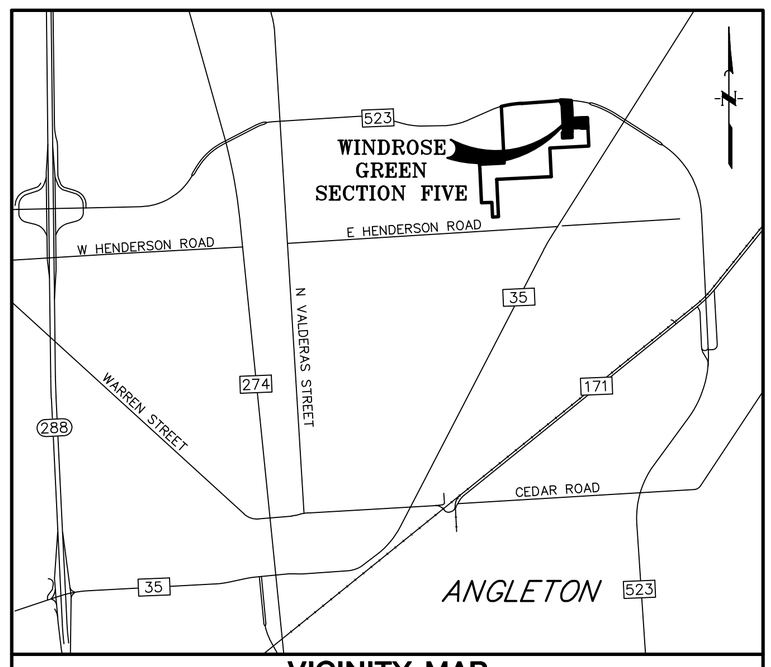
The applicants submitted a response to all of the above comments and a corrected plat on February 26, 2025. The comments are pending final clearance by the City Engineer; however, Staff has found no issues.

RECOMMENDATION:

The Planning and Zoning Commission should approve the Windrose Green Section 5 Final Plat, subject any outstanding Engineering and Staff comments being cleared and satisfied by the applicants, and forward the Plat to City Council for final consideration and approval.

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Drainage & Incidental Utility Purposes Only
1.65 AC
71,828 Sq. Ft.





VICINITY MAP
N.T.S.
KEY MAP 828 C

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	150	60'	LOCAL
ATLAS POINT LANE	1,053	60'	LOCAL
MOSAIC VALLEY COURT	485	60'	LOCAL
STARLIGHT STREET	325	60'	LOCAL

LEGEND
AC . . . . . "Acres"
BCOPRRP . . . . ."Brazoria County Official Public Records of Real Property"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
D.R.B.C. . . . . "Deed Records, Brazoria County"
ESMT . . . . . "Easement"
FND . . . . . ."Found"
IR . . . . . "Iron Rod"
No. . . . . "Number"
O.P.R.B.C. . . . . "Official Public Records Brazoria County"
POB . . . . . ."Point of Beginning"
ROW . . . . . "Right–of–Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
STM SE . . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL. _, PG. _ . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
①. . . . . ."Block Number"
● . . . . . ."Set 3/4–inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"

GENERAL NOTES
1. All building lines along street rights–of–way are as shown on the plat.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999868872.
3. All pipelines or pipeline easements within the platted area shown hereon.
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.
5. 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.
6. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map No. 48039C0435K, dated December 30, 2020, this property lies within Unshaded Zone "X", which is defined as areas determined to be outside of the 500–year floodplain.
7. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
8. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
9. 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.
10. 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.
11. 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."
12. 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.
13. 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.
14. All reserves shall be owned and maintained by the Home Owners Association or MUD.
15. Incidental Utilities are including but not limited to the underground utility services.
16. Utility easement to expire upon incorporation into platted single–family section.

FINAL PLAT OF
WINDROSE GREEN
SECTION FIVE

A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

67 LOTS 1 RESERVE 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\29188\29188–0005–02 Windrose Green Sec 5 Paving\2 Design Phase\Planning\Windrose Green Sec 5 – plat.dwg Feb 07,2025 – 11:15am CKJ

LOT AREA SUMMARY

BLOCK 1	
LOT NUMBER	SQ. FT.
1	5,981
2	5,400
3	5,400
4	5,400
5	5,400
6	5,400
7	5,542
8	5,922
9	5,637
10	6,837
11	6,247
12	5,553
13	5,625
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	5,625
20	5,625
21	5,625
22	5,625
23	5,675
24	6,233
25	5,625
26	5,625
27	5,625
28	5,625
29	5,625
30	5,625
31	6,250
32	6,250
33	5,987
34	7,305
35	7,479
36	5,941
37	6,588
38	6,288
39	5,656
40	5,647
41	5,612
42	5,576
43	5,557
44	5,555
45	6,171
46	5,756
47	5,400
48	5,990

BLOCK 2	
LOT NUMBER	SQ. FT.
1	5,400
2	5,400
3	5,400
4	5,400
5	5,400
6	6,000
7	6,000

BLOCK 3	
LOT NUMBER	SQ. FT.
1	6,582
2	5,400
3	5,400
4	5,400
5	5,400
6	5,400
7	5,400
8	5,400
9	5,400
10	5,400
11	5,400
12	6,590

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.411 acre (584,166 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 13.411 acre (584,166 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83.

BEGINNING at 5/8—inch iron rod with cap stamped "Costello" found at the most northerly northeast corner of said 154.6 acres, common with the northwest corner of a called 6.396 acre tract described in the deed to Friends Community Church and recorded under Clerk's File No. 2017042094 of the Brazoria County Official Public Records of Real Property and being in the southerly right—of—way line of FM 523 (a 200—foot right—of—way);

THENCE, South 02°47'06" East, with the westerly line of said 6.396 acres, common with the easterly line of said 154.6 acres, a distance of 601.49 feet to the southwest corner of said 6.396 acres;

THENCE, North 87°08'01" East, with the southerly line of said 6.396 acres, a distance of 514.45 feet to the southeast corner of said 6.396 acres;

THENCE, South 02°50'18" East, with the easterly line of said 154.6 acres, a distance of 354.47 feet;

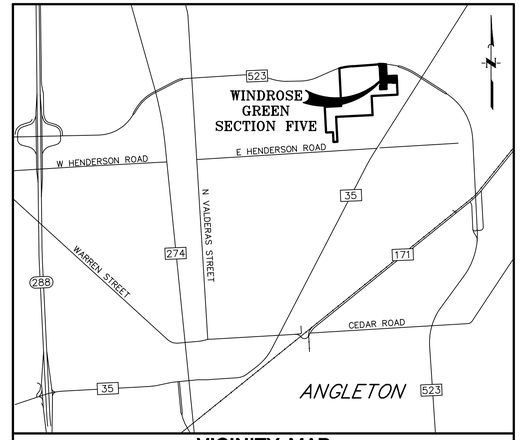
THENCE, over and across said 154.6 acres the following 16 calls:

1. South 87°09'42" West, a distance of 129.46 feet;
2. North 88°19'15" West, a distance of 89.99 feet;
3. North 75°34'46" West, a distance of 72.67 feet;
4. South 87°08'01" West, a distance of 103.62 feet;
5. South 88°09'40" West, a distance of 121.40 feet;
6. South 87°10'48" West, a distance of 21.18 feet;
7. South 02°47'06" East, a distance of 144.00 feet;
8. South 87°10'48" West, a distance of 10.68 feet;
9. South 02°49'12" East, a distance of 180.00 feet;
10. South 87°10'48" West, a distance of 325.00 feet;
11. North 02°49'12" West, a distance of 180.00 feet;
12. North 87°10'48" East, a distance of 35.68 feet;
13. North 02°47'06" West, a distance of 898.00 feet;
14. North 10°45'55" West, a distance of 45.44 feet;
15. North 22°39'47" West, a distance of 47.84 feet;
16. North 25°02'33" West, a distance of 75.99 feet;

THENCE, North 01°01'30" West, continuing over and across said 154.6 acres, a distance of 47.26 feet to a point in the southerly right—of—way line of said FM 523 and being the beginning of a non—tangent curve to the right;

THENCE, with said right—of—way line and non—tangent curve turning to the right, having a radius of 2764.93 feet, a chord bearing of South 87°10'16" East, a chord length of 371.69 feet and an arc length of 371.97 feet to the POINT OF BEGINNING, CONTAINING 13.411 acre (584,166 square feet) of land in Brazoria County, Texas;

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 interest in real property



VICINITY MAP
N.T.S. KEY MAP 828 C

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°09'42"W	129.46'
L2	N88°19'15"W	89.99'
L3	N75°34'46"W	72.67'
L4	S87°08'01"W	103.62'
L5	S88°09'40"W	121.40'
L6	S87°10'48"W	21.18'
L7	S02°47'06"E	144.00'
L8	S87°10'48"W	10.68'
L9	S02°49'12"E	180.00'
L10	N02°49'12"W	180.00'
L11	N87°10'48"E	35.68'
L12	N10°45'55"W	45.44'
L13	N22°39'47"W	47.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N25°02'33"W	75.99'
L15	N01°01'30"W	47.26'
L16	S87°10'48"W	325.00'
L17	N87°08'01"E	485.30'
L18	S02°51'59"E	12.01'
L19	S87°10'48"W	150.00'
L20	S87°12'54"W	10.00'
L21	N42°10'48"E	28.83'
L22	N85°22'22"W	48.99'
L23	S47°47'06"E	14.14'
L24	N63°54'42"E	26.02'
L25	S69°35'50"E	25.94'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2764.93'	7°42'29"	371.97'	S87°10'16"E	371.69'	186.26'
C2	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'	24.98'
C3	25.00'	53°07'48"	23.18'	N29°21'00"W	22.36'	12.50'
C4	50.00'	263°03'24"	229.56'	S75°36'47"W	74.86'	56.46'
C5	25.00'	29°55'35"	13.06'	S12°10'42"W	12.91'	6.68'
C6	25.00'	90°04'53"	39.31'	S47°49'33"E	35.38'	25.04'
C7	25.00'	26°41'32"	11.65'	N73°47'15"E	11.54'	5.93'
C8	50.00'	261°42'58"	228.39'	N11°17'58"E	75.63'	57.81'
C9	25.00'	55°01'26"	24.01'	N65°21'16"W	23.10'	13.02'
C10	25.00'	89°55'07"	39.23'	S42°10'27"W	35.33'	24.96'
C11	25.00'	90°02'06"	39.29'	S47°48'09"E	35.37'	25.02'
C12	25.00'	89°57'54"	39.25'	N42°11'51"E	35.34'	24.98'
C13	25.00'	90°02'06"	39.29'	N47°48'09"W	35.37'	25.02'

FINAL PLAT OF
WINDROSE GREEN
SECTION FIVE

A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

67 LOTS 1 RESERVE 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, and

_____, _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just PE., 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.

_____
Courtney B. Just
Professional Engineer No. 152415

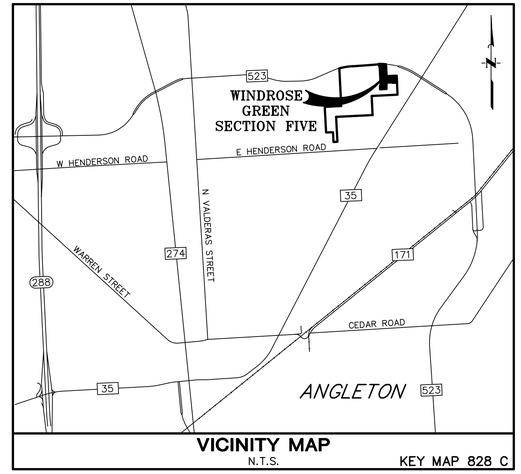
STATE OF TEXAS §

COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755



VICINITY MAP
N.T.S. **KEY MAP 828 C**

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

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
WINDROSE GREEN
SECTION FIVE

A SUBDIVISION OF 13.41 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

67 LOTS 1 RESERVE 3 BLOCKS

FEBRUARY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
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ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
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6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 1/29/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☐	RESIDENTIAL	☑
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: Windrose Green Section 5 (Near Parks Edge Ln. and future Atlas Point Lane)

Name of Applicant: Mayra Hernandez Phone:

Name of Company: Quiddity Engineering 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 30th day of January, 2025.

(SEAL)

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

Notary Public for the State of Texas
Commission Expires: 04-12-2027

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) Windrose Green Section 5 (Near Parks Edge Ln. and future Atlas Point Lane)

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Mayra Hernandez

ADDRESS: _____

APPLICANT PHONE #_____ E-MAIL: _____

PRINTED NAME OF OWNER: Harris Masterson IV, Emptar Angleton, LLC

SIGNATURE OF OWNER: _____ DATE: 1/29/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 29 day of January, 2025.

(SEAL)

Nora Lucia Garza

Notary Public for the State of Texas
Commission Expires: 04-12-2027

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

TAX CERTIFICATE

Jurisdiction
Rancho Isabella M.U.D.

Account Number
0318-0031-102

Property Owner and Address
EMPTOR ANGLETON LLC
% MOODY LAW GROUP
3003 W ALABAMA ST
HOUSTON, TX 77098-2001

Legal Description
A0318 T S LEE BLOCK 42 TRACT
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)
ACRES 60.546
60.5460 Acres

This is to certify that after a review of the tax records of this office, the following taxes,penalties, and interest are due on the above-described property as of the date of this certificate:

Year	Base Tax	P & I	Atty Penalty	Total Due	Date Paid
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:
1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
2) This certficate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]

Michael H. Arterburn
Tax Assessor / Collector
Rancho Isabella M.U.D.

MICHAEL H. ARTERBURN
STATE OF TEXAS
TAX ASSESSOR-COLLECTOR

Date Of Issuance
1/31/2025

September 12, 2024

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

Re: On-Going Services
Windrose Green Section 5 Subdivision Improvement Plans – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following exceptions noted:

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. A letter of no objection provided by Brazoria County Engineering and dated September 6, 2024 was received for the subject construction plans. It is noted that all provisions in the approval shall be followed accordingly.
3. A letter of no objection provided by Angleton Drainage District (A.D.D.) and dated January 17, 2024 was received for the subject construction plans along with subsequent approval of the latest planset on September 11, 2024 by a representative of A.D.D. It is noted that all provisions in the approval shall be followed accordingly.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

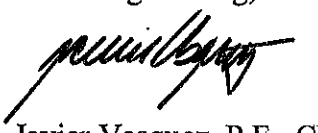
HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 5 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

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

Matt Hanks, P.E.
COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 6, 2024

Alex Khoshakhlagh
Pape-Dawson Engineers
2107 CityWest Blvd, 3rd Floor
Houston, TX 77042

RE: Plan Review –Construction Plans for Windrose Green Sec 5, Brazoria County, Texas.

Dear Alex:

Brazoria County has completed the review of the above referenced revised plans as provided on August 27, 2024. The County offers no objecetion.

This Letter of No Objection is for plan approval only. It is the applicants responsibility to apply for driveway and/or right of way permit & attach permits and cc' engineering-permits through the Engineer's Office, as well as all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

Best Regards,

Karen O. McKinnon

Karen McKinnon

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

January 17, 2024

Costello Engineering & Surveying
Attn: Alex Khoshakhlagh, P.E.
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042

Re: Windrose Green Sections 4 and 5
Plats and Plans

Dear Mr. Khoshakhlagh:

During the regular public meeting of the Angleton Drainage District held January 9, 2024, the Angleton Drainage Board of Supervisors unanimously approved the plat and drainage plans of Windrose Green Subdivision, Sections 4 and 5 as presented.

As presented, Windrose Green, Section 4 contains (65) sixty-five, 50-foot wide residential lots. The storm sewer system outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

As presented, Windrose Green, Section 5 contains (67) sixty-seven residential lots. The lot mix is (22) twenty-two 50-foot wide lots and (45) forty-five 45-foot wide lots. The storm sewer system outfalls into the storm sewer stub out from Section 4 which outfalls into the previously excavated detention pond system which was approved as part of the master plan hydrology and hydraulic analysis. All lots are graded with high elevation at the rear of each lot and are sloped to drain to the streets.

Other than the proposed development discussed herein, if any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of the plat and drainage plan in no way represents that Windrose Green, Sections 4 and 5 have complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plats and drainage plans approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

David B. Spoor

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

QUIDDITY

2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

February 25, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Section 5 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to your review, we have provided the following corrections and responses to your comments.

Sheet 1 of 3

1. *Has all requirements from TNMP been coordinated for electric distribution?*

   Response: All requirements have been met and TNMP has approved the plat.

2. *Verify and update dimension limits of the 15' WLE shown.*

   Response: The dimensions of the WLE have been updated and accurately shown on the plat.

3. *Recommend distinguishing the reserves outside of the subdivision with a different line type such as that down with the blocks.*

   Response: The adjacent reserve call was updated to be dashed to match the adjacent block calls.

4. *Notate filing information for references noted on the plat.*

   Response: These easements will be recorded with the section 4 plat and recordation info shown at that time.

Sheet 2 of 3

1. *Providing the following on the plat: A "Typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.*

   Response: **The typical lot details have been shown on the face of the plat.**

QUIDDITY

2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

1. Include the certificate noted for the proposed drainage easements shown on the plat.

   Response: The certificate for drainage easements has been added to the plat.

2. *Provide Angleton Drainage District plat certificate.*

   Response: **The Angleton Drainage District certificate has been added to the face of the plat**.

Sincerely,

Chantelle Jamnik
Planner

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Serenity Oaks Section 1 Preliminary Plat, located on CR28, just west of the SH35 exit/intersection, off SH288 Interstate.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Serenity Oaks Section 1 Preliminary Plat, consisting of 131 lots, 8 reserves, and 6 Blocks on 133.613 acres. Serenity Oaks, formerly known as Stasney Ranch, is planned to be solely single-family larger lot developed homes to be served off CR 28, which is situated just west of the SH35 ramp off SH288 interstate.

The associated land that remains within the city limits (west of SH288) will contain land associated with the drainage reserve as noted on the preliminary plat.

HISTORY:

March 26, 2024: Council considered: Angleton 300 Res Dev LP, and Angleton Stasny Land LP petitioned for release of an area from a Municipality's Extraterritorial Jurisdiction (ETJ) in accordance with SB2038, being a tract containing 303.96 acres and the second petition to de-annex 29.90 acres of land within the City Limits. Both petitions were denied by City Council.

PLANNING STAFF & ENGINEERING REVIEW:

The submitted application packet did not provide information to review regarding the impact of the development on the *City's Parkland* capacity, nor does it address any heritage tree survey results or findings for the development. Note also that the plat as part of this submittal is particularly for Section 1 Preliminary Plat. An overall concept plan should be submitted for review to determine if there is a need for a development agreement to coordinate any infrastructural, recreation, and traffic impact analysis, and public safety impacts of the project.

Parkland/Heritage Tree Ordinance Code Sections:

1. Section 23-117.A.11 requires a statement if parkland will be dedicated or fees-in-lieu of parkland paid as part of the preliminary plat submittal requirements.

2. Section 23-117.A.12 requires a heritage tree survey and tree preservation plan as part of the preliminary plat submittal requirements.

The City Engineer reviewed the Preliminary Plat and offered the plat comments below to be addressed. Upon Agenda posting, comments were not received but should be cleared prior to consideration by City Council.

Sheet 1 of 3

1. Provide typical plat notes taken from Angleton LDC Sec. 23-115. - Standard language for special plat elements
2. Provide typical plat certifications taken from Angleton LDC Sec. 23-114&115. - Standard language for special plat elements
3. Provide plat notes regarding how water and wastewater will be provided (e.g. MUDXX).

Sheet 2 of 3

1. Verify what this easement is for and label.
2. Verify why dimensions are shown on plat. Not a typical element shown.
3. Drawings of future planned phases not typically shown on plats as they do not exist. A phasing plan shall be submitted to depict this information.

Sheet 3 of 3

1. Was a wider ROW verified for traffic/TIA on Serenity Oaks?
2. Is there a proposed well for the water plant? Has this location been verified with use of groundwater and pumping?
3. Has a WWTP location been identified with this plat?
4. Has the proposed subdivision been reviewed for proposed PUEs for utilities such as TNMP?
5. Label reserve areas on this portion of the plat for the pipeline area.
6. Has plat been reviewed by fire and emergency services for comments?
7. Bearings and distances to be provided on all lots. Typical bearings can be provided for lines containing same bearings
8. Provide a corner tie to the original survey (abstract) the subdivision is a part of
9. Provide a point of beginning on the plat that matches the metes and bounds
10. Verify and provide locations of iron rods and monuments used in the metes and bounds description.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission considers the proposed Preliminary Plat of Serenity Oaks Subdivision, Section 1, conditioned that all of Staff and the City Engineer's comments and concerns be addressed prior to the City Council's final action and consideration.

Sample Motions:

Sample 1: I move that the Planning and Zoning Commission has considered the staff and Engineer's review comments and finds that the Preliminary Plat as submitted is incomplete and is hereby tabled until all above-referenced comments and conditions are addressed.

Sample 2: I move that the Planning and Zoning Commission has considered the staff and Engineer's review comments and finds that the Preliminary Plat as submitted is incomplete and is hereby denied based on the above-referenced comments and conditions.

FIELD NOTES FOR 145.38 ACRES

Being a tract containing 145.38 acres of land located in the Andrew Roberts Labor, Abstract No. 363, in Brazoria County, Texas. Said 145.38 acres being comprised of a portion of a call 537.4 acre tract of land (as to that tract styled "Tract 1") and a portion of a call 91.41 acre tract of land, both recorded in the name of Mary Stasny Investment Partnership, Ltd. in File Nos. 1994015645 and 2003035788 respectively, in the Official Public Records of Brazoria County (O.P.R.B.C.). Said 145.38 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 2112/6017" found at the southeast corner of a call 5.17 acre tract of land (styled "Tract 3") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C. and being on the south line of said 91.41 acres, from which a 1/2-inch capped iron rod stamped "RPLS 2112" found at the southwest corner of said 5.17 and 91.41 acres bears South 87 degrees 07 minutes 47 seconds West, 75.45 feet;

THENCE, with the east line of said 5.17 acres North 02 degrees 11 minutes 42 seconds West, at 55.72 feet pass a found 1/2-inch capped iron rod stamped "RPLS 2112/6017", and continuing for a total distance of 2,828.81 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set;

THENCE, through and across aforesaid 91.41 acres and "Tract 1" (of aforesaid 537.4 acres), the following two (2) courses:

1.) South 88 degrees 18 minutes 36 seconds East, a distance of 597.72 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set;

2.) North 87 degrees 07 minutes 28 seconds East, a distance of 1,750.14 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C.;

THENCE, with said R.O.W. line, South 02 degrees 16 minutes 15 seconds East, at 232.20 feet pass a concrete monument found North 87 degrees 43 minutes 45 seconds East, 7.45 feet, and continuing for a total distance of 1,327.14 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C., from which a found 1/2-inch capped iron rod stamped "RPLS 2112" bears South 83 degrees 09 minutes 11 seconds East, 7.74 feet;

THENCE, with the north and west lines of said 3.32 acres, the following two (2) courses:

1.) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet to a 1/2-inch capped iron rod stamped "RPLS 2112" found;

2.) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to a concrete monument found at the southwest corner of said 3.32 acres and being on the westerly R.O.W. line of said State Highway 288;

THENCE, with said R.O.W. line, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to a concrete monument found on the south line of aforesaid "Tract 1" of aforesaid 537.4 acres;

THENCE, with said south line, South 86 degrees 41 minutes 33 seconds West, a distance of 771.62 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set at the southwest corner of said "Tract 1" of said 537.4 acres and the southeast corner of aforesaid 91.41 acres;

THENCE, with the south line of said 91.41 acres, South 87 degrees 07 minutes 47 seconds West, a distance of 1,374.00 feet to the POINT OF BEGINNING and containing 145.38 acres of land.

RESERVE TABLE			
RESERVE	SQUARE FEET	ACREAGE	TYPE
A	16052	0.369	RESTRICTED TO OPEN SPACE
B	35827	0.822	RESTRICTED TO OPEN SPACE
C	8786	0.202	RESTRICTED TO OPEN SPACE
D	113375	2.603	RESTRICTED TO OPEN SPACE
E	142510	3.272	RESTRICTED TO OPEN SPACE
F	51207	1.176	RESTRICTED TO OPEN SPACE
G	209857	4.818	RESTRICTED TO DRAINAGE
H	20469	0.470	RESTRICTED TO WATER PLANT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD DIRECTION	CHD LENGTH
C1	43.38	2500.00	0°59'39"	S2°46'05"E	43.38
C2	804.13	2500.00	18°25'45"	S6°56'38"W	800.66
C3	256.79	900.00	16°20'53"	N7°59'04"E	255.92
C4	83.67	55.00	87°09'35"	S43°23'25"W	75.83
C5	92.44	55.00	96°18'11"	N44°52'42"W	81.94
C6	239.62	1500.00	9°09'10"	S1°18'11"E	239.37
C7	373.37	1500.00	14°15'42"	N11°15'04"E	372.41
C8	408.92	2000.00	11°42'53"	S2°31'29"W	408.21
C9	85.74	55.00	89°19'16"	N42°23'23"E	77.32
C10	87.12	55.00	90°45'33"	N47°39'01"W	78.30
C11	87.12	55.00	90°45'18"	S47°34'21"E	78.29
C12	206.19	1500.00	7°52'34"	S1°44'35"W	206.03
C13	253.59	1500.00	9°41'11"	N81°54'05"W	253.29
C14	167.26	600.00	15°58'19"	S85°02'38"E	166.72

BLOCK 1		
LOT NUMBER	SQUARE FEET	ACREAGE
1	44026	1.011
2	43792	1.005
3	44239	1.016
4	46353	1.064
5	46109	1.059
6	46856	1.076
7	50958	1.170
8	45307	1.040
9	43750	1.004
10	43750	1.004
11	43750	1.004
12	43750	1.004
13	43750	1.004
14	43875	1.007
15	52947	1.216
16	23049	0.529
17	21875	0.502
18	21875	0.502
19	23103	0.530
20	29212	0.671
21	22917	0.526
22	21875	0.502
23	21875	0.502
24	21875	0.502
25	21872	0.502
26	21823	0.501
27	26952	0.619
28	21942	0.504
29	21848	0.502
30	24331	0.559

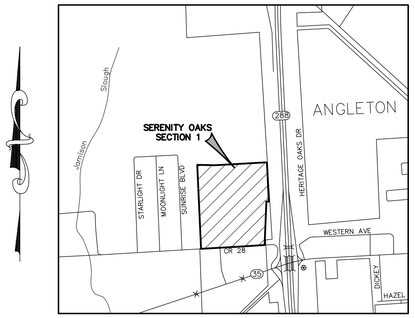
BLOCK 2		
LOT NUMBER	SQUARE FEET	ACREAGE
1	23674	0.543
2	24101	0.553
3	24113	0.554
4	24124	0.554
5	24135	0.554
6	24925	0.572
7	24029	0.552
8	24098	0.553
9	24109	0.553
10	24120	0.554
11	24132	0.554
12	24136	0.554

BLOCK 3		
LOT NUMBER	SQUARE FEET	ACREAGE
1	29777	0.684
2	23096	0.530
3	22872	0.525
4	22899	0.526
5	22896	0.526
6	23148	0.531
7	22889	0.525
8	23221	0.533
9	23197	0.533
10	22885	0.525
11	22999	0.528
12	22922	0.526
13	22755	0.522
14	24171	0.555
15	23896	0.549
16	24027	0.552
17	24106	0.553
18	24459	0.562
19	25249	0.580

BLOCK 4		
LOT NUMBER	SQUARE FEET	ACREAGE
1	33214	0.762
2	23973	0.550
3	27592	0.633
4	22157	0.509
5	21868	0.502
6	21868	0.502
7	21868	0.502
8	21868	0.502
9	21868	0.502
10	21868	0.502
11	22462	0.516
12	22113	0.508
13	22029	0.506
14	21960	0.504
15	22112	0.508
16	21787	0.500
17	22168	0.509
18	22341	0.513
19	22311	0.512
20	27774	0.638
21	37270	0.856
22	22736	0.522
23	23890	0.548
24	22770	0.523
25	23300	0.535
26	22832	0.524
27	23093	0.530
28	22937	0.527
29	23698	0.544
30	22960	0.527
31	44971	1.032
32	44235	1.016
33	44288	1.017
34	45633	1.048
35	43901	1.008
36	75411	1.731
37	43777	1.005
38	44462	1.021
39	44912	1.031

BLOCK 5		
LOT NUMBER	SQUARE FEET	ACREAGE
1	44977	1.033
2	44314	1.017
3	48250	1.108
4	87340	2.005
5	63053	1.448
6	44039	1.011
7	43716	1.004
8	43826	1.006
9	43996	1.010
10	44018	1.011
11	44064	1.012
12	43848	1.007
13	43624	1.001
14	43692	1.003
15	43653	1.002
16	43731	1.004
17	43745	1.004
18	49888	1.145

BLOCK 6		
LOT NUMBER	SQUARE FEET	ACREAGE
1	51388	1.180
2	43750	1.004
3	43750	1.004
4	43750	1.004
5	43750	1.004
6	47223	1.084
7	46326	1.063
8	43750	1.004
9	43750	1.004
10	43750	1.004
11	43750	1.004
12	43750	1.004
13	48628	1.116



VICINITY MAP
SCALE: 1 INCH = 2000 FEET

NOTES:

1) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999870180805.

2) According to FEMA Flood Insurance Rate Map (FIRM) No. 48039C0440K, map revised December 30, 2020, the surveyed tract lies in Zone X (unshaded), defined by FEMA as areas outside the 0.2% annual chance floodplain.

3) All existing pipeline easements through the proposed subdivision have been shown.

4) Structures built on lots in the designated floodplain must be elevated to the FEMA Base Flood Elevation (BFE). No development permits will be issued below BFE. Contact the Floodplain Administrator's Office for specific information.

5) The pole or staff portion of the Flag Lot shall be restricted from the construction of any building, structure, and/or OSSF.

6) Drainage:

   a. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.

   b. All property to drain into the drainage easement only through an approved drainage structure.

7) One-foot reserve dedicated to the public in fee as buffer seperation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a record 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.

PRELIMINARY PLAT

SERENITY OAKS SECTION 1

A SUBDIVISION OF 133.613 ACRES OF LAND
LOCATED IN THE
ANDREW ROBERTS LABOR, A-363
BRAZORIA COUNTY, TEXAS

131 LOTS 8 RESERVES 6 BLOCKS

JUNE 2024

SHEET 1 OF 3

GBI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBISurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

SURVYOR:
GBI PARTNERS
4724 VISTA RD.
PASADENA, TX 77505
TBPELS FIRM REGISTRATION
NO. 10130300

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
DEC
3100 WEST ALABAMA
HOUSTON, TX 77098

TYLER BROOM, P.E.
713-520-9570

OWNER:
ANGLETON 300 RES DEV LP,
A TEXAS LIMITED PARTNERSHIP
205 NORTH MARKET STREET, SUITE 209
BRENHAM, TX 77833

KEITH BEHRENS
713-202-0955

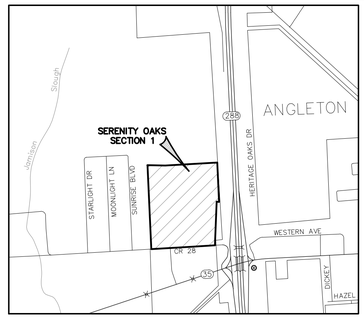
PARKE PATTERSON
832-541-7275

GRAPHIC SCALE

100 0 50 100 200 400

(IN US SURVEY FEET)

1 inch = 100 ft.



VICINITY MAP

1 INCH = 2000 FEET

LEGEND

O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS OF BRAZORA COUNTY
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
BRS.	=	BEARS
FND.	=	FOUND
C.I.R.	=	CAPPED IRON ROD
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
VOL.	=	VOLUME

CALL 158.58 ACRES
ANGLETON STASNY LAND LP
FILE No. 2023049284 O.P.R.B.C.

FUTURE SERENITY OAKS
SECTION 2

ANDREW ROBERTS LABOR, A-363

N87°07'28"E 1490.12'

S88°18'36"E 597.72'

70' COMMUNITY PUBLIC SERVICE CO. EASEMENT VOL. 1325, PG. 462 B.C.D.R.

70' COMMUNITY PUBLIC SERVICE CO. EASEMENT VOL. 1145, PG. 6 B.C.D.R.

RESERVE "E"

RESERVE "F"

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LONGHORN SUBDIVISION (UNRECORDED)

N02°11'42"W 2828.81'

N05°40'52"E 901.69'

S86°44'40"E 154.73'

S77°03'29"E 188.26'

N16°09'30"E 305.95'

N02°11'03"W 455.14'

N86°58'12"E 712.92'

N86°58'12"E 827.77'

N05°52'47"W 584.61'

S02°16'15"E 2775.91'

BUR OAK LN (60' R.O.W.)

POST OAK DR (60' R.O.W.)

BLACKJACK OAK DR (60' R.O.W.)

RESERVE "D"

RESERVE "C"

55' EXXON PIPELINE CO. EASEMENT FILE No. 1972055519 O.P.R.B.C.

25' BUILDING LINE

50' BUILDING LINE

LOT FRONTAGE @ R.O.W. (TYP.)

ANGLETON CITY LIMIT LINE

CALL 145.38 ACRES
ANGLETON 300 RES DEV LP
FILE No. 2023049300 O.P.R.B.C.

STATE HIGHWAY 288
(R.O.W. WIDTH VARIES)
FILE No. 1973015899 O.P.R.B.C.
FILE No. 1974014880 O.P.R.B.C.
FILE No. 1975003107 O.P.R.B.C.

MATCHLINE SHEET 3

SURVYOR:
GBI PARTNERS
4724 VISTA RD.
PASADENA, TX 77505
TBPELS FIRM REGISTRATION NO. 10130300

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
DEC
3100 WEST ALABAMA
HOUSTON, TX 77098

TYLER BROOM, P.E.
713-520-9570

PRELIMINARY PLAT
SERENITY OAKS
SECTION 1

A SUBDIVISION OF 133.613 ACRES OF LAND
LOCATED IN THE
ANDREW ROBERTS LABOR, A-363
BRAZORIA COUNTY, TEXAS

131 LOTS 8 RESERVES 6 BLOCKS

JUNE 2024

SHEET 2 OF 3

OWNER:
ANGLETON 300 RES DEV LP,
A TEXAS LIMITED PARTNERSHIP
205 NORTH MARKET STREET, SUITE 209
BRENHAM, TX 77833

KEITH BEHRENS
713-202-0955

PARKE PATTERSON
832-541-7275

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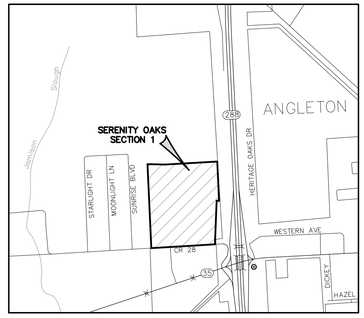
GRAPHIC SCALE

100 0 50 100 200 400

(IN US SURVEY FEET)

1 inch = 100 ft.



VICINITY MAP

1 INCH = 2000 FEET

MATCHLINE SHEET 2

LEGEND

O.P.R.B.C.	=	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
BRS.	=	BEARS
FND.	=	FOUND
C.I.R.	=	CAPPED IRON ROD
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
VOL.	=	VOLUME

STATE HIGHWAY 288
(R.O.W. WIDTH VARIES)
FILE No. 1972015899 O.P.R.B.C.
FILE No. 1974045682 O.P.R.B.C.
FILE No. 1975001072 O.P.R.B.C.

CALL 145.38 ACRES
ANGLETON 300 RES DEV LP
FILE No. 2023049350 O.P.R.B.C.

CALL 5.17 ACRES
ANGLETON DRAINAGE DISTRICT
No. 3
THE ANGLETON DRAINAGE DISTRICT
FILE No. 2014024678 O.P.R.B.C.

CALL 3.32 ACRES
ANGLETON DRAINAGE DISTRICT
THE ANGLETON DRAINAGE DISTRICT
FILE No. 2014024678 O.P.R.B.C.

CALL 13.813 ACRES
KHODAIR, INC.
FILE No. 2007040896 O.P.R.B.C.

CALL 12.363 ACRES
MARUTI DEVELOPMENT, INC.
FILE No. 2007040776 O.P.R.B.C.

LOT 3
SOUTH FREEWAY DEVELOPMENT
VOL. 23, PG. 141-142 B.C.P.R.

MARTHA C. TOBIN SURVEY, A-699

ANGLETON DRAINAGE DISTRICT DITCH No. 10

COUNTY ROAD 28
(PUBLIC R.O.W. - WIDTH VARIES)

5' TEXAS NEW MEXICO EASEMENT
VOL. 887, PG. 254 B.C.D.R.

50' SEMMAY CRUDE PIPELINE CO. EASEMENT
FILE No. 2012058579 O.P.R.B.C.

SAMTOPH OAK LN (60' R.O.W.)
SERENITY OAKS DR (60' R.O.W.)
RED OAK LN (60' R.O.W.)
WATER OAK LN (60' R.O.W.)
SHUMARD OAK LN (60' R.O.W.)
MAJESTIC OAKS DR (60' R.O.W.)

ANGLETON CITY LIMIT LINE

N86°58'12"E 450.65'
N02°11'42"W 1237.44'
N02°11'42"W 2828.81'
N02°16'15"W 623.15'
S02°16'15"E 600.94'
S08°22'56"W 317.53'
S02°16'15"E 2775.91'
S87°03'01"W 865.21'
N03°15'55"W 276.52'
S03°19'58"E 351.74'
S86°41'33"W 716.27'
S87°07'47"W 1,374.00'

RESERVE "A"
RESERVE "B"
RESERVE "C"
RESERVE "D"
RESERVE "E"
RESERVE "F"
RESERVE "G"
RESERVE "H"

LOT FRONTAGE @ R.O.W. (TYP.)

25' BUILDING LINE
50' BUILDING LINE

LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

SURVEYOR:
GBI PARTNERS
4724 VISTA RD.
PASADENA, TX 77505
TBPELS FIRM REGISTRATION
NO. 10130300

KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
DEC
3100 WEST ALABAMA
HOUSTON, TX 77098

TYLER BROOM, P.E.
713-520-9570

PRELIMINARY PLAT
SERENITY OAKS
SECTION 1

A SUBDIVISION OF 133.613 ACRES OF LAND
LOCATED IN THE
ANDREW ROBERTS LABOR, A-363
BRAZORIA COUNTY, TEXAS

131 LOTS 8 RESERVES 6 BLOCKS

JUNE 2024

SHEET 3 OF 3

OWNER:
ANGLETON 300 RES DEV LP,
A TEXAS LIMITED PARTNERSHIP
205 NORTH MARKET STREET, SUITE 209
BRENHAM, TX 77833

KEITH BEHRENS
713-202-0955

PARKE PATTERSON
832-541-7275

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THE HEART OF BRAZORIA COUNTY
ANGLETON

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION

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

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

DATE: 02/05/2025

TYPE OF APPLICATION: ☑ RESIDENTIAL ☐ COMMERCIAL

ADDRESS OR LOCATION OF PROPERTY: 100 County Road 28, Angleton, TX 77515

APPLICANT INFORMATION:

NAME: Tyler Broom - BCMUD 76/Gannett Fleming

PHONE: 713-520-9570

EMAIL: tbroom@gfnet.com

COMPANY INFORMATION:

NAME: Gannett Fleming Transystems

PHONE: 713-520-9570

WEBSITE:

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

Signature of Owner / Agent for Owner (Applicant): T. Broom

Printed Name: Tyler Broom

AFFIDAVIT OF AUTHOIZATION BY PROPERTY OWNER

PROPERTY ADDRESS: 100 County Road 28, Angleton, TX 77515

LEGAL DESCRPTION: A0363 ANDREW ROBERTS TRACT 1-1A ACRES - 18.136 Acres & 11.764 Acres within City Limits

Remainder of tract is outside City of Angleton City Limits

PROPERTY OWNER INFORMATION:

NAME: Brazoria County MUD No. 76 (Approx. 30 ac within Angleton City Limits) - Angie Lutz

ADDRESS: 3200 Southwest Fwy Suite 2600 Houston, TX

PHONE: 713-860-6400 EMAIL: alutz@abhr.com

AUTHORIZED AGENT INFORMATION:

NAME: Tyler Broom - Gannett Fleming Transystems

ADDRESS: 3100 W Alabama Houston, TX 77098

PHONE: 713-520-9570 EMAIL: tbroom@gfnet.com

I SWEAR THAT I AM THE LEGAL OWNER OF A0363 ANDREW ROBERTS TRACT 1-1A ACRES - 18.136 Acres & 11.764 Acres within City Limits

(PROVIDE LEGAL DESCRIPTION OF SUBJECT PROPERTY)

OWNER SIGNATURE: Ciro Ariza

PRINTED NAME: Ciro Ariza DATE: 02/06/2025

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

AGENT NAME: Tyler Broom - Gannett Fleming Transystems ADDRESS: 3100 W Alabama Houston, TX 77098

PHONE: 713-520-9570 EMAIL: tbroom@gfnet.com

OWNER SIGNATURE: Ciro Ariza

PRINTED NAME: Ciro Ariza DATE: 02/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER(S)

Sworn to and subscribed before me this 6th day of February, 20 25

(SEAL)

KRISTI LYNN BOUL NOTARY PUBLIC STATE OF TEXAS ID # 133061782 EXP: 04-23-2025

Kristi Boul

Notary Public for the State of Texas

Commission Expires: 4/23/2025

APPLICATION SUBMITTAL REQUIREMENTS:

- [x] Legal description of property / copy of plat
- [x] Completed Civil Construction / Development permit application form
- [x] Site plan approved by City Engineer PLANS SUBMITTED FOR APPROVAL

  APPROVED ON (DATE):_____
- [x] Construction plans approved by City Engineer PLANS SUBMITTED FOR APPROVAL

  APPROVED ON (DATE): _____
- [ ] N/A Copy of TCEQ Notice of Intent N/A - Contractor will provide NOI when project is awarded.
- [x] Copy of Storm Water Prevention Plan (SWPPP) IN PLAN SET
- [x] Angleton Drainage District (ADD) approval letter
- [ ] N/A Preconstruction meeting completed with City of Angleton

  DATE OF PRECON: _____ N/A - Project has not bid yet, engineer will notify city when Preconstruction meeting is scheduled.
- [ ] N/A Proof of liability insurance – Minimum $300,000 combined, single limit; must name City of Angleton as additionally insured N/A - Contractor will provide COI when project is awarded.
- [x] Payment of applicable fees (Civil Construction / Development Permit fees below)

CIVIL CONSTRUCTION / DEVELOPMENT PERMIT APPLICATION FEES:

Civil Construction / Development permit fee:

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

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

Contractor will be responsible for filing any permits. They will use their bid amount when the project is awarded.

City Engineer Review Deposit: **$250.00 DEPOSIT**

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

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

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

SPECIAL WARRANTY DEED
(11.764 Acres)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

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

THAT **ANGLETON 300 RES DEV LP**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), all of that certain tract of real property situated in Brazoria County, Texas, containing 11.764 acres, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and any and all improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Brazoria County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this 22 day of OCTOBER, 2024.

GRANTOR:

ANGLETON 300 RES DEV LP,
a Texas limited partnership

By: Angleton Res Dev GP LLC,
a Texas limited liability company,
its General Partner

By: BLG Development, Inc.,
a Texas corporation,
its Manager

By: _____
Name: M. Keith Behrens
Title: President

THE STATE OF TEXAS §
§
COUNTY OF WASHINGTON §

This instrument was acknowledged before me on the 22ND day of October, 2024, by M. Keith Behrens, President of BLG Development, Inc., a Texas corporation, Manager of Angleton Res Dev GP LLC, a Texas limited liability company, General Partner of ANGLETON 300 RES DEV LP, a Texas limited partnership, on behalf of said corporation, said limited liability company, and said limited partnership.

(NOTARY SEAL)

_____ 10/22/24
Notary Public, State of Texas

RICHARD JEFFREY DAMON
Notary Public, State of Texas
Comm. Expires 02-13-2028
Notary ID 134750713

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

BRAZORA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76

By: _____
Name: Rana Elhakim
Title: President

ATTEST:

By: _____
Name: Ciro Anza
Title: Secretary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of October, 2024, by Rana Elhakim, President, and Ciro Anza, Secretary, of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

NOTARY PUBLIC
Veronica Seguin Greff
Exp. 8/7/2027
ID No. 128697178
STATE OF TEXAS

_____
Notary Public, State of Texas

Attachments:
Exhibit A – Description of the Property
Exhibit B – Sketch of the Property

After recording, please return to:
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Real Estate Department

Exhibit A - Description of the Property

County: Brazoria
Project: Serenity Oaks
Job No. 236901
MBS No. 24-610

FIELD NOTES FOR 11.764 ACRES

Being a tract containing 11.764 acres of land located in the Andrew Roberts Labor, Abstract No. 363 in Brazoria County, Texas. Said 11.764 acres being a portion of a call 145.38 acre tract of land recorded in the name of Angleton 300 Res Dev LP in File Number 2023049300 of the Official Public Records of Brazoria County (O.P.R.B.C.). Said 11.764 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at the southeast corner of said 145.38 acre tract and being on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C and occupied south R.O.W. line of County Road 28 (width varies; no dedication found);

THENCE, with the south line of said 145.38 acre tract and said occupied south R.O.W. line, South 86 degrees 41minutes 33 seconds West, a distance of 55.35 feet;

THENCE, through and across said 145.38 acre tract and with the City of Angleton City Limit line as annexed under City of Angleton Annexation Ordinance Number 688, Tract 2, dated December 09, 1975, North 02 degrees 16 minutes 15 seconds West, a distance of 2,775.91 feet to the north line of said 145.38 acre tract and the south line of a call 158.58 acre tract recorded in the name of Angleton Stasny Land LP in File Number 2023049284 of the O.P.R.B.C.;

THENCE, with the common line between said 145.38 acre tract and said 158.58 acre tract, North 87 degrees 07 minutes 28 seconds East, a distance of 260.01 feet to the westerly R.O.W. line of aforesaid State Highway 288;

THENCE, with said R.O.W. line and the east line said 145.38 acre tracts, South 02 degrees 16 minutes 15 seconds East, a distance of 1,327.14 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File Number 2014024678 of the O.P.R.B.C.;

THENCE, with the common line between said 145.38 acre tract and said 3.32 acre tract, the following two (2) courses:

1) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet;

2) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to the southwest corner of said 3.32 acre tract and being on the west R.O.W. line of aforesaid State Highway 288;

THENCE, with said R.O.W. line and the east line of said 145.38 acre tract, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to the **POINT OF BEGINNING** and containing 11.764 acres of land.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

GBI PARTNERS
TBPELS Firm No.10130300
Ph: 281.499.4539
September 25, 2024

Exhibit B - Sketch of the Property

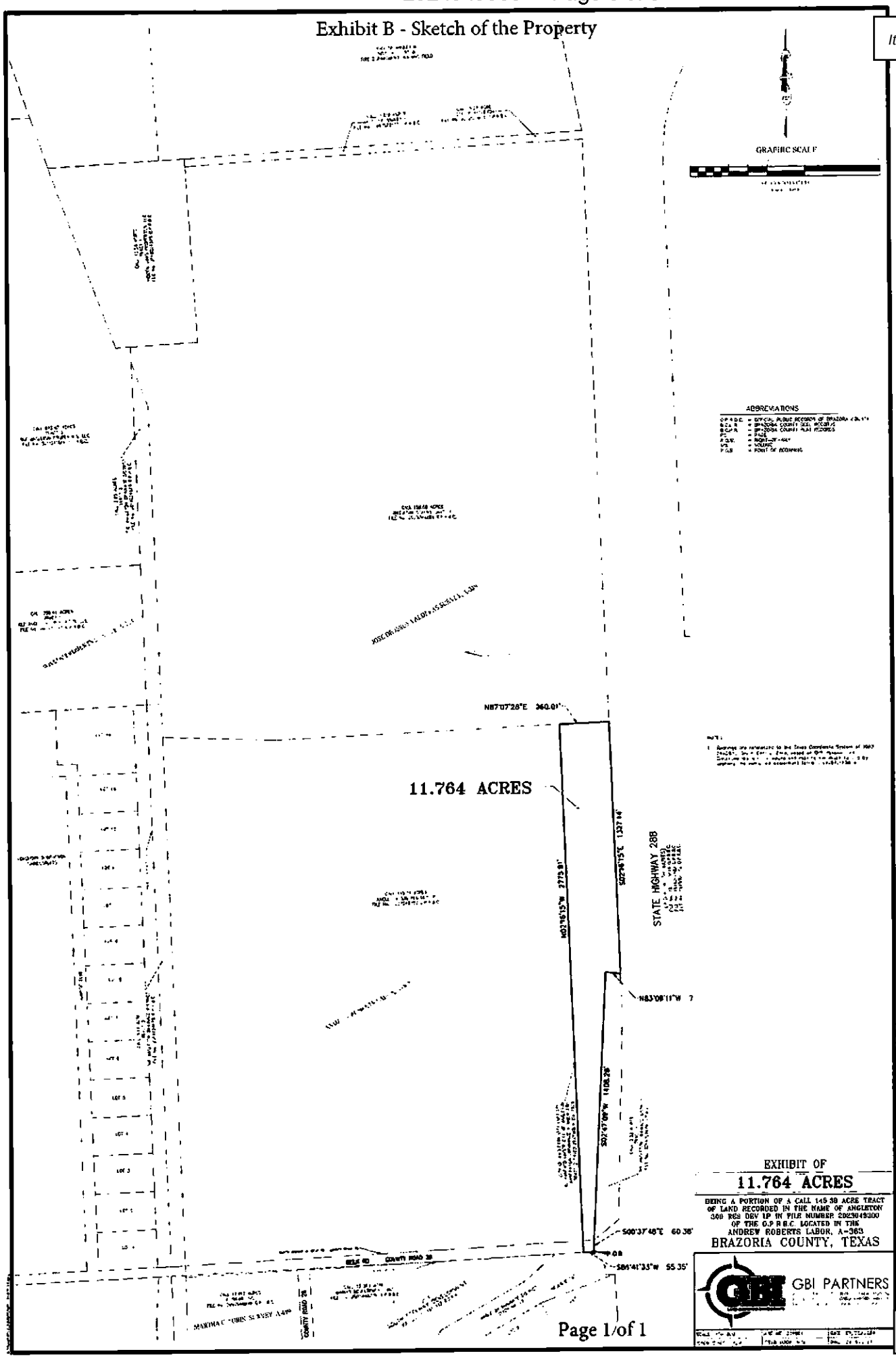


EXHIBIT OF

11.764 ACRES

BEING A PORTION OF A CALL 145.38 ACRE TRACT OF LAND RECORDED IN THE NAME OF ANGLETON 388 RES DEV LP IN FILE NUMBER 2023049300 OF THE O.P.R.B.C. LOCATED IN THE ANDREW ROBERTS LABOR, A-363 BRAZORIA COUNTY, TEXAS

GBI PARTNERS

Page 1 of 1

FILED and RECORDED

Instrument Number: 2024049060

Filing and Recording Date: 11/12/2024 08:50:42 AM Pages: 9 Recording Fee: $53.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-emily

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

January 13, 2025

Gannett Fleming
Tyler D. Broom, P.E., Senior Project Manager
3100 W. Alabama St.
Houston, TX 77098

Re: Serenity Oaks
Revised Detention Plan
Final Approval

Dear Mr. Broom:

During the regular public meeting of the Angleton Drainage District Board of Supervisors held on December 10, 2024, the revised drainage and detention plan for Serenity Oaks Subdivision to be located west Freeway 288, Angleton, was given preliminary approval with the following stipulations as presented.

As presented, the revised drainage plan that put all of the ponds on the east side of the property next to the 288 Freeway and 10 Ditch. Of the four detention ponds, the northern most pond will be a dry pond and the other three will be wet ponds. All of the ponds will outfall into 10 Ditch. The development has proposed to place rip-rap at the outfall where it enters 10 Ditch. The rip-rap must be replaced with concrete slope paving where the outfall enters into 10 Ditch. Also, a grading plan for the development must be provided. Doug Roesler wants the developer to place slope-paving at the outfall and provide a grading plan.

On December 31, 2024, Doug Roesler of Baker & Lawson, Inc., received the revised drainage and detention plan with the rip-rap replaced with concrete slope paving and the mass grading plan for Serenity Oaks.

If any additional structures are added to this site in the future other than those presented in the original plan, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this final revised drainage and detention plan in no way represents that Serenity Oaks and its developers have complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the preliminary approval revised drainage and detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

David B. Spoor, Chairman
Angleton Drainage District

SPECIAL WARRANTY DEED
(18.136 Acres)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

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

THAT **ANGLETON STASNY LAND LP**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), all of that certain tract of real property situated in Brazoria County, Texas, containing 18.136 acres, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and any and all improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Brazoria County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming

or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this 22 day of OCTOBER, 2024.

GRANTOR:

ANGLETON STASNY LAND LP,
a Texas limited partnership

By: Angleton 300 GP LLC,
a Texas limited liability company,
its General Partner

By: BLG Development, Inc.,
a Texas corporation,
its Manager

By: _____
Name: M. Keith Behrens
Title: President

THE STATE OF TEXAS §
§
COUNTY OF WASHINGTON §

This instrument was acknowledged before me on the 22nd day of October, 2024, by M. Keith Behrens, President of BLG Development, Inc., a Texas corporation, Manager of Angleton 300 GP LLC, a Texas limited liability company, General Partner of ANGLETON STASNY LAND LP, a Texas limited partnership, on behalf of said corporation, said limited liability company, and said limited partnership.

(NOTARY SEAL)

_____ 10/22/24
Notary Public, State of Texas

RICHARD JEFFREY DAMON
Notary Public, State of Texas
Comm. Expires 02-13-2028
Notary ID 134750713

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

BRAZORA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76

By: _____
Name: Rana Elhakem
Title: President

ATTEST:

By: _____
Name: Cino Anza
Title: Secretary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of October, 2024, by Rana Elhakem, President, and Cino Anza, Secretary, of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF TEXAS
Veronica Seguin Greff
Exp. 8/7/2027
ID No. 128697178

_____
Notary Public, State of Texas

Attachments:
Exhibit A – Description of the Property
Exhibit B – Sketch of the Property

After recording, please return to:
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Real Estate Department

County: Brazoria
Project: Serenity Oaks
Job No. 236901
MBS No. 24-611

FIELD NOTES FOR 18.136 ACRES

Being a tract containing 18.136 acres of land located in the Andrew Roberts Labor, Abstract No. 363 and the Jose De Jesus Valderas Survey, Abstract No. 380, in Brazoria County, Texas. Said 18.136 acres being a portion of a call 158.58 acre tract of land recorded in the name of Angleton Stasny Land LP in File Number 2023049284 of the Official Public Records of Brazoria County (O.P.R.B.C.). Said 18.136 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at the southeast corner of said 158.58 acre tract, the northeast corner of a call 145.38 acre tract recorded in the name of Angleton 300 Res Dev LP in File Number 2023049300 of the O.P.R.B.C. and being on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C;

THENCE, with the south line of said 158.58 acre tract and the north line of said 145.38 acre tract, South 87 degrees 07 minutes 28 seconds West, a distance of 260.01 feet;

THENCE, through and across said 158.58 acre tract and with the City of Angleton City Limit line as annexed under City of Angleton Annexation Ordinance Number 688, Tract 2, dated December 09, 1975, the following three (3) courses:

1) North 02 degrees 16 minutes 15 seconds West, a distance of 2,090.95 feet;

2) North 86 degrees 27 minutes 52 seconds East, a distance of 11.14 feet;

3) North 02 degrees 52 minutes 06 seconds West, a distance of 967.87 feet to the north line of said 158.58 acre tract and the southwest corner of a call 0.27 acre tract recorded in the name of City of Angleton in File Number 2012023815 of the O.P.R.B.C.;

THENCE, with the common line between said 0.27 acre tract and said 158.58 acre tract, North 86 degrees 09 minutes 08 seconds East, a distance of 259.05 feet to the southeast corner of said 0.27 acre tract, the northeast corner of said 158.58 acre tract and the west R.O.W. line of aforesaid State Highway 288;

THENCE, with said R.O.W. line and the east line of said 158.58 acre tract, South 02 degrees 16 minutes 15 seconds East, a distance of 3,063.39 feet to the **POINT OF BEGINNING** and containing 18.136 acres of land.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

GBI PARTNERS
TBPELS Firm No.10130300
Ph: 281.499.4539
September 25, 2024

09/25/2024

Exhibit B - Sketch of the Property

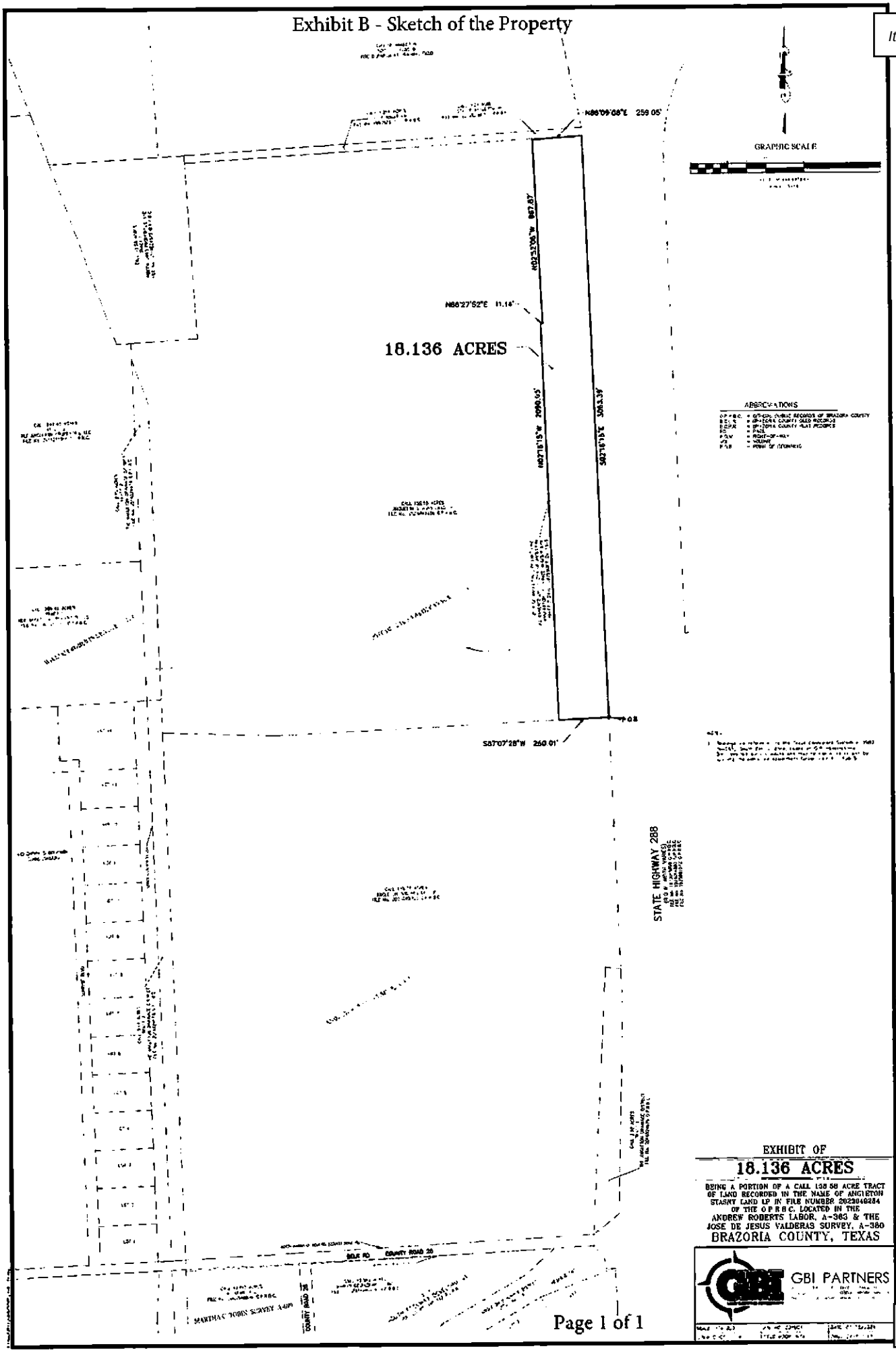


EXHIBIT OF

18.136 ACRES

BEING A PORTION OF A CALL 138.58 ACRE TRACT OF LAND RECORDED IN THE NAME OF ANGLETON STASNY LAND LP IN FILE NUMBER 2023040284 OF THE O P R B C, LOCATED IN THE ANDREW ROBERTS LABOR, A-363 & THE JOSE DE JESUS VALDERAS SURVEY, A-380
BRAZORIA COUNTY, TEXAS

GBI PARTNERS

Page 1 of 1

FILED and RECORDED

Instrument Number: 2024049061

Filing and Recording Date: 11/12/2024 08:50:42 AM Pages: 9 Recording Fee: $53.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-emily

May 7, 2024

Ms. Karen Bain.
Angleton Drainage District.
1123 County Road 428
Angleton TX 77515.

Re: Serenity Oaks – Single Family Development in Angleton, Texas.
Detention Plan Revised Land Plan *4SPN 1221-29*

Dear Ms. Bain,

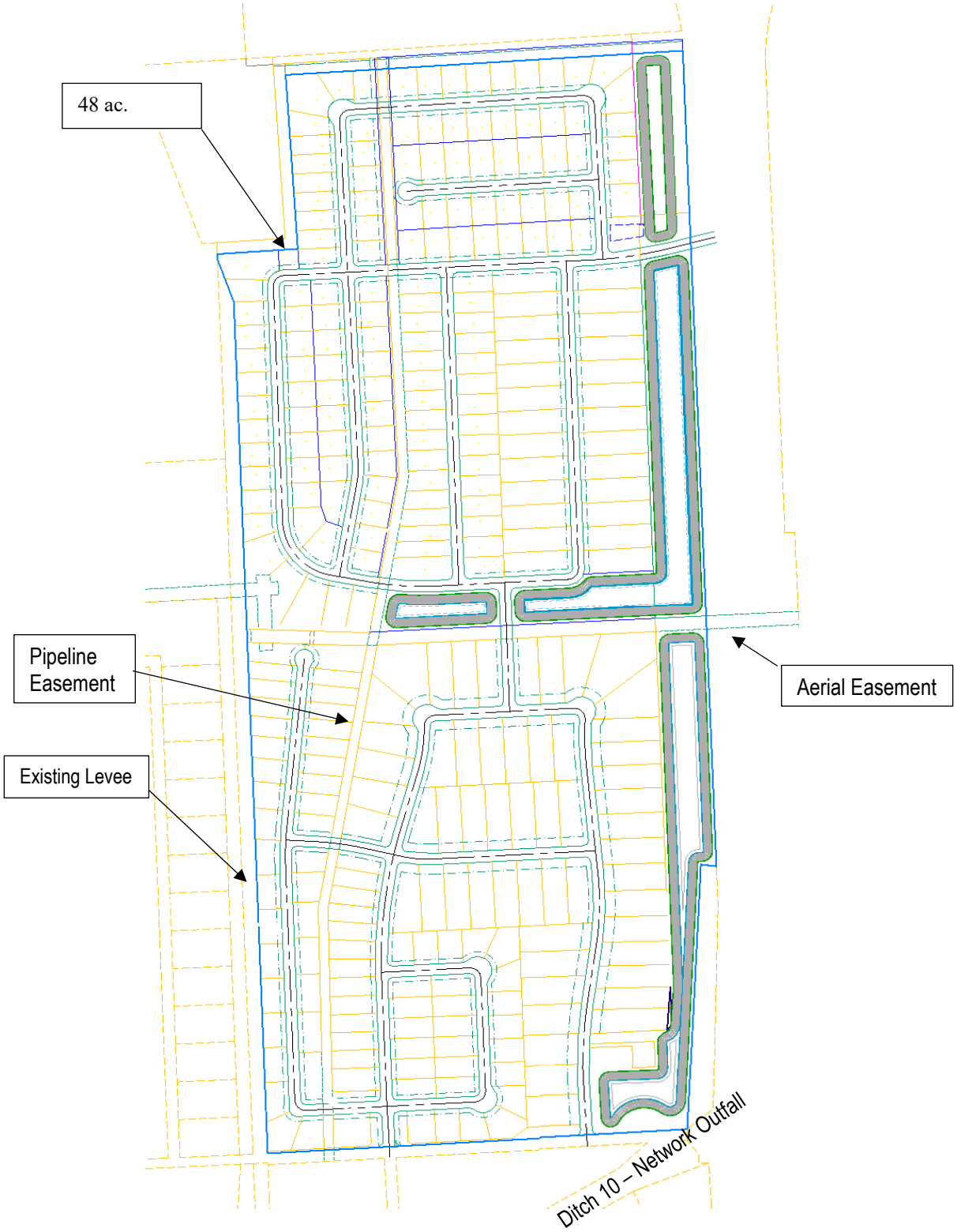
We are writing to submit this letter report for the captioned project. We have coordinated this project with the district engineer to gather initial instruction relative to criteria and the goals of the district. We have applied those rules and have defined an appropriate detention plan for the development. Herein we discuss details that support our conclusions found on page 14.

The project includes a large lot single family development upon a number of tracts totaling approximately 300 acres. It is located north of CR 28 and Jimmy Phillips Blvd between US 288 and the levee as noted below in **Figure 1.**

Above the subject 300-ac property is shown with an offsite 48-ac drainage area to the northwest.

Proposed are 0.50 to 1.5 acre lots with open ditch drainage. Those open ditches (to be defined during final design by others) will be sized for the 5yr event per criteria and will drain the property to the detention network shown below.

The detention system however, will be sized to handle the 100-yr event and includes any offsite tracts that drain through the project area. **Figure 2** below is the general land plan.



The tract includes a north and south region each with wet detention ponds interconnected with culverts. The northernmost channel is dry and includes a 70-foot setback from the roadway. That area will be reserved for landscape or additional source fill as needed.

The **General plan** is to construct these 4 interconnected detention ponds to drain the properties into Ditch 10. The ponds and connecting culverts will be sized to comply with the requirements set forth by the City of Angleton. These rely partly upon Brazoria County Drainage Criteria Manual.

The plan also includes a **Phase One** construction. Herein the limits thereof and the required detention facilities are identified. See also page 13 and 14 and Exhibit 7.

One primary criterion includes an **allowable discharge rate** derived from a Master Drainage Plan developed for the area. We have been advised we are in drainage basin OC-025 (Oyster Creek) and are allowed a discharge rate of 0.45cfs per acre.

Accordingly, the total area draining to the network is 344acres. Thus, the maximum allowable peak discharge into Ditch 10 is 155cfs. This applies to ATLAS-14 100yr event.

The 344acres includes a 48-acre offsite tract located northwest of the property. Coincidently, the allowable 0.45cfs/acre matches the existing runoff from that tract for the 100-yr storm event. Thus, the site may drain freely as is into the network.

However, any future development therein would require onsite detention with a controlled release rate of 0.45cfs/acre. That detention outfall pipe would be subject to the depth of the channel provided at the edge of the property. See page 13 and 14.

Allowable peak discharges for lesser storm events are not specified, however target max allowable discharges can be reasonably deciphered from peak runoff computations and correlation to the specified allowable 100-yr event.

In summary, upon factoring the peak flows for the 100yr, 10yr, and 5yr storm events (Rational Method Computation), reasonable peak outflows are 0.29cfs/acre for the 10yr event, and 0.25cfs/acre for the 5yr event. This is discussed further on page 13 below.

Ditch 10 is also shown above on Figure 2. It drains The City of Angleton across US-288, then south and southwest toward the Levee and into the Brazoria River. 100yr storm event flood flows are contained within its banks.

The southern third of the east property line has a taper along Ditch 10. However, Ditch 10 just cuts across the SE corner of the property as can be seen above. The recommended facilities will preserve the existing alignment of Ditch 10.

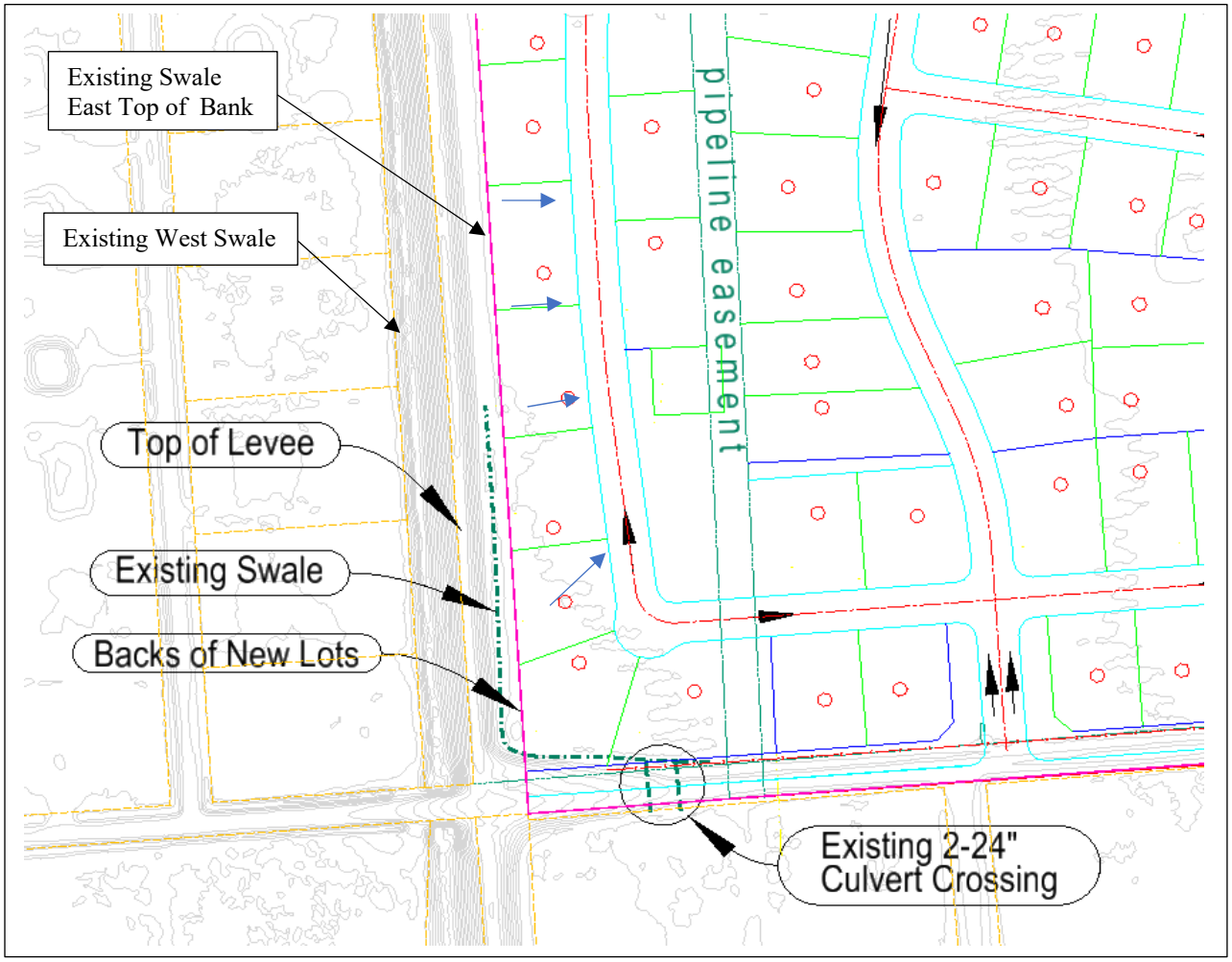
The outfall from the proposed detention network will tie into Ditch 10 at that SE corner of the property. In that area, there are a few Oaks that will include no fill, no development, and thus, will be preserved.

Also shown above, is the **existing levee** that protects the city and the subject property from Brazoria River Floodplain as shown on effective FIRM Panel 48039C0440K dated 12-30-2020.

Notably, as-built drawings of the Levee provided by the district indicate its east toe includes a southerly drainage swale. That swale drains the area between the levee and the pipeline easement noted above. It leads south to 2-24” culverts which cross under CR28 and on into Ditch 10.

It should be noted the back of lots along that levee do no encroach into that swale as can be seen below . The new lots will be graded east to the road; however, the swale will be preserved.

Figure 3 below is the southwest corner of the proposed land plan.



Likely, the lots along the levee will need to include one to two feet of fill and graded east to drain to the new roadside ditch and then to the detention network.

Notably, the owner has rejected FHA-HUD Type B Lot grading whereby the back of lot would drain west to the swale. Thus, the levee swale will be regraded and resized as dictated by the final grading plan (by others).

This design will be based on the residual acreage west of the lots up to and including the levee. The very backs of lot may include a fill easement that may become part of the drainage boundary for the swale. If so, no changes to these analyses will be necessary.

The new swale may be elevated but will still convey design flows toward the south toward the 2-24" pipes which will not be modified. Nor will the flow rates be adversely impacted by the swale redesign.

It should be noted that depending upon final design, an additional drainage easement may be needed for District access to the reconfigured channel

Design Model/Methodology

The proposed network has been modeled using StormWise (formerly ICPR). The model is used to define the components of the proposed detention network. It will indicate the maximum expected discharges and the resultant Peak Stage (PS) in each pond.

The program is developed by Streamline Technologies out of Winter Park Florida and has widespread use locally.

It uses "Nodes" to model detention ponds. The ponds are defined with an elevation verses acreage data table. The model uses that data table to interpret the storage volume available in the pond at various elevations. Included in that table is the area at the normal pool elevation and then at 1-ft increments (+/-) up to the top of bank.

The top of bank is set exactly 1 foot over the resultant peak flood stage un each pond. This provides **1 foot freeboard** as required by the district.

The Ponds are connected by "Links" which are pipes, channels, weirs, and such. Links can vary in size, shape, material, and barrel count. Included are entrance and exit loss coefficients.

Entrance losses are dependent on the type of headwall, wingwalls, and type of installation (pipe mitered to slope or pipe projecting from fill and the like).

Exit losses are dependent on the ratio of the link velocity and the downstream node velocity. When a pipe is connected to a detention pond, the ratio is infinity since the velocity in a detention pond is effectively zero. The exit loss is then maximized at 1.0.

When connected to a ditch or manhole with a pipe where the expected velocities are relatively even, the ratio of link velocity to downstream node velocity is minimized at 1.0. The corresponding exit loss coefficient is then zero. When the ratio is about 2, the value is 0.75. The model includes a schedule of coefficients for various velocity ratios. This and the entrance loss coefficients are often used to fine tune results.

The StormWise model includes a "boundary flow" option whereby predetermined runoff hydrographs can be assigned at various ponds/nodes. This introduces storm water into the detention work.

Those hydrographs will be prepared using the Rational Method to define a peak. Then the Small Watershed Method will be used to define the full hydrographs as per criteria.

These methods employ **criteria found in the BCDCM**. including Section 2.2.1 for Rational Method parameters and Section 2.3.1 for Malcolm's Method. This includes table 2.4 which indicates the excess runoff in inches as it relates to impervious cover.

Further, the StormWise model uses a data table to define storm water conditions in the receiving stream (aka tailwater conditions). In a complex situation with a large project with shallow outfall streams and floodplain issues, a detailed stage-time curve developed from combining data derived from HECHMS and HECRAS models of the receiving stream is sometimes warranted.

However, in smaller to medium projects with deep outfalls and no floodplains, such as this, and as recommended by the district engineer, the **tailwater** can be maximized at the top of pipe. Thus, around peak conditions and points thereafter during a typical 24-hour storm event, the tailwater is set at the top of pipe.

However, during the initial stages of a given storm event, the defined tailwater ascends from the flow line of the outfall pipe to the top of the outfall pipe. This is done to prevent back flow from the outfall ditch into the network and to maintain positive outflows during the ascending portion of the storm event.

However, given the depth of outfall and top of pipe being some 5 to 6 feet below channel top of bank, we are recommending a backflow preventer for the final pipe.

Notably, Ditch 10 upstream of the proposed outfall location services some 1,200 acres along 2.35 miles (12,400 ft) of ditch. When runoff from this area peaks and drains to the outfall location, flood stages in Ditch 10 will be near to the top of bank which is about 25 feet.

When this occurs, Ditch 10 will substantially lessen outflows from the detention network. Thus, internal flood stages would increase, possibly overtop the banks, and discharge more than allowed. Consequently, an overflow weir should be added to control release rates and peak stages during high tailwater conditions. A review to address that issue is found below on page 11.

One last model setup issue is the **flowline of the final outflow**. The upstream end of the last pipe governs the minimum normal pool elevation for all wet ponds within the network.

The district provided cross sections of ditch 10 which reveal the top of bank and channel bottom. However, they indicate a water surface at elevation 19.0', which suggests there is some 4 to 5 foot of standing water in Ditch 10. This seems excessive.

This water surface appears to be consequent to some recent storm event at the time of the survey. Current and historical photos suggest there is some, but normally minimal standing water in Ditch 10.

To examine this further, we developed a new cross section of Ditch 10 near the outfall using HGAC 2018 Lidar.

A digital elevation model was imported into 2D HECRAS and a new **cross-section** was cut at the outfall location using 0.20ft contours developed from the DEM.

The aerial photos were then used to measure the **cross-section** station that corresponds to the standing water visible in the latest aerial photo. This appears to be at station 95' in the **cross-section** as can be seen on **Figure 4** below. Historical aerial photos show that to be relatively constant.

Thus, the normal water surface in Ditch 10 corresponds to station 95' in the **cross-section** as seen on **Figure 4** below.

The cross-section elevation at that station was then taken as the elevation of the normal water surface. The outfall was then set one half foot higher. See graphics below.

Note:

- The district cross-section elevations are based on USGS BM A-693, NGVD 1929.
- The HGAC Datum is NAVD88 2001 adj.
- The Ditch 10 top of bank in the area closely matches that of the district cross sections. Thus, little subsidence occurred over those datums.

Figure 4 below is the HGAC cross section with notes regarding the standing water surface.

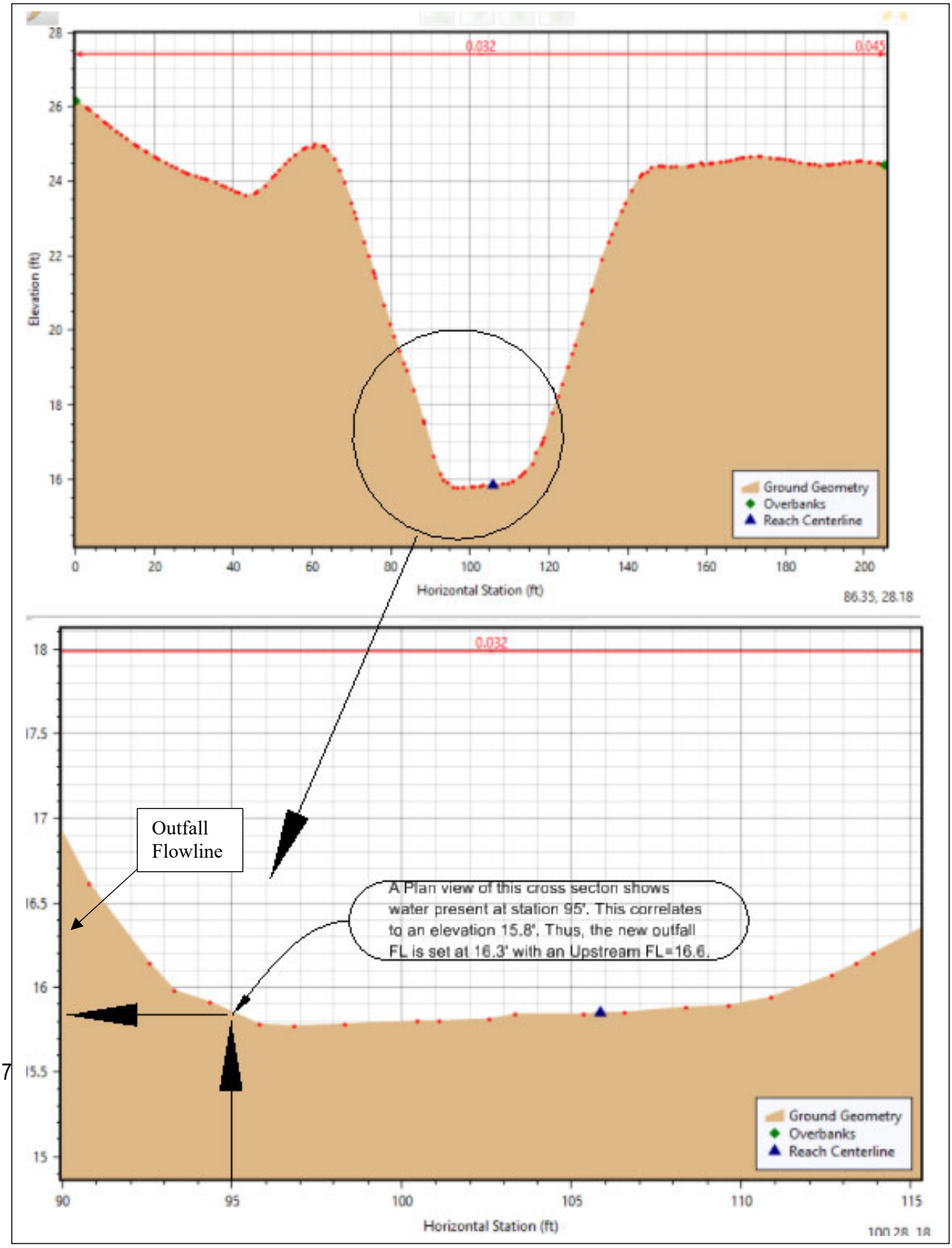
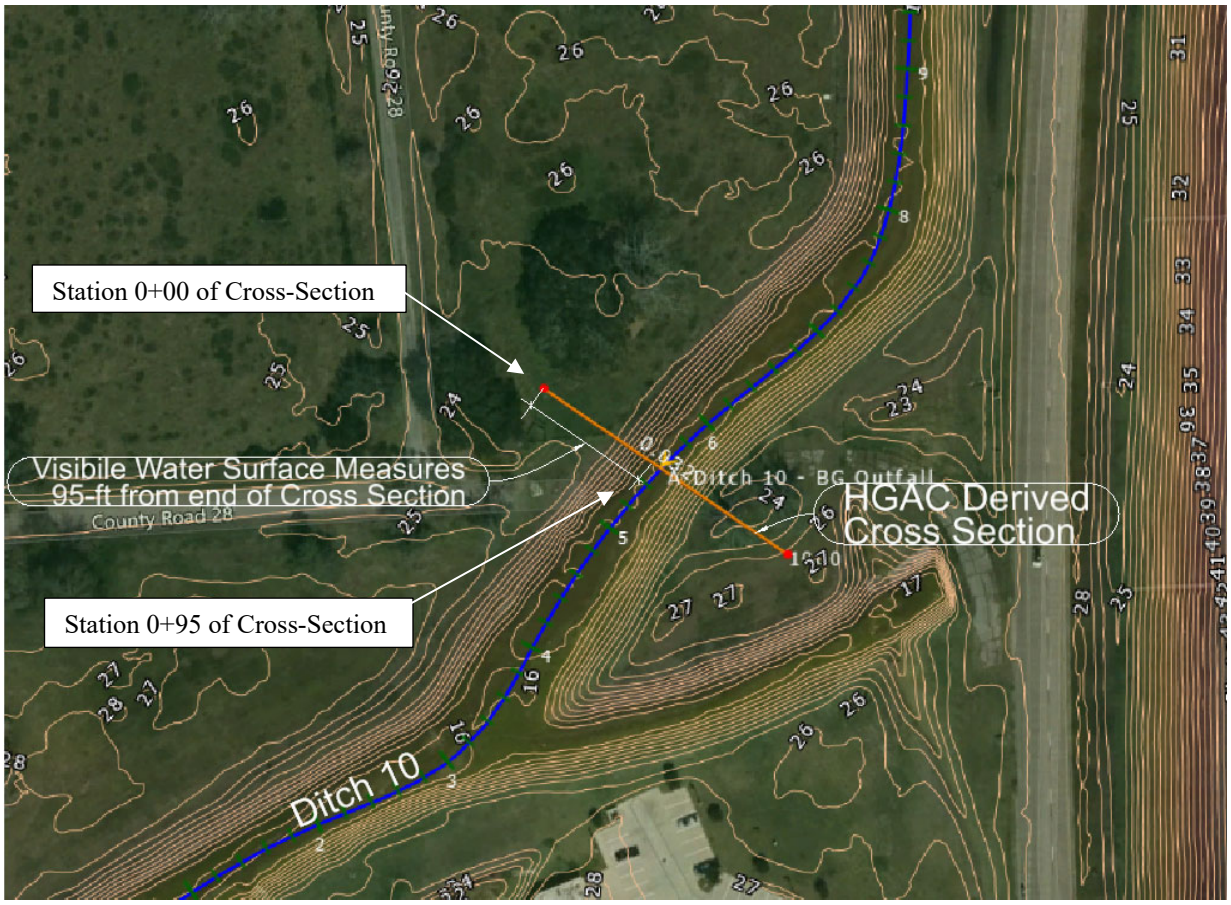


Figure 4 continued: A plan view of the cross section and measure to water edge



Based on the above, the existing standing water surface in the stream is 95 feet from the cross section starting point and its elevation is estimated at 15.8 feet. The outfall flowline is then set at elevation 16.3 to offer clearance and buffer for variances in the standing water surface.

The upstream flowline of the outfall pipe (which sets the static water surface elevation in the network) is 16.6'.

Proposed is a 48" outfall pipe. Thus, the max tailwater is defined as 16.3'+4' = 20.3'.

Notably, Lidar imaging used for terrain data does not penetrate standing water. Thus, channel bottom data typically represent the elevation of any standing water at the time of the survey. However, it is prudent to review aerial photos and other data sources to verify if that claim is reasonable.

Proposed Conditions

A land plan has been provided by the developer. It shows the street and lot layout and preserves any existing easements. Therein is a north-south pipeline easement and an east-west aerial utility easement. See figure 2 above.

The land plan also includes tracts reserved for detention ponds, channels, easements, significant Oaks, and other drainage facilities.

Exhibit 1 is a proposed conditions drainage area map. Included is the 48-acre offsite tract to the northwest. Its boundaries were deciphered from aerial photos and HGAC Lidar based contours.

The Drainage Area Map includes Basin ID and the Acreage. Also shown is the Time of Concentration.

The Rational Method was used to compute the peak runoff for each basin. This was done for the 100-yr, 10-yr and 5-yr storm events. Parameters for which were derived from BC-DCM.

The travel path for time of concentration represents the longest water course for storm water runoff to reach the downstream end of the basin. Typically, the travel time across lakes and or detention pond is zero minutes.

The Rational Method requires a composite C value. Detention ponds, large lots, and non-developable easements were all accounted in determining an average C value.

The open pasture classification was used for the easements. The manual assigned 5% impervious and C = 0.15 for this class. Details of the computations are on the full table shown on Exhibit 2.

Shown on Exhibit 2 are the prescribed equations for Time of Concentration. This includes Kerby Method for overland flow and L/V method for ditch and pipe runs. A normal depth routine was used to estimate ditch velocity at 1.5fps. For pipe runs, a typical velocity of 2fps was used.

Shown under the headings are design parameters taken from BC-DCM. The bottom of the page shows the ATLAS 14 e-b-d values also taken from the manual. See Exhibit 2.

Below is a Summary of those computations;

Peak Runoff Summary					
ID	Basin	Percent Impervious	Peak Runoff (cfs)		
	Acreage		100-yr	10-yr	5-yr
OS-A1	48.78	5.5	22.1	12.7	10.6
NS-A1	15.03	22.0	30.3	19.8	17.0
NS-A2	38.67	21.0	75.4	49.5	42.4
NS-A3	38.67	26.0	75.7	49.2	42.0
NS-A4	19.28	29.5	45.3	29.8	28.0
NS-A5	18.28	26.6	41.9	27.7	23.8
NS-A6	32.72	40.3	88.2	57.9	49.6
SS-A1	76.46	26.3	142.1	91.4	78.0
SS-A2	30.30	21.3	64.0	42.3	36.3
SS-A3	26.02	27.6	52.9	34.5	29.5

Exhibit 2 shows the Rational Method Peak Flow computation for the 100-yr, 10-yr and 5-yr storm events. These computations define hydrograph peaks.

Exhibits 3 and 4 include the Small Watershed Method Hydrographs. Included are the excess runoff amounts in inches taken from the BC-DCM. These are used to interpolate the excess runoff in inches which in turn defines the volume of the hydrograph.

The ascending and descending limbs of the hydrographs are then computed using equations found in the BC-DCM. These are standard for Malcolm's Small Watershed Method Hydrographs. The computation interval is 10-minutes.

Exhibits 3 and 4 also include plots of the hydrographs. The peaks of those hydrographs match the Rational Method computations.

These hydrographs are assigned to various StormWise model nodes as can be seen on Exhibit 6.

Each detention pond in the model is defined with a stage-area data set. The data set is derived from the land plan and the detention ponds drawn in to fit.

Design of the ponds include;

- 20-foot maintenance berms w/backslope swales around the top of bank
- 4 to 1 side slopes above normal pool
- 3 to 1 side slopes below normal pool
- Dry Channel Slopes are 0.1%
- Dry Channels have 6' minimum bottom width per criteria

Exhibit 5 shows the data set for each pond. Included is the computed storage volume for each pond.

Exhibit 6 shows the **ICPR Model Setup**. Each Pond is identified and the assigned hydrograph(s) are shown.

The model includes a few extra components besides the detention ponds. This includes a channel across basin SS-A3 on the south end.

This conveys runoff from basin SS A2 east to the street where runoff from basin SS A3 will be added. Then a 54"rcp ties to pond SS-1. Exhibit 7 calls the proposed channel and inlet to drain basins SS-A2 and SS-A3 to pond SS-1.

A second offline component is a pipeline crossing North of pond NS-1. A model dummy node (JUNC-1) has been added west of the roadway leading to from pond NS-3. This allows the pipeline crossing to be properly sized.

Runoff from Basins OS-A1 and NS-A1 will commingle in that manhole west of the pipeline easement on the south side of the street. An 80-foot x 48"-rcp will then siphon that manhole to anther manhole on the east side of the pipeline easement. There, a Type E inlet will be used to allow flows to rise high enough to continue east along the road side ditch.

Along that run, up to 8 cross culverts should be used to equalize flows on both sides of the ditch. Then at the downstream end, a 60"-rcp will be needed to tie into pond NS-3. This is a general plan, that may be revised if final design conditions warrant. Unless, the siphon is relocated, no amendment to this report would be needed.

Pond NS-3 will be tie to Pond SS-1 with a 36"-rcp. This is smaller than the upstream connecting culvert, but is needed to fully utilize the detention volume in the upper levels of the north detention ponds where the majority of site fill will occur.

High Tailwater Review

After defining a viable detention plan, the models were then reconfigured to reflect a high tailwater condition in Ditch 10. This is done to determine peak flow conditions when Ditch 10 is near full. Previously, we found the design peak flood stage in Ditch 10 is elevation 25.0 feet during a 100-yr event.

The plan includes adding an emergency overflow weir at the most downstream detention pond. The weir crest will be set just above the computed 100-yr event peak flood stage in the final pond. It will be grassed lined and drivable for maintenance

The weir width is then set to limit discharges to the allowed rate (155cfs) at a maximum depth of 1.0 feet (the design freeboard). Thus, network outflows will be limited to the allowed rate while fully containing the storm water runoff. Notably, during normal operation weir flow will not be used.

To model this scenario, the tailwater was revised to peak at elevation 25.0 feet after the ascending limb reaches top of pipe (at elevation 20.3').

Thus, after elevation 20.3 feet, network outflows through the outfall pipe are significantly reduced. When the flood stage in the pond rises high enough, it will drive additional flows through the overflow weir starting at elevation 26.01'. Notably, the combined pipe and weir flow reaching Ditch 10 should still be limited to 155cfs.

A 34ft wide weir was selected as an initial estimate. It will include 6 to 1 side slopes and a 0.1% grade toward Ditch 10. Thus, it can be driven over by maintenance vehicles.

Upon adding this weir to the model (crest elevation 26.01'), flood stages in the final pond govern the driving head and thus governs discharges through the weir and outfall pipe.

Upon doing so, the model indicates the peak outflow will be 154.5cfs and the peak flood stage will be 26.77 feet. Thus, peak storm flows are compliant and remain confined within the ponds.

Results

Exhibit 7 shows the recommended components of the detention network. Connecting culverts and flow lines are identified.

Also shown is a detention summary. It shows the proposed network will provide 262 ac-ft of detention storage to serve 297 acres. This results in a detention storage rate of 0.88 acre-feet per acre.

For a project that averages 25% new impervious cover, 0.88 ac-ft per acre is a relatively high rate of storage. However, this is attributable to the relatively low allowable outflow rate (0.45cfs per ac). As desired, the maximum flow rate provided ensures the project will help advance the goals of the Master Drainage Plan.

Excavation totals 481,000 cubic yards. This includes 375,000 cubic yards of Storage Volume and 106,000 cubic yards of wet volume not used for detention.

The results on Exhibit 7 also show the maximum peak outflow. The 100-yr event is just below the maximum allowed at 155cfs. The 10yr event is 97cfs and the 5yr event is 77cfs.

Allowable rates for the 10-yr and 5-yr are not specified however the results are reasonable based on factoring the computed peak flows.

Below, allowable discharge rates are factored from the 100-yr specified rate (0.45cfs/ac) and the average peak flows for each storm event.

Peak Discharge Review	100yr	10yr	5yr
Average Peak Flow Rate (cfs/ac)	2.1	1.4	1.2
(1) Peak low Ratio to 100-yr	-	0.65	0.56
(2) Allowable Discharge cfs/ac	0.45	not specified	
Factored Allowable Discharge (1) x (2), (cfs/ac)	-	0.29	0.25
Total Area (ac)	344.2	344.2	344.2
Peak Allowable Discharge (cfs)	155	100	86
Peak Discharge Provided (cfs)	155	97	77

Above, the allowable peak discharges are shown relative to the prescribed 100-yr storm event. The proposed peaks do not exceed those maximum flow rates.

Included on Exhibit 6 are the model results for the 100-yr event. Below is a Summary;

POND VOLUME SUMMARY							
Pond ID	Type	Flow Line ft	Normal Pool ft	Peak Stage ft	Storage ac-ft	Top of Bank ft	Freeboard ft
NS-1	WET	16.60	16.60	28.64	16.84	29.64	1.00
NS-2	DRY	16.80	-	28.55	27.88	29.55	1.00
NS-3	WET	16.60	16.60	28.48	117.51	29.48	1.00
SS-1	WET	16.60	16.60	26.01	100.20	27.01	1.00

Phase 1 includes some 112 acres to the south and east as noted on Exhibit 7. The perimeter pipeline easement is discounted as developed property.

All drainage components defined herein which are located south of the arial easement should accompany that first phase of development.

The south ponds yield 100 ac-ft of storage which results in a detention storage rate of 0.88 ac-ft per acre. This well exceeds the design rate discussed above. Thus, the south pond alone can accommodate up to 113 acres of the planned development.

Notably, the north bank of pond SS-1 must not be filled prior to installing Pond NS-3 and its connecting culvert. Exhibit 7 includes appropriate notes.

This completes the detention analysis.

An additional review item includes the depth of outfall for the 48-acre offsite tract. The project should not incumber offsite flows in any way. To achieve this, the depth of outfall should mirror that found in the field.

Existing minimum flowline is at elevation 27.8 feet. This is located at the southwest corner of the tract next to the levee where flows historically drain.

Since the project will relocate that lowest outfall some 500 feet to the east, the flow line there must accommodate drainage from the SW corner.

Thus, the maximum flowline of the channel or pipe installed for the offsite channel should be 27.8' minus 500'@ 0.1% or 27.3 feet. See Exhibit 7.

Since the allowable rate of runoff matches the existing rate of runoff, no restrictor or pipe is required. Also, future development may add a deeper outfall pipe tying directly to the nearest manhole or detention pond with approval and coordination with the developer and the district.

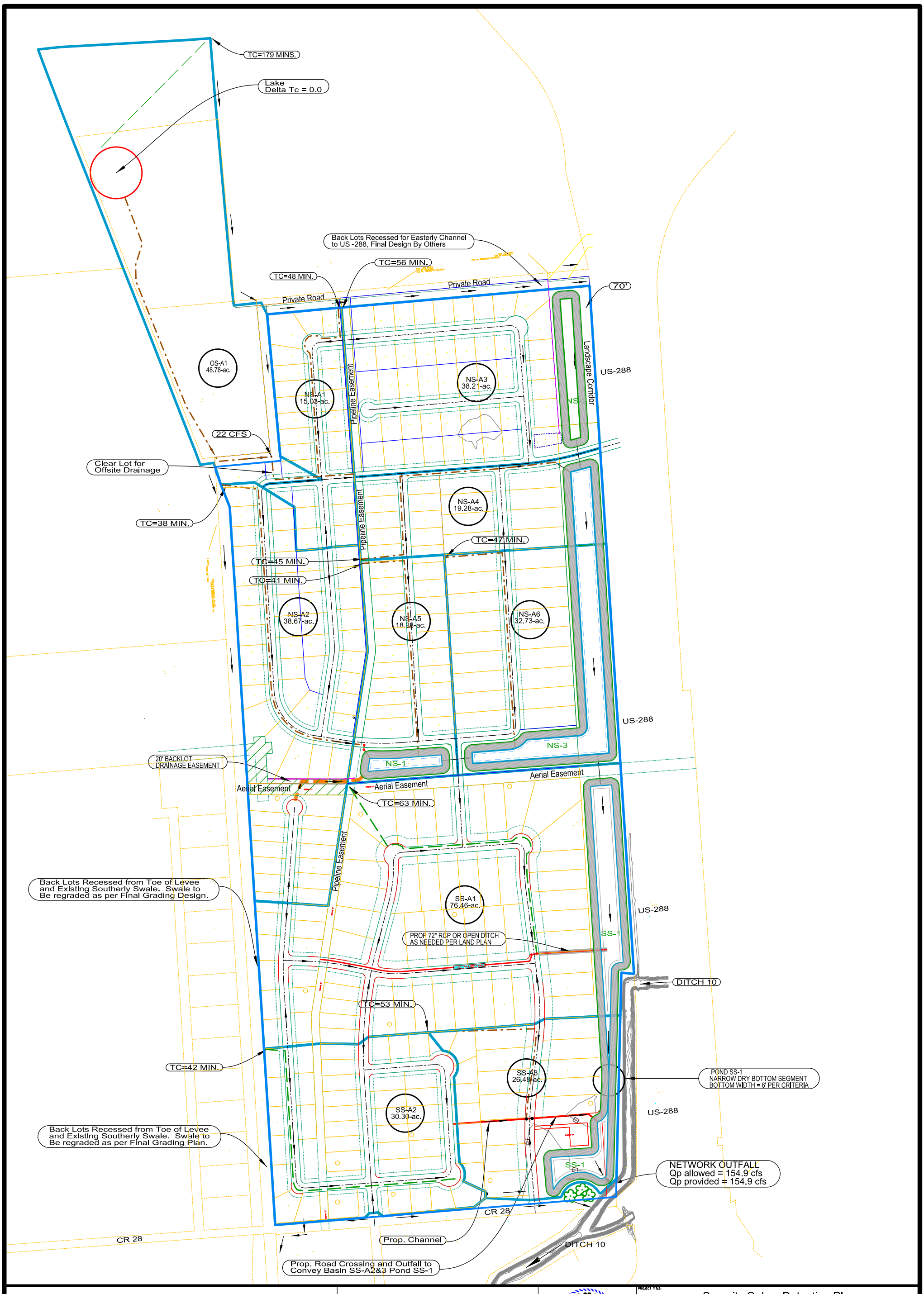
Conclusions

- The detention network should provide 262-acre feet of detention storage.
- The final outfall should be a 48"CMP with a D/S FL = 16.3' and U/S FL=16.6'
- The final pond should include an emergency overflow grassed weir with a crest of 26.01 feet, a bottom width of 34 feet, 6 to 1 sideslopes, and a 0.1% driving slope.
- The maximum allowable discharge is 155cfs for a 100yr event. Provided is 155cfs.
- The elevation of normal standing water is Ditch 10 is approximated at 15.8'
- The interior detention network should match that shown on Exhibit 7.
- The detention ponds should provide storage as shown on Exhibit 5.
- There are 48 acres to the northwest that will drain through the new network.
    - The conveyance capacity for that offsite area provided by the network matches the existing runoff (0.45cfs/ac 100yr event or 22cfs)
    - The elevation of the receiving channel or pipe at the edge of property must be no higher than 27.3 feet.
- The west property line skirts a swale along an existing levee.
    - The backs of lot along that levee lie east of that swale top of bank.
    - The swale must be redesigned based on the final grading plan.
    - The swale redesign should prevent adverse impacts to the existing culvert crossings under CR 28 to the south.
    - A drainage easement may be needed to accommodate access to that swale.
- The recommended facilities herein are compliant with the criteria.
- The first 112 acres built south of the aerial easement should include Pond SS-1 and its outfall to Ditch 10. However, no bank fill on the north side of Pond SS-1should occur prior to installing Pond NS-3.
- Post Construction there will be no adverse impacts to perimeter tracts that drain through the project area.
- Post Construction, there will be no adverse impacts to receiving water bodies for storm events up to and including the ATLAS-14 100-yr event.

I trust you will find this information adequate for your review and acceptance. However, if you need additional information or have further instruction, contact me anytime.

Regards,

May 7, 2024
Lawrence S. Lopez, P.E. – General Partner
4Site Civil Engineering LP (F-5076)
11419 Overbrook Lane
Houston, Texas 77077
H:\4S Data\1221-35\word\SOA Detetnion Plan Letter Report.docx



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LAWRENCE S. LOPEZ

PROJECT TITLE:	Serenity Oaks - Detention Plan	
DRAWN BY:	SHEET DESCRIPTION: EXHIBIT 1	JOB NO:
CK'D BY:	PROPOSED DRAINAGE AREA MAP	FILE NAME:
SCALE:	REVISED LAND PLAN	FILE NO:
DATE: May 2024	APPROVED BY:	SHT NO:

SERENITY OAKS DETENTION PLAN

ULTIMATE CONDITIONS - RATIONAL METHOD PEAK RUNOFF COMPUTATIONS

100-yr Sub-Area	Basin Area (ac.)	Time of Concentration Tc (min.)													I 100-yr (in/hr)	"C" & % Imp.					Q 100-yr (cfs)
		Total Path (ft)	Overland/Lots					Roadside Ditches			Pipe Outfalls			Total Tc			Open Pasture	Lots > 1 ac. Avg.	Detention Ponds	Composite "C"	Composite "% Imp"	
			L	N	Delta	S	Tc (mins)	Length	Vel (fps)	Tc (mins)	Length	Vel (fps)	Tc (mins)	(mins.)	(hrs.)							
	Overland Vel. Eq. from BDD5 Criteria		Kerby Equation, Tov=0.828*LN$^{(0.476)}$*S$^{(-0.235)}$					Average Design Velocity along Streets. V=f(Normal Depth)			Avg. Design Velocity along Outfall Pipes and Crossings						*Braz. Co. "C" Value*	*0.15*	*0.35*	*0.75*	Result		
			N=	0.4	Pasture/Avg. Grass												*Braz. Co. %Imp*	*5*	*22*	*85*			
ULTIMATE																						
OS-A1	48.78	3800	3000	0.4	0.6	0.0002	171.5	400	1.5	4.4	400	2.0	3.3	179	2.987	2.902	47.35	1.43		0.16	5.5	22.1
NS-A1	15.03	2740	180	0.4	1.0	0.006	20.7	2330	1.5	25.9	230	2.0	1.9	48	0.808	5.755		15.03		0.35	22.0	30.3
NS-A2	38.67	3730	240	0.4	1.0	0.004	25.3	1940	1.5	21.6	180	2.0	1.5	48	0.806	5.762	2.21	36.45		0.34	21.0	75.4
NS-A3	38.67	1350	350	0.4	1.0	0.003	33.0	1805	1.5	20.1	320	2.0	2.7	56	0.928	5.356	4.17	30.89	3.61	0.37	26.0	75.7
NS-A4	19.28	1489	270	0.4	1.0	0.004	27.5	1470	1.5	16.3	120	2.0	1.0	45	0.747	5.993	1.21	15.45	2.62	0.39	29.5	45.3
NS-A5	18.28	1330	270	0.4	1.0	0.004	27.5	1200	1.5	13.3	70	2.0	0.6	41	0.690	6.242	2.37	13.94	1.97	0.37	26.6	41.9
NS-A6	32.72	3050	350	0.4	1.0	0.003	33.0	1200	1.5	13.3	70	2.0	0.6	47	0.781	5.855	2.05	20.63	10.04	0.46	40.3	88.2
SS-A1	76.46	1562	480	0.4	1.0	0.002	41.2	1630	1.5	18.1	450	2.0	3.8	63	1.050	5.023	6.10	63.47	6.89	0.37	26.3	142.1
SS-A2	30.30	3240	130	0.4	1.0	0.008	16.5	2200	1.5	24.4	150	2.0	1.3	42	0.702	6.185	1.31	28.99		0.34	21.3	64.0
SS-A3	26.02	1240	680	0.4	1.7	0.003	46.4	560	1.5	6.2	0	2.0	0.0	53	0.877	5.516	4.71	17.73	3.58	0.37	27.6	52.9
Total Area	*344.20*	*344.20* *pproved area*															*71.48*	*244.00*	*28.72*	344.20	0.00	check

10-yr Sub-Area	Basin Area (ac.)	Time of Concentration Tc (min.)													I 10-yr (in/hr)	"C" & % Imp.					Q 10-yr (cfs)
		Total Path (ft)	Lawn					Streets			Pipe Outfalls			Total Tc			Lots	Residential (1 ac.)	Detention	Composite "C"	Composite "% Imp"	
			Length	Vel (fps)	Delta	S	Tc (mins)	Length	Vel (fps)	Tc (mins)	Length	Vel (fps)	Tc (mins)	(mins.)	(hrs.)							
ULTIMATE																						
OS-A1	48.78	3800	3000	0.4	0.6	0.0002	171	400	2	4	400	2	3	179	2.987	1.675	47.35	1.43		0.16	5.5	12.7
NS-A1	15.03	2740	180	0.4	1.0	0.006	20.7	2330	1.5	25.9	230	2.0	1.9	48	0.808	3.773		15.03		0.35	22.0	19.8
NS-A2	38.67	3730	240	0.4	1.0	0.004	25.3	1940	1.5	21.6	180	2.0	1.5	48	0.806	3.778	2.21	36.45		0.34	21.0	49.5
NS-A3	38.67	1350	350	0.4	1.0	0.003	33.0	1805	1.5	20.1	320	2.0	2.7	56	0.928	3.477	4.17	30.89	3.61	0.37	26.0	49.2
NS-A4	19.28	1489	270	0.4	1.0	0.004	27.5	1470	1.5	16.3	120	2.0	1.0	45	0.747	3.949	1.21	15.45	2.62	0.39	29.5	29.8
NS-A5	18.28	1330	270	0.4	1.0	0.004	27.5	1200	1.5	13.3	70	2.0	0.6	41	0.690	4.132	2.37	13.94	1.97	0.37	26.6	27.7
NS-A6	32.72	3050	350	0.4	1.0	0.003	33.0	1200	1.5	13.3	70	2.0	0.6	47	0.781	3.847	2.05	20.63	10.04	0.46	40.3	57.9
SS-A1	76.46	1562	480	0.4	1.0	0.002	41.2	1630	1.5	18.1	450	2.0	3.8	63	1.050	3.230	6.10	63.47	6.89	0.37	26.3	91.4
SS-A2	30.30	3240	130	0.4	1.0	0.008	16.5	2200	1.5	24.4	150	2.0	1.3	42	0.702	4.090	1.31	28.99		0.34	21.3	42.3
SS-A3	26.02	1240	680	0.4	1.7	0.003	46.4	560	1.5	6.2		2.0		53	0.877	3.596	4.71	17.73	3.58	0.37	27.6	34.5
Total Area	*344.20*																*71.48*	*244.00*	*28.72*	344.20	0.00	check

5-yr Sub-Area	Basin Area (ac.)	Time of Concentration Tc (min.)													I 5-yr (in/hr)	"C" & % Imp.					Q 5-yr (cfs)
		Total Path (ft)	Lawn					Streets			Pipe Outfalls			Total Tc			Open Pastureland	Residential (1 ac.)	Detention	Composite "C"	Composite "% Imp"	
			Length	Vel (fps)			Tc (mins)	Length	Vel (fps)	Tc (mins)	Length	Vel (fps)	Tc (mins)	(mins.)	(hrs.)							
ULTIMATE																						
OS-A1	48.78	3800	3000	0.4	0.6	0.0002	171	400	2	4	400	2	3	179	2.987	1.392	47.35	1.43		0.16	5.5	10.6
NS-A1	15.03	2740	180	0.4	1.0	0.006	20.7	2330	1.5	25.9	230	2.0	1.9	48	0.808	3.232		15.03		0.35	22.0	17.0
NS-A2	38.67	3730	240	0.4	1.0	0.004	25.3	1940	1.5	21.6	180	2.0	1.5	48	0.806	3.237	2.21	36.45		0.34	21.0	42.4
NS-A3	38.67	1350	350	0.4	1.0	0.003	33.0	1805	1.5	20.1	320	2.0	2.7	56	0.928	2.972	4.17	30.89	3.61	0.37	26.0	42.0
NS-A4	19.28	1489	230	0.4	1.0	0.004	24.6	1169	1.5	13.0	90	2.0	0.8	38	0.638	3.712	1.21	15.45	2.62	0.39	29.5	28.0
NS-A5	18.28	1330	270	0.4	1.0	0.004	27.5	1200	1.5	13.3	70	2.0	0.6	41	0.690	3.548	2.37	13.94	1.97	0.37	26.6	23.8
NS-A6	32.72	3050	350	0.4	1.0	0.003	33.0	1200	1.5	13.3	70	2.0	0.6	47	0.781	3.297	2.05	20.63	10.04	0.46	40.3	49.6
SS-A1	76.46	1562	480	0.4	1.0	0.002	41.2	1630	1.5	18.1	450	2.0	3.8	63	1.050	2.755	6.10	63.47	6.89	0.37	26.3	78.0
SS-A2	30.30	3240	130	0.4	1.0	0.008	16.5	2200	1.5	24.4	150	2.0	1.3	42	0.702	3.511	1.31	28.99		0.34	21.3	36.3
SS-A3	26.02	1240	680	0.4	1.7	0.003	46.4	560	1.5	6.2		2.0		53	0.877	3.077	4.71	17.73	3.58	0.37	27.6	29.5
Total Area	*344.20*																*71.48*	*244.00*	*28.72*	344.20	0.00	check

Rainfall Intensity-Duration-Frequency Coefficients

Brazoria County Drainage Criteria Manual / Region 1

Coeff	2-year	10-year	25-year	100-year	500-yr
e	0.754	0.676	0.618	0.533	0.474
b (in)	57.440	57.515	52.780	46.316	47.179
d (mins)	11.511	7.777	5.022	1.555	0.322

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FIRM F-5076

STATE OF TEXAS LAWRENCE B. LOPEZ 78660 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: Serenity Oaks - Detention Plan
DRAWN BY:
CK'D BY:
SCALE:
DATE: May 2024
SHEET DESCRIPTION: EXHIBIT 2 RATIONAL METHOD PEAK RUNOFF COMPUTATION
APPROVED BY:
JOB NO:
FILE NAME:
FILE NO:
SHT NO:

MALCOLM'S SMALL WATERSHED METHOD
100YR EVENT

Table 1 (cont.)
SERENTIY LAKES
Small Watershed Hydrographs (100yr Event)

Subarea	Area(ac)	% Imp	in*	ft	Vol(ft³)	Tp(sec)	Qp	1.25*Tp
OS-A1	48.78	5	**14.44**	1.204	2557603	83387	**22.1**	**28.95**
NS-A1	15.03	22	**14.87**	1.239	811335	19283	**30.3**	**6.70**
NS-A2	38.67	21	**14.85**	1.237	2083901	19874	**75.4**	**6.90**
NS-A3	38.67	26	**14.98**	1.248	2102206	19967	**75.7**	**6.93**
NS-A4	19.28	29	**15.07**	1.256	1054537	16757	**45.3**	**5.82**
NS-A5	18.28	27	**14.99**	1.249	994774	17076	**41.9**	**5.93**
NS-A6	32.72	40	**15.35**	1.279	1822739	14876	**88.2**	**5.17**
SS-A1	76.46	26	**14.98**	1.249	4158692	21048	**142.1**	**7.31**
SS-A2	30.30	21	**14.85**	1.238	1633671	18373	**64.0**	**6.38**
SS-A3	26.02	28	**15.02**	1.251	1418375	19273	**52.9**	**6.69**

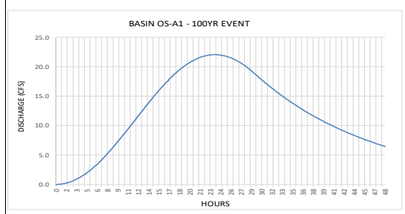
**Rainfall Excess Runoff (in.) 100-yr Event Taken from BCDCM Table 2-4 Region 1*

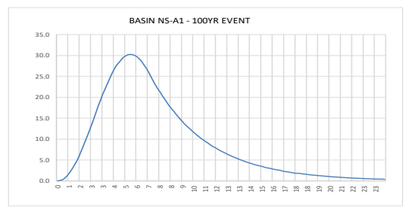
% Impervious	*0*	*20*	*40*	*60%*	*80*	***Total Runoff***
Runoff	*14.30*	*14.82*	*15.34*	*15.86*	*16.38*	*17.00*

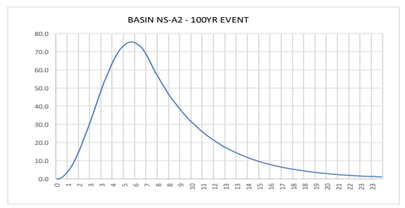
EXCESS RUNOFF FROM Bz. Co. DCM TABLE 2.4

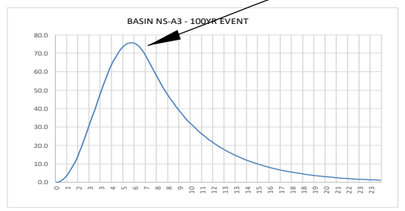
427.87

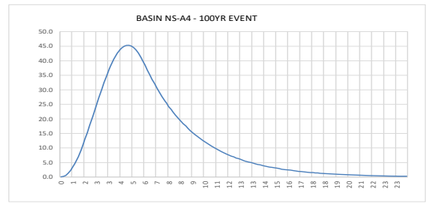
HYDROGRAPH PEAKS MATCH RATIONAL METHOD COMPUTATIONS

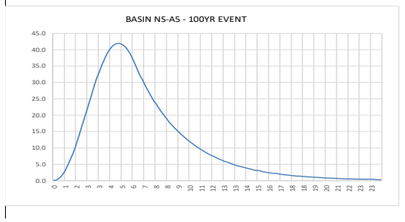


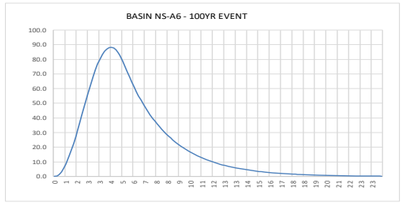


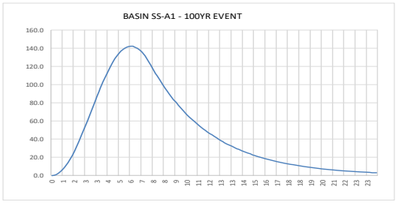


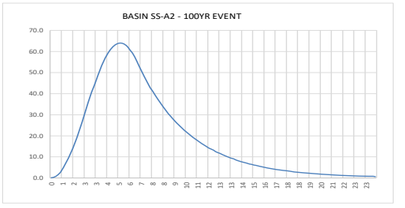












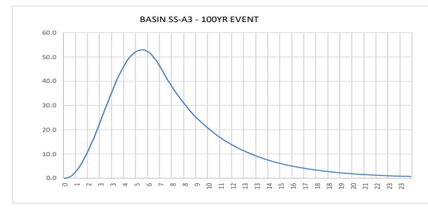
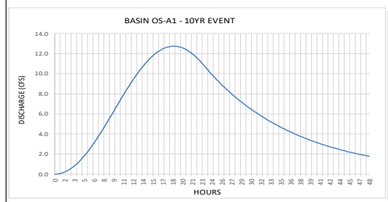


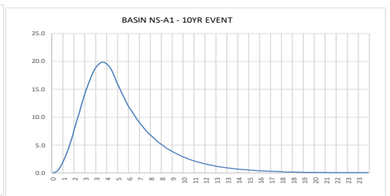
Table 1 (cont.)
SERENTIY LAKES
Small Watershed Hydrographs (10yr Event)

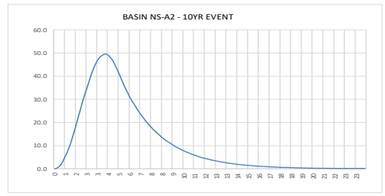
Subarea	Area(ac)	% Imp	in*	ft	Vol(ft³)	Tp(sec)	Qp	1.25*Tp
OS-A1	48.78	5	**6.53**	0.544	1156216	65308	**12.7**	**22.68**
NS-A1	15.03	22	**6.92**	0.576	377299	13678	**19.8**	**4.75**
NS-A2	38.67	21	**6.89**	0.574	967597	14073	**49.5**	**4.89**
NS-A3	38.67	26	**7.01**	0.584	983790	14392	**49.2**	**5.00**
NS-A4	19.28	29	**7.09**	0.591	496122	11965	**29.8**	**4.15**
NS-A5	18.28	27	**7.02**	0.585	465935	12083	**27.7**	**4.20**
NS-A6	32.72	40	**7.34**	0.611	871300	10823	**57.9**	**3.76**
SS-A1	76.46	26	**7.02**	0.585	1947032	15326	**91.4**	**5.32**
SS-A2	30.30	21	**6.90**	0.575	758830	12905	**42.3**	**4.48**
SS-A3	26.02	28	**7.04**	0.587	665366	13868	**34.5**	**4.82**

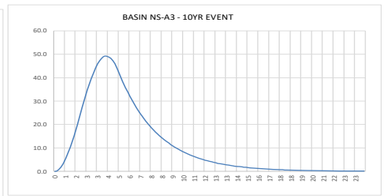
**Rainfall Excess Runoff (in.) 10-yr Event Taken from BCDCM Table 2- -Region 1*

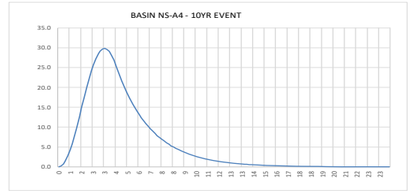
% Impervious	*0*	*20*	*40*	*60%*	*80*	***Total Runoff***
Runoff	*6.40*	*6.87*	*7.33*	*7.80*	*8.26*	*8.83*

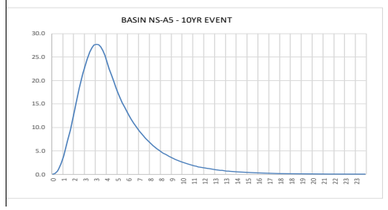


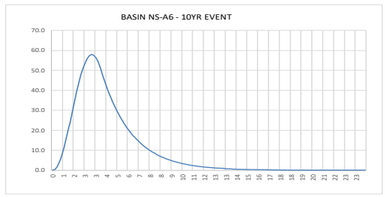


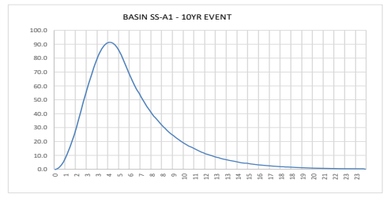


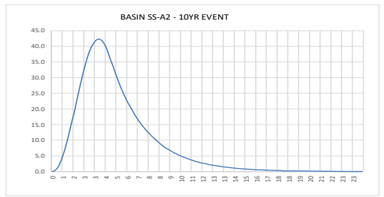


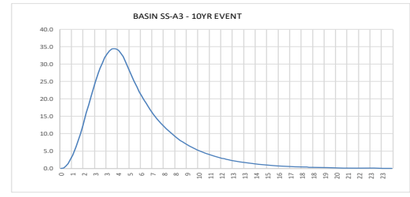












NO.	REVISIONS	DATE	NAME

BEHRENS LAND GROUP, INC

4Site Civil Engineering, L.P.
Hydrology, Hydraulics, Engineering, Permitting
11419 Overbrook Lane, Houston Texas 77077
281-455-9474 / l.lopez@4site-eng.com
FIRM F-5076

STATE OF TEXAS
LAWRENCE S. LOPEZ
LICENSED
PROFESSIONAL ENGINEER

PROJECT TITLE: Serenity Oaks - Detention Plan
DRAWN BY:
CK'D BY:
SCALE:
DATE: MAY, 2024
SHEET DESCRIPTION: EXHIBIT 3 SMALL WATERSHED METHOD HYDROGRAPHS
APPROVED BY:
JOB NO:
FILE NAME:
FILE NO:
SHT NO:

MALCOLM'S SMALL WATERSHED METHOD
5YR EVENT

Table 1 (cont.)
SERENTIY LAKES
Small Watershed Hydrographs (5yr Event)

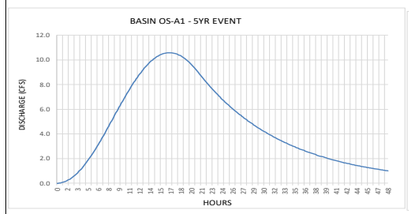
Subarea	Area(ac)	% Imp	in*	ft	Vol(ft³)	Tp(sec)	Qp	1.25*Tp
OS-A1	48.78	5	**4.88**	0.407	864339	58750	**10.6**	**20.40**
NS-A1	15.03	22	**5.24**	0.437	286084	12105	**17.0**	**4.20**
NS-A2	38.67	21	**5.22**	0.435	733050	12444	**42.4**	**4.32**
NS-A3	38.67	26	**5.33**	0.444	748538	12811	**42.0**	**4.45**
NS-A4	19.28	29	**5.41**	0.451	378574	9713	**28.0**	**3.37**
NS-A5	18.28	27	**5.35**	0.445	354684	10711	**23.8**	**3.72**
NS-A6	32.72	40	**5.65**	0.470	670549	9716	**49.6**	**3.37**
SS-A1	76.46	26	**5.34**	0.445	1481795	13676	**78.0**	**4.75**
SS-A2	30.30	21	**5.23**	0.436	575007	11391	**36.3**	**3.96**
SS-A3	26.02	28	**5.37**	0.447	506921	12348	**29.5**	**4.29**

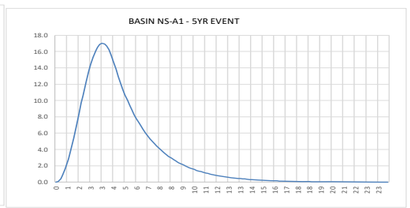
**Rainfall Excess Runoff (in.) 10-yr Event Taken from BCDCM Table 2- -Region 1*

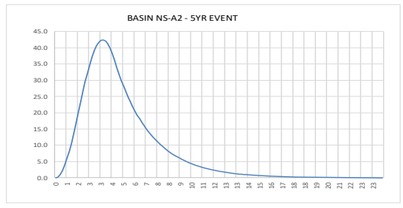
% Impervious	*0*	*20*	*40*	*60%*	*80*	***Total Runoff***
Runoff	*4.76*	*5.20*	*5.64*	*6.07*	*6.51*	*7.05*

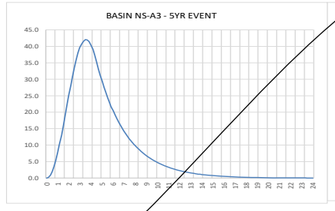
EXCESS RUNOFF FROM BzCo. DCM TABLE 2.4

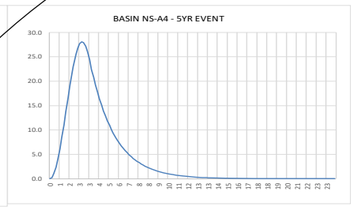
HYDROGRAPH PLOTS
PEAKS MATCH RATIONAL

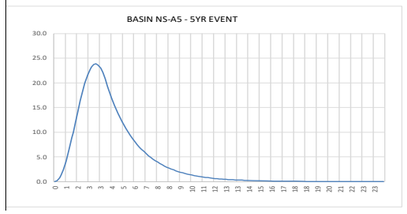


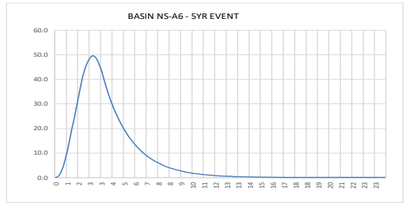


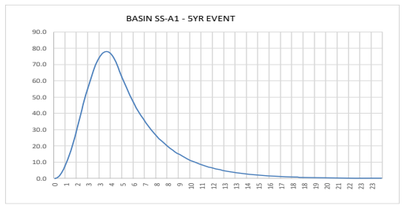


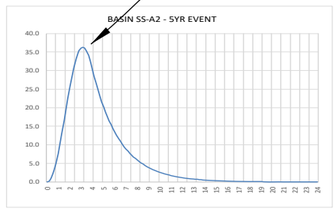


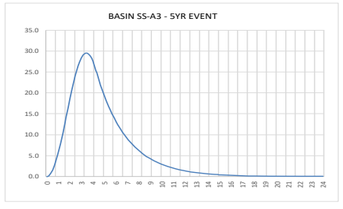












NO.	REVISIONS	DATE	NAME

BEHRENS LAND GROUP, INC

4Site Civil Engineering, L.P.
Hydrology, Hydraulics, Engineering, Permitting
11419 Overbrook Lane, Houston Texas 77077
281-455-9474 / l.lopez@4site-eng.com
FIRM F-5076

STATE OF TEXAS
LAWRENCE S. LOPEZ
103615
LICENSED
PROFESSIONAL ENGINEER

PROJECT TITLE: Serenity Oaks - Detention Plan
DRAWN BY:
CK'D BY:
SCALE:
DATE: MAY, 2024
SHEET DESCRIPTION: EXHIBIT 4 SMALL WATERSHED METHOD HYDROGRAPHS
APPROVED BY:
JOB NO.
FILE NAME:
FILE NO.
SHT NO.

Table 2
SERENITY OAKS DRAINAGE PLAN
Proposed Detention Pond Geometry

SERENITY OAKS - POND NS-1		**WET POND**		
Elevation	Area	Area	Inc. Volume	Total Volume
ft	sq.ft.	ac.	ac-ft	ac-ft
10.60	18690	0.4291		0.00
16.60	32925	0.7558	3.51	3.51
16.60	32925	0.7558	0.00	0.00
17.60	37245	0.8550	0.80	0.80
18.60	41667	0.9565	0.91	1.71
19.60	46188	1.0603	1.01	2.72
20.60	50811	1.1664	1.11	3.83
21.60	55533	1.2749	1.22	5.05
22.60	60357	1.3856	1.33	6.38
23.60	65281	1.4986	1.44	7.82
24.60	70305	1.6140	1.56	9.38
25.60	75430	1.7316	1.67	11.05
26.60	80655	1.8516	1.79	12.84
27.60	85981	1.9739	1.91	14.76
29.64	88682	2.0359	4.09	18.84
			Interpolated Volume	
28.64			Total Volume	**16.84**
29.64	**T/B ELEV.**		10-yr Peak Stage	23.39
			5-yr Peak Stage	22.09

SERENITY OAKS - POND NS-3		**WET POND**		
Elevation	Area	Area	Inc. Volume	Total Volume
ft	sq.ft.	ac.	ac-ft	ac-ft
10.60	231850	5.3225		0.00
16.60	304426	6.9887	36.82	36.82
16.60	304426	6.9887	0.00	0.00
17.60	325422	7.4707	7.23	7.23
18.60	346518	7.9550	7.71	14.94
19.60	367714	8.4416	8.20	23.14
20.60	389011	8.9305	8.68	31.82
21.60	410409	9.4217	9.17	41.00
22.60	431907	9.9152	9.67	50.66
23.60	453506	10.4111	10.16	60.83
24.60	475205	10.9092	10.66	71.49
25.60	497005	11.4097	11.16	82.64
26.60	518905	11.9124	11.66	94.30
27.60	540906	12.4175	12.16	106.47
29.47	551944	12.6709	23.46	129.93
Model Result			Interpolated Volume	
28.48			Total Volume	**117.51**
29.48	**T/B ELEV.**		10-yr Peak Stage	23.33
			5-yr Peak Stage	22.05

SERENITY OAKS - POND NS-2		**DRY POND**		
Elevation	Area	Area	Inc. Volume	Total Volume
ft	sq.ft.	ac.	ac-ft	ac-ft
16.60	0	0.0000	0.00	0.00
17.40	62836	1.4425	0.38	0.38
18.40	**70507**	1.6186	1.53	1.91
19.40	78279	1.7970	1.71	3.62
20.40	86152	1.9778	1.89	5.51
21.40	94125	2.1608	2.07	7.58
22.40	102199	2.3462	2.25	9.83
23.40	110374	2.5338	2.44	12.27
24.40	118648	2.7238	2.63	14.90
25.40	127024	2.9161	2.82	17.72
26.40	135500	3.1106	3.01	20.73
27.40	144076	3.3075	3.21	23.94
28.40	152753	3.5067	3.41	27.34
29.57	157129	3.6072	4.16	31.51
Model Result			Interpolated Volume	
28.55			Total Volume	**27.88**
29.55	**T/B ELEV.**		10-yr Peak Stage	23.37
			5-yr Peak Stage	22.08

SERENITY OAKS - POND SS-1		**WET POND**		
Elevation	Area	Area	Inc. Volume	Total Volume
ft	sq.ft.	ac.	ac-ft	ac-ft
10.60	136435	3.1321		0.00
16.60	235050	5.3960	25.28	25.28
16.60	235050	5.3960	0.00	25.28
17.60	258485	5.9340	5.66	30.94
18.60	282022	6.4743	6.20	37.14
19.60	305658	7.0170	6.74	43.89
20.60	329396	7.5619	7.29	51.17
21.60	353234	8.1091	7.83	59.01
22.60	377172	8.6587	8.38	67.39
23.60	401211	9.2105	8.93	76.32
24.60	425351	9.7647	9.49	85.81
25.60	449591	10.3212	10.04	95.85
26.60	473931	10.8800	10.60	106.45
27.00	486139	11.1602	4.41	110.86
Model Result			Interpolated Volume	
26.01			Total Volume	**100.20**
27.01	**T/B ELEV.**		10-yr Peak Stage	22.27
			5-yr Peak Stage	21.33

BEHRENS LAND GROUP, INC

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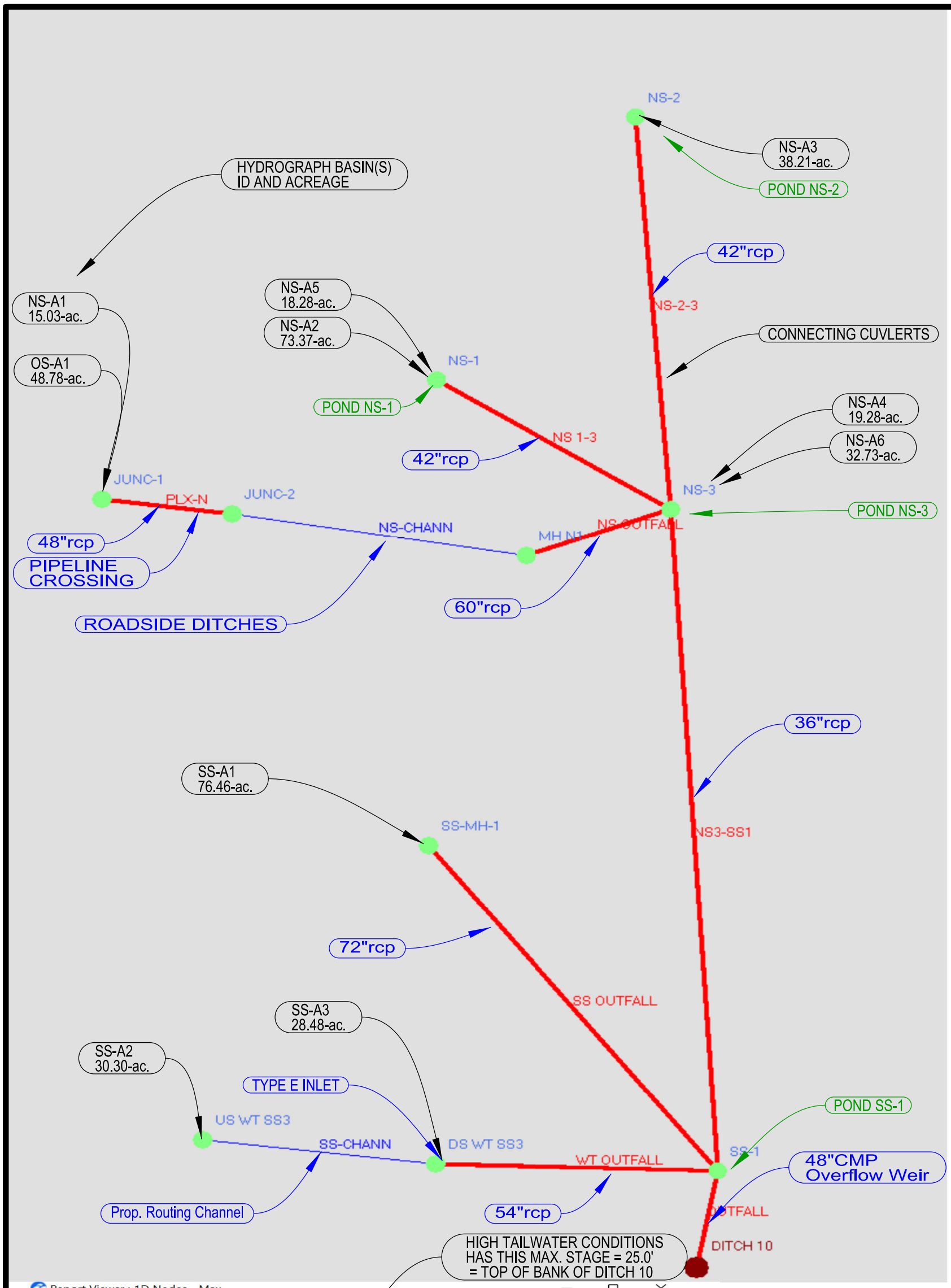
Hydrology, Hydraulics, Engineering, Permitting
11419 Overbrook Lane, Houston Texas 77077
281-455-9474 / l.lopez@4site-eng.com
FIRM F-5076

LAWRENCE S. LOPEZ 106466 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:	Serenity Oaks - Detention Plan	
DRAWN BY:	SHEET DESCRIPTION:	JOB NO:
CK'D BY:	EXHIBIT 5	FILE NAME:
SCALE:	BASIN GEOMETRY	FILE NO:
DATE: May 2024	APPROVED BY:	SHT NO: /



Report Viewer : 1D Nodes - Max

Menu

PEAK FLOOD STAGES

Node Name	Maximum Stage [ft]	num Total Inflow Rate [cfs]	num Total Outflow Rate [cfs]
DITCH 10	20.30	154.88	0.00
DS WT SS3	26.29	116.75	116.69
JUNC-1	29.19	33.15	33.16
JUNC-2	28.99	77.04	76.90
MH N1	28.52	76.90	76.90
NS-1	28.64	115.76	74.87
NS-2	28.55	75.73	22.20
NS-3	28.48	245.34	71.17
SS-1	26.01	277.56	154.88
SS-MH-1	26.29	142.14	142.09
US WT SS3	27.93	63.95	63.94

100yr Event:

155-cfs peak outflow to Ditch 10 under Normal Tailwater Conditons

154-cfs peak outflow to Ditch 10 under High Tailwater Conditions

BEHRENS LAND GROUP, INC

4Site Civil Engineering, L.P.
Hydrology, Hydraulics, Engineering, Permitting
11419 Overbrook Lane, Houston Texas 77077
281-455-9474 / l.lopez@4site-eng.com
FIRM F-5076

STATE OF TEXAS LAWRENCE S. LOPES 106466 ENGINEER

PROJECT TITLE: Serenity Oaks - Detention Plan

DRAWN BY:

CK'D BY:

SCALE:

DATE: May 2024

SHEET DESCRIPTION: EXHIBIT 6 ICPR MODEL LAYOUT

APPROVED BY:

JOB NO:

FILE NAME:

FILE NO:

SHT NO:

STORAGE VOLUME (ac-ft)

North Vol	162
South Vol	100
Tot. Vol.	262
Project Developed Area	297
Cs (ac-ft/ac)	**0.88**

DRY EXCAVATION VOLUME

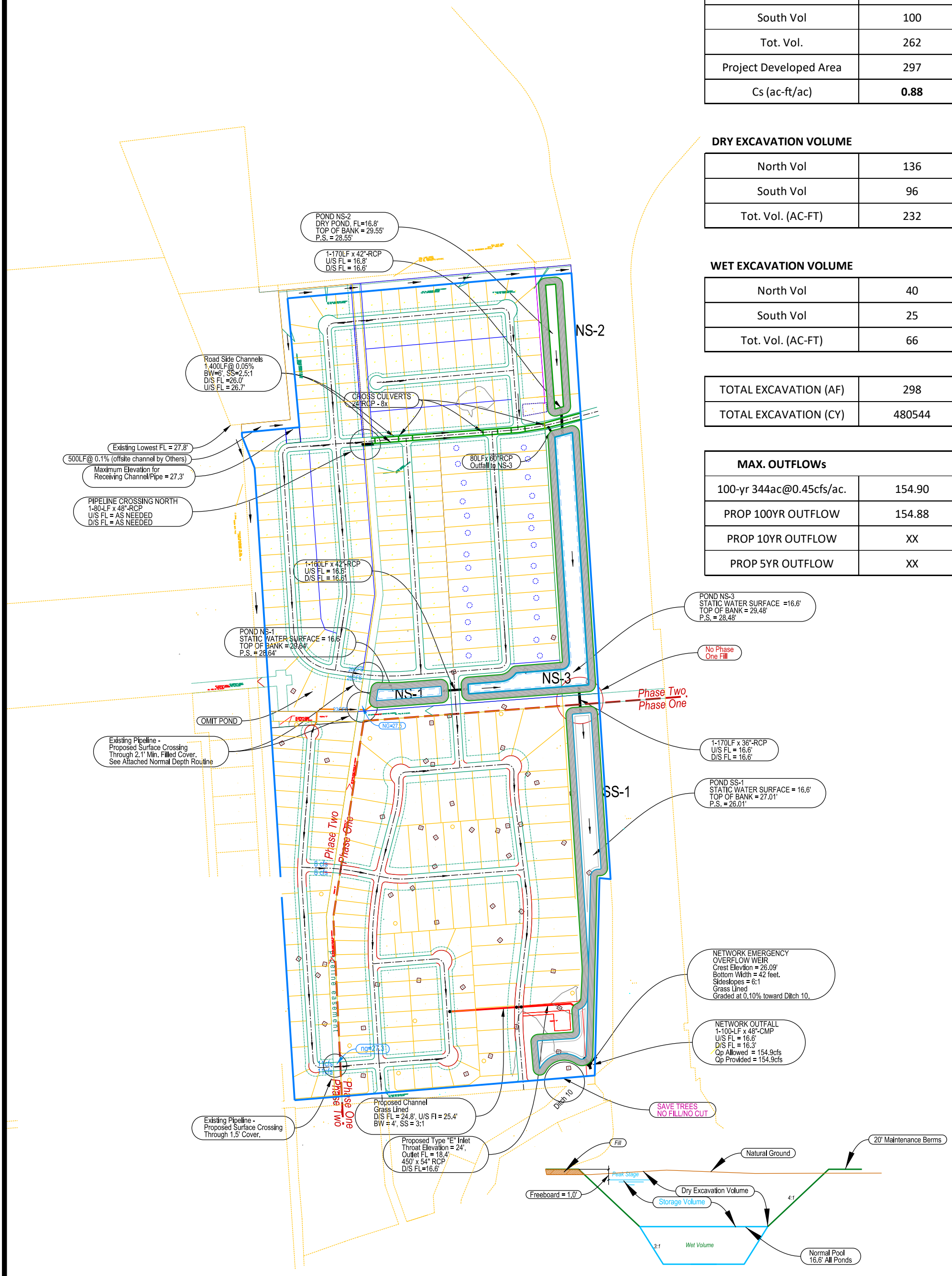
North Vol	136
South Vol	96
Tot. Vol. (AC-FT)	232

WET EXCAVATION VOLUME

North Vol	40
South Vol	25
Tot. Vol. (AC-FT)	66

TOTAL EXCAVATION (AF)	298
TOTAL EXCAVATION (CY)	480544

MAX. OUTFLOWs	
100-yr 344ac@0.45cfs/ac.	154.90
PROP 100YR OUTFLOW	154.88
PROP 10YR OUTFLOW	XX
PROP 5YR OUTFLOW	XX



Typical Section Wet Ponds

BEHRENS LAND GROUP, INC

4Site Civil Engineering, L.P.
Hydrology, Hydraulics, Engineering, Permitting
11419 Overbrook Lane, Houston Texas 77077
281-455-9474 / l.lopez@4site-eng.com
FIRM F-5076

LAWRENCE B. LOPEZ 78665 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

PROJECT TITLE:	Serenity Oaks - Detention Plan	
DRAWN BY:	SHEET DESCRIPTION: EXHIBIT 7	JOB NO:
CK'D BY:	PROPOSED DETENTION NETWORK	FILE NAME:
SCALE:	REVISED LAND PLAN	FILE NO:
DATE: May 2024	APPROVED BY:	SHT NO: /

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

July 19, 2024

Tyler Broom, P.E.
DEC Engineering
3100 West Alabama St.
Houston, TX 77098

RE: Preliminary Plat, Review – Serenity Oaks Section 1 - Brazoria County, Texas.

Dear Tyler:

Brazoria County has completed the review of the above referenced revised plat dated June 2024. The County has no objection to this preliminary plat.

This Letter of No Objection is for preliminary plat approval only. It is the applicants responsibility to submit the final plat, construction plans, and obtain all permits before construction can begin on this project.

Best Regards,

Karen McKinnon

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

July 9, 2024

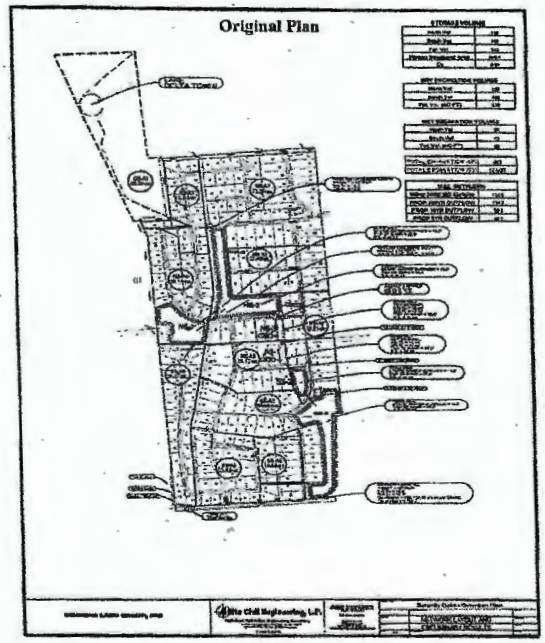
DECorp.
Attn: Tyler Broom
3100 West Alabama Street
Houston, TX 77098

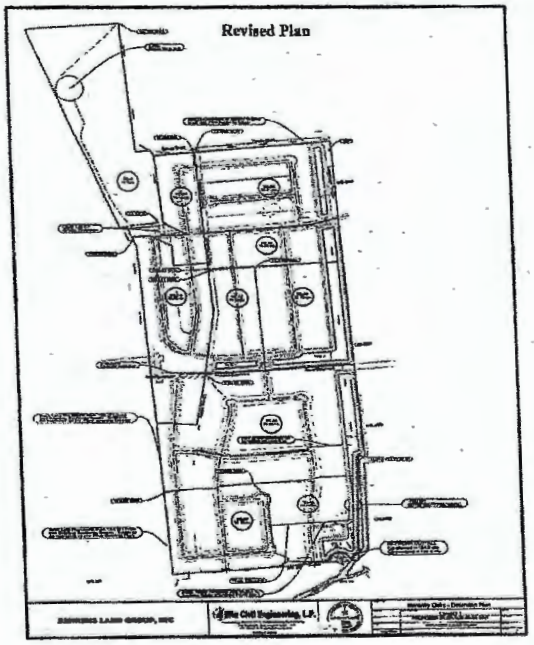
Re: Serenity Oaks Subdivision
Revised Land Plan and Master Drainage Plan

Dear Mr. Broom:

During the regular public meeting of the Angleton Drainage District, the Board of Supervisors unanimously approved the revised land plan and master drainage plan for Serenity Oaks Subdivision as presented. The original master drainage plan for Serenity Oaks subdivision was previously approved by the District in February of 2024.

As presented on July 9, 2024, a revised land plan and master drainage plan was received by the Angleton Drainage District for consideration. Under the revised land plan and master drainage plan, the master detention plan consists of four (4) interconnected detention ponds (3 of which will be wet with static water). The four detention ponds provide 262 ac-ft of detention (0.88 ac-ft/ac). The analysis indicates a required volume needed as 234 ac-ft. The ponds haven ultimate outfall into Ditch 10 at the southeast corner of the development. Phase I will include excavation of the south detention pond and the outlet structure. The south pond will provide 100 ac-ft of volume (0.88 ac-ft/ac).





If any additional structures are added to this site in the future other than those presented in the revised plan, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

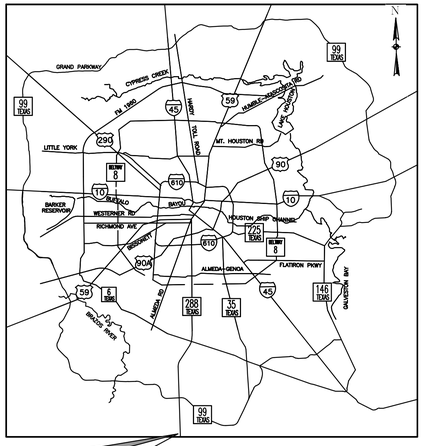
Approval of this a revised land plan and master drainage plan in no way represents that Serenity Oaks Subdivision or its developer(s) has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the revised land plan and master drainage plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

David B. Spoor

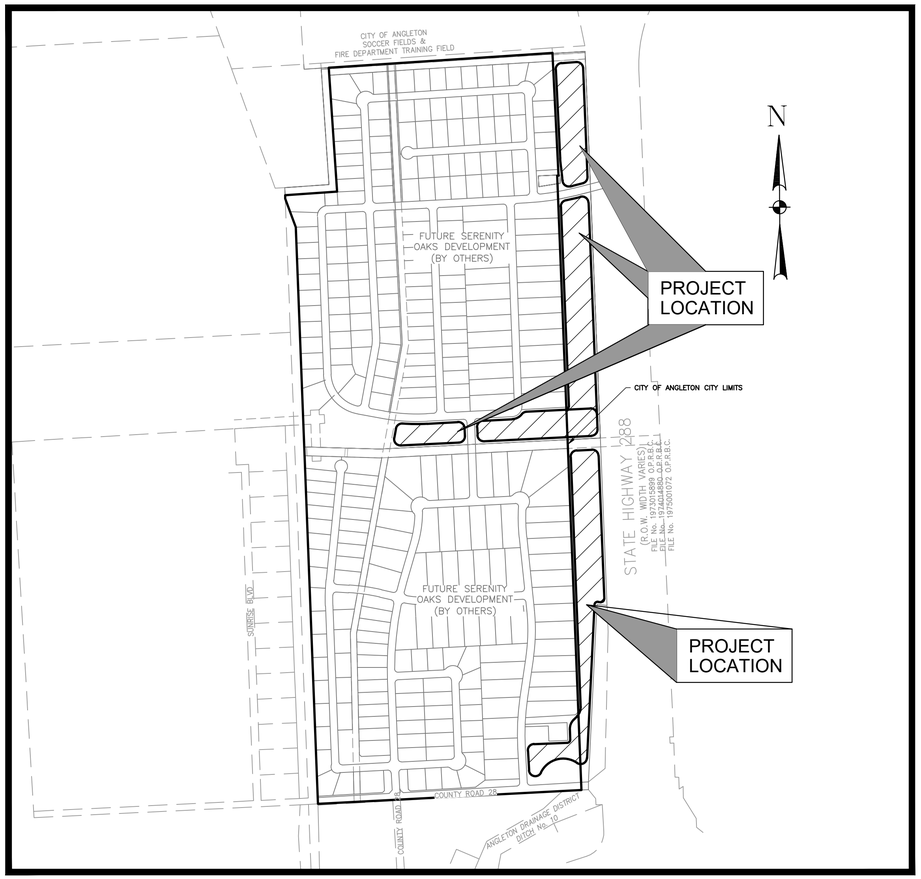
David B. Spoor, Chairman
Angleton Drainage District

CONSTRUCTION PLANS FOR
DETENTION & DRAINAGE FACILITIES TO SERVE
SERENITY OAKS DETENTION
BRAZORIA COUNTY
ANGLETON, TX



LOCATION MAP

PROJECT LOCATION



VICINITY MAP
SCALE: 1" = 600'

INDEX OF DRAWINGS

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ONT HE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS'S "RULES, REGULATIONS, AND GUIDELINES." THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY–FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE–APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
811
713-223-4567 (IN HOUSTON)
1-800-545-6005
(STATEWIDE NUMBER OUTSIDE HOUSTON)

FIRM
Flood Insurance Rate Map
Panels: (440) of (925)
Map #'s: 48039C0440K
Map Reserved DECEMBER 30, 2020
BFE Elevation: D.N.E. (SITE LIES SHADED AND UNSHADED ZONE "X"

I, TYLER D. BROOM P.E., HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED THE NEW FLOOD HAZARD RECOVERY DATA AND USED THE MOST RESTRICTIVE INFORMATION FOR THE DESIGN OF THIS PROJECT.

NOTE:

DRAINAGE OF ADJACENT SITE(S) WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT DURING A 100 YR EVENT.

DEWATERING DUE TO RAINFALL OR ANY OTHER CIRCUMSTANCE OTHER THAN ENCOUNTERING GROUND WATER IS INCIDENTAL TO THE JOB AND COST WILL BE CONTRACTOR'S RESPONSIBILITY

CONTACT INFO:
BRAZORIA COUNTY MUD No. 76
TYLER BROOM, P.E.
GANNETT FLEMING TRANSYSTEMS
3100 W ALABAMA
HOUSTON, TX 77098
PH: 713–520–9570

GANNETT FLEMING

TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION # 1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570
ENGINEER OF RECORD: TYLER D. BROOM T.P.B.E. REGISTRATION #119125
(713) 527-6476 tbroom@gfnet.com

February 5, 2025

SEAL
STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

0 1 2 3 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SECURITY TO PROTECT HIS OWN PROPERTY, EQUIPMENT AND WORK IN PROGRESS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF STREETS CAUSED BY ASSOCIATED CONSTRUCTION AT CLOSE OF EACH WORK DAY.
4. PAVED SURFACES SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
5. IRON RODS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PUBLIC LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN UPDATED REDLINED "RECORD" SET OF CONSTRUCTION DRAWINGS ON SITE FOR INSPECTION BY THE ENGINEER.
7. CONTRACTOR MUST PROVIDE FENCING AROUND OPEN EXCAVATION AREAS DURING NON-WORKING HOURS.
8. REFER TO THE SWPPP GENERAL NOTES FOR PROPER MEASURES AND CONTROLS.
9. CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY THE STANDARDS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION.
10. EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL OR BETTER CONDITION IN ACCORDANCE WITH BRAZORIA COUNTY CRITERIA.
11. WHENEVER UNSUITABLE MATERIAL IS ENCOUNTERED AND CANNOT BE HANDLED BY THE EXCAVATION OR EMBANKMENT REQUIREMENTS, THEN THE UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A DEPTH DEEMED SUFFICIENT BY THE ENGINEER AND THE EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF THE JOB SITE. THE EXCAVATED AREA SHALL BE FILLED WITH SELECT FILL PER BRAZORIA COUNTY CRITERIA.
12. SURPLUS EXCAVATED EARTHEN MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF OFF-SITE. INCLUDE COST OF REMOVAL AND DISPOSAL IN OTHER ITEMS OF WHICH THIS WORK IS A COMPONENT PART, NO SEPARATE PAY. THE MATERIAL MUST BE DISPOSED OF IN A SAFE AND LEGAL MANNER.
13. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE DITCH OR STRUCTURE DISTRIBUTED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER OR OWNING AUTHORITY.
14. WHERE MANHOLES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH FINISHED GRADE ELEVATIONS. OUTSIDE OF PAVED AREAS, SET MANHOLE RIMS 3 INCHES (MINIMUM) TO 6 INCHES (MAXIMUM) ABOVE FINISHED GRADE. ADD SLOPE FILL AROUND MANHOLES, SLOPED AWAY AND DOWN FROM MANHOLE RING.
15. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED NOT TO IMPEDE, IMPOUND, OR BLOCK THE NATURAL FLOW OF WATER ACROSS ADJACENT AND CONTIGUOUS PROPERTIES.
16. CONTRACTOR SHALL NOTIFY THE BRAZORIA COUNTY ENGINEERING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION (979-864-1265) AND AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM.
17. ALL AREAS ON ADJACENT FUTURE SECTION WHERE EXCESS DIRT IS TO BE PLACED SHALL FIRST BE STRIPPED OF VEGETATION AND DISPOSED OF AT NO SEPARATE PAY.
18. ALL SUBCONTRACTORS WILL BE EDUCATED TO FOLLOW STORMWATER POLLUTION PREVENTION REQUIREMENTS.
19. STRUCTURAL BMPS WILL BE INSPECTED AND MAINTAINED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR RUNOFF EVENT THAT CAUSES SURFACE EROSION, SEDIMENT TRANSPORT OR VEHICULAR TRACKING.
20. REGULAR SCRAPING AND SWEEPING OF STREETS, SIDEWALKS AND FLOWLINES MUST BE CONDUCTED.
21. EARTH MATERIALS AND LANDSCAPE MATERIALS SUCH AS SOD, ROCK AND MULCH SHALL NOT BE STOCKPILED, PLACED OR STORED ON DRIVEWAYS, STREETS, SIDEWALKS OR IN STORMWATER FLOWLINES.
22. CONSTRUCTION SUPPLIES (E.G. TRUSSES AND LUMBER), ROLL OFF CONTAINERS, DUMPSTERS, PORTABLE TOILETS, TRAILERS, ETC. SHALL NOT BE STORED ON STREETS OR SIDEWALKS OR OTHER IMPERVIOUS SURFACES. THESE ITEMS SHALL BE STORED ON THE CONSTRUCTION SITE OR STAGING AREA.
23. ALL SLEEVES TO BE FOUR (4) INCH SCHEDULE 40 PVC AND SLEEVES TO BE EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL. STUB OUT THREE (3) FEET BEYOND CURB AND MARK SLEEVE LOCATIONS ON CURB.
24. STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTION IN ACCORDANCE BRAZORIA COUNTY ENGINEERING STANDARDS.
25. REINFORCED CONCRETE (C76 CLASS III) STORM SEWERS SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH BRAZORIA COUNTY ENGINEERING DEPARTMENT STANDARD CONSTRUCTION DETAILS. CLASS IV OR V REINFORCED CONCRETE PIPE IS REQUIRED UNDER ROADWAYS.
26. THE CONTRACTOR(S) SHALL NOTIFY BRAZORIA COUNTY – ENGINEERING DIVISION – PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT (979) (864-1265) AND AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM AND WRITTEN NOTIFICATION SEVEN (7) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 451 N VELASCO, SUITE 230, ANGLETON, TX 77515.
27. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
28. CONTRACTOR TO OBTAIN ALL PERMITS, INCLUDING GRADE & FILL THROUGH THE FLOODPLAIN/BUILDING DEPT., REQUIRED BY BRAZORIA COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION.
29. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY BRAZORIA COUNTY, AT ENGINEER – PERMITS @ BRAZORIA-COUNTY.COM PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN BRAZORIA COUNTY ROAD RIGHTS-OF-WAY.CONTACT BRAZORIA COUNTY PERMIT OFFICE (979) (864-1265).
30. AUTHORIZATION NOTICE ISSUED BY BRAZORIA COUNTY – ENGINEERING DIVISION – PERMIT OFFICE – REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITH IN BRAZORIA COUNTY RIGHTS-OF-WAY,"
31. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND FIELD VERIFYING ALL UTILITIES. VILLAGE OF BONNEY AND BRAZORIA COUNTY ARE NOT PART OF 811.
32. CONTRACTOR RESPONSIBLE FOR REPAIRS TO ANY DAMAGE DONE TO ANY CITY/ COUNTY ASSETS OR UTILITIES DURING CONSTRUCTION.
33. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST BRAZORIA COUNTY SUBDIVISION REGULATIONS.
34. BRAZORIA COUNTY DOES NOT ALLOW OPEN CUT CONSTRICTION ON COUNTY MAINTAINED ROADS.
35. NO INSPECTABLE WORK CAN BE CONDUCTED ON WEEKENDS AND BRAZORIA COUNTY HOLIDAYS.
36. ALL VALVES TO OPEN RIGHT.

STORM SEWER CONSTRUCTION NOTES:

1. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE (C-76, CLASS III) WITH RUBBER GASKET JOINTS (ASTM C-443), AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH BRAZORIA COUNTY STANDARD CONSTRUCTION DETAILS. CLASS IV OR V REINFORCED CONCRETE PIPE IS REQUIRED UNDER ROADWAYS.
2. ALL STORM SEWER MANHOLES SHALL BE TYPE "C" AND CONSTRUCTED IN ACCORDANCE WITH BRAZORIA COUNTY STANDARD CONSTRUCTION DETAILS, UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER INLETS SHALL BE STANDARD "C" INLETS AND CONSTRUCTED IN ACCORDANCE WITH BRAZORIA COUNTY STANDARD CONSTRUCTION DETAILS, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED PIPE STUB OUTS FROM MANHOLES AND INLETS ARE TO BE PLUGGED WITH EIGHT INCH (8") BRICK WALL UNLESS OTHERWISE NOTED.
5. ALL STORM SEWERS UNDER OR WITHIN ONE FOOT (1') OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND (2 SACK CEMENT/TON) TO WITHIN ONE FOOT (1') OF SUBGRADE. NOT SEPARATE PAY. (LAB DENSITY TEST REPORTS ARE REQUIRED PRIOR TO PLACEMENT OF PAVEMENT.)
6. ALTERNATIVE TO CEMENT STABILIZED SAND BACKFILL FOR PIPES 54-INCH AND LARGER, FROM ONE FOOT (1') ABOVE THE TOP OF BACKFILL WITH SUITABLE MATERIAL, PROVIDED THE BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM D-698. TESTS SHALL BE TAKEN AT 100-FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO 1-FOOT ABOVE THE TOP OF PIPE SHALL BE CEMENT STABILIZED SAND. (LAB DENSITY TEST REPORTS ARE REQUIRED PRIOR TO PLACEMENT OF PAVEMENT.)
7. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL; ALL IN SYSTEM (TPDES) REQUIREMENTS.
8. UTILITIES CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING STAGE II INLETS AFTER COMPLETION OF PAVING. (NO SEPARATE PAY)

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (713) 223-4567 OR 1-800-669-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

- WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (713) 967-8037 (7:00 AM TO 4:30 PM) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
- WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
- WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THE UNDERGROUND FACILITIES.

THE CONTRACTOR SHALL CONTACT BRAZORIA COUNTY ENGINEERING DEPARTMENT AT (979) 864-1265 AND AT ENGINEER-PERMITS@BRAZORIA-COUNTY.COM A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

CENTERPOINT ENERGY NOTES:

WARNING: OVERHEAD ELECTRICAL FACILITIES

WARNING: OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAWS, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY AT (713)207-2222.

TRAFFIC NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
2. CONTRACTOR SHALL OBTAIN LANE CLOSURE PERMITS WHEN LANE CLOSURES ARE REQUIRED. REQUESTS MUST BE MADE AT LEAST ONE MONTH PRIOR TO THE DATE FOR WHICH CLOSURE IS SOUGHT. CALL THE BRAZORIA COUNTY ENGINEER'S OFFICE AT (979) (864-1265) AND AT ENGINEER-PERMITS@BRAZORIA-COUNTY.COM FOR AN APPLICATION.
3. CONTRACTOR SHALL COVER EXCAVATIONS WITH ADEQUATELY ANCHORED STEEL PLATES DURING NON-WORKING HOURS AND OPEN LANES FOR TRAFFIC FLOW.
4. IF CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF "TRAFFIC CONTROL PLANS" DURING CONSTRUCTION THAN WHAT IS OUTLINED IN THE TRAFFIC CONTROL PLAN OR IF (S)HE SHALL BE RESPONSIBLE TO SUBMIT AN ALTERNATE SET OF TRAFFIC CONTROL PLANS ON REPRODUCIBLE MYLARS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF TEXAS, WITH THE APPROVED SET OF DRAWINGS TO THE COUNTY ENGINEER FOR APPROVAL 10 WORKING DAYS PRIOR TO IMPLEMENTATION
5. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.
6. LANE CLOSURES MUST BE APPROVED THROUGH COMMISSIONERS COURT.

SWPPP CONSTRUCTION NOTES:

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
   - * DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
   - * AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - * STRUCTURAL CONTROL MEASURES.
   - * LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.99986625.

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

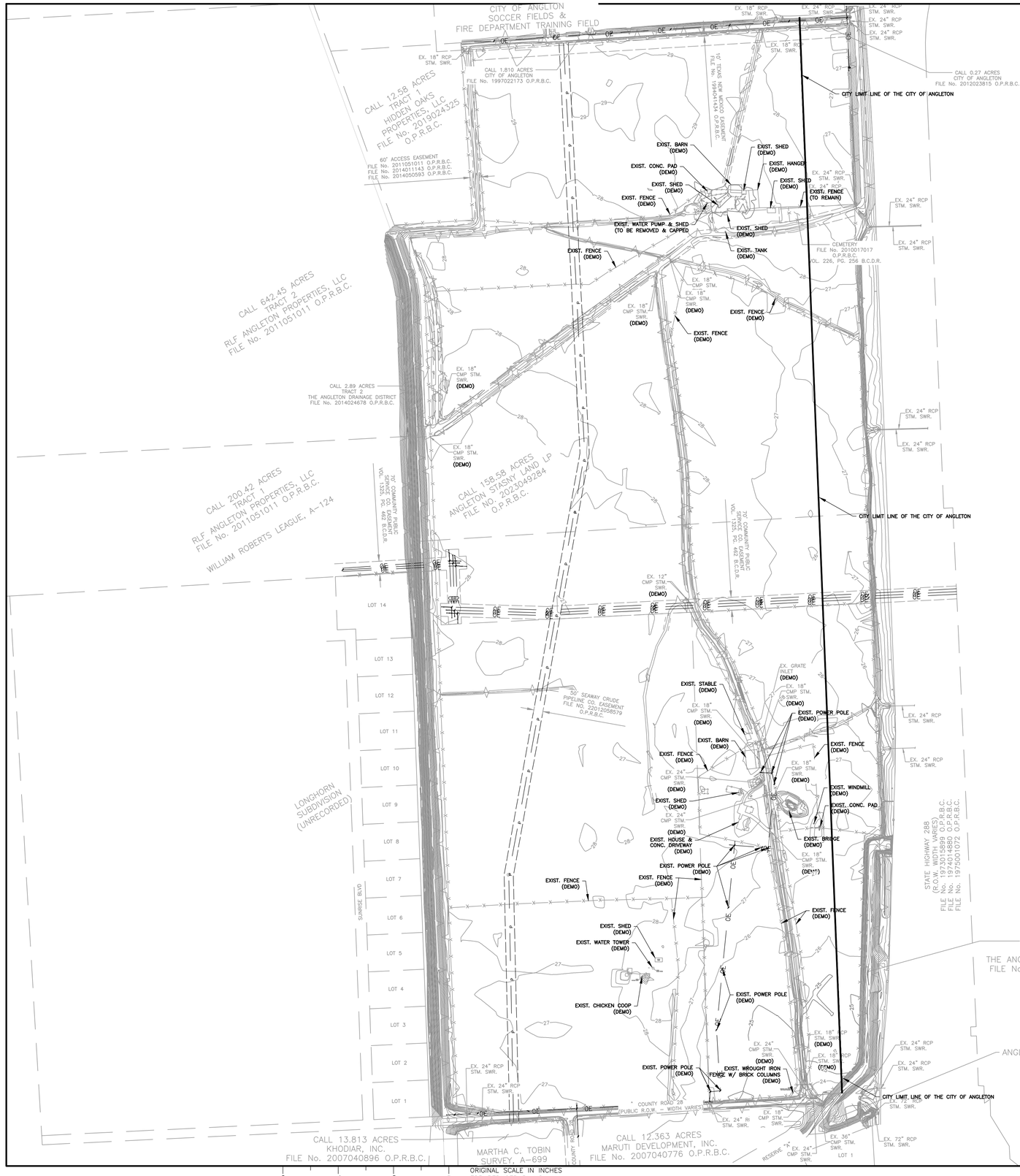
SERENITY OAKS DETENTION

ANGLETON, TEXAS

CONSTRUCTION NOTES

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 02 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3



BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

N

300' 0 300' 600'

SCALE: 1" = 300'

LEGEND

	EXIST. STM. SWR., INLET & M.H.
	PLAT BOUNDARY
	U.E., D.E., W.L.E, & S.S.E.
	B.L.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATERLINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.L.	BUILDING LINE

WARNING OVERHEAD ELECTRICAL FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

WARNING UNDERGROUND GAS FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE COMMENCEMENT OF WORK

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

EXISTING CONDITIONS

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 03 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 300' VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

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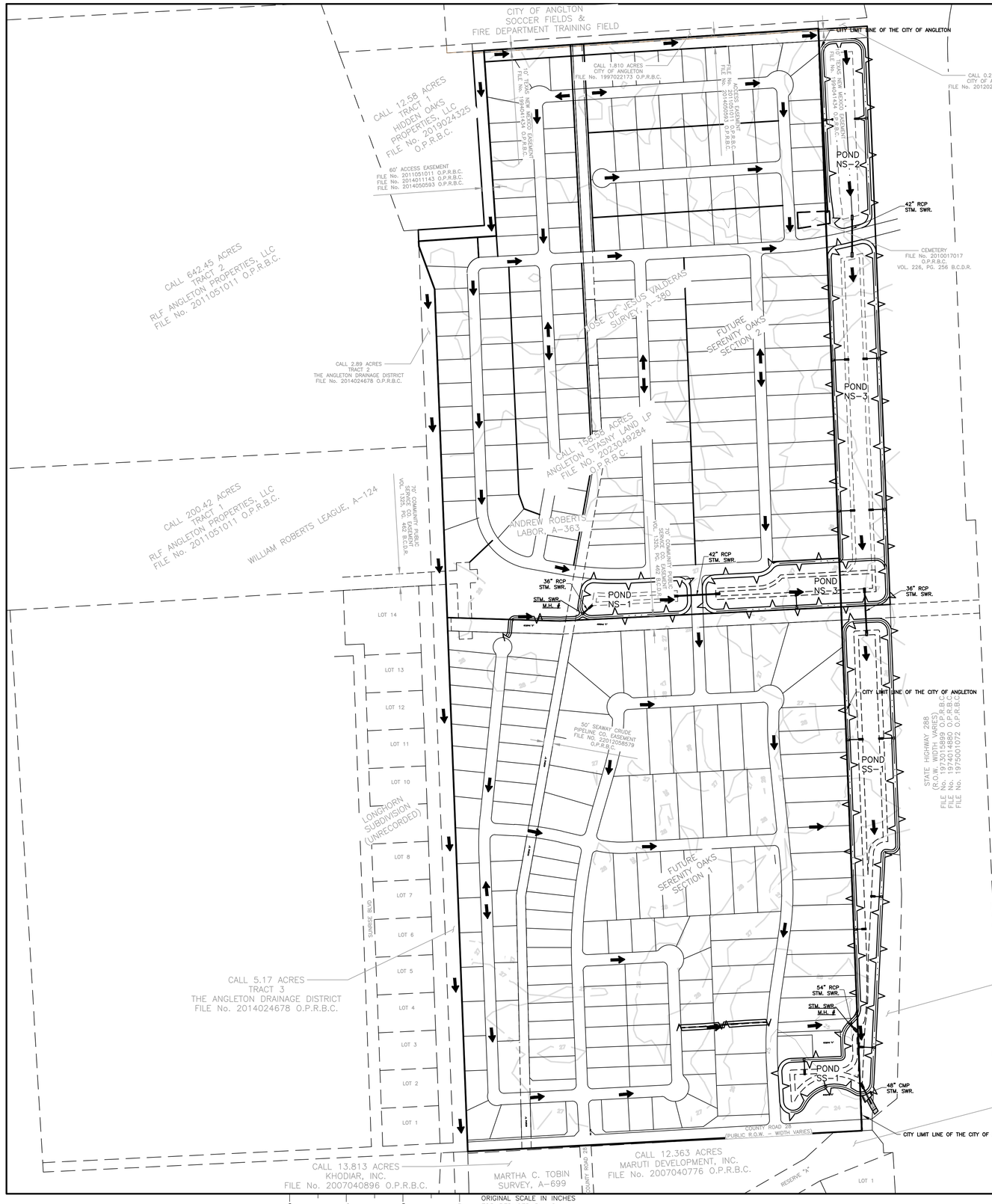


Included on Exhibit 6 are the model results for the 100-yr event. Below is a Summary;

POND VOLUME SUMMARY							
Pond ID	Type	Flow Line ft	Normal Pool ft	Peak Stage ft	Storage ac-ft	Top of Bank ft	Freeboard ft
NS-1	WET	16.60	16.60	28.64	16.84	29.64	1.00
NS-2	DRY	16.80	-	28.55	27.88	29.55	1.00
NS-3	WET	16.60	16.60	28.48	117.51	29.48	1.00
SS-1	WET	16.60	16.60	26.01	100.20	27.01	1.00

Peak Discharge Review	100yr	10yr	5yr
Average Peak Flow Rate (cfs/ac)	2.1	1.4	1.2
(1) Peak low Ratio to 100-yr	-	0.65	0.56
(2) Allowable Discharge cfs/ac	0.45	not specified	
Factored Allowable Discharge (1) x (2), (cfs/ac)	-	0.29	0.25
Total Area (ac)	344.2	344.2	344.2
Peak Allowable Discharge (cfs)	155	100	86
Peak Discharge Provided (cfs)	155	97	77

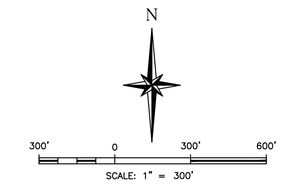
Above, the allowable peak discharges are shown relative to the prescribed 100-yr storm event. The proposed peaks do not exceed those maximum flow rates.

*SEE DRAINAGE IMPACT STUDY, "SERENITY OAKS – SINGLE FAMILY DEVELOPMENT IN ANGLETON, TX" DATED MAY 2024, APPROVED: JULY 9, 2024.

100 YR ANALYSIS CAN BE FOUND IN ABOVE MENTIONED DRAINAGE REPORTS.

CALCULATIONS FOR RELEASE RATE CAN BE FOUND IN ABOVE MENTIONED DRAINAGE REPORTS. DRAINAGE SYSTEM HAS BEEN DESIGNED TO NOT NEED RESTRICTORS.

ADJACENT SITES WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT IN A 100YR EVENT.



LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- FUTURE DRAINAGE INLETS
- PLAT BOUNDARY
- ① BLOCK NUMBER
- 12 SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- EXIST. EXTREME EVENT SHEET FLOW

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

WARNING OVERHEAD ELECTRICAL FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

WARNING UNDERGROUND GAS FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE COMMENCEMENT OF WORK

SEAL
STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

SERVICE AREA MAP

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 04 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 300' VERT:	JOB No. 5479-02
APPROVED: TDB		

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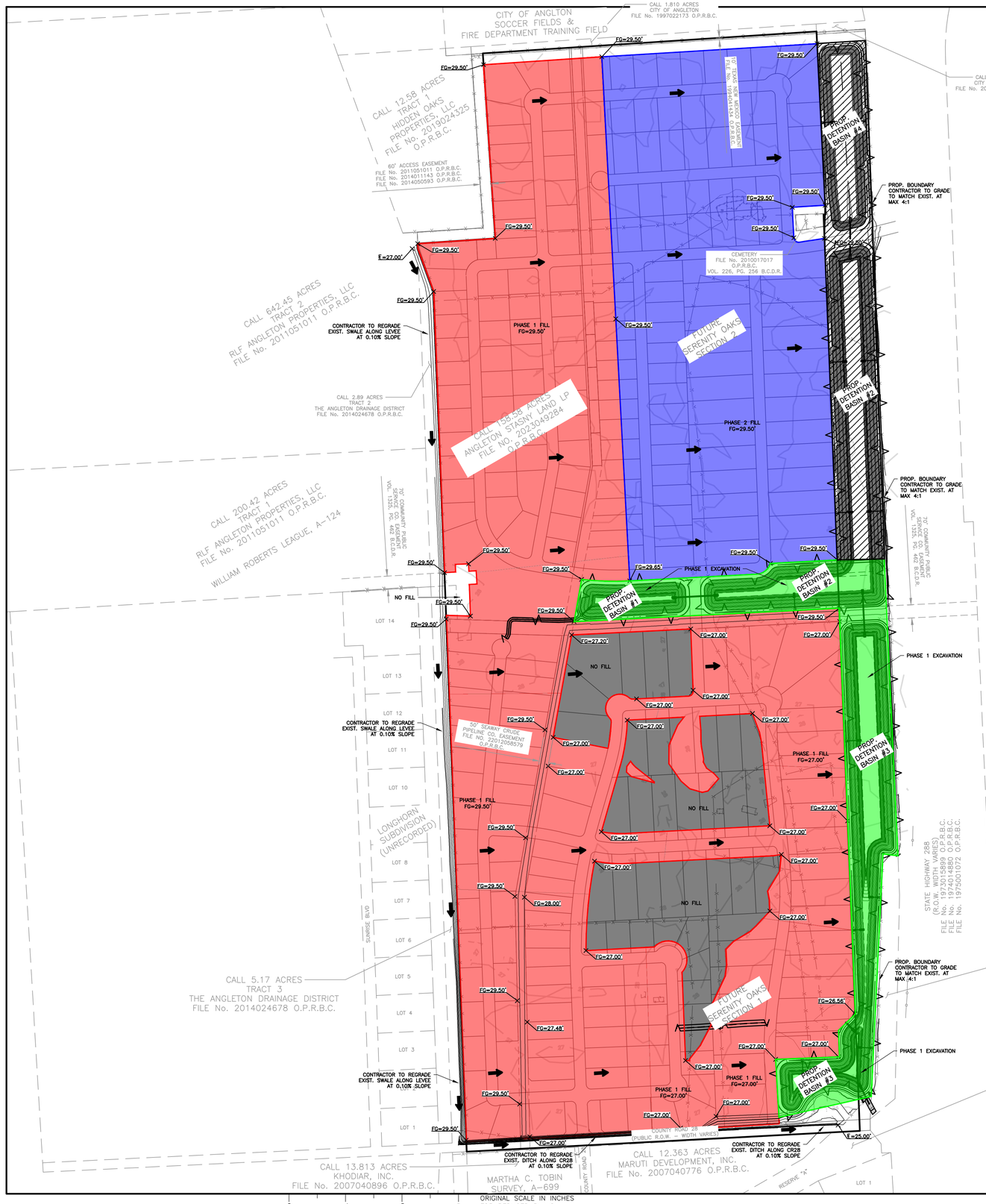
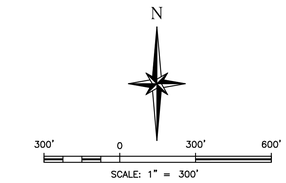
PLOTTED: Feb 05,2025 - 4:10pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_dwgs\04 SERVICE AREA MAP.dwg Feb 05,2025-4:10pm Broom
XREFS: G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_dwgs\04 SERVICE AREA MAP.dwg G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\02_DRBT\MASTER - DETENTION.dwg





LEGEND

- PHASE 1 FILL AREA
- PHASE 2 FILL AREA
- PHASE 1 EXCAVATION
- PHASE 2 EXCAVATION
- NO FILL
- DRAINAGE ARROW
- 42.00 — FG ELEVATION
- 39.5 — EXIST. CONTOUR
- 41.0 — PROP. CONTOUR
- PROP. DRAINAGE SWALE

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

WARNING OVERHEAD ELECTRICAL FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

WARNING UNDERGROUND GAS FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

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BRAZORIA COUNTY

SERENITY OAKS DETENTION

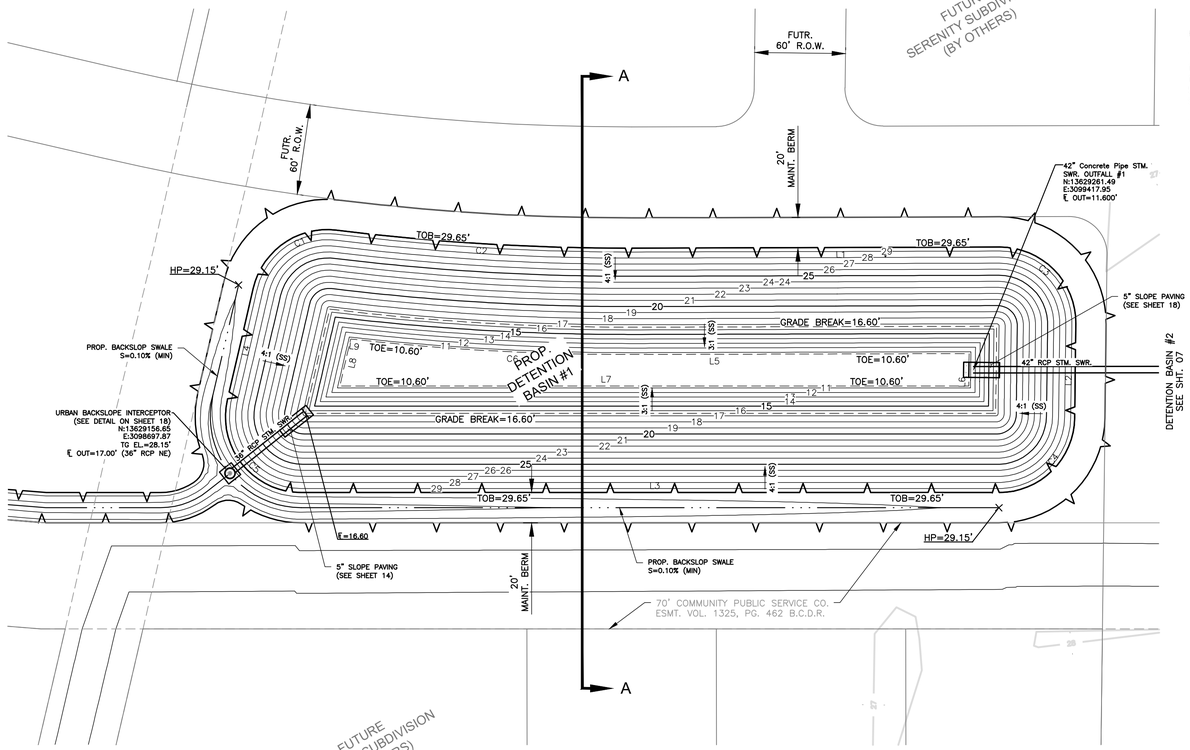
ANGLETON, TEXAS

OVERALL FILL MAP

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 05 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 300' VERT:	JOB No. 5479-02
APPROVED: TDB		

PLOTTED: Feb 05,2025 - 4:10pm G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\05 OVERALL FILL MAP.dwg Feb 05,2025-4:10pm Broom

XREFS: G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\01 BORDER.dwg
G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\WATER - DETENTION.dwg
G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\TOPO-20171012023.dwg
G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\05 OVERALL FILL MAP.dwg



BASIN #1
TOP OF BANK ELEV.=29.65'
TOE = 10.60'
100 YR. W.S.E. = 28.48'
10 YR. W.S.E. = 23.39'
5 YR. W.S.E. = 22.09'
STATIC W.S.E. = 16.60'

TOTAL VOL. = 16.84 AC/FT

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

N

50' 0 50' 100'

SCALE: 1" = 50'

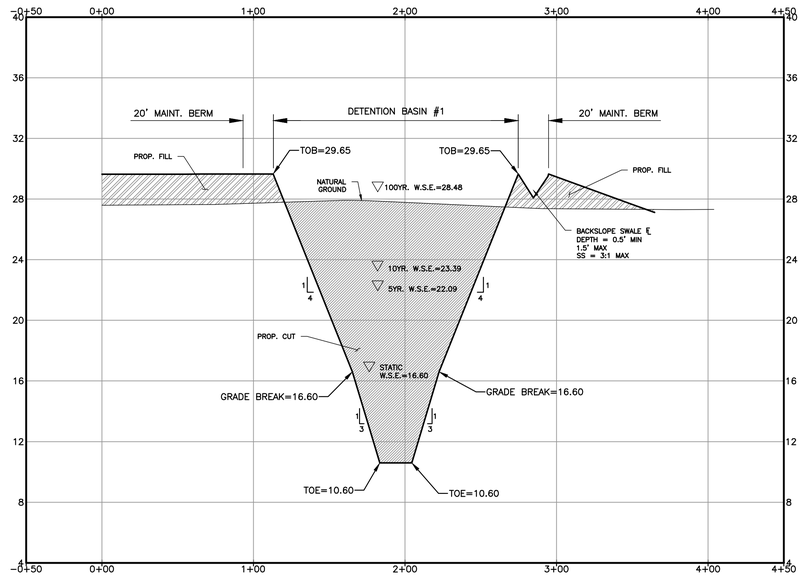
LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- ① BLOCK NUMBER
- 12 SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.

W.L.E.	WATERLINE EASEMENT
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.L.	BUILDING LINE

- BACKSLOPE SWALE HIGH POINT ARROWS

CROSS SECTION A–A PROFILE



TOB LINE TABLE		
LINE #	Length	DIRECTION
L1	242.81'	N86° 58' 12"E
L2	61.96'	S02° 11' 03"E
L3	460.46'	S87° 07' 28"W
L4	75.42'	N10° 12' 25"E

TOE LINE TABLE		
LINE #	Length	DIRECTION
L5	84.18'	N86° 58' 12"E
L6	21.50'	S02° 11' 03"E
L7	279.75'	S87° 07' 28"W
L8	31.95'	N10° 12' 25"E

TOE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C6	178.75'	1619.99'	006° 19' 20"	S89° 52' 01"E	178.66

TOB CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	73.30'	50.00'	083° 59' 25"	N52° 12' 08"E	66.91
C2	195.51'	1550.00'	007° 13' 38"	S89° 24' 59"E	195.38
C3	79.28'	50.00'	090° 50' 44"	S47° 36' 26"E	71.23
C4	77.94'	50.00'	089° 18' 32"	S42° 28' 12"W	70.28
C5	89.96'	50.00'	103° 04' 57"	N41° 20' 03"W	78.31

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #1 PLAN VIEW & CROSS SECTION

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 06 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 50' VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\06 DETENTION BASIN #1 PLAN VIEW & CROSS SECTION.D...

PLOTTED: Feb 05,2025 - 4:10pm tbroom
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\06 DETENTION BASIN #1 PLAN VIEW & CROSS SECTION.dwg Feb 05,2025 - 4:10pm tbroom
XREFS:
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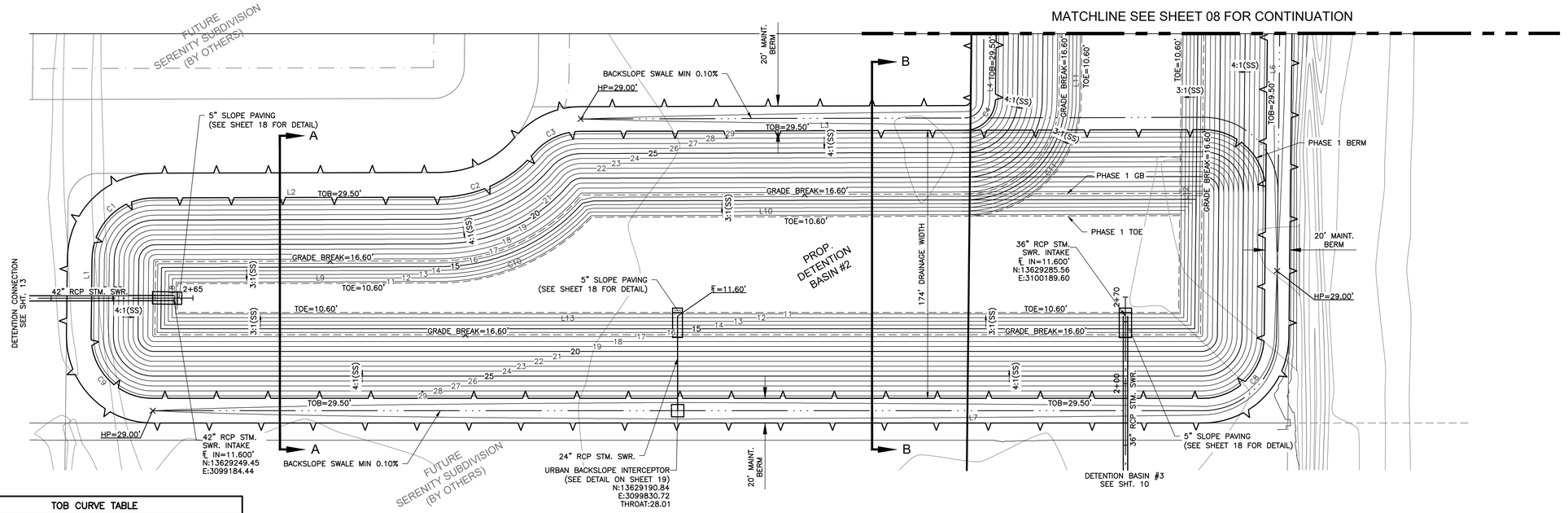


BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

N

50' 0 50' 100'

SCALE: 1" = 50'

LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- (1) BLOCK NUMBER
- (12) SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- BACKSLOPE SWALE HIGH POINT ARROWS

BASIN #2
TOP OF BANK ELEV.=29.50'
TOE = 8.60'
100 YR. W.S.E. = 28.48'
10 YR. W.S.E. = 23.39'
5 YR. W.S.E. = 22.09'
STATIC W.S.E. = 16.60'

TOB CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	77.80'	50.00'	089° 09' 16"	N42° 23' 34"E	70.19
C2	86.75'	100.00'	049° 42' 13"	N62° 07' 06"E	84.05
C3	43.37'	50.00'	049° 42' 13"	N62° 07' 06"E	42.03
C8	78.01'	50.00'	089° 23' 43"	S42° 25' 37"W	70.34
C9	79.14'	50.00'	090° 41' 28"	N47° 31' 48"W	71.14
C4	38.94'	25.00'	089° 14' 27"	N42° 20' 59"E	35.12
C5	70.28'	50.00'	080° 32' 16"	N37° 59' 53"E	64.64
C6	90.18'	2050.00'	002° 31' 13"	N77° 00' 24"E	90.17
C7	89.00'	50.00'	101° 58' 58"	S53° 15' 44"E	77.71

TOE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C12	76.62'	2119.60'	002° 04' 17"	N76° 46' 55"E	76.62
C10	137.83'	169.60'	046° 33' 44"	N63° 41' 20"E	134.07
C11	147.34'	94.60'	089° 14' 27"	N42° 20' 59"E	132.90

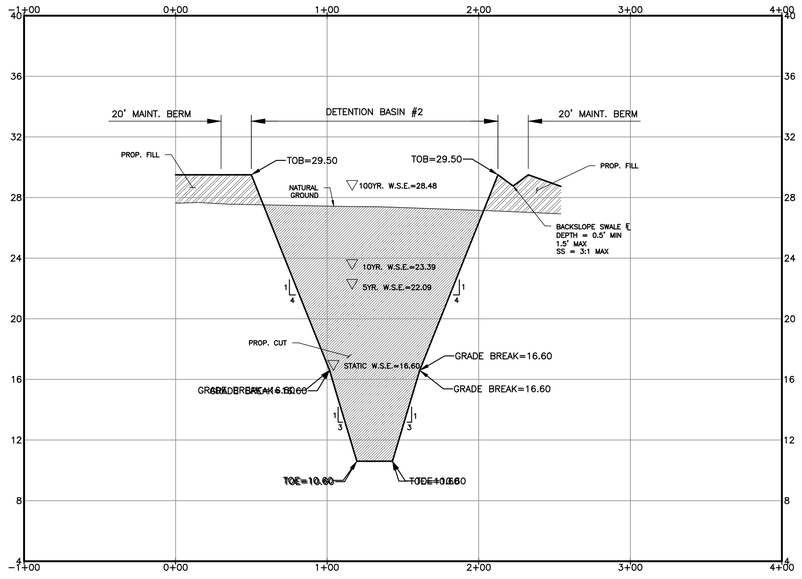
TOB LINE TABLE

LINE #	Length	DIRECTION
L1	62.49'	N02° 11' 03"W
L2	232.24'	N86° 58' 12"E
L3	505.36'	N86° 58' 12"E
L4	1582.20'	N02° 16' 15"W
L5	29.89'	N75° 44' 47"E
L6	1678.02'	S02° 16' 15"E
L7	851.37'	N87° 07' 28"E

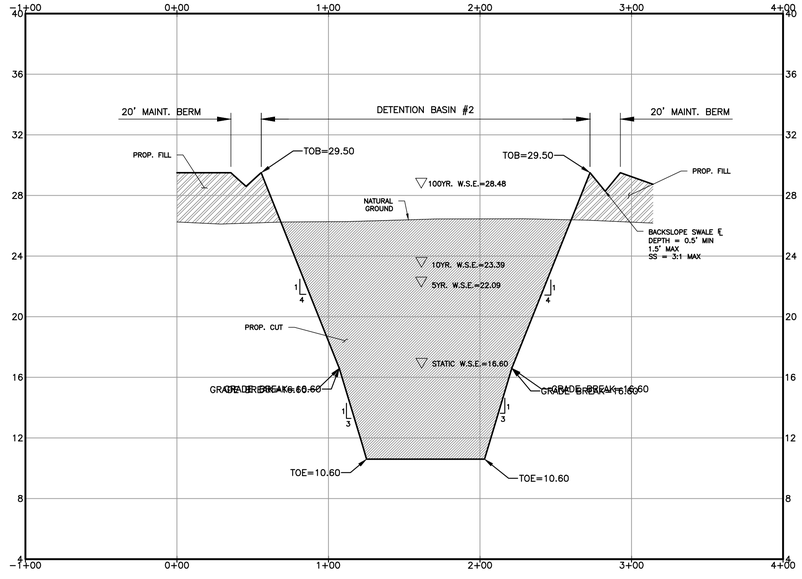
TOE LINE TABLE

LINE #	Length	DIRECTION
L8	23.34'	N02° 11' 03"W
L9	212.93'	N86° 58' 12"E
L10	302.60'	N86° 58' 12"E
L11	1565.66'	N02° 16' 15"W
L12	1655.44'	S02° 16' 15"E
L13	812.14'	S87° 07' 28"W

SECTION A–A PROFILE



SECTION B–B PROFILE



NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
12/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

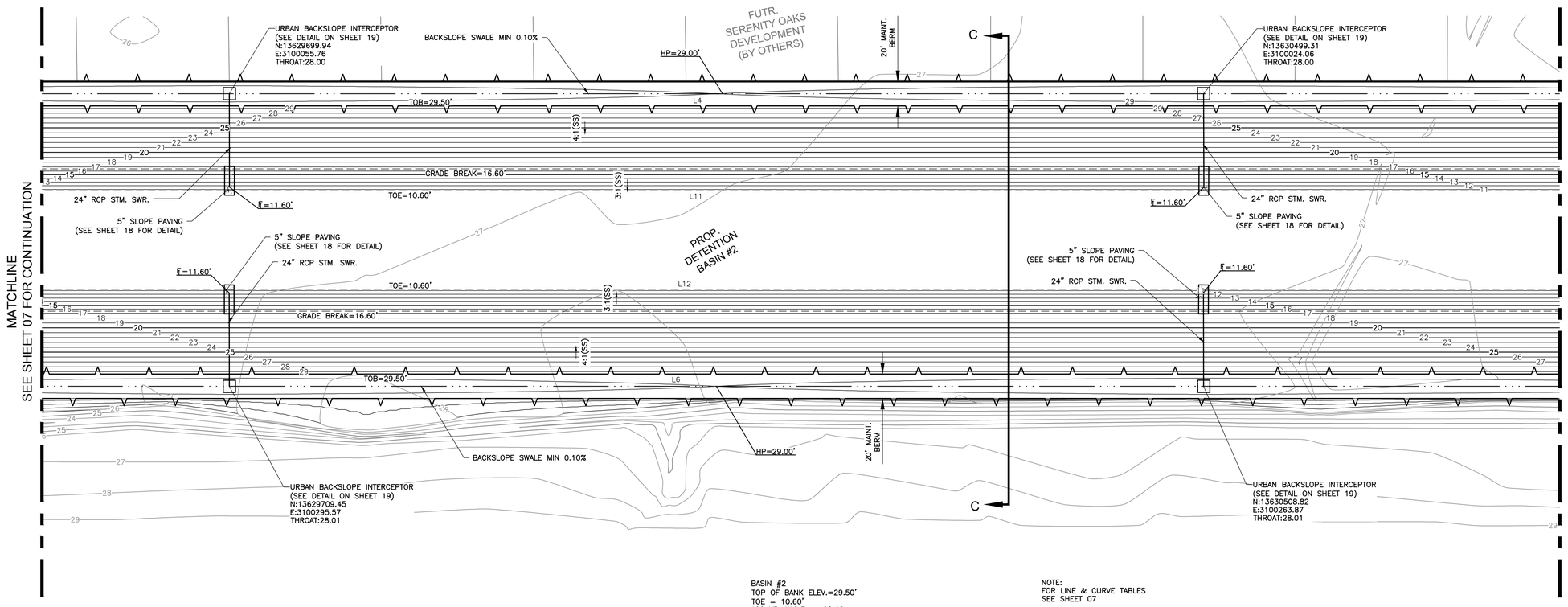
DETENTION BASIN #2 PLAN VIEW

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 07 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 50' VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\07 DETENTION BASIN #2 PLAN VIEW & CROSS SECTIONS.D

PLOTTED: Feb 05,2025 - 4:11pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\07 DETENTION BASIN #2 PLAN VIEW & CROSS SECTIONS.dwg Feb 05,2025-4:11pm Broom
XREFS: G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\07 DETENTION BASIN #2 PLAN VIEW & CROSS SECTIONS.dwg



BASIN #2
TOP OF BANK ELEV.=29.50'
TOE = 10.60'
100 YR. W.S.E. = 28.48
10 YR. W.S.E. = 23.33'
5 YR. W.S.E. = 22.05'
STATIC W.S.E. = 16.60'

TOTAL VOL.= 117.51 AC/FT

NOTE:
FOR LINE & CURVE TABLES
SEE SHEET 07

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

N

50' 0 50' 100'

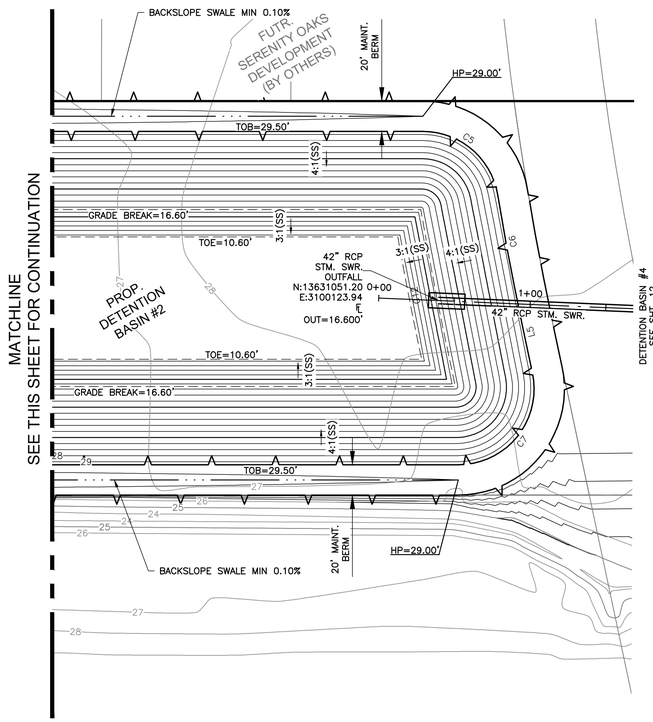
SCALE: 1" = 50'

LEGEND

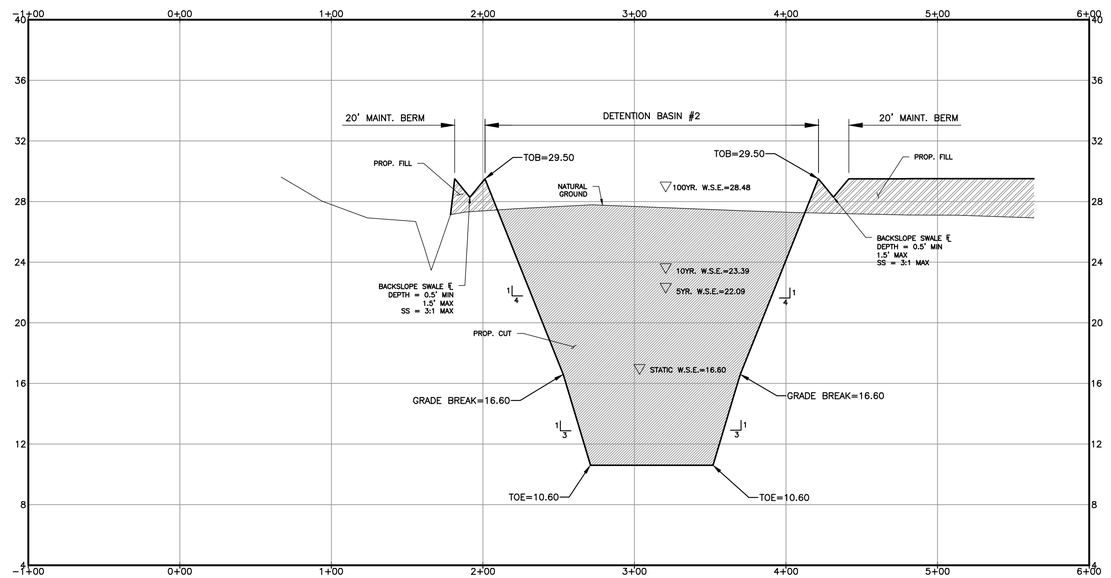
- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- ① BLOCK NUMBER
- 12 SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- BACKSLOPE SWALE HIGH POINT ARROWS

NOTE:
SEE SHEET 11 FOR CROSS SECTIONS

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76



CROSS SECTION C–C PROFILE



REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

SEAL
STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #2 PLAN VIEW & CROSS SECTIONS SHEET 2 OF 2

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 08 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 50' VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

PLOTTED: Feb 05,2025 – 4:41pm
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\08 DETENTION BASIN #2 PLAN VIEW SHEET 2.dwg Feb 05,2025–4:41pm Broom

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\08 DETENTION BASIN #2 PLAN VIEW SHEET 2.DWG

FUTR. SERENITY OAKS DEVELOPMENT (BY OTHERS)

CR28 ROW WIDTH VARIES

20' MAINT. BERM

HP=26.50'

HP=26.00'

TOB=27.00'

TOE=8.60'

r=9.60'

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

24" RCP STM. SWR.

URBAN BACKSLOPE INTERCEPTOR (SEE DETAIL ON SHEET 18) N:13626794.44 E:3099870.38 THROAT:25.52

PROP. DETENTION BASIN #3

4:1(SS)

3:1(SS)

20' MAINT. BERM

r=9.57'

URBAN BACKSLOPE INTERCEPTOR (SEE DETAIL ON SHEET 18) N:13626649.94 E:3099983.76 THROAT:25.50

24" RCP STM. SWR.

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

48" CMP STM. SWR. INTAKE r IN=16.60' N:13626666.38 E:3100173.43

48" CMP STM. SWR.

GRADE BREAK=16.60'

TOE=8.60'

r=16.60'

5" THICK CONCRETE SLOPE PVMT.

CITY OF ANGLETON CITY LIMIT LINE

TOB=27.00'

HP=26.50'

TP=21.00

48" CMP STM. SWR. OUTFALL N:13626561.62 E:3100225.66 r OUT=16.30'

EXIST ANGLETON DRAINAGE DISTRICT CHANNEL NO. 10

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

24" RCP STM. SWR.

URBAN BACKSLOPE INTERCEPTOR (SEE DETAIL ON SHEET 27) N:13626859.02 E:3100238.75 THROAT:25.52

FUTR. SERENITY OAKS DEVELOPMENT (BY OTHERS)

B

B

ANLGETON CITY LIMITS LINE

PROP. DETENTION BASIN #3

20' MAINT. BERM

URBAN BACKSLOPE INTERCEPTOR (SEE DETAIL ON SHEET 18) N:13627485.28 E:3100143.58 THROAT:25.50

24" RCP STM. SWR.

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

CITY OF ANGLETON CITY LIMIT LINE

HP=26.35'

TOB=27.00'

100' MAINT. BERM

GRADE BREAK=16.60'

r=17.60'

PROPERTY LINE

5" SLOPE PAVING (SEE SHEET 18 FOR DETAIL)

24" RCP STM. SWR.

URBAN BACKSLOPE INTERCEPTOR (SEE DETAIL ON SHEET 27) N:13627658.08 E:3100277.64 THROAT:25.51

MATCHLINE

SEE SHEET 10 FOR CONTINUATION

BASIN #3
TOP OF BANK ELEV.=27.00
100 YR. W.S.E. = 26.00'
10 YR. W.S.E. = 22.27'
5 YR. W.S.E. = 21.33'
STATIC W.S.E. = 16.60'

TOTAL VOL. = 100.20 AC/FT

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

N

60' 0 60' 120'

SCALE: 1" = 60'

LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- (1) BLOCK NUMBER
- (12) SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- BACKSLOPE SWALE HIGH POINT ARROWS

NOTE:
SEE SHEET 11 FOR CROSS SECTIONS

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

TOE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C13	82.04'	260.60'	018° 02' 14"	N70° 44' 24"W	81.70
C14	129.48'	90.60'	081° 52' 57"	N38° 43' 15"E	118.74
C15	28.64'	34.40'	047° 42' 17"	N21° 37' 55"E	27.82
C16	170.43'	260.60'	037° 28' 13"	S55° 41' 21"W	167.41

TOB CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	78.01'	50.00'	089° 23' 43"	N42° 25' 37"E	70.34
C2	79.07'	50.00'	090° 36' 17"	S47° 34' 23"E	71.08
C3	43.25'	25.00'	099° 07' 04"	S47° 17' 17"W	38.05
C4	41.04'	25.00'	094° 03' 41"	S49° 48' 59"W	36.59
C5	105.97'	50.00'	121° 25' 54"	S63° 30' 05"W	87.22
C6	335.58'	195.00'	098° 36' 09"	S74° 54' 58"W	295.68
C7	131.82'	50.00'	151° 03' 09"	N78° 51' 32"W	96.83
C8	79.51'	50.00'	091° 06' 44"	N42° 13' 24"E	71.39
C9	39.27'	25.00'	090° 00' 00"	N42° 46' 47"E	35.36
C10	83.26'	100.00'	047° 42' 17"	N21° 37' 55"E	80.88
C11	83.35'	100.00'	047° 45' 19"	N21° 36' 24"E	80.96

TOE LINE TABLE		
LINE #	Length	DIRECTION
L14	234.67'	S02° 47' 09"W
L15	81.94'	N02° 13' 13"W
L16	10.07'	N45° 29' 04"E
L17	88.95'	N03° 19' 58"W
L18	143.55'	N87° 46' 47"E

TOB LINE TABLE		
LINE #	Length	DIRECTION
L1	120.01'	N87° 07' 28"E
L2	1133.60'	S02° 16' 15"E
L3	21.65'	N83° 09' 11"W
L4	1214.68'	S02° 47' 09"W
L5	154.78'	N03° 19' 58"W
L6	263.10'	N87° 46' 47"E
L7	81.94'	N02° 13' 13"W
L8	37.01'	N45° 29' 04"E
L9	1979.70'	N02° 16' 15"W

TOB EL=27.00' 52' WIDE TOB EL=27.00'

5.' 42' 5'

1 6 VARIES 1 6

TOE EL=VARIES GRASS LINED WEIR SLOPE = 0.10% TOE EL=VARIES

CROSS SECTION D-D
(EXTREME EVENT OVERFLOW WEIR DETAIL)
SCALE: NTS

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #3 PLAN VIEW SHEET 1 OF 2

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 09 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 60' VERT:	JOB No. 5479-02
APPROVED: TDB		

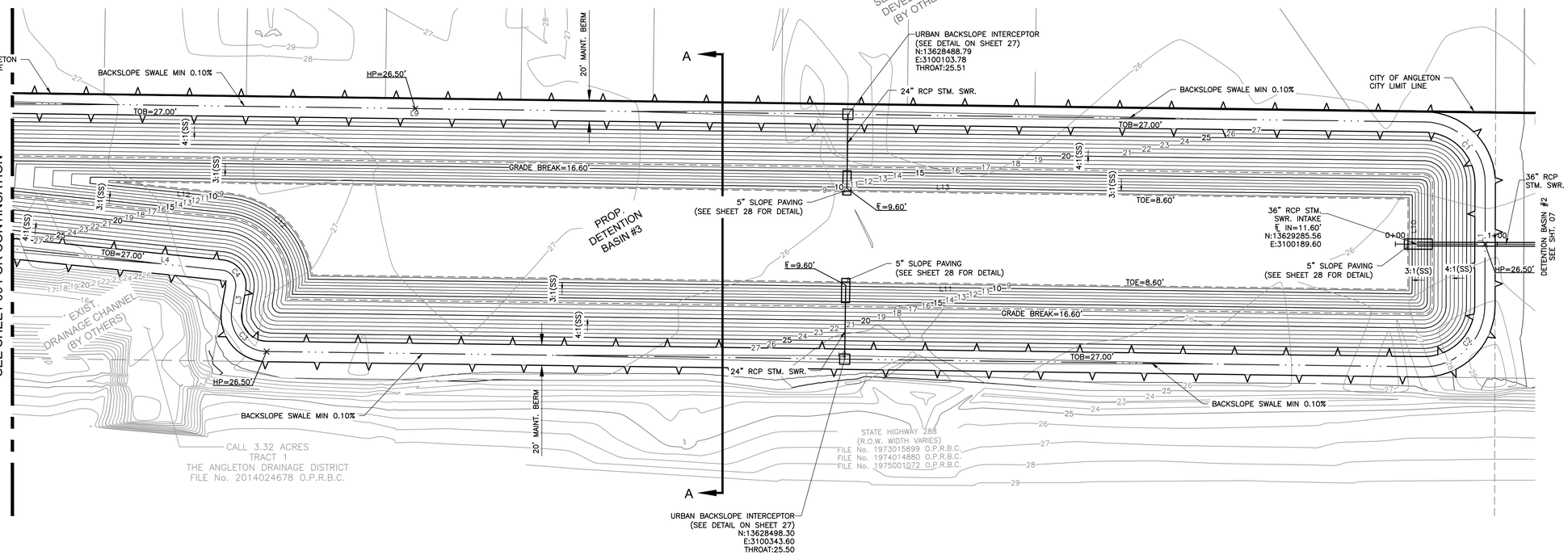
PLOTTED: Feb 05,2025 - 4:11pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\09 DETENTION BASIN #3 PLAN VIEW SHEET 1 OF 2.dwg File 05,2025-4:11pm Broom

0 1 2 3 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\09 DETENTION BASIN #3 PLAN VIEW SHEET 1 OF 2.DWG

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.



NOTE:
FOR LINE & CURVE TABLES
SEE SHEET 07

BASIN #3
TOP OF BANK ELEV.=28.00'
E = 17.30' – 17.10'
100 YR. W.S.E. = 26.00'
10 YR. W.S.E. = 22.27'
5 YR. W.S.E. = 21.33'
STATIC W.S.E. = 16.60'

TOTAL VOL. = 100.20 AC/FT

N

60' 0 60' 120'

SCALE: 1" = 60'

LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- ① BLOCK NUMBER
- 12 SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- BACKSLOPE SWALE HIGH POINT ARROWS

NOTE:
SEE SHEET 11 FOR CROSS SECTIONS

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #3 PLAN VIEW SHEET 2 OF 2

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 10 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 60' VERT:	JOB No. 5479-02
APPROVED: TDB		

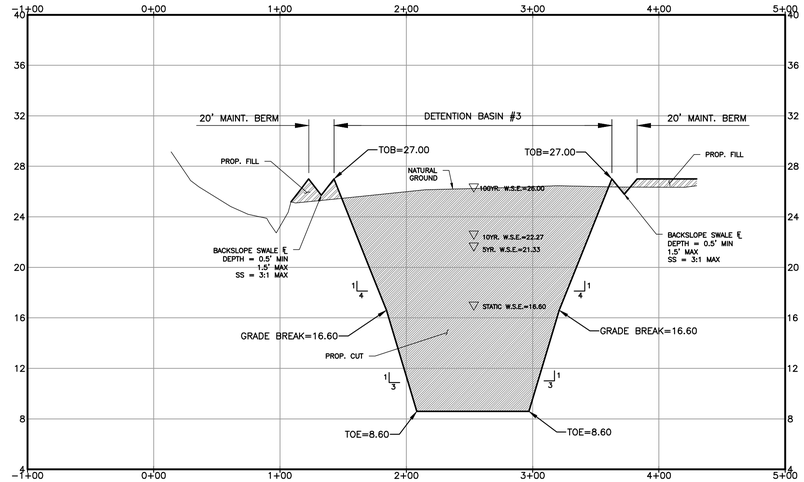
0 1 2 3 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\10 DETENTION BASIN #3 PLAN VIEW SHEET 2 OF 2.dwg

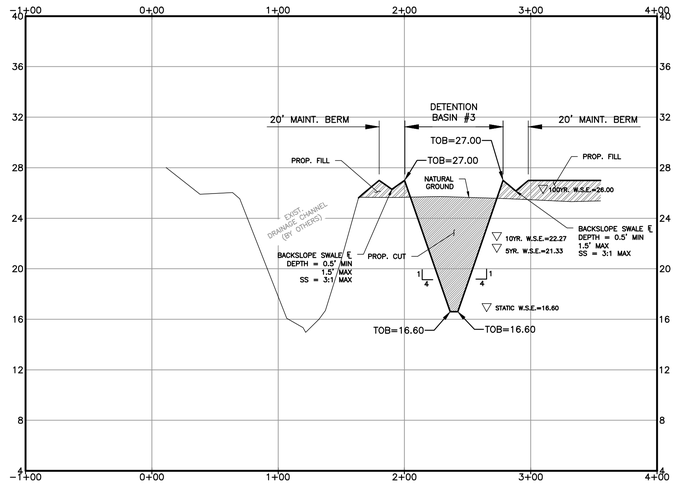
PLOTTED: Feb 05,2025 - 4:12pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\10 DETENTION BASIN #3 PLAN VIEW SHEET 2 OF 2.dwg Feb 05,2025-4:12pm Broom

XREFS: G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\01COVER.dwg G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\02GENERAL NOTES.dwg G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\03DETAILS.dwg

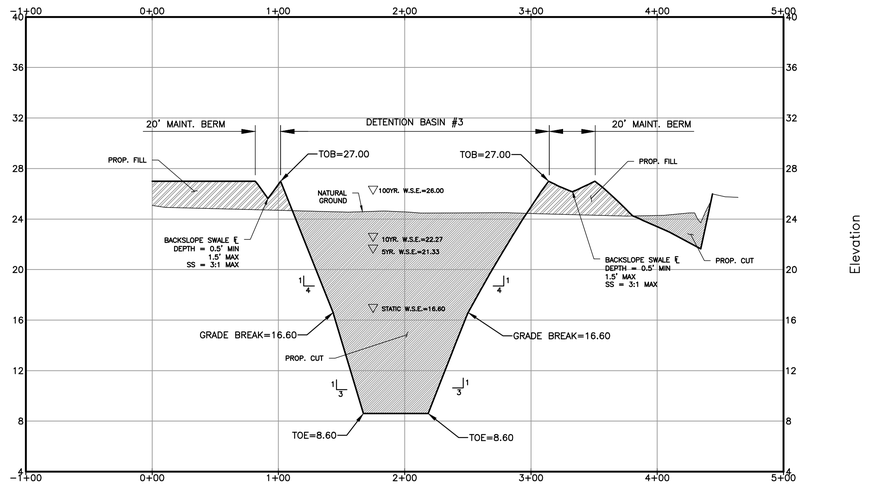
SECTION A–A PROFILE



SECTION B–B PROFILE



SECTION C–C PROFILE



BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.

LEGEND

	PROPOSED STORM SEWER WITH MANHOLE
	FUTURE STORM SEWER WITH MANHOLE
	PLAT BOUNDARY
①	BLOCK NUMBER
12	SHEET REFERENCE NUMBER
	W.L.E., S.S.E., U.E. & STM.S.E.
	B.L.
W.L.E.	WATERLINE EASEMENT
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.L.	BUILDING LINE
	BACKSLOPE SWALE HIGH POINT ARROWS

NOTE:
SEE SHEETS 09 & 10 FOR PLAN VIEW

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #3 CROSS SECTIONS

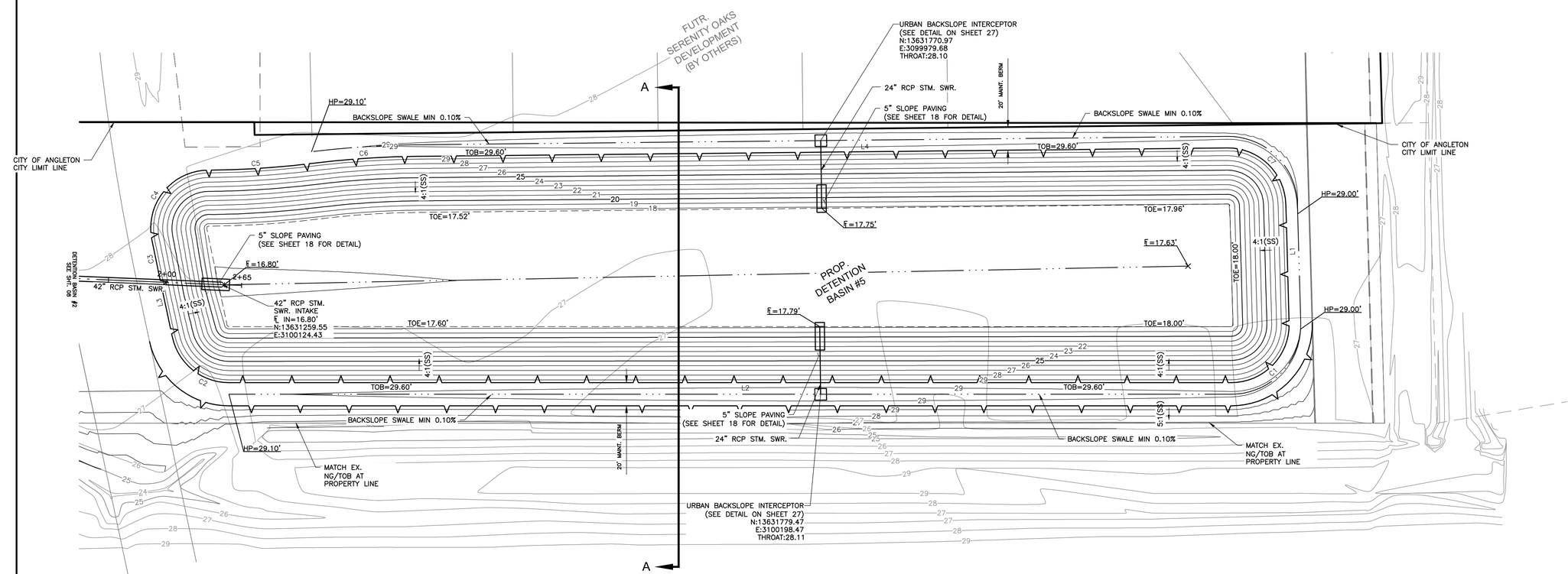
DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 11 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 60' VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\11 DETENTION BASIN #3 CROSS SECTIONS.DWG

PLOTTED: Feb 05,2025 - 4:12pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\03_Sheets\01_Dwgs\11 DETENTION BASIN #3 CROSS SECTIONS.dwg File: 05,2025—4:12pm tbroom

XREFS: G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\03_Sheets\01_Dwgs\01_DETENTION BASIN #3.dwg G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\03_Sheets\01_Dwgs\Xref_DETENTION BASIN #3.dwg



BENCHMARK:

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N

50' 0 50' 100'

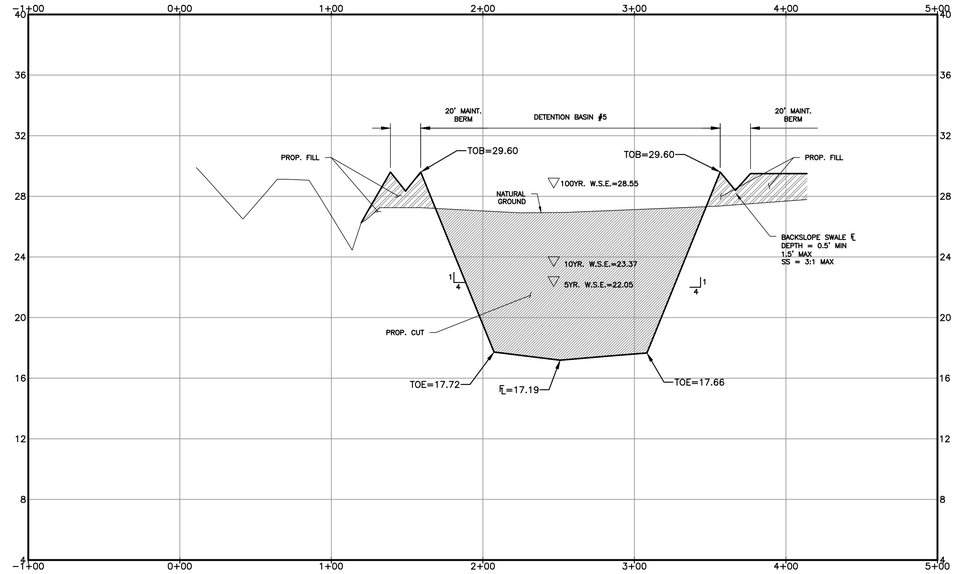
SCALE: 1" = 50'

LEGEND

- PROPOSED STORM SEWER WITH MANHOLE
- FUTURE STORM SEWER WITH MANHOLE
- PLAT BOUNDARY
- (1) BLOCK NUMBER
- 12 SHEET REFERENCE NUMBER
- W.L.E., S.S.E., U.E. & STM.S.E.
- B.L.
- W.L.E. WATERLINE EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- BACKSLOPE SWALE HIGH POINT ARROWS

BASIN #4
TOP OF BANK ELEV.=29.60'
℄ = 17.63' – 16.80'
100 YR. W.S.E. = 28.55'
10 YR. W.S.E. = 22.37'
5 YR. W.S.E. = 22.05'
STATIC W.S.E. = DRY BOTTOM
TOTAL VOL. = 27.88 AC/FT

CROSS SECTION A–A PROFILE



NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

SEAL
STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
12/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

DETENTION BASIN #4 PLAN VIEW & CROSS SECTION

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 12 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 50' VERT: 1" = 5'	JOB No. 5479-02
APPROVED: TDB		

TOE LINE TABLE

LINE #	Length	DIRECTION

TOB LINE TABLE

LINE #	Length	DIRECTION
L1	102.66'	N86° 09' 08"E
L2	864.67'	S02° 16' 15"E
L3	57.01'	S75° 44' 47"W
L4	701.19'	N02° 52' 06"W

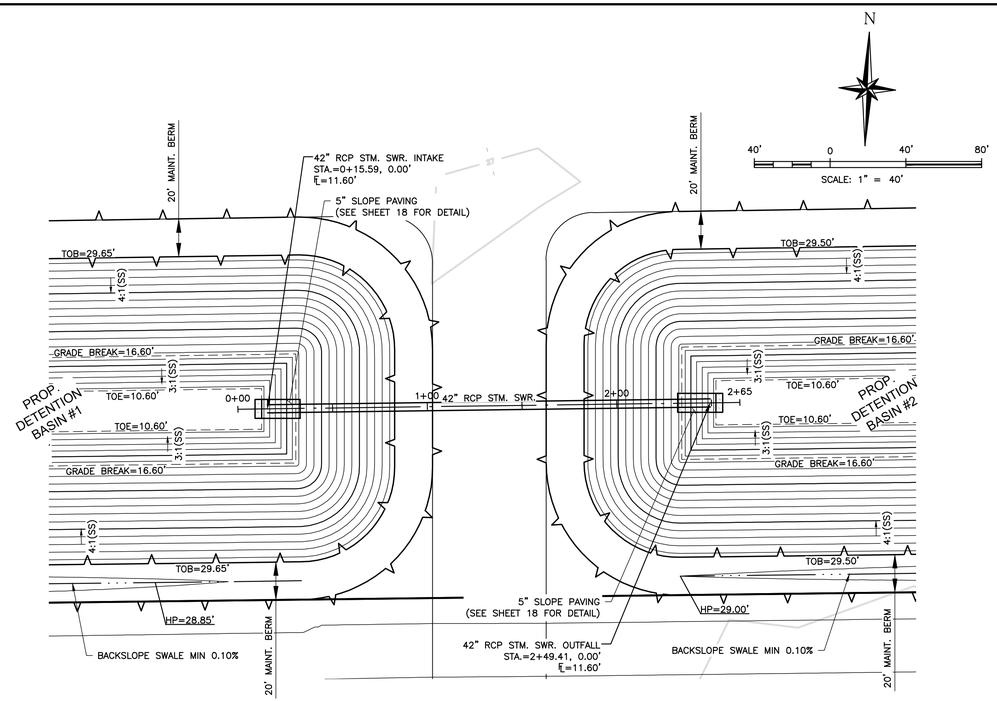
TOB CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	79.92'	50.00'	091° 34' 37"	S48° 03' 33"E	71.68
C2	68.08'	50.00'	078° 01' 02"	S36° 44' 16"W	62.94
C3	29.01'	1950.00'	000° 51' 09"	S76° 10' 22"W	29.01
C4	87.90'	50.00'	100° 43' 33"	N53° 02' 18"W	77.01
C5	87.90'	772.21'	006° 31' 19"	N06° 07' 45"W	87.85
C6	87.90'	772.21'	006° 31' 19"	N06° 07' 45"W	87.85
C7	77.69'	50.00'	089° 01' 14"	N41° 38' 31"E	70.10

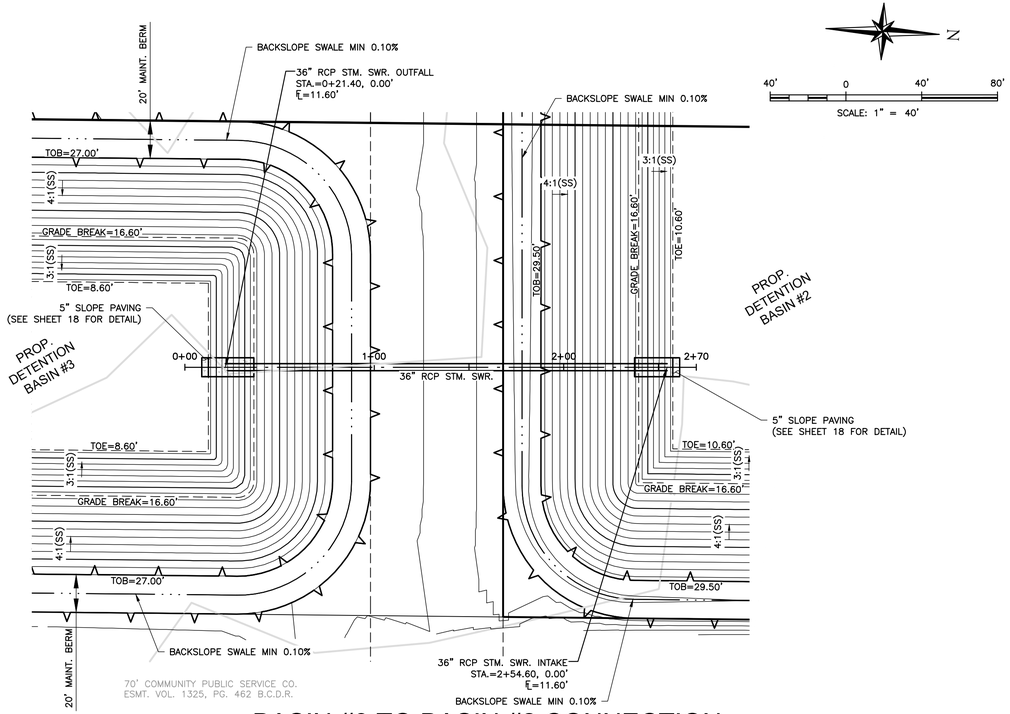
TOE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH

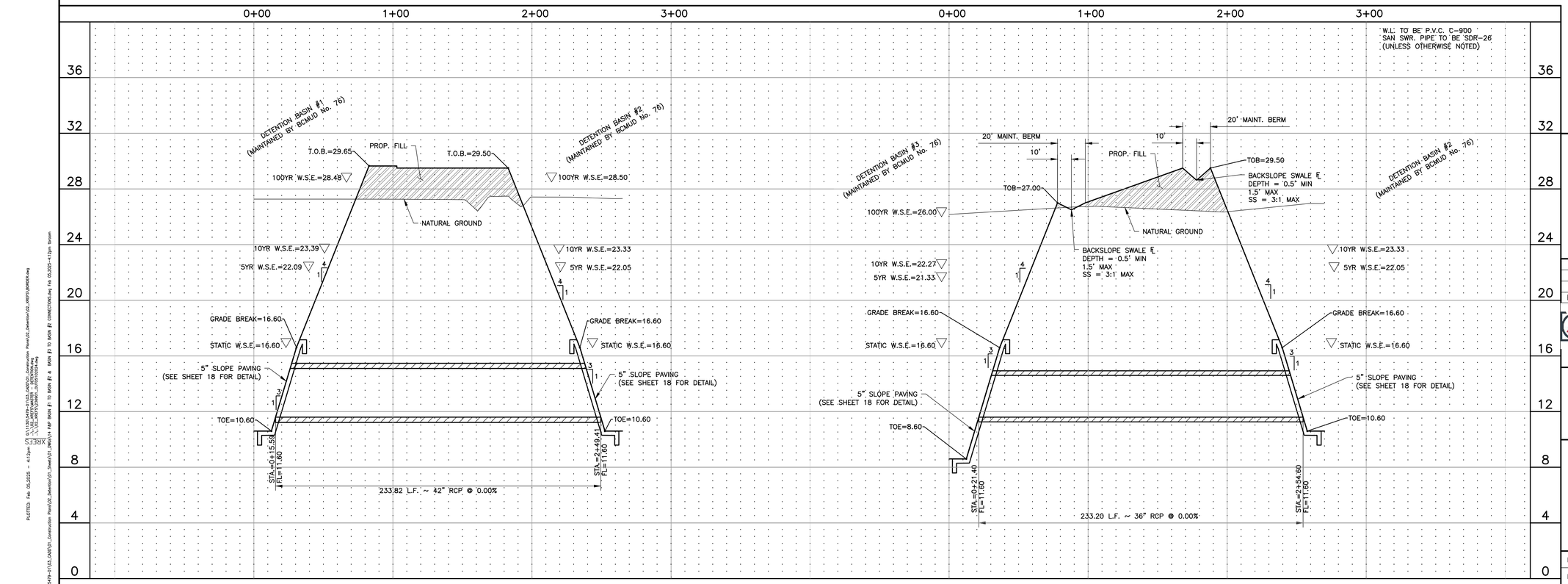
0 1 2 3 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



BASIN #1 TO BASIN #2 CONNECTION



BASIN #3 TO BASIN #2 CONNECTION



BENCHMARK:

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LEGEND

- SAN. SWR. LEAD
- PROP. SAN. SWR. WITH M.H.
- EXIST. SAN. SWR. WITH M.H.
- PROP. STM. SWR., INLET & M.H.
- EXIST. STM. SWR., INLET & M.H.
- PROP. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- EXIST. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- WATER LEAD W/ ¾" METER
- TRAFFIC SIGN
- STREET SIGN
- PLAT BOUNDARY
- BLOCK NUMBER (BLOCK 1)
- U.E., D.E., W.L.E, & S.S.E.
- B.L.
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- PROPOSED CUT
- PROPOSED FILL

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE COMMENCEMENT OF WORK

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

PLAN & PROFILE
BASIN #1 TO BASIN #2 &
BASIN #3 TO BASIN #2
CONNECTIONS

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 13 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 4' VERT: 1" = 40'	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\14 P&P BASIN #1 TO BASIN #2 & BASIN #3 TO BASIN #2 CONNECTIONS.DWG

PLOTTED: Feb 05,2025 - 4:12pm G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\14 P&P BASIN #1 TO BASIN #2 & BASIN #3 TO BASIN #2 CONNECTIONS.dwg File: 02,2025-4:12pm timonn

XREFS:
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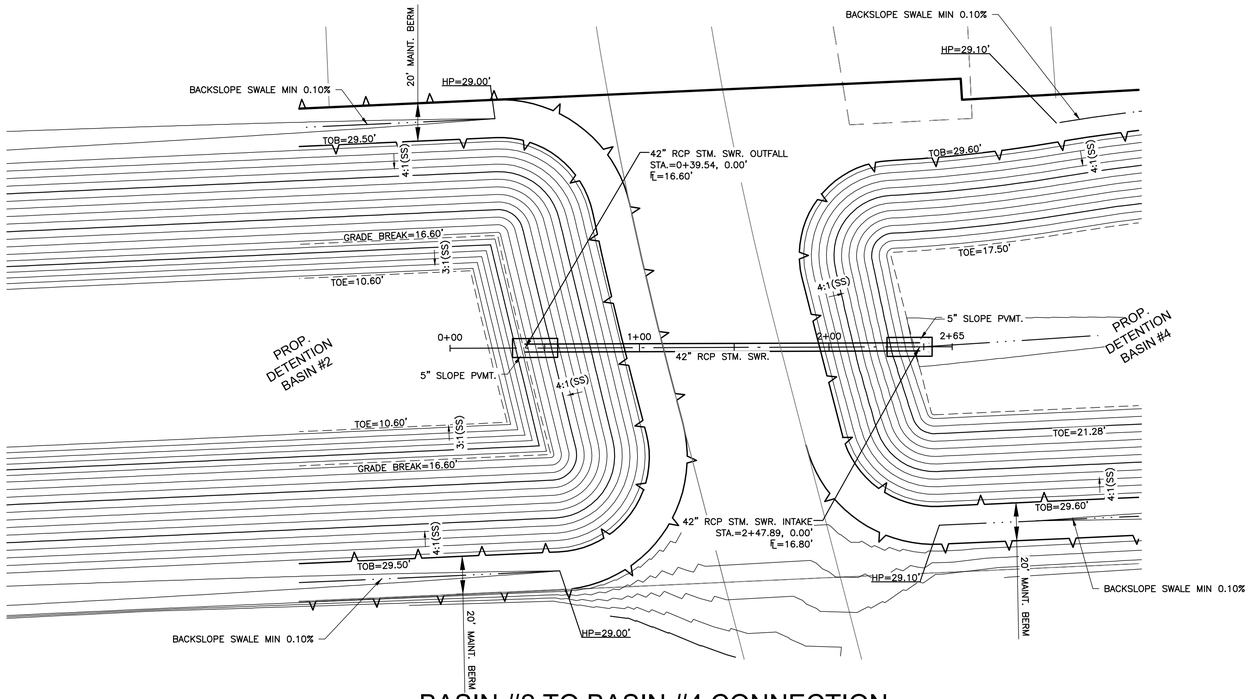
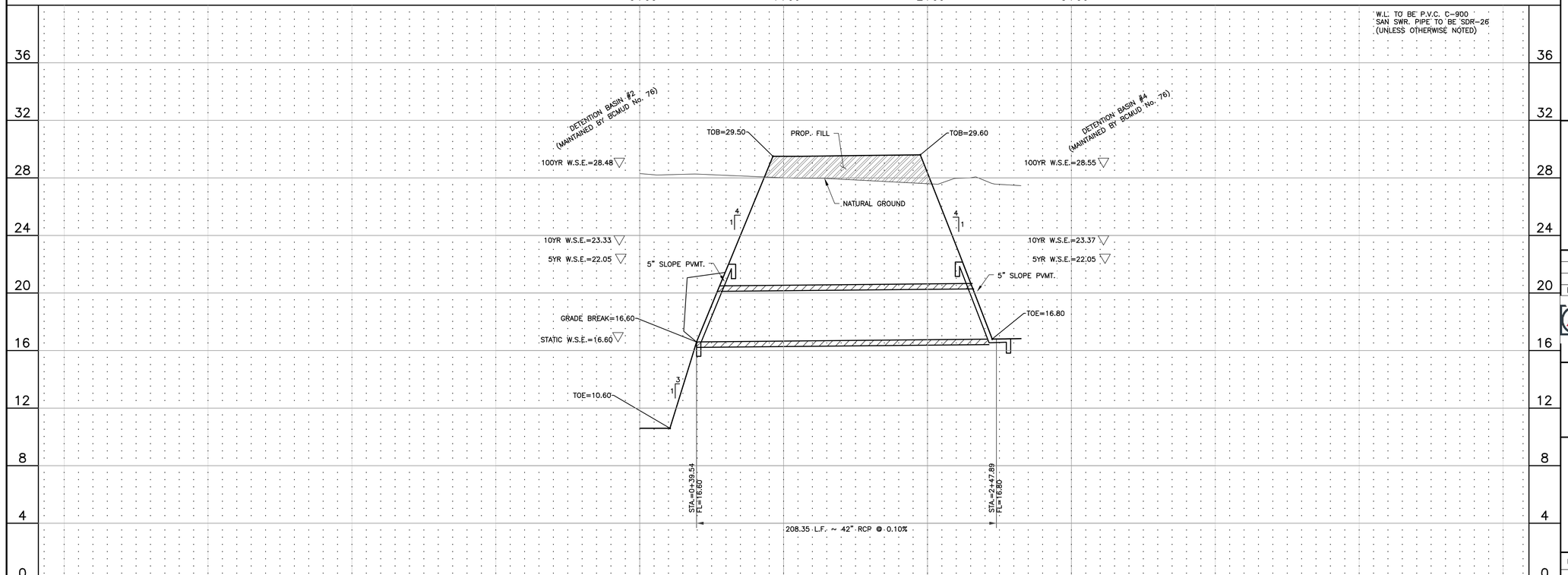
\\10.100.1\PROJECTS\WATER_DISTRICTS\BCMUD No. 76\Serenity Oaks\Detention\Basin #2\Construction Plans\02_Detention\01_Sheets\01_DWGS\14 P&P BASIN #1 TO BASIN #2 & BASIN #3 TO BASIN #2 CONNECTIONS.dwg



BASIN #2 TO BASIN #4 CONNECTION



BENCHMARK:

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N

40' 0 40' 80'

SCALE: 1" = 40'

LEGEND

- SAN. SWR. LEAD
- PROP. SAN. SWR. WITH M.H.
- EXIST. SAN. SWR. WITH M.H.
- PROP. STM. SWR., INLET & M.H.
- EXIST. STM. SWR., INLET & M.H.
- PROP. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- EXIST. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- WATER LEAD W/ ¾" METER
- TRAFFIC SIGN
- STREET SIGN
- PLAT BOUNDARY
- BLOCK NUMBER (BLOCK 1)
- U.E., D.E., W.L.E, & S.S.E.
- B.L.
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.L. BUILDING LINE
- PROPOSED CUT
- PROPOSED FILL

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SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

PLAN & PROFILE
BASIN #2 TO BASIN #4 CONNECTION

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 14 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 4' VERT: 1" = 40'	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\14 P&P BASIN #2 TO BASIN #4 CONNECTION.dwg

PLOTTED: Feb 05,2025 - 4:13pm
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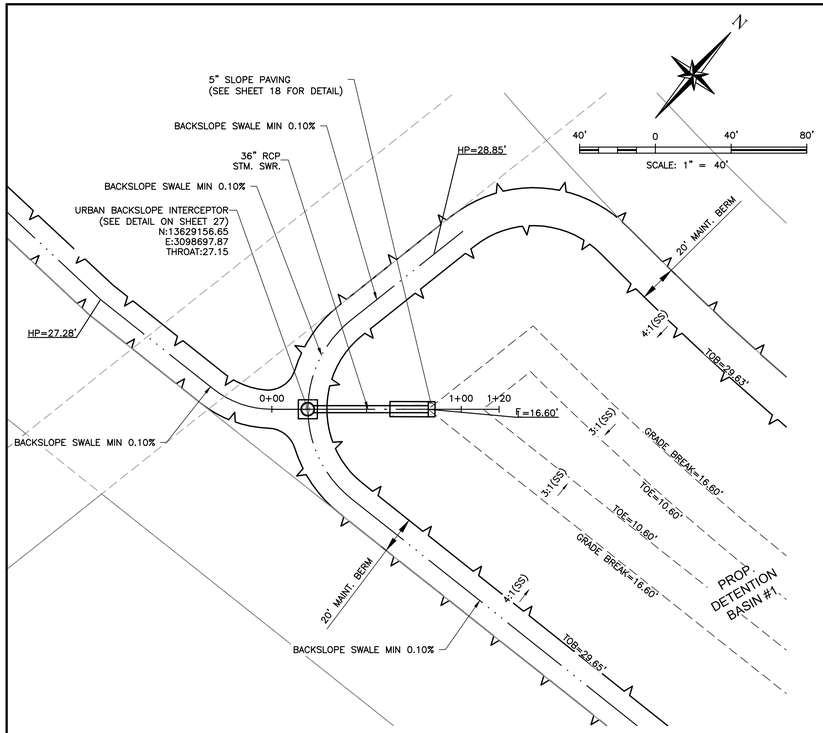
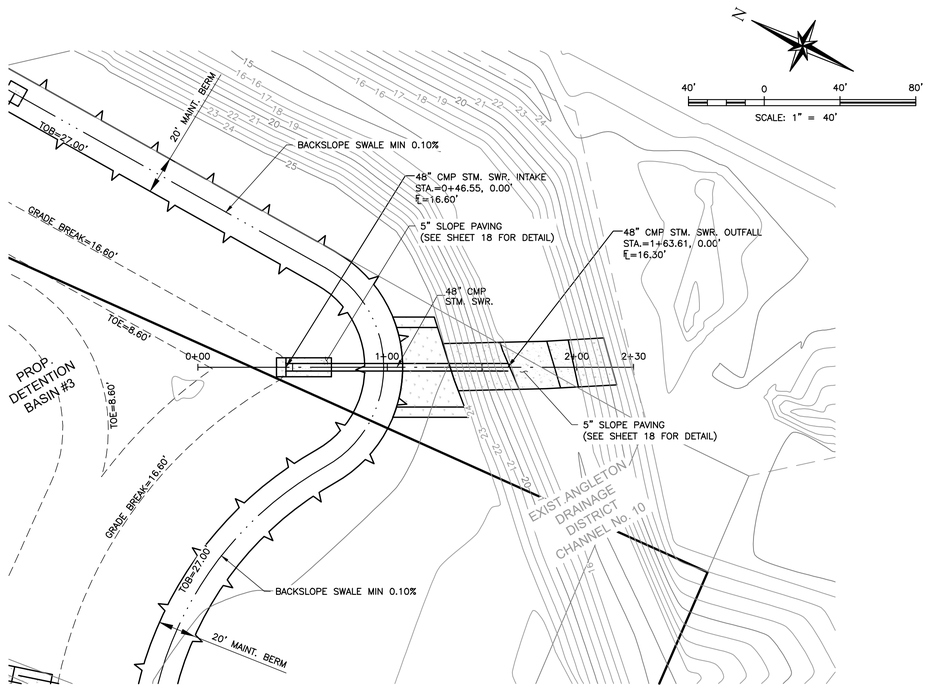
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\14 P&P BASIN #2 TO BASIN #4 CONNECTION.dwg
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\14 P&P BASIN #2 TO BASIN #4 CONNECTION.dwg
XREFS:



BASIN #1 INTAKE



BASIN #3 OUTFALL

BENCHMARK:

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LEGEND

- SAN. SWR. LEAD
- PROP. SAN. SWR. WITH M.H.
- EXIST. SAN. SWR. WITH M.H.
- PROP. STM. SWR., INLET & M.H.
- EXIST. STM. SWR., INLET & M.H.
- PROP. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- EXIST. WATER LINE, FLUSHING VALVE, GATE VALVE, BLOW OFF VALVE, AND VERTICAL OFFSET
- WATER LEAD W/ ¾" METER
- TRAFFIC SIGN
- STREET SIGN
- PLAT BOUNDARY
- BLOCK NUMBER (BLOCK 1)
- U.E., D.E., W.L.E, & S.S.E.
- B.L.
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
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- PROPOSED CUT
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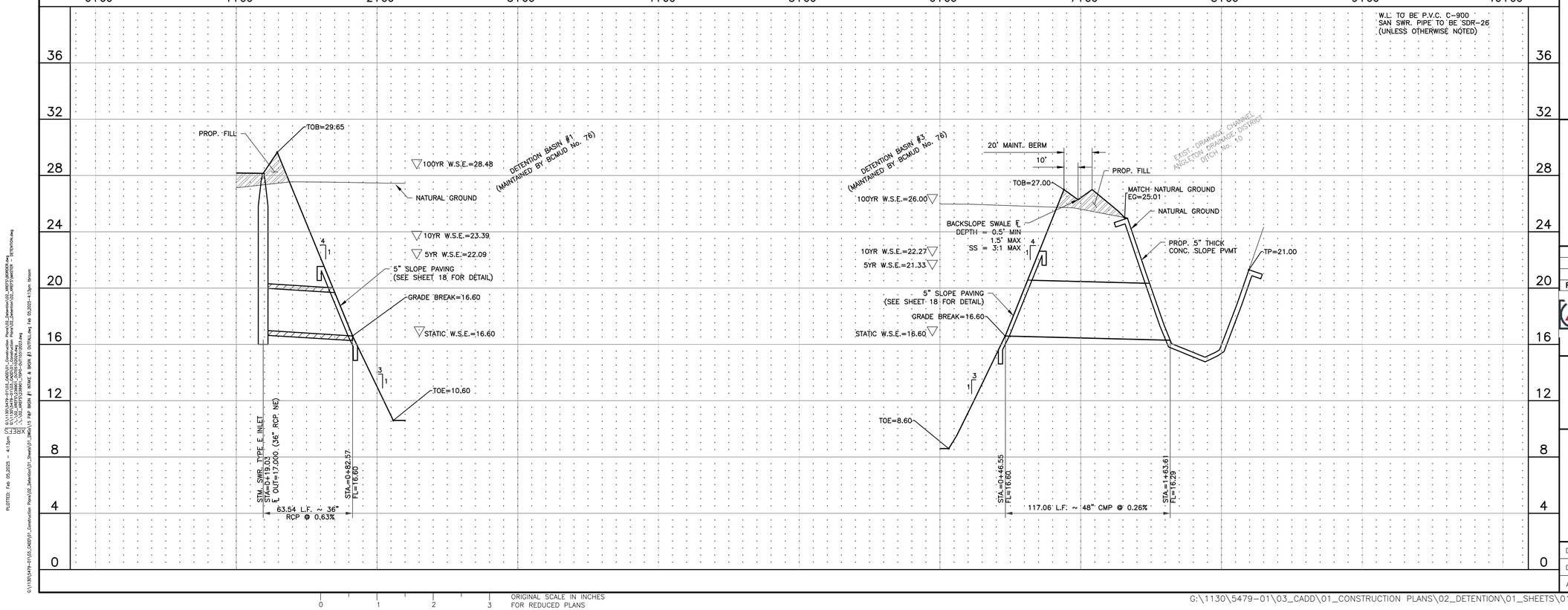


SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

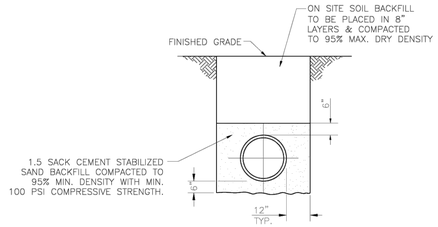
PLAN & PROFILE
BASIN #1 INTAKE &
BASIN #3 OUTFALL

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 15 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 4' VERT: 1" = 40'	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS
0 1 2 3

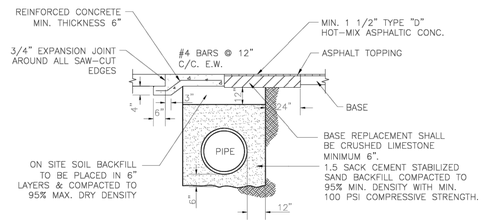
G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\15 P&P BASIN #1 INTAKE & BASIN #3 OUTFALL.DWG

PLOTTED: Feb 05,2025 - 4:13pm
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\15 P&P BASIN #1 INTAKE & BASIN #3 OUTFALL.dwg Feb 05,2025-4:13pm timcon
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\15 P&P BASIN #1 INTAKE & BASIN #3 OUTFALL.dwg
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\15 P&P BASIN #1 INTAKE & BASIN #3 OUTFALL.dwg
\\XR2_VOL1\PROJ\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\15 P&P BASIN #1 INTAKE & BASIN #3 OUTFALL.dwg Feb 05,2025-4:13pm timcon
XREFS:



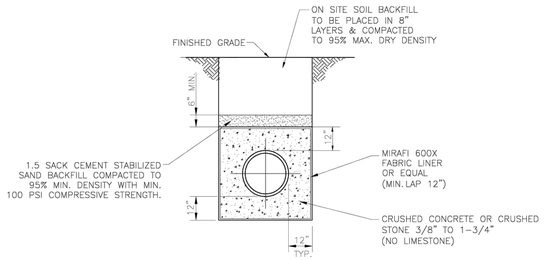
1 **PIPE BEDDING DETAIL**

CONCRETE PIPE (TONGUE AND GROOVE)



2 **PIPE BEDDING DETAIL**

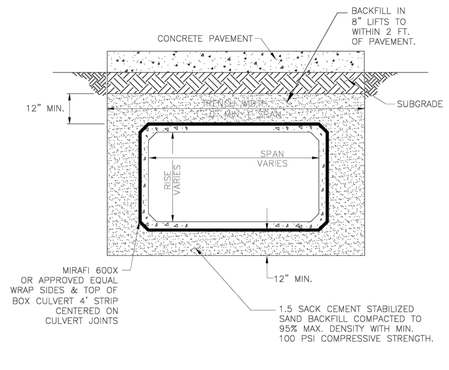
CONCRETE PIPE (TONGUE AND GROOVE)
BELL AND SPIGOT UNDER PAVEMENT



3 **BEDDING AND BACKFILL FOR WET SAND**

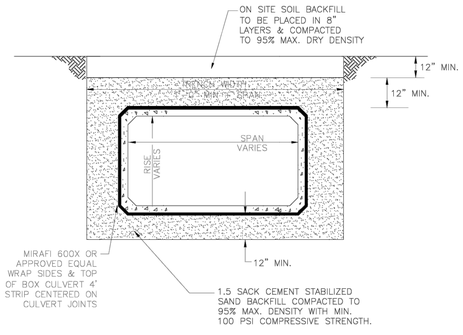
NOTES:

1. POURED-IN-PLACE OR PRE-CAST MANHOLES ONLY SHALL BE USED.
2. NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
3. FOR ALL PRE-CAST AND POURED-IN-PLACE INLETS AND JUNCTION BOXES, CENTER DOUBLE-SEALING GASKET IN WALL AND GROUT COMPLETELY AROUND PVC PIPE. GROUT SHALL BE SMOOTH AND FLUSH WITH INNER AND OUTER WALL WHEN ENTERING AT AN ANGLE TO THE WALL OR THROUGH THE CORNER OF AN INLET OR JUNCTION BOX, THE GASKET MAY BE OMITTED.
4. ALL CEMENT STABILIZED SAND BACKFILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI.



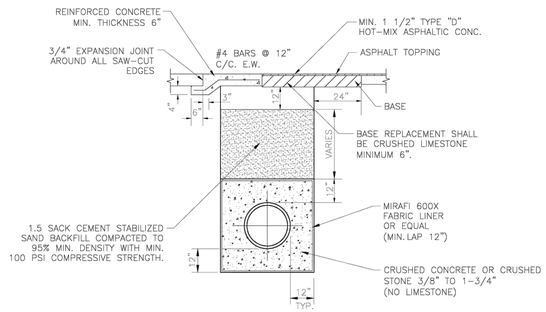
4 **BEDDING AND BACKFILL**

FOR REINFORCED CONCRETE BOX CULVERTS
UNDER PAVEMENT



5 **BEDDING AND BACKFILL**

FOR REINFORCED CONCRETE BOX CULVERTS



6 **BEDDING AND BACKFILL FOR WET SAND**

UNDER PAVEMENT

NOTES:

1. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.
2. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

STORM SEWER DETAILS
(SHEET 1 OF 2)

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 16 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

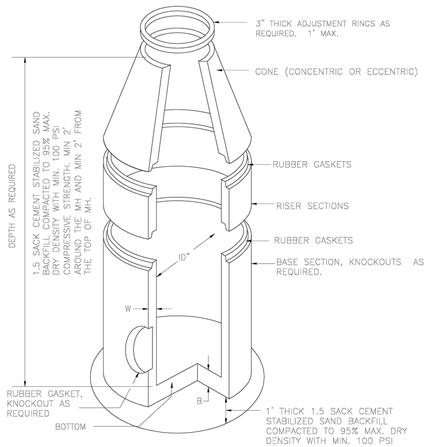
ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS
0 1 2 3

PLOTTED: Feb 05,2025 - 4:13pm
G:\1130\5479-01\01_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGs\15 STORM SEWER DETAILS (SHEET 1 OF 2).dwg Feb 05,2025-4:13pm tbroom
XREFS:

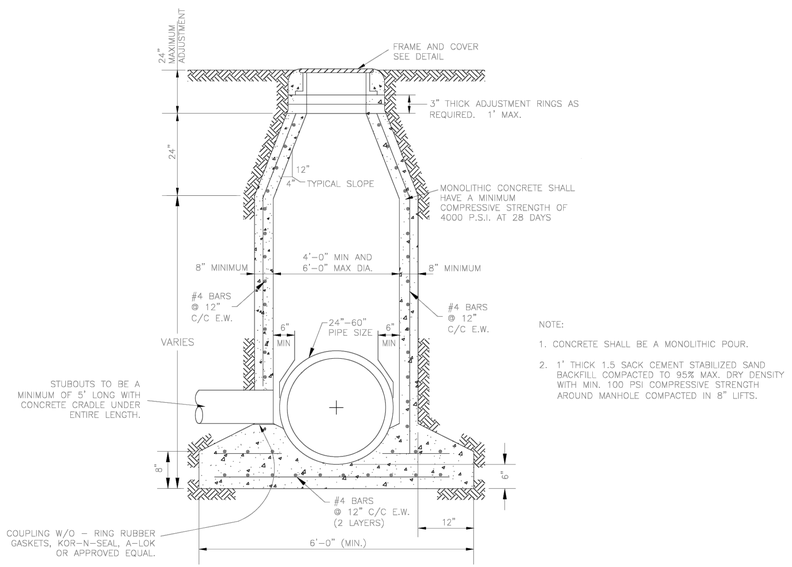
DIMENSIONS AND WEIGHTS			
I.D. SIZE (in)	W (in)	B (in)	RISER WT/LF (lb)
48	5	6	868
60	6	8	1300
72	7	8	1811
96	9	8	3090

NOTE:

1. CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF4000 PSI AT 28 DAYS. RATES FOR H-20 LOADING.
2. PRECAST CONCRETE MANHOLE CONFORMING TO ASTM C478, STRUCTURAL REINFORCEMENT CONFORMING TO ASTM 615A.
3. LIFTING INSERTS AS REQUIRED.
4. ALL JOINTS SHALL BE SEALED WITH APPROVED GASKET.
5. LARGER INSIDE DIAMETER MANHOLES SHALL BE REQUIRED IF LESS THAN 1' OF WALL SURFACE IS LEFT BETWEEN OPENINGS OR AS SPECIFIED BY ENGINEER.
6. ALL MANHOLES IN OPEN DITCH AND ABOVE FINISHED GRADE SHALL HAVE HINGED FRAME AND COVER.
7. ALL MANHOLES IN PAVED AREAS SHALL HAVE BLOCK OUT (SEE DRIVEWAY DETAIL SHEET).



1 **TYPE "C" PRECAST STORM SEWER MANHOLE**



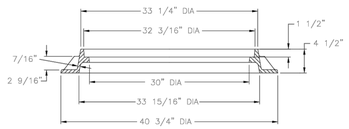
NOTE:

1. CONCRETE SHALL BE A MONOLITHIC POUR.
2. 1" THICK 1.5 SACK CEMENT STABILIZED SAND BACKFILL COMPACTED TO 95% MAX. DRY DENSITY WITH MIN. 100 PSI COMPRESSIVE STRENGTH AROUND MANHOLE COMPACTED IN 8" LIFTS.

2 **TYPE "C" CAST-IN-PLACE STORM SEWER MANHOLE**

NOTE:

1. ONLY CAST-IN-PLACE OR PRE-CAST MANHOLES SHALL BE USED.
2. NO BRICKS OF ANY KIND WILL BE ALLOWED IN CONSTRUCTION OF MANHOLES OR INLETS.
3. FOR ALL PRE-CAST AND POURED-IN-PLACE INLETS AND JUNCTION BOXES, CENTER DOUBLE- SEALING GASKET IN WALL AND GROUT COMPLETELY AROUND DUAL WALL PVC PIPE. GROUT SHALL BE SMOOTH AND FLUSH WITH INNER AND OUTER WALL. WHEN ENTERING AT AN ANGLE TO THE WALL OR THROUGH THE CORNER OF AN INLET OR JUNCTION BOX, THE GASKET MAY BE OMITTED.
4. ALL CEMENT STABILIZED SAND BACKFILL SHALL CONFORM TO SPECIFICATION CEMENT STABILIZED SAND - SECTION 02252.



NOTE:

1. MANHOLE FRAME AND COVER TO BE EAST JORDAN IRON WORKS PATTERN, OR OTHER APPROVED EQUAL. WHERE SEWER IS LOCATED IN EASEMENTS, CONTRACTOR MAY USE LIGHTWEIGHT F AND C, APPROVED BY THE ENGINEER.
2. STAINLESS STEEL INFLOW PREVENTERS MADE BY KoLa, INC., OR APPROVED EQUAL, SHALL BE USED ON ALL SANITARY SEWER MANHOLES.
3. ALL MANHOLES IN OPEN DITCH AND ABOVE FINISHED GRADE SHALL HAVE HINGED FRAME AND COVER.

3 **MANHOLE COVER AND FRAME**

STORM SEWER SIZE	MANHOLE DIAMETER
48" OR LARGER	6'-0"
48" TO 42"	5'-0"
30" OR LESS	4'-0"

SEAL

STATE OF TEXAS
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BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

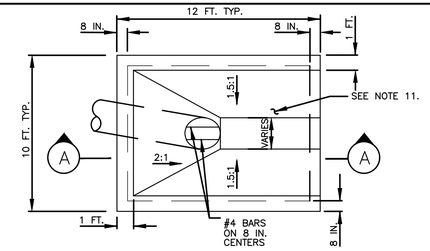
STORM SEWER DETAILS
(SHEET 2 OF 2)

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 17 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

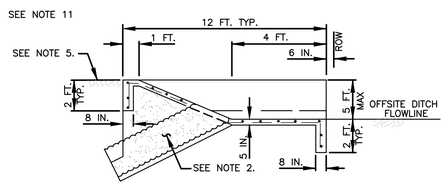
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

PLOTTED: Feb 05,2025 - 4:13pm \\AD_HOU\PROJ\BROOM\

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\16 STORM SEWER DETAILS (SHEET 2 OF 2).DWG



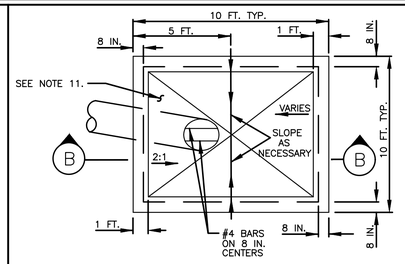
PLAN



A SECTION

TYPICAL OFFSITE DITCH INTERCEPTOR STRUCTURE

(42 INCH MAX.)



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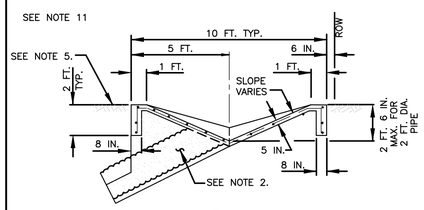
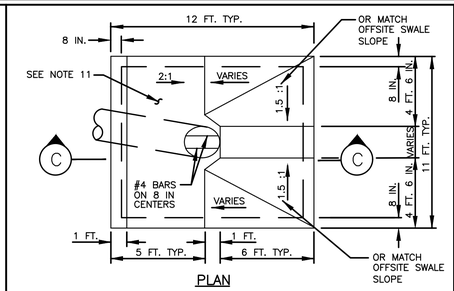


B SECTION

TYPICAL BACKSLOPE INTERCEPTOR STRUCTURE

(24 INCH & 30 INCH ONLY)



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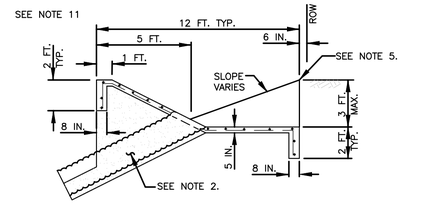
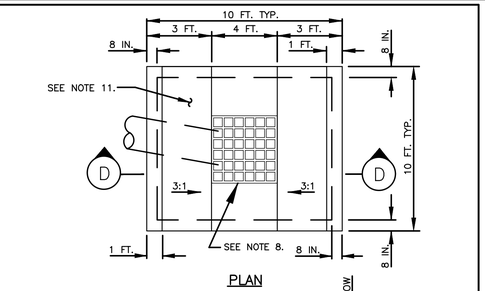


C SECTION

COMBINATION BACKSLOPE & OFFSITE DITCH INTERCEPTOR STRUCTURE

(42 INCH MAX.)



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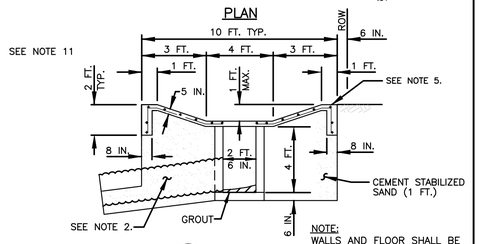
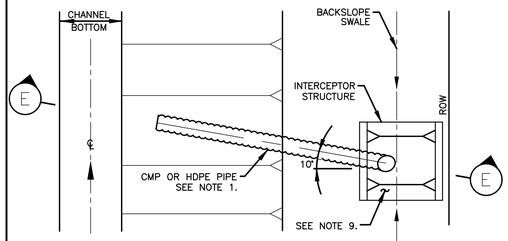


D SECTION

NOTE:
WALLS AND FLOOR SHALL BE 6 IN. REINFORCED STRUCTURAL CONCRETE OR WALLS MAY BE 8 IN. CONCRETE BRICK CONSTRUCTION

URBAN BACKSLOPE INTERCEPTOR STRUCTURE

(24 INCH ONLY)



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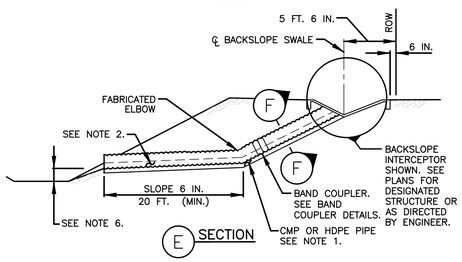
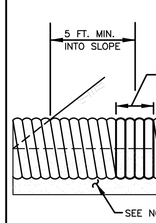


E SECTION

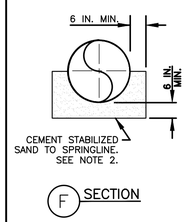
TYPICAL INTERCEPTOR OUTFALL STRUCTURE LAYOUT

PIPE OUT FALL IN CHANNELS

BOTTOM WIDTH	PIPE OUTLET INVERT
6 FEET ≤ BW ≤ 20 FT	1 FOOT ABOVE FLOWLINE
20 FEET < BW ≤ 60 FT	AT TOE OF SLOPE
BW > 60 FT	AT TOE OF SLOPE

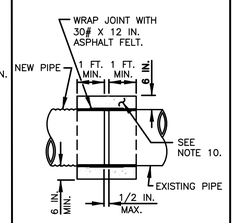


CMP BAND COUPLER DETAIL

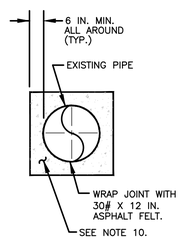


F SECTION

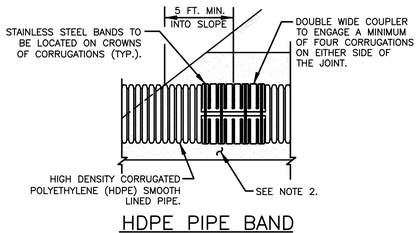
BEDDING CMP DETAIL



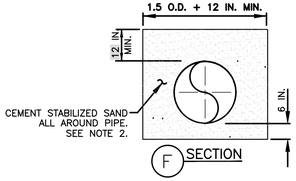
CONCRETE COLLAR DETAIL



BEDDING CONCRETE PIPE DETAIL



HDPE PIPE BAND COUPLER DETAIL



F SECTION

BEDDING HDPE PIPE DETAIL

CORRUGATED GALVANIZED STEEL PIPE (TYPE I)

PIPE DIA. (in.)	MIN. FILL* (in.)	2-2/3" X 1/2" CORRUGATION SHEET THICKNESS gage	(in.)	(mm)	3" X 1" & 5" X 1" CORRUGATION MIN. FILL* (in.)	SHEET THICKNESS gage	(in.)	(mm)
24	12	16	.064	1.63	–	–	–	–
30	12	16	.064	1.63	–	–	–	–
36	12	16	.064	1.63	–	–	–	–
42	12	16	.064	1.63	12	16	.064	1.63
48	12	16	.064	1.63	12	16	.064	1.63

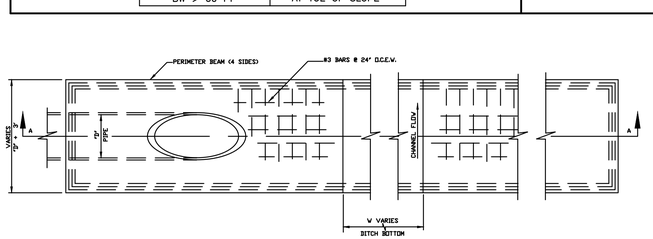
* MINIMUM DEPTH OF COVER ABOVE TOP OF PIPE, MAXIMUM DEPTH OF COVER ABOVE TOP OF PIPE IS 20 FEET.

FOR LARGER PIPE SIZES SEE: STORM SEWER AND RIPRAP DETAILS SHEET

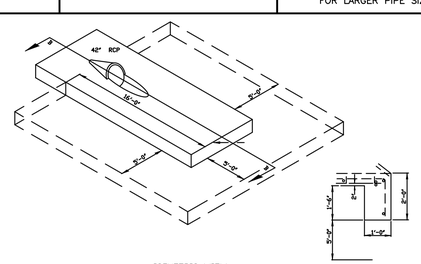
INTERCEPTOR STRUCTURE DETAIL NOTES:

1. INTERCEPTOR OUTFALL PIPES SHALL BE CMP OR HDPE PIPE IN ACCORDANCE WITH SPECIFICATION SECTION 02642– CORRUGATED METAL PIPE, HIGH DENSITY POLYETHYLENE (HDPE) PIPE IN ACCORDANCE WITH SPECIFICATION SECTION 2505–HIGH DENSITY POLYETHYLENE, OR APPROVED EQUAL. USE TABLE BELOW FOR CORRUGATED GALVANIZED STEEL PIPE.
2. PROVIDE AND PLACE CEMENT STABILIZED SAND IN ACCORDANCE WITH SPECIFICATION SECTION 02321–CEMENT STABILIZED SAND AND SECTION 02316 – STRUCTURAL EXCAVATING.
3. EXCAVATION, FILL AND BACKFILL FOR STORM SEWER OUTFALLS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02316–STRUCTURAL EXCAVATING AND BACKFILLING.
4. CONCRETE SHALL BE STRUCTURAL CONCRETE IN ACCORDANCE WITH SPECIFICATION SECTION 03310–CONCRETE.
5. INTERCEPTOR STRUCTURES:
   a. ADJUST LENGTH AND WIDTH IN FIELD AS NECESSARY.
   b. 2–FEET DEEP X 8–INCH WIDE TOE ALL AROUND THE STRUCTURE.
   c. STEEL REINFORCING–#4 BARS (GRADE 40) AT 12 INCHES ON CENTER EACH WAY.
   d. ANY INTERCEPTOR OUTFALL PIPE LARGER THAN MAXIMUM SIZE INDICATED REQUIRES A SEPARATE DETAIL.
   e. MATCH TOP OF CONCRETE WITH NATURAL GROUND.
6. IN DETENTION BASINS, SET FLOWLINE OF OUTFALL AT TOE OF THE SLOPE. IN CHANNEL, USE ELEVATION INDICATED IN THE TABLE OR 1 FOOT ABOVE NORMAL WATER LEVEL WHICH EVER IS HIGHER.
7. SEE CONCRETE CHANNEL LINING DETAIL SHEET FOR CMP OUTFALL DETAILS THROUGH CONCRETE CHANNEL LINING.
8. CONCRETE PAD AROUND TYPE "B" INLET: PAID FOR AS CONCRETE INTERCEPTOR STRUCTURE PER UNIT PRICE SCHEDULE. TYPE "B" INLET BOX, COH DWG. NO. 02632–02 WITH GRATE TOP, VULCAN FOUNDRY COMPANY, V–4880–1 OR APPROVED EQUAL, APPROX. 489 SQ.IN. OPENING.
9. BACKSLOPE SWALE AND INTERCEPTOR STRUCTURE ELEVATIONS AND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. FINAL ELEVATIONS AND LOCATIONS SHALL BE FIELD VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
10. STRUCTURAL CONCRETE WITH #4 BARS (GRADE 40) 12 INCH O.C. EACH WAY – FOR COLLARS ONLY.
11. EPOXY CLEAN WATER CLEAR CHOICE LOGO BUTTON ON INTERCEPTORS. LOCATION TO BE DETERMINED BY THE ENGINEER.

P.E. SEAL AND SIGNATURE

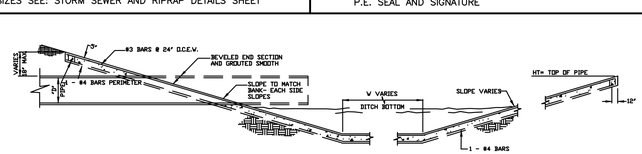


PLAN VIEW



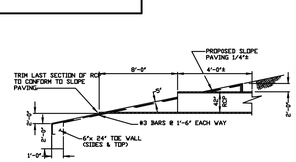
ISOMETRIC VIEW

INSET



SECTION 'A–A'

TYPICAL DRAINAGE OUTFALL CHANNEL



SECTION 'B–B'

DRAINAGE OUTFALL CHANNEL

STANDARD CONCRETE SLOPE PAVING PIPE OUTFALL

N.T.S.

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
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BRAZORIA COUNTY

SERENITY OAKS DETENTION

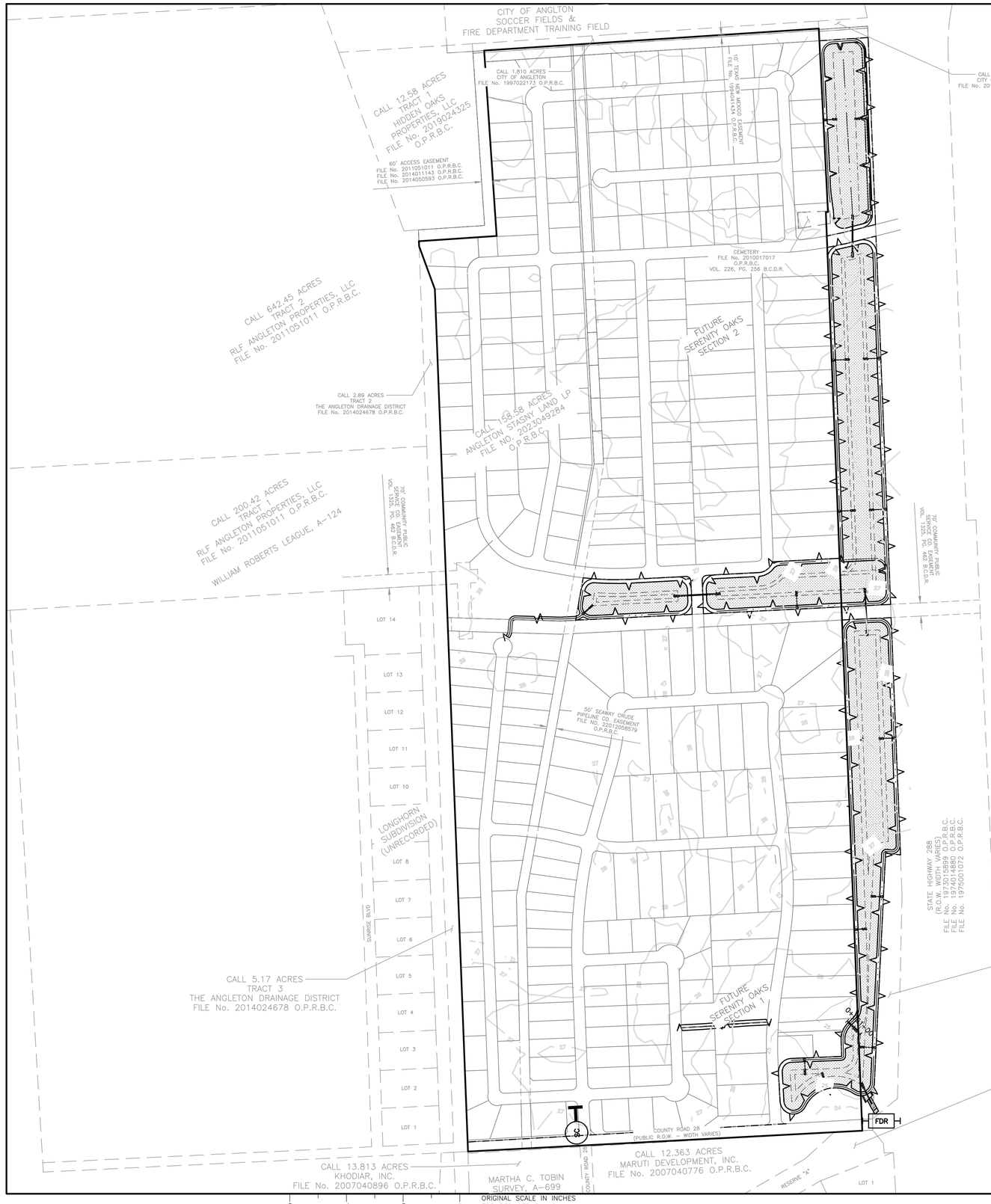
ANGLETON, TEXAS

INTERCEPTOR STRUCTURE AND CONCRETE CHANNEL LINING DETAILS

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 18 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3

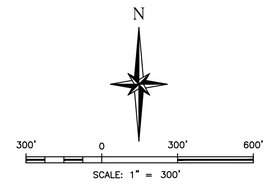
PLOTTED: Feb 05,2025 – 4:13pm XREFS: J:\JOB_PROFILE\BROOM.dwg
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGs\18 INTERCEPTOR DETAILS.dwg Feb 05,2025–4:13pm Broom



PLOTTED: Feb 05,2025 - 4:13pm XREFS
G:\1130\5479-01\03_CADD\01_Construction Plans\02_Detention\01_Sheets\01_DWGS\19 SWPPP.dwg Feb 05,2025-4:13pm Broom

BENCHMARK:

ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4202), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCE CODE OF THE STATE OF TEXAS, 1983 DATUM (2001 ADJUSTMENT). ALL DISTANCE ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999866625.



LEGEND

SC	STABILIZED CONSTRUCTION ACCESS
RFF — RFF	EXISTING REINFORCED FILTER FABRIC FENCE
RFF — RFF	REINFORCED FILTER FABRIC FENCE
IPB	INLET PROTECTION BARRIER
SB	SANDBAG
CW	CONCRETE TRUCK WASHOUT
	HYDROMULCH SEEDING
FDR	ROCK FILTER DAM

STORM WATER POLLUTION PREVENTION DETAILS
(SEE SHEET XX OF XX)

NOTE:
PROPOSED DETENTION BASIN IS TO BE MAINTAINED BY BRAZORIA COUNTY M.U.D. #76

WARNING OVERHEAD ELECTRICAL FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

WARNING UNDERGROUND GAS FACILITIES EXIST IN THE AREA. CONTRACTOR TO USE EXTREME CAUTION

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE COMMENCEMENT OF WORK

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

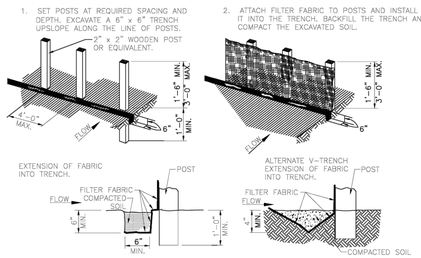
SERENITY OAKS DETENTION

ANGLETON, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 19 OF 21
DRAWN BY: DH	SCALE: HORZ: 1" = 300' VERT:	JOB No. 5479-02
APPROVED: TDB		

G:\1130\5479-01\03_CADD\01_CONSTRUCTION PLANS\02_DETENTION\01_SHEETS\01_DWGS\19 SWPPP.D



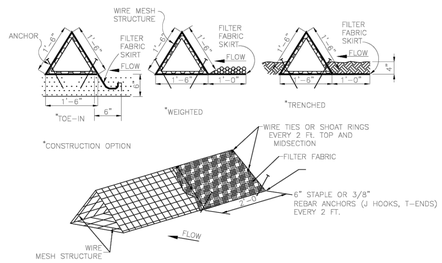
GENERAL NOTES:

1. SET POSTS AT 4-FEET MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC FENCE

×—(FF)—×

SYMBOL



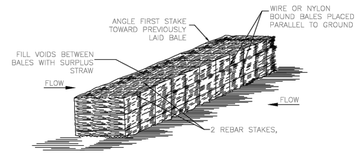
GENERAL NOTES:

1. PLACE BARRIER IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BARRIER.
2. USING ONE CONTINUOUS SECTION OF FILTER FABRIC, WRAP FABRIC AROUND WIRE MESH AND EXTEND FABRIC TO FORM SKIRT ON THE UPSTREAM SIDE.
3. WEIGHT SKIRT WITH A CONTINUOUS LAYER OF 3-INCH TO 5-INCH OPEN GRADED ROCK, OR TOE IN SKIRT WITH SIX INCHES WITH MECHANICALLY COMPACTED MATERIAL.
4. SECURELY ANCHOR BARRIER AND SKIRT IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES, OR STAKE USING 18-INCH BY 3/8 INCH REBARS (T-ENDS, J-HOOKS).
5. FILTER FABRIC SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER SEGMENT JOINTS. FASTEN JOINTS WITH GALVANIZED SHOAT RINGS OR EQUIVALENT.
6. THE BARRIER STRUCTURE SHALL BE WELDED WIRE MESH, 18 INCHES ON EACH SIDE.

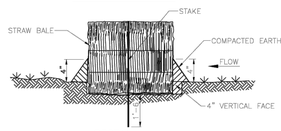
TRIANGLE FILTER FABRIC FENCE

×—(TFF)—×

SYMBOL



STRAW BALE FENCE



SECTION

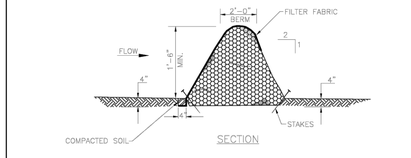
GENERAL NOTES:

1. LIMIT USE TO ONSITE SWALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE STRAW BALE FENCES TO TREAT OVERLAND FLOW ONLY. DO NOT USE STRAW BALE FENCES TO TREAT FLOW IN CHANNELS.
2. PLACE BALES IN A ROW WITH ENDS TIGHTLY ABUTTING ADJACENT BALES. FILL THE VOIDS BETWEEN BALES WITH SURPLUS STRAW. PLACE BALES WITH BINDING PARALLEL TO GROUND SURFACE.
3. IMBED EACH BALE AT LEAST 4 INCHES IN THE SOIL.
4. SECURELY ANCHOR BALES IN PLACE BY REBAR STAKES. DRIVE STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE GROUND. ANGLE THE STAKE IN EACH BALE TOWARD THE PREVIOUS BALE TO FORCE THE BALES TOGETHER.
5. BIND BALES WITH WIRE OR NYLON ROPE TIED ACROSS THE STRAW BALES.
6. REPLACE WITH NEW STRAW BALE FENCE EVERY TWO MONTHS.
7. WATTLES STAKED INTO THE GROUND ARE A PREFERRED SUBSTITUTE FOR STRAW BALE FENCES.

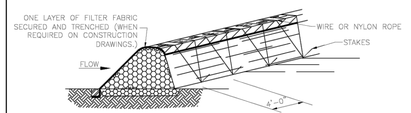
STRAW BALE FENCE

×—(SBF)—×

SYMBOL



SECTION



GENERAL NOTES:

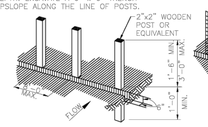
1. LIMIT USE TO ONSITE SWALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE BRUSH BERMS TO TREAT OVERLAND FLOW ONLY. DO NOT USE BRUSH BERMS TO TREAT FLOW IN CHANNELS.
2. PLACE WOODY BRUSH AND BRANCHES HAVING A DIAMETER OF LESS THAN 2 INCHES WITH A 6-INCH OVERLAP. AVOID INCORPORATION OF ANNUAL WEEDS AND SOIL INTO BRUSH BERM.
3. MINIMUM HEIGHT OF THE BRUSH BERM IS 18 INCHES, MEASURED FROM THE TOP OF THE EXISTING GROUND AT THE UPSLOPE TOE TO THE TOP OF THE BERM.
4. HAND PLACE BRUSH BERMS ALONG CONTOUR LINES. MACHINE PLACEMENT OF BRUSH BERMS IS NOT PERMITTED.
5. IMBED BRUSH BERM AT LEAST 4 INCHES INTO THE SOIL.
6. ANCHOR BRUSH BERMS USING WIRE OR NYLON ROPE ACROSS THE BERM WITH A MINIMUM TENSION OF 50 POUNDS.
7. SECURELY TIE ROPE TO 18-INCH REBAR STAKES DRIVEN INTO THE GROUND ON 4-FOOT CENTERS ON BOTH SIDES OF THE BERM.
8. PERFORM MAINTENANCE AS NEEDED.

BRUSH BERM

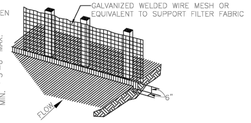
×—(BB)—×

SYMBOL

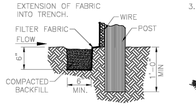
1. SET POSTS AT REQUIRED SPACING AND DEPTH, EXCAVATE A 6" x 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



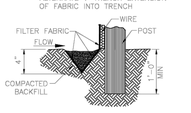
2. SECURE MESH FENCING TO POSTS



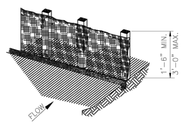
EXTENSION OF FABRIC INTO TRENCH.



ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH



3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL.



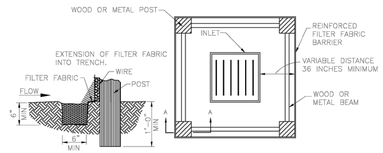
GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

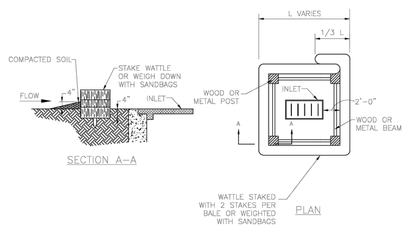
REINFORCED FILTER FABRIC BARRIER

×—(RFB)—×

SYMBOL



SEE REINFORCED FILTER FABRIC BARRIER DETAIL FOR REINFORCED FILTER FABRIC BARRIER REQUIREMENTS

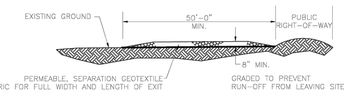


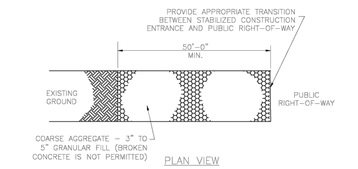
NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB

SYMBOL





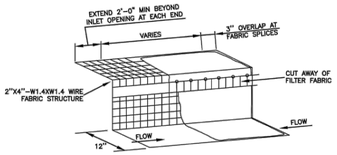
GENERAL NOTES:

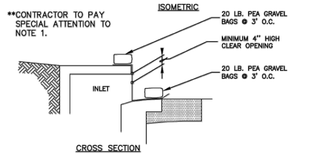
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE
   -CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
   -WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
   -STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

STABILIZED CONSTRUCTION ACCESS

SCA

SYMBOL





NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

WIRE/FILTER FABRIC CURB INLET PROTECTION

IPB

SYMBOL

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED
PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

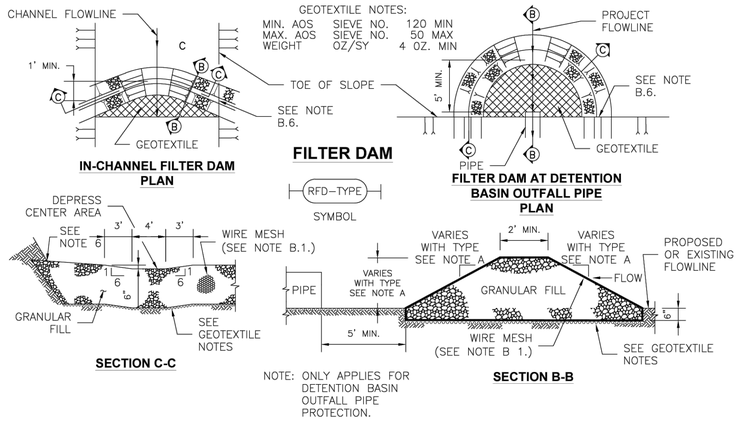
SERENITY OAKS DETENTION

ANGLETON, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS (SHEET 1 OF 2)

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 20 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3



IN-CHANNEL FILTER DAM PLAN

GEOTEXTILE NOTES:

MIN. AOS	SIEVE NO.	120 MIN
MAX. AOS	SIEVE NO.	50 MAX
WEIGHT	OZ/SY	4 OZ. MIN

FILTER DAM

SYMBOL

FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

SECTION C-C

SECTION B-B

NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
   a. HEIGHT – 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM)
   c. SLOPES – 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED).
   a. HEIGHT – 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
   c. SLOPES – 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
   a. HEIGHT – 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
   c. SLOPES – 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
   a. HEIGHT – 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
   b. TOP WIDTH – 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
   a. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
   b. 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIRS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREA ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION

ALL INSPECTION WILL BE PERFORMED BY A XXX INSPECTOR EVERY SEVEN DAYS OR TWO WEEKS, AS WELL AS AFTER EVERY HALF-INCH OR MORE OF RAIN (AS RECOMMENDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT SHOULD BE MADE FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED ACCORDING TO THE INSPECTION REPORT.

WASTE MATERIALS

THE DUMPSTER USED TO STORE ALL WASTE MATERIAL WILL MEET ALL STATE AND THE VILLAGE OF BONNEY SOLID WASTE ORDINANCE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)

IN THE EVENT OF A SPILL WHICH MAY BE CONSIDERED HAZARDOUS, THE VILLAGE OF BONNEY FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT 281-595-3730.

SANITARY WASTE

CONTRACTOR SHALL PROVE SANITARY WASTE FACILITIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPACING. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR FIRM AS NEEDED OR AS REQUIRED BY LOCAL REGULATIONS.

ADDITIONAL

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS.

CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS.

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS, AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

SEAL

STATE OF TEXAS
TYLER D. BROOM
119125
LICENSED PROFESSIONAL ENGINEER
2/5/2025

REVISION No.	DATE	REVISION DESCRIPTION	MADE	CHECKED	APPROVED

GANNETT FLEMING | TRANSYSTEMS

T.B.P.E.L.S. FIRM REGISTRATION #1800
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 520-9570

BRAZORIA COUNTY

SERENITY OAKS DETENTION

ANGLETON, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS (SHEET 2 OF 2)

DESIGN BY: DH	DATE: 2/5/2025	SHEET No. 21 OF 21
DRAWN BY: DH	SCALE: HORZ: NO SCALE VERT:	JOB No. 5479-02
APPROVED: TDB		

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
0 1 2 3