CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JANUARY 13, 2026 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JANUARY 13, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.
2. The presentation of Certificates of Appreciation to Rhonda Barton and Walmart for their dedication to the Shop with a Cop program.
3. Presentation of a Certificate of Appreciation to Janice Smithhart for her continuous donation of food to the Angleton Police Department.
4. Presentation of the Miss Rodeo Texas Reanna Santos Day proclamation.

CONSENT AGENDA

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

5. Discussion and possible action to approve Landmark Aquatics proposal for tile cleaning and tile repairs at the Angleton Recreation Center natatorium; and authorize the Acting City Manager to execute the associated proposals.

6. Discussion and possible action ratifying Resolution No. 20251209-010 for the City Council's December 9, 2025 approval consenting to the Municipal Utility District (MUD) Boundary Annexation, for a petition which adds a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District, situated within the Ashland Development.

PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-007, a Zoning Text Amendment, amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a Specific Use Permit (S.U.P.) allowance within the Central Business District (CBD), Light Industrial (LI), Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

8. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-008 approving a Specific Use Permit (S.U.P.) for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 South Velasco Street, Angleton, Texas, Brazoria County.

9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-009 approving a Specific Use Permit (S.U.P.) for a Private, Non-Emergency Emergency Medical Services (EMS)-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 East Myrtle Street, Angleton, Texas, Brazoria County.

10. Conduct a public hearing, discussion, and take possible action to approve Ordinance No. 20260113-010 approving a Specific Use Permit (S.U.P.) for an In-Home Dog Grooming Business within the Single Family (SF) 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 East Orange Street, Angleton, Texas, Brazoria County.

11. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-011 approving a request to abandon a 10-foot inactive Utility Easement for property located at 2201 South Velasco Street, Angleton, Texas, Brazoria County, on a 5.00-acre tract of land, west of Shanks Road, south of Iden Road.

REGULAR AGENDA

12. Discussion and possible action to approve Fire Department station repairs with existing bond funds.

13. Discussion and possible action accepting the Utility Master Plan.

14. Annual update and discussion on Windrose Green Subdivision Development by the developer.

15. Update, discussion and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Road, Angleton, Texas, currently a Specific Use Permit (S.U.P) within a Single-family Residential 7.2 District (SF-7.2).

16. Discussion and possible action on a request for a fee waiver or reduction for a Specific Use Permit (SUP) application for a Recreational Vehicle (RV) temporary storage for medical purposes at 202 South Walker Street, Angleton, Texas.

17. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of Farm-to-Market (FM) 523 and north of Freedom Park (Previously tabled on 12/2/25).

18. Discussion and possible action to approve Resolution No. 20260113-018 accepting the donation to the city of a parcel of vacant land located on the east side of Farm-to-Market (FM) 521, approximately 1,400-foot south of the intersection of County Road 32 and Ashland Boulevardd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed.

19. Discussion on the City's Customer Service

STAFF REPORTS

20. December Staff Reports

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

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

21. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Angleton Better Living Corporation, Board of Adjustment, and Planning and Zoning Commission Appointments)

OPEN SESSION

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

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, January 7, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC, CMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

PREPARED BY: Colleen Martin

AGENDA CONTENT: Presentation of employee service award.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The presentation of a service award to Brandy Follin for 5 years of service to the City of Angleton.

RECOMMENDATION:

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

PREPARED BY: Desiree Henson, Assistant City Secretary

AGENDA CONTENT: The presentation of Certificates of Appreciation to Rhonda Barton and Walmart for their dedication to the Shop with a Cop program.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The presentation of Certificate of Appreciation to Rhonda Barton and Walmart for their dedication to the Shop with a Cop program.

RECOMMENDATION:

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

PREPARED BY: Desiree Henson, Assistant City Secretary

AGENDA CONTENT: Presentation of a Certificate of Appreciation to Janice Smithhart for the donation of food to the Angleton Police Department.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The presentation of a Certificate of Appreciation to Janice Smithhart for the donation of food to the Angleton Police Department.

RECOMMENDATION:

Office of the MAYOR
City of Angleton, Texas
Proclamation

WHEREAS, the City of Angleton proudly recognizes and celebrates the achievement of Reanna Santos whose dedication, character, and accomplishment brings honor to our community; and

WHEREAS, Ms. Santos, a lifelong resident of Angleton, Texas, was crowned Miss Rodeo Texas 2025 on Friday, June 20, 2025 and distinguished herself by earning top honors in Congeniality, Test, Speech, Personality, Appearance, and Horsemanship; and

WHEREAS, Ms. Santos, daughter of Rudy and Rosalie Santos of Angleton, holds both a Master of Science in Ranchland, Wildlife, and Fisheries Management and a Bachelor of Science in Agribusiness from Texas A&M University, graduating cum laude, and exemplifies academic excellence, leadership, and commitment to agriculture and conservation; and

WHEREAS, the City of Angleton congratulates and honors Ms. Santos's role as Miss Rodeo Texas 2025 and her representing the State of Texas and the City of Angleton as an ambassador inspiring youth and promoting the values of education, stewardship, and the western way of life;

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that January 13, 2026 is recognized as:

"Miss Rodeo Texas Reanna Santos Day"

PROCLAIMED this the 13th day of January, 2026.

CITY OF ANGLETON, TEXAS

_____

John Wright
Mayor

AGENDA ITEM SUMMARY FORM

MEETING DATE: 1/13/2026

PREPARED BY: Jason O'Mara, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action to approve Landmark Aquatics proposal for tile cleaning and tile repairs at the Angleton Recreation Center natatorium; and authorize the Acting City Manager to execute the associated proposals.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: $1,762,830.00 **FUNDS REQUESTED:** $0

FUND: 40-506-625.40

EXECUTIVE SUMMARY:

The Angleton Recreation Center natatorium continues the phased renovation as part of the 2024 Angleton Better Living Corporation (ABLC) Bond. As staff continue to advance critical renovation-related improvements, existing tile conditions along the leisure pool gutter system and spa have been identified as requiring repair and maintenance to support safety, and long-term durability of the aquatic facility.

The proposed scope of work includes bead blasting of pool and spa tile, repair of broken or missing tile, and replacement of deteriorated grout. These improvements address localized failures that, if left uncorrected, could accelerate deterioration of surrounding surfaces and cause potential safety or risk concerns.

Staff obtained a proposal from Landmark Aquatics through BuyBoard Contract #701-23, to address the necessary tile repairs at the natatorium.

Project Proposal Summary

- Bead Blasting (Pool Gutter & Spa Tile): $7,937
- Tile Repairs (Allowance-Based): $2,000
- Grout Allowance (Estimated 10 Days): $23,800
- Tile Material: $100

Total Proposal Amount: $33,837

A copy of the full proposal is included in the agenda packet for Council's review.

RECOMMENDATION:

Staff recommend that City Council approve the Landmark Aquatics proposal for tile cleaning and tile repairs at the Angleton Recreation Center natatorium in the total amount of $33,837, and authorize the Acting City Manager to execute the proposal under BuyBoard Contract #701-23 as part of the ongoing 2024 ABLC Bond aquatic facility improvements.

GENERAL PROPOSAL

Customer:	City of Angleton - Rec Center
Date:	12/23/2025
Project:	Tile Repairs
Location:	1601 N Valderas St, Angleton, TX 77515, United States
Proposal #:	00003903
Expiration:	1/21/2026

SCOPE OF WORK

BUY BOARD #701-23
Progressive Commercial Aquatics
d/b/a Landmark Aquatic
2510 Farrell Rd
Houston, TX
77073

TILE CLEANING

- Bead blast tile along gutter perimeter of pool
- Bead blast spa tile

TILE REPAIRS

- Repair approximately 25 feet of broken or missing tile along gutter perimeter of pool
  - 1"x1" Blue and White tile
  - Color may not match exactly
- Replace grout where missing, priced as an allowance
  - Additional grout may be removed in the bead blast process
  - Per day price is $2,380
  - Estimate 10 days to complete pending amount of grout needed

EXCLUSIONS

- **ELECTRICAL EXCLUSION:** All necessary line voltage electrical work and materials required to complete installation and facilitate the proper operation of the above-listed equipment and/or system are hereby excluded from this proposal. Acceptance of this proposal indicates agreement by the Owner to provide such excluded work and materials, at the Owner's expense, to facilitate a properly functional system.
- **BONDING:** Bonding is required by the National Electrical Code (NEC 680-22). Installation quote assumes, if applicable, existing anchor is bonded and a usable bonding point is available. If a bonding point is not present, the owner is responsible, at their cost, for providing an electrician to ensure proper bonding of items is accomplished.
- **EXISTING ANCHORS:** Installation quote is based on the existing anchor(s) being solid and usable for the new application. If existing anchor is deemed unusable, additional labor and material cost will be quoted before installation can be completed.

- **FREIGHT/SHIPPING CHARGES:** Freight and/or shipping charges are estimated and may increase based on the actual cost of such. Actual shipping charge(s) will be reflected on the invoice.
- **BONDS AND/OR PERMITTING:** Bonds or permitting fees are not included unless requested.

BASE BID PRICING

QTY	PRODUCT CODE	DESCRIPTION	UNIT PRICE	PRICE
1.00	CI-001	Bead Blast	$7,937.00	$7,937.00
1.00	CI-001	Tile Repair	$2,000.00	$2,000.00
1.00	CI-001	Grout Allowance	$23,800.00	$23,800.00
1.00	CI-001	Tile Material	$100.00	$100.00

Subtotal	$33,837.00
Tax (if required)	
Total	$33,837.00

We look forward to the opportunity of working with you. Please do not hesitate to contact me with any questions.

Best Regards,

Stephanie Manoogian
Sales Representative
2512 Farrell Road
Houston, TX 77075
Direct: (281) 982-0212
Email: smanoogian@landmarkaquatic.com

ACCEPTANCE

Purchase Order Number (Optional) _____

By signing below, Purchaser acknowledges and accepts the terms and conditions in this Agreement. This Agreement shall be effective upon signature of both parties.

Landmark Aquatic: **Stephanie Manoogian**	**City of Angleton - Rec Center**
By: _____ (Signature of Landmark Representative) Name: _____ Email: smanoogian@landmarkaquatic.com Date Submitted: _____	By: _____ (Signature of Authorized Individual) Name: _____ Email: jomara@angleton.tx.us Date Submitted: _____

GENERAL TERMS AND CONDITIONS

1. Entire Agreement. This Agreement and any Seller's Credit Application signed by Buyer constitute the final expression of the agreement between Buyer & Seller with respect to the subject matter hereof and a complete, fully integrated and exclusive statement of their agreement in this regard and there are no understandings, agreements, covenants representations or warranties of any kind, express or implied, not expressly set forth herein. No provision of any purchase order or other document issued by Buyer will alter or add to the terms of this agreement, and any such provision or modification will be void and of no effect. No modification or extension of this Agreement by Buyer will be binding unless it is in writing and is signed by an authorized representative of seller, and no modification of this agreement shall be affected by the parties' course of dealing, usage, or trade custom. In addition, no application of 92.207 of the Uniform Commercial Code (or its local equivalent) to "knock out" or otherwise modify, amend, supplement or supersede any terms or conditions of this Agreement shall have any effect and is expressly rejected. By taking delivery of Product, Buyer shall be conclusively deemed to have accepted and assented to these General Terms and Conditions. In the event that Buyer and Seller engage in any electronic transactions, including, but not limited to, electronic data interchange or facsimile exchanges, such electronic exchanges shall be considered as valid and legally binding and shall be subject to the terms and conditions of this agreement.

2. Separate Transactions. All Purchase Orders shall be subject to written acceptance by Seller. Each shipment shall constitute a separate and independent transaction and Seller may recover for each such shipment without reference to any other. If Buyer is in default of any term or condition of the agreement, Seller may, at its option, without waiving its right to terminate this Agreement, defer further shipments hereunder until such default is remedied on which event Seller may elect to extend the Terms of this Agreement for a period of time equal to the period of time during which shipments were so deferred, or, in addition to any other right or remedy at law or in equity Seller may decline further performance of this Agreement, or if in Seller's opinion the delivery or use of Product may result in an environmental health or safety danger or hazard. Seller may, but shall not be obligated to, grant credit terms to Buyer. Acceptance of any order is subject to final credit approval by Seller. If, in the judgement of Seller, the financial responsibility of Buyer shall at any time become impaired, Seller may without notice to Buyer, suspend credit, cancel any unfilled orders, and/or decline to make further deliveries under this Agreement except upon receipt before shipment, of payment in cash or satisfactory security for such payment. Buyer agrees, upon request, to provide Seller with its most recent financial statements and such other evidence of corporate and financial standing as Seller may reasonably request from time to time to evaluate Buyer's creditworthiness.

3. Product Returns. No Product sold hereunder shall be returned to Seller without Seller's prior written permission. Approved Product returns shall be subject to a restocking charge equal to 30% of the then current sale price FOB Seller's warehouse as indicated in the product return approval, with return freight charges for Buyer's account. For Product that cannot be returned, Seller may, in its discretion, provide Buyer with assistance on regulatory issues, disposal options and cost estimates.

4. Warranties. 4.1 Subject to Clauses

4.2, 4.3 and 4.4, Seller will replace, if necessary, any Product that does not meet the "Product Specifications Submitted by Buyer", if any, on page one (1) of the attached Cover Sheet or if none, the manufacturer's specifications. Seller may, at its sole option, elect to credit Buyer for the purchase price of any defective Product in lieu of replacement.

4.2 Replacement of, or credit for, defective Products is subject to and conditional upon, (a) Buyer's account with Seller being current and in good standing; (b) written notice from the Buyer within seven (7) days of delivery of any Product that does not meet specifications; (c) provision of independent evidence satisfactory to Seller that the Product does not meet specifications; (d) the provision of a sample of the Product to Seller for testing; (e) proper storage of this Product in accordance with Seller's or manufacturer's instructions: (f) decontamination of storage receptacles in accordance with statutory regulations and use of best practices prior to placing any Product in the receptacle; and (g) use of Products for their intended purpose.

4.3 This Warranty excludes damage to or alteration of Products arising from circumstances outside the control of Seller, including, without limitation, mixing of other chemicals or products.

4.4 The Buyer agrees to use the Products in accordance with; (a) any instructions provided to it by Seller from time to time; (b) all federal state & local laws and regulations governing the storage, use and maintenance of the Products: and (c) best industry practices. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PUPOSE. Determination of the suitability of the Product(s) supplied hereunder for the uses and applications contemplated by Buyer and others shall be the sole responsibility of the Buyer. The warranty in clause 4.1 constitutes Buyer's sole remedy and Seller's sole obligation with respect to Products furnished hereunder.

5. Claims. No claim shall be allowable after any such Product has been processed in any manner, and claims on account of defect in quality, or loss of, damage to, or shortage in quantity of, the Product shall be deemed to be waived by the Buyer unless made in writing within seven (7) days from the date of receipt at destination. No action, regardless of form, arising out of the sale or delivery of Product hereunder, may be commenced by Buyer more than one year after occurrence of the event giving rise to such cause of action.

6. Limitation of Liability: Limitation of Damages: Remedies. BUYER ASSUMES ALL RISKS AND RESPONSIBILITY RESULTING FROM THE HANDLING, USE, STORAGE OR RESALE OF THE PRODUCTS, WHETHER USED SINGLY OR IN A COMBINATION WITH OTHER PRODUCTS, SELLER ASSUMES NO OBLIGATION OR LIABILITY FOR ANY TECHNICAL ADVICE GIVEN BY SELLER WITH REFERENCE TO THE USE OF THE PRODUCTS OR RESULTS WHICH MAY BE OBTAINED THEREFROM, AND ALL SUCH ADVICE IS GIVEN AND ACCEPTED AT BUYERS SOLE RISK, BUYER HEREBY WAIVES ALL CLAIMS AGAINST SELLER FOR CONSEQUENTIAL DAMAGES, LOSS OF OR DAMAGE TO GOODWILL OR REPUTATION, LOSS OF USE, LOSS OF PROFITS OR BUSINESS OPPORTUNITIES OR ANY OTHER DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR EXEMPLARY DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN, LIABILITIES, COSTS AND EXPENSES ARISING OUT

OF ANY USE, HANDLING, STORAGE OR RESALE OF THE PRODUCTS. BUYER'S EXCLUSIVE REMEDY AND SELLER GROUPS TOTAL LIABILITY HEREUNDER WHETHER IN CONTRACT, TORT, OR STRICT LIABILITY FOR INDEMNITY DEFENSE OR OTHERWISE SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY BUYER FOR THE PRODUCT WITH RESPECT TO WHICH SUCH CLAIM IS MADE, SUBJECT IN ALL CASES TO AN AFFIRMATIVE OBLIGATION ON THE PART OF THE CLAIMING PARTY TO MITIGATE ITS DAMAGES. IN THE CASE OF BULK DELIVERIES, SELLER GROUP'S TOTAL LIABILTIY IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY BUYER FOR THE DELIVERY OF PRODUCT IMMEDIATELY PRECEDING THE DATE OF SUCH CLAIM, SUBJECT IN ALL CASES TO AFFIRMATIVE OBLIGATION ON THE PART OF THE CLAIMING PARTY TO MITIGATE ITS DAMAGES. BUYER HERBY SPECIFICALLY WAIVES ALL OTHER RIGHTS, IF ANY, TO INDEMNIFICATION BY SELLER WHICH MAY BE AVAILABLE AT LAW OR IN EQUITY, INCLUDING INDEMINIFICATION UNDER STATE, FEDERAL, OR COMMON LAW. SELLER SHALL HAVE NO LIABILITY TO BUYER HEREUNDER IF THE PRODUCT IS NOT USED IN ACCORDANCE WITH ITS INTENDED PUPOSE. THE MANUFACTURER'S INSTRUCTIONS OR THE REQUIREMENTS OF THE FEDERAL FOOD, DRUG AND COSMETIC ACT OR OTHER APPLICABLE LAW.

7. Safety. 7.1 Buyer acknowledges that there may be hazards associated with the possession and use of the Product and its containers and shall assume all liability resulting from, or in any way connected with, it's or their possession, transportation, handling, resale or use or its or their suitability for any particular use. Buyer acknowledges the hazardous nature of the Product, and that it has a duty to warn, protect and train as appropriate all persons who may be exposed to these hazards. Buyer also acknowledges that Seller has provided it with appropriate Safety Data Sheet(s) ("SDS"). Upon request of Buyer, Seller shall supply Buyer with additional SDS. Buyer understands that the product must not be handled or used without first consulting the SDS. Buyer will ensure that all of its employees and all other persons who might become exposed to the Product receive and refer to copies of the SDS.

7.2 in the event that Seller elects to respond to an emergency involving Product sold by Seller, Buyer hereby consents to, and releases Seller Group, from liability for, any actions Seller Group may take or fail to take in connection with such emergency. Buyer furthermore agrees to defend, indemnify and save Seller Group harmless from and against any and all losses, damages, injuries, liabilities, actions, claims or proceedings of whatever nature, arising directly or indirectly in connection with such emergency, whether or not based on seller Groups acts or omissions.

8. Buyer. Buyer accepts full responsibility for the disposal of any containers and their contents in accordance with applicable law. Buyer agrees to defend, indemnify and save Seller Group harmless from and against any and all claims, losses, damages, or expenses arising from Buyer's handling, use, storage, or disposal of any container or its contents.

9. Delivery. 9.1 Unless otherwise agreed in writing by Seller (a) all prices are not, F.O.B. carrier, Seller's warehouse and (b) title to and risk of loss of the Product shall pass to Buyer at F.O.B. point. Seller is not responsible for any loss, damage, or delay that may occur after Products have been accepted for shipment by the carrier. Claims for shipping damages must be made directly with the carrier. Applicable taxes, duties, foreign exchange, and other charges shall be calculated at the rate in effect at the time transfer of title to Buyer.

9.2 Buyer shall cooperate fully with Seller's efforts to deliver Product, and shall be appropriately prepared to safely and promptly receive Product when delivered.

9.3 Buyer is responsible for checking all Products to ensure that the correct volume, concentration levels, and type of Products have been received. Any shortage, excess, miss-shipment, or defect in any Product must be reported to seller within seven (7) days of receipt of the product by Buyer. Seller shall not be responsible for any claim for shortages or failure to meet specifications after this time.

9.4 Buyer shall provide adequate access to on-site tanks, or other suitable receptacles, to allow for efficient unloading of Products.

9.5 Late delivery or failure to supply shall in no event entitle Buyer to vary or cancel this agreement, or to claim damages in respect thereof. Delivery of Products to Buyers location shall constitute delivery to Buyer; and all risk of loss or damage shall thereupon be assumed by Buyer.

9.6 Upon Buyer's reasonable request, Seller may, at its option, assist Buyer in loading or unloading Product, but such assistance will be rendered at Buyer's sole risk. BUYER SHALL DEFEND, INDEMNIFY AND SAVE SELLER GROUP HARMLESS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, INJURIES, LIABILITIES, ACTIONS, CLAIMS OR PROCEEDINGS OF WHATEVER NATURE ARISING DIRECTLY OR INDIRECTLY IN CONNECTION WITH THE LOADING, DELIVERY OR UNLOADING OF THE PRODUCTS WHETHER OR NOT BASED ON SELLER GROUPS ACT OR OMISSIONS.

10. Demurrage and Buyer's Delay. If the delivery of Products is delayed or prevented by circumstances caused by Buyer, including, without limitation, by Buyer's inability to accept delivery, Buyer shall pay all costs associated with the delayed delivery, storage of products, insurance, and any costs incurred by Seller in making further attempts to deliver the Products.

11. Revision of Price. Seller shall have the right to revise the price of any Product by written notice made by (I) email, (II) regular first class mail, or (III) facsimile transmission to Buyer. In the event Seller is prevented by any governmental restriction from increasing any price herein or from continuing any price already in effect, Seller may terminate this Agreement upon fifteen (15) days prior written notice to Buyer. Without limiting the generality of the foregoing, Seller may adjust the price of any imported product at any time after order acceptance to the extent necessary to account for changes in applicable foreign exchange rates or any changes in customs duties or other governmental imposts.

12. Payment, Price and Non-Price Charges; Credits. 12.1 Until a specific order is accepted by Seller, quoted prices are subject to change without notice. Orders may not be cancelled once accepted by Seller. Seller reserves the right to correct any clerical or mathematical errors.

12.2 Unless otherwise agreed in writing by seller, payment terms are net 30 days. All payments due hereunder shall be made to Seller in lawful money of the United States at the location indicated on Seller's invoice. Acceptance by Seller of Sales drafts, checks or other forms of payment is provisional only and is subject to immediate collection of the full face amount thereof. Buyer agrees to pay all taxes (if any) upon the sale, delivery, storage and use of the Product. Buyer shall reimburse Seller for all taxes, increases in or new taxes, excises, duties or other charges which Seller may be required to pay to any government (federal, state, provincial or local) upon, or measured by, the production, sale, transportation or use of, any Product sold hereunder.

12.3 I Buyer does not pay on time, Seller may (I) place Buyer on C.O.D. (II) suspend deliveries and/or (III) charge interest at a rate of 2% per month (24% per annum) or the maximum allowed under applicable law, if less, on all overdue charges and interest.

12.4 Buyer shall pay the fees and prices set forth in this Agreement and any other special non-Price charges (including temporary emergency, plant outage, insurance and fuel and energy surcharges) that Seller may assess, from time to time. Non-Price charges are not subject to provisions of paragraph 11 and may be amended or added at Seller's discretion. Any credit issued by Seller to Buyer on account of Products may only be applied against the cost of future purchases form Seller and will not be paid in cash. Any such credit will expire one (1) year after the date of issuance, and Seller will have no obligation with respect thereto in the event that Buyer does not apply the credit prior to such expiry date.

12.5 Buyer shall have no right of set-off or withholding and no deduction of amounts due from Buyer to Seller shall be made without Seller's prior express written approval.

13. Force Majeure; Allocation of Product. 13.1 Seller shall not be liable in damages or otherwise for delay or impairment or failure of performance (other than a failure to pay any monies due) by reason of causes beyond Seller's reasonable control, including without limitation, claims of force majeure, allocations of product, work stoppages or slow-downs, plant closures, or price increases by Seller's suppliers, strikes, labor difficulties, shortage of fuel, power, raw materials or supplies, inability to obtain shipping space, transportation delays, fire, floods, accidents, riots, acts of God, war or terrorism, governmental interference or embargo, and Buyer waives any right to assert a claim against Seller in respect thereof.

13.2 If, at any time, in Seller's opinion there is a period of shortage of supply of Product for any reason, seller may allocate its inventory between Buyer and Seller's other customers in its sole discretion with no liability on Seller's part for failure to deliver the quantity or any portion thereof specified on any order, and Buyer waives any right to assert a claim against Seller in respect thereof.

14. Shipping Methods and Schedules. Unless at the time of Buyer's acceptance of Seller's Quotation, Buyer specifies in writing the desired method of transportation (air express, motor freight, etc.) Seller will use its judgement in selecting a carrier and route. Delivery schedules are estimated and assume timely receipt of all necessary information and documentation from Buyer, and Seller assumes no responsibility for delays. If Buyer delays delivery of any Product, Seller may invoice Buyer for such Product and hold it at Buyer's sole risk and expense pending instructions from Buyer.

15.General Provisions, 15.1 If Buyer takes the benefit of or becomes subject to any provision of applicable bankruptcy or insolvency law or violates any applicable law, Seller will have the right, by written notice, to immediately terminate this agreement. Seller may also terminate this agreement. In addition to any other rights Seller may have at law or in equity, if within (10) days of being notified by Seller, Buyer has failed to remedy a monetary or any other default.

15.2 Buyer may not assign this Agreement without the prior written consent of Seller. For the purposes of this Agreement, assignment shall include any assignment by merger or other operation of law. This Agreement shall be binding upon and inure to the benefit of the respective successors and permitted assigns of each of the parties hereto, Buyer will obtain a written assumption of this Agreement, in form acceptable to Seller, from any permitted transferee of Buyer.

15.3 This Agreement shall be governed by and enforced in accordance with the laws of the state in which the Seller's corporate office is located without reference to its conflict of law rules. Any dispute, controversy, or claim arising out of or related in any way to this Agreement and/or any sale and purchase or use of Products hereunder or any transaction contemplated hereby which cannot be amicably resolved by the parties shall be solely, exclusively and finally resolved by binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Judgement on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration shall take place before a single arbitrator unless the amount in controversy exceeds $250,000, and in such case the arbitration shall take place before a panel of three (3) arbitrators, each of whom shall have experience with and knowledge of the chemical distribution industry. Arbitration shall take place in the state in which the Seller's corporate office is located. The language of the arbitration shall be in English. The decision of the arbitrator(s) shall be in writing with written findings of fact and shall be final and binding on the parties. The arbitrator shall be empowered to award money damages, but shall not be empowered to award any damages precluded by the Agreement, or any injunctive or any other equitable relief. Each party shall bear its own costs relating to the arbitration proceedings irrespective of the outcome. This section is the sole recourse for the resolution of any disputes arising out of, in connection with, or related to the Agreement, other than sections 15.12 and 15.14. The parties hereby expressly exclude the application of the United Nations Convention on Contracts for the International Sale of Goods to this Agreement, including, without limitation, article 35(2) thereof.

15.4 Except as to revisions in price which are governed by Paragraph 11 herein, any notices required or given in connection with this Agreement shall be sent or delivered in writing and be made by (I) registered mail, (II) certified mail, return receipt requested, (III) overnight mail, or (IV) fax (with confirmation of receipt), to the address and to the attention of the persons specified on the Cover Sheet, which the parties agree to promptly update as necessary. Notice shall be deemed given on the day on which it is actually received or refused by the other party.

15.5 The waiver by either party of any of the rights under this Agreement shall not be construed as constituting a precedent, and shall not in any way affect, limit or prevent such party's right thereafter to enforce and compel strict compliance with each and every term or condition contained herein. The acceptance by the Seller of any payment after the specified due date shall not constitute a waiver of the Buyer's obligation to make further payments on the specified due dates. Seller shall be entitled to recover its costs and expenses, including reasonable attorneys' fees, in any suit brought by Seller in connection with this Agreement.

15.6 If any provisions of this Agreement shall be held to be illegal or unenforceable the legality and enforceability of the remaining provisions shall not in any way be affected or impaired. The paragraph headings are for convenience only and shall not be used in interpreting or construing this Agreement.

15.7 All specifications, formulas, drawings, illustrations, descriptive matter and particulars contained in Seller's catalogs, website and marketing documents (the "Descriptions") are indicative only, do not form part of this Agreement, and are not representations or warranties of any kind. No discrepancy between the Products and the Descriptions will entitle the Buyer to rescind this Agreement or seek compensation or damages.

15.8 Seller may vary or amend this Agreement by notice in writing to Buyer at any time. Any variations or amendments, including, without limitation, any price increases, will apply to orders placed by Buyer after the due date of the notice.

15.9 If buyer requests any amendment to this Agreement, Seller may increase the price of Products to account for any increased costs occasioned thereby.

15.10 Buyer represents and warrants that it is not a" Prohibited Person" as defined by the Office of Foreign Assets Control.

15.11 Unless Buyer is authorized to distribute the Products delivered hereunder pursuant to a written agreement with Seller, the Products are supplied to Buyer for Buyer's internal use only, and Buyer may not repackage, resell or otherwise distribute the Products to third parties without the prior written consent of Seller. Even if Seller's consent is granted, Buyer agrees to comply with all applicable export laws and regulations with respect to the Products and not to transship or resell Product to any person or entity who is a "Prohibited Person" as defined by the Office of Foreign Assets Control.

15.12 Buyer shall not use the Seller's trademarks or any part thereof as part of Buyer's name, nor register any name, including domain names, or mark confusingly similar to the Seller's trademarks. Buyer acknowledges that Buyer is not being licensed any right or interest of any kind in Seller's trademarks and that Buyer may not use same without the prior written consent of Seller.

15.13 The relationship of the parties hereto is that of Buyer and Seller. Nothing in this agreement, and no course of dealing between the parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the parties or between one party and the other party's employees or agents. Accordingly, neither party shall be empowered to bind the other party in any way, to incur any liability or otherwise act on behalf of the other party. Each party shall be solely responsible for payment of its employees' salaries (including withholding of income taxes and social security), worker's compensation, and all other employment benefits.

15.14 The terms of this Agreement are strictly confidential and Buyer shall not use or disclose the terms hereof without Seller's prior written consent.

15.15 This Agreement shall not be construed more strongly against either party regardless of which party is more responsible for its preparation.

15.16 This Agreement may be executed in one or more counterparts, each of which will be an original, but all of which together will constitute one and the same instrument, without necessity of production of the others. Signature by facsimile or by e-mail in portable document format (.pdf) shall also bind the parties to this Agreement.

16. Price Adjustments Due to Delays or Unforeseen Circumstances. Landmark Aquatic reserves the right to adjust pricing if project commencement or completion is delayed due to circumstances beyond our control, including but not limited to unforeseen site conditions, regulatory changes, supply chain disruptions, force majeure events, customer-requested delays, or other extraordinary events that materially impact costs. Any such adjustments will be communicated in writing and shall be reasonably determined based on the increased costs incurred.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 9, 2025

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

AGENDA CONTENT: Discussion and possible action ratifying the City Council's December 9, 2025 approval, consenting to the MUD District Boundary Annexation, for a petition which adds a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District, situated within the Ashland Development.

AGENDA ITEM SECTION: Consent Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

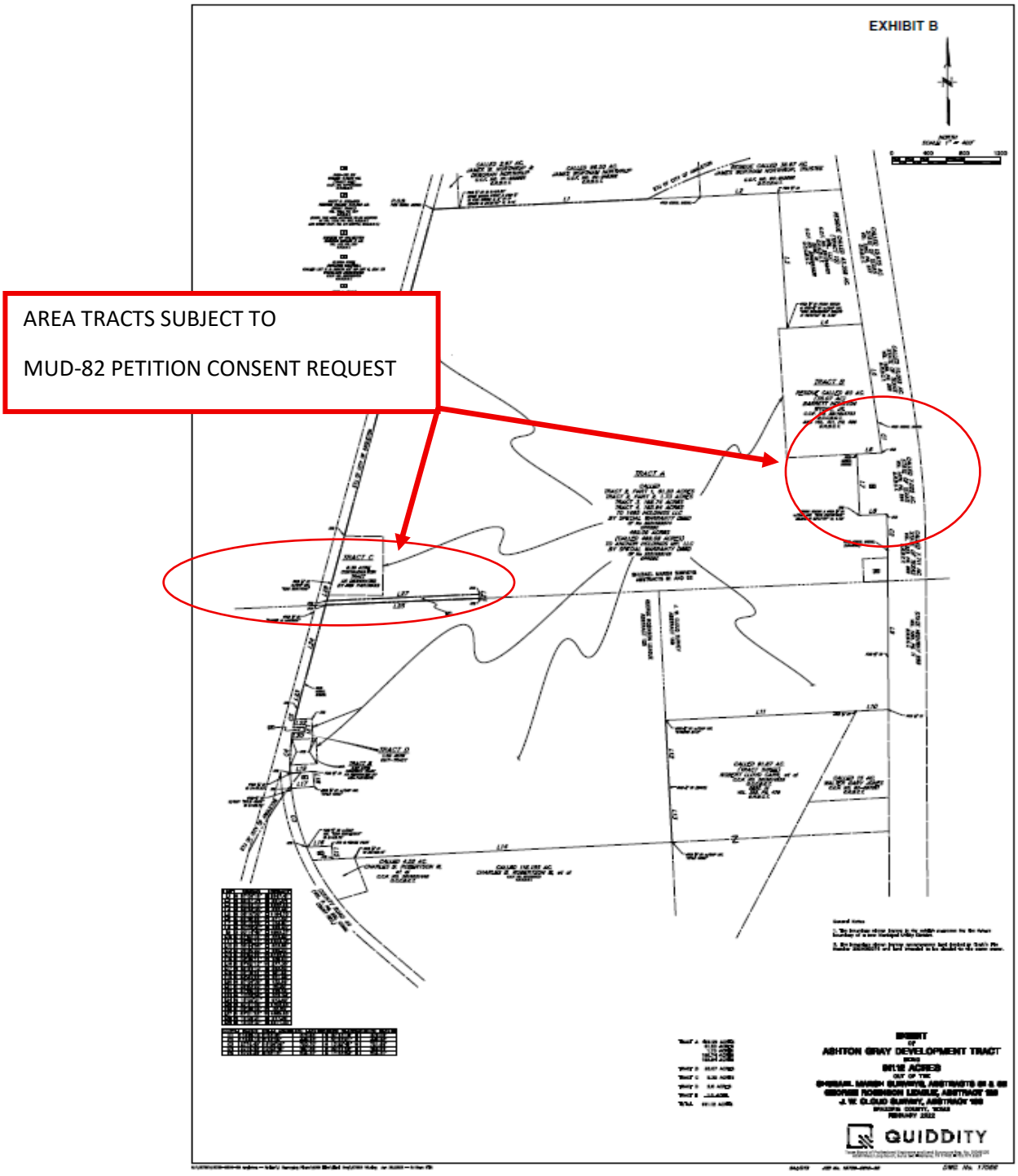
EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

The attorney for the MUD-82 is requesting the City of Angleton's consent, as part of the Strategic Partnership Agreement, for a petition adding a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District situated in the City's ETJ, and part of the Ashland Development, located along SH288 at the future Ashland Boulevard corridor as provided in the SPA Agreement excerpt below:

> f. "District Boundaries" means the boundaries of the District as they currently exist, including property heretofore annexed, as well as property that may hereafter be annexed by the District with the City's consent, such current boundaries being more particularly described in Exhibit "A" and depicted on Exhibit "B" attached to this Agreement

On December 9, 2025 Council unanimously approved and consented to the MUD-82 annexation petition. Resolution No. No. 20251209-010 (attached) was created and executed by legal in anticipation of this agenda item which ratifies that decision and satisfies all requirements of the action.



MUD 82 Boundary Tract Location Map

Recommendation: The City Council should ratifying its consent to the boundary change petition.

RESOLUTION NO. 20251209-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, GRANTING CONSENT TO THE ANNEXATION OF LAND TO THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82.

WHEREAS, Brazoria County Municipal Utility District No. 82 ("District") is located within the extraterritorial jurisdiction of the City of Angleton, Texas ("City"); and

WHEREAS, Anchor Holdings MP LLC ("Anchor") is the owner of two tracts of land consisting of 4.9 acres and 1.943 acres situated wholly within the extraterritorial jurisdiction of the City and within the County of Brazoria, Texas; and

WHEREAS, Section 54.016 of the Texas Water Code, provides that no land within the corporate limits of a city or within the extraterritorial jurisdiction of a city, shall be included in a district unless the city grants its written consent, by resolution or ordinance, to the inclusion of the land within the district; and

WHEREAS, on or about November 20, 2025, the District and Anchor (collectively, "Petitioner") jointly submitted a petition to the City for its written consent to the annexation of land into the District ("Petition"), attached hereto as Exhibit A, and made a part hereof for all purposes; and

WHEREAS, the City granted its consent to the annexation of land on December 9, 2025, meeting by motion as dully reflected by the city council minutes; and

WHEREAS, the City desires to reflect its consent to the annexation of land into the District as requested in the Petition by also approving this Resolution;

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

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

SECTION 2. The City Council hereby specifically gives its written consent, as provided by Section 54.016 of the Texas Water Code and Section 42.0425 of the Texas Local Government Code, to the annexation of land being described by metes and bounds in the Petition into the boundaries of the District.

SECTION 3. The written consent of the City Council granted herein is in accordance with the Strategic Partnership Agreement between the City and the District on April 29, 2024, and a Development Agreement between the City and Ashton Gray Development on June 6, 2023.

SECTION 4. The City Council finds and declares that written notice of the date, hour, place and subject of the meeting at which the consent was granted was posted and that such meeting was open to the public as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

PASSED AND APPROVED THIS THE 9TH DAY OF DECEMBER, 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez (dh)
Michelle Perez, TRMC, CMC
City Secretary

CITY OF ANGLETON TEXAS

MULLER
LAW GROUP
A PROFESSIONAL LIMITED LIABILITY COMPANY

202 Century Square Blvd. | Sugar Land, TX 77478 | 281.500.6050

Direct Line: 281-500-9466
Direct Fax: (281) 277-8207
desiree@mullerlawgroup.com
Desiree Parrish
Legal Assistant

November 20, 2025

Via FedEx

Mr. Otis Spriggs
Director of Development Services/City Planner
City of Angleton
121 S. Velasco
Angleton, Texas 77515
979-849-4364, ext. 2108

Re: City Consent to the Proposed Addition of Land to Brazoria County Municipal Utility District No. 82

Dear Ms. Spriggs:

Enclosed please find one original Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 82 ("Petition") for the proposed annexation of a 4.9 acre tract and a 1.943 acre tract.

Please add consideration of the Petition to the agenda for the December 9, 2025, City Council meeting. If approved, please send me four (4) certified copies of the signed City Resolution/Ordinance.

If you have any questions, please contact me at the information listed above. Thank you for your attention to this matter.

Sincerely,

Desiree Parrish

Enclosure

PETITION FOR CONSENT TO ANNEX LAND INTO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

STATE OF TEXAS

COUNTY OF BRAZORIA

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

Brazoria County Municipal Utility District No. 82 and Anchor Holdings MP LLC (collectively, the "Petitioner"), acting pursuant to the provisions of Chapters 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of Angleton, Texas, (the "City") for its written consent to the annexation by the District of the 4.9 acre tract of land described by metes and bounds in **Exhibit A** and the 1.943 acre tract of land described by the metes and bounds in **Exhibit B** (collectively, the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on May 23, 2021. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Appraisal District. Petitioner represents that there are no lienholders on the Land.

III.

The Land is situated wholly within Brazoria County, Texas. All of Land is within the extraterritorial jurisdiction (as such term is defined in Chapter 42, Texas Local Government Code, as amended) of the City of Angleton, Texas. No part of the Land is within the limits of any incorporated city, town, or village. All of the Land may properly be annexed into the District.

IV.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system and a parks and recreational facilities system.

V.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing

environs of the City, is in close proximity to populous and developed sections of Brazoria County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, and it is not presently economically feasible for the Land to provide for such systems itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system, and a parks and recreational facilities system, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is $500,000.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

(Execution pages follow.)

RESPECTFULLY SUBMITTED on December 20, 2025.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82,
a political subdivision of the State of Texas

By: _____
Phil Martin, President

(SEAL)

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on December 20, 2025, by Phil Martin, as President of the Board of Directors of Brazoria County Municipal Utility District No. 82, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

DESIREE PARRISH
My Notary ID # 130278705
Expires February 25, 2029

_____
Notary Public, State of Texas

ANCHOR HOLDINGS MP LLC,
a Texas limited liability company

By: Anchor MP Manager, LLC,
a Texas limited liability company
its Manager

By: SVAG ASSET MANAGEMENT, LLC,
a Texas limited liability company,
its Manager

By: _____
Sudharshan Vembutty, Manager

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on 19th November, 2025, by Sudharshan Vembutty, Manager of SVAG Asset Management, LLC, a Texas limited liability company, Manager of Anchor Holdings MP Manager LLC, a Texas limited liability company, Manager of Anchor Holdings MP LLC, a Texas limited liability company, on behalf of said limited liability companies.

(NOTARY SEAL)

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

Kaif Sorathia
Notary Public, State of Texas

Attachment
Exhibit A - Legal Description of the Land

CERTIFICATE OF AUTHORITY

I, Sudharshan Vembutty, an authorized representative of Anchor Holdings MP LLC ("Landowner"), a Texas limited liability company, hereby certify that:

1. I am the Manager of the Landowner;
2. in such capacity I am authorized to execute any and all documents in connection with the development of land in Brazoria County Municipal Utility District No. 82 ("District"), including specifically, but not limited to, the creation of the District and any subsequent boundary changes and all action related thereto ("Documents");
3. the execution of the Documents is duly authorized and adopted in conformity with the Landowner's organizational documents; and
4. the District may rely on this Certificate of Authority until such time as they are notified that it has been revoked.

EXECUTED on the date acknowledged below.

LANDOWNER:

By: ANCHOR HOLDINGS MP LLC
a Texas limited liability company,

By: Anchor MP Manager, LLC,
a Texas limited liability company,
its Manager

By: SVAG ASSET MANAGEMENT LLC,
a Texas limited liability company,
its Manager

By: _____
Sudharshan Vembutty, Manager

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on 14th November, 2025, by Sudharshan Vembutty, Manager of SVAG Asset Management, LLC, a Texas limited liability company, manager of Anchor MP Manager, LLC, a Texas limited liability company, manager of Anchor Holdings MP LLC, a Texas limited liability company on behalf of said limited liability companies.

(NOTARY SEAL)

_____
Notary Public, State of Texas

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

Thence South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

Thence North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

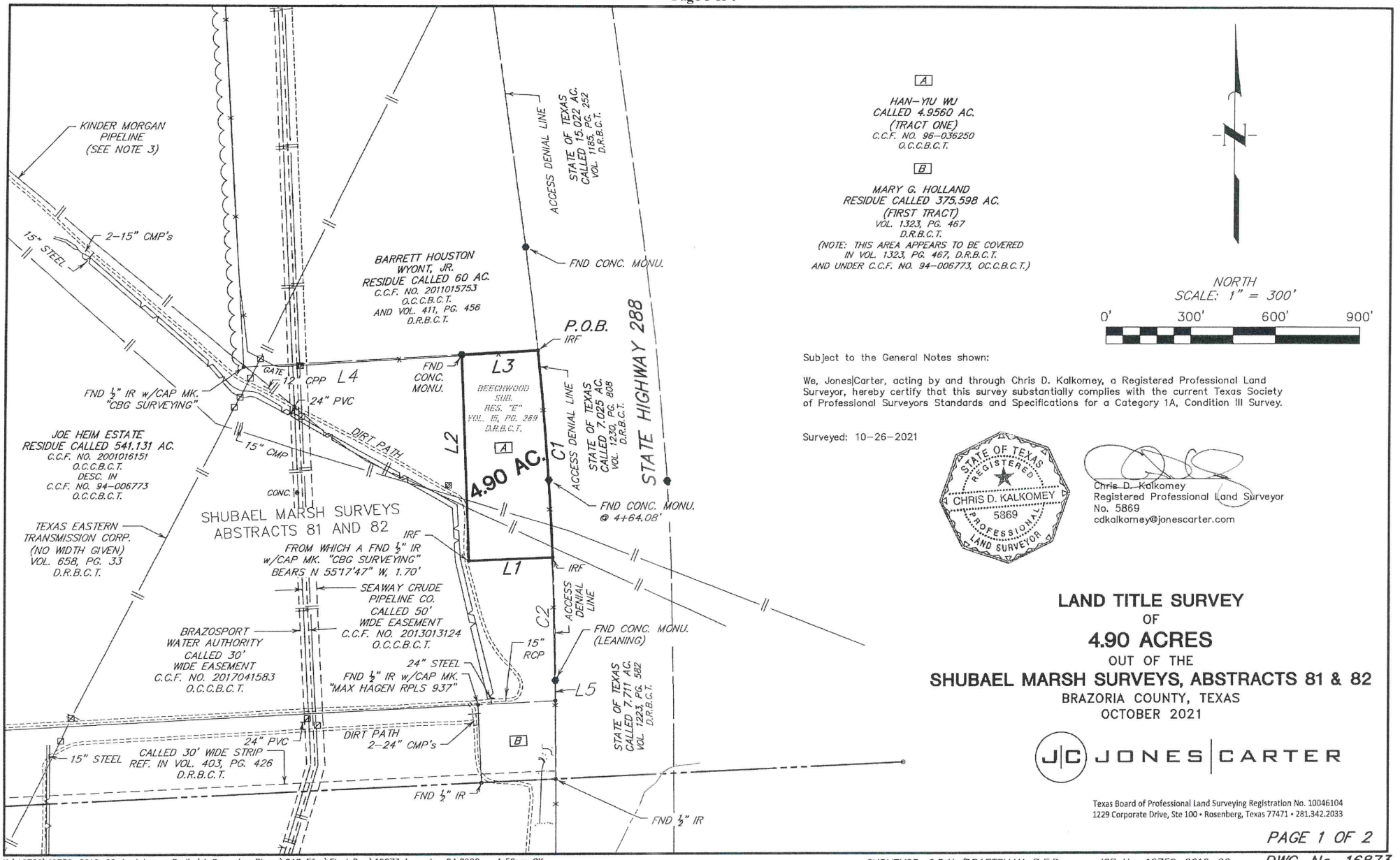
October 26, 2021

Job Number 16759-0010-00

Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Exhibit A
Page 3 of 4



Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyed: 10-26-2021

STATE OF TEXAS REGISTERED CHRIS D. KALKOMEY 5869 PROFESSIONAL LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES|CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

PAGE 1 OF 2

K:\16759\16759-0010-00 Angleton - Prelim\1 Surveying Phase\CAD Files\Final Dwg\16873.dwg Jan 04,2022 - 4:56pm CK

SURVEYOR-C.D.K./DRAFTSMAN-P.E.D. JOB No. 16759-0010-00 DWG. No. 16873

GENERAL NOTES:

1. This tract lies within Zone "X–Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
Zone "X–Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.

2. All visible easements and easements of records affecting these tracts as reflected upon title report from Title Resources Guaranty Co. G.F. Number 147001929, dated December 22, 2021, shown hereon. Surveyor has relied upon the above–mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights–of–way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights–of–way, or other matters of record, has been performed by the surveyor.

3. Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence and Texas Railroad Commission maps. Most aboveground markers on the subject tracts have been removed and therefore exact locations, angle points and general routes are not able to be determined or field verified by the surveyor. Exact locations would need to be identified by the respective pipeline companies.

4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. No improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. Tract is subject to Restrictive Covenants as recorded in Vol. 1395, Pg. 37, D.R.B.C.T. and as amended in Vol. 1410, Pg. 890 and Vol. 1710, Pg. 682, D.R.B.C.T.

9. Easement recorded in Volume 618, Page 100, D.R.B.C.T. is not located on subject tract.

10. Tract is subject to easement agreement recorded in Vol. 1383, Pg. 159, D.R.B.C.T. However it appears that the easements in this instrument are not located on the subject tract.

11. Tract is subject to easement agreements recorded in Vol. 1339, Pgs. 838, 841, 844 and 847, D.R.B.C.T. However it appears that the easement in this instrument is not located on the subject

12. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

13. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right–of–way, and other matters.

14. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

15. For reference and further description, see metes and bounds description, job number 16759–0010–00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

- IRF – FND 5/8" IR w/CAP MK. "JONES | CARTER"
- ●– – POWER POLE
- ∪ – GUY ANCHOR
- ⌀ – CLEAN OUT
- ⊲ – SIGN
- ⊠ – TELE. PEDESTAL
- ⊠ – PIPELINE MARKER
- ⋊ – WATER VALVE
- —E— – OVERHEAD UTILITY LINE
- —[]— – HOGWIRE FENCE
- —//— – WOOD FENCE
- —X— – BARBWIRE FENCE
- —||— – PIPELINE

NORTH
SCALE: 1" = 300'

0' 300' 600' 900'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,249.16'	740.65'	740.51'	S 04°23'18" E	03°46'20"
(CALLED	11,249.16'	738.12'			03°45'34")
C2	11,249.16'	442.89'	442.87'	S 01°22'27" E	02°15'21"

L1	S 87°40'53" W	298.27'
	(CALLED WEST 301.47')	
L2	N 02°18'50" W	735.89'
	(CALLED N 00°00'17" E 735.89')	
L3	N 86°48'29" E	271.50'
	(CALLED N 89°39'05" E 276.51')	
L4	S 86°45'30" W	774.79'
L5	S 00°14'46" E	73.62'

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

PAGE 2 OF 2

Exhibit B

Angleton Church Tract 1A Survey
1.943 Acres

Shubael Marsh Survey
Abstract Number 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

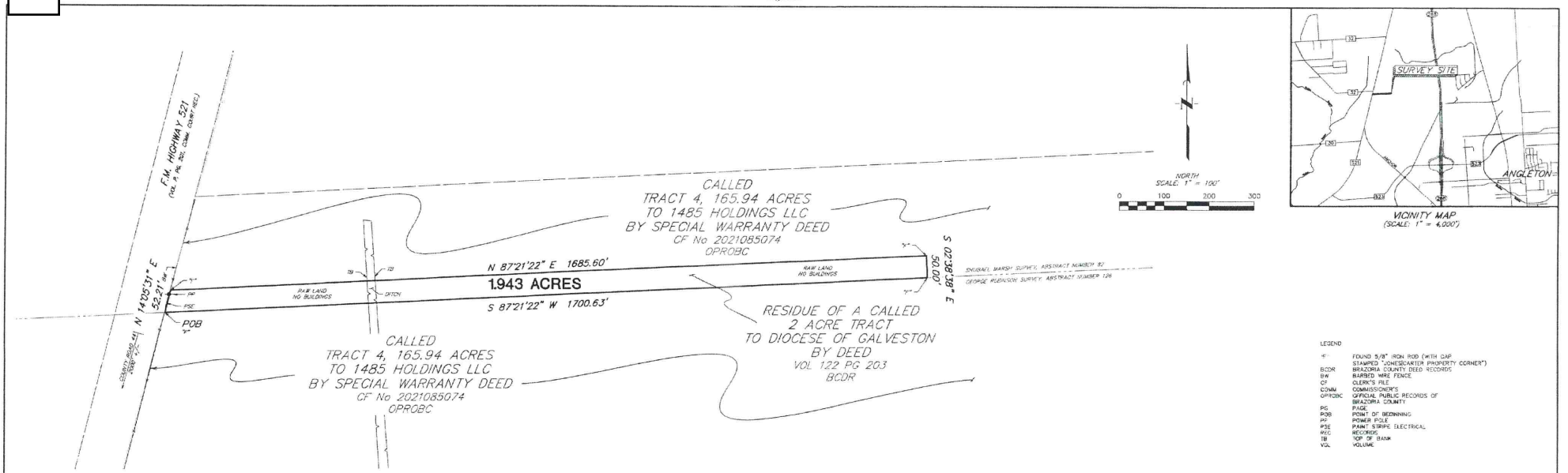
THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the **POINT OF BEGINNING, CONTAINING** 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100

Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com



LEGEND

⊕	FOUND 5/8" IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")
BCDR	BRAZORIA COUNTY DEED RECORDS
BW	BARBED WIRE FENCE
CF	CLERK'S FILE
COMM	COMMISSIONER'S
OPROBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PSE	PAINT STRIPE ELECTRICAL
REC	RECORDS
TB	TOP OF BANK
VOL	VOLUME

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the POINT OF BEGINNING, CONTAINING 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

GENERAL NOTES:

1. Reference Commitment for Title Insurance issued by First American Title Insurance Company, countersigned by Deedee King, G.F. No. NCS-1137675-AUST, having an effective date of July 5, 2022, and an issue date of August 3, 2022. No further research for easements or encumbrances was performed by Quiddity Engineering.

Schedule "B" Item 10 exceptions:

Item No. 10g of Schedule B of said Commitment for Title Insurance mentions a pipeline, telegraph, and telephone easement dated April 15, 1919, recorded in Volume 191, Page 225 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said easements and are not shown hereon.

Item No. 10m of Schedule B of said Commitment for Title Insurance mentions an oil and gas right-pipeline easement dated January 8, 1940, recorded in Volume 325, Page 218 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10l of Schedule B of said Commitment for Title Insurance mentions a right of way contract easement dated January 14, 1948, recorded in Volume 425, Page 444 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10j of Schedule B of said Commitment for Title Insurance mentions a pipeline, lease easement dated December 8, 1950, recorded in Volume 492, Page 403 of the Official Public Records of Brazoria County. Said easement does not affect the subject tract and is not shown hereon.

Item No. 10k of Schedule B of said Commitment for Title Insurance mentions a right of way easement dated April 23, 1948, recorded in Volume 429, Page 455 of the Official Public Records of Brazoria County. Said right of way easement does not affect the subject tract and is not shown hereon.

Item No. 10i of Schedule B of said Commitment for Title insurance mentions a pipeline, and right of way easement dated April 23, 1948, recorded in Volume 429, Page 458 of the Official Public Records of Brazoria County. Said easement does not affect the subject tract and is not shown hereon.

Item No. 10m of Schedule B of said Commitment for Title insurance mentions a oil and gas pipeline and right of way easement dated January 7, 1950, recorded in Volume 478, Page 453 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10n of Schedule B of said Commitment for Title insurance mentions an oil and gas pipeline and right of way easement dated June 24, 1954, recorded in Volume 496, Page 188 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10o of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated October 5, 1956, recorded in Volume 567, Page 105 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10p of Schedule B of said Commitment for Title Insurance mentions an electric transmission and distribution lines and right of way easement dated March 28, 1955, recorded in Volume 515, Page 100 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10q of Schedule B of said Commitment for Title Insurance mentions a utility and right of way easement dated June 21, 1955 recorded in Volume 858, Page 33 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10r of Schedule B of said Commitment for Title insurance mentions a pipeline and right of way easement dated March 16, 1963, recorded in Volume 644, Page 536 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10s of Schedule B of said Commitment for Title Insurance mentions a waterline easement dated August 18, 2017, recorded in Clerk's File No. 2017041583 of the Official Public Records of Brazoria County, affected by General Warranty Deed, recorded in Clerk's File No. 2017041609 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10t of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 22, 1962, recorded in Volume 828, Page 356 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10u of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 19, 1963, recorded in Volume 858, Page 128 of the Official Public Records of Brazoria County. Said right of way agreement does not affect the subject tract and is not shown hereon.

Item No. 10v of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated June 16, 1966, recorded in Volume 943, Page 919 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said agreement and are not shown hereon.

Item No. 10w of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a permanent easement agreement dated March 21, 2013, recorded in Clerk's File No. 2013013124 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No(s). 10x, 10y, 10z, 10aa, 10ab, 10ac, 10ad, 10ae, 10af, 10ag, 10ah, 10ai, 10aj and 10ak of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No. 10l of Schedule B of said Commitment for Title Insurance mentions the subject property abuts a non-access or a limited access road, highway or freeway. The subject tract abuts Farm to Market Road 521 and is shown hereon.

Item No. 10mm of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No(s). 10nn, 10oo and 10pp of Schedule B of said Commitment for Title Insurance are not survey matters and are not shown hereon.

Item No. 10qq of Schedule B of said Commitment for Title Insurance. There was no visible evidence of pipeline markers found on the subject tract.

Item No. 10rr of Schedule B of said Commitment for Title Insurance mentions a ditch that traverse the subject tract. Refer to the face of this survey for the location of said ditch.

Item No. 10ss of Schedule B of said Commitment for Title Insurance mentions and apparent easement evidenced by the location of utility poles and line outside of a dedicated easement as shown on the survey. A power pole was found and located along the west line of the subject tract.

Item No(s). 10tt, 10uu and 10vv of Schedule B of said Commitment for Title Insurance are not survey matters and were not addressed or shown hereon.

2. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X", defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. Only visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.

8. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering.

Subject to the General Notes shown;

To: Ashton Gray Development & First American Title Insurance Company

We, Jones and Carter, Inc., acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: October 26, 2021

Steven Jares
Registered Professional Land Surveyor
No. 5317
sjares@quiddity.com

STATE OF TEXAS
STEVEN JARES
5317
REGISTERED
LAND SURVEYOR

LAND TITLE SURVEY
OF
ASHLAND CHURCH TRACT
BEING
1.943 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
AUGUST 2022

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

CERTIFICATE

STATE OF TEXAS

COUNTY OF FORT BEND

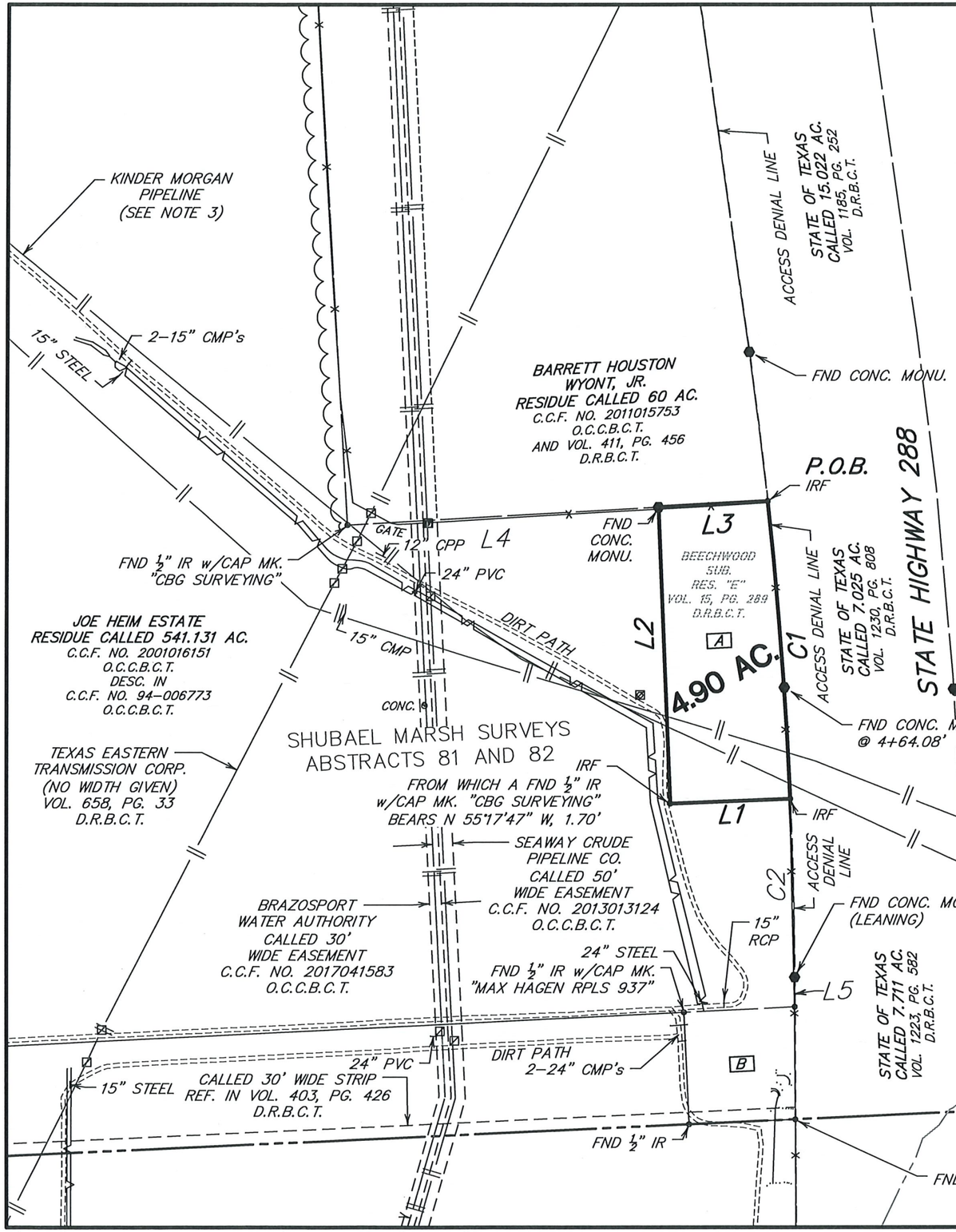
I, the undersigned Secretary of the Board of Directors of Brazoria County Municipal Utility District No. 82, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 82 that was filed with the Board of Directors of the District on November 20, 2025.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on November 20, 2025.

Brazoria County Municipal Utility District No. 82

By: _____
Brandon Morris, Secretary

(SEAL)



A

HAN–YIU WU
CALLED 4.9560 AC.
(TRACT ONE)
C.C.F. NO. 96–036250
O.C.C.B.C.T.

B

MARY G. HOLLAND
RESIDUE CALLED 375.598 AC.
(FIRST TRACT)
VOL. 1323, PG. 467
D.R.B.C.T.
(NOTE: THIS AREA APPEARS TO BE COVERED IN VOL. 1323, PG. 467, D.R.B.C.T. AND UNDER C.C.F. NO. 94–006773, OC.C.B.C.T.)

NORTH
SCALE: 1" = 300'

0' 300' 600' 900'

Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyed: 10–26–2021

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES|CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

K:\16759\16759–0010–00 Angleton – Prelim\1 Surveying Phase\CAD Files\Final Dwg\16873.dwg Jan 04,2022 – 4:56pm CK

SURVEYOR–C.D.K./DRAFTSMAN–P.E.D. JOB No. 16759–0010–00 DWG. No. 16873

GENERAL NOTES:

1. This tract lies within Zone "X–Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
Zone "X–Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.

2. All visible easements and easements of records affecting these tracts as reflected upon title report from Title Resources Guaranty Co. G.F. Number 147001929, dated December 22, 2021, shown hereon. Surveyor has relied upon the above–mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights–of–way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights–of–way, or other matters of record, has been performed by the surveyor.

3. Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence and Texas Railroad Commission maps. Most aboveground markers on the subject tracts have been removed and therefore exact locations, angle points and general routes are not able to be determined or field verified by the surveyor. Exact locations would need to be identified by the respective pipeline companies.

4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. No improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. Tract is subject to Restrictive Covenants as recorded in Vol. 1395, Pg. 37, D.R.B.C.T. and as amended in Vol. 1410, Pg. 890 and Vol. 1710, Pg. 682, D.R.B.C.T.

9. Easement recorded in Volume 618, Page 100, D.R.B.C.T. is not located on subject tract.

10. Tract is subject to easement agreement recorded in Vol. 1383, Pg. 159, D.R.B.C.T. However it appears that the easements in this instrument are not located on the subject tract.

11. Tract is subject to easement agreements recorded in Vol. 1339, Pgs. 838, 841, 844 and 847, D.R.B.C.T. However it appears that the easement in this instrument is not located on the subject

12. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

13. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right–of–way, and other matters.

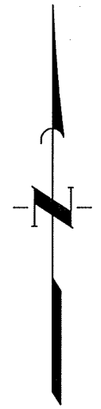
14. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

15. For reference and further description, see metes and bounds description, job number 16759–0010–00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

- IRF – FND 5/8" IR w/CAP MK. "JONES | CARTER"
- – POWER POLE
- – GUY ANCHOR
- – CLEAN OUT
- – SIGN
- – TELE. PEDESTAL
- – PIPELINE MARKER
- – WATER VALVE
- —E— – OVERHEAD UTILITY LINE
- —H— – HOGWIRE FENCE
- —//— – WOOD FENCE
- —X— – BARBWIRE FENCE
- —||— – PIPELINE



NORTH
SCALE: 1" = 300'

0' 300' 600' 900'

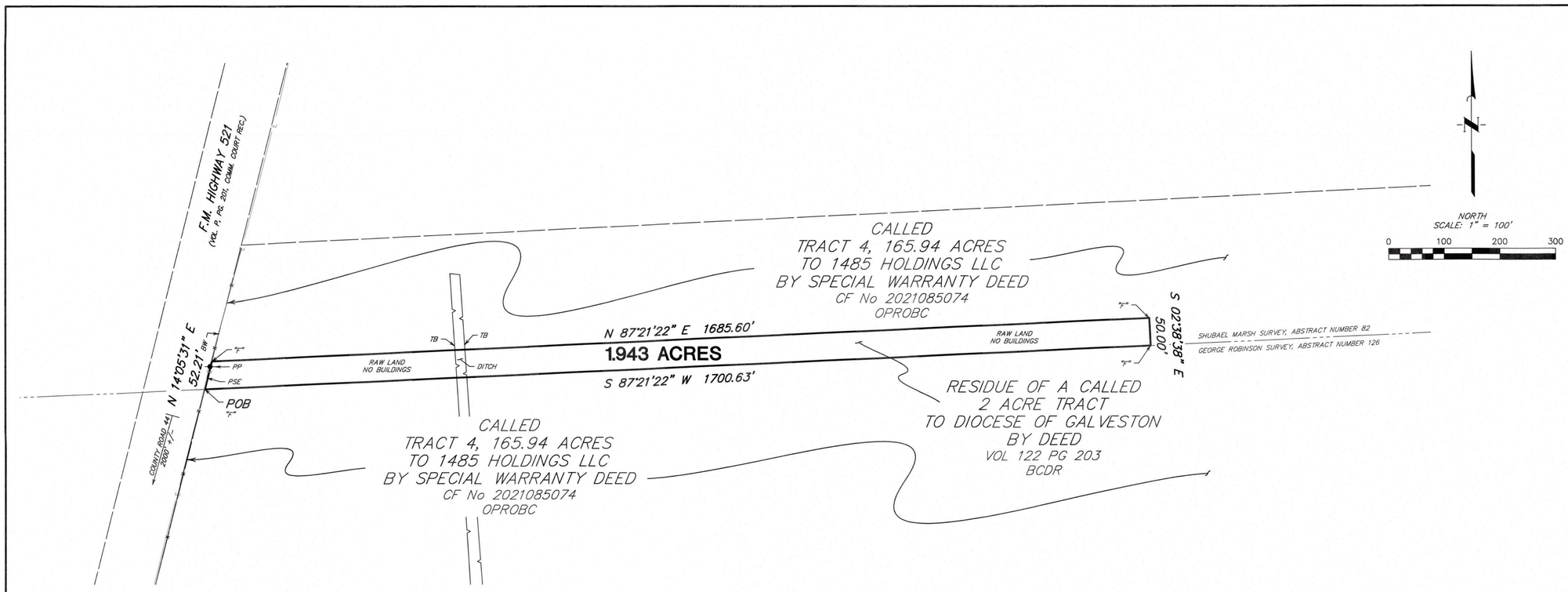
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,249.16'	740.65'	740.51'	S 04°23'18" E	03°46'20"
(CALLED	11,249.16'	738.12'			03°45'34")
C2	11,249.16'	442.89'	442.87'	S 01°22'27" E	02°15'21"

L1	S 87°40'53" W	298.27'
	(CALLED WEST 301.47')	
L2	N 02°18'50" W	735.89'
	(CALLED N 00°00'17" E 735.89')	
L3	N 86°48'29" E	271.50'
	(CALLED N 89°39'05" E 276.51')	
L4	S 86°45'30" W	774.79'
L5	S 00°14'46" E	73.62'

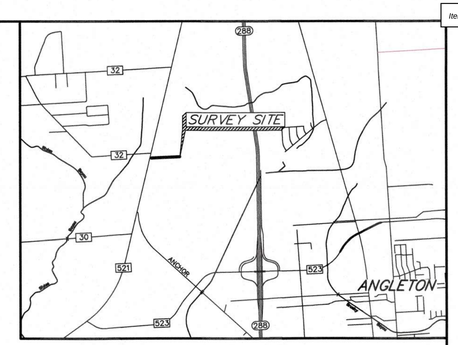
LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033



NORTH
SCALE: 1" = 100'
0 100 200 300



VICINITY MAP
(SCALE: 1" = 4,000')

LEGEND

"F"	FOUND 5/8" IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")
BCDR	BRAZORIA COUNTY DEED RECORDS
BW	BARBED WIRE FENCE
CF	CLERK'S FILE
COMM	COMMISSIONER'S
OPROBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PSE	PAINT STRIPE ELECTRICAL
REC	RECORDS
TB	TOP OF BANK
VOL	VOLUME

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.943–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94–acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94–acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94–acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94–acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94–acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94–acre tract, 1700.63 feet to the POINT OF BEGINNING, CONTAINING 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

GENERAL NOTES:

1. Reference Commitment for Title Insurance issued by First American Title Insurance Company, countersigned by Deedee King, G.F. No. NCS–1137675–AUST, having an effective date of July 5, 2022, and an issue date of August 3, 2022. No further research for easements or encumbrances was performed by Quiddity Engineering.

Schedule "B" item 10 exceptions:

Item No. 10g of Schedule B of said Commitment for Title Insurance mentions a pipeline, telegraph, and telephone easement dated April 15, 1919, recorded in Volume 151, Page 625 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said easements and are not shown hereon.

Item No. 10h of Schedule B of said Commitment for Title Insurance mentions an oil and gas right–pipeline easement dated January 9, 1940, recorded in Volume 325, Page 218 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10i of Schedule B of said Commitment for Title Insurance mentions a right of way contract easement dated January 14, 1948, recorded in Volume 425, Page 444 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10j of Schedule B of said Commitment for Title Insurance mentions a pipeline, lease easement dated December 8, 1950, recorded in Volume 492, Page 400 of the Official Public Records of Brazoria County. Said easement does not affect the subject tract and is not shown hereon.

Item No. 10k of Schedule B of said Commitment for Title Insurance mentions a right of way easement dated April 23, 1948, recorded in Volume 429, Page 455 of the Official Public Records of Brazoria County. Said right of way easement does not affect the subject tract and is not shown hereon.

Item No. 10l of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated April 23, 1948, recorded in Volume 429, Page 458 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10m of Schedule B of said Commitment for Title Insurance mentions a oil and gas pipeline and right of way easement dated January 7, 1950, recorded in Volume 478, Page 453 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10n of Schedule B of said Commitment for Title Insurance mentions an oil and gas pipeline and right of way easement dated 24, 1951, recorded in Volume 496, Page 188 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10o of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated October 5, 1956, recorded in Volume 667, Page 105 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10p of Schedule B of said Commitment for Title Insurance mentions an electric transmission and distribution lines and right of way easement dated March 29, 1955, recorded in Volume 618, Page 100 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10q of Schedule B of said Commitment for Title Insurance mentions a utility and right of way easement dated June 21, 1956 recorded in Volume 658, Page 33 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10r of Schedule B of said Commitment for Title Insurance mentions a pipeline and right of way easement dated March 18, 1963, recorded in Volume 844, Page 636 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10s of Schedule B of said Commitment for Title Insurance mentions a waterline easement dated August 18, 2017, recorded in Clerk's File No. 2017041583 of the Official Public Records of Brazoria County; affected by General Warranty Deed, recorded in Clerk's File No. 2017041609 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10t of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 22, 1962, recorded in Volume 828, Page 356 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10u of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 19, 1963, recorded in Volume 858, Page 128 of the Official Public Records of Brazoria County. Said right of way agreement does not affect the subject tract and is not shown hereon.

Item No. 10v of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated June 16, 1966, recorded in Volume 943, Page 919 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said agreement and are not shown hereon.

Item No. 10w of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a permanent easement agreement dated March 21, 2013, recorded in Clerk's File No. 2013013124 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No(s). 10x, 10y, 10z, 10aa, 10bb, 10cc, 10dd, 10ee, 10ff, 10gg, 10hh, 10ii, 10jj and 10kk of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No. 10ll of Schedule B of said Commitment for Title Insurance mentions the subject property abuts a non–access or a limited access road, highway or freeway. The subject tract abuts Farm to Market Road 521 and is shown hereon.

Item No. 10mm of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No(s). 10nn, 10oo and 10pp of Schedule B of said Commitment for Title Insurance are not survey matters and are not shown hereon.

Item No. 10qq of Schedule B of said Commitment for Title Insurance. There was no visible evidence of pipeline markers found on the subject tract.

Item No. 10rr of Schedule B of said Commitment for Title Insurance mentions a ditch that traverse the subject tract. Refer to the face of the survey for the location of said ditch.

Item No. 10ss of Schedule B of said Commitment for Title Insurance mentions and apparent easement evidenced by the location of utility poles and line outside of a dedicated easement as shown on the survey. A power pole was found and located along the west line of the subject tract.

Item No(s). 10tt, 10uu and 10vv of Schedule B of said Commitment for Title Insurance are not survey matters and were not addressed or shown hereon.

2. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X" defined as areas of 500–year flood; areas of 100–year flood with average depths of less than 1–foot or with drainage areas less than 1 square mile; and areas protected by levees from 100–year flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. Only visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering.

Subject to the General Notes shown:

To: Ashton Gray Development & First American Title Insurance Company

We, Jones and Carter, Inc., acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: October 26, 2021

Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com

STATE OF TEXAS
REGISTERED
STEVEN JARES
5317
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF
ASHLAND CHURCH TRACT
BEING
1.943 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
AUGUST 2022

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-00 Angleton – Prelim\1 Surveying Phase\CAD Files\Final Dwg\17802.dwg Sep 01,2022 – 4:27pm DTS

DTS/ss JOB No. 16759-0010-00 DWG. No. 17802

4.90 Acres Shubael Marsh Surveys, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

Thence South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

Thence North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

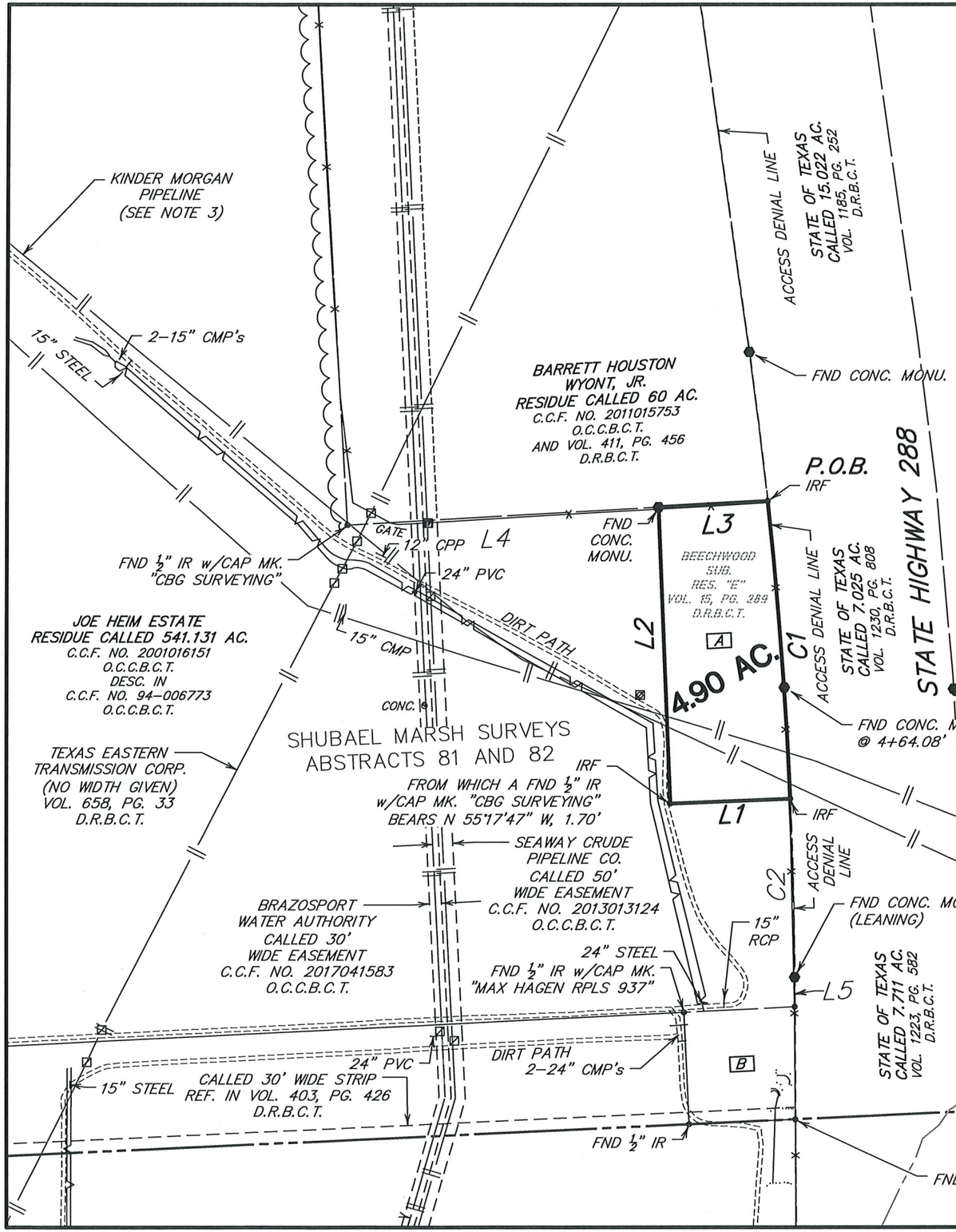
For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land Surveying Registration No. 10046104

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



[A]

HAN-YIU WU
CALLED 4.9560 AC.
(TRACT ONE)
C.C.F. NO. 96-036250
O.C.C.B.C.T.

[B]

MARY G. HOLLAND
RESIDUE CALLED 375.598 AC.
(FIRST TRACT)
VOL. 1323, PG. 467
D.R.B.C.T.
(NOTE: THIS AREA APPEARS TO BE COVERED IN VOL. 1323, PG. 467, D.R.B.C.T. AND UNDER C.C.F. NO. 94-006773, OC.C.B.C.T.)

NORTH
SCALE: 1" = 300'

0' 300' 600' 900'

Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

Surveyed: 10-26-2021

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

K:\16759\16759-0010-00 Angleton - Prelim\1 Surveying Phase\CAD Files\Final Dwg\16873.dwg Jan 04,2022 - 4:56pm CK

SURVEYOR-C.D.K./DRAFTSMAN-P.E.D. JOB No. 16759-0010-00 DWG. No. 16873

GENERAL NOTES:

1. This tract lies within Zone "X–Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
Zone "X–Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.

2. All visible easements and easements of records affecting these tracts as reflected upon title report from Title Resources Guaranty Co. G.F. Number 147001929, dated December 22, 2021, shown hereon. Surveyor has relied upon the above–mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights–of–way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights–of–way, or other matters of record, has been performed by the surveyor.

3. Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence and Texas Railroad Commission maps. Most aboveground markers on the subject tracts have been removed and therefore exact locations, angle points and general routes are not able to be determined or field verified by the surveyor. Exact locations would need to be identified by the respective pipeline companies.

4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. No improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. Tract is subject to Restrictive Covenants as recorded in Vol. 1395, Pg. 37, D.R.B.C.T. and as amended in Vol. 1410, Pg. 890 and Vol. 1710, Pg. 682, D.R.B.C.T.

9. Easement recorded in Volume 618, Page 100, D.R.B.C.T. is not located on subject tract.

10. Tract is subject to easement agreement recorded in Vol. 1383, Pg. 159, D.R.B.C.T. However it appears that the easements in this instrument are not located on the subject tract.

11. Tract is subject to easement agreements recorded in Vol. 1339, Pgs. 838, 841, 844 and 847, D.R.B.C.T. However it appears that the easement in this instrument is not located on the subject

12. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

13. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right–of–way, and other matters.

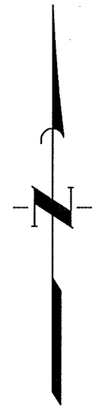
14. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

15. For reference and further description, see metes and bounds description, job number 16759–0010–00, prepared by Jones|Carter on same date.

LEGEND

These standard symbols will be found in the drawing.

- IRF – FND 5/8" IR w/CAP MK. "JONES | CARTER"
- – POWER POLE
- – GUY ANCHOR
- – CLEAN OUT
- – SIGN
- – TELE. PEDESTAL
- – PIPELINE MARKER
- – WATER VALVE
- —E— – OVERHEAD UTILITY LINE
- —H— – HOGWIRE FENCE
- —//— – WOOD FENCE
- —X— – BARBWIRE FENCE
- —||— – PIPELINE



NORTH
SCALE: 1" = 300'

0' 300' 600' 900'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,249.16'	740.65'	740.51'	S 04°23'18" E	03°46'20"
(CALLED	11,249.16'	738.12'			03°45'34")
C2	11,249.16'	442.89'	442.87'	S 01°22'27" E	02°15'21"

L1	S 87°40'53" W	298.27'
	(CALLED WEST 301.47')	
L2	N 02°18'50" W	735.89'
	(CALLED N 00°00'17" E 735.89')	
L3	N 86°48'29" E	271.50'
	(CALLED N 89°39'05" E 276.51')	
L4	S 86°45'30" W	774.79'
L5	S 00°14'46" E	73.62'

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021

JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

K:\16759\16759–0010–00 Angleton – Prelim\1 Surveying Phase\CAD Files\Final Dwg\16873.dwg Jan 04,2022 – 4:56pm CK

SURVEYOR–C.D.K./DRAFTSMAN–P.E.D. JOB No. 16759–0010–00 DWG. No. 16873

Angleton Church Tract 1A Survey
1.943 Acres

Shubael Marsh Survey
Abstract Number 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

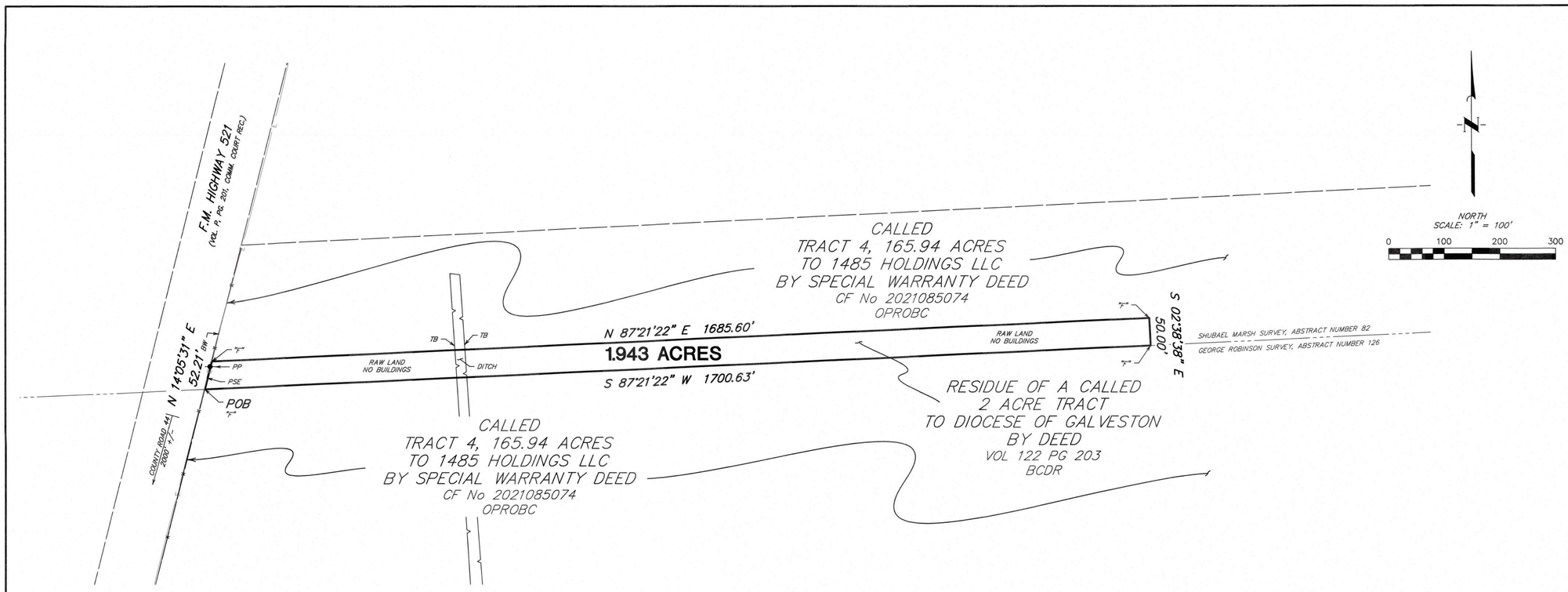
THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94-acre tract;

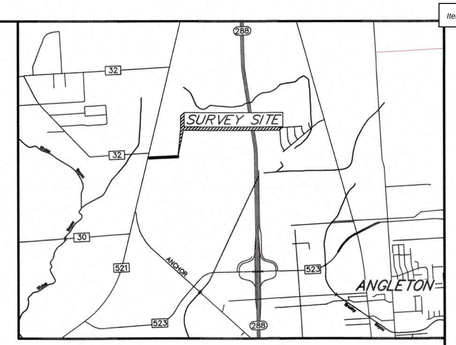
THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the **POINT OF BEGINNING, CONTAINING** 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100

Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com





VICINITY MAP
(SCALE: 1" = 4,000')

LEGEND

"F"	FOUND 5/8" IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")
BCDR	BRAZORIA COUNTY DEED RECORDS
BW	BARBED WIRE FENCE
CF	CLERK'S FILE
COMM	COMMISSIONER'S
OPROBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
PG	PAGE
POB	POINT OF BEGINNING
PP	POWER POLE
PSE	PAINT STRIPE ELECTRICAL
REC	RECORDS
TB	TOP OF BANK
VOL	VOLUME

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.943–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2 acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of a called 165.94–acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94–acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94–acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner") common with a west line of said 165.94–acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94–acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones|Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94–acre tract, 1700.63 feet to the POINT OF BEGINNING, CONTAINING 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Bellaire, Texas.

GENERAL NOTES:

1. Reference Commitment for Title Insurance issued by First American Title Insurance Company, countersigned by Deedee King, G.F. No. NCS–1137675–AUST, having an effective date of July 5, 2022, and an issue date of August 3, 2022. No further research for easements or encumbrances was performed by Quiddity Engineering.

Schedule "B" item 10 exceptions:

Item No. 10g of Schedule B of said Commitment for Title Insurance mentions a pipeline, telegraph, and telephone easement dated April 15, 1919, recorded in Volume 151, Page 625 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said easements and are not shown hereon.

Item No. 10h of Schedule B of said Commitment for Title Insurance mentions an oil and gas right–pipeline easement dated January 9, 1940, recorded in Volume 325, Page 218 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10i of Schedule B of said Commitment for Title Insurance mentions a right of way contract easement dated January 14, 1948, recorded in Volume 425, Page 444 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10j of Schedule B of said Commitment for Title Insurance mentions a pipeline, lease easement dated December 8, 1950, recorded in Volume 492, Page 400 of the Official Public Records of Brazoria County. Said easement does not affect the subject tract and is not shown hereon.

Item No. 10k of Schedule B of said Commitment for Title Insurance mentions a right of way easement dated April 23, 1948, recorded in Volume 429, Page 455 of the Official Public Records of Brazoria County. Said right of way easement does not affect the subject tract and is not shown hereon.

Item No. 10l of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated April 23, 1948, recorded in Volume 429, Page 458 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10m of Schedule B of said Commitment for Title Insurance mentions a oil and gas pipeline and right of way easement dated January 7, 1950, recorded in Volume 478, Page 453 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10n of Schedule B of said Commitment for Title Insurance mentions an oil and gas pipeline and right of way easement dated 24, 1951, recorded in Volume 496, Page 188 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10o of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated October 5, 1956, recorded in Volume 667, Page 105 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10p of Schedule B of said Commitment for Title Insurance mentions an electric transmission and distribution lines and right of way easement dated March 29, 1955, recorded in Volume 618, Page 100 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10q of Schedule B of said Commitment for Title Insurance mentions a utility and right of way easement dated June 21, 1956 recorded in Volume 658, Page 33 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10r of Schedule B of said Commitment for Title Insurance mentions a pipeline and right of way easement dated March 18, 1963, recorded in Volume 844, Page 636 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10s of Schedule B of said Commitment for Title Insurance mentions a waterline easement dated August 18, 2017, recorded in Clerk's File No. 2017041583 of the Official Public Records of Brazoria County; affected by General Warranty Deed, recorded in Clerk's File No. 2017041609 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10t of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 22, 1962, recorded in Volume 828, Page 356 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10u of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 19, 1963, recorded in Volume 858, Page 128 of the Official Public Records of Brazoria County. Said right of way agreement does not affect the subject tract and is not shown hereon.

Item No. 10v of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated June 16, 1966, recorded in Volume 943, Page 919 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said agreement and are not shown hereon.

Item No. 10w of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a permanent easement agreement dated March 21, 2013, recorded in Clerk's File No. 2013013124 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No(s). 10x, 10y, 10z, 10aa, 10bb, 10cc, 10dd, 10ee, 10ff, 10gg, 10hh, 10ii, 10jj and 10kk of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No. 10ll of Schedule B of said Commitment for Title Insurance mentions the subject property abuts a non–access or a limited access road, highway or freeway. The subject tract abuts Farm to Market Road 521 and is shown hereon.

Item No. 10mm of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No(s). 10nn, 10oo and 10pp of Schedule B of said Commitment for Title Insurance are not survey matters and are not shown hereon.

Item No. 10qq of Schedule B of said Commitment for Title Insurance. There was no visible evidence of pipeline markers found on the subject tract.

Item No. 10rr of Schedule B of said Commitment for Title Insurance mentions a ditch that traverse the subject tract. Refer to the face of the survey for the location of said ditch.

Item No. 10ss of Schedule B of said Commitment for Title Insurance mentions and apparent easement evidenced by the location of utility poles and line outside of a dedicated easement as shown on the survey. A power pole was found and located along the west line of the subject tract.

Item No(s). 10tt, 10uu and 10vv of Schedule B of said Commitment for Title Insurance are not survey matters and were not addressed or shown hereon.

2. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X" defined as areas of 500–year flood; areas of 100–year flood with average depths of less than 1–foot or with drainage areas less than 1 square mile; and areas protected by levees from 100–year flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. Only visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering.

Subject to the General Notes shown:

To: Ashton Gray Development & First American Title Insurance Company

We, Jones and Carter, Inc., acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: October 26, 2021

Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com

STATE OF TEXAS
REGISTERED
STEVEN JARES
5317
PROFESSIONAL
LAND SURVEYOR

LAND TITLE SURVEY
OF
ASHLAND CHURCH TRACT
BEING
1.943 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
AUGUST 2022

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA SUMMARY/ REPORT

MEETING DATE: January 13, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment Ordinance No. 20260113-007 amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), and Commercial-Office/Retail (C-OR) Zoning Districts.

AGENDA ITEM SECTION: Public Hearing Item

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

FUND: N/A

EXECUTIVE SUMMARY: This is a request to discuss and take possible action on a Text Amendment request by the City Manager to amend Section 28-81(b), Use Charts, adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), and Commercial-Office/Retail (C-OR) Zoning Districts.

This will allow for S.U.P., Specific Use Permit for a tattoo studio to be considered within the CBD, Central Business District, Agricultural (AG), Commercial-General (CG), Commercial- Office/Retail (C-OR), and Light Industrial (LI) Districts.

Section 28-81 Use Regulation (Charts); (a) (4) Classification of new/unlisted uses sets forth the requirements for the classification of an unlisted use. The Code requires that when new types of land arise, a determination regarding a change or addition to the use chart may be made by the city manager and the city manager shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification of any new or unlisted form of land use and into which such use should be placed. The referral of the "use" determination question shall be accompanied by the following statement of facts:

I. The nature of the use and whether the use involves dwelling activity, sales, services, or processing; (***N/A, Proposed use has occurred in the Downtown and vicinity within the C-G, Commercial General District***)
II. The type of product sold or produced under the use; (***Tattoo Studio Service***)

III. Whether the use has enclosed or open storage and the amount and nature of the storage; (***N/A***).
IV. Anticipated employment typically anticipated with the use; (***N/A***)
V. Transportation requirements; (***N/A***)
VI. The nature and time of occupancy and operation of the premises; (***Normal Business Hours***)
VII. The off-street parking and loading requirements; (***N/A***)
VIII. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; (***None***).
IX. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; (***N/A***), and
X. Impervious surface coverage. (***N/A***).

Exhibit A (attached) contains the mark-up copy of Section 28-81 (b) Use Charts depicting the text amendment requiring the SUP Permit process for Tattoo Studios within all commercial districts.

Recommendation

The City Council should accept the Final Report *(3-0 Vote of Approval)* of the Planning and Zoning Commission and approve the ordinance amending the Code of Ordinances, Use Charts, Section 28-81(b), adding a Tattoo Studio use in the designated Commercial Zoning Districts as an SUP Permit.

ORDINANCE NO. 20260113-007

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 ZONING, SEC. 28-81(B) USE CHARTS, ALLOWING AN S.U.P., SPECIFIC USE PERMIT, FOR A TATTOO STUDIO USE IN THE CBD, CENTRAL BUSINESS DISTRICT, COMMERCIAL-GENERAL (CG), AND THE LIGHT INDUSTRIAL (LI) DISTRICTS, OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.

WHEREAS, In April 2009, the City Council of the City of Angleton, Texas adopted Ordinance No. 2009-0-4A, subsequently amended other sections of the Chapter regarding Zoning in the City of Angleton; and

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses and related activities; and;

WHEREAS, the City the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the proposed amendments to Chapter 28 Zoning of the City Code of Ordinances on January 5, 2026, following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that Chapter 28 Zoning of the City Code of Ordinances of the City of Angleton, Texas, be amended to better protect the health, safety and welfare of the citizens of Angleton; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with;

WHEREAS, the City Council desires to amend Chapter 28, Sec. 28-81(b), Use Charts, allowing an S.U.P., Specific Use Permit for a Tattoo Studio to be included in the CBD, Central Business District, Commercial-General (CG), and the Light Industrial (LI) Districts.

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

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

SECTION 2. Code of Ordinances, City of Angleton, Texas, Chapter 28 Zoning, Sec. 28-81(b), Use Charts, is hereby amended to allow an S.U.P., Specific Use Permit for a Tattoo Studio in the CBD, Central Business District, Commercial-General (CG), and the Light Industrial (LI) Districts as revised in the Exhibit A: Mark-up Copy attached.

SECTION 3. *Penalty.* Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

SECTION 5. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. *Proper Notice & Meeting.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED THIS THE 13TH DAY OF JANUARY, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

Sec. 28-81. Use regulations (Charts).

(a) (1) The use of land and/or buildings shall be in accordance with those listed in the following use charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the use charts (subsection 28-81(b)) is:

(b)

Legend:

P - The land use is **"Permitted"** by right in the zoning district indicated.

□ - The land use is **"Prohibited"** in the zoning district indicated.

S - The land use **"May be approved"** as a specific use permit (SUP) in the zoning district indicated.

Types of Land Uses	Residential Zoning Districts													Nonresidential Zoning Districts						
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD		LI
Retail Uses																				
Studio Tattoo or Body Piercing																S		**S**		S

(Ord. No. 2009-O-4A, §§ (IV)(37)(37.1—37.2), 4-14-09; Ord. No. 2010-O-11A, § 2, 11-9-10; Ord. No. 2012-O-1A, § 2, 1-24-12; Ord. No. 2014-O-2E, § 2, 2-11-14; Ord. No. 2014-O-4A, § 2, 4-8-14; Ord. No. 2014-O-5B, § 2, 5-27-14; Ord. No. 2016-O-6A, § 2, 6-14-16; Ord. No. 2016-O-6B, § 2, 6-14-16; Ord. No. 2017-O-2A, § 2, 2-14-17; Ord. No. 20221108-010, § 2, 11-8-22)

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Dec 12, 2025

Notice ID: tcEJ7THz04TrGrH6Bn0Q
Notice Name: 2026 ZONING

Publication Fee: $324.80

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 12/15/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 PM on Monday, January 5, 2026, and the City Council will consider the same request on Tuesday, January 13, 2026, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearings will be held:

1. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

2. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), and Commercial-Office/Retail (C-OR) Zoning Districts.

3. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Otis T. Spriggs, AICP, Development Services Director, by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator, by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JANUARY 05, 2026 AT 12:00 PM

Chair | William Garwood
Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson

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 MONDAY, JANUARY 5, 2026 AT 12:00 PM, AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Chair William Garwood; Commission Members: Deborah Spoor, Andrew Heston, Jeff Roberson; Absent were the following: Commission Members Michelle Townsend and Regina Bieri.

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 4, 2025.**

   The motion was made by Commission Member Deborah Spoor to approve the minutes as presented; motion was seconded by Commission Member Jeff Roberson; The minutes passed unanimously 3-0, as approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.**

   D.S. Director Otis Spriggs presented this item stating that this is a clean-up ordinance of the allowable use table within the zoning ordinance, as it relates to Tattoo Studios. The ordinance with the mark-up copy of Section 28-81 (b) Use Charts depicts the text amendment, requiring the SUP Permit process for Tattoo Studios, within all commercial districts. The change would include the SUP requirement within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

DRAFT

Public Hearing:
Motion to open by Commission Deborah Spoor to open the Public Hearing; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

None appeared.

Motion to close by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the Text Amendment by ordinance and forward it to Council for final action was made by Commission Member Deborah Spoor. Motion was seconded by Commission Member Jeff Roberson. Motion carried with a 3-0 vote. The item was approved.

3. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.**

D.S. Director Otis Spriggs presented this item noting that Janet Ontiveros, applicant/agent for the owner-Angela Ganze is requesting a Specific Use Permit for a Tattoo Studio to be located at 108 N. Velasco as part of the pending application for the Central Business Zoning District (CBD).

Notice was sent to property owners within a 200-foot radius of the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information. To-date, Staff received no notices of opposition to the proposed SUP request.

Texas Department of State Health Services DSHS controls all licensing to ensure that the use is well maintained and clean. Staff has taken the approval criteria into consideration when reviewing the application for the tattoo studio within the CBD, Central Business District and found no issues of negative impact. Photographs of the property exterior were shown.

Mr. Spriggs stated that Staff's recommendation is that the Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance approving a Specific Use Permit (SUP) for a Tattoo Studio located within the Commercial Business District at 108 N. Velasco, subject to the following conditions:

1.) Hours of Operation for the Tattoo Studio shall be from 7:00 AM to 9:00 PM, seven days a week.

2.) Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.

3.) Specific Use Permit is conditioned upon a valid lease-hold interest being held by the business granted the Specific Use Permit; and

4.) The term of the granting of this SUP shall be temporary, expiring one year from the date of the approval of this SUP being granted, to allow the applicant to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term, or may revoke the approval of the SUP immediately.

5.) Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by all local referral and state agencies. The applicants concur.

Public Hearing:
Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mrs. Janet Ontiveros, applicant/agent (Brazoria, Texas) appeared in favor.

Owner-Angela Ganze appeared in favor and noted it will be boutique-style and very tasteful.

Motion to close the Public Hearing was made by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the SUP for the Tattoo Studio at 108 N. Velasco St. , by ordinance and forward to Council for final action was made by Commission Member Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

4. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.**

Grace Garcia, Development Coordinator, presented this item. She explained that the homeowner- Dylan Busch, at 503 E. Orange Street, proposes to use the residential property for a dog grooming, home-based business under the Specific Use Permit (SUP) process, for an In-Home Dog Grooming Business, within the SF 6.3 Zoning District.

Staff has taken the SUP criteria into consideration for reviewing the proposed Dog Grooming Home-based business. Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application. Staff recommends approval and there were no conditions.

Public Hearing:

Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mr. Dylan Busch appeared with no added comments.

Motion to close by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor; Motion carried, the Public Hearing was closed.

Mr. Heston asked how many dogs will be groomed at one time? Mr. Busch responded 4 or 5 maximum.

Motion to approve the SUP for the Dog Grooming business as presented by ordinance and forward to Council for final action was made by Commission Member Jeff Roberson. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

5. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.**

D.S. Director Otis Spriggs presented this item noting that Mr. Muntaser Massad proposes to open a private ambulance service within the City Limits of Angleton. Please provide the location/address of the proposed business. The legal ad was posted as required and ownership notices were sent to surrounding property owners with no opposition appearing. Staff evaluated the criterial for SUP approvals and saw no issues.

Public Hearing:

Motion was made to open the Public Hearing by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor. Motion carried, the Public Hearing was opened.

Mr. Muntaser Massad appeared with no added comments other than explaining that he does nonemergency (no 911 calls) hospital and clinic runs by appointment with no sirens.

Motion to close the Public Hearing was made by Commission Member Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Mr. Muntaser Massad stated that there will be only 2 ambulances parked there.

Commission Action: Motion to approve the SUP for the Non-emergency Ambulance service in the C-G District, as presented by ordinance and forward to Council for final action was made by Commission Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

REGULAR AGENDA

ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:29 pm.

CITY OF ANGLETON, TEXAS

_____
William Garwood
Chair

DRAFT

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-008 approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY:

VICINITY MAP: SUP-TATTOO STUDIO

Location: 108 S. Velasco St., Angleton, Texas

N

In accordance with the Code of Ordinances, Use Regulation Chart, Section 28-81, Janet Ontiveros, applicant/agent for the owner-Angela Ganze requesting a Specific Use Permit for a Tattoo Studio to be located at 108 N. Velasco as part of the pending application for the Central Business Zoning District (CBD.

The proposed tattoo shop will be located within a tenant space at 108 N. Velasco.

Aerial Map

Staff Analysis

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information.

Opposition to or Support of Proposed Request

To-date, Staff received no notices of opposition to the proposed SUP request.

Licensing: General Tattoo Studio Requirements

Texas Department of State Health Services (DSHS) requires any business in the practice of producing an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels or other related equipment to license with the Department of State Health Services. This includes studios that perform traditional tattooing, permanent cosmetics and scarification. An artist may not tattoo a person younger than 18 without meeting the requirements of 25 Texas Administrative Code, §229.406(c), whose parent or guardian determines it to be in the best interest of the minor child to cover an existing tattoo.

The Drugs and Medical Devices Group is responsible for conducting on-site inspections of tattoo studios. During these inspections, the department ensures the studios comply with state and local laws and regulations.

Texas Department of State Health Services **DSHS ensures:**

- The building is well maintained and clean.
- The artist practices universal precautions to prevent the spread of infection, such as:
- Washes hands with a germicidal soap.
- Wears clean clothing and single-use gloves.
- Uses personal protective equipment.
- Uses instruments that are either disposable or are routinely sterilized.
- Follows proper handling and disposal of waste.
- There are sterilization records showing routine sterilization practices.
- The artist prohibits the tattooing or body piercing of minors (unless above mentioned conditions are met).
- The artist prohibits the tattooing or body piercing of people under the influence of drugs or alcohol.
- The tattooist maintains records for each person receiving a tattoo or body piercing.
- The tattooist reports any infection or adverse reaction to the Texas Department of State Health Services.
- Zoning Code: Current Related Regulations

The current adopted Zoning Code under Sec. 28-112. – Definitions, defines **Studio, tattoo or body piercing** as "a building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body."

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **Staff concurs comprehensive plan and land use appropriateness is achieved; the proposed use is conducive to downtown entertainment and service uses.**

b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; **Yes, staff concurs comprehensive plan and land use appropriateness is achieved; the proposed use is conducive to downtown entertainment and service uses.**

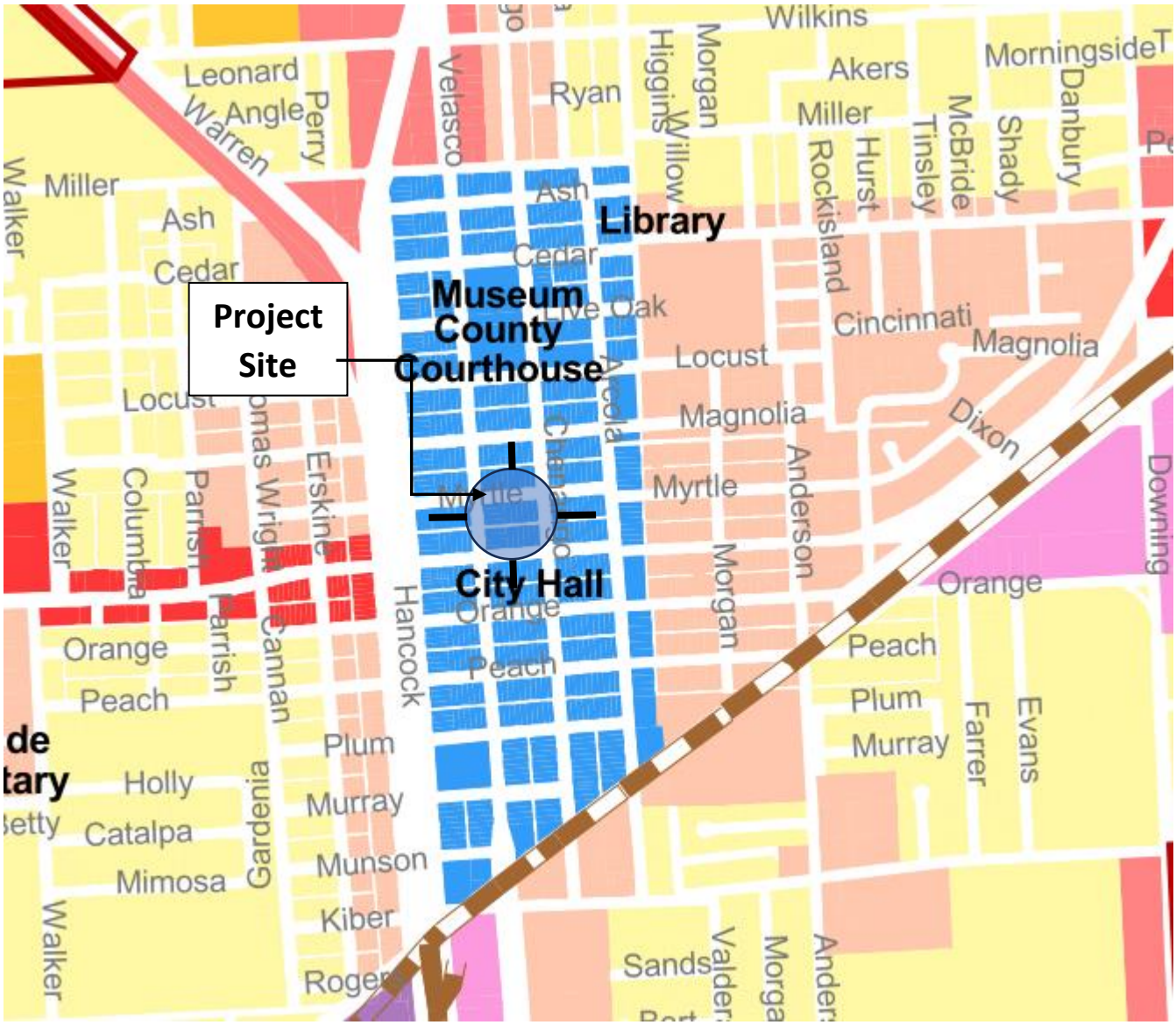
c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **No issues.**

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: **(Staff concurs appropriateness is achieved.**

- Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; **No issues.**
- Off-street parking and loading areas; **Not required; No issues.**
- Refuse and service areas; **Refuse and service areas are existing; No issues.**
- Utilities with reference to location, availability, and compatibility; **Utilities are existing; No issues.**
- Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; **Development is existing. No issues.**
- Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **No issues.**
- Required yards and open space; **N/A**
- Height and bulk of structures; **No issues.**
- Hours of operation Customarily hours of operation are limited in these forms of permits.
- Exterior construction material and building design; **No issues.** and
- Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. **N/A**

e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues.**

Staff has taken the above criteria into consideration when reviewing the application for the tattoo studio within the CBD, Central Business District.



Future Land Use Map

The adopted Future Land Use/Comprehensive Plan designates the subject property requested to be rezoned Central Business District. Consistency will be achieved with both the Comprehensive Plan and the Downtown Livable Centers Plan.

Existing Land Use and Zoning

North: Central Business District
West: Central Business District
South: Central Business District
East: Central Business District

SITE PHOTOS

View looking at building frontage on N. Velasco St..

View of property rear looking north along the alleyway.

RECOMMENDATION:

The Planning and Zoning Commission adopted this as its final report and recommended approval (4-0 vote) of the ordinance, approving a Specific Use Permit (SUP) for a Tattoo Studio located within the Commercial Business District at 108 N. Velasco, subject to the following conditions:

1.) Hours of Operation for the Tattoo Studio shall be from 7:00 AM to 9:00 PM, seven days a week.

2.) Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.

3.) Specific Use Permit is conditioned upon a valid lease -hold interest being held by the business granted the Specific Use Permit; and

4.) The term of the granting of this SUP shall be temporary, expiring one year from date of the approval of this SUP being granted, to allow the applicant to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term, or may revoke the approval of the SUP immediately.

5.) Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by all local referral and state agencies.

ORDINANCE NO. 20260113-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, APPROVING A SPECIFIC USE PERMIT ALLOWING FOR A TATTOO STUDIO AT 108 N. VELASCO ST. (ANGLETON), BRAZORIA COUNTY, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, On January 5, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Janet Ontiveros, applicant/agent for the owner- Angela Ganze, for a tattoo studio to be located at 108 N. Velasco St. within the Central Business District (CBD) Zoning District, and

WHEREAS, on January 5, 2026, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed tattoo studio; and

WHEREAS, on January 13, 2026, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of Planning and Zoning Commission and staff, and the responses to questions of the applicant regarding the proposed tattoo studio; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposed tattoo studio to be located at 108 N. Velasco St.., Angleton, TX., as depicted on Exhibit A; and

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Jose Munoz, as agent for the owner, at 108 N. Velasco St., Angleton, TX., to allow a tattoo studio, with the conditions set forth in Section 2 below.

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

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

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), and adopts the recommendation with conditions made by the Planning and Zoning Commission as follows:

A. Hours of Operation for the Tattoo Studio shall be from 7:00 AM to 9:00 PM, seven days a week.

B. Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.

C. Specific Use Permit is conditioned upon a valid and approved lease-hold interest evidenced by a written and executed commercial lease held by the tattoo business granted the Specific Use Permit; and

D. The term of the granting of this SUP shall be temporary, expiring one year from date of the approval of this SUP being granted, to allow the applicant to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP immediately.

E. Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by regional, state or federal agencies.

SECTION 3. **Penalty**. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force

immediately upon its adoption.

Section 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS THE 13TH DAY OF JANUARY 2026.

CITY OF ANGLETON, TEXAS

_____

John Wright
Mayor

ATTEST:

_____

Michelle Perez, TRMC, CMC
City Secretary

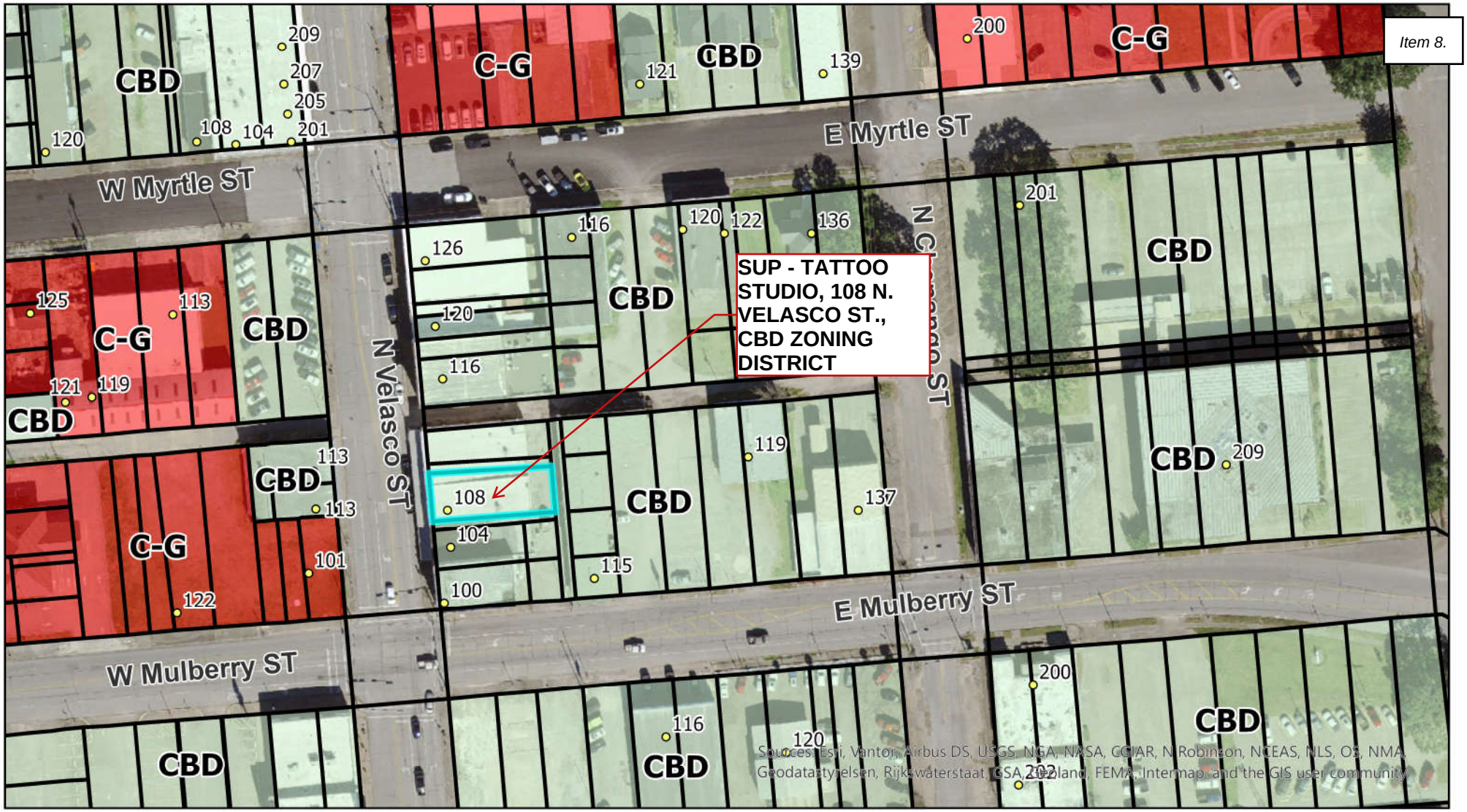


Exhibit A: VICINITY MAP: SUP-TATTOO STUDIO

Location: 108 S. Velasco St., Angleton, Texas

N

0 50 100 200 Feet

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Dec 12, 2025

Notice ID: tcEJ7THz04TrGrH6Bn0Q
Notice Name: 2026 ZONING

Publication Fee: $324.80

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 12/15/2025

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 PM on Monday, January 5, 2026, and the City Council will consider the same request on Tuesday, January 13, 2026, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearings will be held:

1. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

2. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), and Commercial-Office/Retail (C-OR) Zoning Districts.

3. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Otis T. Spriggs, AICP, Development Services Director, by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator, by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

APPLICATION
SPECIAL USE PERMIT

PAID
☐CASH ☐CHECK ☐CREDIT
Memo

Sec. 28-63 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

  Subject Line: Address of the project/Commercial or Residential/Type of application. Example: 1000 Main Street/Commercial/Fence Permit
- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

☐Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

☐A completed application signed by the owner/s of the property.

☐Concept plan approval (if required).

☐A site plan in conformance with the Sec-28-63.

☐Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.

☐8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the Special Use Permit request. If the property is platted, a copy of the plat should be provided.

☐Location/vicinity map showing the location and boundaries of the proposed Specific Use Permit. Indicate scale or not to scale (NTS) and provide north arrow.

☐Tax Certificate showing that all taxes and obligations have been paid regarding the subject property.

☐Notarized statement verifying land ownership.

☐Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

970 - CC
55 - Cash
1025.00

THE HEART OF BRAZORIA COUNTY
ANGLETON

DEVELOPMENT INFORMATION

Project Name/Address/Location: Broken Art Studio/ 108 N Velasco St Acreage: NA
Brief Description of Project: Tattoo Art Studio
Is property platted? ☐No ☑Yes Subdivision name: _____ No. of Lots: _____
Recordation #: _____ Parcel(s) Tax ID#: _____
Existing Use: NEW Suite Proposed Use: Tattoo Studio
Current Zoning: CBD Proposed Zoning: CBD
Occupancy Type: Buisness Sq. Ft: _____ Bed #: _____ Bath #: 1 Car Garage #: _____
Water System ☐Well ☑Public Flood Zone: ☐Yes ☑No Sewer System: ☐Septic ☑Public

PROPERTY OWNER INFORMATION

Owner: Angela Ganze Contact Name: Angie Ganze
Address: _____ City/State/ZIP: Angleton, Tx 77422
Phone _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: Janet Ontiveros Contact Name: Janet Ontiveros
Address: _____ City/State/ZIP: _____
Phone _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: Janet Ontiveros Contact Name: Janet
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: _____ Date: 11/19/2025
(Signed letter of authorization required if the application is signed by someone other than the property owner)

***********OFFICE USE ONLY************

DATE REC'D: _____ BY: _____

FEES PAID: _____

APPROVED BY: _____ DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

APPLICATION FEE: *Specific Use Permit NA Base fee $1000.00 + $25.00/each zone - 0 to 5 acres*
Base fee $1000.00 +$25.00/each zone - 5 to 25 acres
Base fee $1025.00 + $25.00/each zone - 25 to 50 acres
Base fee $1050.00+$25.00/each zone - 50 to 75 acres
Base fee $1075.00+25.00/each zone - 75 to 100 acre

TYPE OF APPLICATION Please check appropriate box below:

Landuse, Policy, and Site Development

- ☐ Annexation
- ☐ Rezoning/ FLUM Amendment
- ☒ Specific Use Permit
- ☐ Planned Development (PD)
- ☐ Amending Minor and Major Plat
- ☐ Minor Consolidation Plat
- ☐ Development Plat
- ☐ Concept Plan
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Construction Plans
- ☐ Special Exception
- ☐ Floodplain Development Permit
- ☐ Variance/Appeal
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)
- ☐ Grading/Clearing Permit
- ☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
- ☐ Land Development Code (LDC)/Zoning Text Amendment
- ☐ Vested Rights Verification Letter
- ☐ Letter of Regulatory Compliance
- ☐ Zoning Verification
- ☐ Letter/Written Interpretation
- ☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
- ☐ Residential Building Permit 1 & 2 Family
  (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
- ☐ Miscellaneous
- ☐ Fence
- ☐ Solar Panels
- ☐ Swimming Pool
- ☐ Demolition or Move
- ☐ Backflow/Irrigation
- ☐ Flatwork
- ☐ Electrical Permit
- ☐ Plumbing Permit
- ☐ Mechanical Permit
- ☐ Sign Permit
- ☐ Garage Sale Permit
- ☐ Master/ Common Signage Plan
- ☐ Fire Prevention Permit Form
- ☐ Right-of-Way Construction
- ☐ Pipeline Permit
- ☐ Drainage Pipe/Culvert Permit
- ☐ Roadside Banner Permit
- ☐ Mobile Home Park Registration
- ☐ Game Room Permit Form
- ☐ Grooming Facility License
- ☐ Alcohol permit
- ☐ Health Permit
- ☐ Temporary Health Permit
- ☐ Alarm Permit

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) _____

_____

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: Janet Ontiveros

ADDRESS: 108 N Velasco St Angleton Tx

APPLICANT PHONE #_____ E-MAIL: _____

PRINTED NAME OF OWNER: Angela Gunze

SIGNATURE OF OWNER:_____ DATE: 11-25-25

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this_____day of_____, 20____.

(SEAL)

_____
Notary Public for the State of Texas
Commission Expires: _____

Section 3 Specific Use Permits

A Specific Use Permit (SUP) may be granted to a land use which, because of its unique nature, is compatible with the permitted land uses in a given zoning district only upon a determination that the external effects of the use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of certain standards and conditions. These uses may locate in districts as indicated in the Zoning Ordinance Sec. 28-81. - Use Regulations (Charts). These specific uses shall commence only after a Specific Use Permit is recommended by the Planning and Zoning Commission and approved by the City Council.

a. Approval Process

The Specific Use Permit process is similar to a rezoning process and typically requires 60-90 days and is governed by the requirements in the Texas Local Government Code. The process in the City of Angleton is as follows:

1. Initiation

A Specific Use Permit may be initiated by a property owner or his / her authorized agent.

2. Pre-Application Conference

a Pre-Application Conference is required before submitting the application. During the Pre-application Conference, the DAWG will assist the applicant(s) to determine if a SUP is required for the intended use.

3. Application Submittal

A complete application will be submitted by the property owner or the applicant in a format consistent with requirements established by the City with all items listed on the SUP Submittal Checklist and the Universal Application. Please refer to the meeting schedule on the City's web page for meeting dates and application deadlines.

4. Completeness Determination

City staff will determine whether the application is complete, as per the Zoning Ordinance.

5. Staff Review

Staff will review the application considering any applicable criteria for approval and prepare a report to the Planning and Zoning Commission and the City Council. The staff report will include a recommendation for action by the Planning and Zoning Commission and City Council.

6. Dual Notification of Public Hearing

Applicant Notice: Staff will notify the applicant of the date of the public hearings.
Mailed Notice: Staff will send a written notice of the public hearing (City does P &Z and CC notice at the same time) to all property owners within 200 feet of the subject property at least 15 days prior to the date of the Planning and Zoning Commission Public Hearing. The notification will include information regarding the location of the property and the requested zoning action.
Published Notice: A legal notice will be sent to the local newspaper for publication by staff.

7. Planning and Zoning Commission Public Hearing and Meeting

The Planning and Zoning Commission Public Hearings will be held at the meeting (typically first Thursday of the month) as published. At the Public Hearing City staff will present a summary of the proposed SUP. The Applicant will be provided an

opportunity to make a presentation, and persons in support or in opposition to the proposed request will be able to speak during the public hearing. It is recommended that the applicant and/or property owner should be present at this meeting and be prepared to discuss the SUP as well as answer any questions that arise. The Planning and Zoning Commission will consider the request and make a recommendation to the City Council. The Commission may recommend approval, disapproval, or postpone action on the request until additional information is received. A SUP that is recommended for denial by the Commission will still be scheduled for City Council consideration.

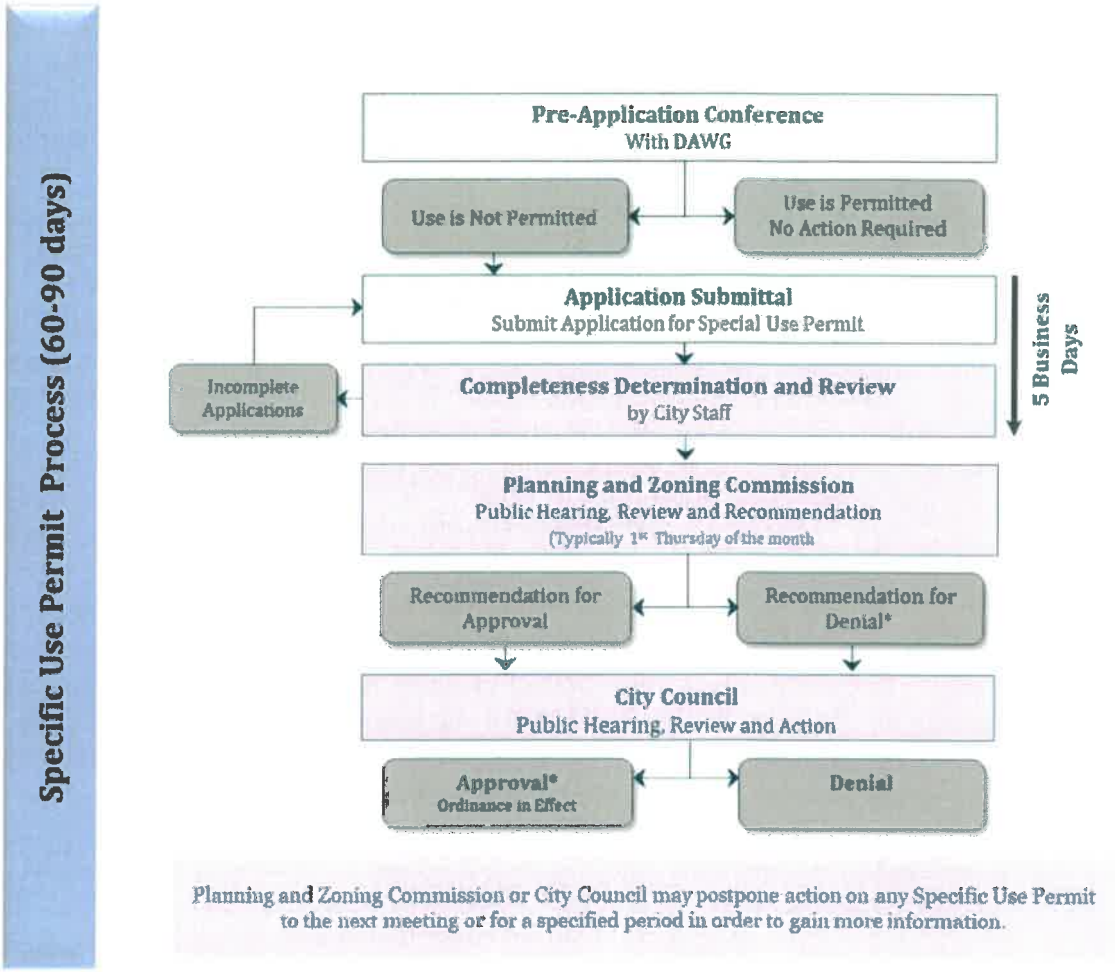
8. City Council Meeting

The City Council will consider the SUP request at a City Council Public Hearing held at the meeting (typically on the fourth Tuesday of the month) as published. The applicant will be provided an opportunity to make a presentation, and persons in support or in opposition to the proposed request will be able to speak during the public hearing. It is recommended that the applicant and/or property owner should be present at this meeting and be prepared to discuss the SUP. The SUP may be approved by a simple majority vote of the City Council.

At least three-fourths vote of the City Council is required if a proposed SUP has been protested in writing by the owners of at least 20 percent of the area within 200 feet of the tract (who are also residents inside the City limits).

If the Council approves the SUP request, the ordinance becomes effective after its publication. If the Council disapproves the SUP request the same request may not be resubmitted to the City for 12 months from the original date of disapproval. Upon filing a waiver request and a payment of a $100.00 fee, the applicant may request the City Council to waive the waiting period upon a finding of changed conditions or significant new information.

b. Process Flow Chart



*At least three-fourths vote of the city council is required: If a proposed request has been protested in writing by the owners of at least 20 percent of the area within 200 feet of the tract.

Failure to appear: Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one hearing shall constitute sufficient grounds for the Planning and Zoning Commission or the City Council, at that body's option, to table or deny the application. Such tabling or denial shall not entitle the applicant to any refund of fees paid for consideration of his/her application, unless such refund is requested in writing and is expressly granted by the Commission or City Council at the time of tabling or denial of the application.

c. Criteria for Approval

1. A binding Site Plan for the Specific Use Permit must be approved by the City Council in order to approve issuance of a Specific Use Permit. The Site Plan must be reviewed by the City staff for compliance with the Zoning Ordinance.
2. The applications will be evaluated based on the impact and compatibility of the specific use on the surrounding properties and neighborhoods to ensure that:
    a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan;
    b. The proposed use is consistent with the general purpose and intent

of the applicable zoning district regulations;

c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in the Zoning Code;

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances,

e. The proposed use includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:

   i. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;

   ii. Off-street parking and loading areas;

   iii. Refuse and service areas;

   iv. Utilities with reference to location, availability, and compatibility;

   v. Screening and buffering, features to minimize visual impacts, and/or set-backs from adjacent uses;

   vi. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

   vii. Required yards and open space;

   viii. Height and bulk of structures;

   ix. Hours of operation;

   x. Exterior construction material and building design; and

   xi. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

f. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

d. Conditions for Approval

The City Council may consider a list of issues in approving or denying the application and may impose conditions that it deems necessary to mitigate the negative impacts of the proposed Specific Use Permit, based upon the project's unique circumstances.

e. Expiration

Specific Use Permits do not have an expiration date. However, any modification to an approved Site Plan that was filed as part of a Specific Use Permit will cause the Specific Use Permit to become void, regardless of its current status, including any approval previously given by the city council. A Specific Use Permit may be

rescinded by the city council, on its own motion and at its discretion, for failure to commence development, for failure to secure an extension or reinstatement of the related site plan that was approved along with the SUP ordinance.

f. Submittal Checklist

Refer to Appendices A and B.

g. Additional Information

Site Plan Revisions:
Minor revisions/amendments: City manager has the authority to approve minor modifications to an approved site plan. Such minor modifications need to be submitted as an "amended site plan.

Major revisions: In the event of revisions that are more extensive in nature, the City Manager will determine whether changes to a site plan warrant another review and approval procedure (in accordance with this section).

Fees: Refer to Appendix B (Schedule of Fees) or the current fee schedule posted on the City's website. Please contact City staff for additional information.

THE HEART OF BRAZORIA COUNTY
ANGLETON

CITY OF ANGLETON

2025 REZONING, SPECIAL USE PERMIT, AND PDD SUBMITTAL SCHEDULE[1]

Meeting Month	Submittal Deadline (for Initial Review) *	Completeness Check and Review Comments sent to Applicant[2]	Resubmittal Deadline[3]	Administrative Review Comments Sent to Applicant	Applicant Resubmittal	P&Z Meeting and Public Hearing	City Council Meeting and Public Hearing[4]
	(Wednesdays at 5.00 pm)	(Fridays by 5.00 pm)	(Wednesdays by 10.00 am)	(Wednesdays by 5.00 pm)	(Tuesdays by 5.00 pm)	(Thursdays at 12.00 pm)[1]	(Tuesdays at 6.00 pm)[1]
January (2025)	November 27, 2024	December 6, 2024	December 11, 2024	December 18, 2024	December 23, 2024	January 2, 2025	January 28, 2025
February	December 31, 2024	January 10, 2025	January 15, 2025	January 22, 2025	January 28, 2025	February 6, 2025	February 26, 2025
March	January 29, 2025	February 7, 2025	February 12, 2025	February 19, 2025	February 25, 2025	March 6, 2025	March 25, 2025
April	February 26, 2025	March 7, 2025	March 12, 2025	March 19, 2025	March 25, 2025	April 3, 2025	April 22, 2025
May	March 26, 2025	April 4, 2025	April 9, 2025	April 16, 2025	April 22, 2025	May 1, 2025	May 27, 2025
June	April 30, 2025	May 9, 2025	May 14, 2025	May 21, 2025	May 27, 2025	June 5, 2025	June 24, 2025
July	May 25, 2025	June 6, 2025	June 11, 2025	June 18, 2025	June 24, 2025	July 3, 2025	July 22, 2025
August	July 2, 2025	July 11, 2025	July 16, 2025	July 23, 2025	July 29, 2025	August 7, 2025	August 26, 2025
September	July 30, 2025	August 8, 2025	August 13, 2025	August 20, 2025	August 26, 2025	September 4, 2025	September 23, 2025
October	August 27, 2025	September 5, 2025	September 10, 2025	September 17, 2025	September 23, 2025	October 2, 2025	October 28, 2025
November	October 1, 2025	October 10, 2025	October 15, 2025	October 22, 2025	October 28, 2025	November 6, 2025	November 12, 2025
December	October 29, 2025	November 7, 2025	November 12, 2025	November 19, 2025	November 25, 2025	December 4, 2025	December 9, 2025

* PRE-APPLICATION CONFERENCE IS RECOMMENDED PRIOR TO APPLICATION SUBMITTAL.

1. DATES ARE SUBJECT TO CHANGE AND MAY BE ADJUSTED DUE TO HOLIDAYS AND OTHER EVENTS.

2. APPLICATIONS DEEMED INCOMPLETE WILL BE RETURNED TO THE APPLICANT AND WILL NEED TO BE SUBMITTED AT THE FOLLOWING SUBMITTAL DEADLINE FOR INITIAL REVIEW.

3. RESUBMITTALS WILL BE CONSIDERED ONLY IF APPLICATIONS ARE MISSING MINOR ITEMS.

4. IF ACTION ON THE ITEM IS POSTPONED BY PLANNING AND ZONING COMMISSION OR CITY COUNCIL, THEN THE ITEM WILL BE HEARD AT THEIR NEXT REGULARLY SCHEDULED MEETING.

NOTE: THIS SCHEDULE APPLIES TO THE FOLLOWING APPLICATION TYPES: COMPREHENSIVE PLAN AMENDMENT, LDC AMENDMENT, SPECIAL USE PERMIT, ZONING MAP AMENDMENT (ZONING OR REZONING), PLANNED DEVELOPMENT.

NOTE: IF A COMPLETE APPLICATION (INCLUDING REVISIONS AND RESUBMITTALS) IS SUBMITTED AFTER THE DEADLINE, THE APPLICATION WILL FOLLOW THE NEXT SUBMITTAL DEADLINE FOR INITIAL REVIEW.

CITY OF ANGLETON CITY HALL
121 S VELASCO, WATER DEPARTMENT
ANGLETON, TX. 77515
979-849-4364 EXT. 1000

PRINTED IN U.S.A.
CRB 119-2

CASH RECEIPT Date 12/2/2025 053011

Received From Janet Ontiveros

Address

Fifty five & no/100 ~~x~~ Dollars $ 55.00

For SUP application

ACCOUNT			HOW PAID	
AMT. OF ACCOUNT			CASH	55 00
AMT. PAID			~~CHECK~~	970 00
BALANCE			MONEY ORDER ☐	1025 00

By

970.00 - CC
55.00 - Cash
1025

CITY OF ANGLETON CODE
121 SOUTH VELASCO STREE
ANGLETON, TX 77515

12/02/2025 08:39:32

CREDIT CARD

VISA SALE

Card #	XXXXXXXXXXX9899
Chip Card:	VISA DEBIT
AID:	A0000000031010
SEQ #:	1
Batch #:	387
INVOICE	1
Approval Code:	113605
Entry Method:	Chip Read
Mode:	Issuer

SALE AMOUNT $970.00

CUSTOMER COPY

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 5, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-009 approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY: Muntaser Massad proposes **to** open a private ambulance service within the City Limits of Angleton within the C-G Commercial General District.

VICINITY/ZONING MAP: No Limit Care EMS

N

Location: 2011 E. Myrtle St., Angleton, Texas

0 50 100 200 Feet

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	*CBD*	*ETJ, No Zoning*
South	*CBD*	*C-G Commercial General*
West	*C-G/CBD*	*ETJ, No Zoning*
East	*C-G/CBD*	*C-G Commercial General*

STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and f*actors for consideration:*

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; ***The use is permitted as a specific use permit.***

b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***There are no issues.***

c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***All supplemental standards are met.***

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:

- Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Access is adequate. No Issues.***
- Off-street parking and loading areas; ***Parking is sufficient for the proposed* use.**
- Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; ***No issues.***
- Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No issues apply.***
- Required yards and open space; ***N/A.***
- Height and bulk of structures; ***N/A.***
- Hours of operation; ***No issues apply.***
- Exterior construction material and building design; ***No issues apply.*** Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***Low volume use. No issues apply.***

e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. ***No issues apply.***

Staff has taken the above criteria into consideration when reviewing the proposed the No Limit Care EMS.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in opposition of the proposed SUP request.

Recommended Action:

The Planning and Zoning Commission adopts this Final Report and forwards it to City Council with a positive recommendation (4-0 Vote) of approval of the ordinance approving this Specific Use Permit (S.U.P.) application for No Limit Care EMS use, and forwards it to City Council for final action.

ORDINANCE NO. 20260113-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP), ALLOWING FOR A PRIVATE EMS AMBULANCE BUSINESS AT 201 E. MYRTLE ST., ANGLETON TEXAS, WITHIN THE COMMERCIAL GENERAL (C-G) ZONING DISTRICT, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, On January 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Muntaser Massad for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District, to be located at 201 E. Myrtle St., Angleton, TX., and

WHEREAS, on January 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed Private, Non-Emergency EMS-Ambulance use ; and

WHEREAS, on January 13, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed Private, Non-Emergency EMS-Ambulance use; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposed Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District, to be located at 201 E. Myrtle St., Angleton, TX., as depicted on Exhibit A; and

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Muntaser Massad, Agent for the Owner, for property located at 201 E. Myrtle St., Angleton, TX., to allow a Private, Non-Emergency EMS-Ambulance use, with the conditions set forth in Section 2 below.

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

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

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), and adopts the recommendation made by the Planning and Zoning Commission.

SECTION 3. *Penalty*. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

Section 5. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: *Proper Notice & Meeting.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS THE 13TH DAY OF JANUARY 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

Exhibit A: VICINITY/ZONING MAP: No Limit Care EMS

N

Location: 2011 E. Myrtle St., Angleton, Texas

0 50 100 200 Feet

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 13, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260113-010 approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY: Property address: 503 E ORANGE ST ANGLETON, TX 77515 Zoning: SF 6.3 Residential Zoning. SUBD - Angleton T/S BLK - 89 Lot - 15

Sec. 28-109. - Home occupation regulations.

(d) Uses allowed as home occupations: Subject to the provisions of subsection 28- 109(b) above, home occupations may include the following uses:

(15) In-home dog grooming with a specific use permit (SUP) with necessary restrictions as needed for the requested location; ...

The applicant proposes to provide dog grooming as a home occupation within a 12'x14' Accessory structure, located in the rear yard, which will have plumbing and electrical connection. All building code permitting and final occupancy approval must be achieved by the applicant prior to any business operation.

Owner: Galvan Alicia
Tract: 20
Owner: Tract:
Owner:
Owner: Busch Dylan
Tract: 15
Owner: Estrada Rogelio
445 E ORANGE ST
503 E ORANGE ST
E ORANGE ST
E ORANGE ST
S MORGAN ST
500 E ORANGE ST

Aerial Map

BUFFER MAP: DOG GROOMING SUP

Location: 503 E. Orange St., Angleton, Texas

Location	Current Use	Zoning Classification/Use
North	*Barber Shop*	*C-OR*
South	*SF-6.3 Residential*	*SF-6.3 Residential*
West	*Residential*	*Two Family Residential*
East	*Residential*	*SF-6.3 Residential*

STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and f*actors for consideration:*

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; ***The use is permitted as a specific use permit.***

b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***There are no issues.***

c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***All supplemental standards are met.***

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:

- Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Access is adequate. No issues.***
- Off-street parking and loading areas; ***Parking is sufficient for the proposed*** **use.** Appointments me 1 on 1 arrangements.
- Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; ***No issues.***
- Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No issues apply.***
- Required yards and open space; ***No issues.***
- Height and bulk of structures; ***No issues apply.***
- Hours of operation; ***No issues.***
- Exterior construction material and building design; ***No issues apply.*** Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets***. Low volume use. No issues***

e. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. ***No issues apply.***

Staff have taken the above criteria into consideration when reviewing the proposed Dog Grooming Home-based business.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To date, Staff has not received any notices in opposition of the proposed SUP request.

Recommended Action:

The Planning and Zoning Commission adopted this as its Final Report and forwards it to City Council with a positive recommendation of approval (4-0 vote) of the ordinance approving this Specific Use Permit (S.U.P.) application for the Dog Grooming Home-based business in the Residential Zoning District, (SF 6.3), for approval consideration and appropriate action.

Site Photographs

View of Residential Homes to the South from SH 35

ORDINANCE NO. 20260113-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP), ALLOWING FOR A DOG GROOMING BUSINESS AT 503 E. ORANGE ST., ANGLETON TEXAS, WITHIN THE "SF6.3" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, On January 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Dylan Busch, for a dog grooming home-based business, to be located at 503 E. Orange St. with the "SF 6.3 Residential Zoning District, and

WHEREAS, on July 2, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed dog grooming home-based business; and

WHEREAS, on January 13, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed dog grooming home-based business; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposed dog grooming home-based business to be located at 503 E. Orange St., Angleton, TX., as depicted on Exhibit A; and

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Dylan Busch, at 503 E. Orange St., Angleton, TX., to allow a dog grooming home-based business, with the conditions set forth in Section 2 below.

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

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

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), and adopts the Planning and Zoning Commission recommendation.

SECTION 3. **Penalty**. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS THE 13TH DAY OF JANUARY 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

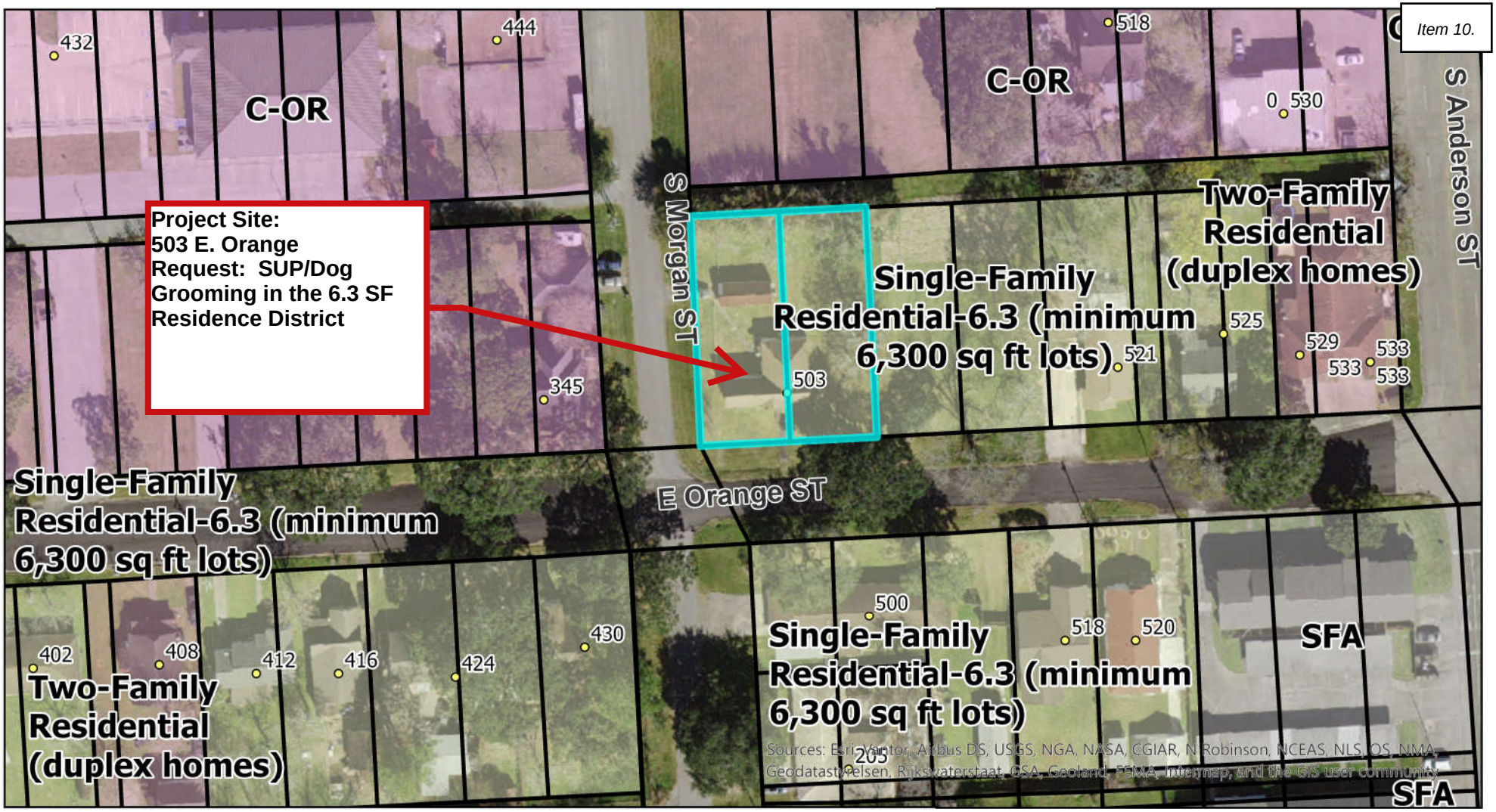


Exhibit A: BUFFER MAP: DOG GROOMING SUP

Location: 503 E. Orange St., Angleton, Texas

N

0 50 100 200 Feet

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Dec 18, 2025

Notice ID: PV1pYsBZeYJTEa3wnZfG
Notice Name: SUP Dog Grooming

Publication Fee: $237.71

Edmar Corachia

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 12/22/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct public hearings at 12:00 PM on Monday, January 5, 2026, and the City Council will consider the same request on Tuesday, January 13, 2026, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearings will be held:

1. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Otis T. Spriggs, AICP, Development Services Director, by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator, by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 13, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-011 approving a request to abandon a 10 Ft. inactive Utility Easement for property located at 2201 S. Velasco St., Angleton, Texas, Brazoria County, on a 5.00-acre tract of land, west of Shanks Rd., south of Iden Rd.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY: The applicant, Welty Services located at 2123 S. Velasco St. requests the inactive easement abandonment on a 5-acres tract of land described by the Brazoria County Central Appraisal District as: A0134 E WALLER BLOCK 4 TRACT 19B-20B (SD E/2) ACRES 5.0 of a (10) foot wide unused utility easement, and more particularly described in the attached Exhibit "A" which is incorporated herein.

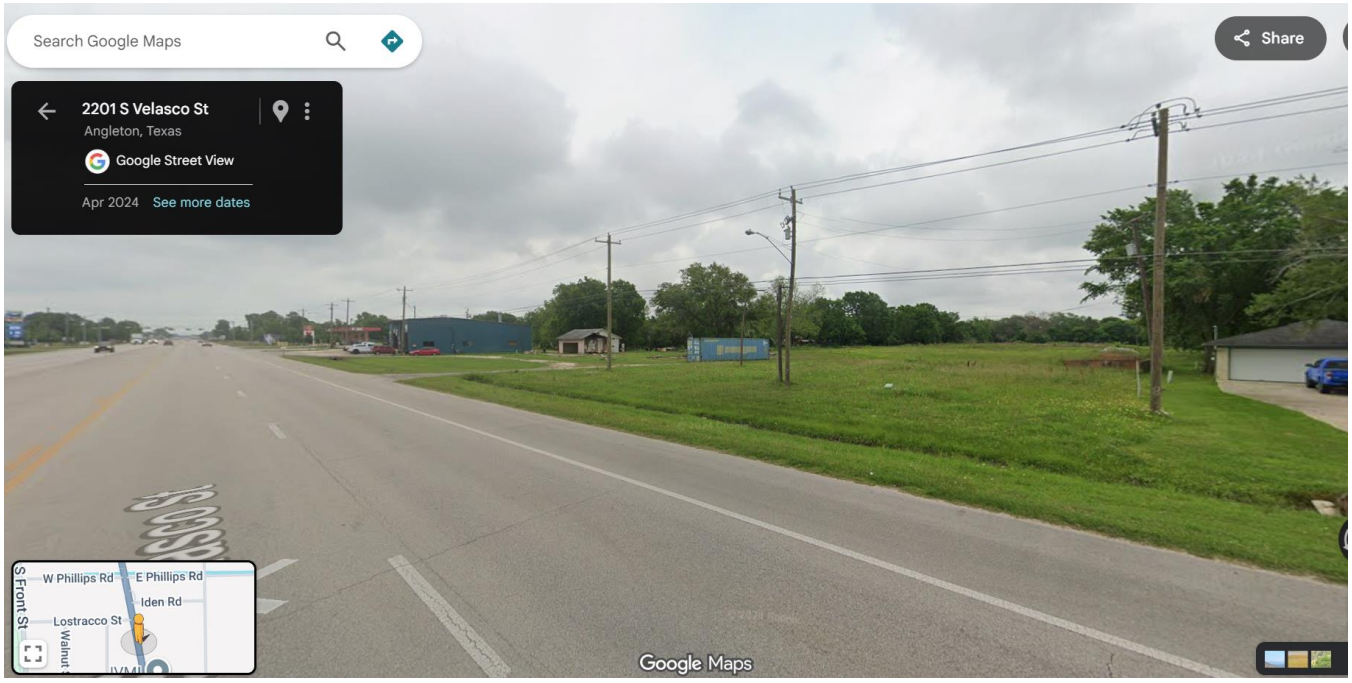
The applicant agrees to retain existing utility easements that run along the entire north and south property line with the exception of the unused utility easement forming the "T" shape in the center of the property which prevents any future proposed building(s) to be placed in the center of the property.

Public Notification

Staff sent public notice to the local newspaper, and coordinated with the Utility Companies for comment and input.

Recommended Action:

City Council should conduct the public hearing and approve the ordinance abandoning the unused utility easement which extends in the center of the property.


Search Google Maps
Share
2201 S Velasco St
Angleton, Texas
Google Street View
Apr 2024 See more dates
W Phillips Rd
E Phillips Rd
Iden Rd
Lostracco St
S Front St
Walnut
Google Maps

ORDINANCE NO. 20260113-011

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, ABANDONING THE CENTER PORTION OF A 10 FT. INACTIVE UTILITY EASEMENT FOR PROPERTY LOCATED AT 2201 S. VELASCO ST., ANGLETON, TEXAS, BRAZORIA COUNTY, ON A 5.00-ACRE TRACT OF LAND, WEST OF SHANKS RD., SOUTH OF IDEN RD.; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Welty Services located at 2123 S. Velasco St. requests the inactive easement abandonment on a 5-acres tract of land described by the Brazoria County Central Appraisal District as: A0134 E WALLER BLOCK 4 TRACT 19B-20B (SD E/2) ACRES 5.0 of a (10) foot wide unused utility easement, and more particularly described in the attached Exhibit "A" which is incorporated herein.

WHEREAS, on January 13, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicants request to abandon a portion of a (10) foot wide unused utility easement; and

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

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

SECTION 2. That the portion of the ten (10) foot wide utility easement extending north to south and a portion of the ten (10) foot wide private utility easement extending east to west across the center portions of the said 5-acre tract as described in the attached Exhibit "A" is hereby abandoned and any right, title, or interest of the public in and to that portion of the twenty(10) foot wide utility easement is hereby renounced and reclaimed.

SECTION 3. The effect of this Ordinance is to abandon a portion of the ten (10) foot wide unused utility easement and a portion of a ten (10) foot wide private utility easement as described to renounce or disclaim any right, title, or interest of the public in and to said utility easement.

SECTION 4. *Recordation.* The City Council hereby directs that this Ordinance be recorded in the public records of Brazoria County, Texas.

SECTION 5. *Repeal.* All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 6. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect,

impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 7. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 8: *Proper Notice & Meeting.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS THE 13TH DAY OF JANUARY 2026.

CITY OF ANGLETON, TEXAS:

_____

John Wright
Mayor

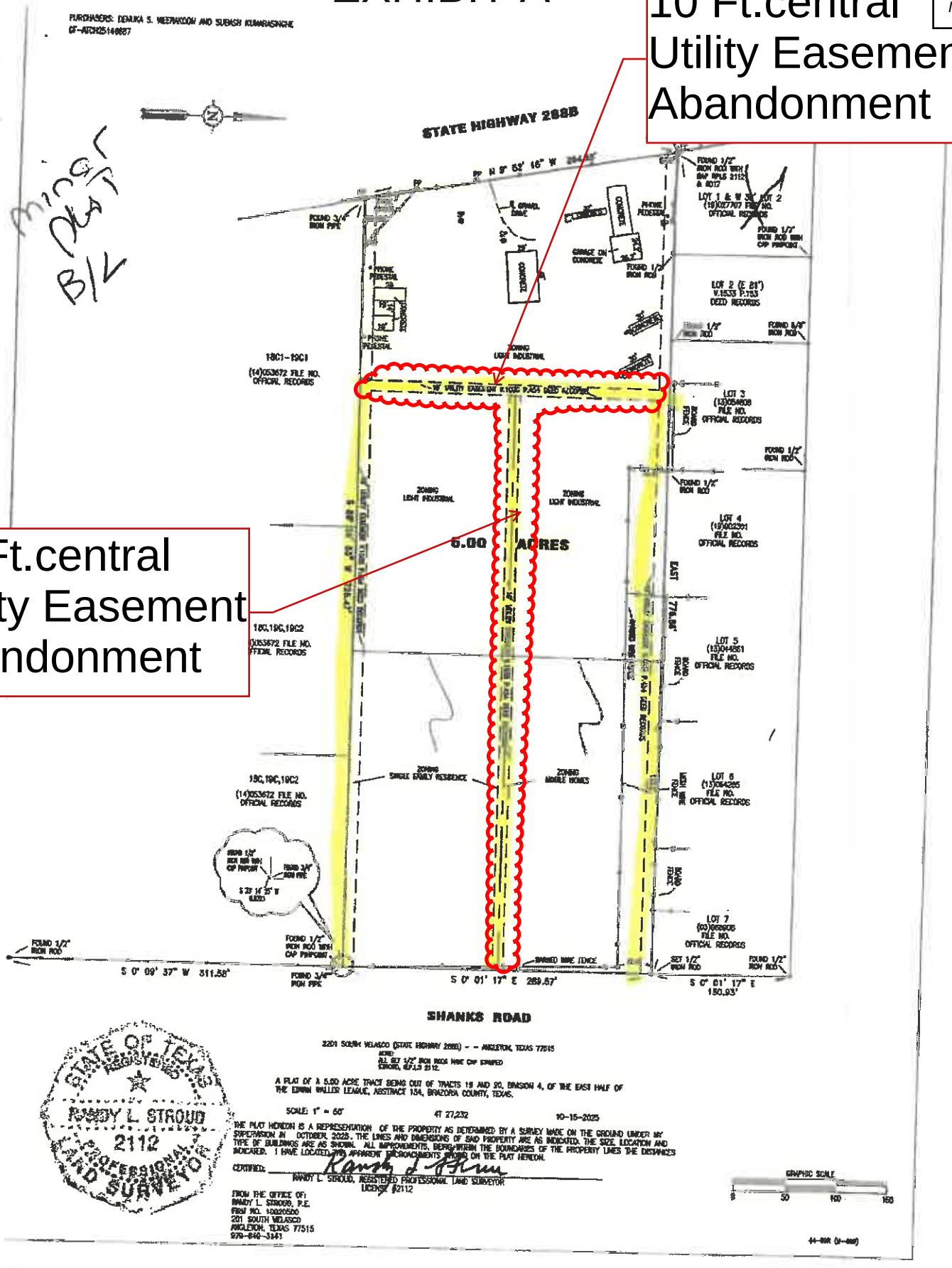
ATTEST:

_____

Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT A

10 Ft.central Utility Easement Abandonment



10 Ft.central Utility Easement Abandonment

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Jan 2, 2026

Notice ID: Hc27iUcx6BVLpNL4E8nl
Notice Name: Utility Easement

Publication Fee: $222.34

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 01/05/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the City of Angleton City Council will consider a public hearing on Tuesday, January 13, 2026, at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on an ordinance approving a request to abandon a 10-foot. inactive Utility Easement for property located at 2201 S. Velasco St., Angleton, Texas, Brazoria County, on a 5.00-acre tract located east of Shanks Rd., south of Iden Rd.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Otis T. Spriggs, AICP, Development Services Director, by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator, by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

DEED RECORDS
Vol. 1038 Page 454-A

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 19

(L.S.)

Notary Public in and for County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , wife of , known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained, to her, she, the said , acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 19

(L.S.)

Notary Public in and for County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marvin Ray Johnson and Donna Jean Johnson , his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Donna Jean Johnson , wife of the said Marvin Ray Johnson , having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Donna Jean Johnson , acknowledgd such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of June 19 69

(L.S.) G. W. ALLEN Notary Public in and for Brazoria County, Texas My Commission expires June 1, 1971

G. A. Allen
Notary Public in and for Brazoria County, Texas

THE STATE OF TEXAS }
COUNTY OF }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , 19 at o'clock M., and was duly recorded by me on the day of 19, , in Vol. , page , of the Deed Record of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in , the day and year last above written.

(L.S.)

County Clerk County, Texas.

By Deputy.

11177

THE STATE OF TEXAS

County

EASEMENT AND RIGHT-OF-WAY

From

To COMMUNITY PUBLIC SERVICE COMPANY

Recording Fee $ 3.50

Return to Community Public Service Company at Texas.

11177

DEED

VOL 1038 PAGE 454

FORM 908

THE STATE OF TEXAS
COUNTY OF BRAZORIA

AUTHORIZATION No. 54-1 706

KNOW ALL MEN BY THESE PRESENTS:

That We, Marvin Ray Johnson and wife, Donna Jean Johnson of Brazoria County, Texas, for and in consideration of the sum of Ten & No/100 - - - - - - - - - Dollars ($10.00) to me (us) in hand paid by COMMUNITY PUBLIC SERVICE COMPANY (a corporation), have granted, sold and conveyed and by these presents do grant, sell and convey unto COMMUNITY PUBLIC SERVICE COMPANY hereinafter called "the Company", and its successors and assigns, an easement or right-of-way for an electric transmission line, with poles guys, and other facilities, along the general course now located by the Company, over, across, along, and upon the following described lands located in Brazoria County, Texas, to-wit:

Five (5) acres of land, more or less, being a part of Tracts 19 and 20, Division 4 of the subdivision of the East 1/2 of the Edwin Waller League, Abstract No. 134, Brazoria County, Texas and being the same land described in that certain deed dated February 24, 1969, executed by Leroy Prihoda et ux, to Marvin Ray Johnson, etux, recorded in Volume 1025, page 705, Deed Records of Brazoria County, Texas.

together with the right of ingress and egress to or from said right-of-way for the purpose of constructing, inspecting, maintaining, and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof or other obstructions, which endanger or may interfere with the efficiency of said line, or its appurtenances; and the right of exercising all other rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

WITNESS our HAND(S) this 30 day of June, 19 69

Marvin Ray Johnson
Marvin Ray Johnson

Donna Jean Johnson
Donna Jean Johnson

304-D-35 Sh #22

FORM 608

DEED RECORDS
Vol. 1038 Page 454-B

SKETCH FOR AUTHORIZATION AND CONSTRUCTION

COMMUNITY PUBLIC SERVICE COMPANY

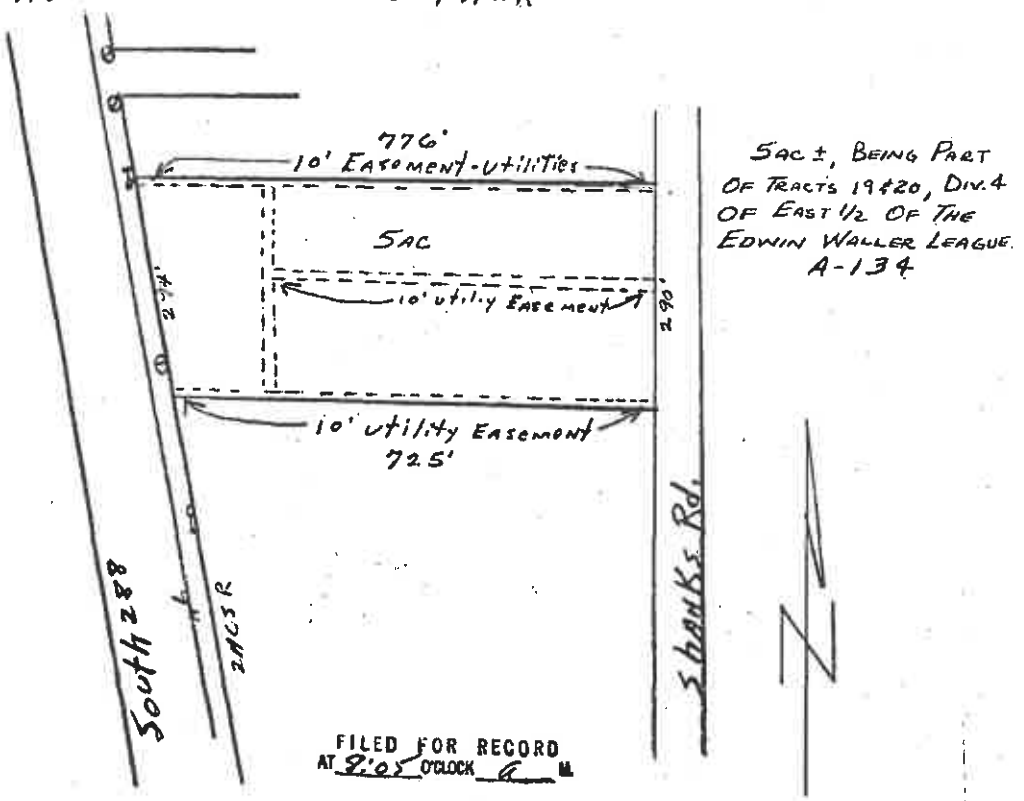
AUTHORIZED PROCEED
DIV. MGR.
DIV. ENG.
DATE

EASEMENT REQUIRED Yes

DESCRIPTION OF WORK:

DRAFTING APPROVED

Easement Sketches-Mr. M.R. Johnson
Oasis Mobile Home Park



5Ac ±, Being Part Of Tracts 19 & 20, Div. 4 Of East 1/2 Of The Edwin Waller League. A-134

FILED FOR RECORD
AT 2:05 O'CLOCK P M.
JUL 30 1969
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY [signature] DEPUTY

JUL-30-69 1 6 3 4 6 00 [illegible] — [illegible]

350

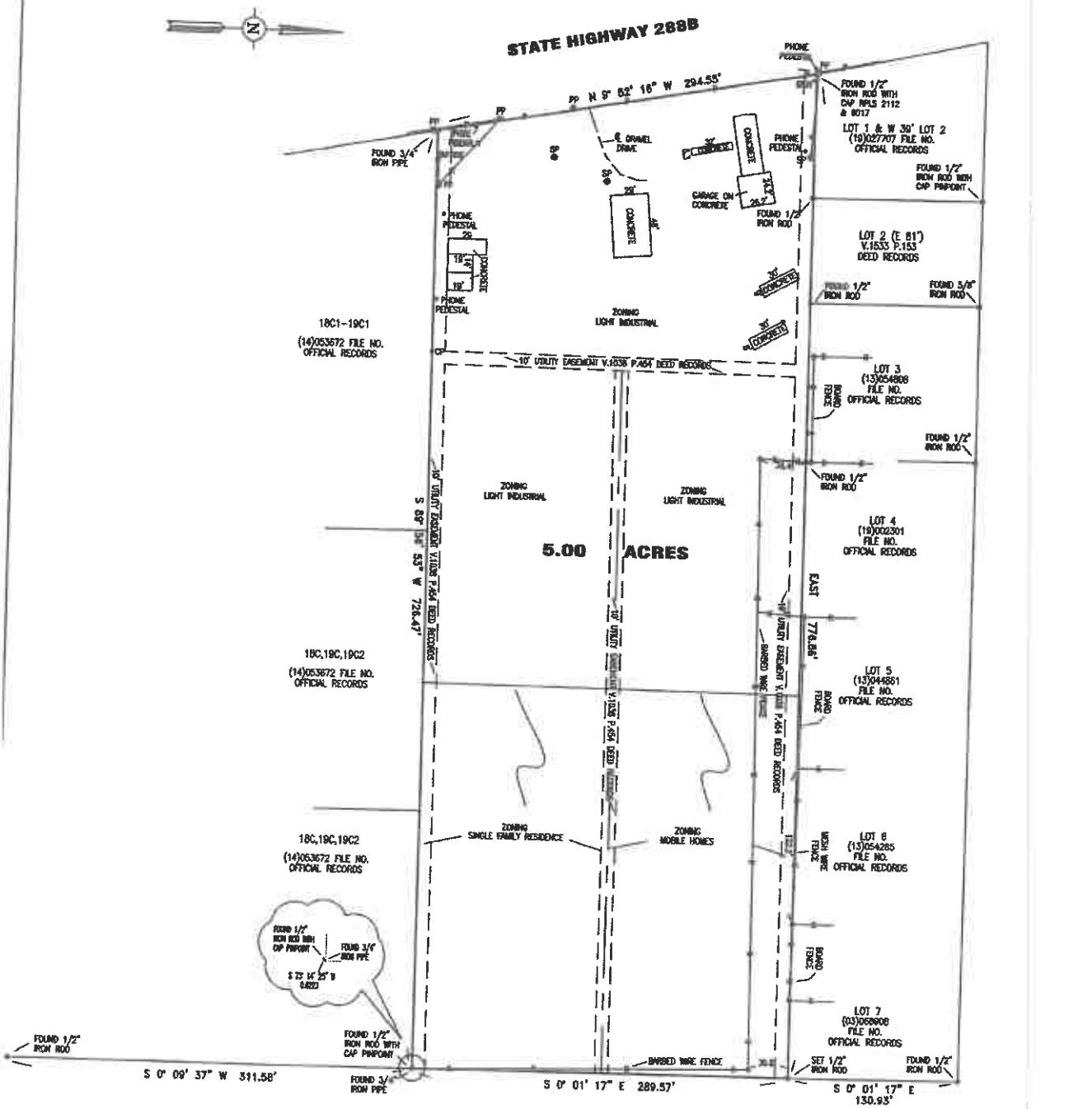
School District Angleton Scale 1"=200' Joint Poles Involved

Location BRAZORIA Co. Division Southeast Job Number 706

Map Number 304-D-35 Sheet Number 22 Authorization No. 54-1

Drawn By LEE Date 6-18-69 Coord. Number N-34 Retirement Number

PURCHASERS: DEMUKA S. WEERAKOON AND SUBASH KUMARASINGHE
GF-#GTH25146687



2291 SOUTH VELASCO (STATE HIGHWAY 288B) - - ANGLETON, TEXAS 77515
NOTE:
ALL SET 1/2" IRON RODS HAVE CAP STAMPED
STROUD, R.P.L.S 2112.

A PLAT OF A 5.00 ACRE TRACT BEING OUT OF TRACTS 19 AND 20, DIVISION 4, OF THE EAST HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 50' 47 27,232 10-15-2025

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN OCTOBER, 2025. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED NO APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED: Randy L Stroud
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

STATE OF TEXAS
REGISTERED
RANDY L. STROUD
2112
PROFESSIONAL
LAND SURVEYOR

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-5141

GRAPHIC SCALE
0 50 100 150

44-69R (M-466)

RANDY L. STROUD, P. E.
CIVIL ENGINEER AND LAND SURVEYOR
201 SOUTH VELASCO
ANGLETON, TX 77515

979-248-0620 FIRM No 10020500 r_stroud@sbcglobal.net
PE # 050839 RPLS #2112

FIELD NOTES OF A 5.00 ACRE TRACT OUT OF TRACTS 19 AND 20, DIVISION 4 OF THE SUBDIVISION O THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod, with plastic cap stamped "STROUD RPLS 2112", found in the East right-of-way line of State Highway 288B, at the Southwest corner of Lot 1 of Lee-McBride Subdivision, according to the recorded plat in Volume 4, Page 99 of the Plat Records of Brazoria County, Texas;

THENCE; East (Reference Bearing) 776.86 feet, along the South line of Lee-McBride Subdivision, to a 1/2" iron rod found for corner in the West right-of-way line of Shanks Road (City of Angleton);

THENCE; South 0° 01' 17" East 289.57 feet, along the West right-of-way line of Shanks Road, to a 3/4" iron pipe found for corner;

THENCE; South 89° 56' 53" West 726.47 feet to a 3/4" iron pipe found for corner in the East right-of-way line of State Highway 288B;

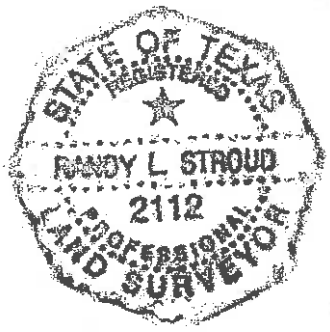
THENCE; North 9° 52' 13" West 294.59 feet, along the East right-of-way line of State Highway 288B, to the place of beginning.

Said tract therein containing 5.00 acres of land.

CERTIFIED: Randy L Stroud
Randy L. Stroud, PE Registered Professional Land Surveyor #2112

*See attached plat

4T27232
October 13, 2025



ABANDONMENT APPLICATION

City of Angleton Development Services Department
121 S. Velasco St., Angleton, Texas 77515
Phone: 979-849-4364 | Email: planning@angleton.tx.us

APPLICATION OF ABANDONMENT FOR:

☑ Utility Easement (UE) ☐ Drainage Easement (DE) ☐ Right-of-Way (ROW)

APPLICANT INFORMATION

Name: Will Clark

Company Name: Clark Realty

Address: 1100 N Velasco, Angleton, TX 77515

Telephone: 281-412-3030 Email: will_clark@sbcglobal.net

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Name: Welty Services

Company Name: _____

Address: 2123 S Velasco, Angleton, TX 77515

Telephone: _____ Email: _____

PROPERTY DESCRIPTION

Address: 2201 S Velasco, Hwy 288B, Angleton, TX 77515

Subdivision: _____ Tract 19 and 20

Block No. _____ OR Plat See attached

Lot No. _____ Survey See attached

REQUIREMENTS

1. Applicant must attach a letter stating the reasons for the abandonment **(EXHIBIT A)**.
2. Applicant must receive written approval from the city's Building Official and Public Works Director **(EXHIBIT B)**.
3. For unplatted property, applicant must attach a signed, sealed and dated metes and bounds description of the area proposed for abandonment **(EXHIBIT C)**.
4. For platted property, attach a signed, sealed and dated survey plat and legal description of the property **(EXHIBIT D)**.
5. Applicant must attach the consent to such abandonment of all the abutting/impacted property owners **(EXHIBIT E)**.

NOTICE AND SIGNATURE

The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto, are true and correct. The applicant will hold the City of Angleton harmless and indemnify it against all suits, costs, expenses, and damages that may arise or result from such abandonment.

Will Clark
Signature

11-05-2025
Date

EXHIBIT A

Please attach a letter stating why the right-of-way/easement should be abandoned.

To whom it may concern:

We are requesting the right-of-way easement to be abandoned on this property because the easement has never been active. The property is pending sale, and the prospective buyer plans to construct a building on the property that will be directly over the easement.

EXHIBIT B

The undersigned, City staff of the City of Angleton, certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above from the standpoint of the City of Angleton Code of Ordinances and with respect to present and future needs of the City of Angleton and see no objection to the requested abandonment from the City's standpoint.

_____

Public Works Director,
City of Angleton

_____

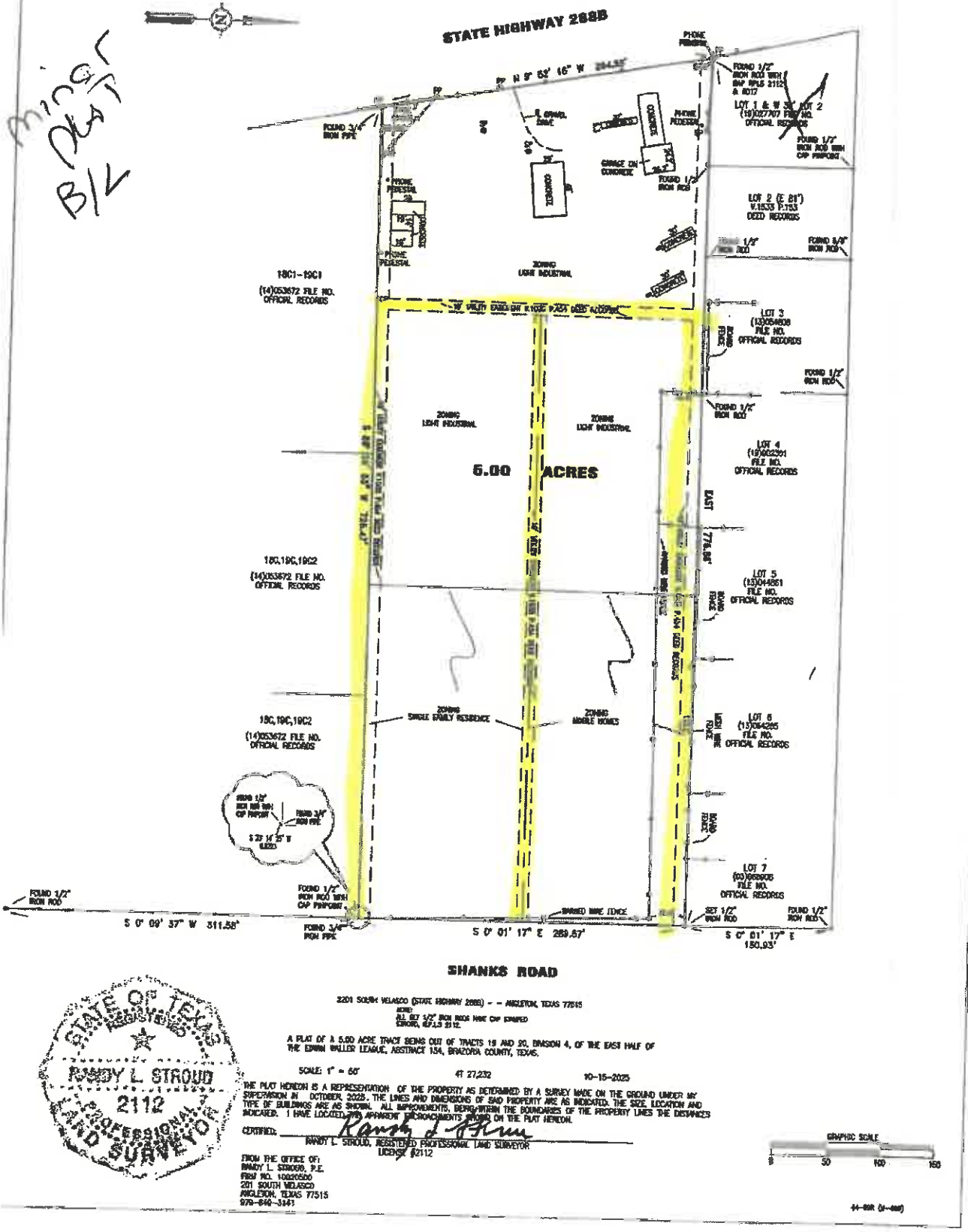
Building Official, City of Angleton

EXHIBIT C

Attached is a sealed copy of the metes and bounds description of the public right-of-way/easement situated in _____Addition/Subdivision to the City of Angleton, Brazoria County, Texas, sought to be abandoned. The metes and bounds description must be prepared by a Registered Public Surveyor.

PURCHASERS: DEMUKA S. WEERAKOON AND SUBASH KUMARASINGHE
GF-#2025149687

Minor Plat B/L



2201 SOUTH VELASCO (STATE HIGHWAY 288B) - - ANGLETON, TEXAS 77515

NOTE:
ALL SET 1/2" IRON RODS HAVE CAP STAMPED
"BROWN, RPLS 2112"

A PLAT OF A 5.00 ACRE TRACT BEING OUT OF TRACTS 19 AND 20, DIVISION 4, OF THE EAST HALF OF THE ERWIN MILLER LEAGUE, ABSTRACT 154, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 50' 4T 27,232 10-15-2025

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN OCTOBER, 2025. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS FOUND ON THE PLAT HEREON.

CERTIFIED: _____
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

STATE OF TEXAS
REGISTERED
RANDY L. STROUD
2112
PROFESSIONAL
LAND SURVEYOR

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-848-3341

RANDY L. STROUD, P. E.
CIVIL ENGINEER AND LAND SURVEYOR
201 SOUTH VELASCO
ANGLETON, TX 77515

979-248-0620 FIRM No 10020500 r_stroud@sbcglobal.net
PE # 050839 RPLS #2112

FIELD NOTES OF A 5.00 ACRE TRACT OUT OF TRACTS 19 AND 20, DIVISION 4 OF THE SUBDIVISION O THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod, with plastic cap stamped "STROUD RPLS 2112", found in the East right-of-way line of State Highway 288B, at the Southwest corner of Lot 1 of Lee-McBride Subdivision, according to the recorded plat in Volume 4, Page 99 of the Plat Records of Brazoria County, Texas;

THENCE; East (Reference Bearing) 776.86 feet, along the South line of Lee-McBride Subdivision, to a 1/2" iron rod found for corner in the West right-of-way line of Shanks Road (City of Angleton);

THENCE; South 0° 01' 17" East 289.57 feet, along the West right-of-way line of Shanks Road, to a 3/4" iron pipe found for corner;

THENCE; South 89° 56' 53" West 726.47 feet to a 3/4" iron pipe found for corner in the East right-of-way line of State Highway 288B;

THENCE; North 9° 52' 13" West 294.59 feet, along the East right-of-way line of State Highway 288B, to the place of beginning.

Said tract therein containing 5.00 acres of land.

CERTIFIED: Randy L Stroud
Randy L. Stroud, PE Registered Professional Land Surveyor #2112

*See attached plat

4T27232
October 13, 2025

DEED RECORDS
Vol. 1038 Page 454-A

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 19

(L.S.)

Notary Public in and for County, Texas

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared , wife of , known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained, to her, she, the said , acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 19

(L.S.)

Notary Public in and for County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marvin Ray Johnson and Donna Jean Johnson , his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Donna Jean Johnson , wife of the said Marvin Ray Johnson , having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Donna Jean Johnson , acknowledgd such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of June 19 69

(L.S.) Notary Public in and for Brazoria County, Texas
My Commission expires June 1, 1971

Notary Public in and for Brazoria County, Texas

THE STATE OF TEXAS }
COUNTY OF }

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of , 19 at o'clock M., and was duly recorded by me on the day of 19, , in Vol. , page , of the Deed Record of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in , the day and year last above written.

(L.S.)

County Clerk County, Texas.

By Deputy.

11177

THE STATE OF TEXAS County

EASEMENT AND RIGHT-OF-WAY

From

To COMMUNITY PUBLIC SERVICE COMPANY

Recording Fee 3.50

Return to Community Public Service Company at Texas.

11177

DEED

VOL 1038 PAGE 454

FORM 888

THE STATE OF TEXAS
COUNTY OF BRAZORIA

AUTHORIZATION No. 54-1
706

KNOW ALL MEN BY THESE PRESENTS:

That We, Marvin Ray Johnson and wife, Donna Jean Johnson of Brazoria County, Texas, for and in consideration of the sum of Ten & No/100 Dollars ($10.00) to me (us) in hand paid by COMMUNITY PUBLIC SERVICE COMPANY (a corporation), have granted, sold and conveyed and by these presents do grant, sell and convey unto COMMUNITY PUBLIC SERVICE COMPANY hereinafter called "the Company", and its successors and assigns, an easement or right-of-way for an electric transmission line, with poles, guys, and other facilities, along the general course now located by the Company, over, across, along, and upon the following described lands located in Brazoria County, Texas, to-wit:

Five (5) acres of land, more or less, being a part of Tracts 19 and 20, Division 4 of the subdivision of the East 1/2 of the Edwin Waller League, Abstract No. 134, Brazoria County, Texas and being the same land described in that certain deed dated February 24, 1969, executed by Leroy Prihoda et ux, to Marvin Ray Johnson, etux, recorded in Volume 1025, page 705, Deed Records of Brazoria County, Texas.

together with the right of ingress and egress to or from said right-of-way for the purpose of constructing, inspecting, maintaining, and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof or other obstructions, which endanger or may interfere with the efficiency of said line, or its appurtenances; and the right of exercising all other rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

WITNESS our HAND(S) this 30 day of June, 19 69

Marvin Ray Johnson
Marvin Ray Johnson

Donna Jean Johnson
Donna Jean Johnson

304-D-35 Sh #22

FORM 808

DEED RECORDS
Vol. 1038 Page 454-B

SKETCH FOR AUTHORIZATION AND CONSTRUCTION

COMMUNITY PUBLIC SERVICE COMPANY

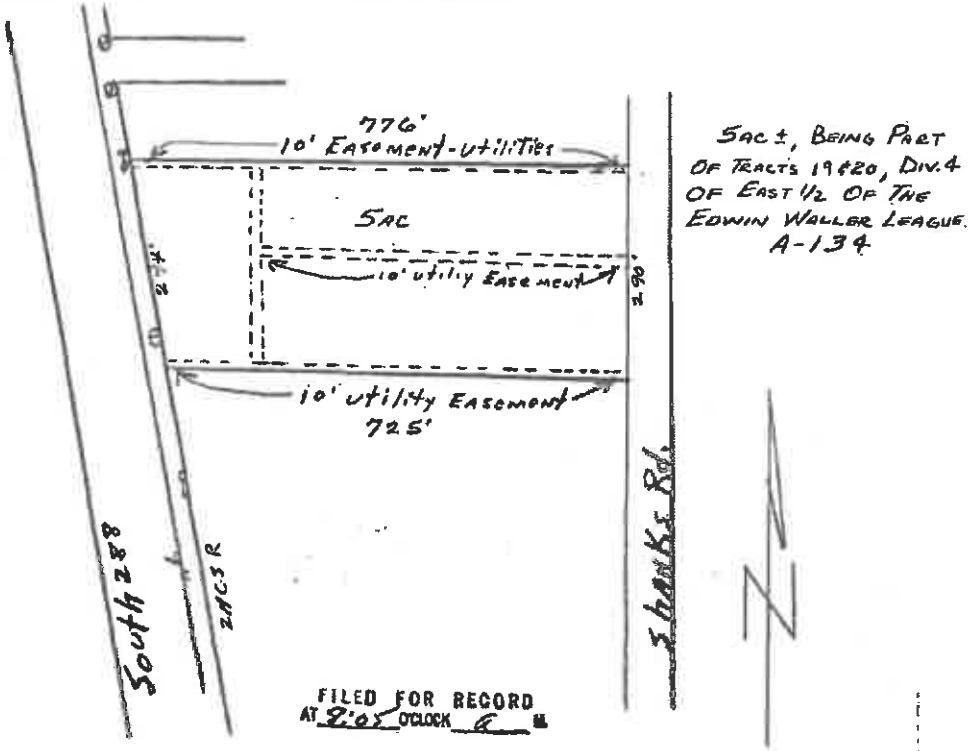
AUTHORIZED PROCEED
DIV. MGR.
DIV. ENG.
DATE

EASEMENT REQUIRED Yes

DESCRIPTION OF WORK:

DRAFTING APPROVED

Easement Sketches-Mr. M.R. Johnson
Oasis Mobile Home Park



Sac ±, Being Part of Tracts 19&20, Div. 4 of East ½ of the Edwin Waller League. A-134

FILED FOR RECORD
AT 2:05 O'CLOCK P M.
JUL 30 1969
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY DEPUTY

055 — 079 — 91211716 00 9 6 5 9 6 69-05-701

School District Angleton Scale 1"=200' Joint Poles Involved

Location Brazoria Co. Division Southeast Job Number 706

Map Number 304-D-35 Sheet Number 22 Authorization No. 54-1

Drawn By JEC Date 6-18-69 Coord. Number N-34 Retirement Number

EXHIBIT E

The undersigned owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, do hereby CONSENT to such abandonment.

Property Owner Name (Printed): _____

Address: _____

Lot: _____ Block: _____ Addition: _____

Signature: _____ Date: _____

Property Owner Name (Printed): _____

Address: _____

Lot: _____ Block: _____ Addition: _____

Signature: _____ Date: _____

Property Owner Name (Printed): _____

Address: _____

Lot: _____ Block: _____ Addition: _____

Signature: _____ Date: _____

Property Owner Name (Printed): _____

Address: _____

Lot: _____ Block: _____ Addition: _____

Signature: _____ Date: _____

Note: Attach as many copies of this sheet as necessary

EXHIBIT B

The undersigned, City staff of the City of Angleton, certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above from the standpoint of the City of Angleton Code of Ordinances and with respect to present and future needs of the City of Angleton and see no objection to the requested abandonment from the City's standpoint.

_____
Public Works Director,
City of Angleton

_____
Building Official, City of Angleton

_____
City Engineer

View Communication

From:
DoNotReply@PowerClerk.com

To:
will_clark@sbcglobal.net

Cc:
tnmp_encroachment_review@pnmresources.com

Subject:
Project # ERP-00443 - Encroachment – Application Received

10/27/2025

Hello Will Clark,

Your application has been submitted successfully and the **Project # is ERP-00443.**

The TNMP Design Department is in the process of performing the initial review of the application. The review process may take up to 4 to 6 weeks. At the completion of the review, you will receive a communication via email from PowerClerk that provides the details on any additional information required or a letter of "No Objection".

We will continue to keep you and any additional project contacts identified updated during this entire process. If you have any **general** questions, please do not hesitate to reach out to us at **888-866-7456**.

Thank you for being a valued TNMP customer,

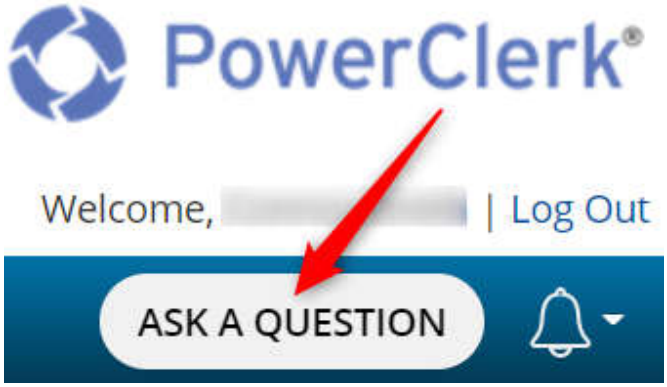
Sincerely,

The TNMP Encroachment Review Team

Do not reply to this email.

The Applicant, **Will Clark**, can view the status of the application at any time by logging in to **PowerClerk**.

Questions or concerns? Please select the "Ask a Question" button in the **top right-hand corner** of the PowerClerk portal or contact TNMP directly.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 1/13/2026

PREPARED BY: Scott Myers

AGENDA CONTENT: Review and take action on Fire Department Bond items

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $500,000 **FUNDS REQUESTED:** $500,000

FUND: Bond

EXECUTIVE SUMMARY:

Review and take Action on Angleton Fire Department station repair items to be paid for with existing bond.

RECOMMENDATION:

We recommend approval for the attached items at all three stations to be completed as soon as possible.

Angleton Fire Department Bond 2026

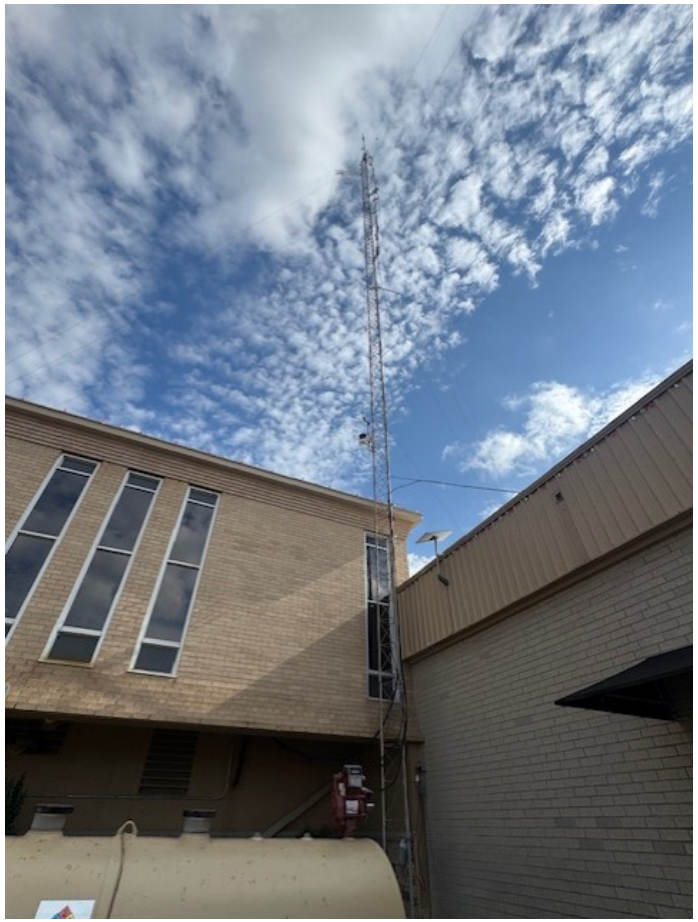
Objectives

1. Educate Awareness on The Fire Department's Top Equipment and Repairs List to the Mayor, City Council, and City Manager.
2. Gain city support to move forward with obtaining and repairing the Top Equipment and Repair Items.

Fire Department's Top Equipment and Repairs List

1. Fire Station 1's Antenna Tower
2. Emergency Generator at Station 1
3. Emergency Generators at Stations 2 and 3
4. Front Concrete Pad at Station 1
5. Rear Concrete Pad at Station 1
6. Firefighter Bunker Gear
7. Radios and Pagers
8. Rear Pull Up Door at Station 2

Fire Station’s 1 Antenna Tower



Fire Station's 1 Antenna Tower

Problem:

- Station 1's Antenna Tower is outdated and in need of major repairs.
- Repair cost are expensive.
- Safety – Cables need to be tightened, and structure beams repaired

Recommendations:

- Dissemble the antenna tower and relocate all equipment to the Angleton Police Department.

Fire Station's 1 Antenna Tower Continued

Options:

- Inspection $11,000.00
- Estimated $20,000.00 to fully repair.
- Spend $19,591.46 for disassembly and relocate all radio equipment from Station 1 to the Angleton Police Department.

Emergency Generator at Station 1

Emergency Generator at Station 1

Problem:

- Needs full maintenance performed (replace belt, air filter, fill with fresh coolant and corrosion inhibitor).
- Replace transfer switch PCB
- Replace failed block heater, heater hoses and clamps, and radiator cap
- Replace battery charger

Solution:

- Repair all items

Costs/Recommendations:

- Spend roughly $8871.18 on repairs.

Emergency Generators at Fire Stations 2 and 3

Generators at Fire Stations 2 and 3

Problem:

- Fire Stations 2 and 3 have nonfunctional emergency diesel power generators.
- Loss of power to station bay doors, commodities, and other critical equipment (battery chargers and truck shorelines) during major storms or area power outages.
- Current mitigating strategies for

1. Attaching portable generator to receptacle outlets. Select breakers must be switch off. Effective but cost response time.
2. Disable the auto door opener and open manually. Effective but dangerous

Solution:

- Improve reliability by replacing generators with new ones.

Generators at Fire Stations 2 and 3 Continued

Costs/Recommendations:

- Spend $110,950.00 to replace both generators(Ball Park Estimate).

Front Concrete Pad/Parking Lot at Station 1

Front Concrete Pad/Parking Lot at Station 1

Problem:

- Concrete Pad is cracked and unleveled with Chenango St.
- This causes the pad to hold water
- Parking lot needs correct material to sustain high traffic. The upper front is destroyed due to consistent vehicle tires turning when parking or leaving.
- Parking lot holds water.

Solution:

- Repair the front concrete pad and extend the parking lot length

Front Concrete Pad/Parking Lot at Station 1 Continued

Costs/Recommendations:

- Spend $49,870.00 for fixing and replacing the concrete pad and parking lot in front of Fire Station 1.

Rear Concrete Pad/Parking Lot at Station 1

Rear Concrete Pad/Parking Lot at Station 1

Problem:

- Concrete Pad is cracked, unleveled and holds water
- Concrete is getting to a point where we will stop performing truck checks (aerial truck's weight factor).
- North facing sidewalk needs to follow safety compliance and have ramps.

** *Note – Front concrete pad is a no go for aerial trucks due to power lines*

Solution:

- Replace both the rear concrete pad and parking lot with the correct width of concrete

Rear Concrete Pad/Parking Lot at Station 1 Continued

Costs/Recommendations

- Spend $95,340.00 to fix and replace the concrete pad and parking lot behind Fire Station 1.

Firefighter Bunker Gear

Firefighter Bunker Gear

Problem:

- Large amount of bunker gear going out of service by 2029. Need to start replacing current gear in small batches.
- New members and recruits need to be outfitted.
- Mitigating strategy is to rent gear.

Solution:

- Purchase new gear in small batches until 2029.

Firefighting Bunker Gear Continued

Cost/Recommendations:

- Spend $50,000.00 for new gear from here to 2029.

Radios and Pagers

Radios and Pagers

Problem:

- Roughly 15 Motorola APX 6000 radios need to be replaced
- Parts Replacement - select model parts are becoming obsolete and unreplaceable.
- Current radios are not NFPA 1802 rated (Communications Devices for Use by Emergency Services in the Hazard Zone)
- More pagers are needed for a growing department.

Solution:

- Order 15 radios and order more pagers.

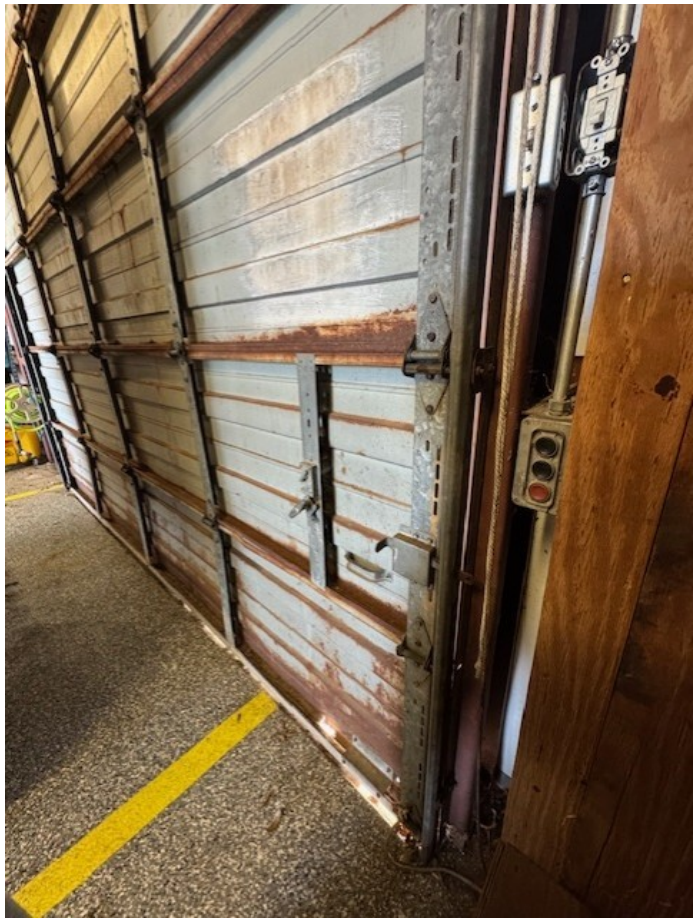
Radios and Pagers Continued

Cost/Recommendations:

- Spend 143,472.26 on radios and pagers.

***Note – pagers roughly $500.00 a piece*

Rear Pull-Up Door at Station 2



Rear Engine Bay Pull-Up Door at Station 2

Problem:

- Fire Station 2's rear door is outdated and has severe corrosion.

Solution:

- Replace and install a new bay door.

Cost/Recommendations:

- Spend $6,090.00 to replace Rear Bay Door

AVFD Bond 2026 Spreadsheet Top Equipment Line Items

	A	B	C	D	E
1		AVFD Bond 2026			
2					
3	Priority	Name	Descripton	Cost	Comment
4	1	Antenna	Relocate all Radio Equipment from Station 1 to APD	$ 19,591.46	$11,000.00 for inspection, $20,000.00 estimated repair
5	2	Generator at St. 1		$ 8,871.18	
6	3	Generator at St. 2 and St. 3		$ 110,950.00	
7	4	Concrete - Front		$ 49,870.00	
8	5	Concrete-Back Long		$ 95,340.00	
9	6	Gear		$ 50,000.00	
10	7	Radios and Pagers		$ 143,472.26	
11	8	Door at St. 2		$ 6,090.00	
12					
13			Total:	$ 484,184.90	
14					
15					
16					
17					
18					
19					
20					
21					

Thank You for listening.
End of Presentation

Questions

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

PREPARED BY: Gaudalupe Valdez

AGENDA CONTENT: Utility Master Plan Update

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:
Discussion and possible action accepting the Utility Master Plan.

HDR presented the Utility master plan to Council on October 14, 2025. Council requested a modification to the water supply plan to reflect that the City will meet future water demands with additional water well capacity. As the City continues to grow and the demand from the aquifers increases in Brazoria County, the City can supplement its water demands with additional surface water purchase.

RECOMMENDATION:

Council to accept the Utility Master Plan and direct HDR to bring a proposal for creating a City Wide Impact Fee.

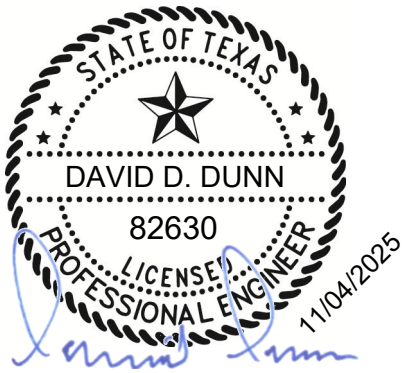
City of Angleton Utility Master Plan

Angleton, Texas

HDR Engineering, Inc.
Project No. 10388364

September 30, 2025

Updated November 4, 2025



This page is left blank intentionally.

Table of Contents

Executive Summary 1
1 Background 14
2 Water Master Plan 14
2.1 Objectives and Scope of Work 14
2.2 Data Sources 15
2.3 Existing Water Distribution System 15
2.3.1 Water System Pipeline Network 15
2.3.2 Storage Facilities 18
2.3.3 Booster Pumping Stations 18
2.3.4 Wells 19
2.4 Water Demands 19
2.4.1 Existing Demands 19
2.4.2 Land Use Projections 22
2.4.3 Development Areas 23
2.4.4 Future Demands 28
2.4.5 Minimum System Capacity Requirements 29
2.5 System Analysis 30
2.5.1 Existing System Update and Analysis 30
2.5.2 Future System Analysis 31
2.5.1 Operations Modifications 32
2.5.2 Future Improvements 39
2.6 Capital Improvements 41
2.7 Water Distribution CIP Opinion of Probable Construction Cost (OPCC) 46
3 Water Supply Evaluation 48
3.1 Water Demand 48
3.2 Existing Water Supply 48
3.3 Water Supply Needs 50
3.3.1 Future Water Needs Utilizing All Current Groundwater Supply 50
3.3.2 Future Water Needs Assuming the City Conserves Groundwater Supply 51
3.3.3 Summary of Future Water Supply Needs 51
3.4 Water Supply Strategies 54

3.4.1 Additional Purchases from BWA 54
3.4.2 Development of City Owned Groundwater Supply 55
3.5 Water Supply Plan 57
3.5.1 Total Supplies and Implementation Timeline 57
4 Wastewater Master Plan 65
4.1 Objectives and Scope of Work 65
4.2 Wastewater Data Sources 65
4.3 Background 65
4.3.1 Existing Wastewater Collection System 65
4.4 Wastewater Loading 69
4.4.1 Dry Weather Flow Development 69
4.4.2 Dry Weather Flow Validation 69
4.4.3 Wet Weather Flow Development 70
4.4.4 Wastewater Flows from Development Areas 72
4.5 Wastewater System Analysis 73
4.5.1 Wastewater System General Performance Metrics 73
4.5.2 Wastewater Model Update and Software Selection 74
4.5.3 Wastewater Model Extents 74
4.6 Wastewater Model Evaluation 76
4.6.1 Wastewater Line Size/Capacity 76
4.6.2 Lift Station Pump Capacity 77
4.6.3 Force Main Capacity 77
4.6.4 Existing System Performance 78
4.6.5 Future System Performance 81
4.7 Capital Improvements 84
4.7.1 Inflow and Infiltration Study Recommendations 84
4.7.2 Wastewater Conveyance CIP 86
4.7.3 Lift Station Pumping CIP 87
4.7.4 Force Main CIP 88
4.7.5 WWTP Expansion 88
4.8 Wastewater OPCC 89
4.8.1 Wastewater CIP Cost Summary 89
4.8.2 Wastewater CIP Prioritization 92

4.9 Additional Wastewater Recommendations....92
4.9.1 Asset Management Program....92
4.9.2 Manhole Condition Assessment....92
4.9.3 Flow Monitoring Program....92
4.9.4 Model Updates and GIS Integration....92
Appendix A – Comparison of Supplies and Demands
Appendix B – Water CIP Summary Sheets
Appendix C – Lift Station Pump Data
Appendix D – Lift Station Runtime Flow Chart
Appendix E – Wastewater CIP Summary Sheets

Tables

Table ES-1. Near-Term (10-year) Water Line CIPs.... 2
Table ES-2. Long-Term (30-year) Water Line CIPs.... 3
Table ES-3. Pumping and Storage Improvements (Long-Term).... 3
Table ES-4. Water Demands.... 4
Table ES-5. Annual Demand, Supply, and Need (acre-feet per year).... 4
Table ES-6. Maximum-Day Demand, Capacity, and Need (million gallons per day).... 5
Table ES-7. Strategy Implementation to Supply Annual Demands (ac-ft/yr) – Option B.... 7
Table ES-8. Strategy Implementation to Supply Maximum-Day Demands (mgd) – Option B.... 9
Table ES-9. Long-Term Wastewater Flows, with and without I&I Reduction....11
Table ES-10. Wastewater CIP without I&I Reduction....12
Table ES-11. Wastewater CIP with I&I Reduction Program....13
Table 2.1. Water System Pipeline Diameter Summary....17
Table 2.2. Water System Pipeline Material Summary....17
Table 2.3. Storage Facilities....18
Table 2.4. Existing Booster and Transfer Pumps....18
Table 2.5. City Water Well Capacities....19
Table 2.6. Annual Retail Water Used by Customer Type....20
Table 2.7. Average Number of Meters by Customer Type....20
Table 2.8. Existing Water Supplies and Current Annual Demands....22
Table 2.9. Existing Water Supplies and Current Maximum-Day Demands....22
Table 2.10. Existing Zoning Designations....24
Table 2.11. Anticipated Characteristics of each Development Area....27
Table 2.12. Projected Total Areas of Land Use with Future Development Areas....28
Table 2.13. Additional Near-Term and Long-Term Average-Day Demands....28
Table 2.14. Near-Term and Long-Term Number of Connections....29

Table 2.15. Minimum System Capacity per TAC Requirements (Near-Term).....29
Table 2.16. Additional Connections Allowed per TAC Requirements (Near-Term).....30
Table 2.17. Minimum System Capacity per TAC Requirements (Long-Term).....30
Table 2.18. Near-Term (10-year) Water Line CIPs.....46
Table 2.19. Long-Term (30-year) Water Line CIPs.....47
Table 2.20. Long-Term (30-year) Pumping Improvements.....47
Table 2.21. Long-Term (30-year) Storage Improvements.....47
Table 2.22. Long-Term (30-year) Water Supply Improvements.....47
Table 3.1. Water Demands.....48
Table 3.2. City Water Well Capacities.....49
Table 3.3. Water Supply Using 100% Annual Groundwater Capacity.....50
Table 3.4. Water Supply Using 50% Annual Groundwater Capacity.....50
Table 3.5. Annual Demand, Supply, and Need (acre-feet per year).....52
Table 3.6. Maximum-Day Demand, Capacity, and Need (million gallons per day).....53
Table 3.7. Additional Purchases from BWA Costs (January 2025 Prices).....55
Table 3.8. Additional City Owned Groundwater Costs (January 20205 Prices).....57
Table 3.9. Strategy Implementation to Supply Annual Demands (ac-ft/yr).....63
Table 3.10. Strategy Implementation to Supply Maximum-Day Demands (mgd).....64
Table 4.1. Wastewater System Pipeline Diameter Summary.....66
Table 4.2. Wastewater System Pipeline Material Summary.....67
Table 4.3. Atlas 14 Angleton Design Storm Estimates.....71
Table 4.4. Explanation of Wastewater Model Pipe Surcharge States.....76
Table 4.5. Force Main Maximum Capacity for Various Pipe Sizes.....77
Table 4.6. Long-Term Wastewater Flows, with and without I&I Reduction.....84
Table 4.7. Wastewater Conveyance Projects.....86
Table 4.8. Lift Station Improvements.....87
Table 4.9. Long-Term Force Main Projects.....88
Table 4.10. CIP Cost Summary - Without I&I Reduction.....90
Table 4.11. CIP Cost Summary - With I&I Reduction.....91

Figures

Figure ES-1. Comparison of Annual Supplies and Demands (2020-2073).....5
Figure ES-2. Comparison of Maximum-Day Capacity and Demands (2020-2073).....6
Figure ES-3. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Option B.....8
Figure ES-4. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity – Option B.....8
Figure ES-5. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity – Option B.....9

Figure 2.1. City of Angleton Existing Water Distribution System....16
Figure 2.2. Diurnal Patterns by Customer Type....21
Figure 2.3. Existing Zoning Designations....25
Figure 2.4. Development Areas for Assumed Growth....26
Figure 2.5. Existing System Average-day EST 1 Cycling....33
Figure 2.6. Near-term Average-day with Capital Improvements - EST 1 Cycling....33
Figure 2.7. Existing System Maximum-day EST 1 Cycling....34
Figure 2.8. Near-term Maximum-day with Capital Improvements - EST 1 Cycling....34
Figure 2.9. System Minimum Pressures: Long-Term Max Day - Existing Controls....35
Figure 2.10. System Minimum Pressures: Long-Term Max Day - Modified Controls....36
Figure 2.11. Long-Term Max Day EST 1 - Existing Controls....37
Figure 2.12. Long-Term Max Day EST 1 - Modified Controls....37
Figure 2.13. Long-Term Max Day EST 2 - Existing Controls....38
Figure 2.14. Long-Term Max Day EST 2 - Modified Controls....38
Figure 2.15. New Water Mains....42
Figure 2.16. Pump, Storage, and Existing Mains Improvements....43
Figure 2.17. Proposed Transmission Line for Additional Water Supply from BWA....45
Figure 3.1. Comparison of Annual Supplies and Demands (2020-2073)....52
Figure 3.2. Comparison of Maximum-Day Capacity and Demands (2020-2073)....53
Figure 3.3. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Water Supply Option A....59
Figure 3.4. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity– Water Supply Option A....59
Figure 3.5. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity– Water Supply Option A....60
Figure 3.6. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Water Supply Option B....61
Figure 3.7. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity– Water Supply Option B....61
Figure 3.8. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity– Water Supply Option B....62
Figure 4.1. Existing Wastewater Collection System....68
Figure 4.2. Hydraulic Model Extents....75
Figure 4.3. TAC §217.53(l)(2)(A) Table C.2....77
Figure 4.4. Existing System Dry Weather Flow Wastewater Model Results....79
Figure 4.5. Existing System Wet Weather Wastewater Model Results....80
Figure 4.6. Long-Term System Dry Weather Wastewater Model Results....82
Figure 4.7. Long-Term System Wet Weather Wastewater Model Results....83
Figure 4.8. Long-Term System Wet Weather Model Results with I&I Reduction....85

Acronyms/Abbreviations

ac-ft/yr	acre-feet per year
ADF	average daily flows
BWA	Brazosport Water Authority
CIP	Capital Improvement Plan
City	City of Angleton
DMR	discharge monitoring reports
DWF	dry weather flows
gal	gallons
gpm	gallons per minute
GW	groundwater
HDR	HDR Engineering, Inc.
I&I	inflow and infiltration
kWh	kilowatt-hour
max-day	Maximum-day
MFR	multi-family residential
mgd	million gallons per day
NOAA	National Oceanic and Atmospheric Administration
OPCC	Opinion of Probable Construction Cost
PVC	polyvinyl chloride
SFR	single family residential
SSO	sanitary sewer overflow
TAC	Texas Administrative Code
TCEQ	Texas Commission on Environmental Quality
TWDB	Texas Water Development Board
UMP	Utility Master Plan
WWTP	wastewater treatment plant

Executive Summary

The City of Angleton is preparing for growth in all areas that are currently not served by its utility water distribution and wastewater collection system. This water and wastewater master plan identifies capital improvement projects necessary to serve this growth effectively, while also maintaining and improving existing infrastructure.

Growth projections were developed and used to project future water demand and wastewater flows, based on information provided by City staff regarding current and future land use, and anticipated future growth in specific areas. These projections anticipate an additional 15,700 service connections over the next 30 years, in addition to the City's current 7,547 metered connections in August 2024.

Hydraulic models of the City's water distribution system and wastewater collection system were updated from previous efforts by incorporating infrastructure improvements added since the last utility master plan (UMP) in 2019[1], and calibration to recently observed water system operational data and wastewater flows. The future water demands and wastewater flows (dry and wet weather) were incorporated into the updated water and wastewater models, under current, near-term (2033), and long-term (2053) conditions. The capabilities of the existing systems were evaluated under these three demand scenarios to identify improvements necessary to serve the existing and future demands.

Deficiencies in the water system were identified as the inability to maintain system pressures above 35 pounds per square inch (psi) during maximum-day demands or pipe velocities exceeding six (6) feet per second. Deficiencies in the wastewater collection system were identified as surcharges in pipes exceeding 3 feet below ground elevation, which indicates areas of high risk for potential sanitary sewer overflows (SSOs). The current system storage, pumping, and supply capacities were also compared to State of Texas requirements for public water systems (30 TAC §290.45) to identify any additional water system deficiencies.

Capital Improvement Plans (CIPs) were developed consisting of projects identified that, when constructed, will alleviate the system deficiencies for the near-term (10-year, 2033) and long-term (30-year, 2053) conditions. Note that only those projects needed to meet 2033 demands are considered eligible for impact fee assessment, because impact fees can only be assessed for projects needed within a 10-year period (Texas Local Government Code §395.014). The City of Angleton has not yet adopted an impact fee ordinance.

In addition to developing CIPs for the water distribution and wastewater collection systems, future water demands were projected through year 2073, and a water supply plan was developed to recommend strategies to meet the City's future water supply needs.

[1] HDR Engineering, Inc., "Utility Master Plan," City of Angleton, March 2019.

Summary of Water Master Plan

The City's water distribution system is comprised of about 144 miles of water distribution mains ranging in diameter from 1-inch to18 inches, with over 56 percent either 6 inches or 8 inches. The system includes four ground storage tanks totaling 2.47 million gallons (mg). Three booster pump stations (11 total pumps) draw water from the ground storage tanks and pressurize the system with a total pumping capacity of 9,150 gallons per minute (gpm). When the pumps are not running, system pressures are maintained with two elevated storage tanks totaling 1.25 mg.

The City is supplied through a contract with the Brazosport Water Authority (BWA) for 2.3 million gallons per day (mgd) and five active groundwater wells with a total production capacity of 4.7 mgd. The City's total supply capacity is 7.0 mgd to supply water under maximum-day demand conditions.

The CIP to provide the necessary infrastructure to meet the near-term and long-term system demands is shown in Tables ES-1, ES-2, and ES-3.

Table ES-1. Near-Term (10-year) Water Line CIPs

Recommended CIP	Pipe Diameter (in)	Pipe Length (LF)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
North East Expansion	8	8,600	$3,920,000	50%
	16	2,000		
CR 44 Extension	12	9,000	$3,334,000	25%
HWY 288 & FM 523	12	2,500	$1,089,000	100%
Henderson to CR 44	12	9,000	$3,920,000	25%
FM 523 Interconnect	12	2,300	$1,002,000	25%
E Phillips Rd & CR 220 Interconnect	12	6,400	$2,788,000	25%
S Velasco St Loop	8	1,600	$421,000	25%
Henderson Transmission Line	12	9,400	$4,095,000	50%
N Chenango St and Wilkins	16	550	$294,000	50%

Table ES-2. Long-Term (30-year) Water Line CIPs

Recommended CIP	Pipe Diameter (in)	Pipe Length (LF)	OPCC (2025 dollars)
CR 428 & S Downing Rd Interconnect	8	2,700	$711,000
CR 428 WL	8	4,800	$1,263,000
CR 220 Loop	8	8,900	$2,342,000
HWY 288 NB WL Extension	8	2,300	$605,000
Coale Rd and HWY 288 Loop	12	13,100	$5,706,000
CR 219 WL	16	7,100	$3,802,000
Coale Rd and HWY 288B Loop	8	14,400	$3,790,000
CR 288 WL Extension	8	4,400	$1,158,000
BWA Transmission Line	12	39,600	$17,250,000

Table ES-3. Pumping and Storage Improvements (Long-Term)

Recommended CIP	Additional capacity	OPCC[1] (2025 dollars)
Chenango Pump Station Improvements	750 gpm	$980,000
Henderson Distribution Pump Improvements	850 gpm	$1,116,000
EST 3*	1.0 mg	$10,890,000

*EST 3 should be completed within 10 years, as only 400 connections can be added to the system in excess of those projected as “Near-Term” before this additional storage will be needed.

Summary of Water Supply Plan

In addition to providing sufficient pumping and transmission capacity internal to the water distribution system, the City must have sufficient water supplies available to meet annual and maximum-day water demands. Annual water demands are equivalent to average-day demands, but are expressed as volumes in acre-feet per year (ac-ft/yr). Based on the City’s current water use characteristics (average-day use per connection and maximum-day peaking factor), future water demands were compared to the City’s existing water supplies through year 2073, which is 20 years beyond the long-term time period of the water distribution system master plan. This is because major water supply projects can often take a decade or longer to develop and require a longer time period for planning. Consequently, water demand projections were developed based on current (2023) demands, the near-term growth (2033), the long-term growth (2053), and 50-year growth (2073). The resulting water demand projections are shown in Table ES-4.

Table ES-4. Water Demands

Year	Average-Day Demand) (ac-ft/yr)	Maximum-Day Demand (mgd)
2023	1,873	3.35
2028	2,413	4.31
2033	3,108	5.55
2043	4,115	7.35
2053	5,449	9.73
2073	7,229	12.91

Assuming the groundwater wells are pumped at full capacity, the City of Angleton has a total combined annual supply of 5,077 ac-ft/yr and a maximum-day capacity of 7.0 mgd across the entire planning period.

It is a possibility that the City's groundwater withdrawals will be limited in the future by subsidence-related regulations, due to the large growth expected in the Brazoria County area. Therefore, for the purpose of this water supply plan, a scenario where the City uses only half of the annual groundwater supply capacity is also considered. Assuming the groundwater wells are used primarily to meet maximum-day demands, resulting in utilization of about half of their annual supply, the City of Angleton has a total combined annual supply of 3,827 ac-ft/yr.

Projected annual demands, supplies and needs are shown in Table ES-5 and Figure ES-1. Maximum-Day demands, supplies, and needs are shown in Table ES-6 and Figure ES-2.

Table ES-5. Annual Demand, Supply, and Need (acre-feet per year)

Year	Ave-Day Demand	BWA Surface Water Supply	Annual Well Supply		Total Annual Supply		Annual Surplus/(Need)	
			100% GW Capacity	*50% GW Capacity*	*100% GW Capacity*	*50% GW Capacity*	*100% GW Capacity*	*50% GW Capacity*
2023	1,873	2,576	2,501	1,251	5,077	3,827	3,204	1,954
2028	2,413	2,576	2,501	1,251	5,077	3,827	2,664	1,414
2033	3,108	2,576	2,501	1,251	5,077	3,827	1,969	719
2043	4,115	2,576	2,501	1,251	5,077	3,827	962	(289)
2053	5,449	2,576	2,501	1,251	5,077	3,827	(372)	(1,622)
2073	7,229	2,576	2,501	1,251	5,077	3,827	(2,152)	(3,403)

Figure ES-1. Comparison of Annual Supplies and Demands (2020-2073)

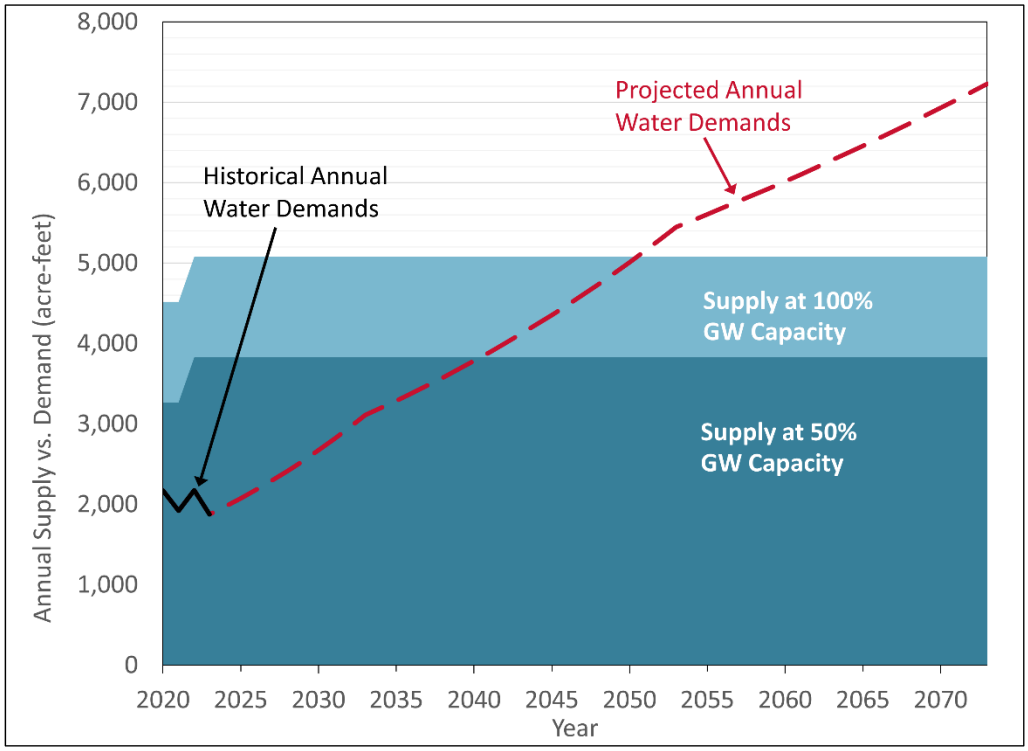
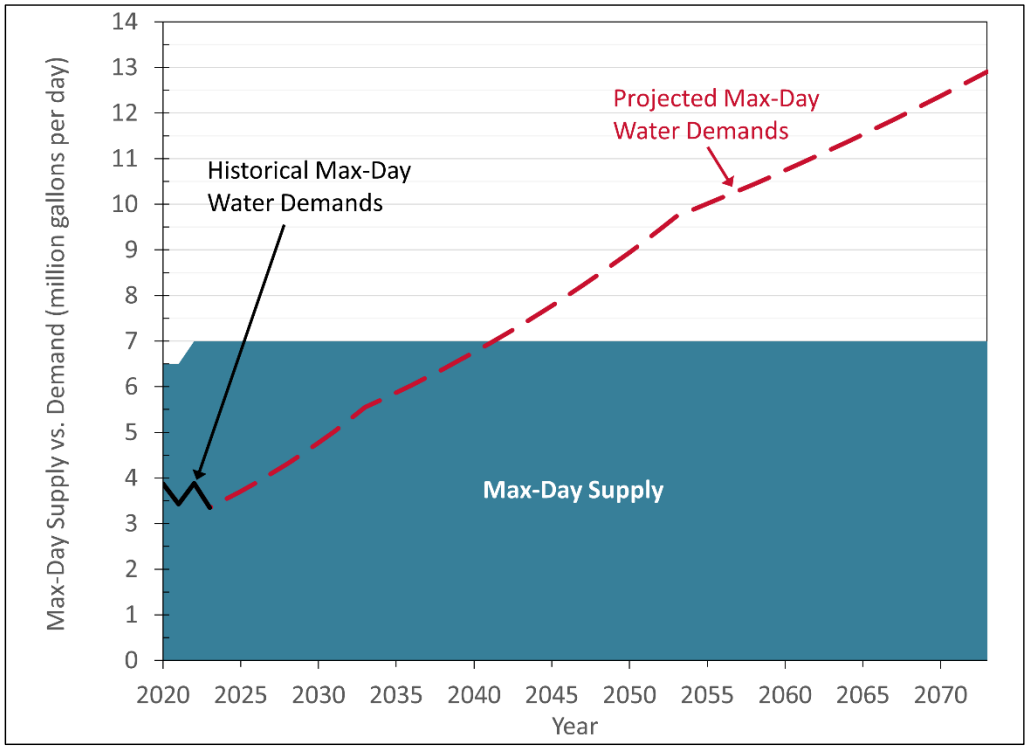


Table ES-6. Maximum-Day Demand, Capacity, and Need (million gallons per day)

Year	Maximum-Day Demands	BWA Surface Water Supply Capacity	Well Capacity	Total Capacity	Maximum-Day Surplus/ (Need)
2023	3.35	2.30	4.70	7.00	3.65
2028	4.31	2.30	4.70	7.00	2.69
2033	5.55	2.30	4.70	7.00	1.45
2043	7.35	2.30	4.70	7.00	(0.35)
2053	9.73	2.30	4.70	7.00	(2.73)
2073	12.91	2.30	4.70	7.00	(5.91)

Figure ES-2. Comparison of Maximum-Day Capacity and Demands (2020-2073)



Two primary water supply strategies were identified and evaluated for this water supply plan:

1. Additional City-owned groundwater wells, and
2. Additional supply from BWA.

Both of these supply strategies will be needed to meet future annual and maximum-day demands through the 50-year water supply planning period.

Two alternative options were considered, differing only in the timing of when specific components are implemented.

- Water Supply Option A. Obtain the additional BWA supplies first, and
- Water Supply Option B. Develop the additional groundwater first.

With either option, when the two water management strategies are fully implemented, the City will have an additional 6,461 ac-ft/yr of annual supplies and an additional 5.95 mgd of maximum-day capacity, as shown in Table ES-7 and ES-8.

Option A was the water supply plan recommended originally and Option B was not presented originally in this report. However, during the City Council meeting of October 14, 2025, the Council requested that Option B be added as the Council's preferred path forward to delay expenditure on the additional BWA supply as long as possible.

The implementation plan for Option B to develop additional annual and maximum-day supplies is shown in Table ES-7 and Figures ES-3 and ES-4 (annual supplies), and Table ES-8 and Figure ES-5 (maximum-day supplies).

As shown in the tables and figures, the critical factor is the need to provide sufficient maximum-day capacity at appropriate times in the future.

To meet the projected maximum-day demands later in the planning period, the City will need to rely on 100% of the City's current groundwater maximum-day capacity alongside both water management strategies (additional BWA supply and additional groundwater wells).

Table ES-7. Strategy Implementation to Supply Annual Demands (ac-ft/yr) – Water Supply Option B

Demand / Supply / Strategy	2028	2033	2043	2073
Current System				
Projected Average-Day Demand	2,413	3,108	4,115	7,229
Current Supply at 50% Groundwater Capacity	3,827	3,827	3,827	3,827
Current Supply at 100% Groundwater Capacity	5,077	5,077	5,077	5,077
Surplus/(Need) at 50% Groundwater Capacity	1,414	719	(289)	(3,403)
Surplus/(Need) at 100% Groundwater Capacity	2,664	1,969	962	(2,152)
Recommended Water Management Strategies				
Development of Additional City Groundwater	0	0	862	4,310
Additional BWA Surface Water Supplies	0	0	0	2,151
Total Future System				
Supply from Recommended Strategies	0	0	862	6,461
Total Supplies at 50% Current Groundwater Capacity	3,827	3,827	4,689	10,288
Total Supplies at 100% Current Groundwater Capacity	5,077	5,077	5,939	11,538
Surplus/(Need) at 50% Current Groundwater Capacity	1,414	719	574	3,059
Surplus/(Need) at 100% Current Groundwater Capacity	2,664	1,969	1,824	4,309

Figure ES-3. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Water Supply Option B

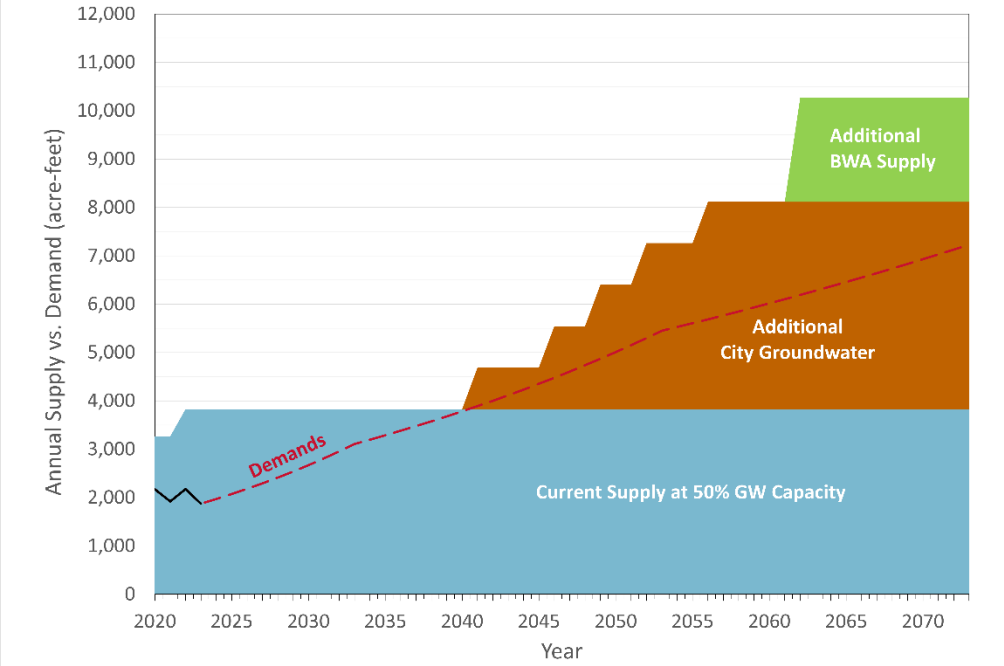


Figure ES-4. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity – Water Supply Option B

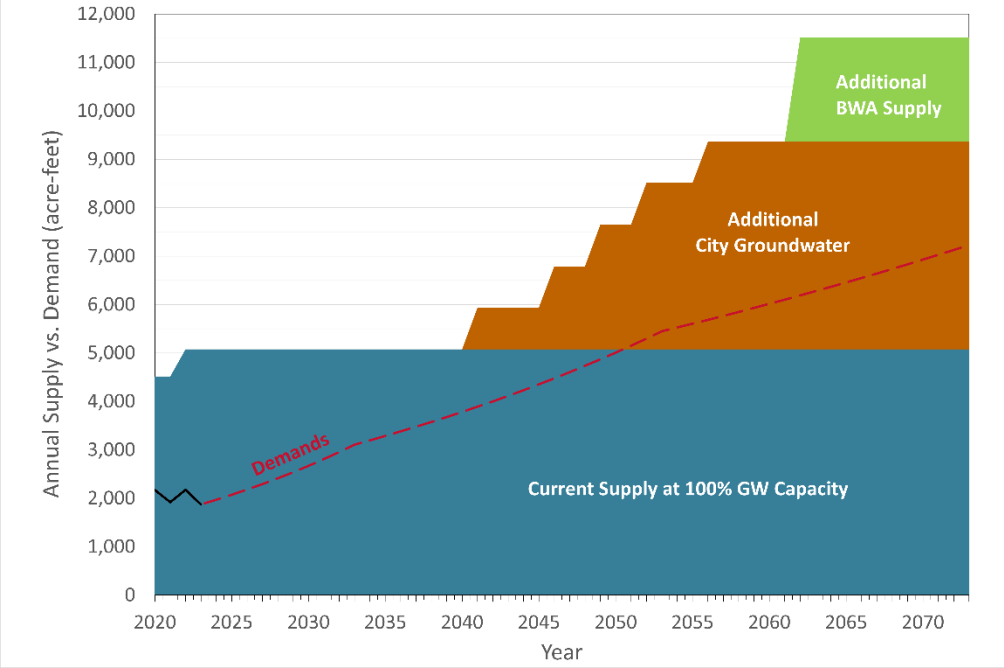
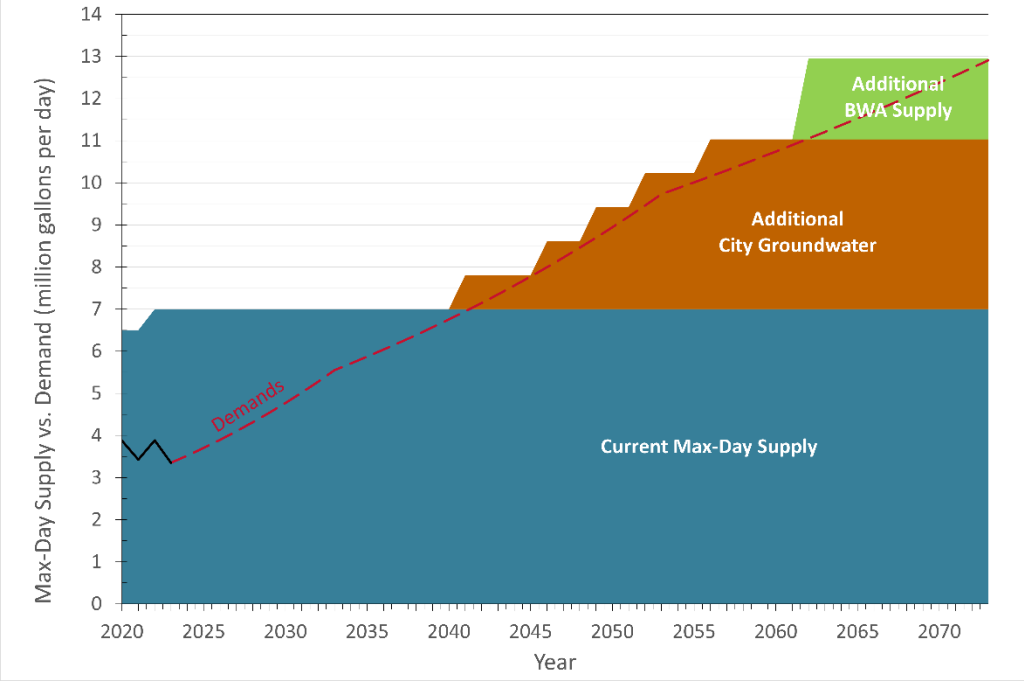


Table ES-8. Strategy Implementation to Supply Maximum-Day Demands (mgd) – Water Supply Option B

Demand / Supply / Strategy	2028	2033	2043	2073
Current System				
Projected Maximum-Day Demand	4.31	5.55	7.35	12.91
Current Supply Capacity	7.00	7.00	7.00	7.00
Surplus/(Need)	2.69	1.45	(0.35)	(5.91)
Recommended Water Management Strategies				
Development of Additional City Groundwater	0	0	862	4,310
Additional BWA Surface Water Supplies	0	0	0	2,151
Total Future System				
Supply from Recommended Strategies	0	0	862	6,461
Total Supplies at 50% Current Groundwater Capacity	3,827	3,827	4,689	10,288
Total Supplies at 100% Current Groundwater Capacity	5,077	5,077	5,939	11,538

Figure ES-5. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity – Water Supply Option B



Summary of Wastewater Master Plan

The City's wastewater collection system is comprised of about 110 miles of gravity and force main pipes, and a large number of lift stations discharging into a variety of force mains. Some of the lift stations are regional in nature, transmitting wastewater flows collected from more than one upstream gravity line or force main.

The hydraulic model developed for this master plan indicates that the existing system generally conveys dry weather flows well under both existing and future conditions, with relatively few capacity issues and none that indicate an SSO will occur during dry weather.

Operational data provided by the City indicates that large amounts of inflow and infiltration (I&I) enter the wastewater collection system and contribute to excessively high wastewater flows during storm events, resulting in a number of areas of concern for wet weather SSOs. It is recommended that the City conduct an I&I study to better characterize system performance and ultimately rehabilitate areas that exhibit elevated levels of wet weather flow, and better refine the City's wastewater CIP.

The City's primary focus when it comes to CIP projects should be improvements that can decrease I&I. An I&I study should be conducted to understand the wastewater collection system wholistically.

The City's wastewater treatment plant (WWTP) is located along Sebesta Road in the southwest portion of town. The WWTP's current Texas Pollutant Discharge Elimination System (TPDES) Permit (Permit No. WQ0010548004) allows a maximum annual average effluent flow of 3.6 mgd to be discharged into Oyster Creek, and no more than 12,500 gpm (~18 mgd) during any two hour period.

Analysis of lift station run times during observed wet weather events indicates that many lift stations experience substantial wet weather flows with peaking factors well exceeding 12. Overall, the system at the discharge to the wastewater treatment plant exhibits a peaking factor 5.6, i.e., the wet weather flow is 5.6 times greater than the dry weather flow. Inflows to the WWTP following storm events frequently overwhelm the plant, increasing the risk of violating the plant's TPDES permit conditions.

If the City pursues an I&I reduction study, it was assumed that individual peaking factors throughout the system greater than 4.0 could be reduced by 30%, with a minimum peaking factor of 4.0. Using this methodology, the overall system-wide peaking would be reduced from 5.6 to 4.7, or a 3.9 mgd (16%) overall reduction of inflows to the WWTP during wet weather events, as summarized in Table ES-9. This is a considerable reduction, but still greatly exceeds the current capacity of the WWTP. Note that TCEQ requires new WWTPs be designed for a peaking factor of at least 4.0 in the absence of hourly peak flow data (30 TAC §217.32(a)(2)).

Table ES-9. Long-Term Wastewater Flows, with and without I&I Reduction

	Long-Term Flows	Long-Term Flows With I&I Reduction
Peak Dry Weather Flow (mgd)	4.4	4.4
Inflow and Infiltration (mgd)	19.9	16.0
Peak Wet Weather Flow (mgd)	24.3	20.4
System Peaking Factor	5.6	4.7

Proposed CIP projects were identified and sized to accommodate long-term growth through 2053 under wet weather conditions with no consideration of I&I reduction, and with an assumed I&I reduction of 30% for those areas exhibiting greater than a 4.0 peaking factor.

The CIP to provide the necessary infrastructure to meet the near-term and long-term system flows is shown in Table ES-10 (without I&I reduction) and Table ES-11 (with I&I reduction). If no efforts are made to reduce I&I, the capital costs to convey wet weather wastewater flows to the wastewater treatment plant total $51.99 million. However, if an aggressive program is implemented to reduce I&I, this cost reduces to $22.67 million, a reduction of $29.32 million (56.4%). This savings would be realized by eliminating several lift station, force main, and gravity sewer projects and reducing the diameter of several other gravity and force main projects.

HDR strongly encourages the City to pursue an aggressive I&I reduction program to reduce the occurrences of SSOs and better prepare the City to meet the demands of future growth by dramatically reducing the costs of wastewater infrastructure. Simply installing larger pipes to convey the wastewater flows will simply fill those new, larger pipes with I&I flows.

Table ES-10. Wastewater CIP without I&I Reduction

Project ID	Recommended CIP	Number of Pumps Added	Pump Capacity Added (gpm)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
PUMP-1	LS 1 Lift Station	2	800	$1,815,000	25%
PUMP-2	LS 7 Bypass Lift Station	2	2,250	$1,815,000	50%
PUMP-3	LS 7 Lift Station	1	1,200	$1,815,000	50%
PUMP-4	LS 8 Lift Station	3	1,200	$1,815,000	50%
PUMP-5	LS 9 Lift Station	1	250	$1,815,000	0%
PUMP-6	LS 23 Lift Station	1	350	$1,815,000	0%
PUMP-7	LS 24 Lift Station	1	350	$1,815,000	25%
Project ID	**Recommended CIP**	**Pipe Diameter (in)**	**Pipe Length (LF)**	**OPCC (2025 dollars)**	**% of Cost Impact Fee Eligible**
FM-1	Lift Station 1 Force Main	18	1,010	$1,284,000	25%
FM-2	Lift Station 7 Bypass Force Main	24	12,300	$20,762,000	50%
FM-3	Lift Station 8 Force Main	18	277	$176,000	50%
FM-4	Lift Station 24 Force Main	10	405	$144,000	25%
WWL-1	Shannon Street & Karankawa Lane	36	4,110	$5,222,000	50%
WWL-2	Hospital Dr. from Buchta Rd to Valderas St	27	3,210	$3,059,000	50%
WWL-3	E. Mulberry St. West of I-35	16	3,860	$4,344,000	50%
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265	$3,600,000	25%
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230	$693,000	25%
WWL-6	Lift Station 46 Tributary	12	2,425	$1,035,000	100%
Total Cost of CIP Projects Without I&I Reduction				**$51,989,000**	

Table ES-11. Wastewater CIP with I&I Reduction Program

Project ID	Recommended CIP	Number of Pumps Added	Pump Capacity (gpm)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
PUMP-1	LS 1 Pump Station	2	800	$1,815,000	25%
PUMP-2	No longer needed after I&I reduction.				
PUMP-3	LS 7 Pump Station	1	1,200	$1,815,000	50%
PUMP-4	LS 8 Pump Station	3	1,200	$1,815,000	50%
PUMP-5	No longer needed after I&I reduction.				
PUMP-6	No longer needed after I&I reduction.				
PUMP-7	LS 24 Pump Station	1	350	$1,815,000	25%
Project ID	**Recommended CIP**	**Pipe Diameter (in)**	**Pipe Length (LF)**	**OPCC (2025 dollars)**	**% of Cost Impact Fee Eligible**
FM-1	Lift Station 1 Force Main	18	1,010	$1,284,000	25%
FM-2	No longer needed after I&I reduction.				
FM-3	Lift Station 8 Force Main	**16***	277	$156,000	50%
FM-4	Lift Station 24 Force Main	10	405	$144,000	25%
FM-5	No longer needed after I&I reduction.				
WWL-1	Shannon Street & Karankawa Lane	**30***	4,110	$4,327,000	50%
WWL-2	No longer needed after I&I reduction.				
WWL-3	E. Mulberry St. West of I-35	16	3,860	$4,344,000	50%
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265	$3,600,000	25%
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230	$693,000	25%
WWL-6	Lift Station 46 Tributary	**10***	2,425	$859,000	100%
Total Cost of CIP Projects With I&I Reduction				**$22,667,000**	

*Diameter of project is reduced with I&I reduction.

1 Background

Incorporated in 1912, the City of Angleton is located about 40 miles south of Houston on Highway 288 and is the Brazoria County seat. The City of Angleton owns and manages its own water and wastewater systems to service a population of approximately 20,200. The water system includes the purchase of potable water from the Brazosport Water Authority (BWA), production of potable water from City wells, transmission, distribution and storage of water for customer use.

The City's last Comprehensive Master Plan was completed in 2019. This plan covered details pertaining to the City's utilities (water and wastewater), land use, and public facilities. Several of the recommendations from that plan have been implemented. However, expected development areas have changed since 2019. The City has experienced fluctuations in growth, new developments, and system expansions. In addition, wear and tear on the water and wastewater facilities have created a need for greater focus on rehabilitation of the water distribution and wastewater collection systems. This master plan will serve as a road map for the City by identifying system deficiencies through hydraulic analyses, provide a plan for future growth, and the infrastructure improvements required to accommodate anticipated growth.

2 Water Master Plan

The system is responsible for supplying potable water that complies with all federal and state water quality standards and to meet customer water demands at all times. Water is provided through three ground storage and booster pump stations, six wells, and two elevated storage tanks. In addition, the City also purchases approximately2.3 million gallons per day (mgd) (approximately 840 million gallons per year) from the BWA, delivered through a transmission pipeline from the BWA water treatment facility to the City's Henderson and Jamison water plants.

2.1 Objectives and Scope of Work

The scope of work for the water distribution portion of this Utility Master Plan (UMP) includes the following tasks:

- Analyze historical and existing water demands
- Project future water demands
- Update and analyze the hydraulic model of the water distribution system
- Evaluate hydraulic deficiencies for existing and future conditions using the hydraulic model
- Develop recommendations for improvement in a Capital Improvement Program (CIP)

2.2 Data Sources

Various sources of data were provided by the City for use with the water hydraulic model update. These sources included reports, geographic information system (GIS) electronic files, and record drawings from completed construction projects, as well as the following:

- 2019 Utility Master Plan (UMP)
- Monthly total connections from 2017 – 2024
- Texas Water Development Board (TWDB) Data
- Historical Production Data
- Land Use Plan
- City Development Services map of future development areas
- Facility SCADA
- Storage Tank Condition Assessments

2.3 Existing Water Distribution System

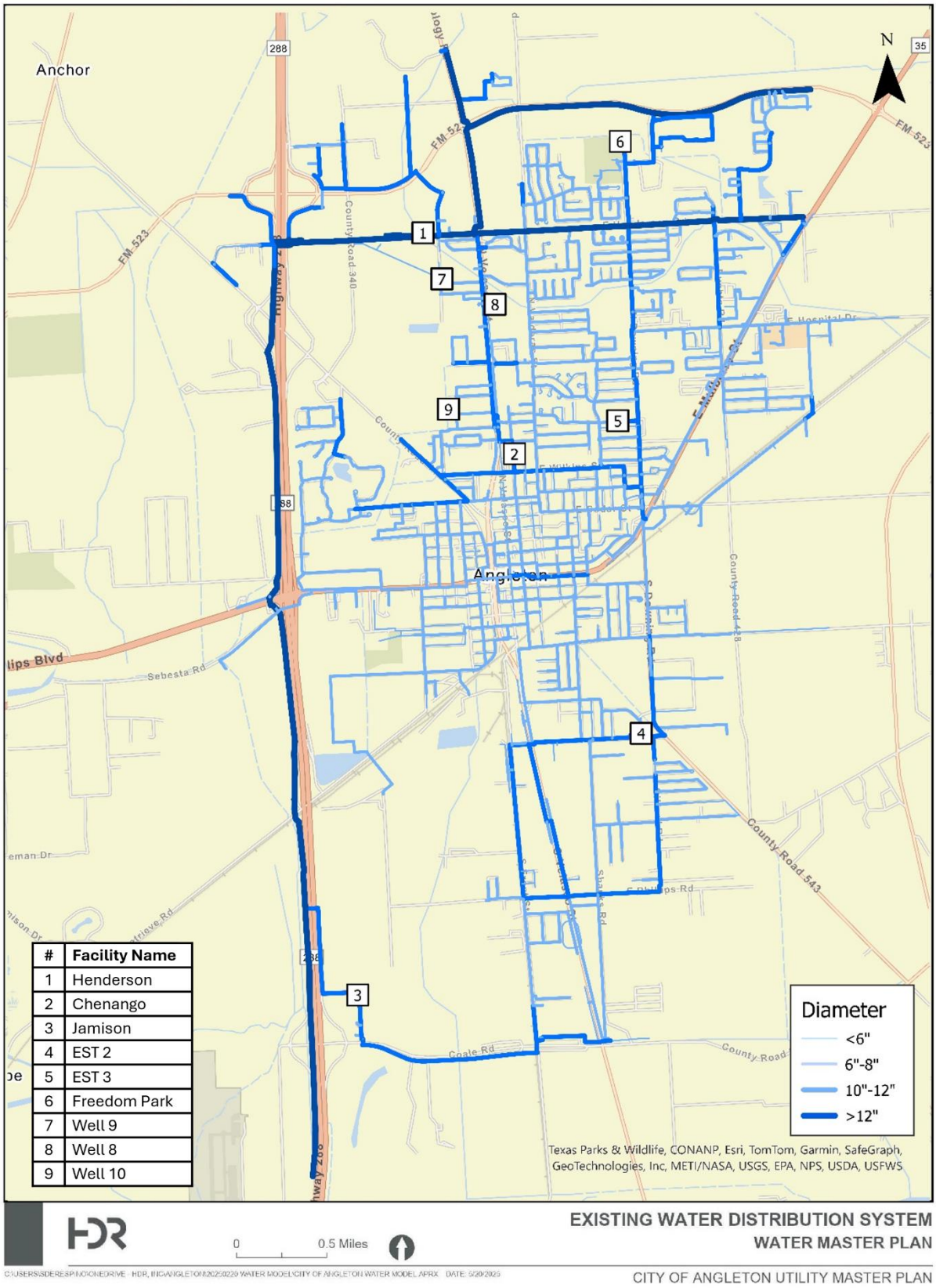
The Department of Public Works operates and maintains the water distribution system, consisting of three ground storage tanks and booster pump stations (Henderson Plant, Chenango Street Plant, and Jamison Plant) and two elevated water storage tanks (Northside and Southside). The City obtains its water from the BWA, a surface water wholesaler. The surface water supply is supplemented with City-owned groundwater wells in times of high demand. The City's water distribution system consists of pipelines, storage reservoirs, pumping stations, control valves, fire hydrants, and water meters located throughout the system. The City has approximately 144 miles of water pipelines varying in size from 1 inch to 18 inches in diameter, and approximately 7,500 metered water service connections. Accounting for apartment complexes served by single master meters, the City serves approximately 9,513 total units.

Figure 2.1 shows the City's water distribution system. The following sub-sections describe the details of the City's water system.

2.3.1 Water System Pipeline Network

The City's distribution system consists of a wide variety of pipe types, sizes, and ages, and reflects ongoing growth of the system. Table 2.1 presents the total length of pipes by diameter, and Table 2.2 shows the breakdown of pipes by material. New pipes installed since the 2019 UMP were assumed to be polyvinyl chloride (PVC) if not otherwise identified.

Figure 2.1. City of Angleton Existing Water Distribution System



#	Facility Name
1	Henderson
2	Chenango
3	Jamison
4	EST 2
5	EST 3
6	Freedom Park
7	Well 9
8	Well 8
9	Well 10

Table 2.1. Water System Pipeline Diameter Summary

Diameter (inches)	Length (feet)	Percent of Total
1	8,206	1.1%
2	92,526	12.2%
3	5,977	0.8%
4	17,328	2.3%
6	164,180	21.6%
8	273,915	36.0%
10	23,607	3.1%
12	109,805	14.4%
16	35,599	4.7%
18	29,063	3.8%
Total	760,207	

Source: City's GIS database

Table 2.2. Water System Pipeline Material Summary

Material	Length (feet)	Percent of Total
Asbestos Cement	305,323	40.2%
Cast Iron	35,472	4.7%
Ductile Iron	1,566	0.2%
Galvanized	7,834	1.0%
Polyethylene	9,018	1.2%
Polypropylene	11	0.0%
PVC	343,933	45.2%
Unknown	57,050	7.5%
Total	760,207	

Source: City's GIS database

The age and material of the pipelines within a system is important for a variety of reasons. As pipelines age and deteriorate, the likelihood of failure increases. As pipelines age, the hydraulic carrying capacity can decrease if the lining of the pipe deteriorates. Depending on the material, the decrease in capacity and the frequency of repairs can be significant. Monitoring the age of the pipelines in a system is essential so that system operators and managers can make informed decisions about the pipe network and its needs.

2.3.2 Storage Facilities

The City's existing storage facilities are shown in Table 2.3.

Table 2.3. Storage Facilities

Storage Facilities	Capacity (gallons)
EST 1	500,000
EST 2	750,000
Total Existing Elevated Storage	**1,250,000**
Water Plant #3 (Henderson) GST 1	1,000,000
Water Plant #2 (Chenango) GST	1,000,000
Water Plant #4 (Jamison) GST	400,000
Total Existing Ground Storage	**2,467,890**

2.3.3 Booster Pumping Stations

The City has three booster pump stations which provide water supply to the various City customers and boost system pressures in the service area. Table 2.4 shows a summary of the pump stations. The Henderson plant also has two 750 gallons per minute (gpm) pumps that transfer water from the storage tank at Plant 3 to the storage tank at the Chenango Plant via a dedicated 12" water line.

Table 2.4. Existing Booster and Transfer Pumps

Description	Type	Capacity (gpm, each)	No. of Pumps	Total dynamic head (feet)
Chenango Plant	Booster	850	3	137
Jamison Plant	Booster	850	3	220*
Henderson Plant	Booster	850	3	137
	Transfer	750	2	39

*A pressure reducing valve in the system is designed to reduce pressure to 60 psi downstream of the Jamison Plant, but is currently not utilized. It likely will be needed in the future after system improvements are made to the south part of the system.

2.3.4 Wells

The City owns seven groundwater production wells. Wells 6 and 7 are out of service; however, a rehabilitation project in the early planning stages may enable these wells to supply water in the future. Supply from these wells is not considered in this plan. Table 3-5 shows the capacity of each of the production wells in the distribution system.

Table 2.5. City Water Well Capacities

Well Number	Capacity (gpm)*
Well #6 (Out of Service)**	400
Well #7 (Out of Service)**	450
Well #8	550
Well #9	635
Well #10	725
Well #11	697
Freedom Park Well	750

*Capacities from Texas Drinking Water Watch Tested Capacity
**Wells #6 and #7 may be put back into service pending the results of a rehabilitation project that is in the early planning stages. Supply from these wells is not considered in this plan.

2.4 Water Demands

2.4.1 Existing Demands

WATER DEMAND CLASSIFICATION BY CUSTOMER TYPE

The City provides water to a variety of customer classes, as shown in Table 2.6. The single largest customer category is single family residential (SFR) customers, followed by commercial and multi-family residential (MFR) customers. Total water use was reported by the TWDB[2]. Volumes were allocated to customer categories based on an average percent of total demand from historical data (2009-2013). In the future, this allocation of demand is expected to continue as single family residential and multi-family residential make up a large majority of the non-rural parcels in the City's service area.

[2] Texas Water Development Board Regional Water Planning Water User Group (WUG) Utility – Summary Estimates. https://www3.twdb.texas.gov/apps/reports/WU_REP/SumFinal_UtilityWUGSum

Table 2.6. Annual Retail Water Used by Customer Type

Water Use Category	Annual Retail Water Use (million gallons)					
	2018	2019	2020	2021	2022	2023
SFR	508.3	492.3	493.1	435.8	494.0	508.3
MFR	88.8	86.0	86.1	76.1	86.3	88.8
Industrial	-	-	-	-	-	-
Commercial	132.2	128.0	128.3	113.3	128.5	132.2
Institutional	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Total*	**729.2**	**706.3**	**707.5**	**625.2**	**708.8**	**729.2**

*Total water use from TWDB

WATER DEMAND CLASSIFICATION BY NUMBER OF CONNECTIONS

The City's roughly 7,500 metered service connections serve a variety of different customer types, including single family residential, multi-family residential, and commercial/industrial. The number of existing SFR meters was estimated based on yearly additional connection data provided by the City for 2017-2023. Historical data indicates approximately 35 SFR connections were added to the system between 2014-2016.

To estimate MFR and Commercial/Industrial total meters, ratios of MFR or Commercial total meters to SFR total meters were maintained from the 2019 UMP.

89 percent of the City's total metered service connections are SFR, and 1 percent are MFR. The majority of water consumption occurs within the residential sector. Typically, MFR service connections serve multiple residences and therefore use more water per meter. Commercial and Industrial accounts make up the remaining 10 percent of the total connections. Table 2.7 lists the total number of meters and estimated equivalent SFR connections by customer type.

Table 2.7. Average Number of Meters by Customer Type

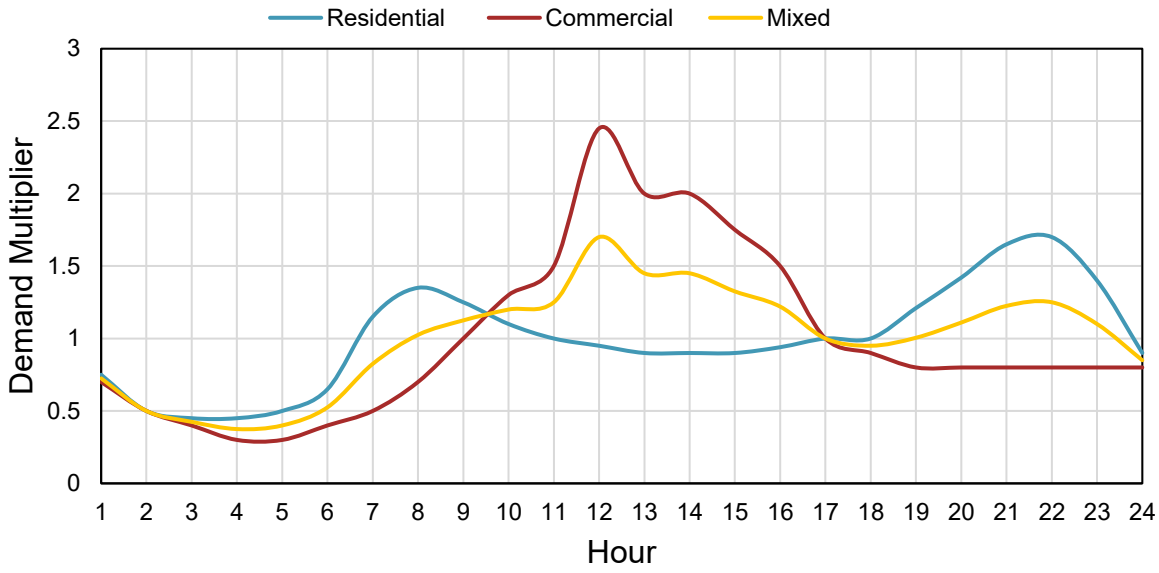
Water Use Category	Total Meters	Equivalent SFR Connections	Average Use per Meter (1,000 gal)
SFR	6,717	6,717	75.7
MFR	67	1,134	1,325.4
Commercial/Ind.	754	1,742	175.3
Total	7,538	9,593	

Note: Meter and connection counts shown are as of August 2024.

DIURNAL PATTERNS BY CUSTOMER TYPE

Water demand varies temporally throughout a day, and this variation is referred to as a diurnal pattern. Typical diurnal pattens for residential, commercial, and mixed customers are shown in Figure 2.2. Mixed customers are 50% residential and 50% commercial based on assumptions for new growth in mixed-use developments. The residential diurnal patten shows water demand peaking twice per day, once in the morning around 8:00 AM and once in the evening around 10:00 PM. The commercial users follow an opposite pattern, with demand low in the mornings and evenings but peaking in the middle of the day around noon. The mixed customers follow a combination of residential and commercial patterns.

Figure 2.2. Diurnal Patterns by Customer Type



EXISTING WATER SUPPLIES AND RECENT HISTORICAL DEMANDS

The existing water supplies and recent historical demands are summarized in Table 2.8. The average-day demands (ADD) for 2020-2022 were calculated using annual volumes published in the TWDB Water Use Reports[3]. The total annual supply was calculated as the sum of BWA surface water supply and the City's groundwater well supply. Well production was included at both 50% and 100% capacity, to capture potential variations in the total supply. The ADD and total annual supplies were used to calculate the annual surplus or need.

[3] Texas Water Development Board Regional Water Planning Water User Group (WUG) Utility – Summary Estimates. https://www3.twdb.texas.gov/apps/reports/WU_REP/SumFinal_UtilityWUGSum

Table 2.8. Existing Water Supplies and Current Annual Demands

Year	Average-day Demands (ADD) - (ac-ft/yr)	BWA Surface Water Supply (ac-ft/yr)	Annual Well Supply Capacity (ac-ft/yr)		Total Annual Supplies (ac-ft/yr)	
			100% GW Capacity	50% GW Capacity	100% GW Capacity	50% GW Capacity
2020	2,171	2,016	2,501	1,251	4,517	3,267
2021	1,919	2,016	2,501	1,251	4,517	3,267
2022	2,175	2,576**	2,501	1,251	5,077	3,827
2023	2,132*	2,576	2,501	1,251	5,077	3,827

* HDR-calculated ADD
** Contract increase was effective October 1, 2022

The existing water supplies and current demand based on maximum-day full well capacity are shown in Table 2.9. The maximum daily demand (MDD) was calculated using a peaking factor of 2.0. The total annual supply was calculated as the sum of BWA surface water supply and the City's groundwater well supply. Well production at 50% and 100% capacity was used to capture potential variations in the total supply. The MDD and maximum-day supplies were used to calculate the annual surplus or need.

Table 2.9. Existing Water Supplies and Current Maximum-Day Demands

Year	Maximum-day Demands (mgd)	BWA Surface Water Supply (mgd)	Well Supply Capacity (mgd)	Total Maximum-Day Supplies (mgd)
2020	3.88	1.80	4.70	6.50
2021	3.43	1.80	4.70	6.50
2022	3.88	2.30*	4.70	7.00
2023	3.88	2.30	4.70	7.00

* Contract increase was effective October 1, 2022

2.4.2 Land Use Projections

Angleton city limits cover approximately 7,666 acres. Table 2.10 and Figure 2.3 show the breakdown of zoning districts within city limits based on the 2018 Official Zoning Map. Land use designations used for this report are primarily based upon the City's 2003 Comprehensive Plan and the City's Zoning Ordinance completed in 2009. As part of the Comprehensive Plan, an inventory of existing land use was conducted in August 2003. This inventory provided an understanding of the location, pattern and extent of development in and around the City of Angleton. Land use information in rural and relatively undeveloped portions of the City was

more generalized to reflect the limited extent of development. Categories used to collect data were typical of general land use analysis, including various categories of residential, commercial, industrial, and public or semi-public activity. The following “Base” and “Overlay” zoning districts have been established by the City’s Planning and Zoning Commission.

Base Districts

- AG: Agricultural
- SFE-20: Single-Family Estate Residential-20 (minimum 20,000 square-foot lots)
- SF-7.2: Single-Family Residential-7.2 (minimum 7,200 square-foot lots)
- SF-6.3: Single-Family Residential-6.3 (minimum 6,300 square-foot lots)
- SF-5: Single-Family Residential-5 (minimum 5,000 square-foot lots)
- 2F: Two-Family Residential (duplex homes)
- SFA: Single-Family Attached Residential (townhomes)
- MFR-14: Multi-Family Residential-14 (apartments – maximum 14 units/acre)
- MFR-29: Multi-Family Residential-29 (apartments – maximum 29 units/acre)
- MFR-36: Multi-Family Residential-36 (apartments – maximum 36 units/acre)
- MH: Modular Homes
- C-N: Commercial – Neighborhood
- C-G: Commercial – General
- C-OR: Commercial – Office/Retail
- CBD: Central Business District
- LI: Light Industrial

Overlay Districts

- PD: Planned Development

2.4.3 Development Areas

The City anticipates substantial residential, commercial, and industrial growth in the next 30 years. Most developments will be located to the south, northeast, or northwest parts of the City. The anticipated development areas and how much growth City planning staff anticipate will occur in each area over the next 10 years are shown in Figure 2.4. The anticipated land use types for each development area are shown in Table 2.11. The projected land use designations are shown in based on the anticipated development areas and current zoning designations.

Table 2.10. Existing Zoning Designations

Type	Land Use Designation	Approximate Acreage	Percent of Total
Residential	Single Family	2,952	39%
	Multi Family	272	4%
Commercial	Commercial General	1,150	15%
	Central Business District	39	1%
	Commercial/Office Retail	168	2%
	Light Industrial	823	11%
Agricultural		305	4%
Planned Development		543	7%
Other*		1,415	18%
Total		**7,666**	**100%**

*Includes parcels with no zoning designation

Figure 2.3. Existing Zoning Designations

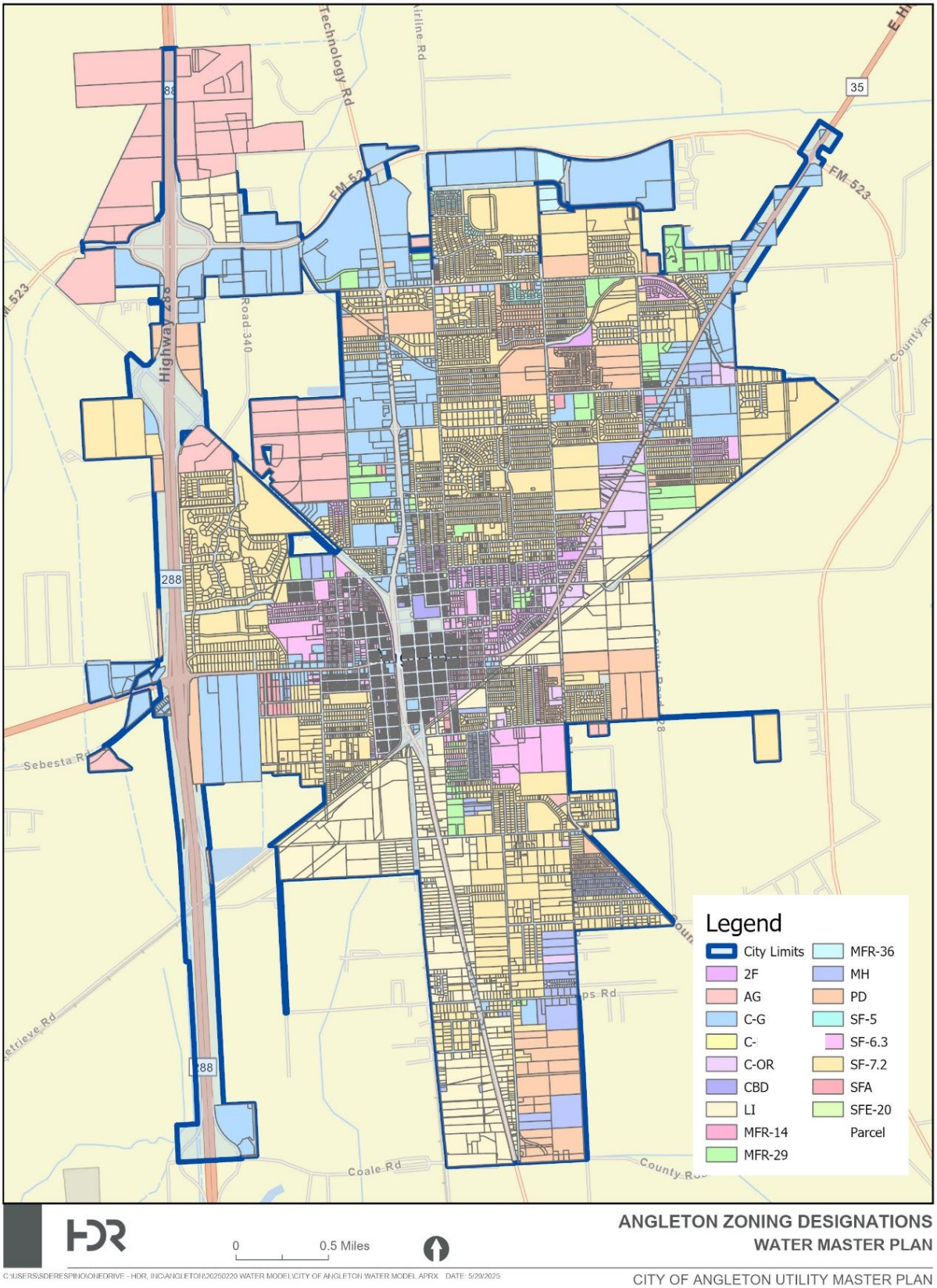


Figure 2.4. Development Areas for Assumed Growth

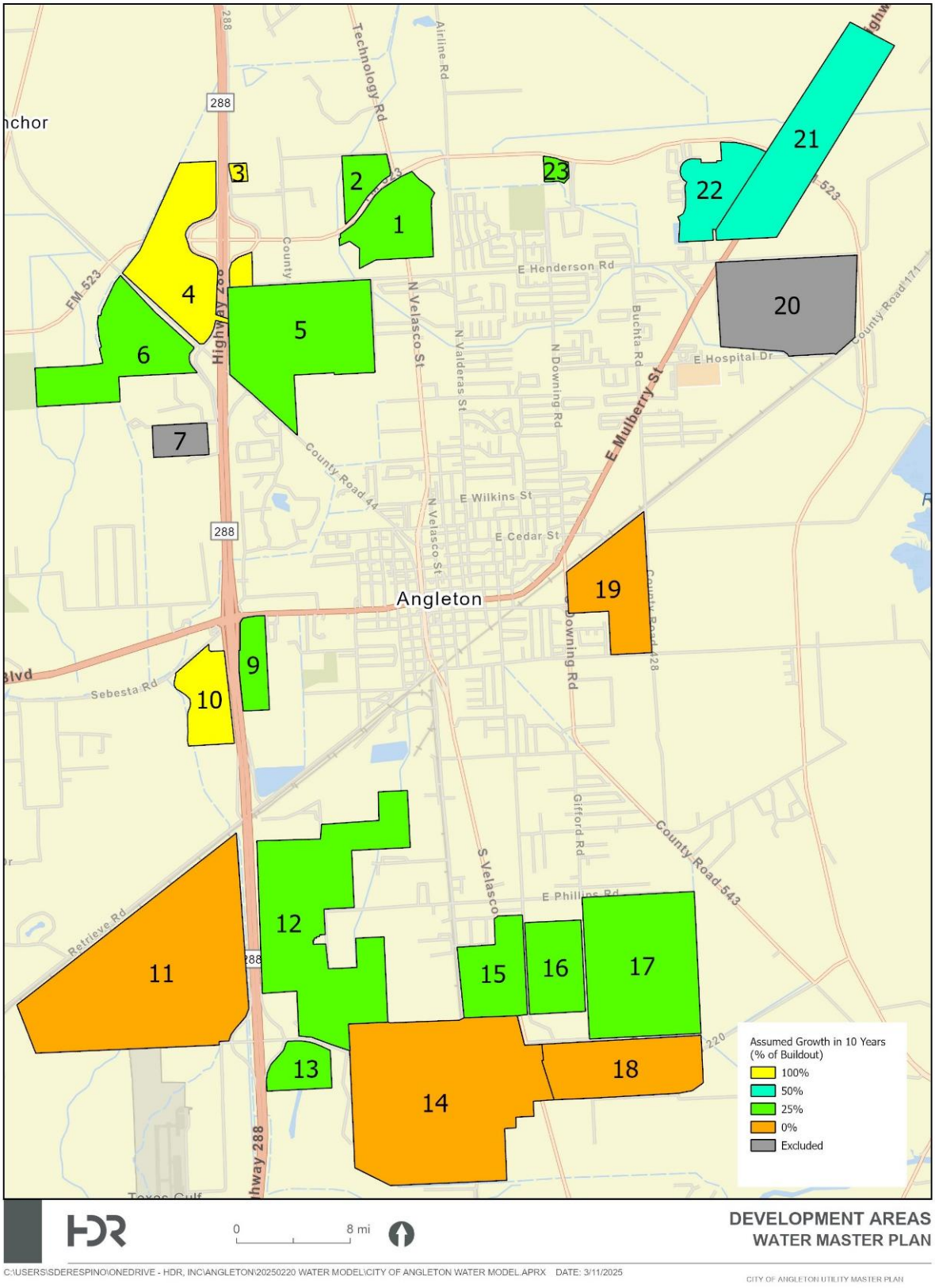


Table 2.11. Anticipated Characteristics of each Development Area

Number ID	Development Type	Area (acres)
1	Mixed Use: Multi-Family/Commercial	137
2	Mixed Use: Multi-Family with Commercial Frontage	50
3	Car lot and wash 17 ESU	8
4	General Commercial and Light Industrial	284
5	Hotel and Commercial	365
6	Residential (30-Years to Build-out)	224
7	Fire Field	43
8	Not Considered	61
9	Medium-High Density Mixed Residential	101
10	Medical Center	712
11	Industrial (30-yr Build out Possible)	521
12	SW Angleton Res Growth	65
13	Low Density Residential	683
14	Mixed Use: Single-Family Residential/Light Industrial	133
15	Mixed Use: Commercial/Industrial	126
16	Low Density Residential	387
17	Light Residential	213
18	Light Industrial	180
19	Residential	308
20	High Density Industrial	311
21	Mixed Use: Commercial/Light Industrial	119
22	Single Family and Multi-Family Residential	14
23	Senior Living Facility	137
Total		5,045

Table 2.12. Projected Total Areas of Land Use with Future Development Areas

Type	Land Use Designation	Approximate Acreage	Percent of Total
Residential Use	Single Family	4,874	46%
	Multi Family	433	4%
Commercial	Commercial General	1,703	16%
	Central Business District	40	0.4%
	Commercial/Office Retail	190	2%
	Light Industrial	2,242	21%
Other	Agricultural	617	6%
	Planned Development	438	4%
	Total	10,537	100%

2.4.4 Future Demands

Additional future average-day demands for near-term and long-term based on anticipated developments are shown in Table 2.13, based on the projected number of future connections and water use per connection. For purposes of this plan, near-term demands are expected within the next 10 years (2033) and long-term demands are expected at 30 years (2053), based on the time this planning effort was initiated (2023).

Table 2.13. Additional Near-Term and Long-Term Average-Day Demands

Demands	Total Demands Added Near-Term (2033)	Total Demands Added Long-Term (2053)
Total Projected Additional Residential Demand (gpm)	306	1,334
Total Projected Additional Non-residential Demand (gpm)	369	869

Water use by residential, commercial and other customers can be influenced by various factors like climate, economy, water conservation, regulatory changes, etc. The extent of these effects may vary based on local conditions and can be significant. Increased demands may result in the need for additional system capacities, enhanced water conservation efforts in order to comply with state mandates, or additional water supply sources.

The number of additional connections was estimated using historical data of demand and total equivalent connections for SFR, MFR, and commercial customers. The residential demand per connection was estimated as 0.139 gpm and commercial demand per connection was

estimated as 0.320 gpm. The estimated number of connections based on projected demands is shown in Table 2.14.

Table 2.14. Near-Term and Long-Term Number of Connections

Connections	Near-Term (2033)	Long-Term (2053)
Number of Existing Connections	8,738	
Number of Additional Residential Connections	2,206	9,628
Number of Additional Non-residential Connections	1,152	2,714
Total Number of Existing and Future Connections	**12,095**	**21,080**

2.4.5 Minimum System Capacity Requirements

The Texas Administrative Code (TAC) details minimum system capacity requirements that must be met by public water systems based on number of connections in the system (30 TAC §290.45). The minimum pumping capacity requirement is 0.6 gpm per connection; however, the City is approved for an alternative capacity requirement (ACR) of 0.37 gpm per connection. These regulations also stipulate that systems the size of the City's are to maintain at least 200 gallons of storage per connection, of which at least 100 gallons of storage per connection must be elevated storage. The projected requirements for the system, including existing connections and future connections, are shown in Table 2.15 for near-term (2033) projections. The existing system meets TAC requirements for the near-term projection.

Table 2.15. Minimum System Capacity per TAC Requirements (Near-Term)

System	Existing System	TAC requirement	Near-Term Requirements (2033)	Surplus/ (Deficit)
Total Storage (gal)	3,650,000	200 gal/connection	2,419,200	1,230,800
Elevated Storage (gal)	1,250,000	100 gal/connection	1,209,600	40,400
Firm Pumping Capacity (gpm)	7,050	0.37 gpm/connection	4,475	2,575
		0.6 gpm/connection	7,257	(207)

Table 2.16 shows the number of additional connections allowed in the system for near-term projections before the minimum system capacity conditions require additional infrastructure. The elevated storage requirement is the limiting factor. After 404 connections are added to the system beyond the near-term projection, additional elevated storage capacity will need to be constructed.

Table 2.16. Additional Connections Allowed per TAC Requirements (Near-Term)

System	Additional Connections Allowed
Total Storage (gal)	6,154
Elevated Storage (gal)	404
Firm Pumping Capacity (gpm)	6,959

Projected long-term (30-year) requirements are shown in Table 2.17. The existing system will not meet TAC requirements for elevated storage, total storage, or firm pumping capacity under the future (long-term) anticipated number of connections. This indicates additional elevated storage and pumping capacity should be included in long-term planning.

Table 2.17. Minimum System Capacity per TAC Requirements (Long-Term)

System	Existing System	TAC requirement	Long-Term Requirements (2053)	Surplus/ (Deficit)
Total Storage (gal)	3,650,000	200 gal/connection	4,216,000	(566,000)
Elevated Storage (gal)	1,250,000	100 gal/connection	2,108,000	(858,000)
Firm Pumping Capacity (gpm)	7,050	0.37 gpm/connection	7,800	(750)
		0.6 gpm/connection	12,648	(5,598)

2.5 System Analysis

2.5.1 Existing System Update and Analysis

The distribution system model developed for the previous UMP was compared to the latest water lines GIS shapefile and facility inventory table to identify assets currently in service but not represented in the hydraulic model. All missing water lines were added to the hydraulic model network and assigned geometry based on attribute data assigned to each pipeline asset. New water lines were assigned a roughness factor of 130, consistent with modeling standards for water pipes in good condition. Parcels adjacent to the added water lines were assigned water demand loading based on their land use type and acreage. The additional demands from these recently developed parcels were allocated based on geographic proximity to the new modeled water lines. The Freedom Park groundwater well and booster pump station was added to the model and assigned storage volumes, pump capacities, and operational parameters based on the facility inventory table provided by City staff.

Once the distribution system hydraulic model was updated, a present-day simulation was developed to evaluate existing system conditions. The present-day water system simulation was evaluated for pump run times, storage tank cycling, distribution system pressures, and total

water supply utilization. Differences between the previous and updated hydraulic models include:

- Freedom Park groundwater well and pump station added;
- Jamison Booster Pump Station pressure reducing valve (PRV) is no longer active and is currently being bypassed;
- Demands in the south half of the distribution system are sufficient to facilitate cycling of EST 2 without the Jamison PRV;
- Fire flow capacity in the south half of the distribution system has been improved by recent distribution system improvements which loop previously dead-end mains and by the replacement of small diameter mains with larger diameter mains;
- Expansion of the distribution system to serve Rancho MUD and customers to the northeast between FM 523 and E Henderson Rd; and
- Infill development and associated water system improvements in neighborhoods south of E Henderson Rd.

Hydraulic model simulations of the present-day distribution system indicate no significant operational or supply limitations in its current configuration. These results suggest that improvements made to the distribution system since the previous UMP have improved capacity in growing areas of town sufficient to accommodate the increasing demands. Additionally, the development of the Freedom Park well and utilization of existing wells supplying the Chenango Booster Pump Station effectively diversify water supplies under maximum-day demand conditions without exceeding the wholesale water supply contract with BWA.

Existing distribution system pressures were found to exceed TCEQ minimum requirements, with model pressure only dropping below 35 psi inside pumping facilities on the suction side of pumps or at the end of two small diameter, dead-end mains. Minimum pressure was evaluated assuming maximum day demands, existing controls schemes, firm capacity at each pumping facility, and tanks in normal operation. Minimum pressures are slightly higher in the central and southeast areas of the distribution system due to lower ground elevation. Except for small diameter, dead-end mains, the existing system can deliver 2,000 gpm of fire protection flow at all locations at a residual pressure of 20 psi.

2.5.2 Future System Analysis

Future planning areas to be accommodated in future system model simulations were defined during two meetings with City of Angleton staff. The planning areas were each assigned an expected land use type and approximate build-out schedule (Figure 2.4). Demands from the future planning areas were loaded into the existing model based on a near-term planning horizon and a long-term planning horizon.

The near-term planning horizon and capacity utilization of existing and future proposed assets is the basis for potential impact fee reimbursement calculations based on the proportional capacity required to meet the near-term growth. If the City were to adopt an impact fee ordinance, this portion of the costs would be considered eligible. The long-term development horizon defined the full capacity required to meet the needs of anticipated demands and avoid capital project duplication in the short to medium term.

Two five-day extended period simulations, based on near-term (10-year) growth and long-term (30-year) growth, were developed to evaluate the impact of the future demands on system assets. Various operational parameters were evaluated to assess system performance, including:

- Minimum pressure requirements established by TCEQ;
- Distribution pipeline velocities;
- Pump run time and firm pumping capacity at each facility; and
- Elevated storage tank cycling and the system's ability to replenish storage tank volumes.

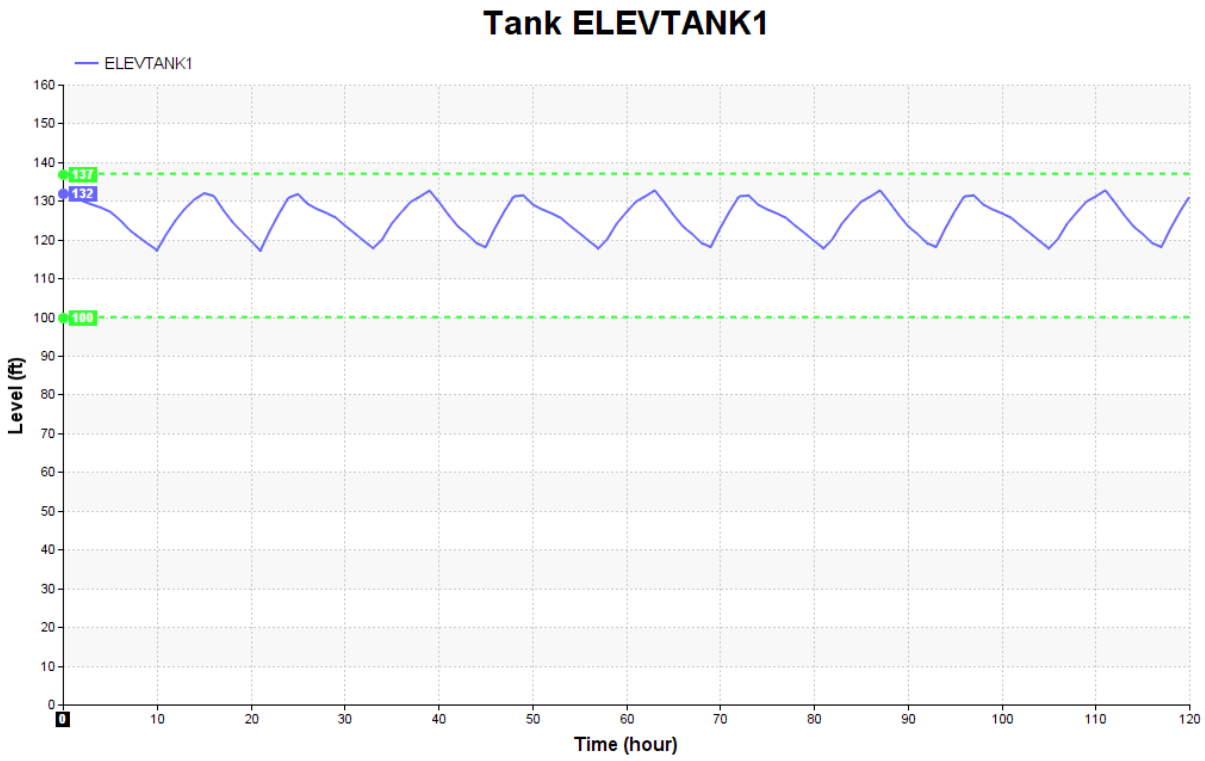
The near-term and long-term growth simulations were further refined to evaluate average-day and maximum-day demand conditions. The average-day demand scenario defined the baseline distribution system pressures at all junctions and maximum detention time of water stored in ground and elevated tanks. The maximum-day demand simulation was used to assess system minimum pressure values throughout the diurnal demand cycle, pump runtimes, tank cycling, and maximum, non-emergency pipeline velocities. Examples of the operational performance of EST 1 under existing and near-term horizon demand conditions, for average and maximum-day demands are illustrated in Figure 2.5 through Figure 2.8.

2.5.1 Operations Modifications

All high service pump operations are currently controlled by the level in EST 1. Transfer pumps from the Henderson BPS and the four active groundwater wells supplying the transfer line between the Henderson BPS and Chenango BPS are controlled by the level in the Chenango GST. Future demand simulations identified reduced distribution system performance with regard to minimum system pressure and EST cycling, caused by the control scheme at the Jamison and Chenango BPS's being linked to levels in EST 1. To address this issue, an alternative future operational scenario was developed that would modify the operation of the Jamison and Chenango BPSs. Converting the Chenango BPS to be controlled by the level in EST 2, and the Jamison BPS to be controlled by a proposed future EST near the intersection of CR 220 and S Velasco St addressed the noted deficiencies. The minimum modeled pressures for the current and the alternative operating scenarios are illustrated in Figure 2.9 and Figure 2.10. Modeled EST cycling and minimum/maximum levels for the current and alternative operating scenarios are illustrated in Figure 2.11 through Figure 2.14. As shown in the figures, modifying the system's controls as described in the alternative scenario greatly increases system pressures.

While the City's demands can be met during average demand periods solely with supply from BWA, the groundwater supplies should be operated routinely to maintain operational reliability and minimize the potential for water quality degradation during times of low groundwater use.

Figure 2.5. Existing System Average-day EST 1 Cycling



\

Figure 2.6. Near-term Average-day with Capital Improvements - EST 1 Cycling

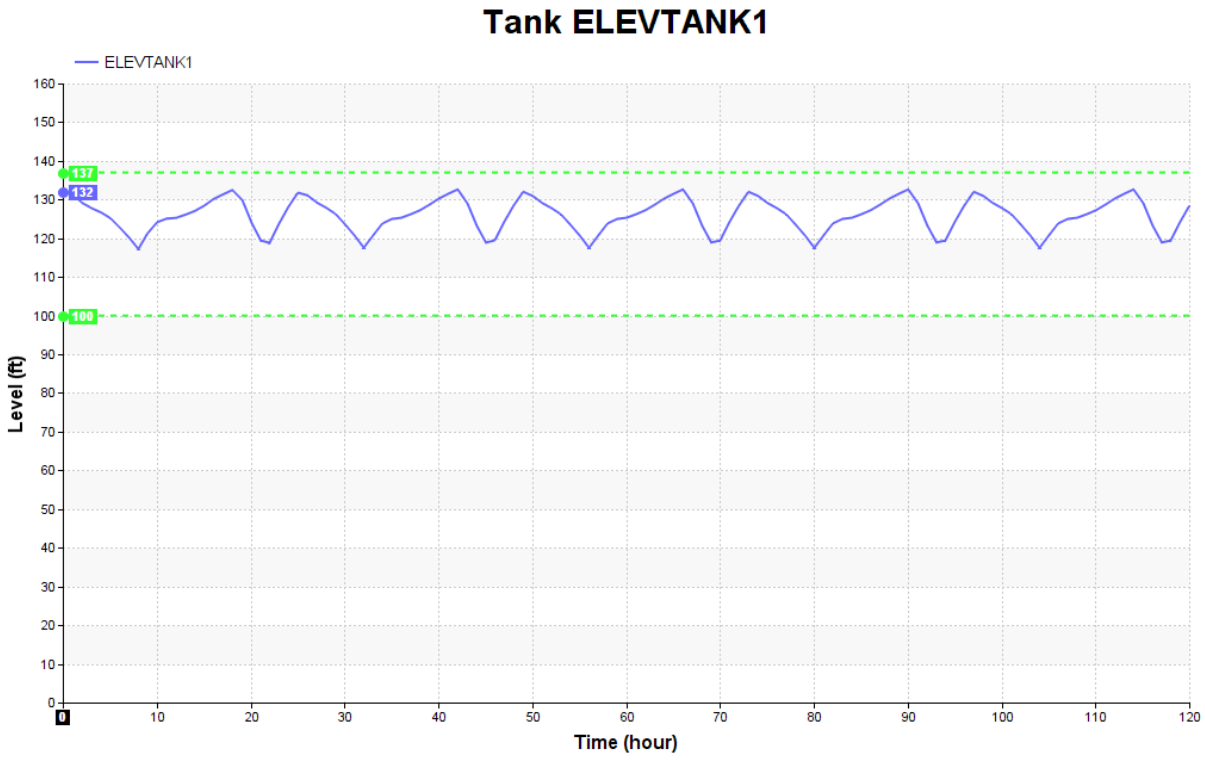


Figure 2.7. Existing System Maximum-day EST 1 Cycling

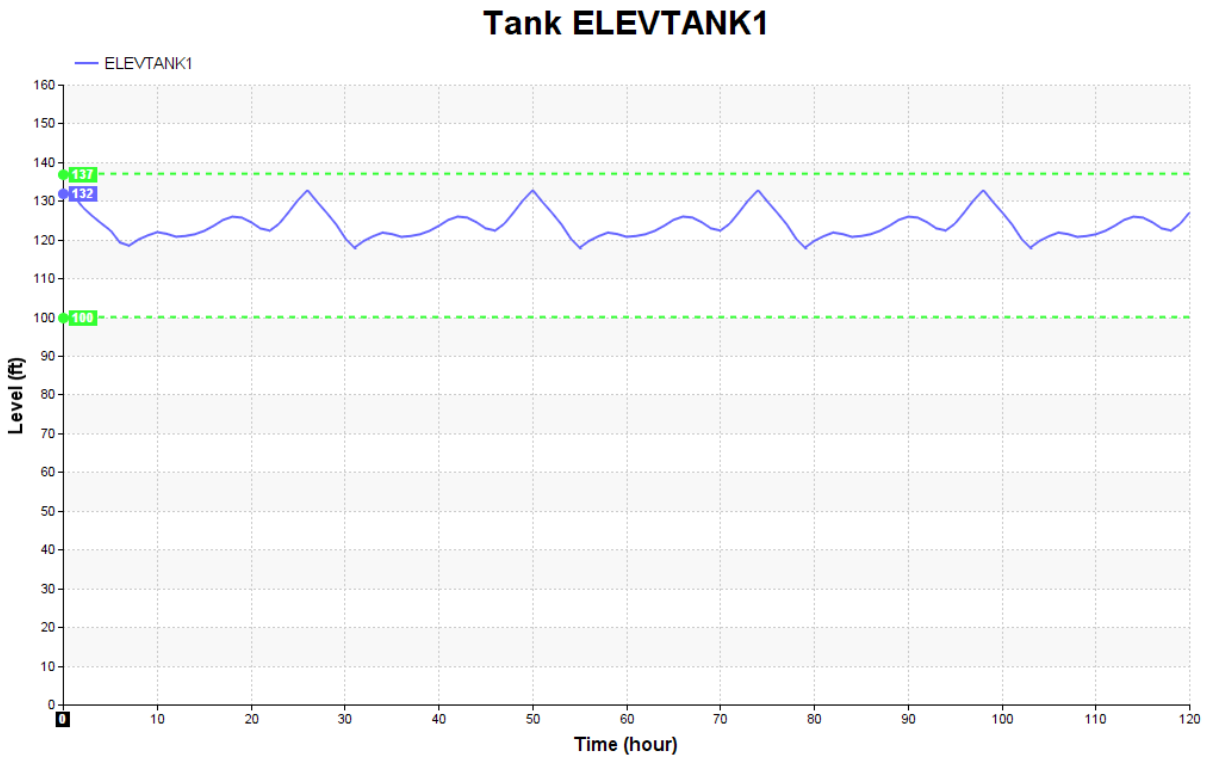


Figure 2.8. Near-term Maximum-day with Capital Improvements - EST 1 Cycling

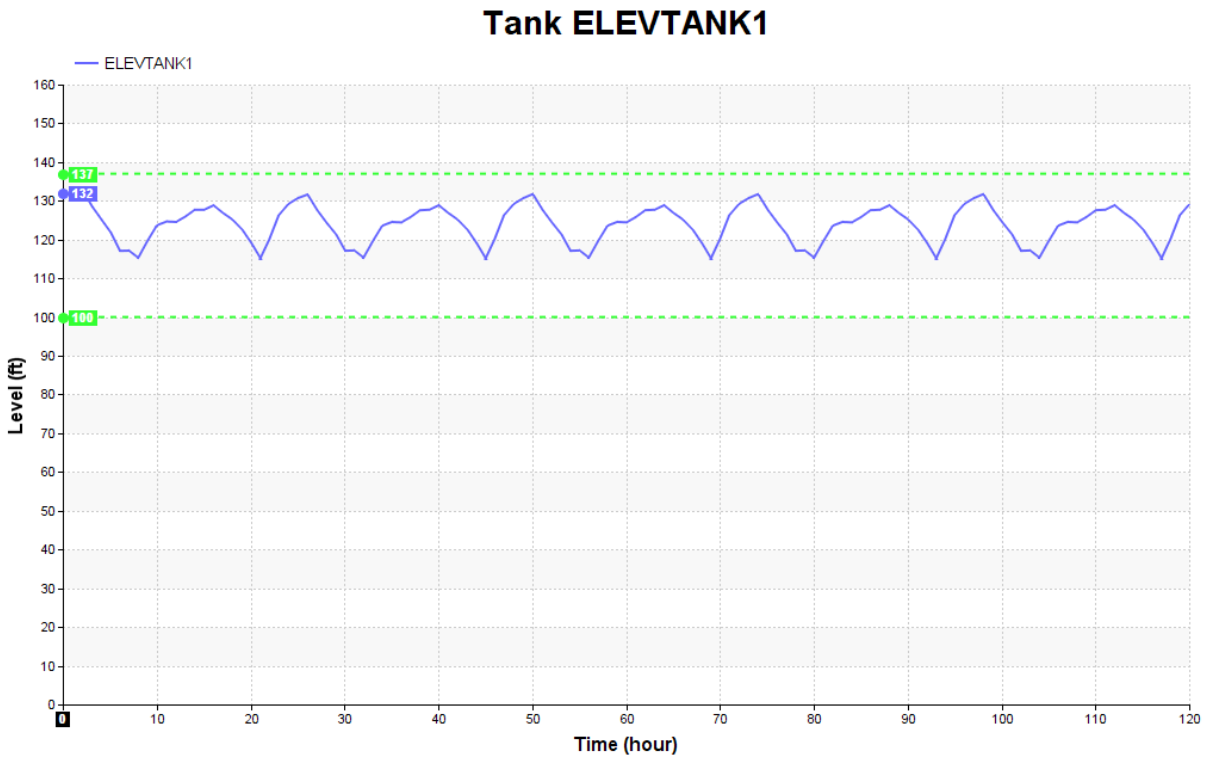


Figure 2.9. System Minimum Pressures: Long-Term Max Day - Existing Controls

Figure 2.10. System Minimum Pressures: Long-Term Max Day - Modified Controls

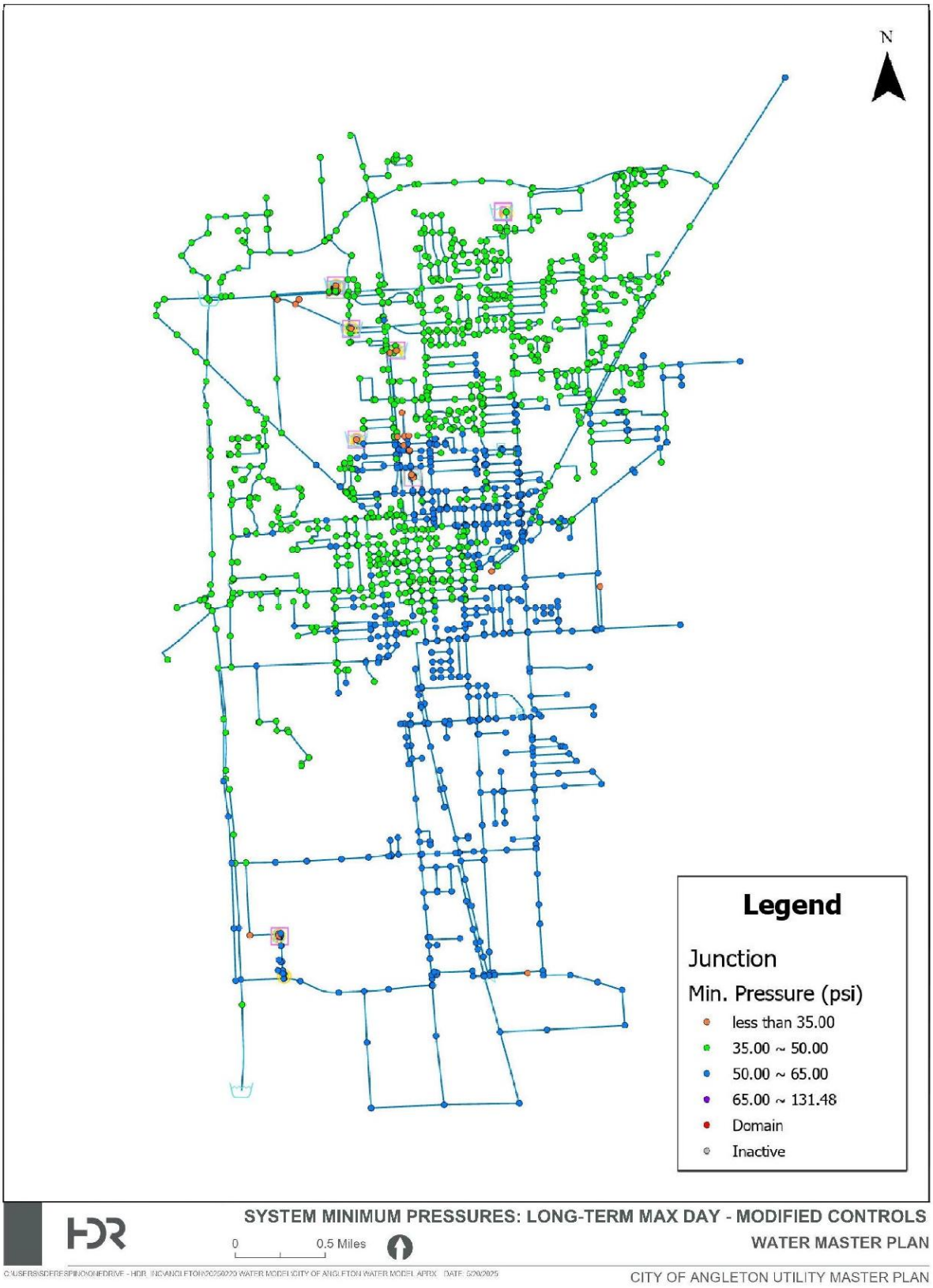


Figure 2.11. Long-Term Max Day EST 1 - Existing Controls

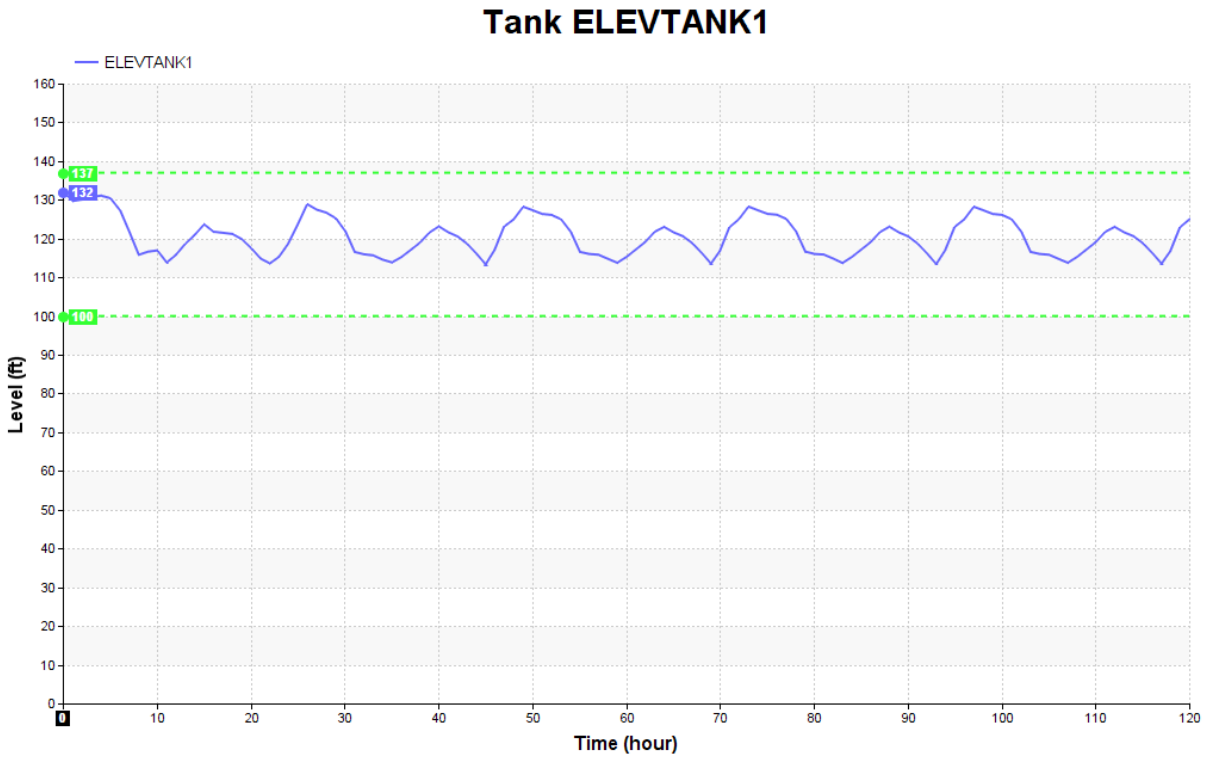


Figure 2.12. Long-Term Max Day EST 1 - Modified Controls

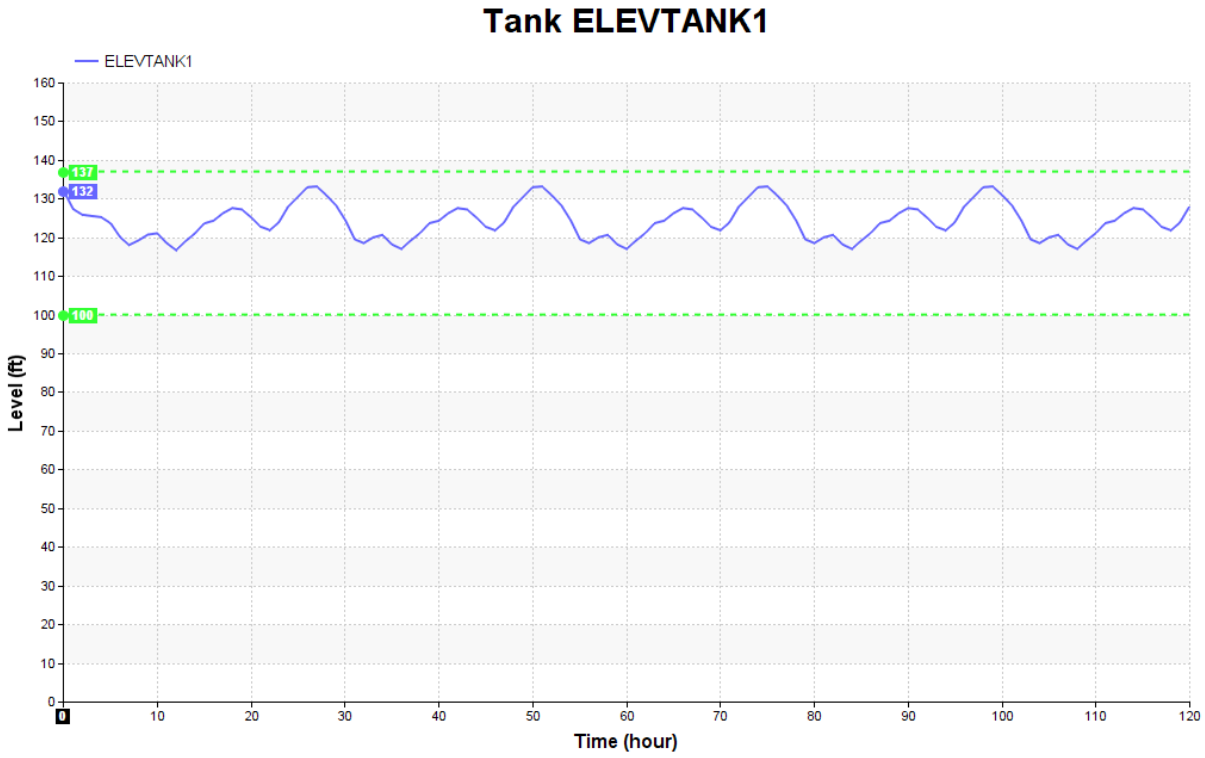


Figure 2.13. Long-Term Max Day EST 2 - Existing Controls

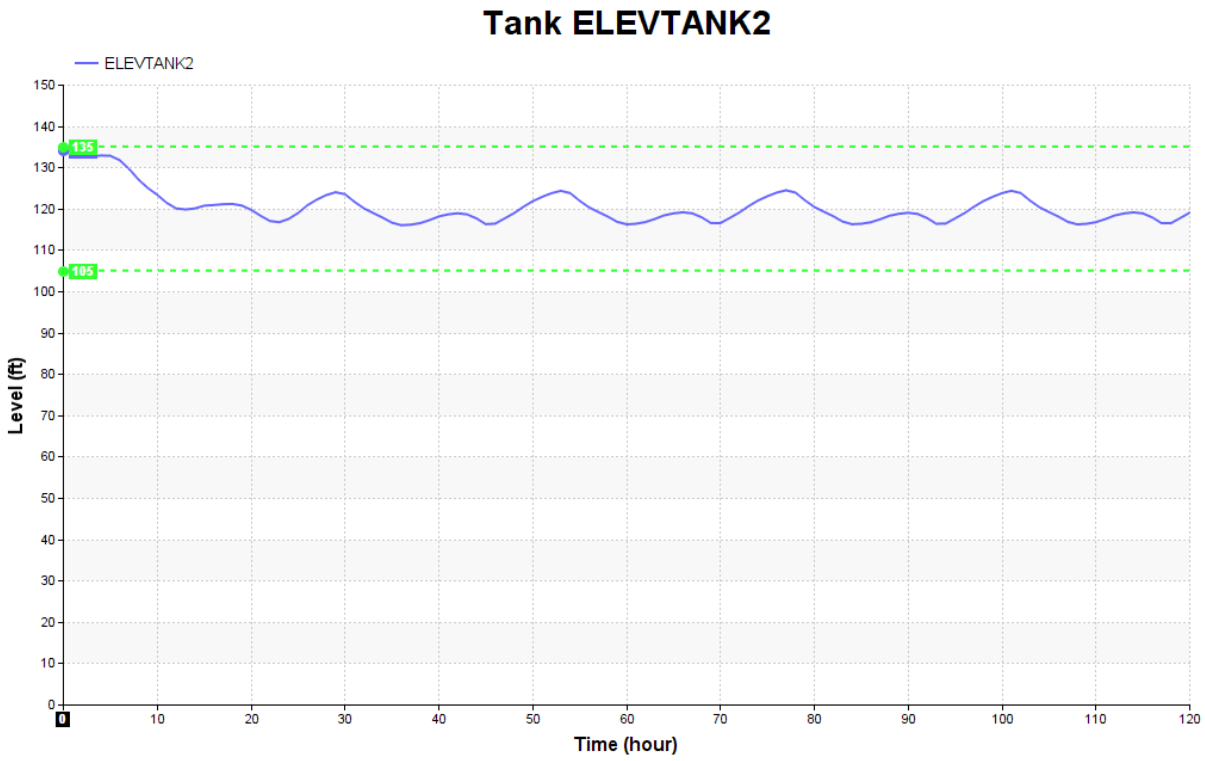
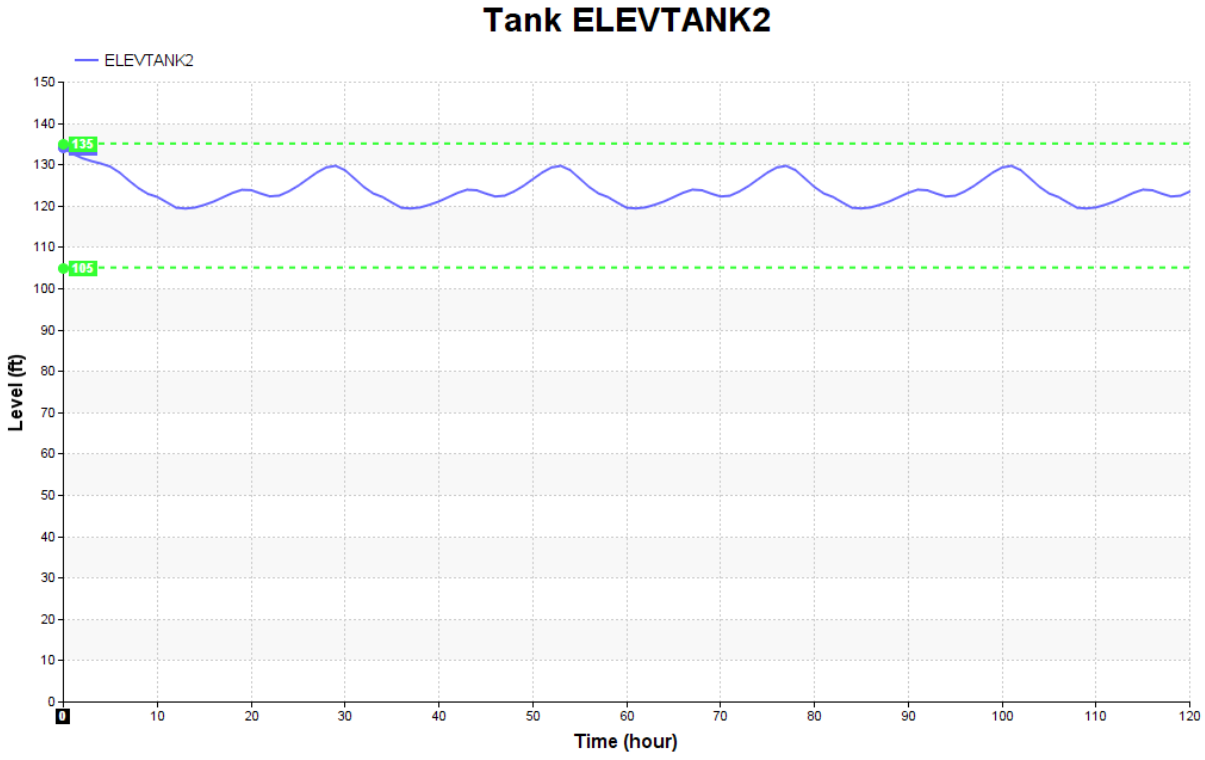


Figure 2.14. Long-Term Max Day EST 2 - Modified Controls



2.5.2 Future Improvements

Facility and pipeline improvements were added to the model where existing system capacities were exceeded, or where distribution system infrastructure was needed to serve new growth areas. Improvements were phased to evaluate the percentage utilization of each proposed project for the near-term planning horizon in relation to the required long-term capacity.

DISTRIBUTION SYSTEM IMPROVEMENTS

Henderson pump improvements
Maximum-day demands utilize all three existing pumps. A fourth pump was added as a future improvement for operational redundancy and to meet TCEQ standards for required firm pumping capacity.

Chenango distribution line pipe size increase
Future model simulations identified that the future predicted increased volume of water pumped from the Chenango BPS would result in excessive velocities in the distribution main from the Chenango BPS to the 12-inch diameter looped distribution system, beginning at the intersection of E Wilkins St and N Chenango St. The existing 10-inch and 12-inch diameter water lines are proposed to be replaced with a new 16-inch diameter water line.

Chenango pump improvements
Future model simulations under maximum-day demands utilize all three existing Chenango BPS pumps. A fourth pump was added as a future improvement for operational redundancy and to meet TCEQ standards for required firm pumping capacity.

Northeast Expansion
Pipeline improvements are proposed near the intersection of Hwy 35 and FM 523 to support anticipated mixed-use developments along Hwy 35 and to close a distribution system loop serving the northeastern portion of the Rancho MUD and Growth Areas 21 and 22.

Northwest area pipeline improvements
Pipeline improvements are proposed along CR 44, E Henderson Rd, FM 523, and Hwy 288 to support anticipated near-term and long-term mixed-use growth. Projects include:

- FM 532 Interconnect closes a loop along the north side of FM 523 and directly serves Growth Area 2.
- Hwy 288 & FM 523 closes a loop from Carbtex Rd, east across Hwy 288, south to FM 523. This project directly serves Growth Areas 3 and 4.
- Henderson to CR 44 improves capacity to Growth Area 5 and reduces maximum-day head loss in the local distribution system.
- CR 44 Extension improves capacity along CR 44 and directly serves Growth Areas 4 and 6.

Southwest area pipeline improvements

Pipeline improvements are proposed along Hwy 288, CR 219, and Coale Rd to support anticipated long-term mixed-use and industrial growth. Southwest area improvements will also support additional utilization of the Jamison BPS. Projects include:

- Coale Rd & Hwy 288 Loop improves conveyance from the Jamison BPS along Hwy 288 and serves Growth Areas 10, 11, 12, and 13.
- CR 219 Waterline creates a loop from CR 219 to Hwy 288 and serves Growth Area 12.
- Hwy 288 Northbound Waterline Extension creates a loop from the proposed Coale Rd and Hwy 288 Loop and existing mains near the intersection of Hwy 288 and W Mulberry St. This project serves Growth Area 9.

South area pipeline improvements

Pipeline improvements are proposed in the area bounded by CR 220 in the west, CR 44 in the south, and E Phillips Rd in the north. This area is anticipated to experience significant long-term residential, mixed-use, and industrial growth but is currently served by limited infrastructure and distribution system capacity. Projects include:

- Coale Rd & Hwy 288B Loop creates a loop around Growth Area 14, improves capacity between the Jamison BPS and the Hwy 288B area, and supports the operation of a proposed EST near the intersection of S Velasco St and CR 220.
- CR 288 Waterline Extension connects existing distribution system assets to the proposed Coale Rd and Hwy 288B Loop. This project serves Growth Area 14.
- E Phillips Rd & CR 220 Interconnect connects existing distribution system assets along E Phillips Rd to the location of a proposed EST near the intersection of S Velasco St and Cr 220. This project serves Growth Areas 16 and 17.
- CR 220 Loop connects the proposed Coale Rd and Hwy 288B Loop project to the proposed E Phillips Rd & CR 220 Interconnect project, extending water service to the far southeast. This project serves Growth Areas 17 and 18.
- S Velasco St Loop closes a gap along S Velasco St and serves Growth Area 15.

East area pipeline improvements

Pipeline improvements are proposed in the area bounded by CR 171 in the north, E Kiber St in the south, S Downing Rd to the west, and CR 428 in the east. These proposed improvements support long-term growth and create additional looping between existing distribution system waterlines. Projects include:

- CR 428 Waterline creates a loop from CR 171 to E Kiber St, along CR 428 and serves Growth Area 19.
- CR 428 & S Downing Rd Interconnect connects existing distribution system waterlines along S Downing Rd to the proposed CR 428 Waterline project. This project serves Growth Area 19.

New southside elevated storage tank (EST 3)

A new tank is proposed in the southside of the distribution system to meet TCEQ storage requirements, based on anticipated future connections, and to serve Growth Areas 11, 12, 13, 14, 15, 16, 17, and 18. Operational control of the Jamison BPS is proposed to be converted

from the level in EST 1 to the level in the proposed EST 3 once future development in the areas along CR 220 occurs.

TRANSFER SYSTEM IMPROVEMENTS

Henderson transmission line

The existing transmission line that supplies treated water from the Henderson Water Plant to the Chenango Water Plant is also utilized as a well supply line when Water Wells 8, 9, and 10 are used to meet water demands. City staff are able to operate valves on the existing transmission line and direct well water from Water Wells 8, 9, and 10 to the Henderson Water Plant or the Chenango Water Plant. However, during this time, the Chenango Water Plant cannot receive any treated water from the Henderson Plant (combined surface water and well water – chloraminated water) and can only utilize well water that has been disinfected with chlorine. The chloramine-treated water from the Henderson Plant and Jamison Plant mixing with the chlorine-treated water from the Chenango Plant will cause odor and taste issues as well as potentially cause a disinfection byproduct. To remedy this, City staff would like to have two separate lines, one for wells (existing transfer line) and one for supply (new line). This will allow water quality to remain consistent in the City and will make operations more efficient when Water Wells 8, 9, and 10 are required to meet water demands. While this situation could be remedied by the addition of an ammonia feed to the Chenango Water Plant to chloraminate the groundwater supply, the second supply line will alleviate hydraulic capacity limitations that inhibit full utilization of the well supplies and supplies transferred from the Henderson Water Plant to the Chenango Water Plant.

2.6 Capital Improvements

The process for identifying capital improvement projects involves the following steps:

1. Assess the growth areas and forecast their future demand.
2. Evaluate the location and capacity of nearby mains that could support the growth areas.
3. Recommend upsizing existing mains where increased pipeline capacity is needed.
4. Propose the addition and proper sizing of new mains to serve growth areas where the current distribution system does not reach.
5. Incorporate looping of pipes to address water age concerns, minimize headloss, and reduce the number of dead end connections.

Capital improvements for the installation of new water mains is shown in Figure 2.15. The projects are categorized by CIPs recommended to be completed in the next 10 years (Near-Term) and CIPs to serve developments in the next 30 years (Long-Term).

The existing water mains located near the Chenango pump are recommended to be upsized to 16” mains. The location of the water mains is shown in Figure 2.16.

Figure 2.15. New Water Mains

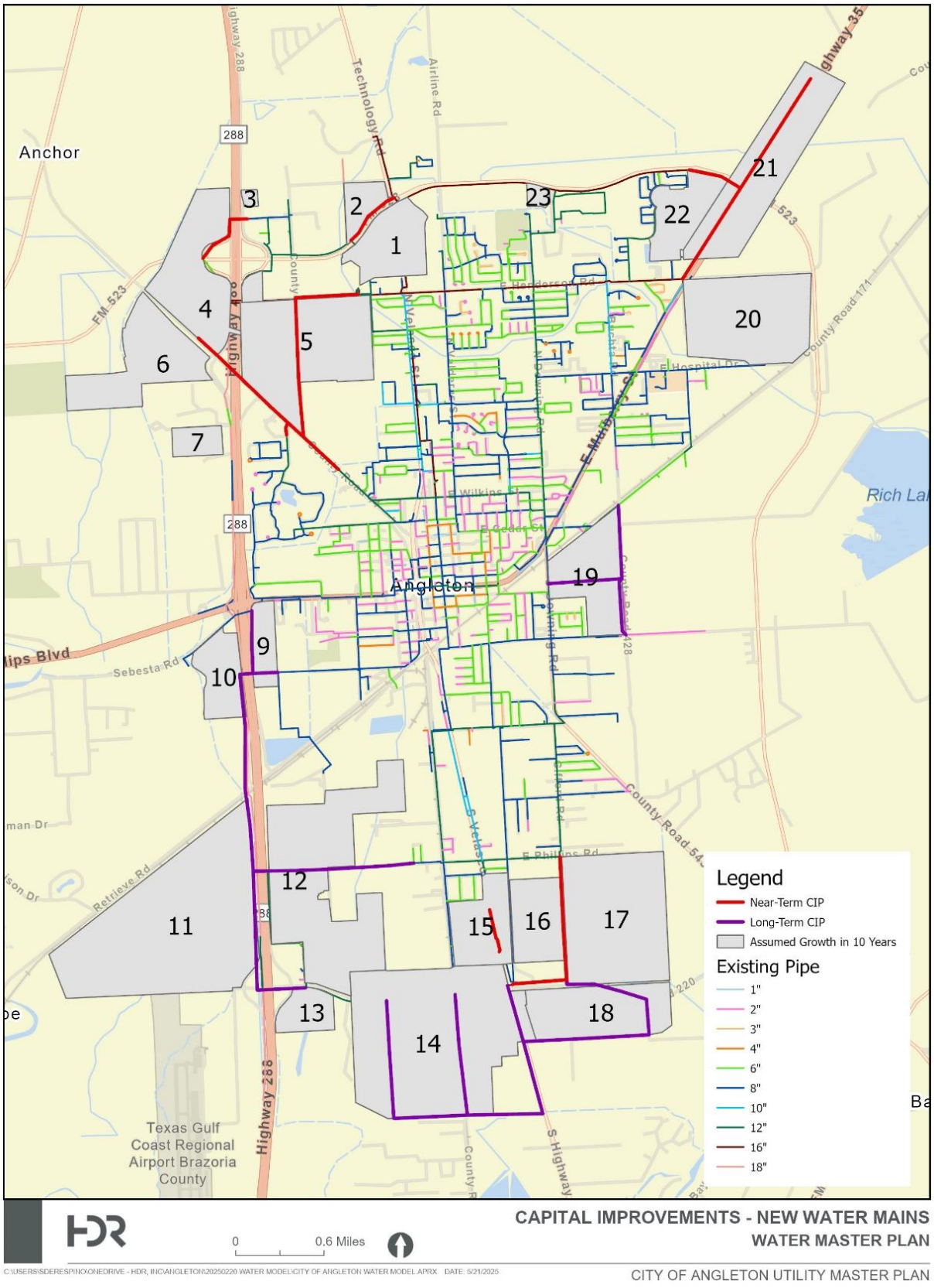
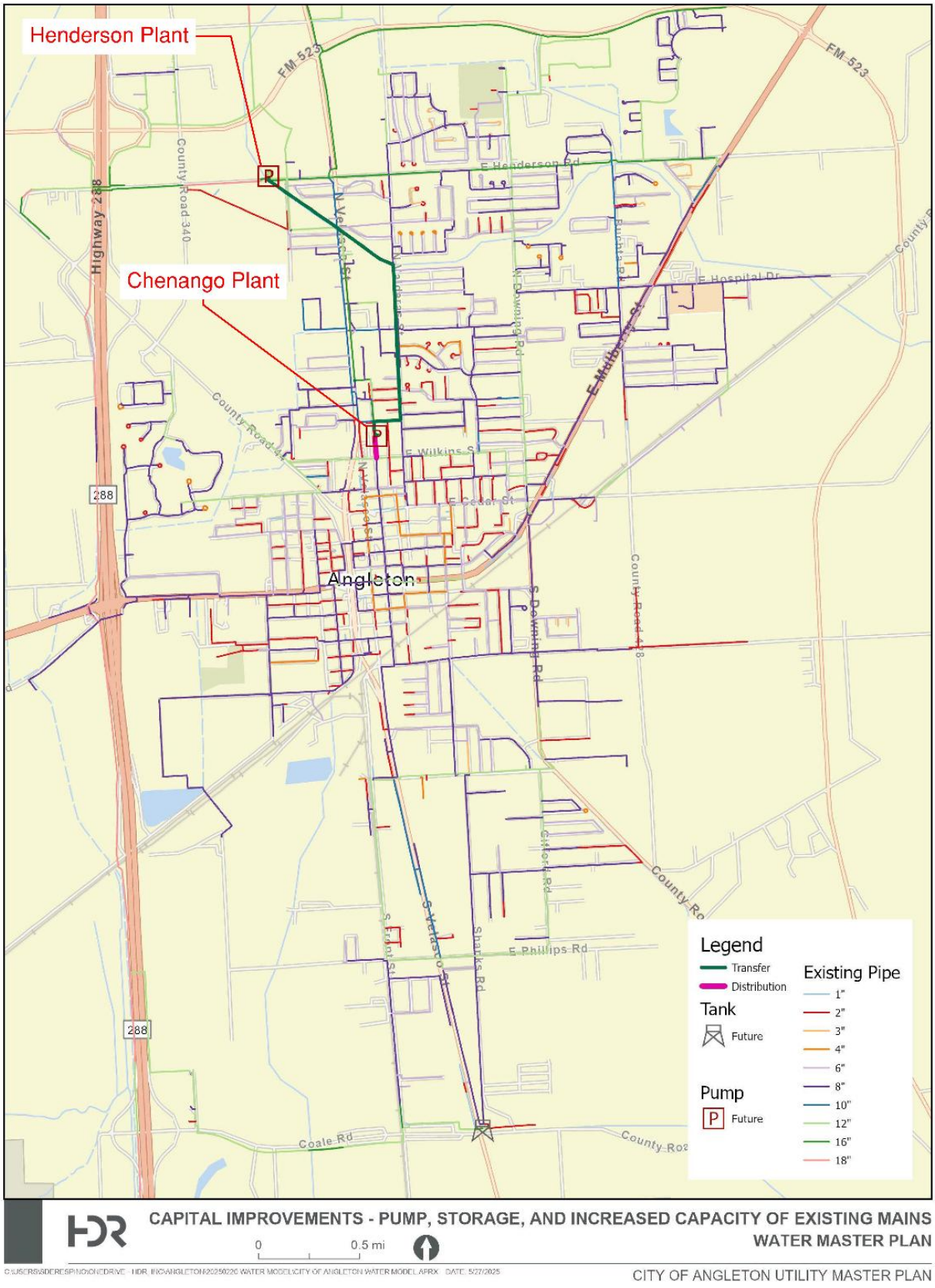


Figure 2.16. Pump, Storage, and Existing Mains Improvements



Based on demand projections and minimum TCEQ capacity requirements (Table 2.17), an elevated storage capacity deficit exists in 2055. An elevated storage tank of 1 million gallons (mg), located south of the City to serve future developments, is recommended. The proposed location of the tank is shown in Figure 2.16.

Based on demand projections and minimum TCEQ capacity requirements (Table 2.17), a firm pumping capacity deficit exists in 2055. It is recommended to include an additional pump at the Chenango pump site, as shown in Figure 2.16. Additionally, the long-term model indicates all 3 service pumps at the Henderson pump station are active during maximum-day demands. A 4th pump is recommended, as shown in Figure 2.16.

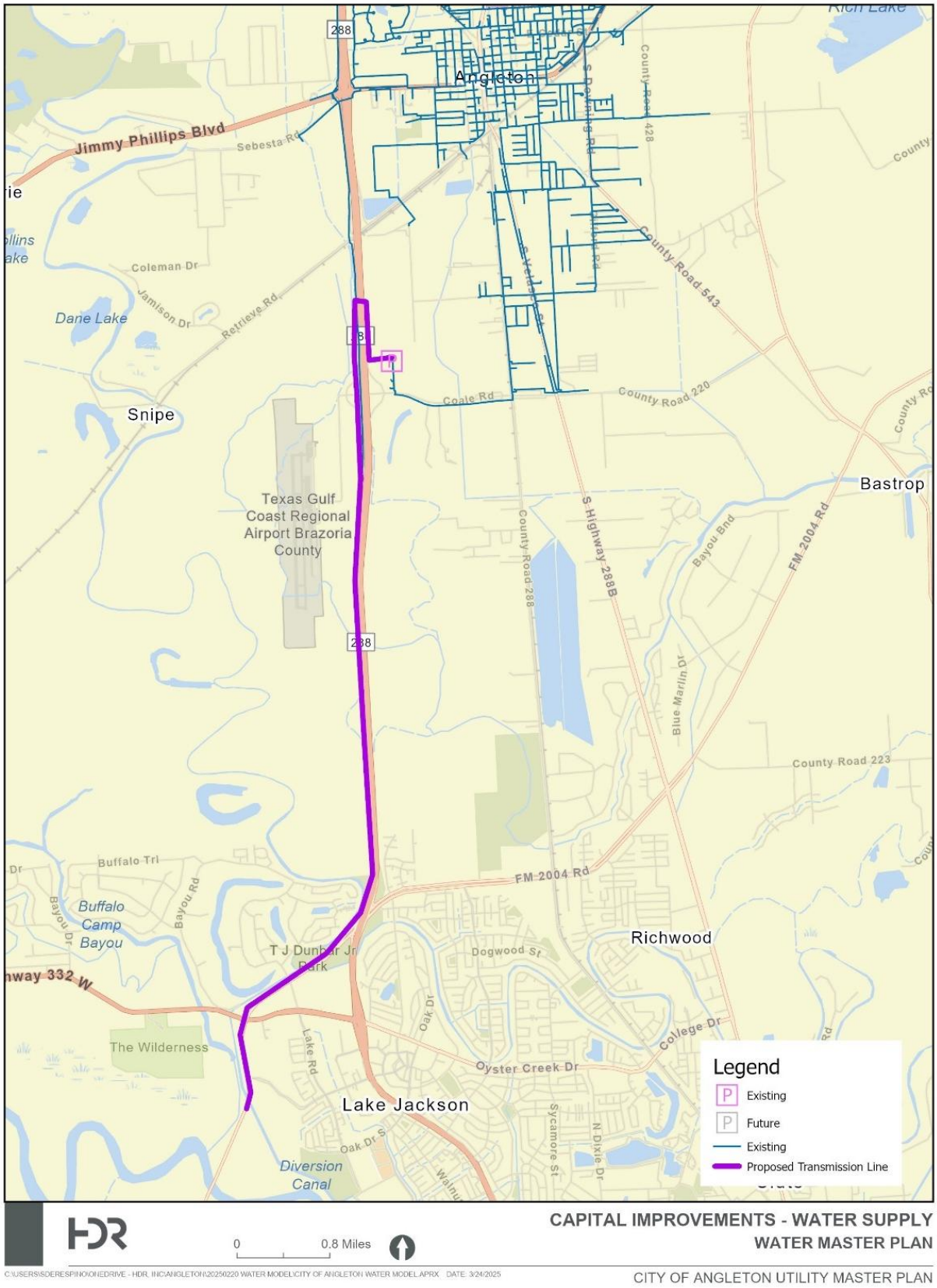
Based on the analysis of water demands and supplies, additional supplies will be needed to meet future demands (see Section 3). Two alternative water supply options are presented in Section 3.

Water Supply Option A assumes the City will provide the funds to construct a stand-alone 12-inch transmission line from the BWA treatment facility to the south side of the City, entering at the Jamison Water Plant, consistent with a September 8, 2021, letter from BWA regarding additional supply through a parallel pipeline. The original plan for this parallel water line was to deliver water to the Henderson Water Plant. However, the analysis of future water demand patterns in this study indicate a greater need for additional supply to enter the system on the south side, through the Jamison Water Plant. In actuality, BWA would likely construct this line, sized to provide supply to other BWA customers in additional to Angleton. The assumption of the City constructing this transmission line to the Jamison water plant will provide an estimate of what the City's portion of the shared capital cost would be for a larger capacity project. The proposed transmission line for additional water from BWA is shown in Figure 2.17. Five additional groundwater wells would constructed. The first would be constructed about 2041, with subsequent wells constructed every three to six years until all five are complete.

Note that the transmission line and new wells are included in the long-term (30-year) CIP, but are not included in the near-term (10-year) CIP.

Water Supply Option B is the Council's preferred path forward and assumes the City will construct additional groundwater wells beginning about 2041, with a new well constructed every three to five years thereafter until five new wells are completed. Following completion of the fifth well, additional BWA supply would be obtained in about 2062, through the new transmission line as described above. The new groundwater wells and the new transmission line are included in the long-term (30-year) CIP, but are not included in the near-term (10-year) CIP.

Figure 2.17. Proposed Transmission Line for Additional Water Supply from BWA



2.7 Water Distribution CIP Opinion of Probable Construction Cost (OPCC)

The recommended CIPs are shown in Table 2.18 and Table 2.19. Table 2.18 details "near-term" CIPs, or projects that are recommended to serve future demand in 10 years. Table 2.19 shows "long-term" CIPs, or projects that are recommended to serve future demand in 30 years. The total project cost was calculated based on bid tabs in the greater Houston area that involved installation of 8", 12", and 16" PVC water lines. A 10% increase was included in the construction subtotal for miscellaneous items. The total project cost also includes a 25% fee for professional services, 30% contingency, and 10% increase to account for market volatility. A cost breakdown is included with the CIP summaries in Appendix B.

Table 2.18. Near-Term (10-year) Water Line CIPs

Recommended CIP	Pipe Diameter (in)	Pipe Length (LF)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
North East Expansion	8	8,600	$3,920,000	50%
	16	2,000		
CR 44 Extension	12	9,000	$3,334,000	25%
HWY 288 & FM 523	12	2,500	$1,089,000	100%
Henderson to CR 44	12	9,000	$3,920,000	25%
FM 523 Interconnect	12	2,300	$1,002,000	25%
E Phillips Rd & CR 220 Interconnect	12	6,400	$2,788,000	25%
S Velasco St Loop	8	1,600	$421,000	25%
Henderson Transmission Line[1]	12	9,400	$4,095,000	50%
N Chenango St and Wilkins	16	550	$294,000	50%

[1] A transfer line does not directly connect into the City's distribution system, but rather fills a ground storage tank that then is connected to the distribution system through a pump station.

Table 2.19. Long-Term (30-year) Water Line CIPs

Recommended CIP	Pipe Diameter (in)	Pipe Length (LF)	OPCC (2025 dollars)
CR 428 & S Downing Rd Interconnect	8	2,700	$711,000
CR 428 WL	8	4,800	$1,263,000
CR 220 Loop	8	8,900	$2,342,000
HWY 288 NB WL Extension	8	2,300	$605,000
Coale Rd and HWY 288 Loop	12	13,100	$5,706,000
CR 219 WL	16	7,100	$3,802,000
Coale Rd and HWY 288B Loop	8	14,400	$3,790,000
CR 288 WL Extension	8	4,400	$1,158,000

The recommended pumping, storage, and water supply improvements are shown in Table 2.20, Table 2.21, and Table 2.22. Long-Term (30-year) Water Supply Improvements. Costs were estimated based on bid tabs in the greater Houston area. A 10% increase was included in the construction subtotal for miscellaneous items. The total project cost also includes a 25% fee for professional services, 30% contingency, and 10% increase to account for market volatility.

Table 2.20. Long-Term (30-year) Pumping Improvements

Recommended CIP	Additional capacity	OPCC[1] (2025 dollars)
Chenango Pump Station Improvements	750 gpm	$980,000
Henderson Distribution Pump	850 gpm	$1,116,000

[1]Pump station improvement costs assume no additional appurtenances are necessary to accommodate additional pumping capacity.

Table 2.21. Long-Term (30-year) Storage Improvements

Recommended CIP	Volume (mg)	OPCC (2025 dollars)
EST 3	1.0	$10,890,000

Table 2.22. Long-Term (30-year) Water Supply Improvements

Recommended CIP	Facilities to Be Constructed	OPCC (2025 dollars)
BWA Transmission Line	39,600 LF of 12 in diameter pipe	$17,250,000
New Groundwater Wells	5 new wells plus appurtenances	$31,165,000

3 Water Supply Evaluation

The City's current and projected water demands were evaluated against current supplies to determine future needs on an annual (average-day, expressed in ac-ft/yr) and maximum-day (expressed in mgd) basis through the 2073 planning horizon. A water supply plan consisting of two water supply strategies, additional surface water from BWA and the development of additional City groundwater, is proposed to meet the projected needs. Note that the planning horizon for the water supply plan extends to 2073, which is 20 years beyond the long-term time period of the utility master plan.

3.1 Water Demand

Water demand projections were developed based on current (2023) demands, the near-term (2033) growth, long-term (2053) growth, and 50-year growth (2073) excluding Growth Areas 7,8, and 20 (Figure 2.4). For 2054 through the end of the planning period (2073), an annual growth rate of 1.42% was applied to determine the demand projections. This growth rate was determined using one-half of the growth rate projected for 2033-2053 (2.85%). The maximum-day demand projections assume a peaking factor of 2.0 over average-day demands.

Annual (average day) water demands are projected to increase from 2,413 ac-ft/yr in 2028 to 7,229 ac-ft/yr by 2073, and Maximum-Day Demands are projected to increase from 4.31 mgd in 2028 to 12.91 mgd in 2073, as shown in Table 3.1.

Table 3.1. Water Demands

Year	Average-Day Demand) (ac-ft/yr)	Maximum-Day Demand (mgd)
2023	1,873	3.35
2028	2,413	4.31
2033	3,108	5.55
2043	4,115	7.35
2053	5,449	9.73
2073	7,229	12.91

3.2 Existing Water Supply

The City of Angleton's water supply is comprised of surface water supply from the BWA and groundwater from City-owned wells.

The current surface water contract with BWA provides for a total of 2.3 mgd on an average-day basis, which is equivalent to an annual volume of 2,576 ac-ft. Based on the language in the contract, it was assumed that there is no additional peaking capacity from the BWA surface water supply to help the City meet maximum-day demands.

For groundwater supply, the City has five in-service groundwater production wells with a total maximum-day capacity of 4.7 mgd (3,257 gpm), as shown in Table 3.2. Note that wells 6 and 7 are out of service and are not included in the groundwater supply evaluation. However, a rehabilitation project in the early planning stages may result in those wells being able to supply water in the future. Well capacities were determined by taking the minimum capacity from the following sources:

- Tested and rated capacities from the Texas Commission on Environmental Quality (TCEQ) Drinking Water Watch (DWW) website accessed September 2024,
- Well capacities listed in the 2019 City of Angleton Utilities Master Plan, and
- Treatment or pump capacity obtained from communication with City staff (Freedom Park Well[4])

Table 3.2. City Water Well Capacities

Well Number	Capacity (gpm)
Well #8	450
Well #9	635
Well #10	725
Well #11	697
Freedom Park Well	750
In Service Wells Total	**3,257**
Well #6 (Out of Service)	400
Well #7 (Out of Service)	450

To account for summer peaking needs and maintenance activities, 50% of the total of in-service groundwater well capacity, as well as a five percent downtime, was applied to estimate an average-day groundwater supply of 2.23 mgd (2,501 ac-ft/yr).

Assuming the in-service groundwater wells are pumped at full capacity, the City of Angleton has a total combined annual supply of 5,077 ac-ft/yr and a maximum-day capacity of 7.00 mgd across the entire planning period, as shown in Table 3.3.

It is a possibility that the City's groundwater withdrawals will be limited in the future by subsidence-related regulations, due to the large growth expected in the Brazoria County area. Therefore, for the purpose of this water supply plan, a scenario where the City uses only half of the annual groundwater supply capacity is also considered. Assuming the groundwater wells are used primarily to meet maximum-day demands, resulting in utilization of about half of their annual supply, the City of Angleton has a total combined annual supply of 3,827 ac-ft/yr, as

[4] The Freedom Park Plant is limited by the 750 gallons per minute (gpm) booster pump capacity (the well and treatment plant can supply up to 1,000 gpm).

shown in Table 3.4.

Table 3.3. Water Supply Using 100% Annual Groundwater Capacity

Annual Supply (ac-ft/yr)			Maximum-Day Capacity (mgd)		
Contractual BWA Surface Water Supply	*Annual Well Supply*	*Total Annual Supply*	*Contractual BWA Surface Water Supply*	*Well Capacity*	*Total Maximum-Day Capacity*
2,576	2,501	5,077	2.30	4.70	7.00

Table 3.4. Water Supply Using 50% Annual Groundwater Capacity

Annual Supply (ac-ft/yr)			Maximum-Day Capacity (mgd)		
Contractual BWA Surface Water Supply	*Annual Well Supply*	*Total Annual Supply*	*Contractual BWA Surface Water Supply*	*Well Capacity*	*Total Maximum-Day Supply*
2,576	1,251	3,827	2.30	4.70	7.00

3.3 Water Supply Needs

3.3.1 Future Water Needs Utilizing All Current Groundwater Supply

Under average-day demands while using 100% of the City's groundwater supply alongside the contracted BWA surface water supply, the City has sufficient annual supplies for the next 10 years, but will need additional water supplies before 2051, as shown in Figure 3.1. The City will need an additional 2,152 ac-ft/yr (1.92 mgd average-day) by the end of the water supply planning period (2073), as shown in Table 3.5.

To meet the projected maximum-day demands while using 100% of the City's groundwater supply, the City will need additional water supply capacity before 2042, and will need an additional 5.91 mgd by the end of the water supply planning period (2073), as shown in Figure 3.2 and Table 3.6. Appendix A includes a yearly accounting table of current supplies compared to demand. This need was calculated assuming that the City will run its wells at full capacity during maximum-day demands.

3.3.2 Future Water Needs Assuming the City Conserves Groundwater Supply

Under average-day demands, while using 50% of the City's groundwater supply alongside the current contracted BWA surface water supply, the City will need additional water supplies before 2041, with a maximum need of 3,403 ac-ft/yr (3.04 mgd average-day) by 2073, as shown in Figure 3.1 and Table 3.5.

3.3.3 Summary of Future Water Supply Needs

The following tables summarize project annual demands, supplies and needs. Annual demands are projected based on utilizing both the full groundwater capacity, or 50% of the full groundwater capacity.

These amounts are what is anticipated to meet the City's projected demands; however, TCEQ requirements for public water systems may require the City to develop additional maximum-day capacity. For example, an estimated 28,000 total connections are anticipated by 2073, which would require a total supply (firm pumping) capacity of 14.9 mgd assuming the City's current ACR of 0.37 gpm/connection for pumping supply capacity. This is roughly 2 mgd greater than the max-day demand shown in Figure 3.2, and would represent additional capacity the TCEQ may require. Any additional capacity greater than needed to meet maximum-day demands should be evaluated and managed in the future.

Table 3.5. Annual Demand, Supply, and Need (acre-feet per year)

Year	Ave-Day Demand	BWA Surface Water Supply	Annual Well Supply		Total Annual Supply		Annual Surplus/(Need)	
			100% GW Capacity	*50% GW Capacity*	*100% GW Capacity*	*50% GW Capacity*	*100% GW Capacity*	*50% GW Capacity*
2023	1,873	2,576	2,501	1,251	5,077	3,827	3,204	1,954
2028	2,413	2,576	2,501	1,251	5,077	3,827	2,664	1,414
2033	3,108	2,576	2,501	1,251	5,077	3,827	1,969	719
2043	4,115	2,576	2,501	1,251	5,077	3,827	962	(289)
2053	5,449	2,576	2,501	1,251	5,077	3,827	(372)	(1,622)
2073	7,229	2,576	2,501	1,251	5,077	3,827	(2,152)	(3,403)

Figure 3.1. Comparison of Annual Supplies and Demands (2020-2073)

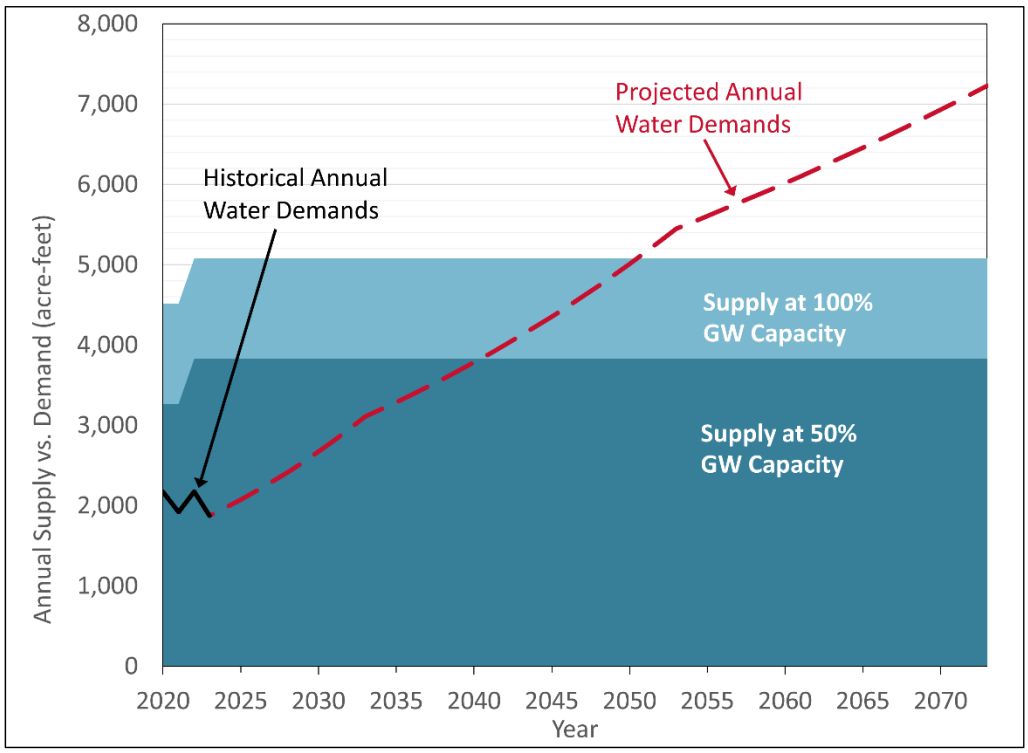
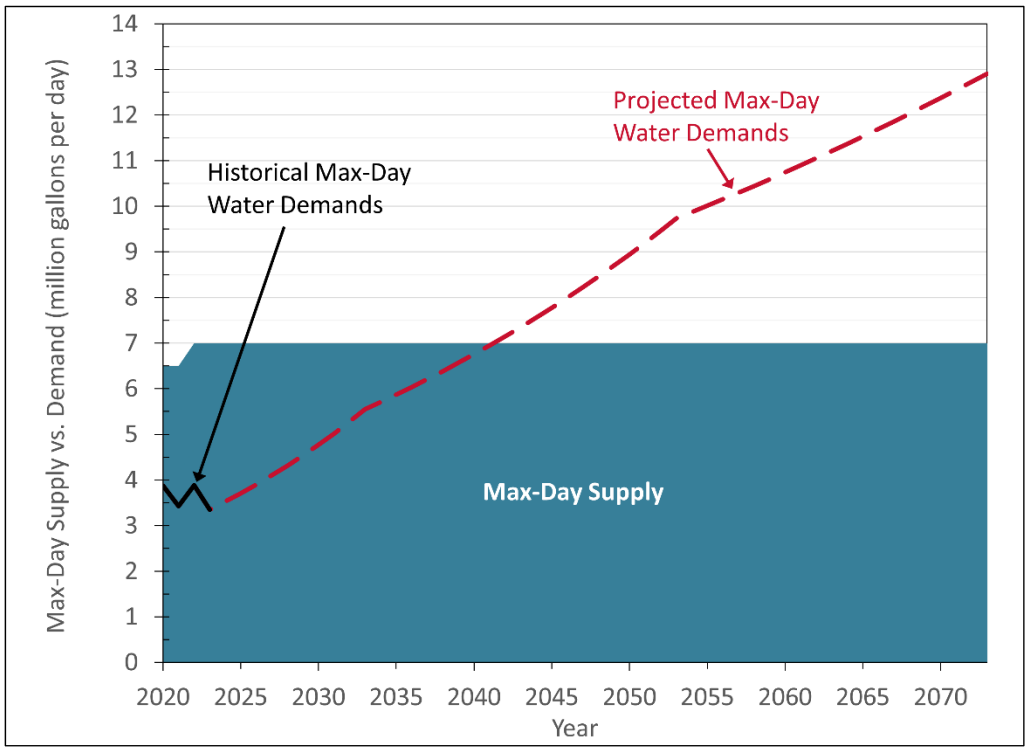


Table 3.6. Maximum-Day Demand, Capacity, and Need (million gallons per day)

Year	Max-Day Demands	BWA Surface Water Supply Capacity	Well Capacity	Total Capacity	Maximum-Day Surplus/(Need)
2023	3.35	2.30	4.70	7.00	3.65
2028	4.31	2.30	4.70	7.00	2.69
2033	5.55	2.30	4.70	7.00	1.45
2043	7.35	2.30	4.70	7.00	(0.35)
2053	9.73	2.30	4.70	7.00	(2.73)
2073	12.91	2.30	4.70	7.00	(5.91)

Figure 3.2. Comparison of Maximum-Day Capacity and Demands (2020-2073)



3.4 Water Supply Strategies

The combination of two water supply strategies, additional purchases from BWA and development of City-owned groundwater supply, are proposed to meet the City's annual and maximum-day needs through the end of the water supply planning period (2073).

3.4.1 Additional Purchases from BWA

Reserving an additional 1.92 mgd of surface water supply from BWA is recommended to meet the City's annual and maximum-day demand.

STRATEGY INFRASTRUCTURE

The main infrastructure components of this strategy include a new waterline parallel to the existing BWA water line. Water will be delivered to the Jamison Water Plant on the southwest side of the City, consistent with a September 8, 2021 letter from BWA regarding additional supply through a parallel pipeline.

STRATEGY COSTS

Costs for this project were developed using the Uniform Costing Model developed by the TWDB for regional water planning. Costs associated with this strategy are presented in Table 3.7. Assumptions and conditions associated with these costs include:

- The projects described in the water distribution CIP are sufficient to integrate this project into the system, and are assumed to be already implemented.
- A market volatility buffer was included at 10% of the project cost.
- Engineering, legal, and contingency costs is 30 percent of the pipeline cost.
- Power is available at $0.09 per kWh.
- The project will be financed for 20-years at a 3.5 percent interest rate.
- Interest during the period of construction is not included in the costs.
- 1.92 mgd of supply will be purchased from BWA at an estimated rate of $2.72 per 1,000 gallons. This cost to purchase water was determined by subtracting the annual costs per 1,000 gallons for capital, O&M, and power from the current $4.60/1,000 gallons charged by BWA to estimate an equivalent purchase cost.

Table 3.7. Additional Purchases from BWA Costs (January 2025 Prices)

Item	Estimated Costs for Facilities:
CAPITAL COST	
Transmission Pipeline (12 in. dia., 7.5 miles)	$9,504,000
Miscellaneous	$950,000
TOTAL COST OF FACILITIES	**$10,454,000**
Engineering:	
- Planning (5%)	$523,000
- Design (9%)	$941,000
- Construction Engineering (3%)	$314,000
Legal Assistance (4%)	$418,000
Fiscal Services (4%)	$418,000
Pipeline Contingency (30%)	$2,851,000
All Other Facilities Contingency (30%)	$285,000
Market Volatility (10%)	$1,045,000
TOTAL COST OF PROJECT	**$17,249,000**
ANNUAL COST	
Debt Service (3.5 percent, 20 years)	$1,140,000
Operation and Maintenance	
Pipeline, Wells, and Storage Tanks (1% of Cost of Facilities)	$105,000
Pumping Energy Costs (0.09 $/kW-hr)	$71,000
Purchase of Water (2,151 ac-ft/yr @ 434.64 $/ac-ft [$2.72 per 1,000 gallons])	$1,906,000
TOTAL ANNUAL COST	**$3,222,000**
Available Project Yield (ac-ft/yr)	2,151
Annual Cost of Water ($ per ac-ft)	$1,498
Annual Cost of Water After Debt Service ($ per ac-ft)	$968
Annual Cost of Water ($ per 1,000 gallons)	$4.60
Annual Cost of Water After Debt Service ($ per 1,000 gallons)	$2.97

For acquiring additional surface water from BWA, the total cost is estimated to be $17,249,000. Annual debt service over 20 years would be $1,140,000, assuming a 3.5% interest rate. The annual operational cost, including power, is $176,000, plus an annual purchase cost of water of $1,906,000. Combined, this results in a total annual cost of $3,222,000. During the debt service period, the unit cost for 2,151 ac-ft/yr of supply is estimated to be $1,498 per ac-ft, or $4.60 per 1,000 gallons. After debt service, the unit cost of water is estimated to be $968 ac-ft, or $2.97 per 1,000 gallons.

3.4.2 Development of City Owned Groundwater Supply

Five new 560 gpm wells are proposed to add a total 4.03 mgd to the City's groundwater supply to increase the City's groundwater maximum-day capacity. Individual wells will be drilled and brought online as needed to meet projected maximum-day demands.

STRATEGY INFRASTRUCTURE

The locations of the wells will be decided based on actual growth patterns within the City and availability of land. Each well is assumed to be its own groundwater plant, so the main infrastructure components of this strategy include five separate packages consisting of:

- One groundwater well at a depth of 878 feet with a 560 gpm capacity,
- One ground storage tank (1.5 mg),
- One booster pump station with a 1,069 gpm capacity,
- 150 feet of 8-inch wellfield piping, and
- 200 feet of 8-inch pipe to connect the booster pump to the distribution system.

It may be possible to integrate multiple wells into a single water plant or utilize existing infrastructure at Chenango or Jamison and avoid some of the booster pumping and ground storage tank costs.

STRATEGY COSTS

Costs associated with this strategy are presented in Table 3.8. Assumptions and conditions associated with these costs include:

- 5% downtime is allocated for well and pipeline maintenance.
- Wells are designed with a 1.0 peaking factor.
- Integration costs are not included, as well locations will be determined in the future based on the location of future demands and availability of property.
- A market volatility buffer was included at 10% of the project cost.
- Engineering, legal, and contingency costs are 30 percent of pipelines and other facilities.
- Power is available at $0.09 per kWh.
- The project will be financed for 20-years at a 3.5 percent interest rate.

The total cost is estimated to be $6,233,000 per groundwater plant. Annual debt service over 20 years would be $412,000 per groundwater plant, assuming a 3.5% interest rate. The annual operational cost, including power, is $170,000 per groundwater plant. This results in a total annual cost of $582,000. During the debt service period, the unit cost for 862 ac-ft/yr of supply is estimated to be $675 per ac-ft, or $2.07 per 1,000 gallons. After debt service, the unit cost of water is estimated to be $197 per ac-ft, or $0.61 per 1,000 gallons.

Table 3.8. Additional City Owned Groundwater Costs (January 20205 Prices)

Item	Estimated Costs for Facilities: Individual Well	Estimated Costs for Facilities: All 5 Wells
Well and Piping	$1,148,000	$5,740,000
Booster Pump, Ground Storage Tank, Water Treatment	$2,521,000	$12,605,000
TOTAL COST OF FACILITIES	**$3,669,000**	**$18,345,000**
Engineering:		
- Planning (5%)	$183,000	$915,000
- Design (9%)	$330,000	$1,650,000
- Construction Engineering (3%)	$110,000	$550,000
Legal Assistance (4%)	$147,000	$735,000
Fiscal Services (4%)	$147,000	$735,000
Pipeline Contingency (30%)	$9,000	$45,000
All Other Facilities Contingency (30%)	$1,092,000	$5,460,000
Environmental & Archaeology Studies and Mitigation	$85,000	$425,000
Land Acquisition and Surveying (7 acres)	$94,000	$470,000
Market Volatility (10%)	$367,000	$1,835,000
TOTAL COST OF PROJECT	**$6,233,000**	**$31,165,000**
ANNUAL COST		
Debt Service (3.5 percent, 20 years)	$412,000	$2,060,000
Operation and Maintenance		
Pipeline, Wells, and Storage Tanks (1% of Cost of Facilities)	$24,000	$120,000
Intakes and Pump Stations (2.5% of Cost of Facilities)	$29,000	$145,000
Water Treatment	$84,000	$420,000
Pumping Energy Costs (0.09 $/kW-hr)	$33,000	$165,000
TOTAL ANNUAL COST	**$582,000**	**$2,910,000**
Available Project Yield (ac-ft/yr)	862	4,310
Annual Cost of Water ($ per ac-ft)	$675	$675
Annual Cost of Water After Debt Service ($ per ac-ft)	$197	$197
Annual Cost of Water ($ per 1,000 gallons)	$2.07	$2.07
Annual Cost of Water After Debt Service ($ per 1,000 gallons)	$0.61	$0.61

3.5 Water Supply Plan

3.5.1 Total Supplies and Implementation Timeline

Both the additional surface water from BWA and the development of additional City-owned groundwater will be needed to meet the City's water supply needs through the planning period. Two alternative options were considered, differing only in the timing of when specific components are implemented.

- Water Supply Option A. Obtain the additional BWA supplies first, and
- Water Supply Option B. Develop the additional groundwater first.

With either option, when the two water management strategies are fully implemented, the City will have an additional 6,461 ac-ft/yr of annual supplies and an additional 5.95 mgd of maximum-day capacity, as shown in Table 3.9 and 3.10.

Option A was the water supply plan recommended originally and Option B was not presented originally in this report. However, during the City Council meeting of October 14, 2025, the Council requested that Option B be added as the Council's preferred path forward to delay expenditure on the additional BWA supply as long as possible.

WATER SUPPLY OPTION A. OBTAIN ADDITIONAL BWA SUPPLY FIRST

Under Option A, the additional BWA surface water supply is recommended to be brought online by 2030 to meet annual demands, as shown in Figure 3.3 and Figure 3.4. This will provide the City flexibility in the timing of developing additional groundwater supplies. The initial development of the additional City groundwater is recommended to be brought online by 2050 to meet maximum-day demands, as shown in Figure 3.5.

The additional BWA water will provide for the City's future growth in annual (average-day) demands through 2059, and in maximum-day demands through 2039 with conservative use of groundwater supply. Without conservative use of current groundwater supplies, the additional BWA supply will allow the City to meet annual demands through 2072 and maximum-day demands through 2049.

In summary, the additional supply from BWA provides several benefits:

1. The City will be able to meet projected maximum-day demands through 2039 while only utilizing half of the City's groundwater supply.
2. The City can use its groundwater supply conservatively.
3. The City will be provided flexibility in meeting future growth demands by keeping some groundwater supply in reserve through approximately 2072.

To meet the projected maximum-day demands later in the planning period, the City will need to rely on 100% of the City's current groundwater maximum-day capacity alongside both water management strategies. To meet these maximum-day demands, it is anticipated that the City will need to add a new groundwater plant every two to six years starting in 2050, with new wells operational by 2050, 2052, 2058, 2063, and 2068.

Figure 3.3. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Water Supply Option A

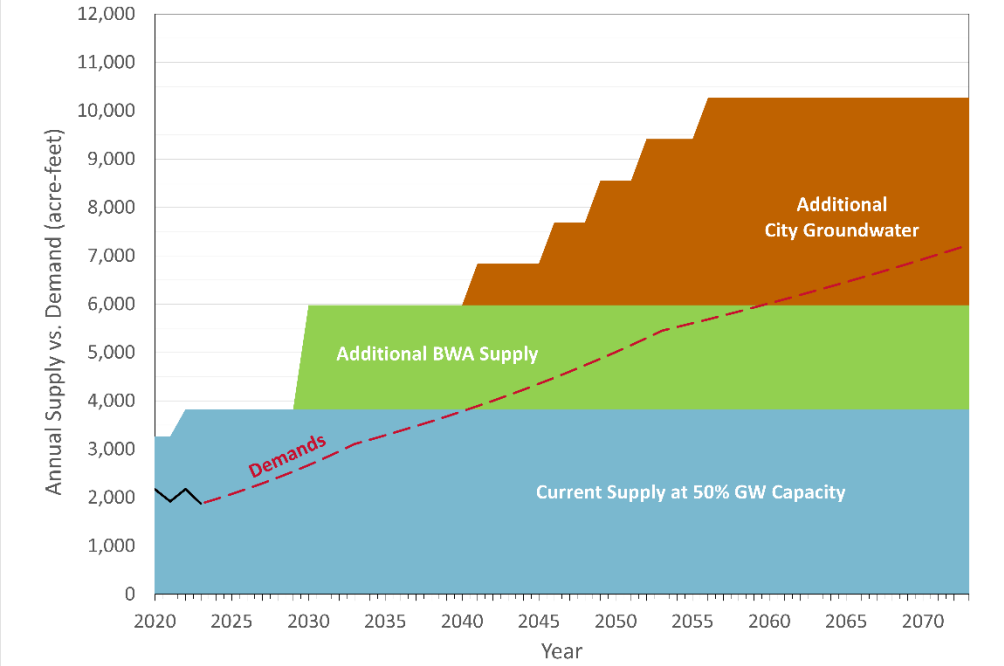


Figure 3.4. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity– Water Supply Option A

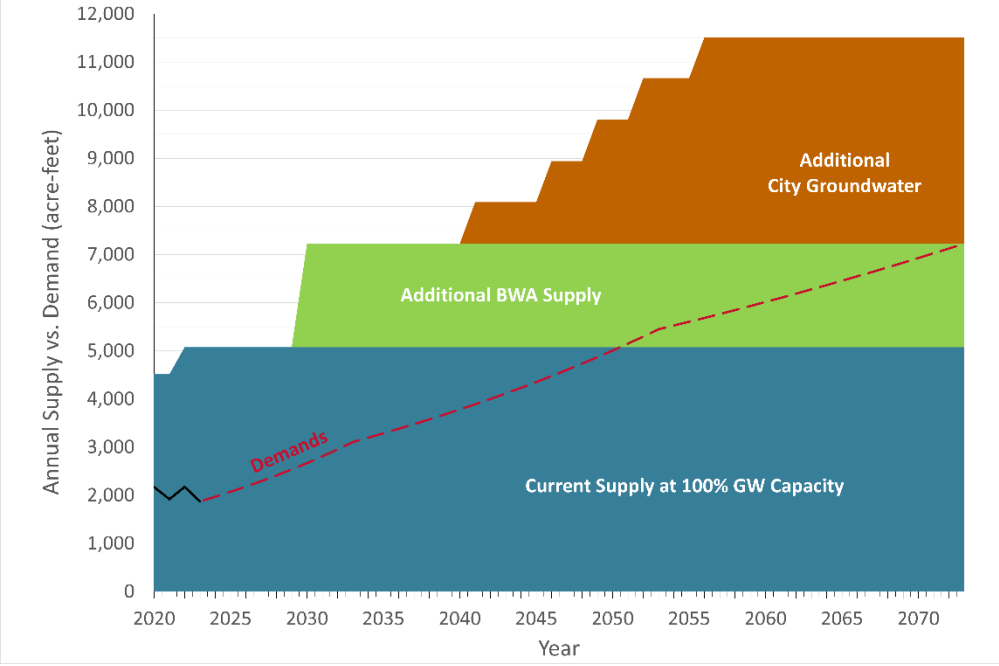
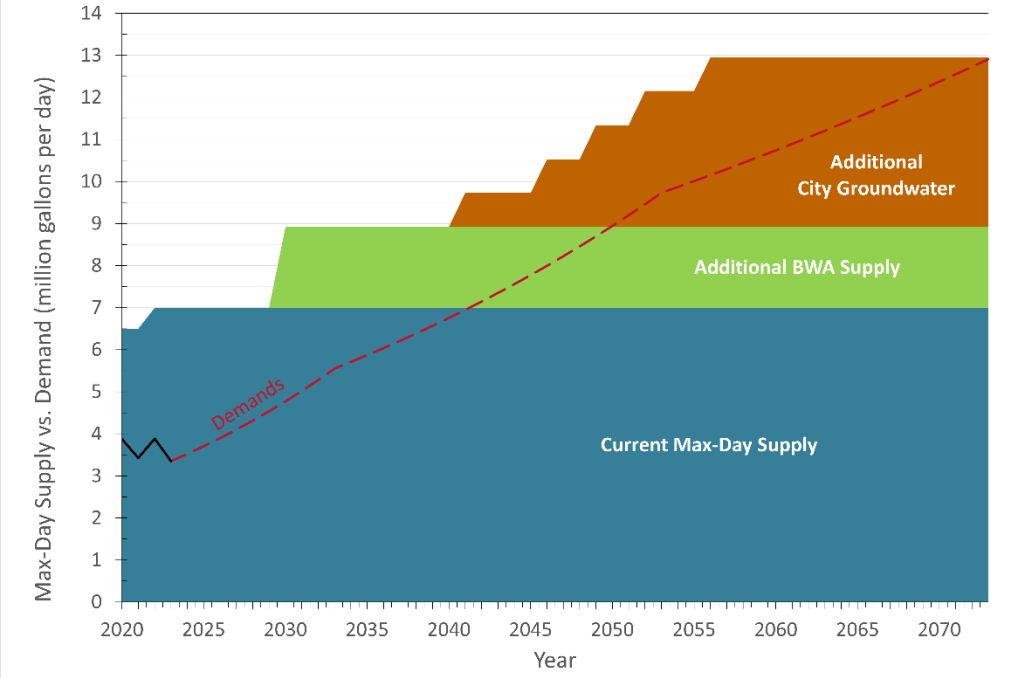


Figure 3.5. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity– Water Supply Option A



WATER SUPPLY OPTION B. DEVELOP ADDITIONAL GROUNDWATER FIRST

Under the Council's preferred Option B, additional groundwater supply capacity will be added beginning in 2040, with an additional well added every three to five years depending on how rapidly water demands increase. After five additional wells are added, 1.92 mgd of additional supply from BWA will be obtained. Based on current demand projections, this will occur about 2062. The timeline for the Option B alternative to meet annual demands is shown in Figures 3.6 and 3.7, and for maximum-day demands in Figure 3.8.

The timelines and data for Option A and Option B are shown in Table 3.9 for annual demands and Table 3.10 for maximum-day demands.

Figure 3.6. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 50% Annual Capacity – Water Supply Option B

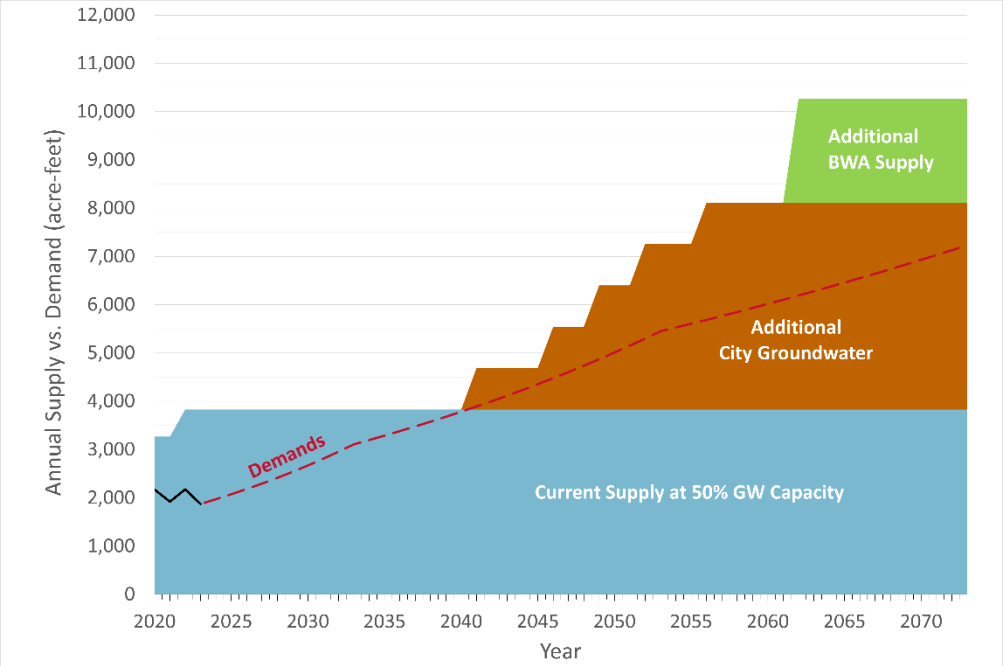


Figure 3.7. Strategy Implementation Timeline: Annual Supplies with Current Groundwater Supply Operated at 100% Capacity– Water Supply Option B

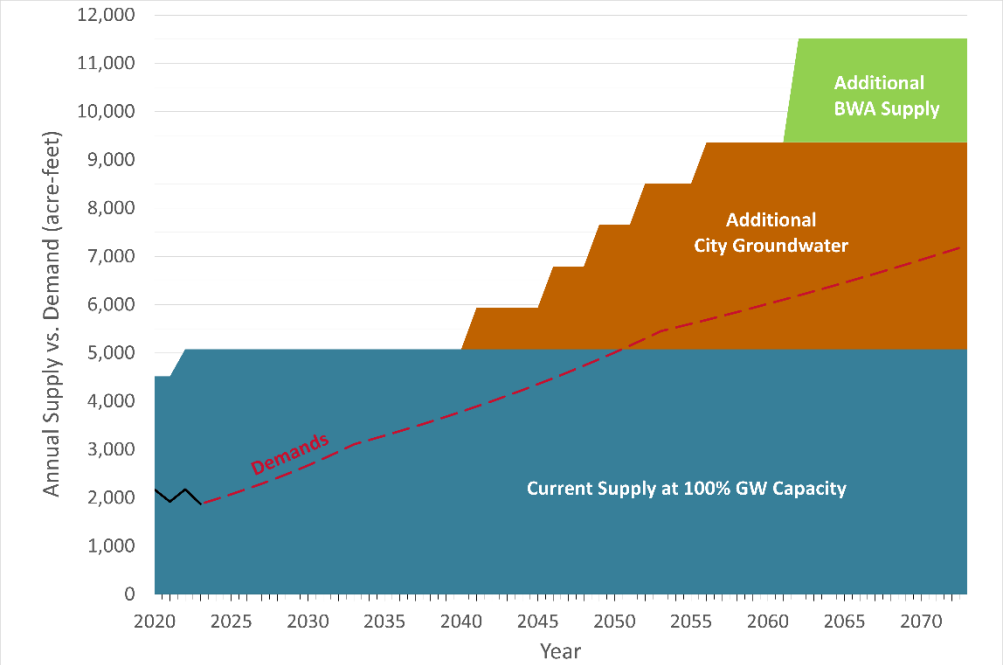


Figure 3.8. Strategy Implementation Timeline: Maximum-Day Supplies with Current Groundwater Supply Capacity– Water Supply Option B

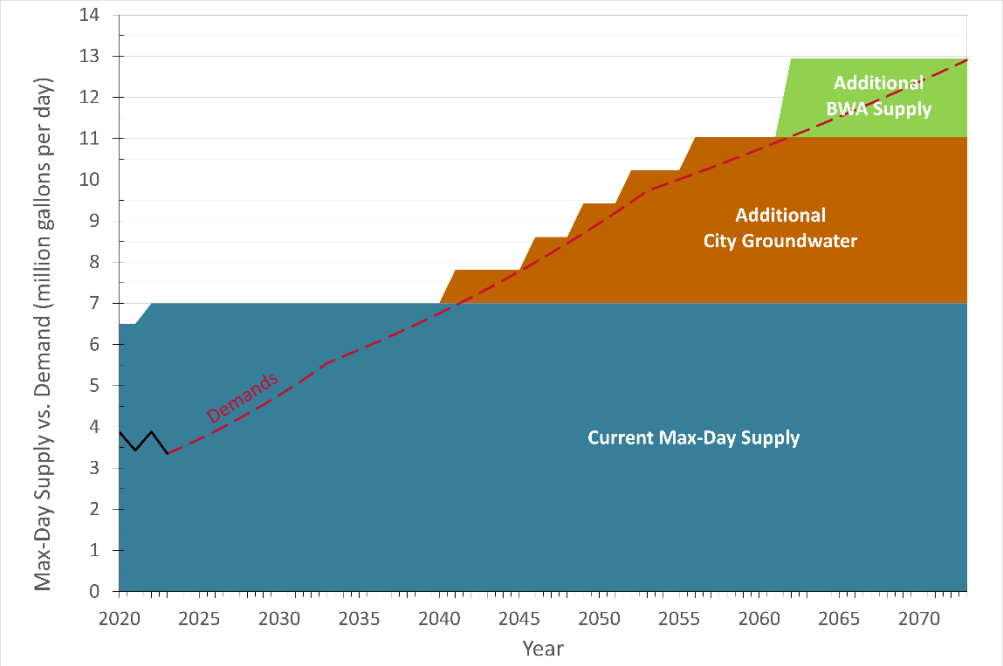


Table 3.9. Strategy Implementation to Supply Annual Demands (ac-ft/yr)

Demand / Supply / Strategy	2028	2033	2043	2073
Current System				
Projected Average-Day Demand	2,413	3,108	4,115	7,229
Current Supply at 50% Groundwater Capacity	3,827	3,827	3,827	3,827
Current Supply at 100% Groundwater Capacity	5,077	5,077	5,077	5,077
Surplus/(Need) at 50% Groundwater Capacity	1,414	719	(288)	(3,402)
Surplus/(Need) at 100% Groundwater Capacity	2,664	1,969	962	(2,152)
Water Supply Option A. Obtain Additional BWA Supplies First				
Recommended Water Management Strategies				
Additional BWA Surface Water Supplies	0	2,151	2,151	2,151
Development of Additional City Groundwater	0	0	0	4,310
Total Future System				
Supply from Recommended Strategies	0	2,151	2,151	6,461
Total Supplies at 50% Current Groundwater Capacity	3,827	5,978	5,978	10,288
Total Supplies at 100% Current Groundwater Capacity	5,077	7,228	7,228	11,538
Surplus/(Need) at 50% Current Groundwater Capacity	1,414	2,870	1,862	3,059
Surplus/(Need) at 100% Current Groundwater Capacity	2,664	4,120	3,113	4,309
Water Supply Option B. Develop Additional Groundwater First				
Recommended Water Management Strategies				
Development of Additional City Groundwater	0	0	862	4,310
Additional BWA Surface Water Supplies	0	0	0	2,151
Total Future System				
Supply from Recommended Strategies	0	0	862	6,461
Total Supplies at 50% Current Groundwater Capacity	3,827	3,827	4,689	10,288
Total Supplies at 100% Current Groundwater Capacity	5,077	5,077	5,939	11,538
Surplus/(Need) at 50% Current Groundwater Capacity	1,414	719	574	3,059
Surplus/(Need) at 100% Current Groundwater Capacity	2,664	1,969	1,824	4,309

Table 3.10. Strategy Implementation to Supply Maximum-Day Demands (mgd)

Demand / Supply / Strategy	2028	2033	2043	2073
Current System				
Projected Maximum-Day Demand	4.31	5.55	7.35	12.91
Current Supply Capacity	7.00	7.00	7.00	7.00
Surplus/(Need)	2.69	1.45	(0.35)	(5.91)
Water Supply Option A. Obtain Additional BWA Supplies First				
Recommended Water Management Strategies				
Additional BWA Surface Water Supplies	0.00	1.92	1.92	1.92
Development of Additional City Groundwater	0.00	0.00	0.00	4.03
Total Future System				
Supply from Recommended Strategies	0.00	1.92	1.92	5.95
Total Supplies	7.00	8.92	8.92	12.95
Surplus/(Need)	2.69	3.37	1.57	0.04
Water Supply Option B. Develop Additional Groundwater First				
Recommended Water Management Strategies				
Development of Additional City Groundwater	0.00	0.00	0.81	4.03
Additional BWA Surface Water Supplies	0.00	0.00	0.00	1.92
Total Future System				
Supply from Recommended Strategies	0.00	0.00	0.81	5.95
Total Supplies	7.00	7.00	7.81	12.95
Surplus/(Need)	2.69	1.45	0.46	0.04

4 Wastewater Master Plan

4.1 Objectives and Scope of Work

The scope of work for the wastewater collection and treatment portion of the UMP includes the following tasks:

- Analyze historical and existing wastewater flows
- Project future wastewater flows using available data
- Update and analyze the hydraulic model of the City's wastewater collection system
- Evaluation of hydraulic deficiencies for existing and future conditions using the hydraulic model
- Development recommendations for improvement in a CIP.

4.2 Wastewater Data Sources

Various sources of data were provided by the City for use with the wastewater hydraulic model update. These sources included reports, GIS electronic files, and record drawings from completed construction projects.

- 2019 Utility Master Plan
- Reports and Maps
- Existing InfoSewer Model
- Wastewater Treatment Plant (WWTP) Discharge Monitoring Reports (DMR)
- Geographic Information System (GIS) Data from City GIS staff
- Lift Station Runtime Data via Lift Station Logs
- Lift Station Pump Capacity
- Rainfall Data (NOAA ATLAS 14)

4.3 Background

The City's wastewater system consists of a combination of gravity sewers, lift stations, force mains, and a wastewater treatment plant. The wastewater treatment plant is located on the southwest side of the City. The plant treats an average of 1.8 mgd during dry weather conditions, with a permitted annual average flow of 3.6 mgd. Angleton is located in the flat coastal plain of the Texas Gulf Coast, and this geographical setting limits the opportunity for gravity wastewater collection, requiring numerous lift stations.

4.3.1 Existing Wastewater Collection System

WASTEWATER TREATMENT PLANT

The City's WWTP is located in the southwest portion of town, along Sebesta Road. The WWTP's current TPDES Permit (Permit No. WQ0010548004) allows a maximum effluent flow of

3.6 mgd to be discharged into Oyster Creek, and no more than 12,500 gpm (~18 mgd) during any two-hour period.

GRAVITY SEWER NETWORK

The City's wastewater collection system consists of a wide variety of pipe types, sizes and ages, and reflect ongoing growth of the system. Table 4.1 presents the total length of gravity and force main pipes by diameter, shows the breakdown of gravity and force main pipes by material. New pipes installed since the 2019 UMP were assumed to be PVC.

Table 4.1. Wastewater System Pipeline Diameter Summary

Diameter (inches)	Length (feet)	Percent of Total
Unknown	3,695	0.64%
4	549	0.09%
6	120,589	20.76%
8	263,506	45.37%
10	75,376	12.98%
12	53,190	9.16%
14	2,631	0.45%
15	8,558	1.47%
18	9,610	1.65%
20	4,186	0.72%
24	14,875	2.56%
27	6,809	1.17%
30	16,573	2.85%
33	167	0.03%
36	15	0.00%
48	467	0.08%

Source: City of Angleton GIS database

Table 4.2. Wastewater System Pipeline Material Summary

Material	Length (feet)	Percent of Total
Concrete	91,709	15.79%
Corrugated Metal Pipe	467	0.08%
Ductile Iron	499	0.09%
Fiberglass	4,286	0.74%
HDPE	2,300	0.40%
PVC	294,014	50.62%
PVC-U	6,844	1.18%
Truss	1,340	0.23%
Vitrified Clay Pipe	158,586	27.30%
Unknown	20,750	3.57%

Source: City of Angleton GIS database

LIFT STATIONS

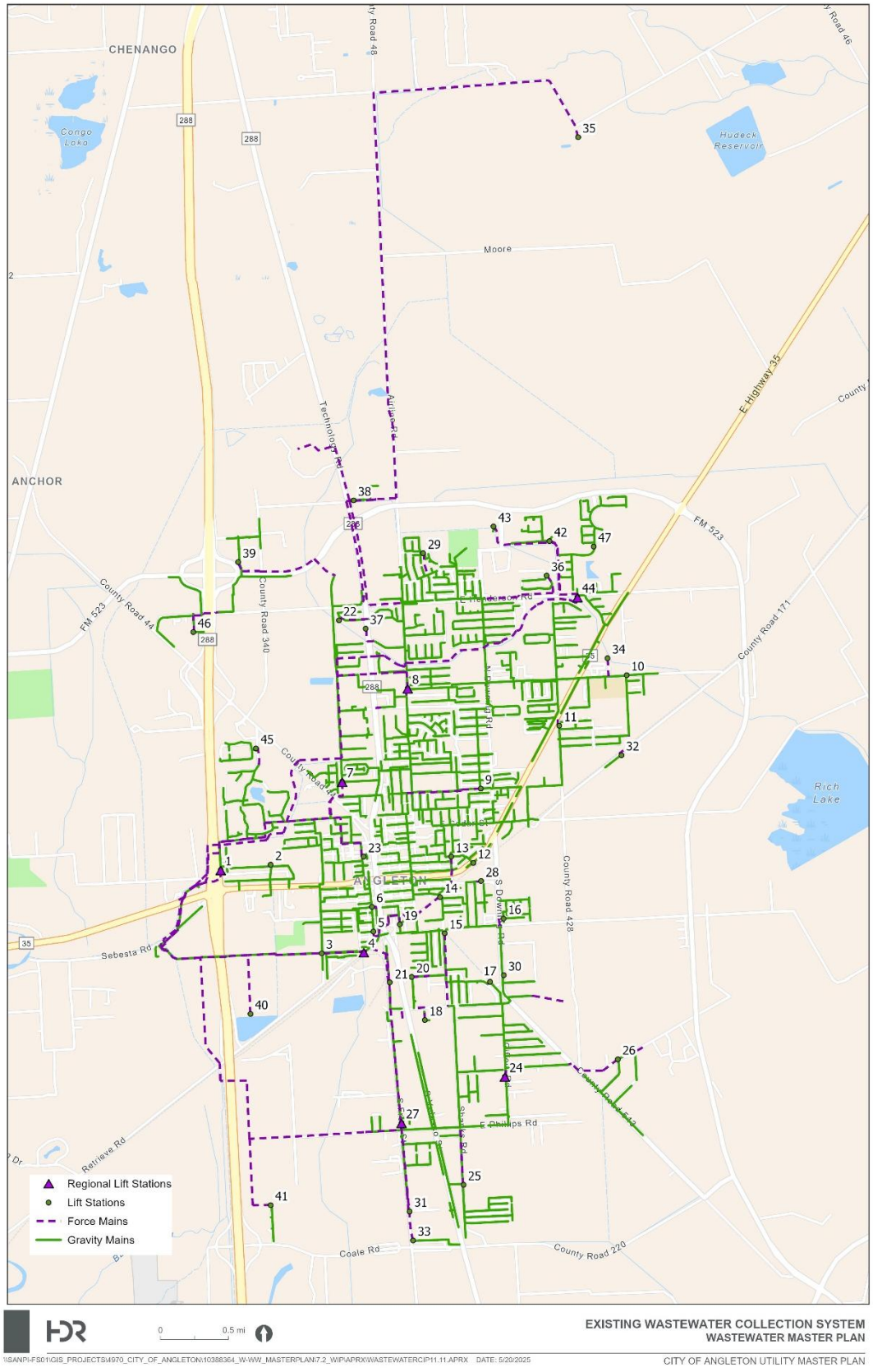
The City owns and operates a large number of lift stations due to the relatively flat terrain, which precludes gravity sewer mains throughout much of the City. As a result, lift stations are located in all areas of town, as shown in Figure 4.1. A handful of these lift stations are classified as regional lift stations, due to their location and function of conveying large amounts of wastewater flows from various other lift stations upstream. Regional lift stations can be identified by the purple triangle in the system map.

Lift station pump run-time information was used to understanding how the wastewater collection system functions, as described in later in this report.

FORCE MAINS

Lift stations discharge into force mains, which are also shown on the existing system map (Figure 4.1) and can be identified by the dashed purple lines. Regional lift stations 7, 8, and 24 have a secondary bypass force main that provide additional conveyance capacity to those areas. These secondary force mains typically travel much further downstream than the original force main.

Figure 4.1. Existing Wastewater Collection System



4.4 Wastewater Loading

Dry weather flows provide the basis for the hydraulic model loading and are impacted primarily by population and land use density. Dry weather flows are the wastewater flows originating primarily from sewage outflow from residences and commercial buildings, although they can also include groundwater infiltrating into pipes through loose joints, broken pipes, or damaged manholes. HDR primarily utilized water consumption data to spatially distribute wastewater flows throughout the system.

Wet weather flows occur following storm events and represent a large, relatively sudden, increase in system flows due to stormwater entering the collection system through manholes, broken pipes, and illegal connections. The system's wet weather response is used in the identification and sizing of capital projects as discussed later in this report.

4.4.1 Dry Weather Flow Development

Various data provided by the City were used for development of the sanitary sewer loading flow rates, with GIS, water consumption, and lift station runtime data being the primary data sources. The process to develop the flow rates required verifying the conveyance system geometry and determining the extents to be included in the model for the service area. With these model hydraulic limits defined, the service area was determined, checked against the data provided, and adjusted as necessary.

A widely recognized relationship between water consumption and wastewater loading was used to estimate the dry weather flows (DWF) throughout the system. As described in Section 2.4, maximum-day water demands were assumed to be twice as much as average-day water demands. In an average system most of the potable water consumed by a customer is directed to the wastewater collection system. Based on previous efforts to determine the amount of water consumption that becomes wastewater in the 2019 UMP, average daily wastewater flows were assumed to be 85% of the water consumption, demonstrated in the equation below.

$$ADF(wastewater, gpm) = 0.85 * ADF\ (water, gpm)$$

No flow monitoring data were available to confirm residential, commercial, or industrial land use flows or patterns. Additionally, the data provided in the InfoSewer model only consisted of steady state loading, with no diurnal profiles incorporated into the system. Therefore, the hydraulic model utilized steady state loading for the peak flow capacity analysis of the collection system.

4.4.2 Dry Weather Flow Validation

In addition to the water consumption data, the City also provided the daily influent flows to the City's WWTP via DMRs. The WWTP daily influent flows were compared to the estimated existing dry weather flows in the wastewater model. This comparison allowed validation of the assumptions made and the predicted flows in the absence of flow monitoring throughout the wastewater system.

4.4.3 Wet Weather Flow Development

LIFT STATION FLOW ANALYSIS

The primary method used to estimate the wet weather flows was analysis of lift station operational data. The City provided lift station operational data from 2024 for certain lift stations. The data provided included the number of hours per day each pump was running and the corresponding amount of rain in inches that was recorded that day. Data were not provided for the following lift stations:

- Lift Station 5
- Lift Station 6
- Lift Station 19
- Lift Station 22
- Lift Station 28
- Lift Station 30
- Lift Station 33
- Lift Station 40
- Lift Station 43
- Lift Station 48
- Lift Station 49
- Lift Station 50

Depending on the lift station, the data provided included a combination of pump run times in hours and pump design capacity. Flow monitoring data were not available to aid in wet weather calibration of the wastewater model. The lift station runtime data provided insight into the system performance during dry weather and rain events. Lift station runtime data for rain events in March and May were compared to the baseline dry weather lift station runtime data. These data are summarized in Appendix D. The lift station runtime data indicate wet weather peaking factors are large in multiple locations, indicating the system operates outside accepted standards for wastewater collection systems. An approximate peaking factor for a design rain event was determined by extrapolating the lift station runtime data. The design rain event selected was a 5 year – 6 hour design storm with a 90% confidence interval, utilizing NOAA Atlas 14 rain data, as summarized in Table 4.3.

Table 4.3. Atlas 14 Angleton Design Storm Estimates

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.520 (0.394-0.687)	0.605 (0.457-0.783)	0.735 (0.558-0.964)	0.850 (0.638-1.13)	1.02 (0.744-1.40)	1.16 (0.821-1.64)	1.30 (0.896-1.88)	1.44 (0.968-2.14)	1.63 (1.06-2.51)	1.77 (1.12-2.80)
10-min	0.820 (0.621-1.08)	0.956 (0.722-1.24)	1.16 (0.883-1.52)	1.35 (1.01-1.80)	1.61 (1.18-2.23)	1.84 (1.31-2.61)	2.07 (1.42-3.00)	2.28 (1.53-3.39)	2.56 (1.66-3.94)	2.77 (1.75-4.37)
15-min	1.05 (0.798-1.39)	1.22 (0.925-1.58)	1.48 (1.12-1.94)	1.71 (1.28-2.28)	2.04 (1.49-2.81)	2.31 (1.64-3.27)	2.59 (1.79-3.76)	2.87 (1.93-4.27)	3.24 (2.10-4.99)	3.52 (2.23-5.56)
30-min	1.53 (1.16-2.02)	1.77 (1.34-2.29)	2.13 (1.62-2.80)	2.45 (1.84-3.26)	2.91 (2.12-4.00)	3.28 (2.33-4.64)	3.68 (2.54-5.33)	4.09 (2.74-6.08)	4.64 (3.02-7.15)	5.08 (3.22-8.03)
60-min	2.03 (1.54-2.68)	2.36 (1.79-3.06)	2.87 (2.18-3.76)	3.32 (2.49-4.42)	3.97 (2.89-5.46)	4.50 (3.19-6.36)	5.07 (3.50-7.35)	5.69 (3.82-8.46)	6.56 (4.26-10.1)	7.26 (4.59-11.5)
2-hr	2.48 (1.89-3.24)	2.97 (2.24-3.76)	3.69 (2.82-4.78)	4.36 (3.30-5.76)	5.38 (3.97-7.36)	6.27 (4.49-8.81)	7.25 (5.03-10.4)	8.31 (5.60-12.2)	9.82 (6.39-14.9)	11.0 (7.01-17.2)
3-hr	2.72 (2.09-3.54)	3.34 (2.51-4.15)	4.20 (3.22-5.40)	5.04 (3.83-6.62)	6.35 (4.71-8.65)	7.52 (5.42-10.5)	8.84 (6.15-12.6)	10.3 (6.93-15.0)	12.3 (8.02-18.6)	13.9 (8.87-21.6)
6-hr	3.15 (2.44-4.06)	3.98 (2.99-4.86)	5.11 (3.95-6.50)	6.25 (4.79-8.13)	8.04 (6.02-10.9)	9.66 (7.01-13.4)	11.5 (8.07-16.3)	13.6 (9.21-19.5)	16.5 (10.8-24.7)	18.9 (12.1-29.0)
12-hr	3.61 (2.82-4.61)	4.66 (3.54-5.63)	6.10 (4.76-7.69)	7.53 (5.82-9.70)	9.73 (7.31-13.0)	11.7 (8.51-16.0)	13.9 (9.82-19.4)	16.5 (11.3-23.6)	20.4 (13.4-30.2)	23.7 (15.2-35.9)
24-hr	4.07 (3.20-5.15)	5.33 (4.10-6.41)	7.12 (5.60-8.88)	8.84 (6.88-11.3)	11.5 (8.64-15.1)	13.7 (10.0-18.6)	16.4 (11.6-22.6)	19.5 (13.4-27.5)	24.2 (16.0-35.4)	28.2 (18.2-42.2)
2-day	4.45 (3.53-5.57)	5.93 (4.60-7.04)	8.03 (6.38-9.92)	10.0 (7.89-12.7)	13.1 (9.98-17.1)	15.8 (11.6-21.1)	18.8 (13.4-25.7)	22.4 (15.4-31.2)	27.6 (18.3-39.8)	32.0 (20.7-47.2)
3-day	4.75 (3.79-5.92)	6.36 (4.97-7.52)	8.66 (6.92-10.6)	10.8 (8.56-13.6)	14.2 (10.8-18.4)	17.0 (12.6-22.7)	20.3 (14.5-27.5)	24.0 (16.6-33.2)	29.4 (19.6-42.0)	33.9 (21.9-49.6)
4-day	5.11 (4.10-6.35)	6.80 (5.35-8.04)	9.24 (7.41-11.3)	11.5 (9.13-14.4)	15.0 (11.5-19.4)	18.0 (13.3-23.8)	21.3 (15.3-28.7)	25.0 (17.4-34.5)	30.5 (20.3-43.4)	35.0 (22.7-50.9)
7-day	6.18 (4.98-7.60)	7.99 (6.37-9.46)	10.7 (8.62-13.0)	13.1 (10.5-16.3)	16.8 (12.9-21.5)	19.9 (14.8-26.0)	23.3 (16.8-31.1)	27.1 (18.9-36.9)	32.4 (21.7-45.7)	36.8 (23.9-53.0)
10-day	7.01 (5.68-8.59)	8.90 (7.17-10.6)	11.7 (9.55-14.2)	14.3 (11.5-17.7)	18.1 (14.0-23.0)	21.3 (15.9-27.7)	24.7 (17.8-32.8)	28.4 (19.9-38.5)	33.7 (22.6-47.2)	38.0 (24.7-54.3)
20-day	9.05 (7.40-11.0)	11.1 (9.13-13.2)	14.4 (11.8-17.3)	17.1 (13.9-20.9)	21.1 (16.4-26.5)	24.3 (18.2-31.1)	27.6 (20.0-36.2)	31.2 (21.9-41.8)	36.2 (24.4-50.0)	40.2 (26.3-56.7)
30-day	10.8 (8.84-13.0)	12.9 (10.8-15.5)	16.5 (13.7-19.8)	19.5 (15.8-23.6)	23.6 (18.3-29.3)	26.7 (20.1-34.0)	29.9 (21.8-39.0)	33.4 (23.6-44.4)	38.2 (25.8-52.4)	42.0 (27.5-58.8)
45-day	13.5 (11.2-16.2)	15.9 (13.4-19.0)	20.0 (16.7-23.8)	23.2 (18.9-28.0)	27.6 (21.5-34.0)	30.8 (23.2-38.8)	34.0 (24.9-43.9)	37.3 (26.5-49.4)	41.9 (28.4-57.0)	45.4 (29.8-63.0)
60-day	16.1 (13.4-19.2)	18.7 (15.8-22.3)	23.2 (19.4-27.6)	26.7 (21.9-32.1)	31.3 (24.5-38.4)	34.6 (26.2-43.5)	37.8 (27.8-48.7)	41.1 (29.2-54.1)	45.4 (30.9-61.5)	48.7 (32.0-67.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

NOAA Atlas 14, Volume 11, Version 2 ANGLETON 2 W
Station ID: 41-0257
Location name: Angleton, Texas, USA*
Latitude: 29.1572°, Longitude: -95.4592°
Elevation:
Elevation (station metadata): 26 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

WET WEATHER FLOW VALIDATION

Comprehensive flow monitoring data were not available to estimate true wet weather flow (WWF) peaking factors throughout the system. Field data based on lift station run times and historical WWTP daily influent flows were used to estimate a peaking factor. At this stage, with the given wastewater flow data and current system performance, HDR does not recommend sizing capital improvement projects using existing flows. Because the collection system performs outside accepted standards for wet weather, peak flow conveyance appears to be driven by wet weather inflow. Based on the best available data and regional wastewater flow estimation standards, a maximum WWF peaking factor of 12 was applied in the model (Recommended Standards for Wastewater Facilities, Great Lakes - Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers, 2014).

WWF was validated by comparing the DMRs during rain events to the estimated WWF seen in the Infoworks ICM model.

INFLOW AND INFILTRATION

Inflow and infiltration (I&I) describes groundwater and stormwater that enters a sanitary sewer collection system through cracks, joint failures, illegal connections, and faulty connections in the system. I&I causes significant issues in wastewater treatment operation and sanitary sewer flow. At the Angleton Wastewater Treatment Plant, influent flows are significantly greater during rain events due to I&I. Additionally, lift station pumps experience a large increase in operation runtimes during rain events. Larger flows can overload lift station and plant capacity, dilute wastewater, and increase operational costs. When wastewater flows increase over pipe capacity in the collection system, overflow can occur at manholes, known as a sanitary sewer overflows (SSOs). When left unaddressed, I&I results in larger flows throughout the entire sanitary sewer collection system and increases the amount of collection system upgrades needed.

The City's existing InfoSewer model, GIS data, and lift station reports were used to create a flow chart that maps how lift stations influence each other, and how their performance varies. A high lift station runtime factor can be correlated to poor upstream performance due to excessive I&I during wet weather events. High I&I upstream leads to poor system performance downstream, since the drastic increase in flows will either be released due to SSOs or carried further downstream towards the treatment plant. Appendix D contains a flow chart that shows the lift station runtime factor, the Infosewer modeled average daily flow, and the InfoSewer model peaking factor for each modeled lift station. Lift stations that were not modeled in InfoSewer or lack operational data are grayed out. This representation of the collection system aids in identifying major areas of I&I concern and shows what areas were modeled with a higher margin of uncertainty due to a lack of information.

4.4.4 Wastewater Flows from Development Areas

The City considered the city limits, Extraterritorial Jurisdiction (ETJ) boundary, annexation plans and agreements currently in progress with developers to estimate spatial growth in the City for future planning horizons. These areas of anticipated future development are described in

Section 2.4. Using the methods described previously in Section 2.4, water demands were allocated to development tracts based on a combination of land use, area, and population density information. Water consumption data was transformed to wastewater loading using the equation from Section 4.4.1. and spatially distributed to manholes in the system.

4.5 Wastewater System Analysis

The hydraulic model was used to analyze the collection system performance, and to assess available capacity for existing wet weather conditions. As described previously, in the absence of system-wide flow monitoring data, a simplified peaking factor wet weather simulation was conducted. The hydraulic model was also used to analyze future and build-out conditions.

4.5.1 Wastewater System General Performance Metrics

The criteria for the system capacity analysis included:

- Sanitary sewer overflows
- Surcharging of the collection system pipes

Any SSO is considered a collection system failure. Surcharging was defined as any section flowing full, or with the water surface grade line above the crown of a pipe. System surcharge was evaluated to determine whether the section surcharged due to insufficient capacity or because of backwater or other downstream controlling factors.

A pipe was considered under capacity when it was both flowing full (surcharged), and the flow in the pipe was greater than the rated full pipe capacity, based on diameter and slope. Otherwise, the pipe was classified as surcharged due to a flow backup caused by a downstream capacity bottleneck. If the downstream bottleneck were resolved, this pipe would flow without surcharging.

For existing pipes, a degree of surcharging is acceptable, and varies depending on the level of risk a City or utility is willing to accept. Acceptable surcharge was defined as surcharge that remains a minimum of 3 feet below the ground surface level. Although surcharging pipes may not be recommended for replacement if the potential to produce SSOs is low, any new pipe will be designed according to the following conditions:

- For sewer mains 15 inches in diameter and smaller, the peak WWF will not exceed 90 percent of the pipe’s capacity flowing full.
- For sewer mains 18 inches in diameter and larger, the peak WWF will not exceed 80 percent of the pipe’s capacity flowing full.

These design criteria will be considered when recommending pipe sizes for the current and all future evaluation scenarios and CIP development.

4.5.2 Wastewater Model Update and Software Selection

The City provided their wastewater model in InfoSewer, which is an extension of ESRI's Arc Map. ESRI began retiring Arc Map in 2024, thus InfoSewer will no longer have an application to function in and is no longer being sold by Innovyze. Due to the retirement of the model software, HDR migrated the Angleton wastewater model to Infoworks ICM by importing the information previously housed in InfoSewer. An added benefit to changing software is that Infoworks ICM is more capable of evaluating I&I and pump station performance. This is advantageous as the City's wastewater system has many lift stations and experiences substantial wet weather flows.

GIS shapefiles of the modeled network of pipes and manholes were exported from InfoSewer and compared to the GIS data provided by the City. The exported model shapefiles were edited to reflect the location and pipe diameters found in the City's GIS information. Portions of the collection system such as regional lift stations or force mains that were not included in the original model were added based on the City's GIS data. For these new portions of the collection system, the size listed in GIS was assumed correct.

GIS data are typically maintained by wastewater agencies and cities as a mapping and data management tool for sewer assets. As such, it provides good data for developing the pipe network in the hydraulic model, including pipe alignments and diameters and manhole locations. However, additional data is needed to accurately represent how water moves through the system (pipe invert elevations and pipe to manhole connectivity), which is often incomplete or inaccurate in a typical GIS. In these areas, the GIS data were supplemented with additional information.

Manhole rim elevations were extracted from GIS ground elevation data. The loading data for manholes was estimated as described in 4.4 and entered into GIS.

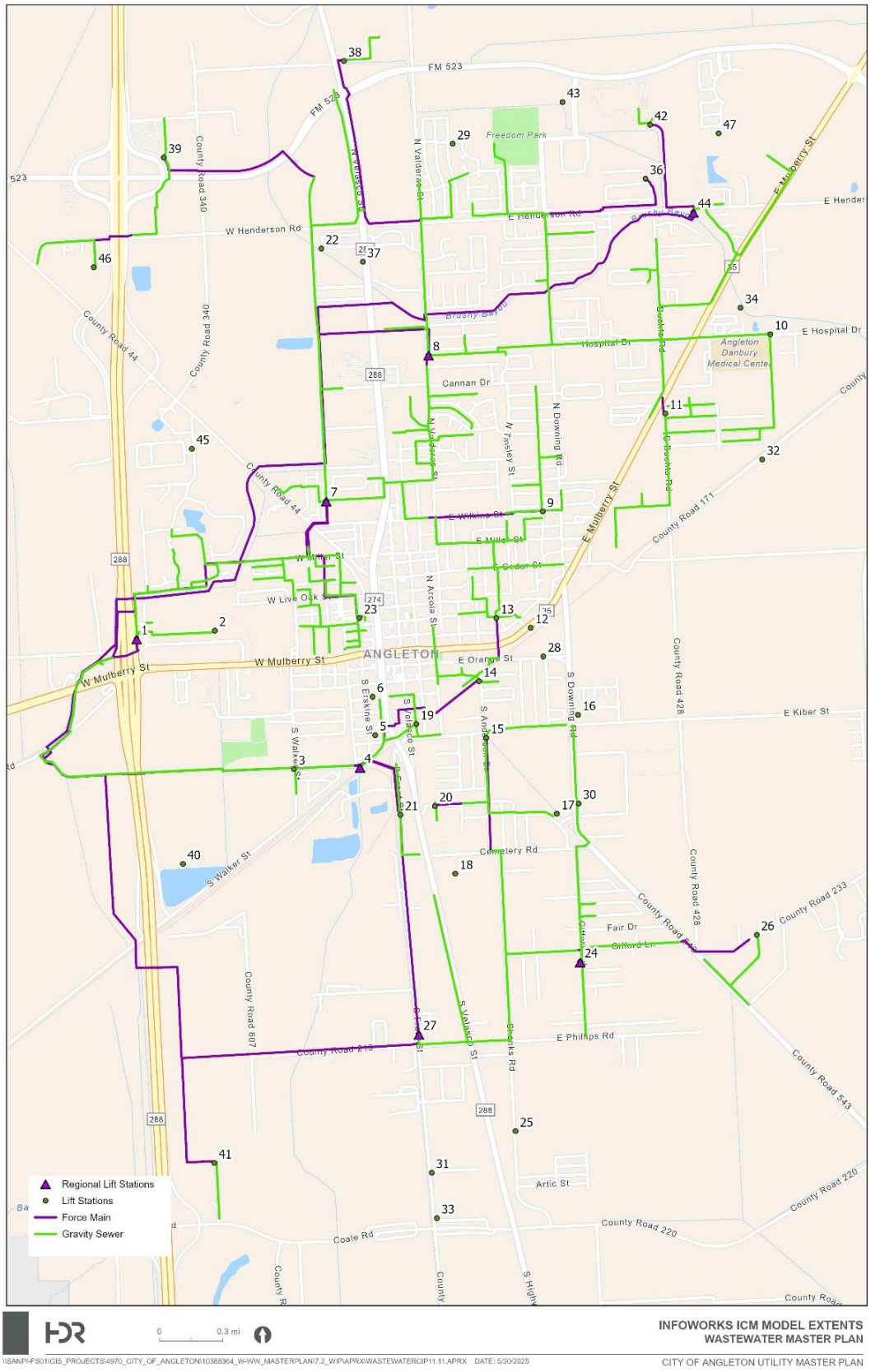
4.5.3 Wastewater Model Extents

The wastewater model includes all lift stations and wastewater collection mains that constitute the central collection system. The following lift stations and associated gravity mains, and force mains were excluded from the wastewater model due to a lack of lift station runtime and negligible flows from their service areas:

- Lift Station 200
- Lift Station 205
- Lift Station 206
- Lift Station 208
- Lift Station 25 Tributary Gravity Mains & Force Main
- Lift Station 31 Tributary Gravity Mains & Force Main
- Lift Station 33 Tributary Gravity Mains & Force Main
- Lift Station 35 Tributary Gravity Mains & Force Main

Flows from these areas are included as part of the flows to the system that these service areas feed.

Figure 4.2. Hydraulic Model Extents



4.6 Wastewater Model Evaluation

A wastewater model is a computer simulation of a wastewater collection system using fundamental hydraulic principles. The model is a tool to assist in understanding capacity limitations throughout the system and allows for large scale planning and development of capital improvement projects. The following parameters were evaluated to assess the wastewater system's performance.

4.6.1 Wastewater Line Size/Capacity

The capacity of a wastewater line is determined both by its diameter (via cross sectional area), and its slope. Infoworks ICM uses this information to calculate the pipe's full capacity (pfc), or the amount of wastewater a pipe conveys without surcharging. The pipe's surcharge state is calculated in Infoworks ICM as the ratio of hydraulic depth to the pipe height. Below shows the meaning of possible surcharge states within the wastewater model.

Table 4.4. Explanation of Wastewater Model Pipe Surcharge States

Value	Description
< 1	Pipe is not surcharged.
1.00	Wastewater flow is less than or equal to the pipe's full capacity. The pipe is surcharged due to system constraints that exist downstream of this pipe.
2.00	Wastewater flow is greater than the pipe's full capacity. The pipe is surcharged due to local constraints.

This parameter within the wastewater model was used to estimate the existing wastewater line capacity in the collection system.

TCEQ has also provided maximum and minimum pipe slopes for wastewater lines, as shown in Figure 4.3: TAC §217.53(l)(2)(A) Table C.2. These guidelines were followed when establishing proposed wastewater lines within the Infoworks ICM model.

Figure 4.3. TAC §217.53(l)(2)(A) Table C.2

Table C.2. - Minimum and Maximum Pipe Slopes

Size of Pipe *(inches)*	Minimum Slope *(%)*	Maximum Slope *(%)*
6	0.50	12.35
8	0.335	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.115	2.83
21	0.095	2.30
24	0.08	1.93
27	0.07	1.65
30	0.06	1.43
33	0.055	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*
* For pipes larger than 39 inches in diameter, the slope is determined by Manning's formula to maintain a velocity greater than 2.0 feet per second and less than 10.0 feet per second when flowing full.		

4.6.2 Lift Station Pump Capacity

Lift station pump capacity was determined using vendor data when available. Many of the pump assets within the City's wastewater system have unknown equipment models or manufacturers. In these cases, the lift station pump capacity was estimated using the pump size, motor type, and voltage. The pump data in Appendix C: Table was used in the wastewater model to estimate the lift station pumping capacities.

4.6.3 Force Main Capacity

Force main capacity was determined as the volumetric flow in the pipe that maintained a maximum velocity of 5 feet per second (fps). This is the maximum velocity adopted for pressure piping as it prevents significant head losses in the system. Based on this velocity criteria, Table 4.5 shows the maximum flow assumed in force mains throughout the wastewater system.

Table 4.5. Force Main Maximum Capacity for Various Pipe Sizes

Diameter (in)	**4**	**6**	**8**	**10**	**12**
Max Flow (gpm)	196	441	783	1,224	1,762
Diameter (in)	**14**	**16**	**18**	**20**	**24**
Max Flow (gpm)	2,399	3,150	4,000	4,895	7,000

4.6.4 Existing System Performance

EXISTING DRY WEATHER PERFORMANCE

Generally, the hydraulic model indicates that the existing system conveys current peak DWFs well, with relatively few capacity issues. Figure 4.4 displays the modeled results for surcharge state, which represents the ratio of modeled flow depth to the pipe's height. Pipes in green indicate a modeled DWF of 80 percent or less (0 – 0.8) of the pipe's capacity. Pipes in yellow indicate a modeled DWF between 80 and 99 percent (0.8 – 0.99) of the pipe's capacity. Pipes in orange indicate a modeled DWF of 100 percent (1) of the pipe's capacity due to downstream constraints. Wastewater lines near regional lift stations 7 and 8 exhibit some surcharge, but not at a level that poses risk of SSOs. At each of these locations, the peak DWF is contained within the pipe, although the pipes do surcharge.

EXISTING WET WEATHER PERFORMANCE

Although the system is adequately sized for DWF, the wastewater model indicates that large amounts of inflow and infiltration cause surcharge during wet weather events, as show in Figure 4.5. Pipes in red indicate a modeled WWF exceeding the pipe's capacity. The model indicates that the WWF is contained in most pipes throughout the system, but there are multiple areas of concern as shown in Figure 4.5.

The areas of concern primarily exist upstream of regional lift stations 1, 7, and 8, as well as lift stations 9 and 23. Lift stations 1, 7, and 8 are locations where large amounts of system flows converge before traveling to the WWTP. Discussions with City staff and review of lift station runtime reports suggest that these lift stations run for long periods of time during and after rainfall events. While the system is adequate for current WWF, improvements in these areas should be prioritized as the City grows further to the north and increases contributing flows to these areas.

Figure 4.4. Existing System Dry Weather Flow Wastewater Model Results

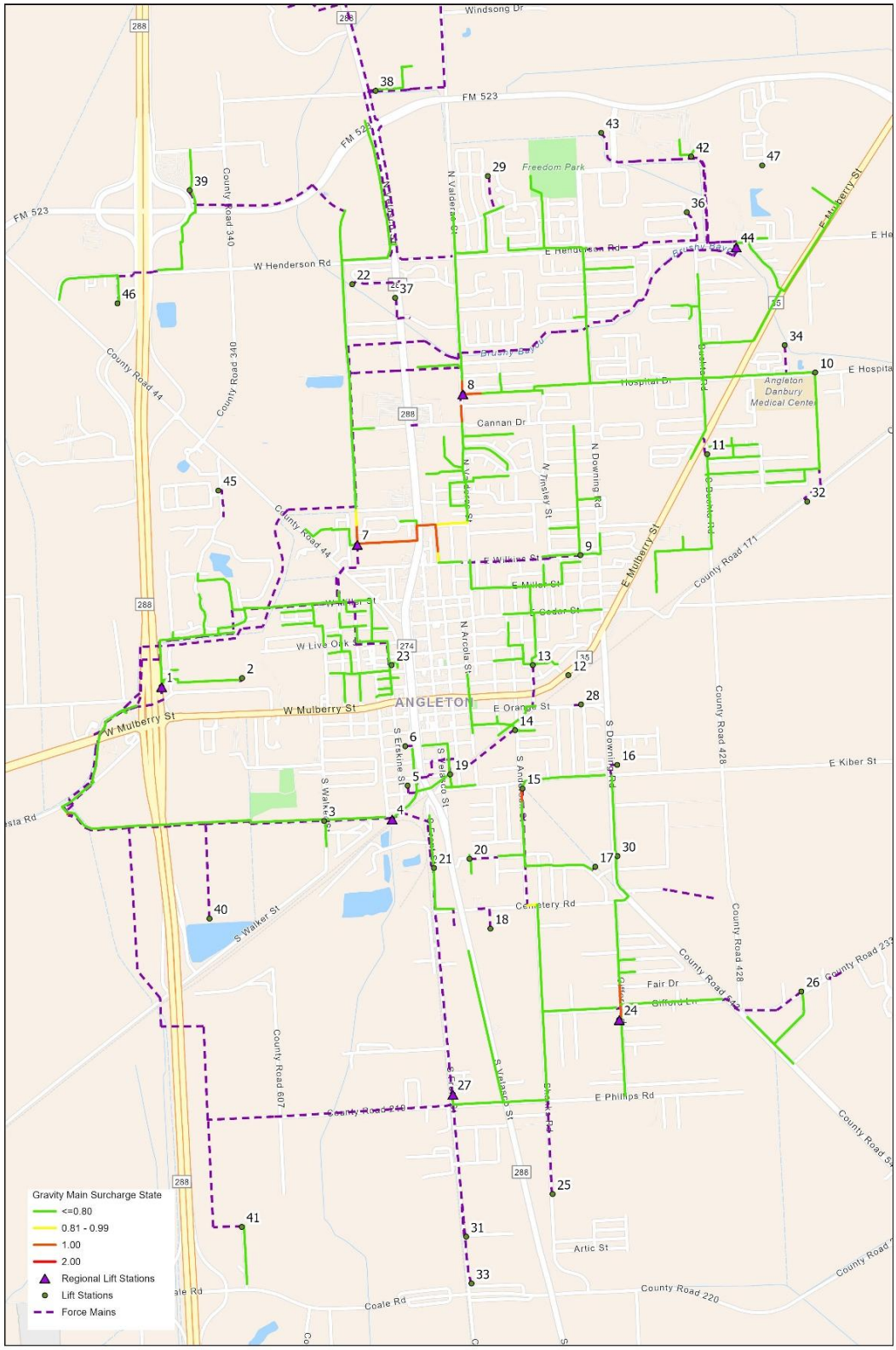
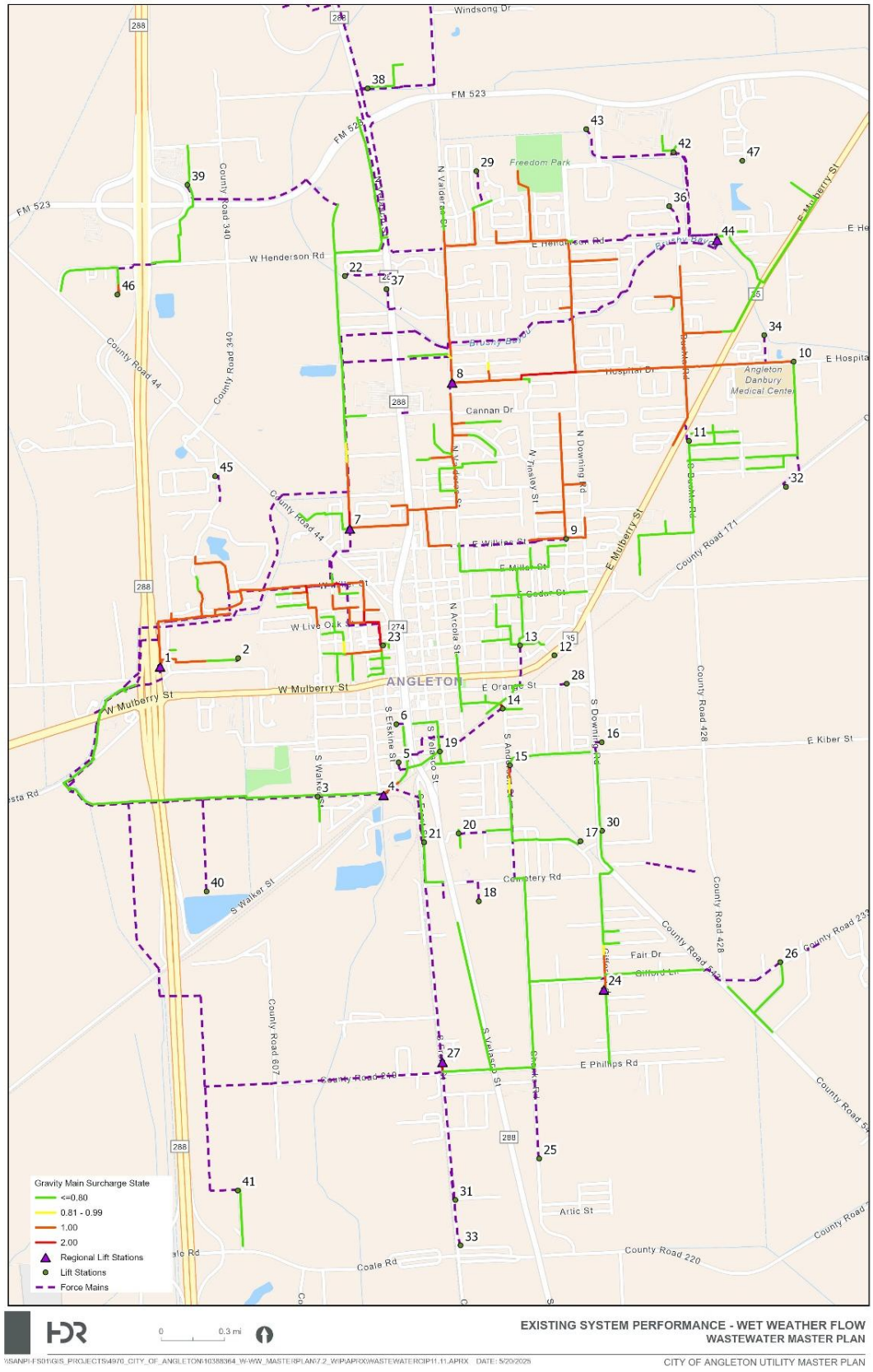


Figure 4.5. Existing System Wet Weather Wastewater Model Results



4.6.5 Future System Performance

LONG-TERM DRY WEATHER PERFORMANCE

The hydraulic model indicates that the existing system will be able to convey estimated peak DWFs well, with few capacity issues. Figure 4.6 below shows that wastewater lines in the northeast portion of town, upstream of lift station 46 exhibit surcharge under the future DWF conditions, but this is likely due to planned growth in that area. Otherwise, the system constraints expected at from long-term dry weather loading are similar to those seen in the existing dry weather model.

LONG-TERM WET WEATHER PERFORMANCE

Model results, shown in Figure 4.7, indicate that the existing system will not be able to convey estimated future peak WWFs. It is likely that a design rainstorm event will result in SSO's throughout the system, primarily concentrated in the northern portion of town. Wastewater lines in the northeast, upstream of lift station 46, exhibit surcharge likely due to planned growth in that area. The major regional lift stations servicing the north, lift stations 1, 7, and 8, have significant surcharge upstream of their intakes, demonstrating that the current lift station capacities are not adequate to convey inflow and infiltration in addition to the future dry weather loading. There is also an increase in surcharge near southern lift stations 24 and 30. The system constraints expected at long-term wet weather conditions are primarily dictated by inflow and infiltration occurring in the system and should be addressed in a variety of maintenance and capital improvement activities.

Figure 4.6. Long-Term System Dry Weather Wastewater Model Results

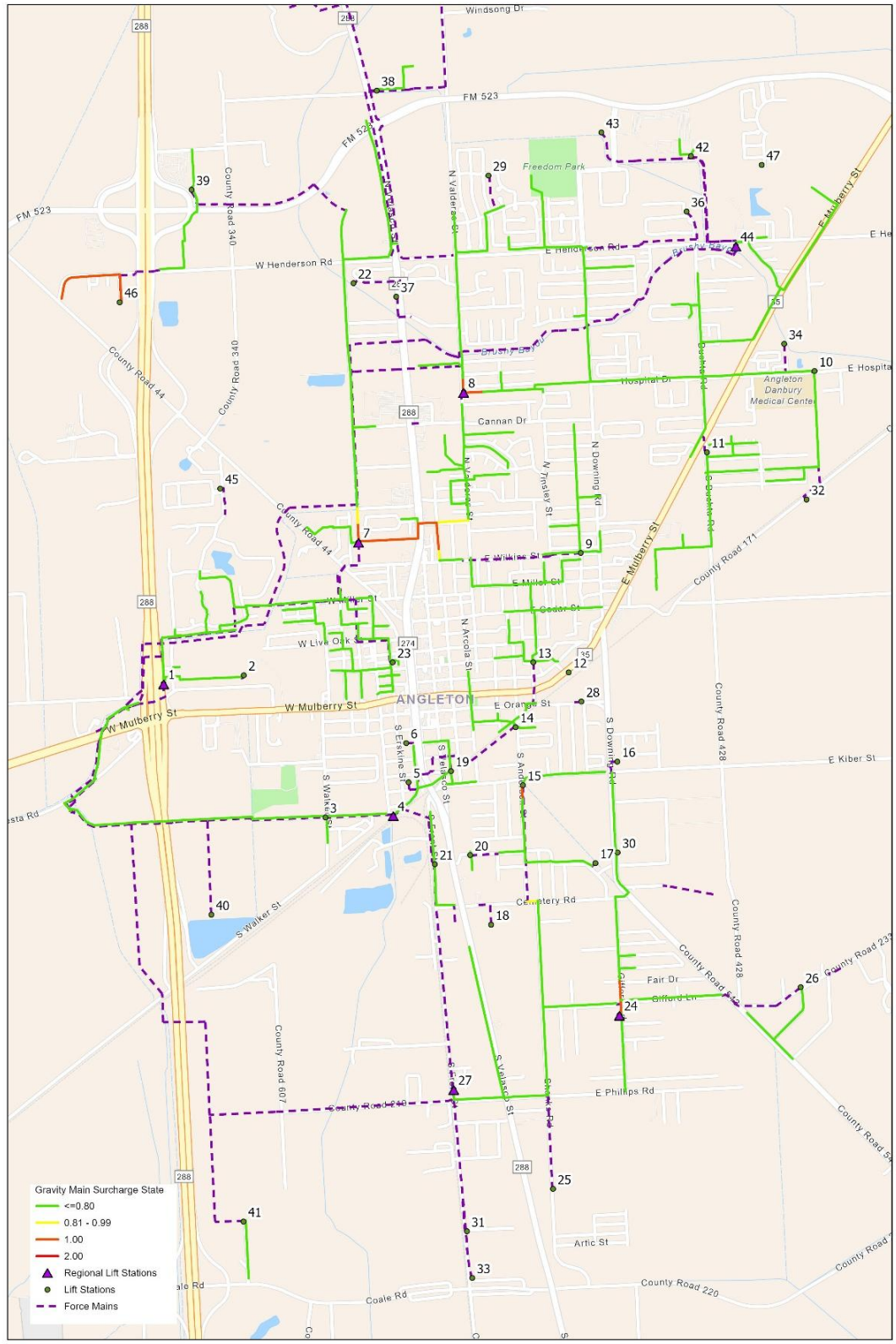
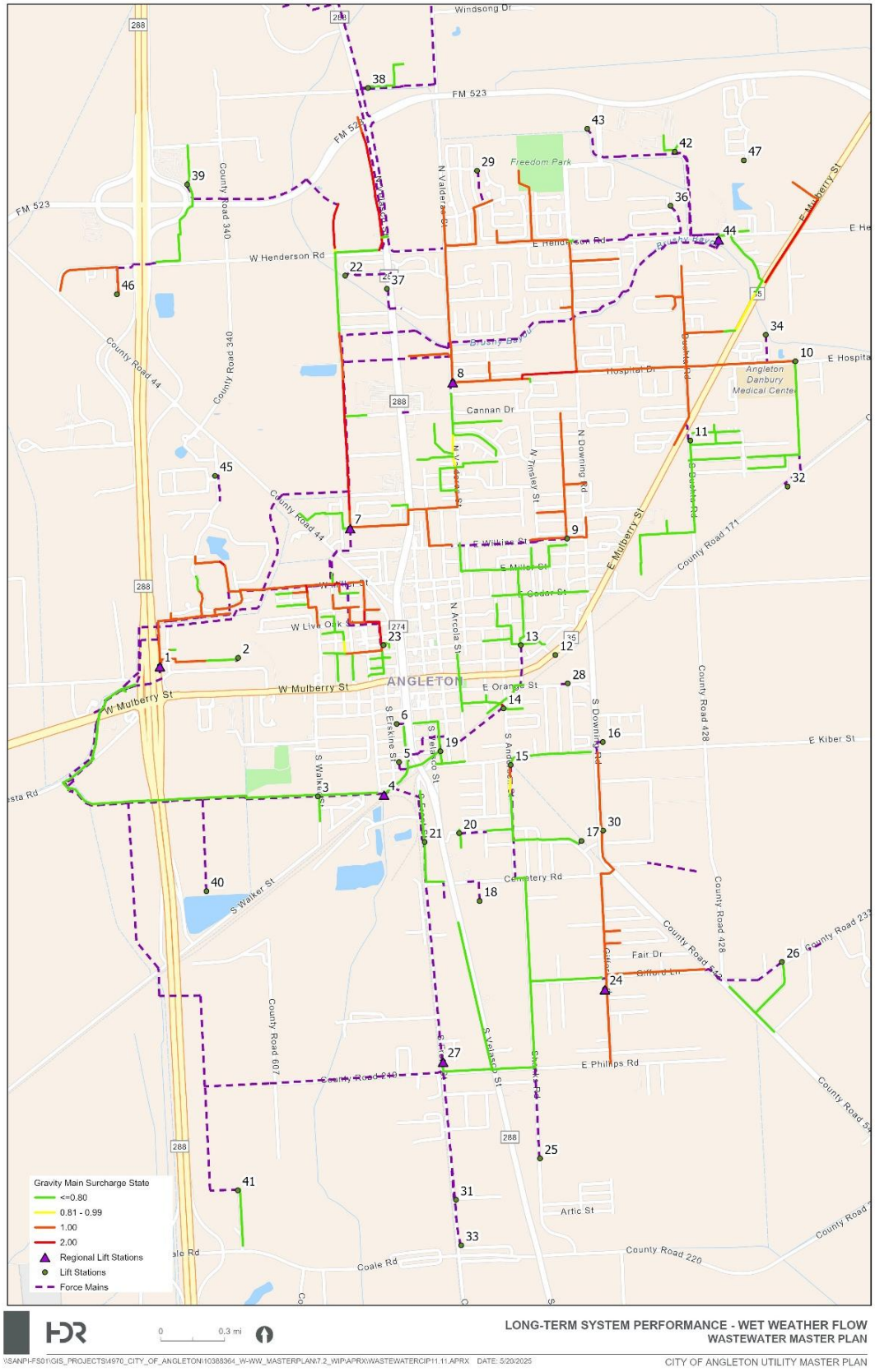


Figure 4.7. Long-Term System Wet Weather Wastewater Model Results



4.7 Capital Improvements

The future land use data provided by the City were used to estimate future wastewater flows and create model scenarios for each planning horizon. Wastewater mains were identified for replacement when the projected peak wet weather flows (PWWF) exceeded the full pipe capacity and resulted in SSOs.

Once the system deficiencies were identified in the hydraulic model, recommended improvements for the pipelines or lift stations with capacity limitations were considered. Recommended improvements were sized based on the standards described in Section 4.5.1.

4.7.1 Inflow and Infiltration Study Recommendations

As illustrated previously in this report, the existing wastewater system conveys both existing and build out peak dry weather flows with relatively few capacity issues. It is during wet weather conditions that the system experiences widespread surcharging and SSOs. This system performance indicates that the wastewater system is experiencing excessive levels of I&I.

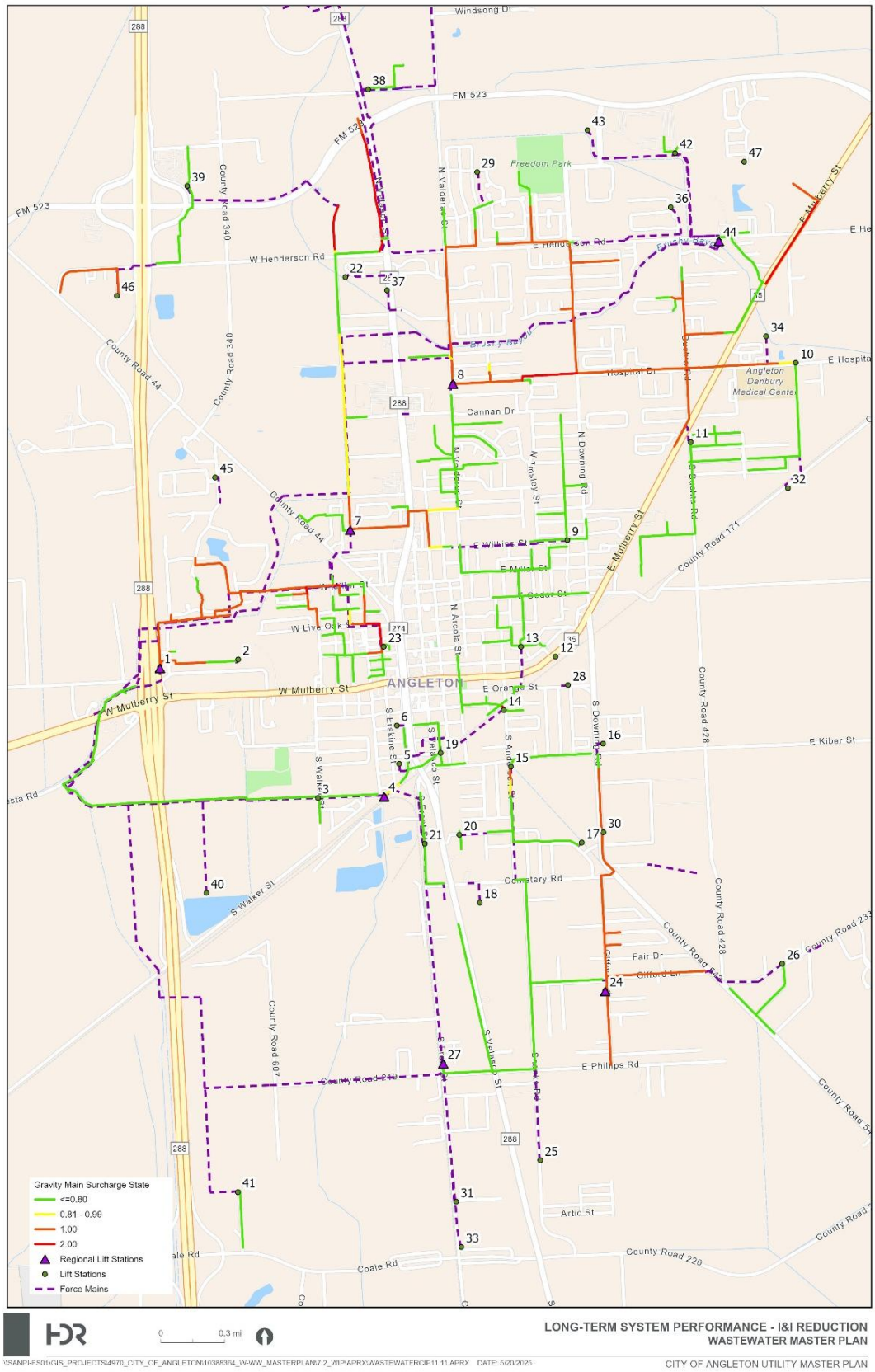
An I&I study will provide recommendations to strategically reduce I&I within the wastewater collection system. For the purpose of this master plan, it was assumed that I&I in the new portions of the system would be drastically reduced due to the new materials, manholes, and improved pipe installation.

Using historical references for I&I reduction and predicted system performance for a system of this size, wet weather I&I was assumed to decrease by approximately 30% by following a systematic treatment of the causative factors for I&I. This was simulated in the model by reducing any estimated peaking factors greater than 4, by 30% with a minimum peaking factor of 4. Using this method, an overall I&I reduction of 16% would be achieved throughout the collection system. As a result, the modeled long-term wet weather flows and associated surcharge would decrease, illustrated by Table 4.6 and Figure 4.8. This I&I reduction will greatly benefit collection system operations as well as operations at the WWTP. When evaluating the CIP below, the necessary improvements for the system with and without any I&I reduction are shown. I&I reduction decreases both the number and scope of CIP projects needed for build out, resulting in a significant decrease in CIP costs.

Table 4.6. Long-Term Wastewater Flows, with and without I&I Reduction

	Long-Term Flows	Long-Term Flows With I&I Reduction
Peak Dry Weather Flow (mgd)	4.4	4.4
Inflow and Infiltration (mgd)	19.9	16.0
Peak Wet Weather Flow (mgd)	24.3	20.4
System Peaking Factor	5.6	4.7

Figure 4.8. Long-Term System Wet Weather Model Results with I&I Reduction



4.7.2 Wastewater Conveyance CIP

The long-term wastewater conveyance CIP projects are outlined in Table 4.7. Suggested improvements are categorized based on improvements needed if no I&I reduction is done, and improvements needed if the previously mentioned I&I reduction is accomplished by the City. A fraction of the CIP projects would be eligible for impact fees, as they provide additional capacity needed to serve areas of new growth in the City.

Table 4.7. Wastewater Conveyance Projects

CIP Without I&I Reduction			
Project ID	**Recommended CIP**	**Pipe Diameter (in)**	**Pipe Length (LF)**
WWL-1	Shannon Street & Karankawa Lane	36	4,110
WWL-2	Hospital Dr. from Buchta Rd to Valderas St	27	3,210
WWL-3	E. Mulberry St. West of I-35	16	3,860
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230
WWL-6	Lift Station 46 Tributary	12	2,425
CIP With I&I Reduction			
WWL-1*	Shannon Street & Karankawa Lane	**30**	4,110
WWL-2	No longer needed after I&I reduction		
WWL-3	E. Mulberry St. West of I-35	16	3,860
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230
WWL-6*	Lift Station 46 Tributary	**10**	2,425

*Note change in CIP project pipe diameters with I&I Reduction

4.7.3 Lift Station Pumping CIP

Several lift stations throughout the wastewater conveyance system will need to increase their capacity to satisfy the projected long term wastewater loading. Most of these improvements are located at regional lift stations that are responsible for a large fraction of the system's wastewater flows. Table 4.8 provides a summary of the additional pumping capacity needed.

Table 4.8. Lift Station Improvements

CIP Without I&I Reduction			
Project ID	**Recommended CIP**	**Number of Pumps Added**	**Pump Capacity, each (gpm)**
PUMP-1	LS 1 Pump Station	2	800
PUMP-2	LS 7 Bypass Pump Station	2	2,250
PUMP-3	LS 7 Pump Station	1	1,200
PUMP-4	LS 8 Pump Station	3	1,200
PUMP-5	LS 9 Pump Station	1	250
PUMP-6	LS 23 Pump Station	1	350
PUMP-7	LS 24 Pump Station	1	350
CIP With I&I Reduction			
PUMP-1	LS 1 Pump Station	2	800
PUMP-2	No longer needed after I&I reduction		
PUMP-3	LS 7 Pump Station	1	1,200
PUMP-4	LS 8 Pump Station	3	1,200
PUMP-5	No longer needed after I&I reduction		
PUMP-6	No longer needed after I&I reduction		
PUMP-7	LS 24 Pump Station	1	350

4.7.4 Force Main CIP

As lift station capacity increases, force main capacity will also need to increase to convey long term wastewater loading while maintaining reasonable velocities. Most of the force main improvements correspond to the improvements at regional lift stations and areas that are known to convey large volumes of wastewater.

Table 4.9. Long-Term Force Main Projects

CIP Without I&I Reduction			
Project ID	Recommended CIP	Pipe Diameter (in)	Pipe Length (LF)
FM-1	Lift Station 1 Force Main	18	1,010
FM-2	Lift Station 7 Bypass Force Main	24	12,300
FM-3	Lift Station 8 Force Main	18	277
FM-4	Lift Station 24 Force Main	10	405
FM-5	Lift Station 39 Force Main	8	4,450
CIP With I&I Reduction			
FM-1	Lift Station 1 Force Main	18	1,010
FM-2	No longer needed after I&I reduction		
FM-3*	Lift Station 8 Force Main	**16**	277
FM-4	Lift Station 24 Force Main	10	405
FM-5	No longer needed after I&I reduction		

*Diameter of project is reduced with I&I reduction.

4.7.5 WWTP Expansion

Per the Texas Commission on Environmental Quality (TCEQ) Chapter 305.126, when a facility reaches 75% of the permitted flow, financial planning and design for the necessary additional treatment facilities shall be initiated, and when a facility reaches 90% of the permitted flow, construction of the additional treatment facilities shall commence.

Projected wastewater flows at build out were shown previously in Table 4.6. The peak wet weather flow with and without I&I reduction exceeds the City's current Texas Pollutant Discharge Elimination System (TPDES) Permit. The existing permit allows a maximum effluent flow of 3.6 mgd to be discharged into Oyster Creek, and no more than 12,500 gpm (~18 mgd) during any two-hour period. The current wastewater loading projections predict that the City will need to amend its TPDES permit and expand the WWTP in the next 30 years to serve its growing population.

Note that further evaluation of WWTP improvements is beyond the scope of work of the master plan, which was limited to evaluation of the wastewater collection system.

4.8 Wastewater OPCC

4.8.1 Wastewater CIP Cost Summary

Based on the hydraulic modeling results and prioritization efforts, HDR developed a CIP program as summarized in Section 4.7. The costs are considered planning level only based on recent unit costs and are in 2025 dollars. The cost for each project includes a 30% contingency for unknowns and 10% for market volatility, in addition to 25% for engineering and contractor costs. A cost breakdown is included with the CIP summaries in Appendix E. The alignments and extents of projects are based on the hydraulic modeling. Prior to design or construction, it is recommended that flow monitoring be initiated and used to validate the hydraulic model results to “right size” the projects. The flow monitoring would help confirm both the necessity of the project and the required pipe size.

The planned developments shown previously in Figure 2.4 will greatly contribute to predicted flows at build out. As with the water CIP outlined in Section 2, the wastewater CIP table includes an impact fee percentage. This percentage represents the amount of the overall project cost that is eligible for impact fees, based on the portion of the new service loadings each project will contribute with a near-term planning window. These impact fees allow the City to impose a portion of the cost on new developments to provide utility services.

Table 4.10. CIP Cost Summary - Without I&I Reduction

Project ID	Recommended CIP	Number of Pumps Added	Pump Capacity (gpm)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
PUMP-1	LS 1 Pump Station	2	800	$1,815,000	25%
PUMP-2	LS 7 Bypass Pump Station	2	2,250	$1,815,000	50%
PUMP-3	LS 7 Pump Station	1	1,200	$1,815,000	50%
PUMP-4	LS 8 Pump Station	3	1,200	$1,815,000	50%
PUMP-5	LS 9 Pump Station	1	250	$1,815,000	0%
PUMP-6	LS 23 Pump Station	1	350	$1,815,000	0%
PUMP-7	LS 24 Pump Station	1	350	$1,815,000	25%
Project ID	**Recommended CIP**	**Pipe Diameter (in)**	**Pipe Length (LF)**	**OPCC (2025 dollars)**	**% of Cost Impact Fee Eligible**
FM-1	Lift Station 1 Force Main	18	1,010	$1,284,000	25%
FM-2	Lift Station 7 Bypass Force Main	24	12,300	$20,762,000	50%
FM-3	Lift Station 8 Force Main	18	277	$176,000	50%
FM-4	Lift Station 24 Force Main	10	405	$144,000	25%
WWL-1	Shannon Street & Karankawa Lane	36	4,110	$5,222,000	50%
WWL-2	Hospital Dr. from Buchta Rd to Valderas St	27	3,210	$3,059,000	50%
WWL-3	E. Mulberry St. West of I-35	16	3,860	$4,344,000	50%
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265	$3,600,000	25%
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230	$693,000	25%
WWL-6	Lift Station 46 Tributary	12	2,425	$1,035,000	100%
Total Cost of CIP Projects Without I&I Reduction				**$51,989,000**	

Table 4.11. CIP Cost Summary - With I&I Reduction

Project ID	Recommended CIP	Number of Pumps Added	Pump Capacity (gpm)	OPCC (2025 dollars)	% of Cost Impact Fee Eligible (portion of capacity used within 10 years)
PUMP-1	LS 1 Pump Station	2	800	$1,815,000	25%
PUMP-3	LS 7 Pump Station	1	1200	$1,815,000	50%
PUMP-4	LS 8 Pump Station	3	1200	$1,815,000	50%
PUMP-7	LS 24 Pump Station	1	350	$1,815,000	25%
Project ID	**Recommended CIP**	**Pipe Diameter (in)**	**Pipe Length (LF)**	**OPCC (2025 dollars)**	**% of Cost Impact Fee Eligible**
FM-1	Lift Station 1 Force Main	18	1,010	$1,284,000	25%
FM-3*	Lift Station 8 Force Main	**16**	277	$156,000	50%
FM-4	Lift Station 24 Force Main	10	405	$144,000	25%
WWL-1*	Shannon Street & Karankawa Lane	**30**	4,110	$4,327,000	50%
WWL-3	E. Mulberry St. West of I-35	16	3,860	$4,344,000	50%
WWL-4	Highway 288B from FM 523 to Henderson Rd.	12	4,265	$3,600,000	25%
WWL-5	FM 523/Henderson Rd Wastewater Line	16	1,230	$693,000	25%
WWL-6*	Lift Station 46 Tributary	**10**	2,425	$859,000	100%
Total Cost of CIP Projects With I&I Reduction				**$22,667,000**	

*Note change in CIP Projects pipe diameter with I&I reduction.

4.8.2 Wastewater CIP Prioritization

The City's primary focus when it comes to CIP projects should be improvements that can decrease I&I. An I&I study should be conducted to understand the wastewater collection system wholistically.

4.9 Additional Wastewater Recommendations

4.9.1 Asset Management Program

An asset management program can record and monitor the City's wastewater assets, evaluate their remaining life, and estimate the investment required to maintain reliable services. An asset management program can focus the City's operation and maintenance budget and resources. This program can document renewal strategies, creating defensible documentation for annual budget planning.

4.9.2 Manhole Condition Assessment

Because the City has had historical indications of high I&I, part of an asset management program could include a manhole condition assessment program. In conjunction with a sampling plan to determine the viability of reducing hydrogen sulfide (H_2S) generation in the collection system, a manhole condition assessment program would determine the degree of deterioration of manholes. This would also provide information on the remaining life of the manholes, as well as their reliability.

4.9.3 Flow Monitoring Program

Investing in a targeted flow monitoring program can provide valuable data to use in refining and calibrating the hydraulic model, which will improve its accuracy and its usefulness for planning system improvements. Flow monitoring will streamline future efforts to develop wastewater master plans and give further insight to the operation of the existing collection system. The model results developed after incorporating flow monitoring data can validate the necessity and sizing of proposed CIP projects.

4.9.4 Model Updates and GIS Integration

The hydraulic model is a representation of the system created with the available data at the time. However, systems are constantly changing and evolving. A model can continue to characterize the changing system, but requires regular maintenance and updating to do this effectively. Hydraulic models should typically be updated at least annually, or after the construction of a major wastewater CIP project or the addition of a significant development.

The current hydraulic model operates within the GIS environment. A unique asset identification system in GIS could be integrated with the model identification system, simplifying future model updates. This identification system would allow the model software to quickly recognize manholes or pipe segments with a new identification number and import those assets into the model.

Appendix A – Comparison of Supplies and Demands

Table A.1. Annual Supplies and Demands

Year	BWA Surface Water Supply (ac-ft/yr)	Annual Well Supply (ac-ft/yr)		Total Annual Supplies (ac-ft/yr)		Average-day Demands (ADD) - HDR Calculated (ac-ft/yr)	Annual Surplus/(Need) Based on HDR ADD (ac-ft/yr)	
		100% GW Capacity	50% GW Capacity	100% GW Capacity	50% GW Capacity		100% GW Capacity	50% GW Capacity
2023	2,576	2,501	1,251	5,077	3,827	1,873	3,204	1,954
2024	2,576	2,501	1,251	5,077	3,827	1,970	3,107	1,856
2025	2,576	2,501	1,251	5,077	3,827	2,073	3,004	1,754
2026	2,576	2,501	1,251	5,077	3,827	2,180	2,897	1,646
2027	2,576	2,501	1,251	5,077	3,827	2,294	2,783	1,533
2028	2,576	2,501	1,251	5,077	3,827	2,413	2,664	1,414
2029	2,576	2,501	1,251	5,077	3,827	2,538	2,539	1,288
2030	2,576	2,501	1,251	5,077	3,827	2,670	2,407	1,157
2031	2,576	2,501	1,251	5,077	3,827	2,809	2,268	1,018
2032	2,576	2,501	1,251	5,077	3,827	2,955	2,122	872
2033	2,576	2,501	1,251	5,077	3,827	3,108	1,969	719
2034	2,576	2,501	1,251	5,077	3,827	3,196	1,881	630
2035	2,576	2,501	1,251	5,077	3,827	3,287	1,790	539
2036	2,576	2,501	1,251	5,077	3,827	3,381	1,696	445
2037	2,576	2,501	1,251	5,077	3,827	3,477	1,600	349
2038	2,576	2,501	1,251	5,077	3,827	3,576	1,501	250
2039	2,576	2,501	1,251	5,077	3,827	3,678	1,399	148
2040	2,576	2,501	1,251	5,077	3,827	3,783	1,294	44
2041	2,576	2,501	1,251	5,077	3,827	3,891	1,186	(64)
2042	2,576	2,501	1,251	5,077	3,827	4,001	1,076	(175)
2043	2,576	2,501	1,251	5,077	3,827	4,115	962	(289)
2044	2,576	2,501	1,251	5,077	3,827	4,232	845	(406)
2045	2,576	2,501	1,251	5,077	3,827	4,353	724	(526)
2046	2,576	2,501	1,251	5,077	3,827	4,477	600	(650)
2047	2,576	2,501	1,251	5,077	3,827	4,604	473	(778)
2048	2,576	2,501	1,251	5,077	3,827	4,735	342	(909)
2049	2,576	2,501	1,251	5,077	3,827	4,870	207	(1,044)
2050	2,576	2,501	1,251	5,077	3,827	5,009	68	(1,182)
2051	2,576	2,501	1,251	5,077	3,827	5,151	(74)	(1,325)
2052	2,576	2,501	1,251	5,077	3,827	5,298	(221)	(1,472)

Year	BWA Surface Water Supply (ac-ft/yr)	Annual Well Supply (ac-ft/yr)		Total Annual Supplies (ac-ft/yr)		Average-day Demands (ADD) - HDR Calculated (ac-ft/yr)	Annual Surplus/(Need) Based on HDR ADD (ac-ft/yr)	
		100% GW Capacity	50% GW Capacity	100% GW Capacity	50% GW Capacity		100% GW Capacity	50% GW Capacity
2053	2,576	2,501	1,251	5,077	3,827	5,449	(372)	(1,622)
2054	2,576	2,501	1,251	5,077	3,827	5,527	(450)	(1,700)
2055	2,576	2,501	1,251	5,077	3,827	5,605	(528)	(1,779)
2056	2,576	2,501	1,251	5,077	3,827	5,685	(608)	(1,859)
2057	2,576	2,501	1,251	5,077	3,827	5,766	(689)	(1,939)
2058	2,576	2,501	1,251	5,077	3,827	5,848	(771)	(2,022)
2059	2,576	2,501	1,251	5,077	3,827	5,931	(854)	(2,105)
2060	2,576	2,501	1,251	5,077	3,827	6,016	(939)	(2,189)
2061	2,576	2,501	1,251	5,077	3,827	6,101	(1,024)	(2,275)
2062	2,576	2,501	1,251	5,077	3,827	6,188	(1,111)	(2,362)
2063	2,576	2,501	1,251	5,077	3,827	6,276	(1,199)	(2,450)
2064	2,576	2,501	1,251	5,077	3,827	6,366	(1,289)	(2,539)
2065	2,576	2,501	1,251	5,077	3,827	6,456	(1,379)	(2,630)
2066	2,576	2,501	1,251	5,077	3,827	6,548	(1,471)	(2,722)
2067	2,576	2,501	1,251	5,077	3,827	6,641	(1,564)	(2,815)
2068	2,576	2,501	1,251	5,077	3,827	6,736	(1,659)	(2,909)
2069	2,576	2,501	1,251	5,077	3,827	6,832	(1,755)	(3,005)
2070	2,576	2,501	1,251	5,077	3,827	6,929	(1,852)	(3,103)
2071	2,576	2,501	1,251	5,077	3,827	7,028	(1,951)	(3,201)
2072	2,576	2,501	1,251	5,077	3,827	7,128	(2,051)	(3,301)
2073	2,576	2,501	1,251	5,077	3,827	7,229	(2,152)	(3,403)

Table A.2. Max-Day Capacity and Demands

Year	BWA Surface Water Supply Capacity (mgd)	Well Capacity (mgd)	Total Capacity (mgd)	Maximum-day Demands (mgd)	Max Day Surplus/(Need) (mgd)
2023	2.30	4.70	7.00	3.35	3.65
2024	2.30	4.70	7.00	3.52	3.48
2025	2.30	4.70	7.00	3.71	3.29
2026	2.30	4.70	7.00	3.90	3.10
2027	2.30	4.70	7.00	4.10	2.90
2028	2.30	4.70	7.00	4.31	2.69
2029	2.30	4.70	7.00	4.54	2.46
2030	2.30	4.70	7.00	4.77	2.23
2031	2.30	4.70	7.00	5.02	1.98
2032	2.30	4.70	7.00	5.28	1.72
2033	2.30	4.70	7.00	5.55	1.45
2034	2.30	4.70	7.00	5.71	1.29
2035	2.30	4.70	7.00	5.87	1.13
2036	2.30	4.70	7.00	6.04	0.96
2037	2.30	4.70	7.00	6.21	0.79
2038	2.30	4.70	7.00	6.39	0.61
2039	2.30	4.70	7.00	6.57	0.43
2040	2.30	4.70	7.00	6.76	0.24
2041	2.30	4.70	7.00	6.95	0.05
2042	2.30	4.70	7.00	7.15	(0.15)
2043	2.30	4.70	7.00	7.35	(0.35)
2044	2.30	4.70	7.00	7.56	(0.56)
2045	2.30	4.70	7.00	7.77	(0.77)
2046	2.30	4.70	7.00	7.99	(0.99)
2047	2.30	4.70	7.00	8.22	(1.22)
2048	2.30	4.70	7.00	8.46	(1.46)
2049	2.30	4.70	7.00	8.70	(1.70)
2050	2.30	4.70	7.00	8.94	(1.94)
2051	2.30	4.70	7.00	9.20	(2.20)
2052	2.30	4.70	7.00	9.46	(2.46)
2053	2.30	4.70	7.00	9.73	(2.73)
2054	2.30	4.70	7.00	9.87	(2.87)
2055	2.30	4.70	7.00	10.01	(3.01)
2056	2.30	4.70	7.00	10.15	(3.15)

Year	BWA Surface Water Supply Capacity (mgd)	Well Capacity (mgd)	Total Capacity (mgd)	Maximum-day Demands (mgd)	Max Day Surplus/(Need) (mgd)
2057	2.30	4.70	7.00	10.30	(3.30)
2058	2.30	4.70	7.00	10.44	(3.44)
2059	2.30	4.70	7.00	10.59	(3.59)
2060	2.30	4.70	7.00	10.74	(3.74)
2061	2.30	4.70	7.00	10.89	(3.89)
2062	2.30	4.70	7.00	11.05	(4.05)
2063	2.30	4.70	7.00	11.21	(4.21)
2064	2.30	4.70	7.00	11.37	(4.37)
2065	2.30	4.70	7.00	11.53	(4.53)
2066	2.30	4.70	7.00	11.69	(4.69)
2067	2.30	4.70	7.00	11.86	(4.86)
2068	2.30	4.70	7.00	12.03	(5.03)
2069	2.30	4.70	7.00	12.20	(5.20)
2070	2.30	4.70	7.00	12.37	(5.37)
2071	2.30	4.70	7.00	12.55	(5.55)
2072	2.30	4.70	7.00	12.73	(5.73)
2073	2.30	4.70	7.00	12.91	(5.91)

Appendix B – Water CIP Summary Sheets

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: North East Expansion
CIP Year: 2035

Vicinity Map:

Project Description and Location:

Extending existing water lines to the northeast area of the City, including a 16" segment and 8" segment running along E Mulberry St to support anticipated mixed-use developments along Hwy 35 and to close a distribution system loop serving the northeastern portion of the Rancho MUD and Growth Areas 21 and 22.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	8,600	LF	$145	$1,247,000
16" PVC Water Line	2,000	LF	$295	$590,000
Subtotal				$1,837,000
Misc Items			10%	$183,700
Construction Subtotal				$2,020,700
Professional services			25%	$505,175
Contingency			30%	$606,210
Market volatility			10%	$202,070
Project Total				$3,334,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 44 Extension
CIP Year: 2035

Vicinity Map:

Project Description and Location:

Connecting existing water lines on Country Road 44 through a 12” water line to improve capacity along CR 44 and directly serve Growth Areas 4 and 6.

Planning Level Opinion of Probable Construction Cost

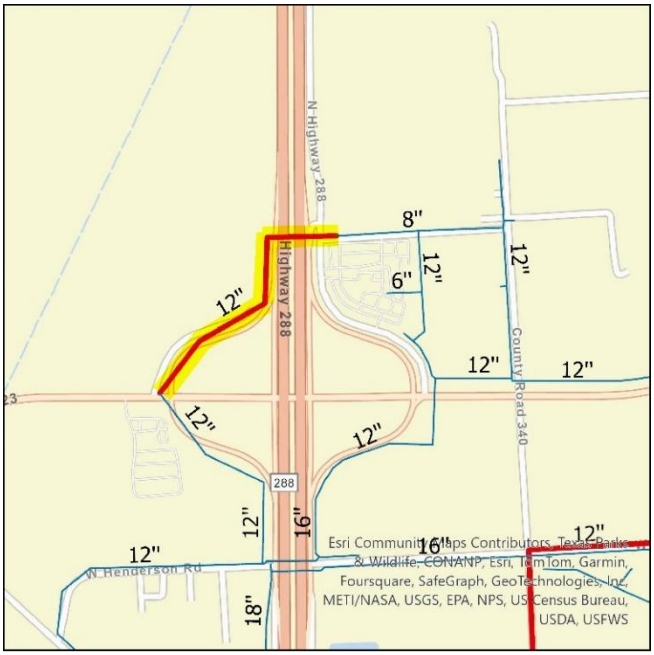
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	9,000	LF	$240	$2,160,000
Subtotal				$2,160,000
Misc Items			10%	$216,000
Construction Subtotal				$2,376,000
Professional services			25%	$594,000
Contingency			30%	$712,800
Market volatility			10%	$237,600
Project Total				$3,920,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: HWY 288 & FM 523
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Connecting existing water lines at the intersection of Highway 288 and FM 523 through a 12” line of 2,500 LF to close a loop from Carbtex Rd, east across Hwy 288, south to FM 523. This project directly serves Growth Areas 3 and 4.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	2,500	LF	$240	$600,000
Subtotal				$600,000
Misc Items			10%	$60,000
Construction Subtotal				$660,000
Professional services			25%	$165,000
Contingency			30%	$198,000
Market volatility			10%	$66,000
Project Total				$1,089,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: Henderson to CR 44
CIP Year: 2035

Vicinity Map:

Project Description and Location:

Installing approximately 9,000 LF of 12" water lines to connect Henderson Rd to County Road 44. This project improves capacity to Growth Area 5 and reduces maximum-day head loss in the local distribution system.

Planning Level Opinion of Probable Construction Cost

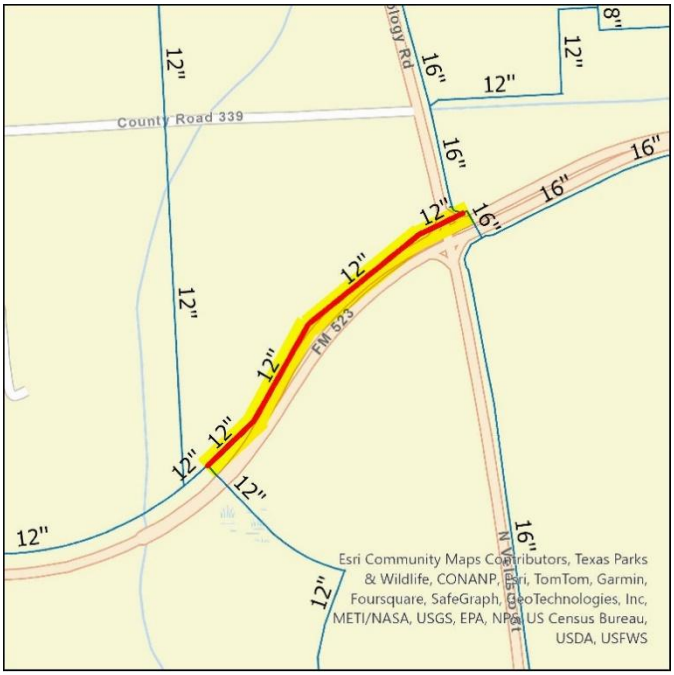
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	9,000	LF	$240	$2,160,000
	Subtotal			$2,160,000
	Misc Items		10%	$216,000
	Construction Subtotal			$2,376,000
	Professional services		25%	$594,000
	Contingency		30%	$712,800
	Market volatility		10%	$237,600
	Project Total			$3,920,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM 523 Interconnect
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Connecting existing water lines with approximately 2,300 LF of 12" line near the intersection of FM 523 and N Velasco St

Planning Level Opinion of Probable Construction Cost

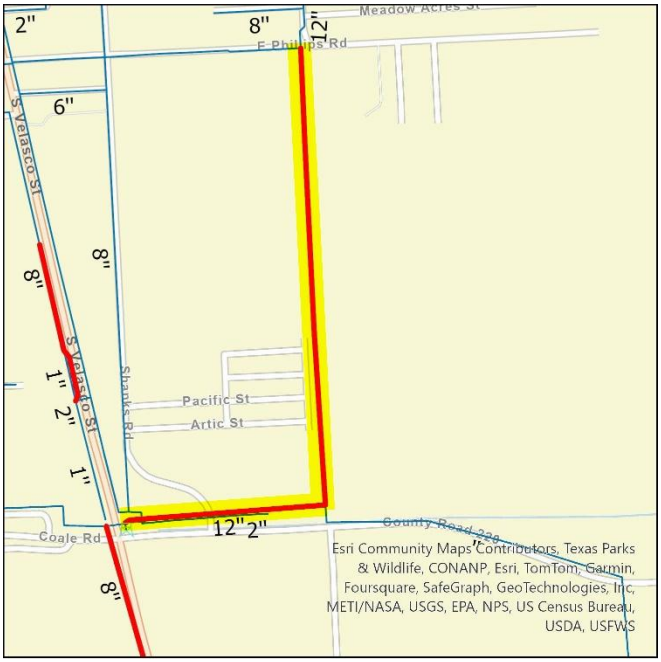
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	2,300	LF	$240	$552,000
Subtotal				$552,000
Misc Items			10%	$55,200
Construction Subtotal				$607,200
Professional services			25%	$151,800
Contingency			30%	$182,160
Market volatility			10%	$60,720
Project Total				$1,002,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: E Phillips Rd & CR 220 Interconnect
CIP Year: 2035

Vicinity Map:



Project Description and Location:

- Extending 12" water lines for approximately 6,400 LF between County Road 220 and E Phillips Rd to connect existing distribution system assets along E Phillips Rd to the location of a proposed EST near the intersection of S Velasco St and Cr 220. This project serves Growth Areas 16 and 17.

Planning Level Opinion of Probable Construction Cost

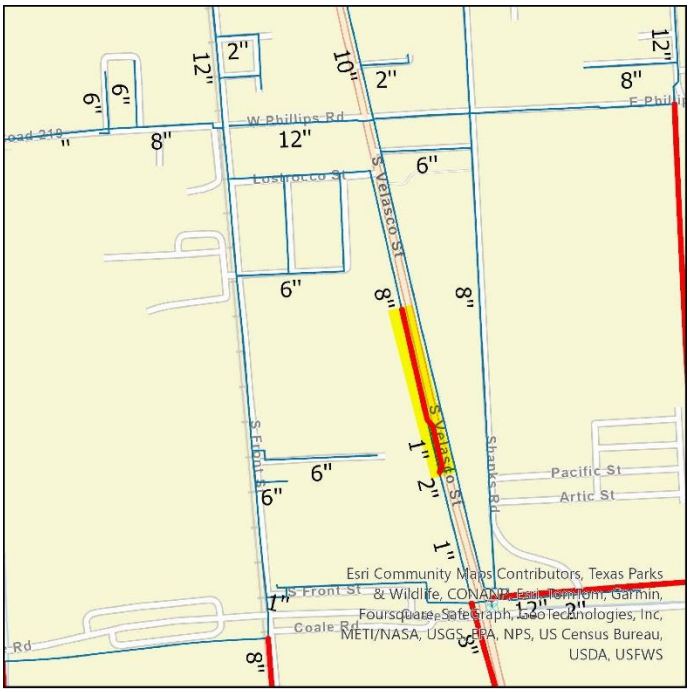
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	6,400	LF	$240	$1,536,000
	Subtotal			$1,536,000
	Misc Items		10%	$153,600
	Construction Subtotal			$1,689,600
	Professional services		25%	$422,400
	Contingency		30%	$506,880
	Market volatility		10%	$168,960
	Project Total			$2,788,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: S Velasco St Loop
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Installing 1,600 LF of 8” water line to close a gap along S Velasco St and serve Growth Area 15.

Planning Level Opinion of Probable Construction Cost

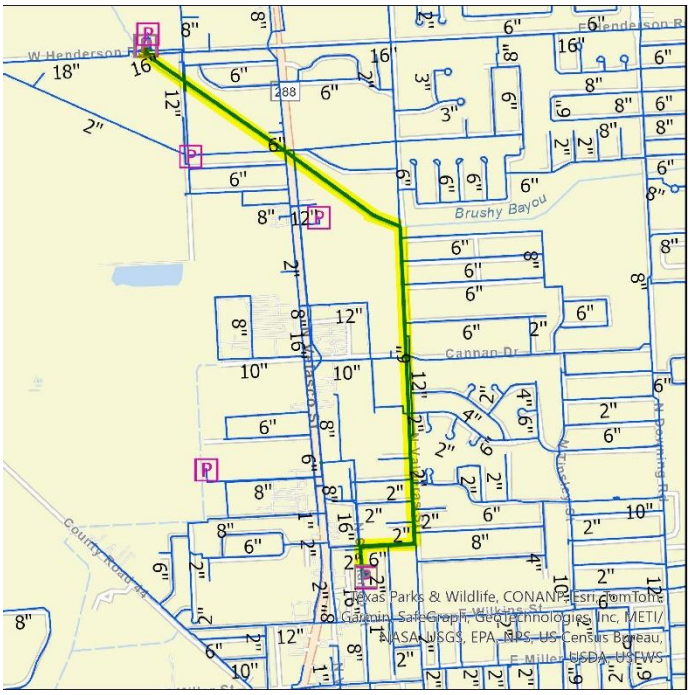
Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	1,600	LF	$145	$232,000
Subtotal				$232,000
Misc Items			10%	$23,200
Construction Subtotal				$255,200
Professional services			25%	$63,800
Contingency			30%	$76,560
Market volatility			10%	$25,520
Project Total				$421,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: Henderson Transmission Line
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Install 9,400 LF of 12" PVC water line to prevent chlorine- and chloramine-treated water from mixing. City staff would like to have two separate lines, one for wells (existing transfer line) and one for supply (new line). This will allow water quality to remain consistent in the City and make operations more efficient when Water Wells #8, 9, & 10 are required to meet water demands. While this situation could be remedied by the addition of an ammonia feed to the Chenango Water Plant to chloraminate the groundwater supply, the second supply line will alleviate hydraulic capacity limitations that inhibit full utilization of the well supplies and supplies transferred from the Henderson Plant to the Chenango Plant.

Planning Level Opinion of Probable Construction Cost

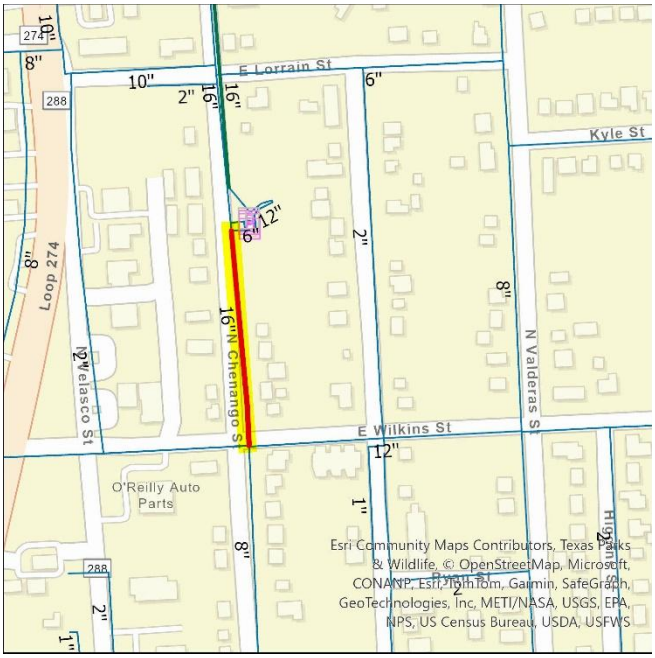
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	9,400	LF	$240	$2,256,000
	Subtotal			$2,256,000
	Misc Items		10%	$225,600
	Construction Subtotal			$2,481,600
	Professional services		25%	$620,400
	Contingency		30%	$744,480
	Market volatility		10%	$248,160
	Project Total			$4,095,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: North Chenango St and Wilkins St
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Future model simulations identified that the future predicted increased volume of water pumped from the Chenango BPS would result in excessive velocities in the distribution main from the Chenango BPS to the 12-inch diameter looped distribution system, beginning at the intersection of E Wilkins St and N Chenango St. The existing 10-inch and 12-inch diameter water lines are proposed to be replaced with a new 16-inch diameter water line.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
16" PVC Water Line	550	LF	$295	$162,250
	Subtotal			$162,250
	Misc Items		10%	$16,225
	Construction Subtotal			$178,475
	Professional services		25%	$44,619
	Contingency		30%	$53,543
	Market volatility		10%	$17,848
	Project Total			$294,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 428 & S Downing Rd Interconnect
CIP Year: 2055

Vicinity Map:

Project Description and Location:

The 2,700 LF of 8" water line connects existing distribution system waterlines along S Downing Rd to the proposed CR 428 Waterline project. This project serves Growth Area 19.

Planning Level Opinion of Probable Construction Cost

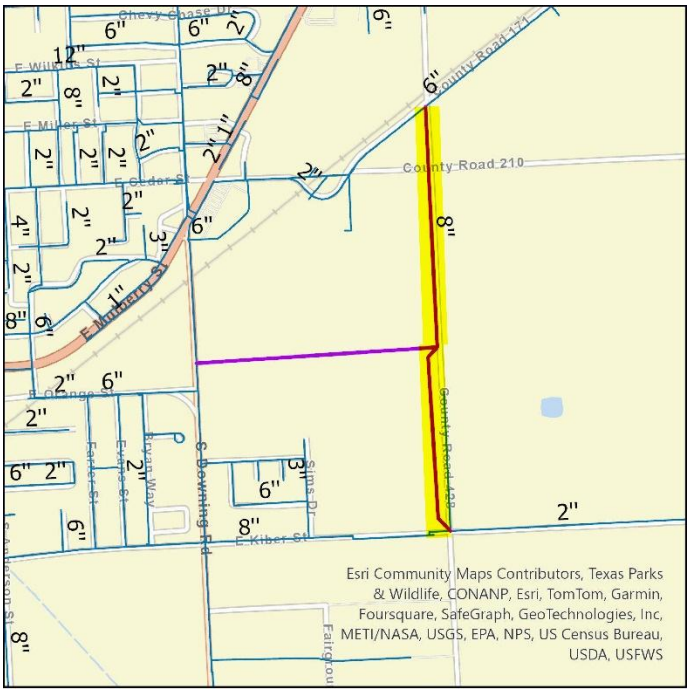
Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	2,700	LF	$145	$391,500
Subtotal				$391,500
Misc Items			10%	$39,150
Construction Subtotal				$430,650
Professional services			25%	$107,663
Contingency			30%	$129,195
Market volatility			10%	$43,065
Project Total				$711,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 428 WL
CIP Year: 2055

Vicinity Map:



Project Description and Location:

Installation of 4,800 LF of 8" PVC water line will create a loop from CR 171 to E Kiber St, along CR 428 and serve Growth Area 19.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	4,800	LF	$145	$696,000
Subtotal				$696,000
Misc Items			10%	$69,600
Construction Subtotal				$765,600
Professional services			25%	$191,400
Contingency			30%	$229,680
Market volatility			10%	$76,560
Project Total				$1,263,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 220 Loop
CIP Year: 2055

Vicinity Map:

Project Description and Location:

8,900 LF of 8" water line to connect the proposed Coale Rd and Hwy 288B Loop project to the proposed E Phillips Rd & CR 220 Interconnect project, extending water service to the far southeast. This project serves Growth Areas 17 and 18.

Planning Level Opinion of Probable Construction Cost

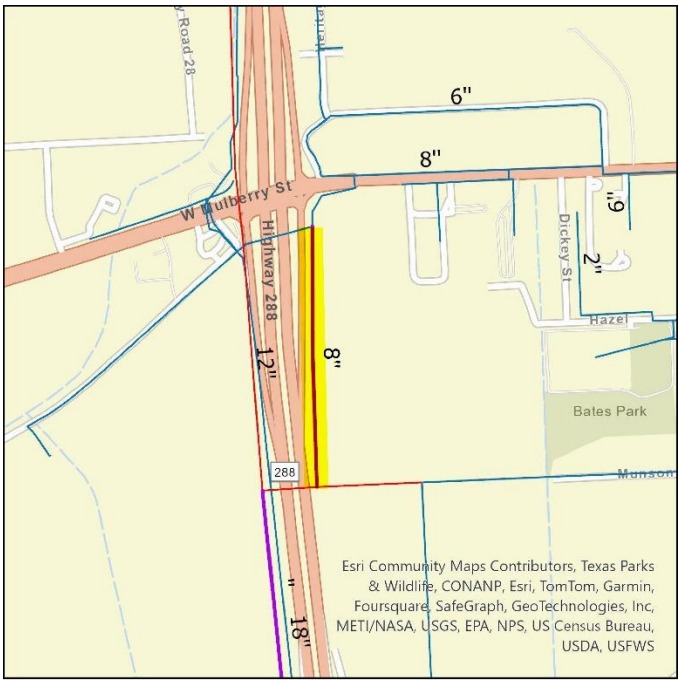
Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	8,900	LF	$145	$1,290,500
Subtotal				$1,290,500
Misc Items			10%	$129,050
Construction Subtotal				$1,419,550
Professional services			25%	$354,888
Contingency			30%	$425,865
Market volatility			10%	$141,955
Project Total				$2,342,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: HWY 288 NB WL Extension
CIP Year: 2055

Vicinity Map:



Project Description and Location:

2,300 LF of 8" water line creates a loop from the proposed Coale Rd and Hwy 288 Loop and existing mains near the intersection of Hwy 288 and W Mulberry St. This project serves Growth Area 9.

Planning Level Opinion of Probable Construction Cost

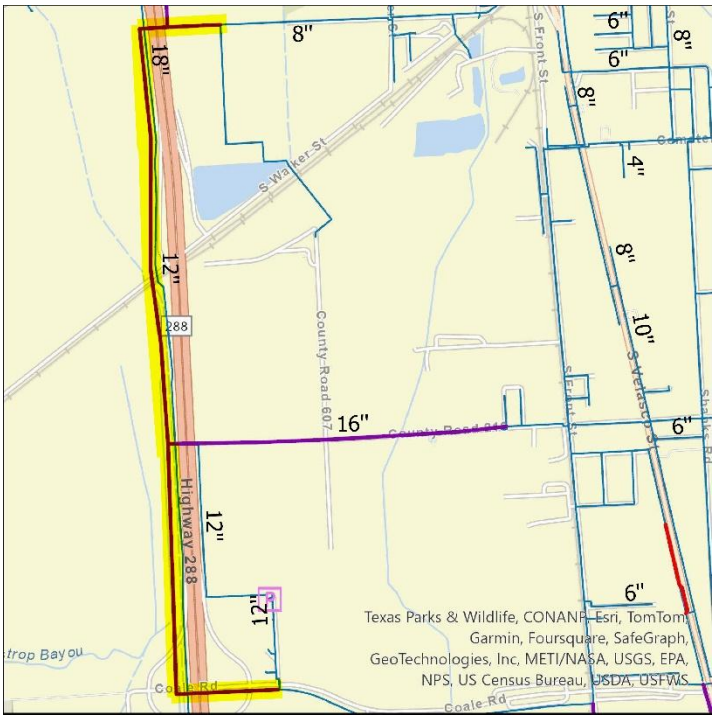
Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	2,300	LF	$145	$333,500
Subtotal				$333,500
Misc Items			10%	$33,350
Construction Subtotal				$366,850
Professional services			25%	$91,713
Contingency			30%	$110,055
Market volatility			10%	$36,685
Project Total				$605,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: Coale Rd and HWY 288 Loop
CIP Year: 2055

Vicinity Map:



Project Description and Location:

Installing 14,480 LF of 12" water line to improve conveyance from the Jamison BPS along Hwy 288 and serves Growth Areas 10, 11, 12, and 13.

Planning Level Opinion of Probable Construction Cost

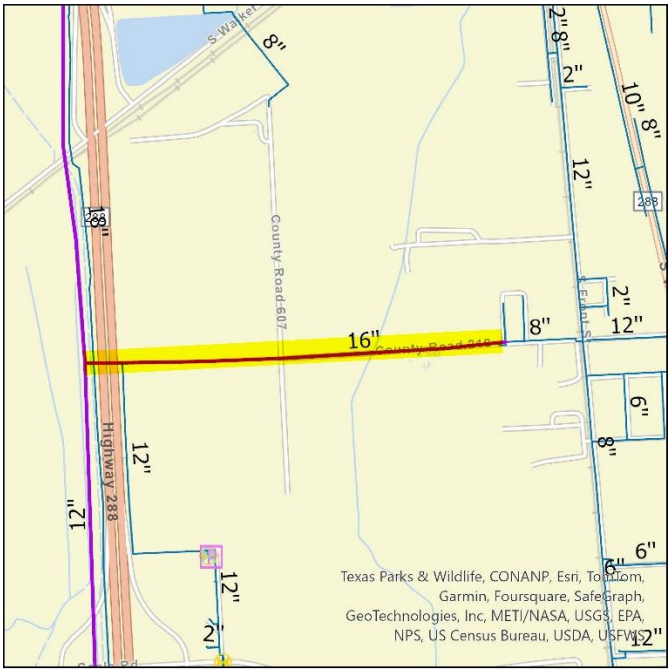
Description	Quantity	Unit	Unit Price	Total
12" PVC Water Line	14,480	LF	$240	$3,475,200
	Subtotal			$3,475,200
	Misc Items		10%	$347,520
	Construction Subtotal			$3,822,720
	Professional services		25%	$955,680
	Contingency		30%	$1,146,816
	Market volatility		10%	$382,272
	Project Total			$6,307,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 219 WL
CIP Year: 2055

Vicinity Map:



Project Description and Location:

Installing 7,100 LF of 16" water line creates a loop from CR 219 to Hwy 288 and serves Growth Area 12.

Planning Level Opinion of Probable Construction Cost

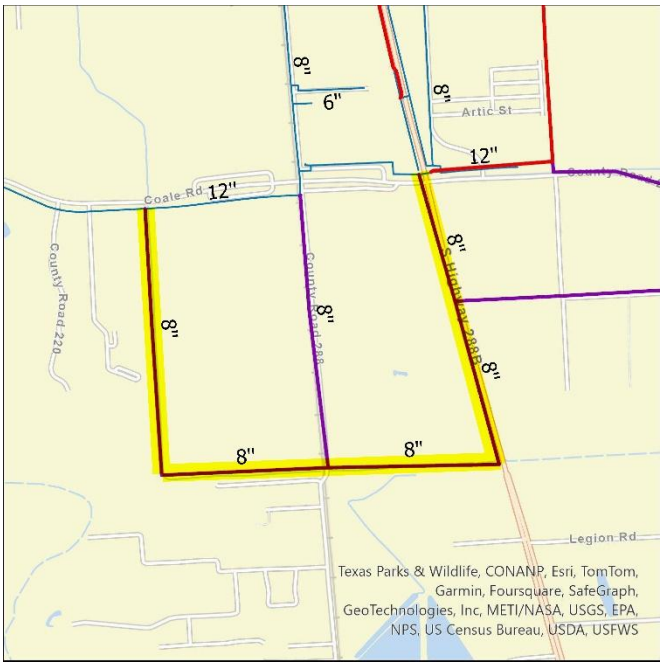
Description	Quantity	Unit	Unit Price	Total
16" PVC Water Line	7,100	LF	$295	$2,094,500
Subtotal				$2,094,500
Misc Items			10%	$209,450
Construction Subtotal				$2,303,950
Professional services			25%	$575,988
Contingency			30%	$691,185
Market volatility			10%	$230,395
Project Total				$3,802,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: Coale Rd and HWY 288B Loop
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Installing 14,400 LF of 8" water line creates a loop around Growth Area 14, improves capacity between the Jamison BPS and the Hwy 288B area, and supports the operation of a proposed EST near the intersection of S Velasco St and CR 220.

Planning Level Opinion of Probable Construction Cost

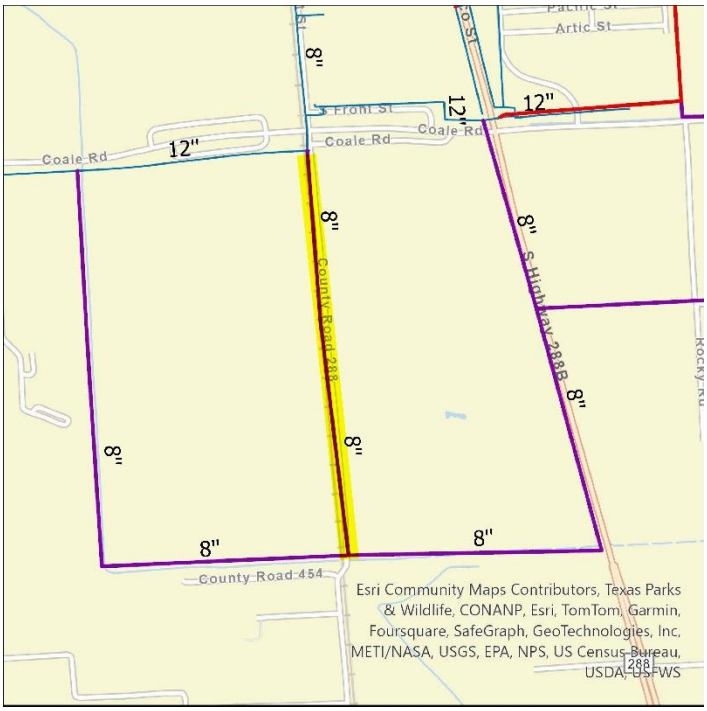
Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	14,400	LF	$145	$2,088,000
	Subtotal			$2,088,000
	Misc Items		10%	$208,800
	Construction Subtotal			$2,296,800
	Professional services		25%	$574,200
	Contingency		30%	$689,040
	Market volatility		10%	$229,680
	Project Total			$3,790,000

City of Angleton Water System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: CR 288 WL Extension
CIP Year: 2035

Vicinity Map:



Project Description and Location:

Installing 4,400 LF of 8” water line will connect the existing distribution system assets to the proposed Coale Rd and Hwy 288B Loop. This project serves Growth Area 14.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
8" PVC Water Line	4,400	LF	$145	$638,000
Subtotal				$638,000
Misc Items			10%	$63,800
Construction Subtotal				$701,800
Professional services			25%	$175,450
Contingency			30%	$210,540
Market volatility			10%	$70,180
Project Total				$1,158,000

Appendix C – Lift Station Pump Data

Table C-1. Lift Station Pump Data

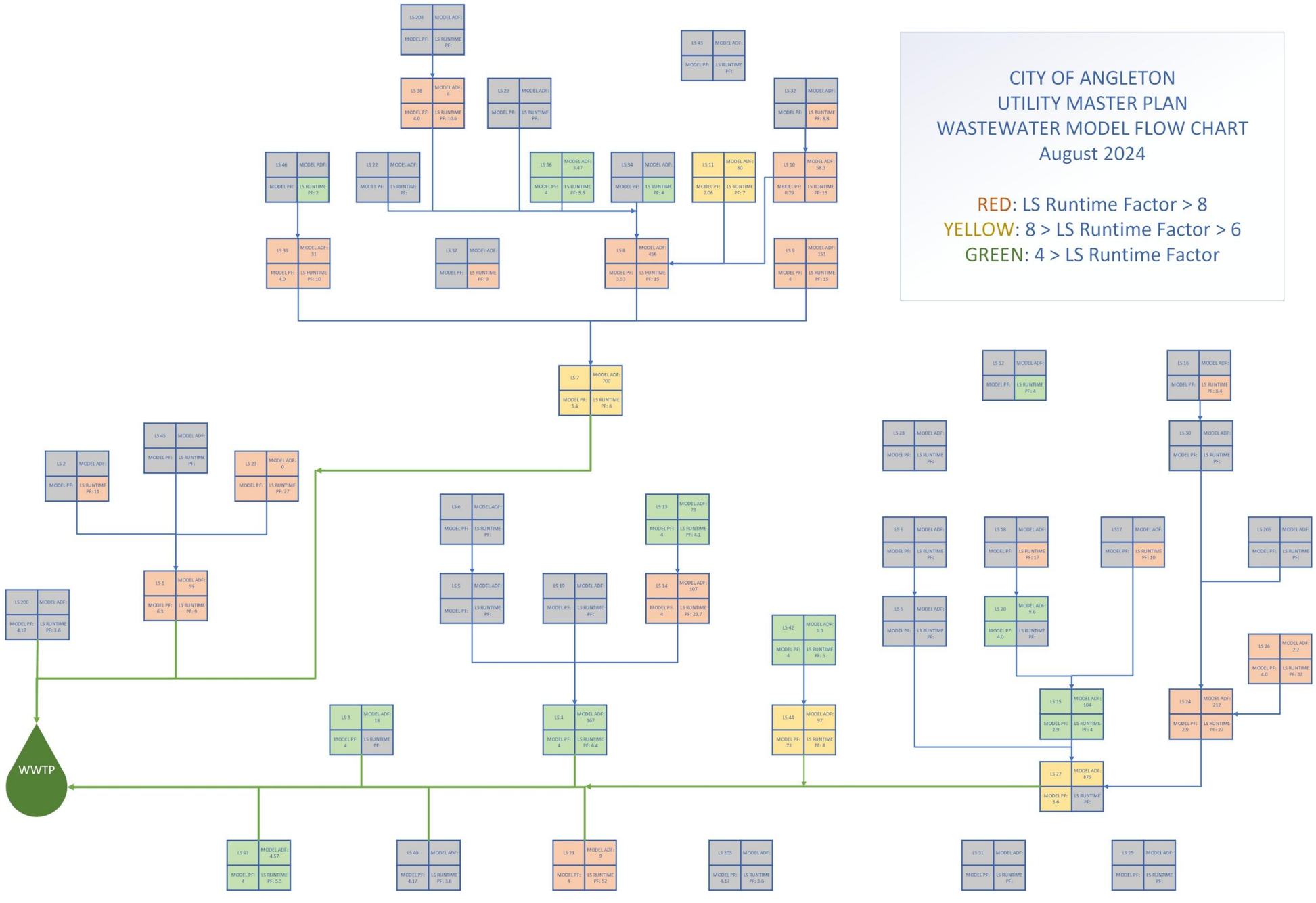
Lift Station #	# of Pumps	Brand	Voltage	Pump Size	Motor Type	Estimated Flow (gpm)	Estimated Head (FT)
1	3	Unknown	230	6 inch	20 hp	800	56
2	2	Unknown	230	4 inch	3 hp	220	25
3	2	Unknown	230	4 inch	3 hp	220	25
4	5	Unknown	480	6 inch	20 hp	800	56
5*	2	Gorman Rupp	230	4 inch	5 hp	250	28
6		Unknown	240	4 inch	7.5 hp	350	33
7*	4	Gorman Rupp	480	6 inch/10 inch	30 hp/ 50 hp	1200/2250	60/60
8*	4	Gorman Rupp	480	6 inch	20 hp	800	56
9	2	Flygt	240	4 inch	5 hp	250	28
10*	2	Gorman Rupp	230	4 inch	5 hp	225	28
11*	2	Gorman Rupp	480	4 inch	5 hp	250	31
12	2	Unknown	240	3 inch	2 hp	150	Unknown
13*	2	Gorman Rupp	240	4 inch	7.5 hp	350	33
14*	2	Gorman Rupp	230	8 inch	20 hp	800	56
15*	2	Gorman Rupp	240	4 inch	10 hp	400	40
16	2	Unknown	240	3 inch	2 hp	150	Unknown
17	1	Unknown	240	3 inch	3 hp	200	Unknown
18	2	Unknown	208	4 inch	5 hp	250	28
19	2	Unknown	240	3 inch	3 hp	200	Unknown
20	2	Unknown	240	4 inch	10 hp	400	40
21	2	Unknown	240	3 inch	3 hp	200	Unknown
22	1	Unknown	240	3 inch	3 hp	200	Unknown
23	2	Unknown	240	6 inch	7.5 hp	350	Unknown
24	2	Barmesa	240	4 inch	7.5 hp	350	33
25*	2	Gorman Rupp	230	4 inch	5 hp	250	31
26*	2	Gorman Rupp	230	4 inch	5 hp	250	31
27*	4	Gorman Rupp	480	8 inch	30 hp	1200	56
28	1	Unknown	240	2 inch	Unknown	Unknown	Unknown
29	2	Unknown	240	4 inch	5 hp	250	28
30	1	Unknown	480	inch	20 hp	800	56
31	2	Unknown	230	3 inch	3 hp	200	Unknown
32	2	Unknown	240	4 inch	10 hp	400	40
33	2	Unknown	480	8 inch	20 hp	800	56
34	1	Unknown	230	3 inch	5 hp	220	25
35	2	Unknown	480	6 inch	Unknown	Unknown	Unknown
36	2	Unknown	230	4 inch	4 hp	225	28
37	2	Unknown	240	2 inch	2 hp	150	Unknown
38	2	Unknown	230	4 inch	15 hp	400	40
39	2	Unknown	230	4 inch	5 hp	250	28

Lift Station #	# of Pumps	Brand	Voltage	Pump Size	Motor Type	Estimated Flow (gpm)	Estimated Head (FT)
40	1	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
41	2	Unknown	480	6 inch	5 hp	500	Unknown
42	2	Unknown	480	6 inch	4 hp	350	Unknown
43	2	Unknown	480	8 inch	20 hp	800	56
44	2	Unknown	480	10 inch	47 hp	2250	60
45	2	Unknown	480	4 inch	3 hp	220	25
46	2	Unknown	240	4 inch	3 hp	220	25
47	2	Unknown	480	6 inch	20 hp	800	56

Note: Lift stations with an asterisk have pump flow and head data provided by the manufacturer. All other lift stations have estimated flow and head data.

Appendix D – Lift Station Runtime Flow Chart

Figure D.1. Lift Station Runtime Flow Chart



This page is left blank intentionally.

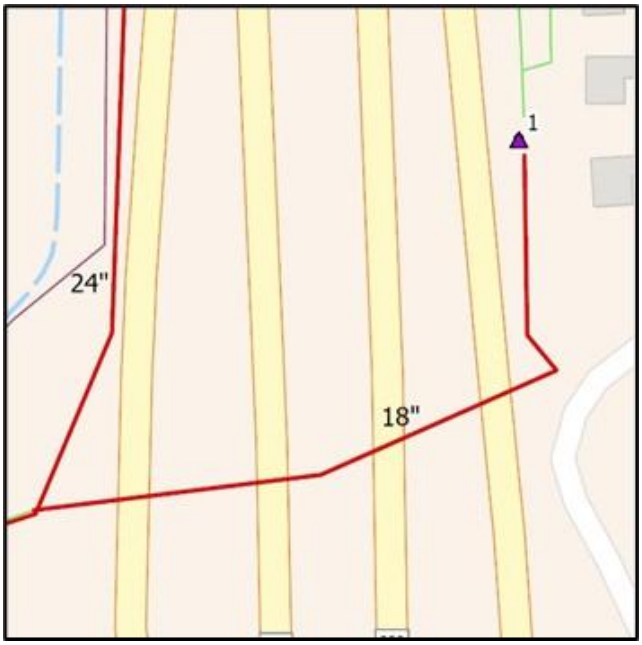
Appendix E – Wastewater CIP Summary Sheets

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM-1: Lift Station 1 Force Main
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing existing small diameter force mains serving central regional lift station 1 to support projected infill and growth. Project includes approximately 1,010 feet of 18-inch PVC force main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
18" PVC Force Main	1,010	LF	$700	$707,000
Subtotal				$707,000
Misc items			10%	$70,700
Construction Subtotal				$777,700
Professional services			25%	$194,425
Contingency			30%	$233,310
Market volatility			10%	$77,770
Project Total				$1,284,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM-2: Lift Station 7 Bypass Force Main
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing Lift Station 7 bypass force main to direct regional flows directly to the WWTP to accommodate increased loading in the area. Project consists of approximately 12,300 feet of 24-inch force main.

Planning Level Opinion of Probable Construction Cost

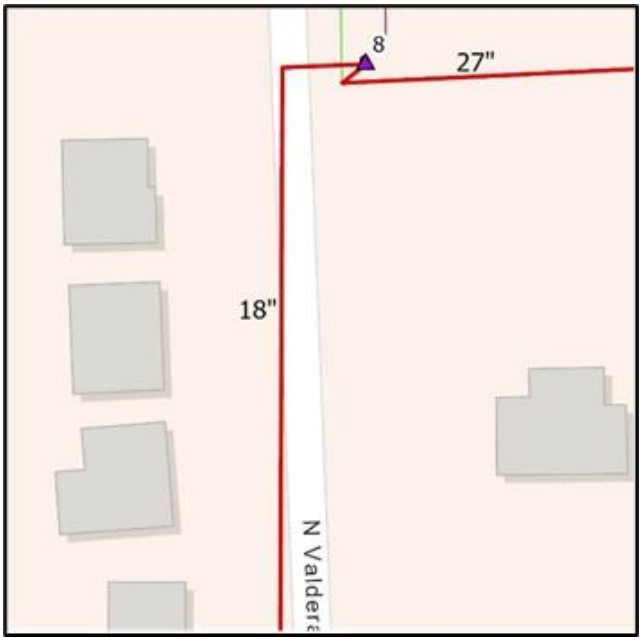
Description	Quantity	Unit	Unit Price	Total
24" PVC Force Main	12,300	LF	$930	$11,439,000
	Subtotal			$11,439,000
	Misc items		10%	$1,143,900
	Construction Subtotal			$12,582,900
	Professional services		25%	$3,145,725
	Contingency		30%	$3,774,870
	Market volatility		10%	$1,258,290
	Project Total			$20,762,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM-3: Lift Station 8 Force Main
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing Lift Station 8 force main to accommodate regional flows and accommodate increased loading in the area. Project consists of approximately 277 feet of 18-inch force main.

Planning Level Opinion of Probable Construction Cost

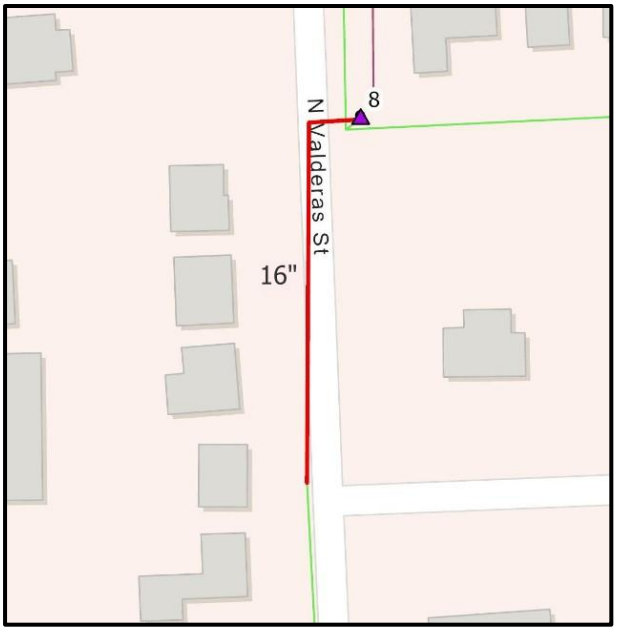
Description	Quantity	Unit	Unit Price	Total
18" PVC Force Main	277	LF	$350	$96,950
	Subtotal			$96,950
	Misc items		10%	$9,695
	Construction Subtotal			$106,645
	Professional services		25%	$26,661
	Contingency		30%	$31,994
	Market volatility		10%	$10,665
	Project Total			$176,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM-3 with I&I Reduction: Lift Station 8 Force Main
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing Lift Station 8 force main to accommodate regional flows and accommodate increased loading in the area. Project consists of approximately 277 feet of 16-inch force main.

Planning Level Opinion of Probable Construction Cost

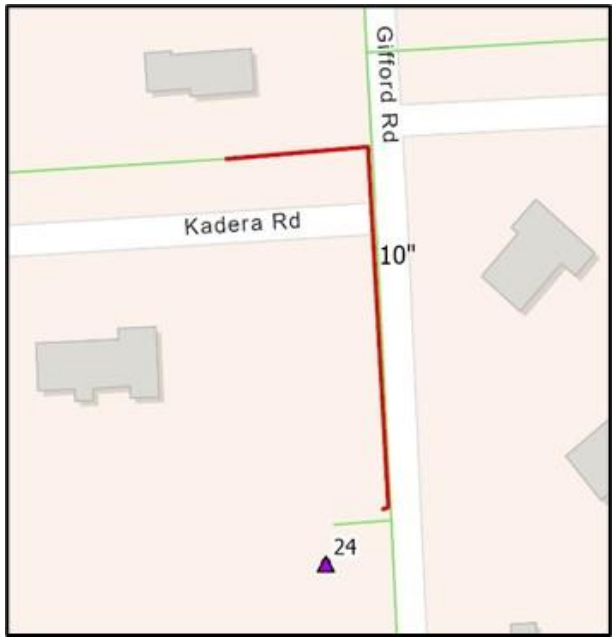
Description	Quantity	Unit	Unit Price	Total
16" PVC Force Main	277	LF	$310	$85,870
	Subtotal			$85,870
	Misc items		10%	$8,587
	Construction Subtotal			$94,457
	Professional services		25%	$23,614
	Contingency		30%	$28,337
	Market volatility		10%	$9,446
	Project Total			$156,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: FM-4: Lift Station 24 Force Main
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing Lift Station 24 force main to direct regional flows to accommodate increased loading in the area. Project consists of approximately 405 feet of 10-inch force main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
10" PVC Force Main	405	LF	$195	$78,975
	Subtotal			$78,975
	Misc items		10%	$7,898
	Construction Subtotal			$86,873
	Professional services		25%	$21,718
	Contingency		30%	$26,062
	Market volatility		10%	$8,687
	Project Total			$144,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-1: Shannon Street & Karankawa Lane
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing large diameter interceptor upstream of Lift Station 1 to support projected infill and growth. Project includes approximately 4,110 feet of 36-inch main.

Planning Level Opinion of Probable Construction Cost

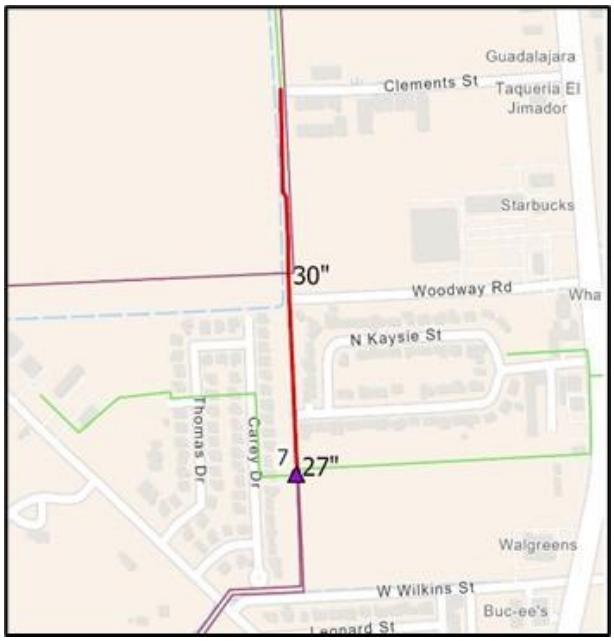
Description	Quantity	Unit	Unit Price	Total
36" PVC Wastewater Line	4,110	LF	$700	$2,877,000
Subtotal				$2,877,000
Misc items			10%	$287,700
Construction Subtotal				$3,164,700
Professional services			25%	$791,175
Contingency			30%	$949,410
Market volatility			10%	$316,470
Project Total				$5,222,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-1 with I&I Reduction: Shannon Street & Karankawa Lane
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing existing large diameter interceptor upstream of Lift Station 1 to support projected infill and growth. Project includes approximately 4,110 feet of 30-inch main.

Planning Level Opinion of Probable Construction Cost

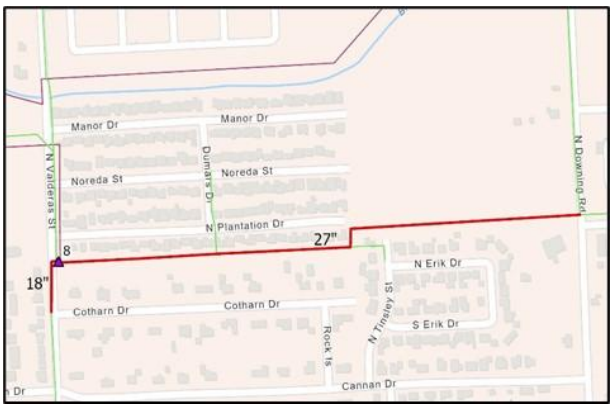
Description	Quantity	Unit	Unit Price	Total
30" PVC Wastewater Line	4,110	LF	$580	$2,383,800
Subtotal				$2,383,800
Misc items			10%	$238,380
Construction Subtotal				$2,622,180
Professional services			25%	$655,545
Contingency			30%	$786,654
Market volatility			10%	$262,218
Project Total				$4,327,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-2: Hospital Dr. from Buchta Rd to Valderas St
CIP Year: 2045

Vicinity Map:



Project Description and Location:

Upsizing existing large diameter interceptor upstream of Lift Station 8 to support projected infill and growth. Project includes approximately 3,210 feet of 27-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
27" PVC Wastewater Line	3,210	LF	$525	$1,685,250
Subtotal				$1,685,250
Misc items			10%	$168,525
Construction Subtotal				$1,853,775
Professional services			25%	$463,444
Contingency			30%	$556,133
Market volatility			10%	$185,378
Project Total				$3,059,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-3: E. Mulberry St. West of I-35
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing small diameter main to support anticipated growth along I-35 corridor. Project includes approximately 3,860 feet of 16-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
16" PVC Wastewater Line	3,860	LF	$620	$2,393,200
	Subtotal			$2,393,200
	Misc items		10%	$239,320
	Construction Subtotal			$2,632,520
	Professional services		25%	$658,130
	Contingency		30%	$789,756
	Market volatility		10%	$263,252
	Project Total			$4,344,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-4: Highway 288B from FM 523 to Henderson Rd.
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing small diameter main to support anticipated growth in Highway 288 corridor. Project includes approximately 4,265 feet of 12-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
12" PVC Wastewater Line	4,265	LF	$350	$1,983,225
Subtotal				$1,983,225
Misc items			10%	$198,323
Construction Subtotal				$2,181,548
Professional services			25%	$545,387
Contingency			30%	$654,464
Market volatility			10%	$218,155
Project Total				$3,600,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-5: FM 523/Henderson Rd Wastewater Line
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing small diameter main downstream of Lift Station 39 to support anticipated growth in are. Project includes approximately 1,230 feet of 16-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price		Total
16" PVC Wastewater Line	1,230	LF	$310		$381,300
	Subtotal				$381,300
	Misc items			10%	$38,130
	Construction Subtotal				$419,430
	Professional services			25%	$104,858
	Contingency			30%	$125,829
	Market volatility			10%	$41,943
	Project Total				$693,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-6: Lift Station 46 Tributary
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing small diameter main to support anticipated growth in NW portion of town, west of HWY 288. Project includes approximately 2,425 feet of 12-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
12" PVC Wastewater Line	2,425	LF	$235	$569,875
	Subtotal			$569,875
	Misc items		10%	$56,988
	Construction Subtotal			$626,863
	Professional services		25%	$156,716
	Contingency		30%	$188,059
	Market volatility		10%	$62,686
	Project Total			$1,035,000

City of Angleton Wastewater System Master Plan

Capital Improvements Plan

Capital Improvements Plan Project ID: WWL-6: Lift Station 46 Tributary
CIP Year: 2045

Vicinity Map:

Project Description and Location:

Upsizing existing small diameter main to support anticipated growth in NW portion of town, west of HWY 288. Project includes approximately 2,425 feet of 10-inch main.

Planning Level Opinion of Probable Construction Cost

Description	Quantity	Unit	Unit Price	Total
10" PVC Wastewater Line	2,425	LF	$195	$472,875
	Subtotal			$472,875
	Misc items		10%	$47,288
	Construction Subtotal			$520,163
	Professional services		25%	$130,041
	Contingency		30%	$156,049
	Market volatility		10%	$52,016
	Project Total			$859,000

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Discussion and Annual Update of the Windrose Green Subdivision Development by the developer.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

Based on Article II, Sec. 2.1 of the Water and Wastewater Services Agreement with the City of Angleton, the developers for Windrose Green hope to provide City Council an update to the development and the up-date Build-Out Schedule for the subdivision.

A presentation outline will be provided, as well as the Concept Plan which depicts the entire development phases.

RECOMMENDATION:

Staff recommends the council hold discussion and receives the development update.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Discussion, update, and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Rd., Angleton, currently a Specific Use Permit within a Single-family Residential 7.2 District (SF-7.2).

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: N/A

EXECUTIVE SUMMARY: On 6/10/2025, under Mayor and Council Communications, Council Member Christiene Daniel requested that Development Services, with Legal, provide research and an update on the Gambit/Power Plus Battery Park Facility and the SUP(Specific Use Permit), and zoning history within the SF7.2 Zoning, as it relates to electrical generation.

Routinely, staff, and City Leaders have routinely performed cursory visits to the vicinity to unofficially monitor noise levels. During recent complaint occurrences, the decibel device readings were performed by PD and Development services as attached.

Since that time the City was offered a site visit in August of 2025, in which the team walked the facility as the fan units were turned on and simulated. Additional noise from the Transmitter area of the site was realized by the team.

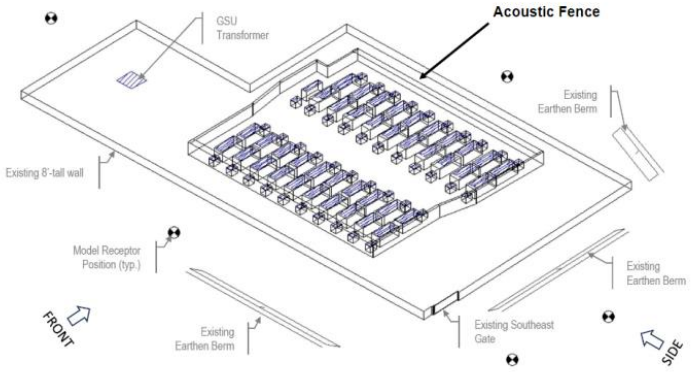
History:

A modification was made to the approved Specific Use Permit, under Ordinance No. 20200114-004 adopted on January 14, 2020, by City Council, allowing for the construction and operation of an energy storage park (ESS) and necessary substation equipment for the storage of electrical energy located at Property ID No. 570367.

Last discussion was held on July 22, 2025. Randle Law Firm provided a written memo on the history and also the categories of land use, for the Council's review and discussion along with a series of Exhibit documentation.

The more recent biannual Noise Report was submitted as required and is attached. The leadership team has made site visits since, and in response to recent noise complaints, routine readings of the decibel levels have been provided.

Fence Layout



AERIAL MAP

Photo of Sound Wall as Installed

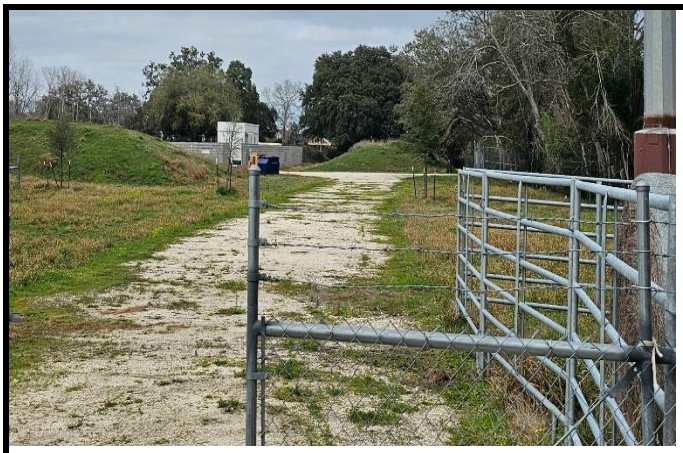
Site Photographs

View onsite of battery units

View onsite of battery units

View looking South toward Murray Ranch Rd. from Site

View looking west towards Site Entry



View looking North towards site from Murray Ranch Rd.

View looking on site of Battery Units and access drive

View at looking West towards Site Entry

View looking North @ Berm area

View looking East from Site @ Berm area

View at W. Live Oak Street looking East from Site

View at W. Live Oak Street of abutting Residence

View at W. Live Oak Street looking East from Site

Recommendation:

City Council should hold discussion regarding the Gambit/Power Plus Battery Park Facility and the SUP(Specific Use Permit).

DUDEK
687 S COAST HIGHWAY 101
SUITE 110
ENCINITAS, CA 92024

MEMORANDUM

To:	Keith Merkel (Plus Power Services, LLC)
From:	Mark Storm, INCE Bd. Cert. (Dudek)
Subject:	Gambit Battery Energy Storage (Angleton, Texas) **Operational Noise Study – August 2025**
Date:	September 26, 2025

Dudek is pleased to present Plus Power Services, LLC (PPS), the following operational noise study for its Gambit Battery Energy Storage Facility (Facility) located in the City of Angleton, Texas (City). This memorandum (memo) presents quantitative results of operational sound pressure level (SPL) data measured at the Facility site from August 18, 2025 to August 23, 2025 and compares these findings with the acoustical goals articulated in the Specific Use Permit (SUP) and associated Ordinances approving the SUP. Measurement locations of this recent field survey approximated those utilized for the 24-hour outdoor background sound level survey performed from February 12-13, 2020 to quantify the pre-Facility (a.k.a., baseline) conditions. Following an executive summary below, the contents of this memorandum are as follows: Introduction and Background, Operation-Period Sound Level Surveys, Conclusion, References, and Preparer Biography.

Executive Summary

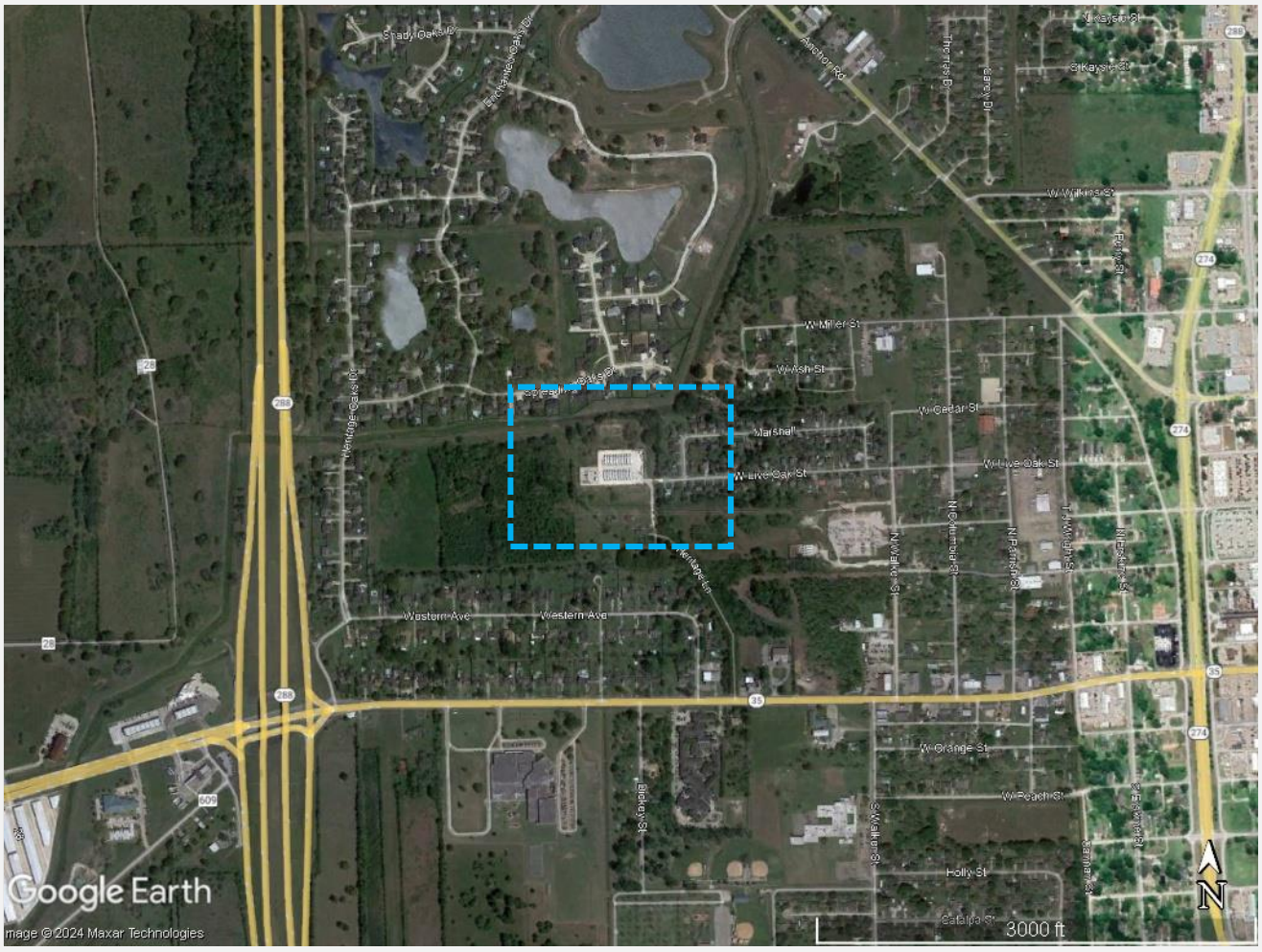
Having previously performed a baseline sound level survey of the Project vicinity in 2020 and thus prior to Facility construction, Dudek was hired to conduct a new sound level survey in response to a new requirement the City of Angleton included in an amended Specific Use Permit and corresponding Ordinance to authorize installation of a noise and visual barrier at the Facility. Dudek conducted this study, as detailed herein, to compare Facility operational sound emission to the baseline conditions established in 2020. The results of the comparison indicate that the sound emitted during Facility operations are compliant with the SUP.

1 Introduction and Background

1.1 Project Setting

As shown by Exhibit A, the Facility is located in Angleton, TX on a site at the western terminus of W. Live Oak Street, approximately a half-mile east-northeast of the Texas State Route 288 and Route 35 (W. Mulberry Street) interchange and surrounded by a mix of overhead electric transmission lines, undeveloped land, and residential land uses, such as homes to the north along Spreading Oaks Drive and to the east on W. Live Oak Street.

Exhibit A. Vicinity of Facility site (subsequent Exhibit B bounded with light blue dashes) in Angleton, TX



Sources: Google 2024

1.2 Facility Description

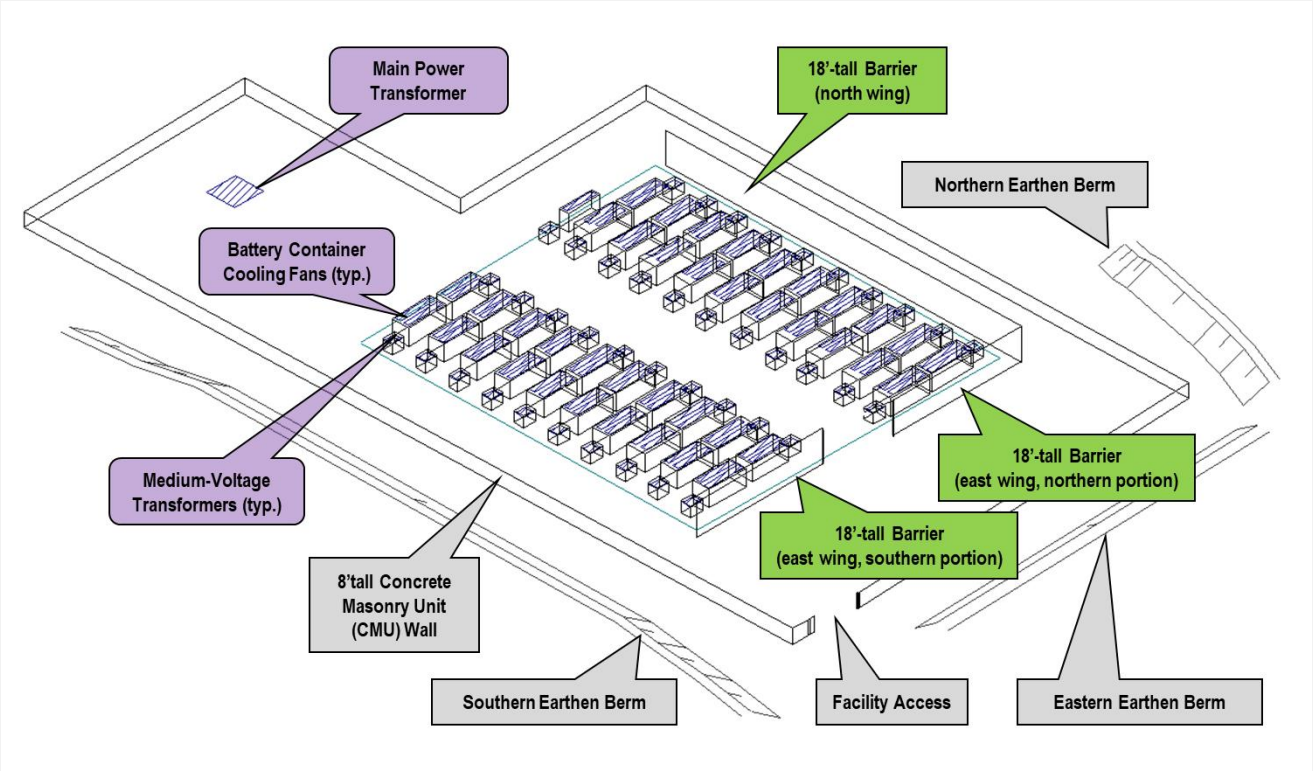
Surrounded by an 8-foot-tall perimeter CMU wall, the Facility features eighty-one (81) battery containers with cooling fans, forty-one (41) medium-voltage transformers (MVT), and an onsite Main Power Transformer (MPT) that connects to an offsite electrical substation approximately a quarter mile west on N. Walker Street. Exhibit B presents an aerial view of the site, prior to onsite erection of an 18'-tall L-shaped noise-reducing wall.

Exhibit B. Location of Facility site and adjoining existing land uses (prior to new noise barrier)

Sources: Google 2024

In early 2025, an 18'-tall L-shaped noise and visual barrier was constructed onsite. Exhibit C provides an isometric view of a three-dimensional rendering that illustrates the approximate location of the barrier installed, including the north wing and the east wing relative to other Facility features and their surroundings.

Exhibit C. Approximate locations of the L-shaped onsite barriers installed at the Facility



Sources: Dudek 2024

1.3 Acoustical Fundamentals

Although the terms may be used interchangeably in the right context, "sound" is defined as any gas or fluid pressure variation detected by the human ear, and "noise" is unwanted sound. The preferred unit for measuring sound is the decibel (dB), which by way of expressing the ratio of sound pressures to a reference value logarithmically enables a wide range of audible sound to be evaluated and discussed conveniently. On the low end of this range, zero dB is not the absence of sound energy, but instead corresponds approximately to the threshold of average healthy human hearing; and, on the upper end, 120–140 dB corresponds to an average person's threshold of pain.

The human ear is not equally responsive to all frequencies of the audible sound spectrum. An electronic filter is normally used when taking noise measurements that de-emphasizes certain frequencies in a manner that mimics the human ear's response to sound; this method is referred to as A-weighting. Sound levels expressed under the A-weighted system are often designated "dBA." All sound levels discussed in this report are A-weighted.

The equivalent continuous sound level (L_{eq}) is a single dB value which, if held constant during the specified time period, would represent the same total acoustical energy of a fluctuating noise level over that same time period. Percentile-exceed sound levels (L_{xx}) represent the sound level exceeded for a cumulative percentage of a specified period; for example, L_{90} ("L-ninety") is the sound level exceeded 90% of the time.

The L_{90} value is used herein as an industry-recognized way to help distinguish the acoustical contribution of aggregate Facility operation noise from the amalgam of sound sources (both near and far) comprising the measurable ambient environmental as detected by a sound level meter. In other words, and as stated by the Federal Highway Administration: "Where the noise emissions from a source of interest are constant (such as noise from a fan, air conditioner or pool pump) and the ambient noise level has a degree of variability (for example, due to traffic noise), the L90 descriptor may adequately describe the noise source." (FHWA 2017)

1.4 Acoustical Compliance Criteria

Condition F of the original SUP required a sound study ("baseline study") be performed "to determine the ambient noise level prior to the installation of the project." The baseline study was completed in 2020, with measured SPL at three locations (East, South, and North) collected over a concurrent 24-hour period from February 12, 2020 to February 13, 2020 that yielded energy-averaged day-night sound levels (L_{dn}) of 55.8 dBA, 58.3 dBA, and 56.6 dBA, respectively. No baseline SPL measurement was performed west of the proposed Facility site. Ordinance 20240326-005, which authorized amendment of the SUP, required that additional sound decibel monitoring be conducted at the Facility during operations, and further stipulated that operation of the Facility not exceed the baseline noise study results.

The L_{dn} values from the baseline study represent the "ambient noise level prior to installation of the project" and quantitatively define the threshold of "shall be no louder" with respect to aggregate Facility operation noise "as measured at 100 feet outside the parcel boundary and the nearest existing receptor" as required in the Specific Use Permit approved in Ordinance 20240326-005. The next section describes the operational-period sound level surveys conducted in early 2025 in response to the SUP modification.

The day-night sound level (L_{dn}) acoustical descriptor used herein is defined by the U.S. Environmental Protection Agency (EPA) as the A-weighted average sound level in decibels during a 24-hour period with a 10 dB penalty applied to nighttime (i.e., from 10:00 p.m. to 7:00 a.m.) sound levels (EPA 1974).

2 Operation-Period Sound Level Surveys

2.1 Survey Procedure

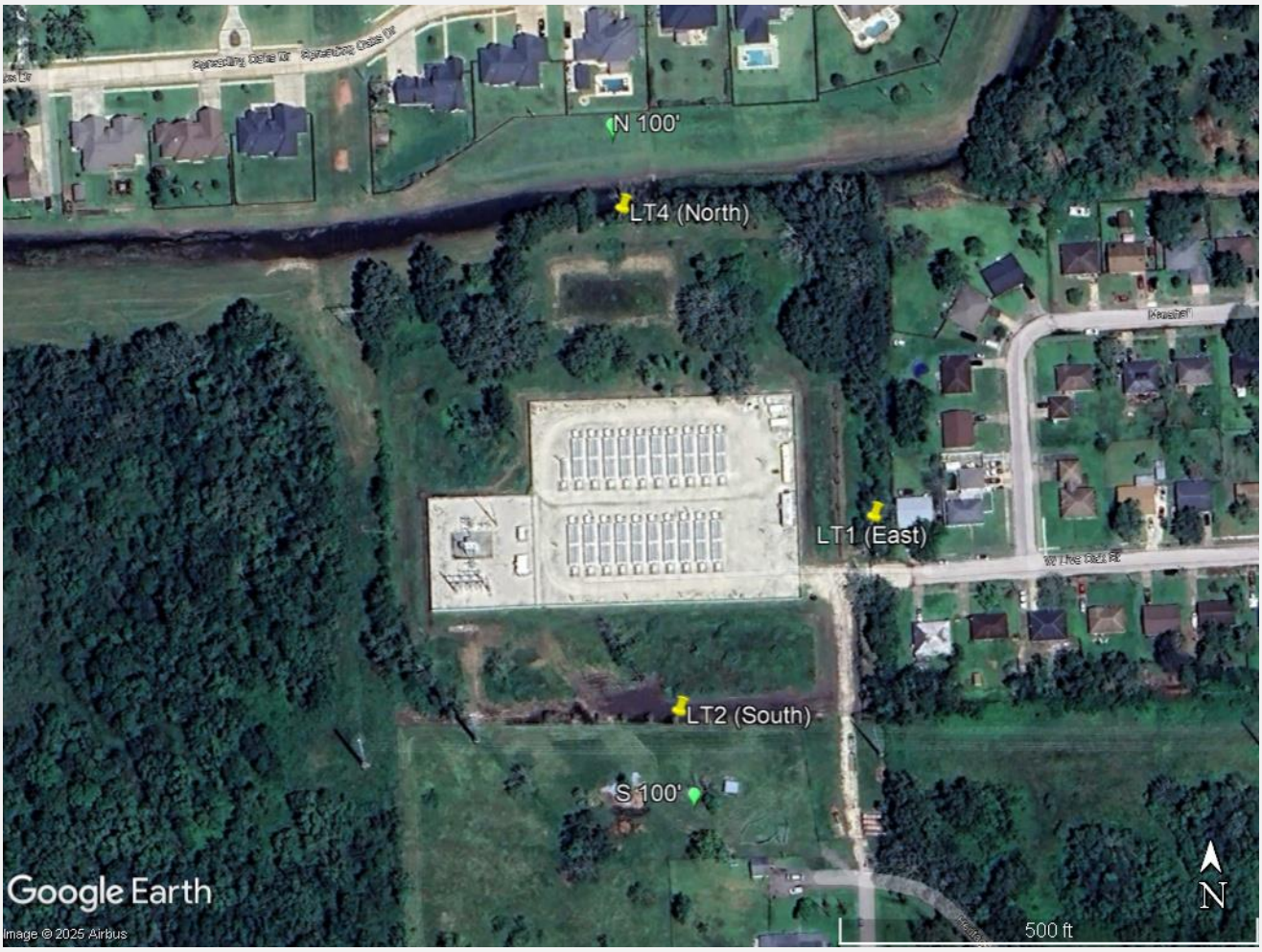
Dudek deployed three unattended sound level monitors (SLM) that collected SPL data in successive one-minute intervals over a total 120-hour duration from approximately 8:00 a.m. (Central Standard Time [CST]) on August 18, 2025 to 8:00 a.m. CST on August 23, 2025. Exhibit D illustrates the locations of these unattended SLM, which include the following: LT1 (east of the Facility), LT2 (south of the Facility), and LT4 (north of the Facility). Survey locations LT1, LT2, and LT4 were fixed SLM deployment positions for the entirety of the field survey. According to operational status data provided by PPS subsequent to the field survey, the Gambit Energy Storage Facility was operational throughout the survey period.

The deployed SLM were SoftdB "Piccolo II" models, which are American National Standards Institute (ANSI) Type 2 instruments expected to have a +/-3 dB tolerance. Each SLM was contained within a protective weather-resistant outdoor enclosure, from which the SLM wind-screened microphone could protrude to be adequately exposed to the

environment for SPL measurement. The enclosures were secured, via coated cables and padlocks, to fixed features (e.g., trees) around the Facility. All monitoring locations were approximately along or within the Facility property boundary.

Exhibit D also illustrates offsite and Facility property boundary locations representing locations where Facility noise emission levels would be evaluated from the collected measurement data and compared directly with the SUP condition. These assessment positions include as follows: 100 feet north of the property boundary (N 100') and 100 feet south of the property (S 100'). To the east, LT1 adjoins the "nearest existing receptor" and thus serves as the assessment location in that cardinal direction.

Exhibit D. Outdoor Ambient Sound Level Survey Locations



Sources: Google Earth 2025; Dudek 2025

2.2 Data Analysis

2.2.1 Methodology

Facility Noise Attribution

When active, Facility operation noise, including cooling fans, is one of many acoustical contributors to the outdoor ambient sound environment as measured by the unattended SLM deployments; and, because of the proximity of the deployed SLM around the Facility and due to steady-state operating characteristics of onsite battery container cooling systems and onsite electrical transformers (both MVT and the MPT), their aggregate noise emission can be captured with the L_{90} statistical descriptor. This is consistent with FHWA guidance as mentioned in Section 1.3.

However, non-Facility or "background" sound that was part of the measurable and audible outdoor ambient sound environment during the multi-day field survey included an amalgam of nearby and distant natural sound sources that were consistent with summer seasonal conditions, such as insect song. Such insect song and other natural sources are classified by American National Standard (ANS) S3/SC1.100 as "high-frequency natural sounds" (HFNS) and "contain significant spectral energy above the 1 kHz octave band, such as sounds produced by many insect, frog, and bird species" (ANSI 2014). Consistent with relevant content from ANS S3/SC1.100, a filter was thus applied to the one-minute interval collected data, after which "ANS L_{90}" values were calculated based upon the decibel difference between the measured L_{eq} and the measured L_{90} values. These ANS L_{90} values were then used as the basis to derive hourly and corresponding 24-hour L_{dn} values, the latter of which can be directly compared with the aforementioned SUP criteria in Section 1.4.

Compliance Assessment

Due to encountered site conditions surrounding the Facility, unattended SLM deployment positions on Project property were the closest that could be safely accessed for data collection. Hence, in order to quantify the Facility noise emission levels at positions more consistent with the SUP, which requires a location 100 feet from the parcel boundary and in cardinal directions corresponding with the nearest existing receptor(s), the sound levels at a "North Assessment Position" (appearing as "N 100'" in Exhibit D) and "South Assessment Position" (appearing as "S 100'" in Exhibit D) were extrapolated from the ANS L_{90} data by applying a decibel (dB) adjustment. This dB adjustment was calculated from the combined noise-reducing effects of geometric divergence (i.e., the Facility operation sound attenuates with increasing distance as it travels farther from the surveyed positions), atmospheric absorption, and ground surface acoustical absorption as predicted with Datakustik CadnaA (a commercially available outdoor sound propagation prediction model, based on International Organization of Standardization [ISO] 9613-2 2024 algorithms and relevant reference data) for the Facility operating at effectively full capacity. The extrapolated sound level at location S 100' should be 2.3 dB less than the ANS L_{90} at LT2; and the extrapolated sound level at N 100' should be 1.7 dB less than the ANS L_{90} at LT4. The ANS L_{90} at LT1, being co-located at the assessment position, would not be adjusted by decibel extrapolation.

2.2.2 Results Presentation

Table 1 summarizes the 24-hour L_{dn} values calculated from hourly ANS L_{90} at each of three indicated assessment positions as appearing in Exhibit D. The first four 24-hour survey periods shown are sequential, with the fifth period having an earlier starting time due to the availability of data collected. The term "starting hour" refers to the

beginning of the 24-hour period; for example, a 10:00 a.m. starting hour means the collected data within that 24-hour period representing 10:00 a.m. to 10:00 a.m. on the following day.

Table 1. August 18-23, 2025 Unattended SPL Monitoring of Facility Operations

Date (mm/dd/yyyy) and Starting Hour (hh:mm, CST) of 24-hour Period	East Assessment Position (LT1) (L_{dn}, dBA)	South Assessment Position (S 100') (L_{dn}, dBA)	North Assessment Position (N 100') (L_{dn}, dBA)
08/18/2025, 10:00 a.m.	54.2	53.9	50.5
08/19/2025, 10:00 a.m.	n/a[1]	56.9	54.1
08/20/2025, 10:00 a.m.	55.4	56.2	54.2
08/21/2025, 10:00 a.m.	53.4	55.9	53.8
08/22/2025, 7:00 a.m.	n/a[2]	54.3	53.7
SUP threshold (L_{dn} Limit)*	55.8	58.3	56.6
Compliance for all survey periods?	*yes*	*yes*	*yes*

Source: Dudek 2025.
Notes: L_{dn} = 24-hour day-night sound level; dBA = A-weighted decibel; SUP = specific use permit; CST = central standard time; n/a = not available; LT = long-term; S = south; N = north.
[1] data collection was interrupted during this period, resulting in less than full 24 hours.
[2] data collection included apparent extraneous multi-hour duration sound unrelated to Facility operation during this period.
* As established by 24-hour background sound level monitoring in February 12-13, 2020 prior to Facility installation. No monitoring was performed west of the proposed Facility site in 2020.

3 Conclusion

The SUP states that the noise emitted from the Facility shall be no louder at "100 feet outside of the parcel boundary and the nearest existing receptor." As shown in Table 1, 24-hour L_{dn} values based on measurement data collected during the monitoring period in August 2025 are below the SUP thresholds and therefore compliant with the SUP and corresponding Ordinance.

4 References

American National Standards Institute (ANSI). 2014. ANSI/ASA S3/SC1.100-2014/ANSI/ASA S12.100-2014. Methods to Define and Measure the Residual Sound in Protected Natural and Quiet Residential Areas. Accessed September 14 at https://webstore.ansi.org/preview-pages/ASA/preview_ANSI+ASA+S3+SC1.100-2014+ANSI+ASA+S12.100-2014.pdf

Federal Highway Administration (FHWA). 2017. Sound Level Descriptors. FHWA-HEP-17-053. Updated May 26th. Accessed August 25, 2022 at https://www.fhwa.dot.gov/Environment/noise/resources/sound_descr.cfm

U.S. Environmental Protection Agency (EPA). 1974. Information On Levels Of Environmental Noise Requisite To Protect Public Health and Welfare With An Adequate Margin Of Safety. Office of Noise Abatement and Control. March. Accessed March 17, 2025 at https://nepis.epa.gov.

5 Preparer Biography

This technical memo has been prepared by Mark Storm, an Institute of Noise Control Engineering (INCE) Board Certified member and the Acoustic Services Manager within the Environmental Technical Group at Dudek. Prior to joining Dudek in 2018, Mr. Storm was a senior acoustician with URS Corporation (acquired by AECOM in 2016) for twelve years after a decade that included noise control and sound abatement design leadership roles with HVAC and sound attenuation product manufacturers. He currently leads a team of full-time acousticians, including those who have contributed to the preparation of content (e.g., field-collected SPL data) presented herein.

Dudek trusts that the results and findings presented in this technical memo meet your needs for the Facility at this time. Should you have any questions or would like to discuss the data and findings herein, please do not hesitate to contact Mr. Storm at the contact information below.

Sincerely,

Mark Storm, INCE Bd. Cert.
Acoustic Services Manager
760-479-4297
mstorm@dudek.com

THIS SHEET INTENTIONALLY BLANK

IR / External Agency Numbers

Unit Response Times

Non Unit Specific Times

11/18/25 13:40:56 | New CFS
11/18/25 13:43:27 | TAKING DECIBEL READINGS
11/18/25 13:50:07 | 45.6 LOG IT
11/18/25 13:54:24 | 903 - LOG 47.3
11/18/25 13:57:33 | 5302 BETWEEN 895 & 899 54.6
11/18/25 13:58:57 | 5302 BETWEEN 887 & 891 43.6
11/18/25 14:05:00 | 5302 700 BLK S WALKER 49.7
11/18/25 14:08:36 | 5302 708 MUNSON PL 43.1

5302

11/18/25 13:42:17 | Enroute
11/18/25 13:56:16 | BETWEEN 903 AND 899 BACK BY DITCH 56.4
11/18/25 14:01:08 | On Scene
11/18/25 14:06:14 | S WALKER AND MUNSON PLACE 47
11/18/25 14:06:22 | Clear Alarms
11/18/25 14:07:21 | 705 MUNSON PL 57
11/18/25 14:09:43 | Complete

5303

11/18/25 13:41:14 | Enroute
11/18/25 13:42:13 | Available

ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride

Guadalupe Valdez
Chief of Police

Robert C. Dornstrom
Assistant Chief of Police

CFS - Unit Response Times — Printed on November 18, 2025

CFS #	2025-056992
Call Taker	Candy Solis
Location	911 SPREADING OAKS DR, ANGLETON, TX 77515
Location Details	
Primary Incident Code	INFO : INFORMATION CALL
Mod	
Priority	3
Use Caution	No
Primary Disposition	INFORMATION ONLY
Beat	D2B1
Zone	D2
Call Time	11/18/25 13:40:56
Completed Time	11/18/25 14:09:43

Reporters

Unknown (Initial Reporter)

Sex	
DOB	
Address	
Report Time	11/18/25 13:40:56
How Reported	
From Phone	
Contact Phone	
Comments	

Other Names

Vehicles

Responders

5302 (Primary)	0223 - Moore, Arthur	APD (Primary)
5303	0222 - Parsons, Cameron	APD (Primary)

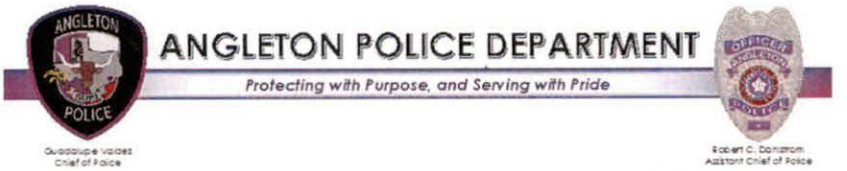
Response Times

Assigned	11/18/25 13:41:14 *
Enroute	11/18/25 13:41:14
Staged	
Arrived	11/18/25 14:01:08
Backup Requested	
Backup Arrived	
Leaving	
Arrived At	
Completed	11/18/25 14:09:43

IR / External Agency Numbers

Command Log Filter: All Commands | Details: Hidden | Units: All Units | Revised Entries: Shown

11/18/25 13:40:56 | Solis, Candy | New CFS
11/18/25 13:41:14 | Solis, Candy | 5303 | Enroute
11/18/25 13:42:13 | Solis, Candy | 5303 | Available
11/18/25 13:42:17 | Solis, Candy | 5302 | Enroute
11/18/25 13:43:27 | Solis, Candy | TAKING DECIBEL READINGS
11/18/25 13:50:07 | Solis, Candy | 45.6 LOG IT
11/18/25 13:54:24 | Solis, Candy | 903 - LOG 47.3
11/18/25 13:56:16 | Solis, Candy | 5302 | BETWEEN 903 AND 899 BACK BY DITCH 56.4
11/18/25 13:57:33 | Sargent, Savon | 5302 BETWEEN 895 & 899 54.6
11/18/25 13:58:57 | Sargent, Savon | 5302 BETWEEN 887 & 891 43.6
11/18/25 14:01:08 | Sargent, Savon | 5302 | On Scene
11/18/25 14:05:00 | Sargent, Savon | 5302 700 BLK S WALKER 49.7
11/18/25 14:06:14 | Solis, Candy | 5302 | S WALKER AND MUNSON PLACE 47
11/18/25 14:06:22 | Solis, Candy | 5302 | Clear Alarms
11/18/25 14:07:21 | Solis, Candy | 5302 | 705 MUNSON PL 57
11/18/25 14:08:36 | Sargent, Savon | 5302 708 MUNSON PL 43.1
11/18/25 14:09:43 | Solis, Candy | 5302 | Complete



CFS - Command Log

Printed on November 18, 2025

CFS #	2025-056992
Call Taker	Candy Solis
Location	911 SPREADING OAKS DR, ANGLETON, TX 77515
Location Details	
Primary Incident Code	INFO : INFORMATION CALL
Mod	
Priority	3
Use Caution	No
Primary Disposition	INFORMATION ONLY
Beat	D2B1
Zone	D2
Call Time	11/18/25 13:40:56
Completed Time	11/18/25 14:09:43

Reporters

Unknown (Initial Reporter)

Sex	
DOB	
Address	
Report Time	11/18/25 13:40:56
How Reported	
From Phone	
Contact Phone	
Comments	

Other Names

Vehicles

Responders

5302 (Primary)	0223 - Moore, Arthur	APD (Primary)
5303	0222 - Parsons, Cameron	APD (Primary)

Response Times

Assigned	11/18/25 13:41:14 *
Enroute	11/18/25 13:41:14
Staged	
Arrived	11/18/25 14:01:08
Backup Requested	
Backup Arrived	
Leaving	
Arrived At	
Completed	11/18/25 14:09:43

GAMBIT BATTERY PARK

1. 7/21/25 ROW by 899 SpreadingOaks 94Deg. Temp 49.8 Decibels
2. 7/21/25 891 SpreadingOaks 94Deg. Temp 50 Decibels
3. 7/21/25 Gambit Gate (W. LiveOak) 95Deg. 51.7 Decibels
4. 7/21/25 Rear yard by 852 Marshall 94Deg. 50 Decibels

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Discussion and possible action on a request for a fee waiver or reduction for an SUP (Specific Use Permit) application for an RV Temporary storage for medical purposes for the address location 202 S. Walker St., Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None **FUNDS REQUESTED:** Less than $1,025.00

FUND: Development Fees None

EXECUTIVE SUMMARY:
Laura Green, who has recently been diagnosed with a critical medical condition and can no longer live independently and has been residing in an RV placed on her daughter's property at 202 S. Walker, to provide her with immediate and essential care for the anticipated duration of six months to one year. This arrangement is the only way to accommodate her critical needs while providing a measure of comfort and personal space during this difficult time.

Given the extreme and unforeseen financial and emotional hardship placed upon the family due to this medical emergency, she is respectfully asking the City Council to grant for a waiver for the standard SUP application fee.

She is fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics.

I understand that the City Council holds the sole authority to grant such a waiver, and I sincerely appreciate your consideration of my family's unique and urgent circumstances. Thank you for your time and understanding. I am available to provide any further information or documentation that may be required, including medical verification.

Recommendation: The City Council should consent to the boundary change petition.

Outlook

[EXTERNAL] Re: Waiver

From Margoliner, Brandice <brmargol@UTMB.EDU>
Date Wed 12/3/2025 12:57 PM
To Kyle Reynolds <kreynolds@angleton.tx.us>
Cc Otis Spriggs <ospriggs@angleton.tx.us>; Paul McKeever <pmckeever@angleton.tx.us>

1 attachment (3 KB)
Outlook-A picture;

Angleton City Council,

I am writing to formally request a waiver of the application fee associated with the Special Use Permit (SUP) for temporary on-site dwelling in a recreational vehicle at my property, located at **202 S Walker St** (Property ID: 264090).

This request is made due to extraordinary and compassionate circumstances involving a severe family medical crisis.

My mother, Laura Green, has recently been diagnosed with **Stage 4 metastatic breast cancer** and is no longer able to live independently. As I detailed in my initial request to the Development Services Department, I have placed an RV on my property to provide her with **immediate and essential care** for the anticipated duration of six months to one year. This arrangement is the only way I can accommodate her critical needs while providing a measure of comfort and personal space during this difficult time.

Given the extreme and unforeseen financial and emotional hardship placed upon my family due to this medical emergency, I respectfully ask the City Council to grant a waiver for the standard SUP application fee. Approving this waiver would significantly assist my family in managing the costs associated with caring for my terminally ill mother.

I have all necessary information regarding the temporary exception request and am fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics.

I understand that the City Council holds the sole authority to grant such a waiver, and I sincerely appreciate your consideration of my family's unique and urgent circumstances.

Thank you for your time and understanding. I am available to provide any further information or documentation that may be required, including medical verification.

Sincerely,

Raine Margoliner

.

View my contact details here: https://bling.me/JkwkgtAXoVIv

From: Kyle Reynolds <kreynolds@angleton.tx.us>
Sent: Wednesday, December 3, 2025 12:24 PM
To: Margoliner, Brandice <brmargol@UTMB.EDU>
Cc: Otis Spriggs <ospriggs@angleton.tx.us>; Paul McKeever <pmckeever@angleton.tx.us>
Subject: Waiver

External Email Warning: Do not click links or open attachments unless you recognize the sender and expect the content. UTMB Email Phishing Awareness

Good afternoon,
We need a detailed email or letter from you as the homeowner requesting a waiver to the fee to apply for the SUP permit. City Council is the only ones who can grant a waiver to the set fee for the SUP permit. Thanks

Kyle Reynolds

Assistant Development Services Director979-849-4364 ext. 2106

www.angleton.tx.us

City of Angleton

121 S. Velasco

Angleton, TX 77515

Please be advised that email correspondence may be subject to public release pursuant to the Texas Public Information Act.

APPLICATION
SPECIAL USE PERMIT

Sec. 28-63 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

  Subject Line: Address of the project/Commercial or Residential/Type of application. Example: 1000 Main Street/Commercial/Fence Permit
- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

☐Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

☑A completed application signed by the owner/s of the property.

☐Concept plan approval (if required).

☑A site plan in conformance with the Sec-28-63.

☐Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.

☑8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the Special Use Permit request. If the property is platted, a copy of the plat should be provided.

☑Location/vicinity map showing the location and boundaries of the proposed Specific Use Permit. Indicate scale or not to scale (NTS) and provide north arrow.

☑Tax Certificate showing that all taxes and obligations have been paid regarding the subject property.

☐Notarized statement verifying land ownership.

☐Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

THE HEART OF BRAZORIA COUNTY
ANGLETON

DEVELOPMENT INFORMATION

Project Name/Address/Location: 202 S. Walker Left side of front yard away from street Acreage: 1.21 (Total)
Brief Description of Project: Placing RV for terminal mother
Is property platted? ☐No ☒Yes Subdivision name: Ang. Subs on West Side No. of Lots: 6
Recordation #: _____ Parcel(s) Tax ID#: 264090
Existing Use: _____ Proposed Use: _____
Current Zoning: _____ Proposed Zoning: _____
Occupancy Type: Res. Sq. Ft: 200 Bed #: 1 Bath #: 1 Car Garage #: ø
Water System ☐Well ☒Public Flood Zone: ☐Yes ☒No Sewer System: ☐Septic ☒Public

PROPERTY OWNER INFORMATION

Owner: Brandice R. Margoliner Contact Name: Same
Address: 202 S. Walker St City/State/ZIP: Angleton Tx 77515
Phone: 979 487 9414 Email: brmargol@utmb.edu

APPLICANT INFORMATION

Applicant/Developer: _____ Contact Name: _____
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: _____ Contact Name: _____
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: _____ Date: 12.3.25
(Signed letter of authorization required if the application is signed by someone other than the property owner)

***********OFFICE USE ONLY************

DATE REC'D: _____ BY: _____
FEES PAID: _____
APPROVED BY: _____ DATE APPROVED: _____
APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

APPLICATION FEE: *Specific Use Permit NA Base fee $1000.00 + $25.00/each zone - 0 to 5 acres*
Base fee $1000.00 +$25.00/each zone - 5 to 25 acres
Base fee $1025.00 + $25.00/each zone - 25 to 50 acres
Base fee $1050.00+$25.00/each zone - 50 to 75 acres
Base fee $1075.00+25.00/each zone - 75 to 100 acre

TYPE OF APPLICATION Please check appropriate box below:

Landuse, Policy, and Site Development

- ☐ Annexation
- ☐ Rezoning/ FLUM Amendment
- ☐ Specific Use Permit
- ☐ Planned Development (PD)
- ☐ Amending Minor and Major Plat
- ☐ Minor Consolidation Plat
- ☐ Development Plat
- ☐ Concept Plan
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Construction Plans
- ☒ Special Exception
- ☐ Floodplain Development Permit
- ☐ Variance/Appeal
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)
- ☐ Grading/Clearing Permit
- ☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
- ☐ Land Development Code (LDC)/Zoning Text Amendment
- ☐ Vested Rights Verification Letter
- ☐ Letter of Regulatory Compliance
- ☐ Zoning Verification
- ☐ Letter/Written Interpretation
- ☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
- ☐ Residential Building Permit 1 & 2 Family
  (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
- ☐ Miscellaneous
- ☐ Fence
- ☐ Solar Panels
- ☐ Swimming Pool
- ☐ Demolition or Move
- ☐ Backflow/Irrigation
- ☐ Flatwork
- ☐ Electrical Permit
- ☐ Plumbing Permit
- ☐ Mechanical Permit
- ☐ Sign Permit
- ☐ Garage Sale Permit
- ☐ Master/ Common Signage Plan
- ☐ Fire Prevention Permit Form
- ☐ Right-of-Way Construction
- ☐ Pipeline Permit
- ☐ Drainage Pipe/Culvert Permit
- ☐ Roadside Banner Permit
- ☐ Mobile Home Park Registration
- ☐ Game Room Permit Form
- ☐ Grooming Facility License
- ☐ Alcohol permit
- ☐ Health Permit
- ☐ Temporary Health Permit
- ☐ Alarm Permit

121 S. Velasco, Angleton, Texas 77515
979-849-4364 – Fax: 979-849-5561
http://www.angleton.tx.us

Brazoria CAD Web Map

12/3/2025, 1:20:37 PM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Abstracts

Parcels

Streets

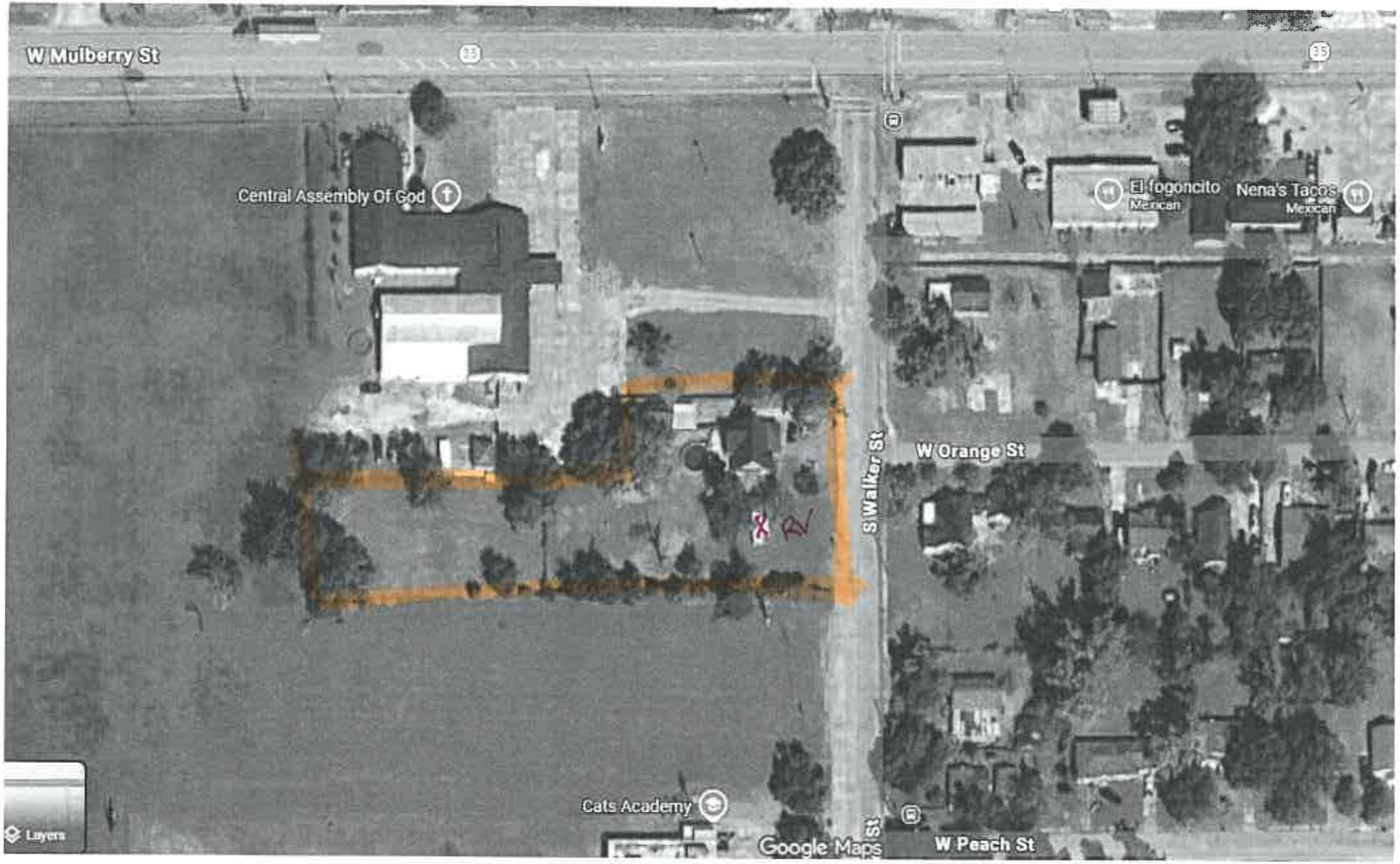
Brazoria County Boundary

326

Item 16.

Brazoria County Appraisal District, BIS Consulting - www.bisconsulting.

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.


W Mulberry St
35
Central Assembly Of God
El fogoncito
Mexican
Nena's Tacos
Mexican
S Walker St
W Orange St
Cats Academy
Google Maps
W Peach St
Layers

Brazoria CAD Property Search

All Taxes Current

Property Details

Account

Property ID:	264090	**Geographic ID:**	8231-0003-000
Type:	R	**Zoning:**	03/09/2023 CH
Property Use:			

Location

Situs Address:	202 WALKER ANGLETON, TX 77515		
Map ID:		**Mapsco:**	
Legal Description:	WEST (ANGLETON) BLK 1 LOT 2B-3-3A-3A1-3A2-7A ACRES 1.21		
Abstract/Subdivision:	S8231		
Neighborhood:	(CAN.W) ANG SUBS ON WEST SIDE		

Owner

Owner ID:	1160067
Name:	MARGOLINER BRANDICE RAINE
Agent:	
Mailing Address:	202 S WALKER ST ANGLETON, TX 77515-4856
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	$82,820 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$72,470 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	
Market Value:	$1

Agricultural Value Loss:	
HS Cap Loss:	$4,040 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$151,250
Ag Use Value:	$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MARGOLINER BRANDICE RAINE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	$155,290	$51,250	$0.00	
CAN	CITY OF ANGLETON	0.515246	$155,290	$146,250	$753.55	
DR1	ANGLETON DRAINAGE DISTRICT	0.052816	$155,290	$121,000	$63.91	
GBC	BRAZORIA COUNTY	0.262548	$155,290	$121,000	$317.68	
HAD	ANGLETON-DANBURY HOSPITAL DISTRICT	0.074685	$155,290	$121,000	$90.37	
NAV	PORT FREEPORT	0.000000	$155,290	$121,000	$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	$155,290	$118,000	$49.81	
SAN	ANGLETON INDEPENDENT SCHOOL DISTRICT	1.021900	$155,290	$11,250	$114.96	

Total Tax Rate: 1.969405

Estimated Taxes With Exemptions: $1,390.28

Estimated Taxes Without Exemptions: $3,058.30

Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 1689.0 sqft **Value:** $82,120

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	3+	1952	1299
OFP	OPEN PORCH	3+	1952	240
MA2.0	MAIN AREA 2 STORY	3+	1952	390
DFG	DETACHED FRAME GARAGE	3+	1952	560

Description: CARPORT **Living Area:** 0 sqft **Value:** $700

Type	Description	Class CD	Year Built	SQFT
RC1	CARPORT	4	1952	400

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	1.21	52,708.00	0.00	0.00	$72,470	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	$82,820	$72,470	$0	$4,040	$151,250
2024	$73,100	$85,650	$0	$21,250	$137,500
2023	$39,350	$85,650	$0	$0	$125,000
2022	$73,780	$51,220	$0	$4,110	$120,890
2021	$75,640	$34,260	$0	$0	$109,900
2020	$80,330	$34,260	$0	$0	$114,590
2019	$76,010	$31,630	$0	$0	$107,640
2018	$76,010	$31,630	$0	$0	$107,640
2017	$76,010	$31,630	$0	$0	$107,640

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/11/2018	DV	DEED RETAINING VENDORS LIEN	THERIOT TYRA TAYLOR	MARGOLINER BRANDICE RAINE	2018	062201	
12/19/2012	WD	WARRANTY DEED	COLEMAN RUBY ESTATE	THERIOT TYRA TAYLOR	12	058289	

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA SUMMARY/STAFF REPORT

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park (This Item was Tabled).

AGENDA ITEM SECTION: Regular Agenda Item

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

FUND: N/A

EXECUTIVE SUMMARY: The applicant has submitted the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the City will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

<u>The applicant's application outlines the following:</u>

The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches.

Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant regarding the ratio results in the mitigation requirements of new or preserved trees. Staff will meet and discuss options with the Planning and Zoning Commission ahead of a final recommendation to City Council.

Planning and Zoning Commission Meeting: November 6, 2025:

> Commission Member Townsend made a motion to recommend the City Council approve the Freedom Park Tree Mitigation Plan, with no mitigation needing to be performed, and we find that the "1 to 1" is reasonable for this very specific type of project and work.

Commission Deborah Spoor seconded the motion. Chair William Garwood-Aye; Commission Members: Deborah Spoor- Aye: Michelle Townsend- Aye; Regina Bieri-Aye; Commission Member Andrew Heston – Nay. Motion carried with a 4-1 Vote.

The P&Z Commission Draft minutes are attached.

Recommendation: The City Council should continue discussions and consider the Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project.

October 29, 2025

Planning and Zoning Commission
City of Angleton
121 S. Velasco St.
Angleton, Texas 77515

RE: Freedom Park Tree Mitigation Plan

Dear members of the Planning Commission,

Below is a summary of the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches.

The original engineering plan called for complete removal of all trees within the 30-foot maintenance berm. (Exhibit - A) However, in cooperation with a third-party arborist, (Jeff Hanawalt with Yellowstone Landscape), the contractors, and City staff, and the City Engineer, we were able to identify and preserve 47 heritage trees totaling 497 caliper inches, 42 significant trees totaling 544 caliper inches (total of 1,041 inches), as well as 10 other large non-qualified trees totaling 104 caliper inches for a total 99 trees saved or 1,145 caliper inches of trees. (Exhibit - B) (equivalent to 382 - 3" caliber trees)

Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant indicated that the Freedom Park detention project is classified as a public works project, thus a 1:1 tree mitigation ratio for City-owned projects would be sufficient. This ratio results in a mitigation requirement of 532 caliper inches of new or preserved trees. The 1,041 caliper inches of preserved heritage and significant trees exceeds the City staff's 1:1 mitigation ratio.

The table below summarizes:

Classification	Total Tree Count	Total Caliper Inches
Removed (Heritage trees)	**41**	**(532)**
Heritage + Significant Trees Preserved	**89**	**1,041**
Required Mitigation (1:1 ratio)	**-**	***0****

**Represents a surplus of 509 caliper inches of heritage and significant trees preserved within the maintenance berm area.*

We respectfully request the Planning Commission's approval of the proposed mitigation plan noted above.

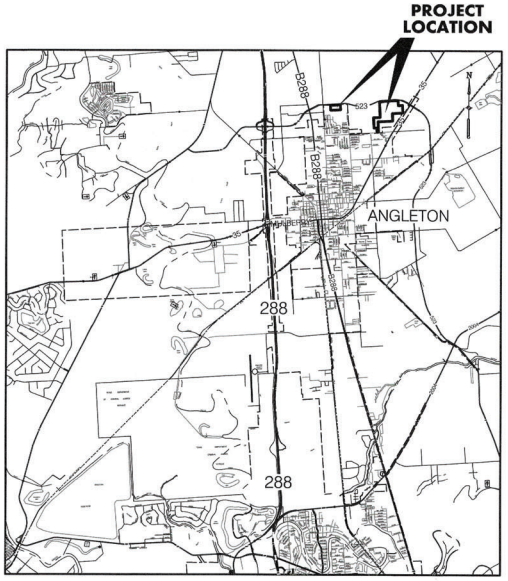
Sincerely,

Joe Grabinski
Director of Development

Exhibit - A

CITY OF ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND
SERVING
RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT
BRAZORIA COUNTY



City of Angleton
OVERALL LOCATION MAP
Not to Scale
Brazoria County Key Map 18L

THE HEART OF BRAZORIA COUNTY
ANGLETON

811
Know what's below.
Call before you dig.

MAYOR
JASON PEREZ

CITY COUNCIL

MIKEY SVOBODA
POSITION 1

TRAVIS TOWNSEND
POSITION 2

JOHN WRIGHT
POSITION 3 / MAYOR PRO-TEM

CECIL BOOTH
POSITION 4

MARK GONGORA
POSITION 5

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	CLEARING & GRUBBING AND PPP LAYOUT
4.	POLLUTION PREVENTION DETAILS
5.	TRUCK ROUTE LOCATION

CONTRACTOR SHALL NOTE THAT, NO SURVEYORS OTHER THAN COSTELLO, INC. SHALL PERFORM CONSTRUCTION STAKING FOR THIS PROJECT.

NORTH AMERICAN DATUM 1983 (NAD 83), SOUTH CENTRAL ZONE.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer.

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer.

JOB NO. 2021-195 FEBRUARY, 2022

STATE OF TEXAS
A. KHOSHAKHLAGH
P.E. 101133
LICENSED
PROFESSIONAL ENGINEER
2/28/2022

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax

TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

SUBMITTED BY: _____ DATE: 2/28/2022
A. KHOSHAKHLAGH, P.E.
COSTELLO, INC.

SHEET 1 OF 5

P:\ANGLETON TRACT\2021195 Freedom Park Clearing and Grubbing\DGN\01- COVER.dgn
2/28/2022

CI JOB NO. 2021195 - CLEARING AND GRUBBING FREEDOM PARK

GENERAL CONSTRUCTION NOTES:

1. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATERLINE AND APPURTENANCES, WASTEWATER, STORM WATER LINES, PAVING, SIDEWALKS AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE CITY OF ANGLETON STANDARD AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, AND PERMANENT OBJECTS WHICH ARE NOT SCHEDULED TO BE REMOVED AS A PART OF THIS PROJECT. PRIOR TO THE REMOVAL OF ANY TREES A CLEAR AND GRUB PERMIT MUST BE OBTAINED.
4. THE CONTRACTOR SHALL NOT DUMP ANY DIRT OR OTHER MATERIALS ONTO A PROPERTY OUTSIDE OF THE BOUNDARY OF THE PERMITTED PROJECT AND WITHIN THE CITY OF ANGLETON CITY LIMITS WITHOUT A VALID DEVELOPMENT/GRADING PERMIT. IF SUCH DUMPING OCCURS WITHOUT A VALID PERMIT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF ANY DISCARDED DIRT OR OTHER MATERIALS TO AN APPROVED LOCATION AT THE CONTRACTOR EXPENSE.
5. ON-SITE MECHANICAL SWEEPER (ROAD BROOM) IS REQUIRED FOR THE PROJECT WITH DAILY CLEAN UP OF THE ROADS ADJACENT TO THE SITE TO CLEAN MUD TRAILS FROM THE VEHICLES ACCESSING THE PROJECT SITE.
6. ALL PAVEMENT TO BE REMOVED, INCLUDING CONCRETE DRIVEWAYS AND SIDEWALKS, THE PAVEMENT SHALL BE SAWCUT TO FULL DEPTH PRIOR TO REMOVAL.
7. ALL WORK WITHIN CITY OF ANGLETON RIGHTS-OF-WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANGLETON SPECIFICATIONS, ACCEPTED STANDARDS AND APPROVED DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND UNDERSTANDING ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION.
8. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO DITCH OR STRUCTURES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
9. CONSTRUCTION SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION. ALL WORKS, SERVICES, AND LABOR SHALL CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF ANGLETON.
10. THE CONTRACTOR SHALL NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT NO WORK IS DONE WITHOUT THE PROPER INSPECTIONS AND PERMITS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
11. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE CONSTRUCTION PLANS WITH THOSE MEASURED IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS UNLESS NOTIFIED TO OTHERWISE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND GOOD WORKMANLIKE MANNER TO PREVENT INJURIES. DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.
14. AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, IE THE PROPERTY, EQUAL TO OR GREATER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ALL AREAS DISTURBED ALONG THE SITE SHALL BE HYDROMULCH SEEDED IN ACCORDANCE WITH SPECIFICATION AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
15. MINIMIZE AND CONTROL SPREADING OF DUST AND FLYING PARTICLES, AS REQUIRED BY GOVERNING REGULATIONS. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS SUCH AS WATERING TO PREVENT THE SPREAD OF DUST, DIRT, AND DEBRIS.
16. ALL WORKS SHALL BE CONDUCTED WITHIN THE RIGHT-OF-WAY AND/ OR EASEMENTS SHOWN UNLESS OTHERWISE AGREED TO BY THE OWNER OR ENGINEER.
17. NO EXCAVATION AREA SHALL BE LEFT OPEN DURING NON-WORKING HOURS. ALL UNATTENDED EXCAVATION OVER 2 FEET IN DEPTH SHALL BE PROTECTED BY BRIGHT ORANGE SAFETY FENCING DURING NORMAL WORKING HOURS AND COVERED SECURELY IF LEFT OPEN AFTER HOURS.
18. THE CONTRACTOR IS NOT AUTHORIZED TO OPERATE WATER/SANITARY INFRASTRUCTURE UTILITIES, OWNED OR OPERATED BY THE CITY OF ANGLETON. CONTRACTOR SHALL CONTACT THE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT TO REQUEST CITY OF ANGLETON PUBLIC WORKS AUTHORIZED PERSONNEL TO PERFORM ALL UTILITY OPERATIONS.
19. THE CONTRACTOR SHALL NOT OBTAIN WATER FROM THE CITY OF ANGLETON FIRE HYDRANTS OR OTHER SOURCES FROM THE DISTRIBUTION SYSTEM WITHOUT PRIOR PERMISSION. CONTRACTOR MAY OBTAIN WATER FROM THE CITY OF ANGLETON PUBLIC WORKS SERVICE CENTER AT THE LOCATION DESIGNATED BY THE OWNER.
20. CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES ADJACENT TO THE WORK AREA AT ALL TIMES.
21. THE CONTRACTOR SHALL OBTAIN APPROVAL ON INGRESS/EGRESS ROUTES, HAULING ROUTES, ETC. FROM THE CITY OF ANGELTON, BRAZORIA COUNTY, AND TxDOT IF ACCESSING THRU FM 523.
22. THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIOD OF INACTIVITY, WHEN IN AN AREA DIRECT PUBLIC ACCESS, AND AS DIRECTED BY THE CITY.
23. THE LOADING AND UNLOADING OF ALL PIPE, VALVES, FIRE HYDRANTS, MANHOLES AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR THE MATERIALS AND EQUIPMENT.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHIPPING AND STORAGE OF ALL MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE SUCH MATERIAL AT THE POINT OF DELIVERY AND TO REJECT ALL DEFECTIVE MATERIAL. ANY DEFECTIVE MATERIAL INCORPORATED INTO THE WORK SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THERE SHALL BE NO PAYMENT MADE FOR STORED MATERIAL.
25. SEE THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL ENVIRONMENTAL NOTES AND DETAILS.
26. IRON RODS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
27. MOWING, MAINTENANCE AND CLEAN-UP OF THE PROJECT SHALL MEET THE REQUIREMENT OF SPECIFICATION ITEMS LISTED IN THE PROJECT MANUAL. MOWING, MAINTENANCE AND CLEAN-UP IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITIES WITH THE PROJECT.
28. ON ALL PAVEMENT TO BE REMOVED, INCLUDING CONCRETE DRIVEWAYS AND SIDEWALKS, THE PAVEMENT SHALL BE SAWCUT TO FULL DEPTH PRIOR TO REMOVAL.

CLEARING AND GRUBBING NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OFANGLETON, BRAZORIA COUNTY, TEXAS PRIOR TO STARTING CLEARING AND GRUBBING.
2. ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION ROOTS, CONCRETE, ASHES AND DEBRIS SHALL BE HAULED OFF-SITE AND DISPOSED OF BY THE CONTRACTOR. CONSIDER COST OF THIS WORK, INCLUDING HAUL, IN OTHER BID ITEMS FOR THIS PROJECT.
3. THE DEVELOPER WILL PROVIDE CONTROL STAKING THROUGH THE ENGINEER. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE AND INCIDENTAL TO THE PROJECT. CONTRACTOR SHALL GIVE ENGINEER FORTY-EIGHT (48) HOURS NOTICE IN ADVANCE OF BEGINNING CLEARING OPERATIONS.
4. ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE HAULED OFF- SITE AND DISPOSED OF BY THE CONTRACTOR. INCLUDE COST OF THIS WORK, INCLUDING HAUL, IN OTHER ITEMS OF THIS PROJECT. ALL TREES ARE NOT INDICATED ON THE CONSTRUCTION PLANS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VISIT THE SITE AND DETERMINE THE EXTENT OF TREE REMOVAL REQUIRED.
5. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. (INCIDENTAL TO CONTRACT)
6. CONTRACTOR SHALL CONFINE ALL WORK EFFORTS WITHIN THE DESIGNATED AREA UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER. EXTREME CARE SHOULD BE EXERCISED NEAR ADJACENT PROPERTY TO PROTECT ANY EXISTING TREES, FENCES, LANDSCAPING AND OTHER EXISTING FEATURES.
7. ALL EXISTING LANDSCAPING, SIDEWALKS, FENCES, UTILITIES AND OTHER EXISTING FACILITIES DAMAGED DURING CLEARING AND GRUBBING SHALL BE REPLACED OR REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT HIS EXPENSE. CONTRACTOR SHALL CONTROL DUST AND PROVIDE A WATER TRUCK AS NEEDED AND ALSO DIRECTED BY THE ENGINEER.
8. UPON PROJECT COMPLETION AND PRIOR TO FINAL RELEASE OF RETAINAGE, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF "PROJECT'S RECORD DOCUMENTS" OF THE CONTRACT (NO SEPARATE PAY).
9. CLEARED AREAS SHALL BE GRUBBED TO A DEPTH OF AT LEAST ONE FOOT AND ROOT-RAKED TO THE ENGINEER'S SATISFACTION. ALL VEGETATION, ROOTS AND STUMPS SHALL BE REMOVED. UPON COMPLETION OF CLEARING AND GRUBBING, THE AREA SHALL HAVE TURF ESTABLISHED BY BROADCAST SEEDING.
10. CONTRACTOR SHALL NOT BURN ON-SITE UNLESS APPROVED BY THE CITY OF ANGLETON AND USING APPROVED PERMITTED BURNERS. IF BURNING IS APPROVED, ALL BURN PIT LOCATIONS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO START. BURN PITS ARE TO BE CLEARED OF ALL ORGANICS AND BACKFILLED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. CONTRACTOR SHALL HAUL WASTE MATERIALS OFF-SITE FOR DISPOSAL IN A PROPER LEGAL MANNER.
11. STABILIZED CONSTRUCTION ENTRANCE/EXIT AND OR WASH DOWN AREA IS NEEDED PER SITE CONDITIONS. ALL ACCESS SHALL BE BY WAY OF VEHICLE ENTRY/EXIT. CONTRACTOR SHALL MAINTAIN ENTRY/EXIT AND CLEAN ADJACENT STREETS ON A DAILY BASIS.
12. IF SITE CONDITIONS ARE MUDDY, THE CONTRACTOR SHALL MAINTAIN VEHICLE WASH-DOWN AREAS OF SUFFICIENT SIZE AND IN A LOCATION TO FACILITATE CLEANING ALL CONSTRUCTION VEHICLES PRIOR TO LEAVING THE WORK SITE. CONTRACTOR SHALL PROVIDE THE NECESSARY EQUIPMENT, INCLUDING WATER AND DRAINAGE, TO WASH VEHICLES. VEHICLE WASH-DOWN AREAS WILL BE PROVIDED DURING RAINY OR MUDDY CONDITIONS FOR THE DURATION OF THE CONTRACT. ALL WASH-DOWN WATER FROM SUCH AN OPERATION SHALL NOT ENTER THE STORM SEWER SYSTEM WITHOUT SUCH ENTRANCE LOCATION BEING PROTECTED BY AN APPROPRIATE SILT PROTECTION DEVICE.CONTRACTOR SHALL, ON A DAILY BASIS, CLEAN ALL STREETS IN THE VICINITY OF THE WORK SITE ENTRANCE TO ENSURE THAT NO DIRT FROM THE PROJECT ACCUMULATES IN THE EXISTING STREETS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. A PENALTY WILL BE ASSESSED IN ACCORDANCE WITH THE CONTRACT FOR EACH DAY STREETS ARE LEFT UNCLEANED. ALL WORK ASSOCIATED WITH THIS NOTE NO. 10 SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS WORK ITEMS.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL DEVICES AS NECESSARY TO PROVIDE SAFE ENTRY AND EXIT AT THE PROJECT SITE, INCLUDING THE STOCKPILE SITE, FILL SITE, AND HAUL ROUTE. FOLLOW MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES RULES AND REGULATIONS WHEN AND WHERE APPLICABLE.
14. OVERHEAD POWER LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THESE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFTEY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF OVERHEAD VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF THE CONSTRUCTION WORKERS UNDER THIS LAW. THIS CARRIES BOTH CRIMINAL AND CIVIL LIABILITIES. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL THE POWER COMPANY. THE CONTRACTOR SHALL USE EXTREME CARE IN EXCAVATING AND/OR WORKING NEAR EXISTING POWER POLES OR DOWN GUYS.
15. PARKING OF VEHICLES AND EQUIPMENT SHALL ONLY BE IN DESIGNATED STAGING AREAS APPROVED IN ADVANCE BY THE ENGINEER.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF ANGLETON ENGINEERING DEPARTMENT AND THE ENGINEER IMMEDIATELY, IF UNSUITABLE SOILS ARE ENCOUNTERED.
17. THE CONTRACTOR SHALL EXECUTE THE REQUIRED POLLUTION PREVENTION PLAN (PPP) FOR THE ENTIRE DURATION OF PROJECT AND BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE FEATURES IDENTIFIED IN THE PPP. AS THE FIRST ITEM OF WORK, THE CONTRACTOR SHALL INSTALL ALL PERIMETER FILTER FABRIC FENCES, AS SHOWN ON THE PPP PLANS. THE CONTRACTOR SHALL ALSO PLACE PROTECTION BARRIERS AROUND ANY EXISTING INLETS.
18. THE CONTRACTOR SHALL NOT OPERATE EXISTING WATER LINE VALVES, UNLESS NECESSITATED BY EMERGENCY. ALL EXISTING WATER LINE VALVES MUST BE OPERATED BY THE CITY OF ANGLETON. THE CONTRACTOR SHALL CONTACT THE CITY TO ARRANGE FOR THE PURCHASE OF ANY WATER NEEDED DURING CONSTRUCTION. UNAUTHORIZED (UNMETERED) TAPS OF PUBLIC WATER LINE SHALL RESULT IN A DAILY FINE PER THE CITY OF ANGLETON RATE ORDER.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD),LATEST EDITION WITH REVISIONS, DURING CONSTRUCTION. ANY CONSTRUCTION WHICH HINDERS TRAFFIC OR REQUIRES TRAFFIC DIVERSION, SHALL BE IN ACCORDANCE WITH TMUTCD. INCLUDE FLAGMEN AS REQUIRED TO CONTROL TRAFFIC FOR MATERIAL AND/OR EQUIPMENT DELIVERY OR HAUL TRUCKS.
2. OFF DUTY POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
3. CONTRACTOR SHALL COVER EXCAVATIONS WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW.
4. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
5. IF CONTRACTOR CHOOSES TO USE DIFFERENT METHODS OF TRAFFIC CONTROL DURING THE CONSTRUCTION THAN THOSE OUTLINED IN THE CONTRACT DRAWINGS, (S)HE SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS TO TRAFFIC SECTION OF THE CITY OF ANGLETON FOR APPROVAL TEN (10) WORKING DAYS PRIOR TO IMPLEMENTATION. THOSE PLANS SHALL BE DRAWN TO SCALE AND SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.
6. THE TRAFFIC CONTROL MEASURES PROVIDED ON THE TRAFFIC CONTROL PLANS REPRESENT MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL MODIFY THE TRAFFIC CONTROL PLANS AS DESCRIBED IN THE NOTES ABOVE AND/OR SHALL PROVIDE ADDITIONAL MEASURES AS REQUIRED BY THE FIELD CONDITIONS OR AS DIRECTED BY THE ENGINEER. ALL WORK ASSOCIATED WITH TRAFFIC CONTROL SHALL BE INCIDENTAL TO ITEM 01555-TRAFFIC CONTROL AND REGULATION/ FLAGGERS.
7. THE CONTRACTOR SHALL OBTAIN NECESSARY APPROVALS FROM TXDOT AND/OR THE CITY OF ANGLETON FOR ANY TRAFFIC CONTROL AND OTHER WORK PERFORMED WITHIN THE CITY OR TXDOT RIGHT-OF-WAY.

PERMIT NOTES:

1. Driveway Permit Required for access to County Road (CR) 48. Contactor to contact Brazoria County Engineering department at engineering Department at engineer-permits@brazoria-county.com for permits.
2. Heavy Haul Permit Required for Construction vehicles using County Road (CR) 48 for this project. Contractor to contact Brazoria County Engineering Department at engineer-permits@brazoria-county.com for permits.

MK.	DESCRIPTION	DWN.	DATE	CHK.

DESIGNED BY: J.H.
DESIGN CHECKED BY: AK
DRAWN BY: J.H.
COGO CHECKED BY: AK
SURVEY CHECKED BY: AK
QA/QC BY: DATE:
QA/QC REVISIONS BY: J.H.

STATE OF TEXAS · A. KHOSHAKHLAGH · 101133 · LICENSED PROFESSIONAL ENGINEER · 2/28/2022

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

THE HEART OF BRAZORIA COUNTY ANGLETON

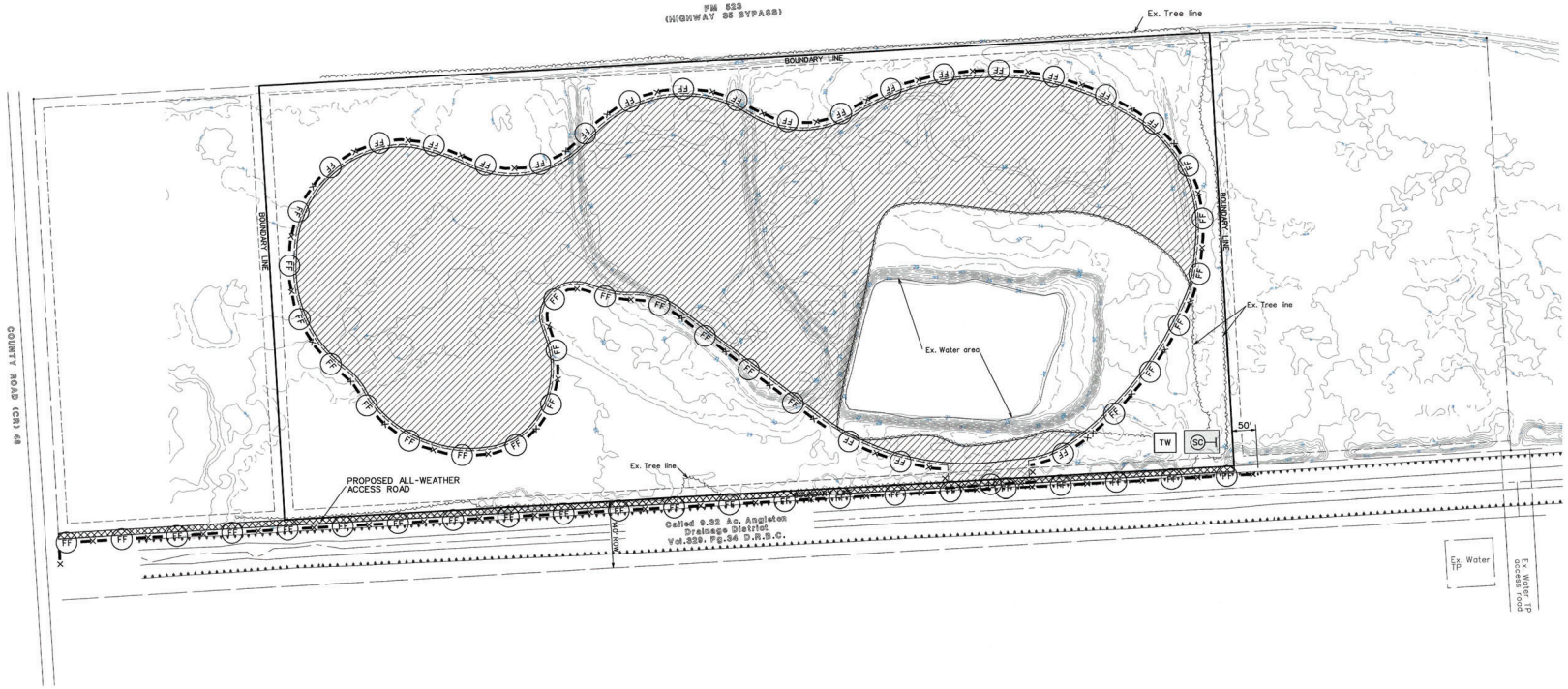
ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

GENERAL NOTES

Job No.:	Scale:	SHEET
Date:	HORZ: NTS VERT:	2
Dwn By:	CAD FILE:	OF 5
Chkd By:		

C:\JOB NO. 2021 195 FREEDOM PARK - CLEARING AND GRUBBING



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.

N

120 60 0 120 240

SCALE 1"-120'

LEGEND

- AREA OF CLEARING & GRUBBING (18.10 Ac.)
- TW — TRUCK WASH-DOWN AREA (CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR THE LOCATION)
- SC — STABILIZED CONSTRUCTION ACCESS
- FF — REINFORCED FABRIC BARRIER (5990 LF)
- PROPOSED ALL-WEATHER ACCESS ROAD

MK.	DESCRIPTION	DWN.	DATE	CHK.

DESIGNED BY: J.H.
DESIGN CHECKED BY: AK
DRAWN BY: J.H.
COGO CHECKED BY: AK
SURVEY CHECKED BY: AK
QA/QC BY: DATE:
QA/QC REVISIONS BY: J.H.

STATE OF TEXAS
A. KHOSHAKHLAGH
101133
LICENSED
PROFESSIONAL ENGINEER
2/23/2022

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3980, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

1" = 100'
N/A

THE HEART OF BRAZORIA COUNTY
ANGLETON

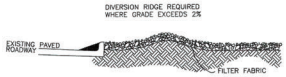
ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

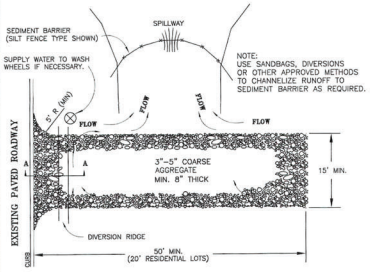
CLEARING & GRUBBING
AND PPP LAYOUT

Job No.:	Scale:	SHEET
Date:	HORZ: VERT:	3
Dwn By:	CAD FILE:	OF 5
Chkd By:		

CI JOB NO. 2021 195 FREEDOM PARK - CLEARING AND GRUBBING

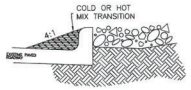


SECTION A – A



PLAN

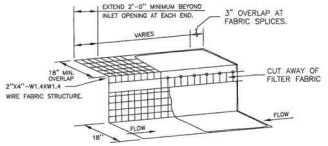
WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

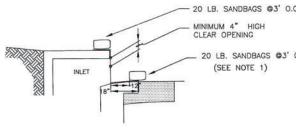


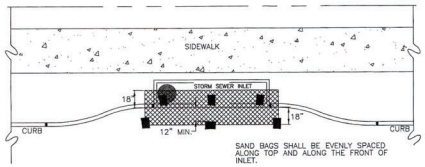
TRANSITION

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT
N.T.S.

N.T.S.







SAND BAGS SHALL BE EVENLY SPACED ALONG TOP AND ALONG THE FRONT OF INLET.

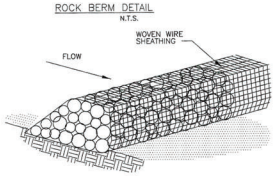
CURB INLET PROTECTION DETAIL
N.T.S.

NOTES:

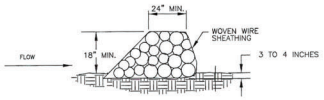
1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION
2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4

ROCK BERM DETAIL
N.T.S.



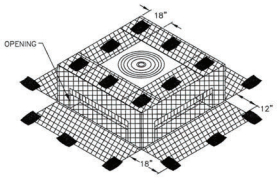
ISOMETRIC PLAN VIEW



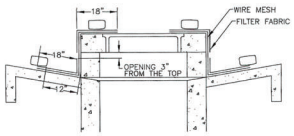
CROSS SECTION
N.T.S.

ROCK BERM GENERAL NOTES

1. USE ONLY OPEN GRADED ROCK 4–8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3–5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTEDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

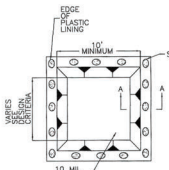


ISOMETRIC VIEW

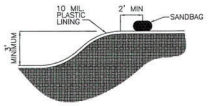


SECTION

FILTER FABRIC WYE INLET PROTECTION
N.T.S.



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A–A
N.T.S.

CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

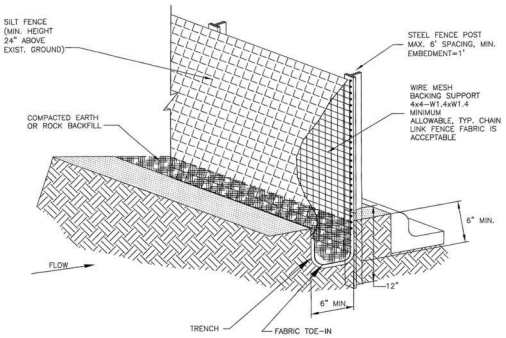
CONCRETE WASHOUT AREA
N.T.S.

SPILL AND LEAK RESPONSE NOTES

1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDRAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS, OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
5. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
6. SUSPECTED JOB–SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
7. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE A SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON–HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY FOR LITTER AND DEBRIS.
8. ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
9. IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS THAT ARE SCHEDULED TO EMPTY CONTAINERS WHEN THEY ARE 90 PERCENT FULL OR MORE FREQUENTLY.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL MUNICIPALITY.
13. CHIPPING OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
15. CLEARLY MARK ON ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

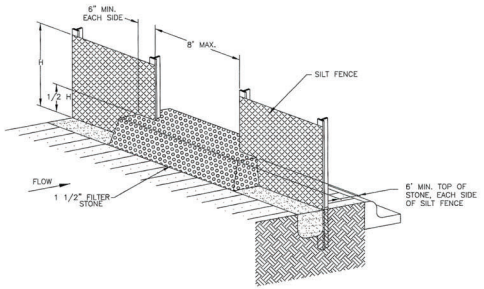


ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE
STONE OVERFLOW STRUCTURE
N.T.S.

MK.	DESCRIPTION	DWN.	DATE	CHK.

DESIGNED BY: J.H.
DESIGN CHECKED BY: AK
DRAWN BY: J.H.
COGO CHECKED BY: AK
SURVEY CHECKED BY: AK
QA/QC BY: ____ DATE: ____
QA/QC REVISIONS BY: J.H.

STATE OF TEXAS — A. KHOSHAKHLAGH — 101133 — LICENSED PROFESSIONAL ENGINEER — 2/28/2022

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

THE HEART OF BRAZORIA COUNTY ANGLETON

ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR FREEDOM PARK DETENTION POND

POLLUTION PREVENTION DETAILS

Job No.:	Scale:	SHEET
Date:	HORZ: NTS	4
Dwn By:	VERT:	
Chkd By:	CAD FILE:	OF 5

CI JOB NO. 2021 195 FREEDOM PARK - CLEARING AND GRUBBING

MK.	DESCRIPTION	DWN.	DATE	CHK.

DESIGNED BY: J.H.
DESIGN CHECKED BY: AK
DRAWN BY: J.H.
COGO CHECKED BY: AK
SURVEY CHECKED BY: AK
QA/QC BY: DATE:
QA/QC REVISIONS BY: J.H.

STATE OF TEXAS · A. KHOSHAKHLAGH · 101133 · LICENSED PROFESSIONAL ENGINEER · 2/28/2022

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3080, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

THE HEART OF BRAZORIA COUNTY ANGLETON

ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

TRUCK ROUTE LAYOUT

LEGEND
AREA OF CLEARING & GRUBBING
SUGGESTED TRUCK ROUTE

N
SCALE 1"=300'

Job No.:	Scale:	SHEET
Date:	HORZ:	5
Dwn By:	VERT:	OF 5
Chkd By:	CAD FILE:	

CTJOB NO. 2021 195 FREEDOM PARK - CLEARING AND GRUBBING

YELLOWSTONE LANDSCAPE

713.774.6621 tel
713.774.3360 fax

9570 South Sam Houston Parkway West
Houston, TX 77071

www.yellowstonelandscape.com

Exhibit B

Freedom Park

Tree Mitigation Plan - Summary

Exhibit A

Detention Pond - Heritage Trees Removed	Count	Caliper Inches
	31	413

Exhibit B

Maintenance Berm - Heritage Trees Removed	Count	Caliper Inches
	10	119

Exhibit A +B

Total Heritage Trees Removed	Count	Caliper Inches
	41	532

Exhibit B

Maintenance Berm Trees Saved	Count	Caliper Inches
Heritage Tree	47	497
Significant Trees	42	544
Non-Qualified Trees	10	104
Total Number of Trees Saved	**99**	**1145**

Exhibit B-1

Freedom Park - Detention Pond Excavation Area

Heritage Tree List

Species		Calber Inches
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	9
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	11
Live Oak	Quercus virginiana	12
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	22
Live Oak	Quercus virginiana	28
Pecan	Carya Illinoinensis	13
		413

Heritage Trees Removed

	Live Oak	Pecan	Total
Number of Trees	30	1	**31**
Total Caliber Inches	400	13	**413**

Exhibit B-2

Freedom Park - Maintenance Berm Area
Tree List

Number	Species		Caliper Inches	Classification	Notes	Location
1	Water Oak	Quercus nigra	14	Significant Tree		6062-6063
2	Live Oak	Quercus virginiana	15	Heritage Tree		6062-6063
3	Water Oak	Quercus nigra	12	Significant Tree		6063-6064
4	Live Oak	Quercus virginiana	12	Heritage Tree	Double Trunk	6063-6064
5	Water Oak	Quercus nigra	14	Significant Tree		6063-6064
6	Live Oak	Quercus virginiana	11	Heritage Tree		6063-6064
7	Live Oak	Quercus virginiana	8	Heritage Tree		6063-6064
8	Water Oak	Quercus nigra	11	Significant Tree		6064-6065
9	Live Oak	Quercus virginiana	9	Heritage Tree		6064-6065
10	Live Oak	Quercus virginiana	12	Heritage Tree		6064-6065
11	Live Oak	Quercus virginiana	8	Heritage Tree		6065-6066
12	Live Oak	Quercus virginiana	22	Heritage Tree	Double Trunk	6065-6066
13	Water Oak	Quercus nigra	10	Significant Tree		6065-6066
14	Water Oak	Quercus nigra	9	Significant Tree		6067
15	Water Oak	Quercus nigra	17	Significant Tree		6067-6068
16	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6068-6069
17	Live Oak	Quercus virginiana	20	Heritage Tree	Good structured quality tree	6068-6069
19	Live Oak	Quercus virginiana	14	Heritage Tree		6068-6069
20	Live Oak	Quercus virginiana	15	Heritage Tree		6069-6070
21	Water Oak	Quercus nigra	17	Significant Tree		6069-6070
22	Live Oak	Quercus virginiana	14	Heritage Tree	On high bank	6069-6070
23	Live Oak	Quercus virginiana	13	Heritage Tree		6072-6073
24	Water Oak	Quercus nigra	13	Significant Tree		6084-6085
25	Water Oak	Quercus nigra	10	Significant Tree		6084-6085
26	Live Oak	Quercus virginiana	16	Heritage Tree		6084-6085
27	Live Oak	Quercus virginiana	13	Heritage Tree		6084-6085
28	Eastern Red Cedar	Juniperus virginiana	8	Non Qualified Tree		6084-6085
29	Water Oak	Quercus virginiana	8	Significant Tree		6087-6088
30	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
31	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
32	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6087-6088
33	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6088
34	Live Oak	Quercus virginiana	16	Heritage Tree		6089-6090
35	Live Oak	Quercus virginiana	20	Heritage Tree		6090-6091
36	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6091-6092
37	Water Oak	Quercus nigra	16	Significant Tree		6092-6093
38	Live Oak	Quercus virginiana	10	Heritage Tree		6092-6093
39	Water Oak	Quercus nigra	13	Significant Tree		6093-6094
40	Water Oak	Quercus nigra	16	Significant Tree		6095-6096
41	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6097-6098
42	Live Oak	Quercus virginiana	13	Heritage Tree		6097-6098
43	Water Oak	Quercus nigra	23	Significant Tree	Good structured quality tree	6098-6099
44	Live Oak	Quercus virginiana	8	Heritage Tree		6098-6099
45	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6101-6000
46	American Elm	Ulmus Americana	8	Significant Tree		6002-6003
47	Water Oak	Quercus nigra	15	Significant Tree		6009-6010
48	Water Oak	Quercus nigra	12	Significant Tree		6010-6011
49	American Elm	Ulmus Americana	14	Significant Tree		6013
50	Live Oak	Quercus virginiana	8	Heritage Tree		6013-6014
51	Live Oak	Quercus virginiana	12	Heritage Tree		6014-6015
52	Live Oak	Quercus virginiana	5	Heritage Tree		6014-6015
53	American Elm	Ulmus Americana	7	Significant Tree		6016-6017
54	American Elm	Ulmus Americana	7	Significant Tree		6022-6023
55	American Elm	Ulmus Americana	10	Significant Tree		6023-6024
56	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6023-6024
57	Pecan	Carya Illinoinensis	7	Heritage Tree		6023-6024
58	American Elm	Ulmus Americana	8	Significant Tree		6023-6024
59	Water Oak	Quercus nigra	16	Significant Tree	Good structured quality tree	6024
60	American Elm	Ulmus Americana	11	Significant Tree		6026-6027
61	American Elm	Ulmus Americana	11	Significant Tree		6027-6028
62	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree	Good structured quality tree	6027-6028
63	Water Oak	Quercus nigra	15	Significant Tree		6027-6028
64	Water Oak	Quercus nigra	16	Significant Tree		6027-6028
65	Water Oak	Quercus nigra	18	Significant Tree		6027-6028
66	Water Oak	Quercus nigra	19	Significant Tree		6027-6028
67	Water Oak	Quercus nigra	11	Significant Tree		6031
68	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6032-6033
69	Live Oak	Quercus virginiana	8	Heritage Tree		6034-6035
70	American Elm	Ulmus Americana	14	Significant Tree		6035-6036

Number	Species		Caliper Inches	Classification	Notes	Location
71	Live Oak	Quercus virginiana	13	Heritage Tree		6035-6036
72	Live Oak	Quercus virginiana	7	Heritage Tree		6039
73	Live Oak	Quercus virginiana	13	Heritage Tree		6039-6040
74	Water Oak	Quercus nigra	12	Significant Tree	Double Trunk, existing tree marker 532	6039-6040
75	Live Oak	Quercus virginiana	8	Heritage Tree		6039-6040
76	Water Oak	Quercus nigra	10	Significant Tree		6040-6041
77	Live Oak	Quercus virginiana	7	Heritage Tree		6040-6041
78	Live Oak	Quercus virginiana	10	Heritage Tree	Double Trunk	6040-6041
79	Live Oak	Quercus virginiana	7	Heritage Tree	Oak mott	6041-6042
80	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
81	American Elm	Ulmus Americana	15	Significant Tree		6041-6042
82	Live Oak	Quercus virginiana	6	Heritage Tree		6041-6042
83	Live Oak	Quercus virginiana	12	Heritage Tree	Oak mott	6041-6042
84	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
85	Live Oak	Quercus virginiana	3	Heritage Tree		6041-6042
86	Live Oak	Quercus virginiana	4	Heritage Tree	Heavily Leaning	6041-6042
87	Live Oak	Quercus virginiana	7	Heritage Tree		6042-6043
88	Live Oak	Quercus virginiana	4	Heritage Tree		6042-6043
89	American Elm	Ulmus Americana	6	Significant Tree		6042-6043
90	Live Oak	Quercus virginiana	3	Heritage Tree		6042-6043
91	American Elm	Ulmus Americana	19	Significant Tree	Existing tree marker 531	6043
92	Water Oak	Quercus nigra	15	Significant Tree		6043
93	Live Oak	Quercus virginiana	25	Heritage Tree	Oak mott	6043-6044
94	Water Oak	Quercus nigra	7	Significant Tree		6045-6046
95	Live Oak	Quercus virginiana	8	Heritage Tree	Multiple Trunk	6045-6046
96	American Elm	Ulmus Americana	15	Significant Tree	Multiple Trunk	6045-6046
97	American Elm	Ulmus Americana	5	Significant Tree		6046-6053
98	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
99	Live Oak	Quercus virginiana	4	Heritage Tree		6046-6053
100	Live Oak	Quercus virginiana	10	Heritage Tree		6046-6053
101	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
102	American Elm	Ulmus Americana	4	Significant Tree		6046-6053
103	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
104	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
105	Live Oak	Quercus virginiana	19	Heritage Tree	Multiple Trunk	6053-6054
106	Live Oak	Quercus virginiana	4	Heritage Tree		6053-6054
107	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
108	American Elm	Ulmus Americana	8	Significant Tree		6054-6055
109	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
110	Live Oak	Quercus virginiana	10	Heritage Tree		6054-6055
111	Water Oak	Quercus nigra	4	Significant Tree		6055-6056
112 (N)	Water Oak	Quercus nigra	9	Significant Tree	Added, originally outside of survey limits, weir structure	
113 (N)	Live Oak	Quercus virginiana	14	Heritage Tree	Added, originally outside of survey limits, weir structure	
114 (N)	Live Oak	Quercus virginiana	10	Heritage Tree	Added, originally outside of survey limits, weir structure	
115 (N)	Live Oak	Quercus virginiana	4	Heritage Tree	Added, originally outside of survey limits, weir structure	
116 (N), (8/29/24)	Live Oak	Quercus virginiana	12	Heritage Tree		Removed by Shry
117 (N), (8/29/24)	Live Oak	Quercus virginiana	39	Heritage Tree	MULTI TRUNK	Removed by Shry
			1320			

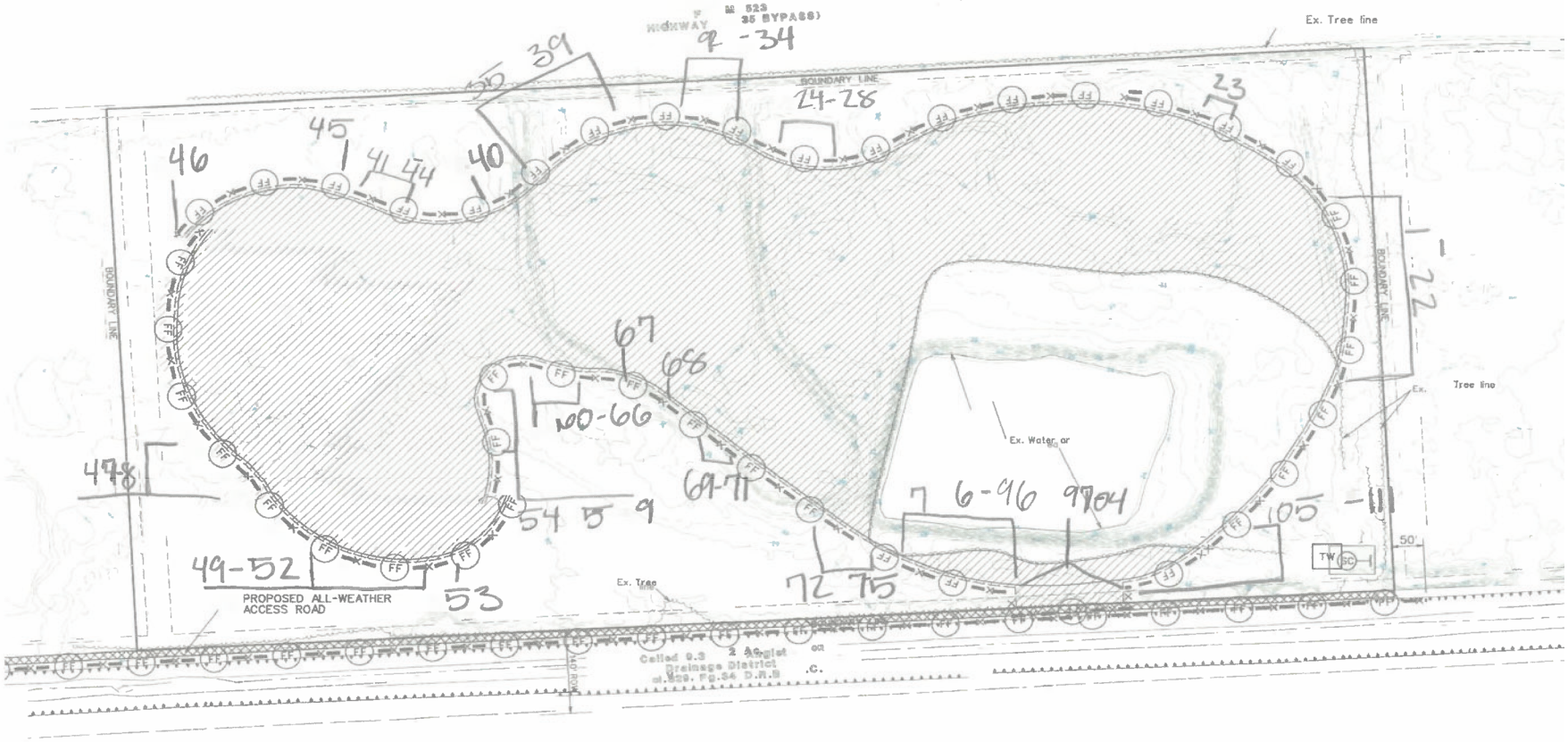
Trees Removed After Hurricane

(N) = Trees added to original survey

Maintenance Berm Tree Count

	Heritage	Significant	Non-Qualified	Total
Total Number of Trees	57	49	10	116
Total Caliber Inches	616	600	104	1320
Number of Trees Removed	10	7	0	17
Caliper Inches Removed	119	56	0	175
Total Number of Trees Saved	**47**	**42**	**10**	**99**
Total Qualified Caliper Inches Saved	**497**	**544**	**0**	**1041**
Non-Qualified Trees (CI) Saved			**104**	**104**
Grand Total Caliper Inches Saved	***497***	***544***	***104***	***1145***

Exhibit B-3


HIGHWAY 523 (35 BYPASS)
Ex. Tree line
BOUNDARY LINE
24-28
39
34
45
46
44
40
23
22
67
66
100-66
69-71
76-96
97-104
105-111
54
55
49-52
53
72
75
PROPOSED ALL-WEATHER ACCESS ROAD
Ex. Water
Ex. Tree line
Ex. Tree
50'
TW
Called 9.3 Acres
Drainage District
vol.229, Pg.84 D.R.B
.C.

July 24, 2024

Jeb Kolby, P.E.
Director of Development
Ember Real Estate Investment & Development
4444 Westheimer Road; Suite G325
Houston, TX 77027

Re: Freedom Park & Windrose Green Tree Replacement
City of Angleton

Dear Mr. Kolby:

Please find the attached latest tree inventory memo dated December 13, 2022 (See Attachment "A"). This document contains the latest tree count, their diameter, and species. The following are the amount of Heritage trees that were removed:

Freedom Park
34 live oaks and 1 pecan: Total caliper inches of heritage trees removed is 455 inches.

Windrose Green
24 heritage trees were removed: Total caliper inches of heritage trees removed is 198 inches.

Please note:

1. The four poor quality trees identified in Exhibit A have been added into the total caliper inches of removed trees at Freedom Park.
2. The four other trees removed later identified in Exhibit "B-2" that does not have a size or species. Those are not included in above calculations.

Heritage tree loses must be accounted for by multiplying the total of removed caliper inches of heritage trees by three to determine the aggregate amount of tree caliper inches that must be provided. Therefore, the aggregate of total caliper inches required:

Freedom Park
455 inches x 3 = 1,365 aggregate of total caliper inches required.

Windrose Green
198 inches x 3 = 594 aggregate of total caliper inches required.

Windrose Green Landscaping Plan added 91 Live Oaks per the attached memo. However, the tree caliber for each tree planted is only 2.5 inches. Per City ordinance, the City of Angleton will accept no less than three (3) caliper-inches of trees (Live Oak or Pecan) as a replacement for heritage trees removal. Therefore, there is no credit for the smaller diameter trees planted in the Windrose Green.

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

The total amount of trees required to be replanted at each site shall be calculated at:

Freedom Park
1,365 caliper inches of heritage trees required / 3 = 455 - 3-inch caliper live oak or pecan trees required to be planted.

Windrose Green
594 caliper inches of heritage trees required / 3 = 198 - 3-inch caliper live oak or pecan trees required to be planted.

Alternatively, the City of Angleton will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider. A recent cost estimate for heritage trees has been provided by Wagner Tree Farm (See attachment "B" Therefore, the fee in lieu is:

Freedom Park
455 Heritage Trees x $475.56 per tree = $216,379.80 of fee in lieu of tree mitigation.

Windrose Green
198 Heritage Trees x $475.56 per tree = $94,160.00 of fee in lieu of tree mitigation.

Additionally, any remaining heritage trees removed to create the 30-foot maintenance berm around the Freedom Park Detention Pond as depicted in the approved set of plans will need to be calculated in the same manner and added to the totals above.

Ember Real Estates Investment & Development (Ember) has requested a credit for significant trees saved at each site. Ember should coordinate with City staff to get on the next City Council agenda to discuss a credit for significate trees saved.

If you would like to discuss this in more detail, please contact me.

Sincerely,

If you have any questions, please call me.

Sincerely,

HDR ENGINEERING, INC.

John Peterson

John Peterson, P.E., CFM
Associate Vice President/Municipal Practice Lead

Attachment "A"

CONCOURSE
DEVELOPMENT

MEMORANDUM

December 13, 2022

To: Megan Mainer, Director of Parks & Recreation

CC: Chris Whittaker, City Manager

Otis Spriggs, Director of Development Services

Chris Casey, Civic Principal, HDR

Alex Khoshakhlagh, Project Manager, Costello Engineering

Jeb Kolby, Director of Development, Concourse Development

From: Stephen R. Tennis, Director of Planning, Concourse Development

RE: **Heritage Tree Analysis**

This Memorandum serves as Concourse Development's understanding, analysis and conclusion on the City of Angleton's Code of Ordinance 23-60, Heritage Tree Protection requirement as applied to the Freedom Park and the Windrose Green development clearing projects.

Freedom Park

Rancho Isabella MUD contracted with Crisp Materials, LLC on a Clearing & Grubbing (C&G) project within the City of Angleton's Freedom Park tract to prepare for future detention capacity. Our team worked very closely with the Director of Parks & Recreation and Burditt Landscape Architecture to design a project that preserved as many trees as possible. The C&G project started in May 2022 and was completed October 2022. Due to the extreme density of the trees and underbrush on the tract, the city staff agreed to the same clearing method used on Concourse's project that did not require a pre-clearing tree survey.

The contractor was instructed to preserve all trees for classifying and logging as they progressed. Within the future excavation area, only Heritage trees were preserved. The detention project also has a 30' maintenance berm around the entire detention pond area. Although on most detention pond projects the maintenance berm is completely cleared, this maintenance berm area was cleared with the intent to save as many trees as possible, at significant cost to both the contractor and Concourse Development.

A licensed arborist, Jeff Hanawalt, Certified Arborist TX-0211A, with Yellowstone Landscape – Tree Division was engaged to perform onsite reviews and logging of all trees. Throughout this process several onsite meetings took place with City staff to review the clearing process. Within the excavation area a total of 31 Heritage trees were identified (30 Live Oaks and 1 Pecan) for a total of 413 caliper inches of

Heritage trees to be removed and requiring mitigation **(see Exhibit "A").** Within the maintenance berm area, a total of 110 trees were saved. (52 Heritage trees, 48 Significant trees and 10 non-Qualified trees) for a total of 1,232 caliper inches of trees saved. The 48 Significant trees generated a total of 591 total caliper inches of credit **(see Exhibit "B").**

Based on the 1:1 mitigation requirement used for Freedom Park, 413 inches of mitigation was needed. (No credit was given for the 537 inches of Heritage trees, or 110 inches of non-qualified trees saved.) Therefore, the 413 inches of mitigation required for the Heritage trees removed within the excavation area was deducted from the 591 inches of credit from the Significant trees saved, resulting in a remaining credit of 178 inches.

At the final walk of the clearing project with the city staff there were 4 trees that were identified as being extremely close to the future excavation area and may need to be removed **(see Exhibit "B-2").** It was agreed not to remove them under the current clearing contract, but to address those trees along with any other trees removed in the detention construction contract.

An additional analysis will be merited after the detention construction contract is complete to determine the final mitigation count.

Windrose Green

Rancho Isabella MUD contracted with 3B Construction to clear the remaining developable land within the Windrose Green development. Since the entire development will require fill dirt to meet the drainage design criteria, no existing trees could be preserved, thus requiring tree mitigation.

A total of 24 Heritage trees were logged for a total of 198 caliper inches **(see Exhibit "C")** The City Heritage Tree Protect ordinance requires a 3:1 mitigation requirement, resulting in a total of 594 caliper inches of mitigation. The Windrose Green Phase 1 Landscape Improvement project completed in December 2022 installed a total of 347 caliper inches of Heritage/Significant trees within the common areas of Windrose Green Section 1 **(see Exhibit "D").** Based on the current mitigation requirement of 594 inches, less the Phase 1 planting credit of 347 inches and the 178 inches saved previously, a remaining balance of 68 caliper inches is needed to fulfill the mitigation requirements. Future Sections in Windrose Green will include landscaping in the common areas. Those projects will generate more than the required mitigation credits still required. Concourse Development will update and submit to the city after each landscape project is completed, showing the current tally at that time.

EXHIBIT "A"

Freedom Park Excavation Pond area only

	Species	Diameter (inches)
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	9
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	11
Live Oak	Quercus virginiana	12
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	22
Live Oak	Quercus virginiana	28
Pecan	Carya Illinoinensis	13
	Total Caliber Inches	**413**

	Live Oak	Pecan	Total
Total count	30	1	31
Total diameter	400	13	413
Average Diameter	13	13	

Poor Quality trees excluded from count

	Species	Diameter (Inches)
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	15

EXHIBIT "B"

Freedom Park Maintenance Berm area only

Number	Species		Diameter (inches)	Classification	Notes	Location
1	Water Oak	Quercus nigra	14	Significant Tree		6062-6063
2	Live Oak	Quercus virginiana	15	Heritage Tree		6062-6063
3	Water Oak	Quercus nigra	12	Significant Tree		6063-6064
4	Live Oak	Quercus virginiana	12	Heritage Tree	Double Trunk	6063-6064
5	Water Oak	Quercus nigra	14	Significant Tree		6063-6064
6	Live Oak	Quercus virginiana	11	Heritage Tree		6063-6064
7	Live Oak	Quercus virginiana	8	Heritage Tree		6063-6064
8	Water Oak	Quercus nigra	11	Significant Tree		6064-6065
9	Live Oak	Quercus virginiana	9	Heritage Tree		6064-6065
10	Live Oak	Quercus virginiana	12	Heritage Tree		6064-6065
11	Live Oak	Quercus virginiana	8	Heritage Tree		6065-6066
12	Live Oak	Quercus virginiana	22	Heritage Tree	Double Trunk	6065-6066
13	Water Oak	Quercus nigra	10	Significant Tree		6065-6066
14	Water Oak	Quercus nigra	9	Significant Tree		6067
15	Water Oak	Quercus nigra	17	Significant Tree		6067-6068
16	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6068-6069
17	Live Oak	Quercus virginiana	20	Heritage Tree	Good structured quality tree	6068-6069
19	Live Oak	Quercus virginiana	14	Heritage Tree		6068-6069
20	Live Oak	Quercus virginiana	15	Heritage Tree		6069-6070
21	Water Oak	Quercus nigra	17	Significant Tree		6069-6070
22	Live Oak	Quercus virginiana	14	Heritage Tree	On high bank	6069-6070
23	Live Oak	Quercus virginiana	13	Heritage Tree		6072-6073
24	Water Oak	Quercus nigra	13	Significant Tree		6084-6085
25	Water Oak	Quercus nigra	10	Significant Tree		6084-6085
26	Live Oak	Quercus virginiana	16	Heritage Tree		6084-6085
27	Live Oak	Quercus virginiana	13	Heritage Tree		6084-6085
28	Eastern Red Cedar	Juniperus virginiana	8	Non Qualified Tree		6084-6085
29	Water Oak	Quercus virginiana	8	Significant Tree		6087-6088
30	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
31	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
32	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6087-6088
33	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6088
34	Live Oak	Quercus virginiana	16	Heritage Tree		6089-6090
35	Live Oak	Quercus virginiana	20	Heritage Tree		6090-6091
36	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6091-6092
37	Water Oak	Quercus nigra	16	Significant Tree		6092-6093

38	Live Oak	Quercus virginiana	10	Heritage Tree		6092-6093
39	Water Oak	Quercus nigra	13	Significant Tree		6093-6094
40	Water Oak	Quercus nigra	16	Significant Tree		6095-6096
41	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6097-6098
42	Live Oak	Quercus virginiana	13	Heritage Tree		6097-6098
43	Water Oak	Quercus nigra	23	Significant Tree	Good structured quality tree	6098-6099
44	Live Oak	Quercus virginiana	8	Heritage Tree		6098-6099
45	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6101-6000
46	American Elm	Ulmus Americana	8	Significant Tree		6002-6003
47	Water Oak	Quercus nigra	15	Significant Tree		6009-6010
48	Water Oak	Quercus nigra	12	Significant Tree		6010-6011
49	American Elm	Ulmus Americana	14	Significant Tree		6013
50	Live Oak	Quercus virginiana	8	Heritage Tree		6013-6014
51	Live Oak	Quercus virginiana	12	Heritage Tree		6014-6015
52	Live Oak	Quercus virginiana	5	Heritage Tree		6014-6015
53	American Elm	Ulmus Americana	7	Significant Tree		6016-6017
54	American Elm	Ulmus Americana	7	Significant Tree		6022-6023
55	American Elm	Ulmus Americana	10	Significant Tree		6023-6024
56	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6023-6024
57	Pecan	Carya Illinoinensis	7	Heritage Tree		6023-6024
58	American Elm	Ulmus Americana	8	Significant Tree		6023-6024
59	Water Oak	Quercus nigra	16	Significant Tree	Good structured quality tree	6024
60	American Elm	Ulmus Americana	11	Significant Tree		6026-6027
61	American Elm	Ulmus Americana	11	Significant Tree		6027-6028
62	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree	Good structured quality tree	6027-6028
63	Water Oak	Quercus nigra	15	Significant Tree		6027-6028
64	Water Oak	Quercus nigra	16	Significant Tree		6027-6028
65	Water Oak	Quercus nigra	18	Significant Tree		6027-6028
66	Water Oak	Quercus nigra	19	Significant Tree		6027-6028
67	Water Oak	Quercus nigra	11	Significant Tree		6031
68	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6032-6033
69	Live Oak	Quercus virginiana	8	Heritage Tree		6034-6035
70	American Elm	Ulmus Americana	14	Significant Tree		6035-6036
71	Live Oak	Quercus virginiana	13	Heritage Tree		6035-6036
72	Live Oak	Quercus virginiana	7	Heritage Tree		6039
73	Live Oak	Quercus virginiana	13	Heritage Tree		6039-6040
74	Water Oak	Quercus nigra	12	Significant Tree	Double Trunk, existing tree marker 532	6039-6040
75	Live Oak	Quercus virginiana	8	Heritage Tree		6039-6040
76	Water Oak	Quercus nigra	10	Significant Tree		6040-6041
77	Live Oak	Quercus virginiana	7	Heritage Tree		6040-6041

78	Live Oak	Quercus virginiana	10	Heritage Tree	Double Trunk	6040-6041
79	Live Oak	Quercus virginiana	7	Heritage Tree	Oak mott	6041-6042
80	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
81	American Elm	Ulmus Americana	15	Significant Tree		6041-6042
82	Live Oak	Quercus virginiana	6	Heritage Tree		6041-6042
83	Live Oak	Quercus virginiana	12	Heritage Tree	Oak mott	6041-6042
84	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
85	Live Oak	Quercus virginiana	3	Heritage Tree		6041-6042
86	Live Oak	Quercus virginiana	4	Heritage Tree	Heavily Leaning	6041-6042
87	Live Oak	Quercus virginiana	7	Heritage Tree		6042-6043
88	Live Oak	Quercus virginiana	4	Heritage Tree		6042-6043
89	American Elm	Ulmus Americana	6	Significant Tree		6042-6043
90	Live Oak	Quercus virginiana	3	Heritage Tree		6042-6043
91	American Elm	Ulmus Americana	19	Significant Tree	Existing tree marker 531	6043
92	Water Oak	Quercus nigra	15	Significant Tree		6043
93	Live Oak	Quercus virginiana	25	Heritage Tree	Oak mott	6043-6044
94	Water Oak	Quercus nigra	7	Significant Tree		6045-6046
95	Live Oak	Quercus virginiana	8	Heritage Tree	Multiple Trunk	6045-6046
96	American Elm	Ulmus Americana	15	Significant Tree	Multiple Trunk	6045-6046
97	American Elm	Ulmus Americana	5	Significant Tree		6046-6053
98	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
99	Live Oak	Quercus virginiana	4	Heritage Tree		6046-6053
100	Live Oak	Quercus virginiana	10	Heritage Tree		6046-6053
101	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
102	American Elm	Ulmus Americana	4	Significant Tree		6046-6053
103	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
104	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
105	Live Oak	Quercus virginiana	19	Heritage Tree	Multiple Trunk	6053-6054
106	Live Oak	Quercus virginiana	4	Heritage Tree		6053-6054
107	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
108	American Elm	Ulmus Americana	8	Significant Tree		6054-6055
109	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
110	Live Oak	Quercus virginiana	10	Heritage Tree		6054-6055
111	Water Oak	Quercus nigra	4	Significant Tree		6055-6056

	Heritage	Significant	Non Qualified	Total Saved
Total count	52	48	10	110
Total diameter	537	591	104	1232
Average Diameter	10	12	10	

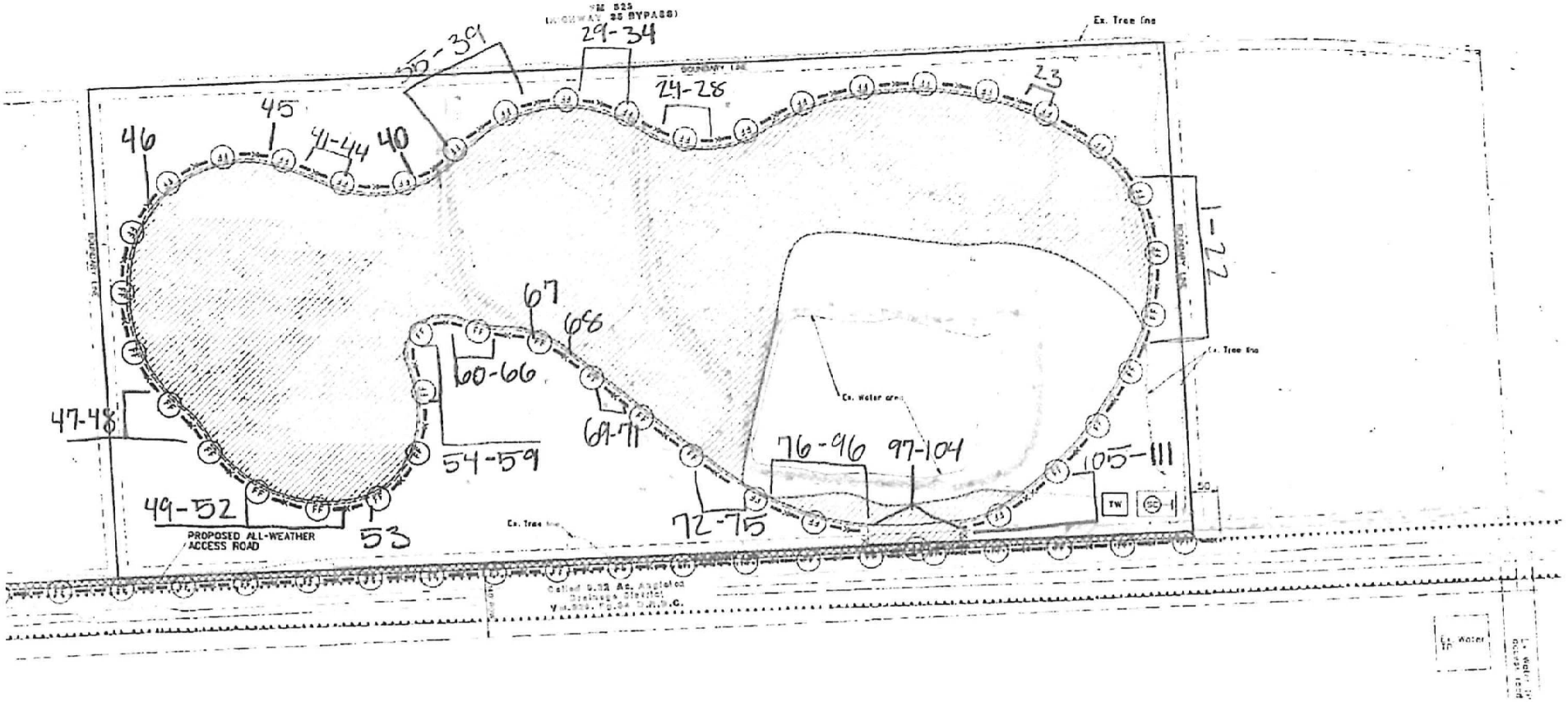
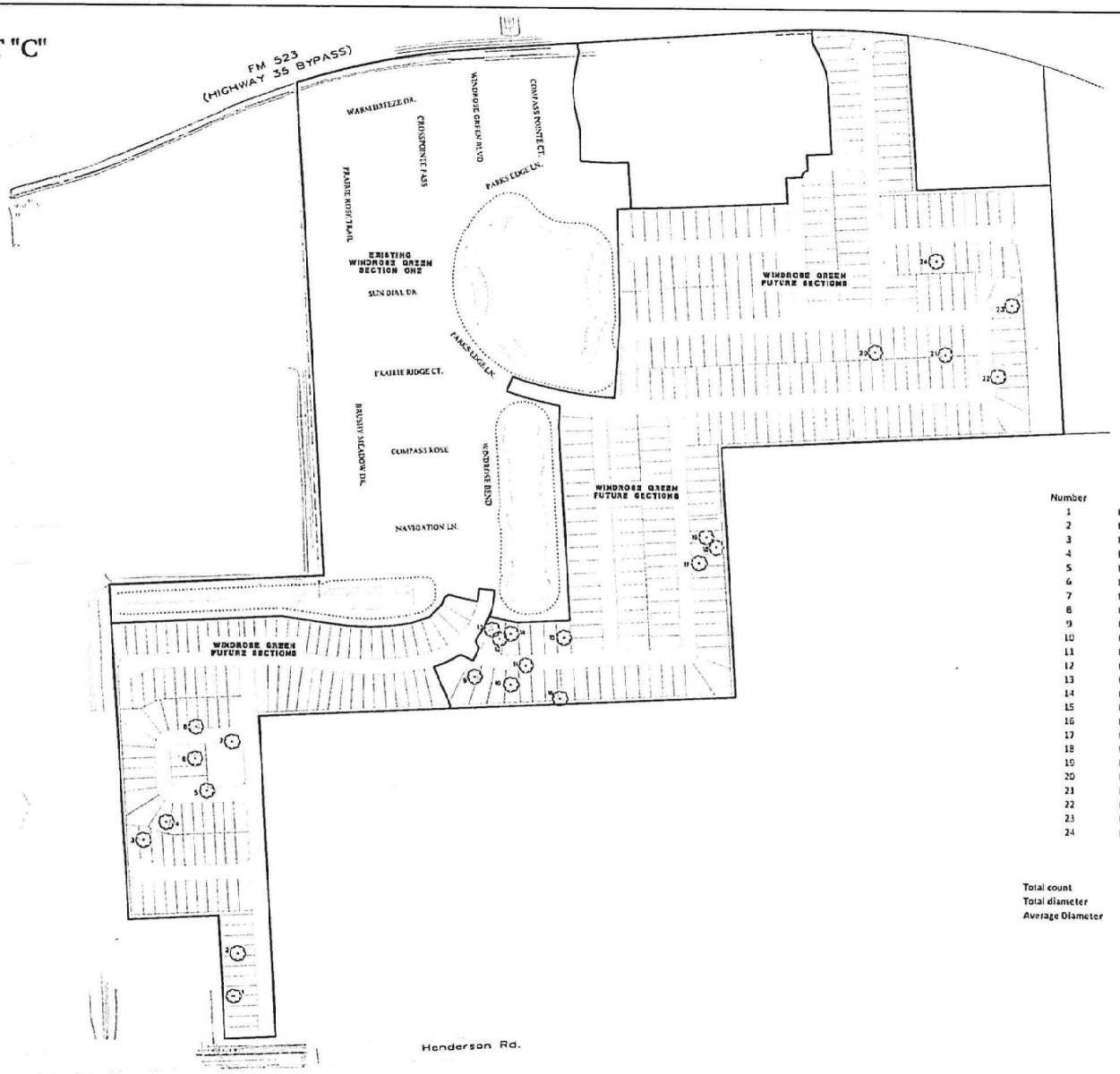

55-39
29-34
24-28
23
46
45
41-44
40
1-22
67
66
60-66
47-48
69-71
54-59
76-96
97-104
105-111
49-52
PROPOSED ALL-WEATHER ACCESS ROAD
53
72-75
Ex. Tree line
Ex. Water
TW

EXHIBIT "B-2"

EXHIBIT "C"



N

SCALE: 1" = 200'

LEGEND

TREE W/ NUMBER

Number		Species	Diameter (Inches)	Classification
1	Live Oak	Quercus virginiana	6	Heritage Tree
2	Live Oak	Quercus virginiana	8	Heritage Tree
3	Live Oak	Quercus virginiana	7	Heritage Tree
4	Live Oak	Quercus virginiana	8	Heritage Tree
5	Live Oak	Quercus virginiana	5	Heritage Tree
6	Live Oak	Quercus virginiana	10	Heritage Tree
7	Live Oak	Quercus virginiana	8	Heritage Tree
8	Live Oak	Quercus virginiana	11	Heritage Tree
9	Live Oak	Quercus virginiana	9	Heritage Tree
10	Live Oak	Quercus virginiana	5	Heritage Tree
11	Live Oak	Quercus virginiana	8	Heritage Tree
12	Live Oak	Quercus virginiana	10	Heritage Tree
13	Live Oak	Quercus virginiana	6	Heritage Tree
14	Live Oak	Quercus virginiana	8	Heritage Tree
15	Live Oak	Quercus virginiana	5	Heritage Tree
16	Live Oak	Quercus virginiana	8	Heritage Tree
17	Live Oak	Quercus virginiana	6	Heritage Tree
18	Live Oak	Quercus virginiana	5	Heritage Tree
19	Live Oak	Quercus virginiana	7	Heritage Tree
20	Live Oak	Quercus virginiana	6	Heritage Tree
21	Live Oak	Quercus virginiana	10	Heritage Tree
22	Live Oak	Quercus virginiana	9	Heritage Tree
23	Live Oak	Quercus virginiana	13	Heritage Tree
24	Live Oak	Quercus virginiana	16	Heritage Tree

	Heritage
Total count	24
Total diameter	198
Average Diameter	8

Costello

WINDROSE GREEN PHASE II
TREE LAYOUT

JOB NO. : 2020114-WG05 | DATE: 10/26/2022 | EXHIBIT NO.: 1

W:\2020\114 Windrose Green Change & Grading Plans 2\Windrose Tree Exh\TREE LAYOUT - Hennage Only.dgn
10/26/2022 1:13:13 PM

EXHIBIT "D"

Windrose Green - Phase I Landscape Improvements

Type	Qty	Tree Caliber (Inches)	Total Inches	Heritage/Significant	Total Credit (Inches)
Drummond Red Maple	42	2.5	105.0	No	
Mexican Sycamore	5	3.5	17.5	No	
Swamp Chestnut Oak	19	2.5	47.5	No	
Water Oak	**12**	**2.5**	**30.0**	**Yes**	**30.0 Inches**
Monterrey Oak	29	2.5	72.5	No	
Live Oak	**91**	**2.5**	**227.5**	**Yes**	**227.5 Inches**
Bald Cypress	**36**	**2.5**	**90.0**	**Yes**	**90.0 Inches**
Drake Elm	5	3.5	17.5	No	
Basham's Party Prink Crape Myrtle	19	3	57.0	No	
Natchez Crape Myrtle	18	3	54.0	No	
			718.5	***Total Credit***	***347.5 Inches***

Attachment "B"

Wagner Tree Farm
4135 Avenue E
Santa Fe, TX 77510
(409) 682-0695
wagnertreefarm@hotmail.com
www.wagnertreefarm.com

Quote

ADDRESS
City Of Angleton

QUOTE # 1182
DATE 06/28/2024

SUMMARY	QTY	RATE	AMOUNT
Sales 3" cal live oaks no installation	537	475.00	255,075.00
FREIGHT Per load	1	300.00	300.00

Liability Release: Owner will assume any extra cost incurred by WTF to remove any fences, walls, sprinklers, gas lines, or any other obstruction which prevents easy access where trees are to be planted. If rock is encountered, an additional charge must be added to cover the cost of air hammer and/or additional labor. WTF is not responsible for a prints or ruts made during project. WTF will notify Dig Tess for underground utility locating prior to digging unless specified otherwise, and will not be held responsible for any underground utility damage. Owner assumes responsibility for placement and replanting of trees. Pricing is good for 3 months from date the bid is received. Warranty on trees/shrubs does NOT cover animal encounter, natural disaster, or mechanical damage. Warranty will be voided for watering negligence.

TOTAL **$255,375.00**

Accepted By

Accepted Date

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

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Jeff Roberson, Michelle Townsend,

Regina Bieri, Andrew Heston

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, NOVEMBER 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: Chair William Garwood; **Commission Members:** Deborah Spoor, Michelle Townsend, Regina Bieri, and Andrew Heston; **Absent was:** Commission Member Jeff Roberson.

1. **Meeting Minutes:** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 4, 2025.

   Commission Action: The motion to approve the minutes as presented was made by Commission Member Regina Bieri; seconded by Commission Member Deborah Spoor. Motion carried unanimously. The minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/SUP Overlay, TNMP Company for property (White Oak Substations) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.**

   D.S. Director Otis Spriggs introduced this Public Hearing item. Mr. Spriggs noted that the City Council voted to recently annex the rear ETJ property, as noted in the agenda summary report. As you recall, the TNMP/Centerpoint Substation site, located on Highway 35, came in for a SUP for the utility substations, which are currently under construction.

The annexation recently added the rear acreage (ORDINANCE NO. 20250826-009), which was previously within the City's ETJ, and later pulled it into the City limits. The original SUP overlay for the property frontage was approved by the City Council, subject to the applicants returning with the annexation petition. Today's public hearing is essentially a follow-up request to finalize the annexation process, during which we will assign the required zoning district for the annexation. That is all the Planning and Zoning Commission is asked to do today, and to make a final recommendation to the City Council accordingly.

Staff notified property owners within 200 feet of the property and posted the legal notice, as attached to the agenda, in the newspaper. We received one call from the neighboring property owner, the K.C. Hall, who had no issues.

Commission Action:

Commission Member Michelle Townsend made a motion to open the public hearing, which was seconded by Commission Member Andrew Heston. The Motion carried unanimously with a 5-0 vote; the public hearing was opened.

Public Input: None

Commission Member Michelle Townsend made a motion to close the public hearing, seconded by Commission Member Deborah Spoor; the Motion carried unanimously 5-0, and the public hearing was closed.

Commission Action:

Motion was made by Commission Member Michelle Townsend to recommend approval of an ordinance zoning 26.084 acres for the Texas New Mexico Power Center Point White Oak substation to C-G, Commercial General District with an SUP overlay for the substation for property located adjacent and north of 3343 East of Mulberry St. Highway 35, Angleton, TX.; The motion was seconded by Commission Member Regina Bieri.

Roll Call Vote: Commission Members: Deborah Spoor- Aye; Michelle Townsend-Aye; Regina Bieri-Aye; Andrew Heston-Aye; and **Chair** William Garwood-Aye. 5-0, the Item was approved unanimously.

REGULAR AGENDA

3. Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

D.S. Director Otis Spriggs: Introduced this item, noting that the Windrose Green Development community is currently under construction. The developer has submitted the heritage tree preservation plan for consideration. The Planning and Zoning Commission is asked to review and make recommendations to the City Council, on

compliance with the tree mitigation ordinance, which is Section 23-6. Staff has attached the application and summary letter submitted by the applicants, in which they outlined the tree caliper was calculated per the requirements of the Heritage Tree ordinance, in terms of the replacement ratio at "3 to 1".

The City Engineer and Staff have provided comments regarding the caliper of trees at the time of planting. There were some questions on the methodology in terms of the credits that are being requested. The trees were installed smaller, but as you know, some time has elapsed in terms of the tree growth. So, they're requesting a waiver of that requirement. I will now yield, so that the applicants can give comments and explanation of the request, as attached to the agenda.

Mr. Joe Grabinski with the Ember Group spoke before the Commission, representing the developer of Windrose Green, and he is the Director of Development.

Mr. Joe Grabinski continued: So my understanding of the ordinance is that there's a requirement of a "3 to 1" replacement ratio. So this is in fact a replacement. So, some of that replacement has already occurred. In looking at the numbers real quick, which are outlined here in the first 2 pages of the cover letter: A total of 24 trees were removed, which equated to the 198 caliper inches. So you take that and multiply it by three, that gets you to the 594 caliper inches.

Mr. Joe Grabinski added that if you look at phase one, phase two and then what's proposed in phase three, the reason it says proposed is because we have not planted what's in Phase 3 yet. Phase one and two already has been planted and you see the totals of all of those trees from phases 1, 2 and 3, which brings us to the 596 +/- caliper inches.

The trees were planted in different stages. So phase one landscaping happened around late 2022, early 2023 and in the phase two landscaping, we completed that project last summer, mid- 2024. We are currently working with our landscape contractor on phase three to proceed with the installation and related irrigation work.

Commission Member Michelle Townsend: Asked would it be fair to say that the trees in phase one, at the time they were measured had 18 to 24 months to grow?

Commission Member Andrew Heston: It looks like most of these are below 3 caliper inches for phase 1.

Mr. Joe Grabinski responded that they range in size from 2 to 4 inches in phase one and then Phase 2 is at the 3-inch mark.

Commission Member Andrew Heston: Why are you coming to us at this point, knowing that the replacement trees are supposed to either be Pecan or Live Oak, and you are still proposing a bunch of Bald Cypress, and Water Oak for types that haven't even been planted yet, and do not comply?

Mr. Joe Grabinski: That's a good question. So we went off of the ordinance, which in reading the ordinance, it states that you could do a replacement with either heritage trees, which are pecan trees or significant trees, and that's where the bald Cypress and Water Oak trees

species come in play. So we're not asking for a variance, we felt the ordinance seems to be pretty clear that significant trees are allowed as a replacement.

Commission Member Regina Bieri: Stated that the Water Oak has a faster rate of growth than a Live Oak.

Commission Member Michelle Townsend stated that she does not prefer the Water Oak. She is on board with the Bald Cypress, especially around the water features. Commission Member Michelle Townsend noted that she lives on property that has Water Oaks and they do not last as long as Live Oaks. And when they die, they tend to rot from the inside and can fall and cause significant damage. We have had one taken down so that it would not come through our living room.

Chair William Garwood: Asked why Ember's Team is here in the first place, and why did we miss this requirement in 2022.

Mr. Joe Grabinski: That's an excellent question that I'm not going to be able to give a very good answer to. My understanding is there were conversations with city staff at that time. They knew that we were moving forward with planting the troops. Specifically, as to why nobody was here doing this, what we're doing right now- I don't know. I was not with the Ember Team at that time.

Commission Member Townsend noted that her concern would be with how the measurements were taken, which she noted is mirrored in the staff report and comments. Maybe not necessarily how the measurements were taken, but the time at which they were taken.

DS Director Otis Spriggs: At the time that the trees were planted they did not comply with the planting requirements. So basically, they're requesting a credit of the requirements, as outlined in the report. Because at the time of planting, it should have been calculated. In terms of the amount in-between or in deficit, this is what we are considering in terms of the ordinance itself. Staff could not grant any waivers.

Commission Member Michelle Townsend: It seems to me that if we're going to comply with the spirit of the law, we need to give a nod to the fact that those measurements should have been taken at the time the trees were planted. And so now I think the City needs some sort of compensation for the fact that they weren't either because additional trees are going to be planted or fee-in-lieu-of, which I would love to know Otis Spriggs, if you know if Parks and Rec. has a preference?

DS Director Otis Spriggs responded, Yes, we would need to do a recalculation. Perhaps that is what the recommendation needs to be prior to City Council's consideration. Staff and Engineering would meet again with the Applicants.

Further discussion was had regarding the dates and time of planting and methodology in deriving a calculation of the replacement count.

DRAFT

Commission Action

Commission Andrew Heston made a motion (as amended by Commission Member Townsend) to recommend approval of the Windrose Green Tree Mitigation Plan, with the condition that we require the applicant to recalculate mitigation credits based on tree caliper measurements taken at the time of planting, with input from the Parks and Recreation Department and City Engineer, so that any deficit can be addressed through additional plantings or fee-in-lieu-of.

Commission Member Michelle Townsend seconded the motion. (5-0 Vote). The Item was approved.

4. **Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.**

Mr. Spriggs introduced this item regarding the Freedom Park Detention Tree Mitigation Plan.

Chair William Garwood: The question is why are we going from a "3 to 1" in the ordinance to a "1 to 1"?

Mr. Joe Grabinski spoke regarding the Freedom Park Detention Heritage Tree Preservation Plan:

Mr. Grabinski explained, that there are a couple of differences here: What we're talking about is not replacement of trees, but about preservation of trees in Freedom Park, which is a city-owned property. So that is the question, regarding this being "3 to 1" or "1 to 1" ratio. Why would we speak differently, is because it is on city-owned property. It is our understanding whether this would be treated as a public works' project. I understand that was based on a lot of conversations between us, the developer, along with multiple former city staff.

Further discussion regarding the relationship of Freedom Park Detention and the Windrose Green Development was had.

Mr. Joe Grabinski explained background information of the conversations and past emails going back as far as 2021 with the former city manager Chris Whitaker and Walter Reeves regarding the talks of the "1 to 1", specifically referencing Section 23-93.C3.

Mr. Spriggs requested that the former emails (Walter Reeves to Chris Whitaker) be copied to him.

Mr. Joe Grabinski: We are requesting preservation credit for the trees that we were able to keep on the berm. And that's the caliper that's listed in the letter was twice a little over 1000. So it's about it, a "2 to 1" ratio is actually preservation, not replacement.

Commission Member Townsend: What does Parks and Recs say about this? Mr. Spriggs responded that we do not find a formal one-to-one agreement; therefore current Staff cannot provide any requested waivers.

Mr. Joe Grabinski added that they removed 532 caliper inches, there was 1,041 caliper inches preserved (close to a "2-1").

Commission Action:

Commission Member Townsend made a motion to recommend the City Council approve the Freedom Park Tree Mitigation Plan, with no mitigation needing to be performed, and we find that the "1 to 1" is reasonable for this very specific type of project and work.

Commission Deborah Spoor seconded the motion. Chair William Garwood-Aye; Commission Members: Deborah Spoor- Aye: Michelle Townsend- Aye; Regina Bieri-Aye; Commission Member Andrew Heston – Nay. Motion carried with a 4-1 Vote.

5. Discussion and Report Update on the Comprehensive Plan Update and Study

Mr. Otis Spriggs gave an update on the progress of the Comprehensive Plan Update currently led by the CPAC committee. He reminded the Planning and Zoning Commission and Public of the Questionnaire and Survey tool available (QR code was displayed) and the City Website, which are options for Community engagement and participation.

Take the Survey!

ADJOURNMENT: ADJOURNMENT Chair Garwood adjourned the meeting at 12:42 P.M.

_____
William Garwood
Chair

DRAFT

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

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

AGENDA CONTENT: Discussion and possible action on approval of Resolution No. 20260113-018 accepting the donation to the City of a parcel of vacant land located on the east side of FM521, approximately 1,400 ft. south of the intersection of CR32 and Ashland Blvd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

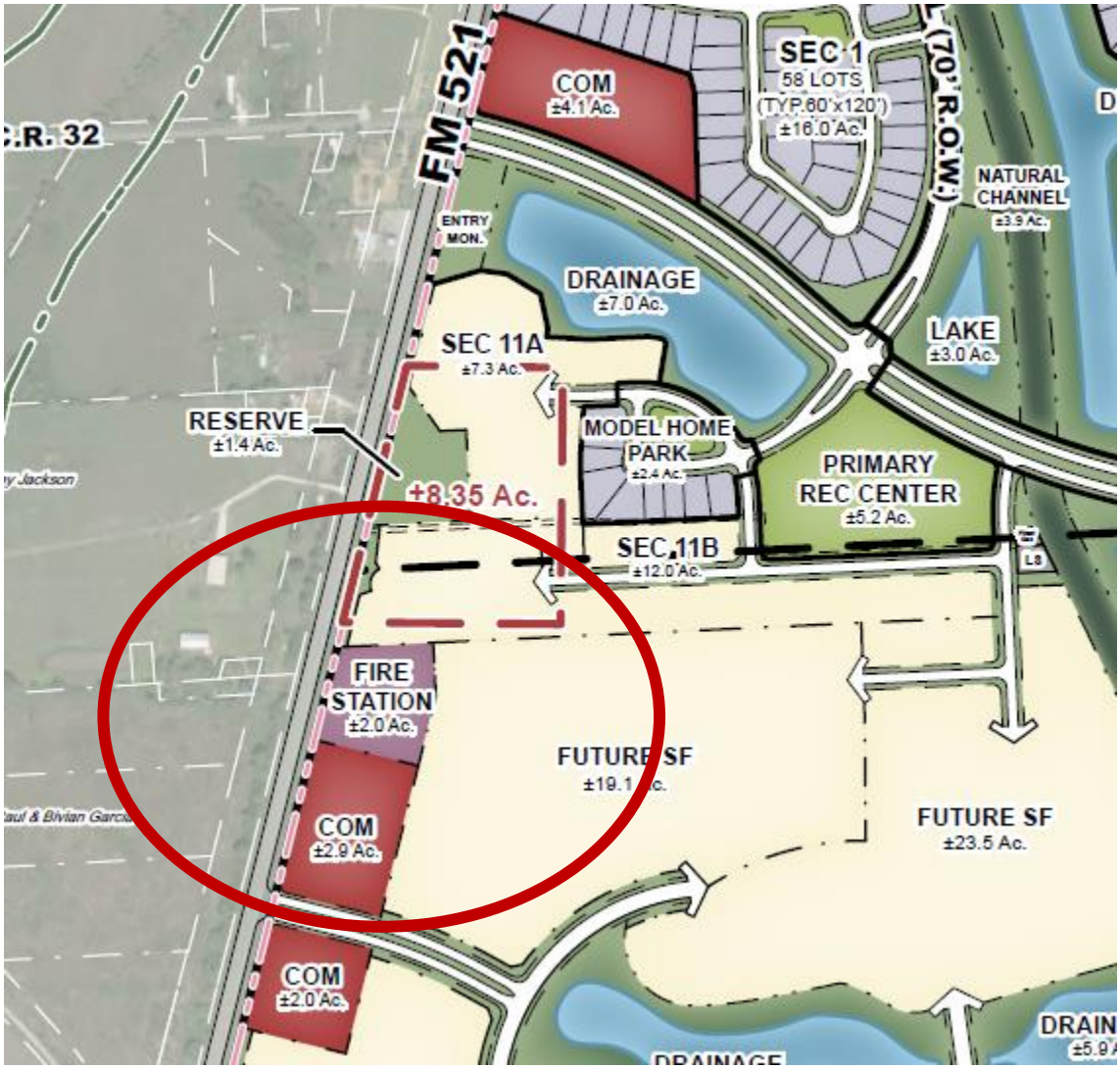
EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

As agreed, the developer has prepared the special warranty deed which will satisfies the provisions set forth in Section 3.08 of the recorded Ashland Development Agreement below:

> **Section 3.08 Fire Protection Services.** The Developer shall dedicate at no cost to the City of Angleton, or the entity designated with responsibility for fire protection a site for a fire station within the Tract. This Fire Station Site will be no less than 1.5 acres in size, at a mutually agreeable location to the Developer and the City or the fire protection entity. The site shall have off-site detention capacity available in the District's detention facilities. The City will not provide compensation for the donation of the site but will upon request, execute an IRS Form 8283 acknowledging the fair market value of the donation of land.

The location of the future fire station is depicted below as recommended by City Council along the FM 521 corridor adjacent to the commercial reserve.



LAND PLAN MAP: Fire Station Tract Location Shown

Recommendation: The City Council should approve the resolution accepting the donation and authorizing the Mayor to execute the Special Warranty Deed.

RESOLUTION NO. 20260113-018

A RESOLUTION ACCEPTING THE DONATION TO THE CITY OF A PARCEL OF VACANT LAND LOCATED ON THE EAST SIDE OF FM521, APPROXIMATELY 1,400 FT. SOUTH OF THE INTERSECTION OF CR32/ASHLAND BLVD., BRAZORIA COUNTY, AND AUTHORIZING THE MAYOR TO EXECUTE THE SPECIAL WARRANTY DEED.

WHEREAS, an executed Development Agreement was made and entered into on June 6, 2023, by the City of Angleton, Texas, and Anchor Holdings MP, LLC, and Wildrock Holdings LLC, the Developer of the Ashland Development, providing for the dedication of land for Fire Protection Services.

WHEREAS, a special warranty deed must be prepared and recorded in order for the City of Angleton to accept a donation of property.

WHEREAS, this Council determines that the acceptance of the tract of land furthers the public health, safety, and general welfare of the community.

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

SECTION 1: The City of Angleton, Texas hereby accepts the donation of the tract land containing 2.00 acres, located in Brazoria County, Texas, more particularly described by metes and bounds description attached hereto shown in Exhibit A & B, through a special warranty deed and further authorizes the Mayor and Finance Director to sign any necessary documents to consummate the transfer of title to the Property to the City and to cause the deed to be recorded with the Brazoria County Clerk.

SECTION 2: The Mayor is authorized to expend funds not to exceed One Thousand Dollars ($1000.00) for purposes that are incidental to consummating the transfer of title to the Property to the City and to cause the deed to be recorded with the Brazoria County Clerk.

SECTION 3: If necessary, the Director of Finance is authorized to appropriate to a proper account the sum sufficient to cover the cost authorized in Section 2 of this Resolution.

SECTION 4: The Property, which is the subject of this Resolution, is accepted by this Council for fire protection services and purposes.

SECTION 5: It is found and determined that all final actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 6: This Resolution shall take effect and be in force after the earliest period allowed by law.

PASSED AND APPROVED THIS THE 13TH DAY OF JANUARY 2026.

CITY OF ANGLETON, TEXAS:

_____

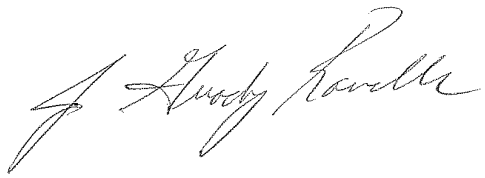
John Wright
Mayor

ATTEST:

_____

Michelle Perez, TRMC
City Secretary

APPROVED AS TO FORM:



_____

J. Grady Randle
City Attorney

Ashland Fire Station
2.00 Acres

Shubael Marsh Survey
Abstract No. 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 2.00 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 165.94 acre tract of land (Tract 2) conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Clerk's File No. 2022002351 and a called 1.943 acre tract of land conveyed to Wildrock Holdings, LLC by Special Warranty Deed recorded in Instrument No. 2024009600, both of the Official Public Records of Brazoria County (OPRBC); said 2.00 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") at the northwest corner of said called 1.943 acre tract, being common with a northwesterly corner of said called 165.94 acre tract, and being in the east right-of-way line of FM 521 Highway (called 100-feet wide right-of-way), dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from which a found 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") bears North 14°05'31" East, 70.37 feet;

THENCE, North 87°21'22" East, along the north line of said called 1.943 acre tract, 264.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

THENCE, South 02°55'13" East, 145.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

THENCE, South 14°02'16" West, 197.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner;

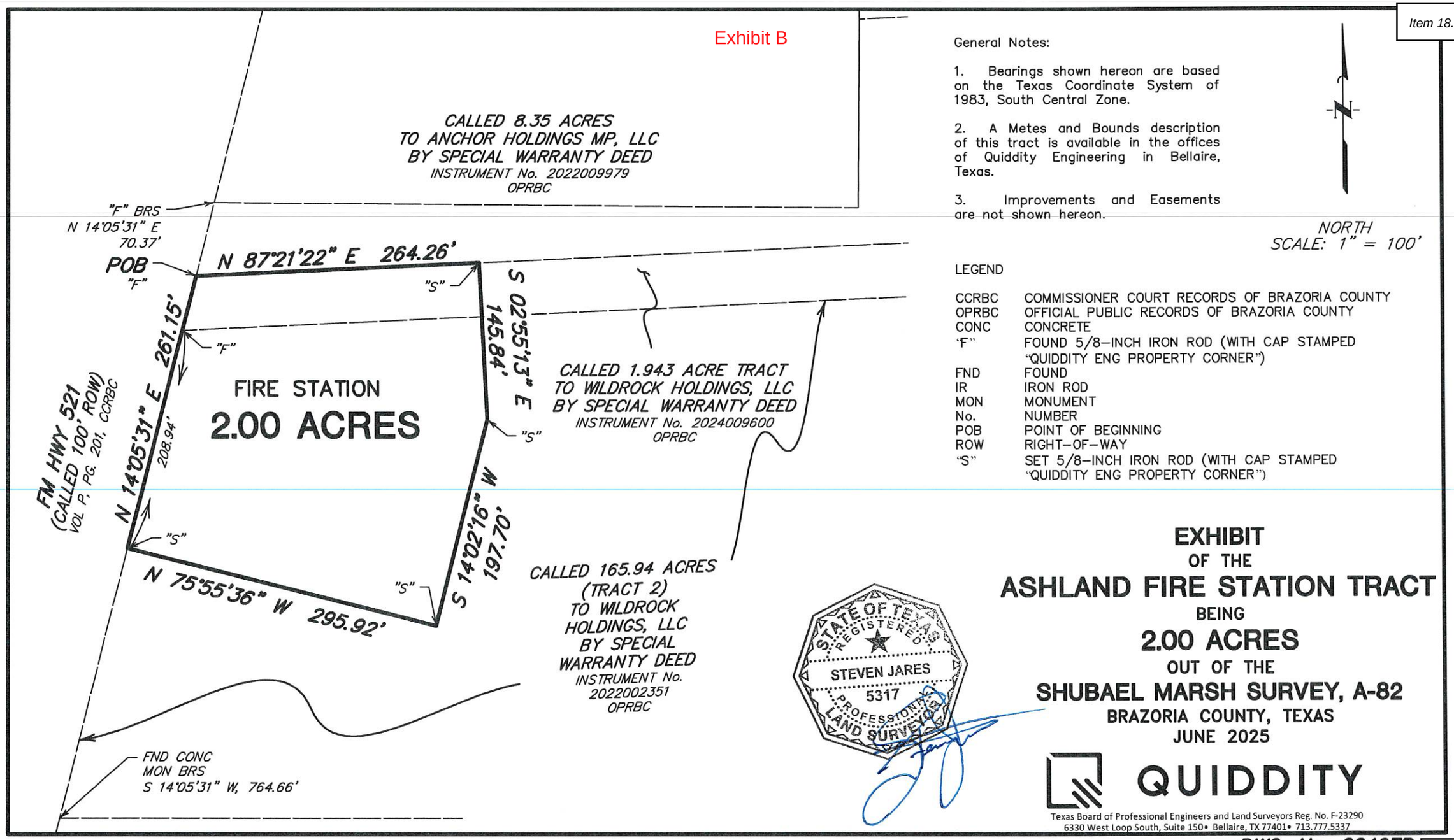
THENCE, North 75°55'36" West, 295.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Engineering Property Corner") for corner in the east right-of-way line of said FM Highway 521, being common with a westerly line of said called 165.94 acre tract, from which a found concrete monument bears South 14°05'31" West, 764.66 feet;

THENCE, North 14°05'31" West, along said common line, 261.15 feet to the **POINT OF BEGINNING, CONTAINING** 2.00 acres of land in Brazoria County, Texas, as shown on Drawing No. 20467B in the office of Quiddity Engineering in Bellaire, Texas.

Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, Texas 77401
(713) 777-5337
Texas Board of Professional Land Surveying
Registration No. 10046100

Acting By/Through Steven Jares
Registered Professional Land Surveyor
No. 5317
SJares@quiddity.com

Exhibit B



General Notes:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

2. A Metes and Bounds description of this tract is available in the offices of Quiddity Engineering in Bellaire, Texas.

3. Improvements and Easements are not shown hereon.

N

NORTH
SCALE: 1" = 100'

LEGEND

CCRBC	COMMISSIONER COURT RECORDS OF BRAZORIA COUNTY
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
CONC	CONCRETE
"F"	FOUND 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER")
FND	FOUND
IR	IRON ROD
MON	MONUMENT
No.	NUMBER
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
"S"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER")

STATE OF TEXAS
REGISTERED
STEVEN JARES
5317
PROFESSIONAL
LAND SURVEYOR

EXHIBIT
OF THE
ASHLAND FIRE STATION TRACT
BEING
2.00 ACRES
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
JUNE 2025

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150• Bellaire, TX 77401• 713.777.5337

SAJ/ncc JOB No. 28856-0900-24 DWG. No. 20467B

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 13, 2026

PREPARED BY: Lupe Valdez

AGENDA CONTENT: Discussion on the City's Customer Service

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

In response to Council's request for insight into the city's customer service, departments were asked to address three questions.

1. **How has your department improved customer service?**
2. **If your department had positions removed, how is it impacting your department?**
3. **What does your department lack to improve customer service? (employee(s); software; equipment; etc.)**

RECOMMENDATION:

N/A

Customer Service

Each department was requested to respond to the following three questions:

- How has your department improved customer service?
- If your department had positions removed, how is it impacting your department?
- What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

◊ UTILITY BILLING ◊

How has your department improved customer service?

Our department is committed to maintaining high-quality customer service, even as we face the dual challenge of reduced staffing and a continuously growing population. As the community expands, we are responsible for managing more meters, more accounts, and a higher volume of customer inquiries. This increased demand requires the same level of accuracy, responsiveness, and follow-through as our customers expect, but with fewer staff available to deliver it.

To uphold service standards, our team has streamlined workflows, prioritized essential tasks, and maximized efficiency wherever possible. However, there are operational limits to what can be sustained long-term without impacting service quality. Growing account volumes require more time for meter management, billing oversight, issue resolution, and customer support. With fewer employees, each team member is carrying a significantly larger workload, which increases the risk of delays, errors, and service inconsistencies.

Despite these challenges, our team continues to perform at a high level, but maintaining this standard with decreasing personnel and increasing population growth is not sustainable without additional support or resources. To protect customer satisfaction, minimize service disruptions, and maintain the accuracy and reliability expected of our department, it is essential to align staffing levels with the growing operational demand.

If your department had positions removed, how is it impacting your department?

1. Higher Workload for Remaining Staff

When the third person was removed, their tasks didn't disappear — they were redistributed. This has led to:

- Slower response times
- Overworked employees
- Staff feeling stressed or burned out

2. Longer Wait Times for Customers

- Longer phone hold times
- Slower email or ticket responses
- Delays in resolving issues

3. Reduced Personal Attention
- Employees have less time to give individualized help
- Interactions can feel rushed or less friendly
- Follow-up may slip through the cracks

4. Decreased Service Quality
- Issues may be resolved incompletely
- Customers may need to call back multiple times
- Details can be overlooked

5. Loss of Role-Specific Expertise

The third clerk position had specialized knowledge—billing, technical support, new service, etc. (that the receptionist does not have or can help with)

6. Lower Employee Morale
- Feel undervalued
- Worry about job security
- Become disengaged

Removing this position is already having a negative impact on customer service.

The responsibilities handled by this role have not disappeared; they have simply been redistributed among the remaining staff, who are now operating at or above capacity. As a result, response times are increasing, follow-through is decreasing, and employees have less time to give customers the thorough, personalized support they expect.

Additionally, this position provided specialized knowledge (billing, new service support, technical support, ext.) that ensured issues were resolved accurately and efficiently that a receptionist who helps the department does not have. Without that expertise, more cases require escalation or additional research, leading to longer resolution times and inconsistent service quality. This creates frustration not only for customers but also for employees who are struggling to keep pace.

Also, due to ongoing staffing shortages and increasing departmental workload, the supervisor has been required to provide frequent frontline support to maintain daily operations and service levels. While this has helped ensure that immediate customer needs are met, it has also limited the supervisor's ability to fully perform essential supervisory responsibilities—such as staff development, process oversight, quality control, and strategic planning.

The continued need to shift the supervisor into direct operational tasks is creating gaps in these areas and reducing overall efficiency. To sustain the level of customer service expected and to prevent long-term impacts on performance, it is important to address staffing capacity so the supervisor can resume their full scope of responsibilities.

Finally, the increased workload and pressure are contributing to lower morale, which has inevitably affected how staff interact. These factors will continue to erode customer satisfaction, reduce trust, and increase the risk of service failures.

In summary, the removal of this role is creating operational gaps that directly compromise service quality, efficiency, and customer experience.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

The Utility Billing Department no longer has the staffing necessary to maintain the level of customer service and operational efficiency that we provided in the past. As account volumes, meter counts, and service demands have steadily increased, our team size has not kept pace. The result is a growing workload that exceeds the department's reasonable capacity, even with improved processes and staff working at maximum efficiency.

Previously, adequate staffing allowed us to provide quick response times, accurate billing, proactive issue resolution, and consistently positive customer experience. With fewer employees, those standards are increasingly difficult to uphold. Essential tasks are taking longer to complete, follow-up is harder to maintain, and the risk of errors or delays has risen simply because the workload is too large for the remaining team.

Despite these challenges, staff continue to perform at a high level, but the current structure is not sustainable. Without sufficient personnel, the department cannot continue delivering the same reliability, accuracy, and customer support that residents have come to expect. To preserve service quality and safeguard operational integrity, it is critical to align staffing levels with the demands of our growing community.

◊ EMERGENCY MANAGEMENT ◊

How has your department improved customer service?

We have updated our webpage to ensure that residents have direct access to information they need to prepare for and respond to emergencies. We routinely seek opportunities to build relationships within the community with our vulnerable populations and those that serve them so that they will have a trusted conduit for information and resources during disasters.

If your department had positions removed, how is it impacting your department?

We have not lost a position, and staffing is adequate for the current size of the City and scope of responsibilities.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

Just time. I am working through a backlog of necessary actions but progress is being made that will give me more time for forwarding looking projects to build capacity in the future.

◊ MUNICIPAL COURT ◊

How has your department improved customer service?

Our department has improved customer service by increasing accessibility for defendants with disabilities and language barriers. We now use iPads equipped with Language Line services to assist

Spanish-speaking defendants and defendants who are deaf or hard of hearing. This allows us to communicate more effectively at the service window, ensures accurate information is provided, and helps us better meet the needs of all individuals we serve.

In 2025, Municipal Court was honored as the recipient of the Municipal Traffic Safety Initiative Award. This recognition provided an opportunity to highlight our ongoing efforts to engage the community on the importance of traffic safety. Our team works diligently to communicate with the public and promote understanding of the court's role in ensuring community safety.

Municipal Court is currently undergoing training to implement paperless court hearings, improving response time for defendants between appearing before the judge and completing final paperwork at the service window.

If your department had positions removed, how is it impacting your department?

When positions in our department are removed or frozen, it has a direct and significant impact on our daily operations. Being short a clerk affects our ability to manage court days, approve vacation requests, and maintain adequate staffing at the customer service window, especially on specific Fridays where only one employee is working and the court closes for lunch. This has also had an impact on our current employees, who are continually required to make do, which has negatively affected morale.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

Municipal Court could significantly alleviate operational constraints by lifting the freeze on the vacant clerk position. Additionally, allocating funds to support enhanced customer service and team-building training would strengthen staff effectiveness.

◊ CITY SECRETARY'S OFFICE ◊

How has your department improved customer service?

Over the past year, our department has enhanced customer service by streamlining internal processes, strengthening communication, fostering team collaboration, and prioritizing professional development. In addition, our office has participated in ongoing, job-specific training to ensure a clear understanding of roles, responsibilities, and procedures. These efforts have enabled us to respond to customer inquiries more accurately, resolve issues more efficiently, and reduce errors that can lead to delays or frustration.

On December 3, our office, with assistance of Martha Eighme, arranged mandatory customer service training for all employees. We invited Julie Burch who came highly recommended by other cities where she designed the training specifically for Angleton to promote consistent service standards across departments.

If your department had positions removed, how is it impacting your department?

The City Secretary's Office has not experienced any position reductions; however, we have felt the impact of staff shortages in other departments through the support we have provided.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

The City Secretary's Office does not interact with Angleton residents as frequently as other departments, as the majority of our customer service is provided internally. Much of this internal work is currently handled through manual processes, including tracking and executing contracts and managing Boards and Commissions volunteer applications. Implementing dedicated software to support these functions would significantly improve efficiency. The time required to manually track and record these items is substantial, and with only two staff members in the department, automation would allow us to reclaim valuable staff hours and focus on higher-priority responsibilities.

The City Secretary's Office would benefit from the addition of an employee. At present, staffing limitations restrict our ability to complete key projects, including mandated annual Records Management training for employees, Records Room organization and indexing, Laserfiche initiatives, and the revision of several outdated ordinances such as the Records Management Policy, Council Rules and Procedures, Boards and Commissions guidelines, and etc.

◊ PARKS AND RECREATION ◊

How has your department improved customer service?

- Incorporated a customer service focus into all ARC monthly staff meetings.
- Increased on-shift engagement by professional staff to provide frontline employees with immediate feedback, guidance, and support.
- All full-time staff completed the Citywide Customer Service Training to promote consistent service standards across the department.

If your department had positions removed, how is it impacting your department?

- Park Crews
  - The loss of two Parks crew positions has impacted mowing schedules and the department's ability to complete projects in a timely manner.
  - Elimination of a beautification-focused position has reduced landscaping, garden bed maintenance, and detailed park upkeep.
  - Current staffing primarily limits crews to weed control and pesticide application, which is less visually appealing and not ideal for long-term landscape health.
  - Recent land acquisitions at Abigail Arias Park and Bates Park, along with upcoming construction, will further increase maintenance demands and staff workload.
  - Remaining staff have absorbed additional responsibilities, creating operational strain while working to maintain service expectations.
- Assistant Director
  - The Assistant Director position previously provided critical operational and project management support, allowing leadership to remain visible, responsive, and accessible to staff and the public.
  - Responsibilities formerly shared across two leadership roles were consolidated under the Director, increasing workload and reducing capacity for direct customer service engagement and staff support.

- The expanded leadership scope affects the department's ability to balance major capital projects, park development efforts, strategic initiatives, and ongoing service and facility improvements.
- The absence of an Assistant Director reduces organizational flexibility and responsiveness when addressing emerging issues, peak workload periods, and new initiatives.
  - Restoring the Assistant Director position would enhance customer service by increasing leadership availability, strengthening staff support and accountability, improving responsiveness to community needs, and allowing effective planning for future projects, goals, and initiatives.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

- Staffing levels sufficient to return the department to previous service and maintenance standards, including two Parks crew positions and the Assistant Director role.
- Recommend continued investment into Citywide staff training on an annual basis to reinforce importance across the City and set a specific standard for Angleton.

Overall Impact on Customer Service

- Reduced staffing levels within Parks & Recreation affect the department's ability to consistently maintain previous service standards while managing a growing system of parks, facilities, programs, and capital projects. While staff continue to prioritize customer service through training, engagement, and responsiveness, limited operational and leadership capacity reduces flexibility, slows response times, and limits proactive service improvements.

These constraints also impact coordination with other City departments. As staffing and leadership availability are stretched, collaboration with other City departments may require additional time, affecting service timelines for shared projects and resident requests that span multiple departments.

Restoring key operational and leadership positions would enhance service by improving responsiveness, strengthening staff support, and increasing organizational flexibility, while also improving interdepartmental coordination and the City's overall ability to efficiently serve residents and advance shared goals and initiatives.

◊ PUBLIC WORKS ◊

How has your department improved customer service?

The public works department has improved customer service by providing feedback on work orders that are entered. Customers will now receive notification on the status of changes to their work orders. PW has also begun a ditch maintenance and sweeping schedule that will be implemented in January 2026. This will provide residents with a monthly look at the schedule of these events. From 2024 to 2025, PW lowered the average turnaround time for all work orders by 2 days.

If your department had positions removed, how is it impacting your department?

N/A

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

For our department to improve customer service further we will need additional employees and equipment.

◊ COMMUNICATIONS AND MARKETING ◊

How has your department improved customer service?

Customer service is delivered primarily through **clear, timely, and proactive communication** with residents, businesses, and visitors. Strategic messaging helps keep the community informed, engaged, and—when necessary—safe, while reinforcing transparency and trust in City operations.

Communications are shared across multiple platforms to ensure accessibility and responsiveness, whether related to daily services, special events, or time-sensitive situations. Recent initiatives include the addition of *Council Connection* and *What's on the Agenda* communications, along with the proposed development of a *Shop Local – Dine Local* campaign aimed at supporting local businesses and encouraging community engagement.

In 2025, the department expanded its event programming with the addition of the Artisan Market, further supporting tourism, small businesses, and community connection. Across Angleton Markets, the department communicates with a combined total of more than 275 vendors. Consistent outreach and targeted marketing efforts have contributed to strong vendor participation and continued shopper turnout, supporting the ongoing success of these events.

If your department had positions removed, how is it impacting your department?

The removal of a full-time support position has reduced capacity and operational redundancy, particularly during emergencies and peak event periods.

Previously, this position provided backup support for the Public Information Officer, including alternate shift coverage during Emergency Operations Center activations and assistance with strategic communications. The role also supported planning and implementation for major city events such as Angleton Market Days, Freedom Fireworks, Artisan Market, Concerts in the Park, and Heart of Christmas.

While services continue to be delivered at a high level, the department now operates with less flexibility and surge capacity during high-demand periods.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

At this time, the department does not identify additional needs related to software or equipment.

Looking ahead, a future consideration would be the reinstatement of a support position to provide backup for the Public Information Officer and assist with communications and event

implementation. This would strengthen continuity during emergencies and support the City's expanding portfolio of events that contribute to economic vitality and community connection.

◊ HUMAN RESOURCES ◊

How has your department improved customer service?

HR has not improved since we only were a department of 2 and are now a department of 1, when I must be out of the office, take PTO or attend training the department is closed. I am unable to offer in-person open enrollment this year and have put training on the back burner.

I have not been able to conduct exit interviews for every employee.

I have had to ask for help from other departments when overwhelmed. HR is unavailable to employees as it used to be.

If your department had positions removed, how is it impacting your department?

See above.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

An LMS system that would assist a 1-person department provide training.

Staff backup so the department does not have to close when I am not in the office.

An open door to HR. I have been told several department heads have directed staff never go to HR, always go to the director and this should not be the case if the person has a concern or wants to discuss a private matter.

◊ INFORMATION TECHNOLOGY ◊

The Information Technology department has always strived to provide excellent customer service. Customer service training helped to remind us of the key aspects of providing good customer service. Having staff who enjoy helping others has proven effective in receiving positive feedback in our department.

However, there are areas where support could be improved using technology and additional staff.

With tight budgets, some projects are just too costly to maintain through 3rd-party contractors. Inflation and tariffs have hit the tech industry hard, and quotes are reflecting those increases. Recent quotes for access control and security cameras have increased between 30-50%. Additional staff would help complete these as in-house projects more

quickly and allow for faster response times. Having additional staff could reduce juggling of highest priority projects and allow for project focus and efficiency.

◊ DEVELOPMENT SERVICES ◊

How has your department improved customer service?

Customer service remains one of the top driving focuses of the Development Services Department as we remain to be the *front door* to the development process.

We have perfected our predevelopment process, as all persons interested in developing land are required to submit a *(DAWG/Developing Angleton Working Group)* meeting request with the review team, in order to be informed of what is expected before grand opening or certificate of occupancy.

We have made the necessary process improvements on the permit side, as we celebrate the 1-year anniversary of our ***My Government Online*** *Portal*. We will continue to perfect and streamline that process on behalf of our customers.

If your department had positions removed, how is it impacting your department?

The removal of our part-time permit clerk has tremendously impacted the department's efficiency and response time during peak development periods. We had to replace the supportive position of Development Coordinator, which acts primarily as a Planner 1 and supports the director with the planning and zoning functions. When Grace Garcia was promoted to the *Development Coordinator* role, Linda Brock was hired into the *primary permit clerk role*, which left our back-up part time position vacant and frozen at the same time. This negatively affects the workflow on every layer, especially during peak submittal periods when the case load gets heavy as we have seen in the December 2025 and January 2025 public meetings with multiple agenda items.

Customer service occurs at multiple thresholds such as over the phone engagement, front counter visits (not only for Development Services, but for other departments); person-to-person meetings/public meetings, and online permitting (where hundreds of applications have to be received, verified, communicated, routed, reviewed and coordination of inspections and final close out of Certificate of Occupancies).

We remain to have gaps where the front desk operations do not function as efficiently as it was meant to. Hence, we have to use the "bell" approach when the permit clerk position person either has to take a break, has Friday off, or vacation etc.

What does your department lack to improve customer service? (employee(s); software; equipment; etc.)

At this time, Development Services has been equipped with state-of-the-art software, procedures, and tools that make the process work well. We will continue to build the portal to roll over an improved level of automation on the nuisance inspections, and Planning, Zoning and Platting level. We are challenged by recent State Law changes that will trigger pending new ordinances, fee changes and procedures, and we look forward to continued legal direction.

However, the only area needing further improvement would be the front desk replacement of the part-time role in Development Services. This will not only help the team manage the high capacity of permit processing and inspections, but it will aid in having human presence for City Hall fully each day of the week and also will dovetail the functions of the part-time receptionist that was hired in Utility Billing. One last suggestion that has helped me in other cities is a Team Visit to at least two (2) local comparable peer municipalities to network, and see what works better in other places.

THE HEART OF BRAZORIA COUNTY

ANGLETON

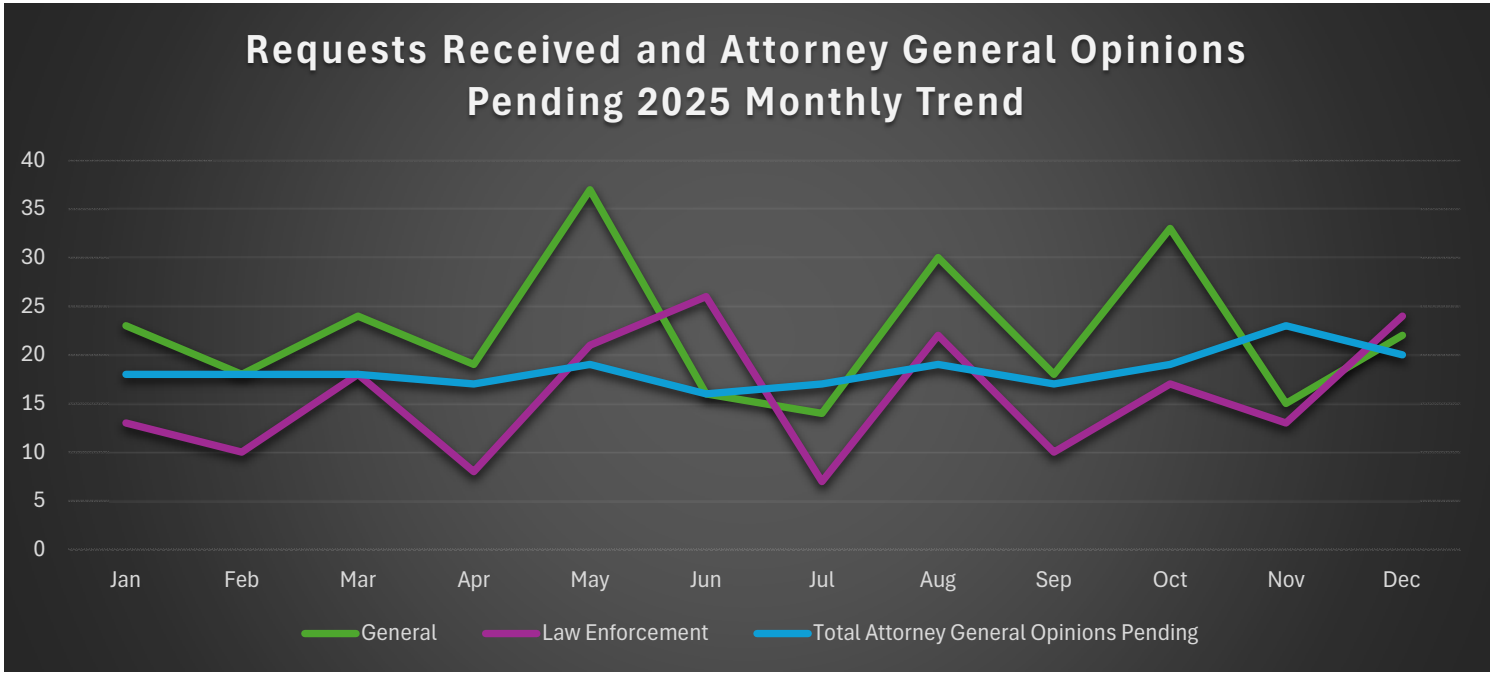
STAFF REPORT

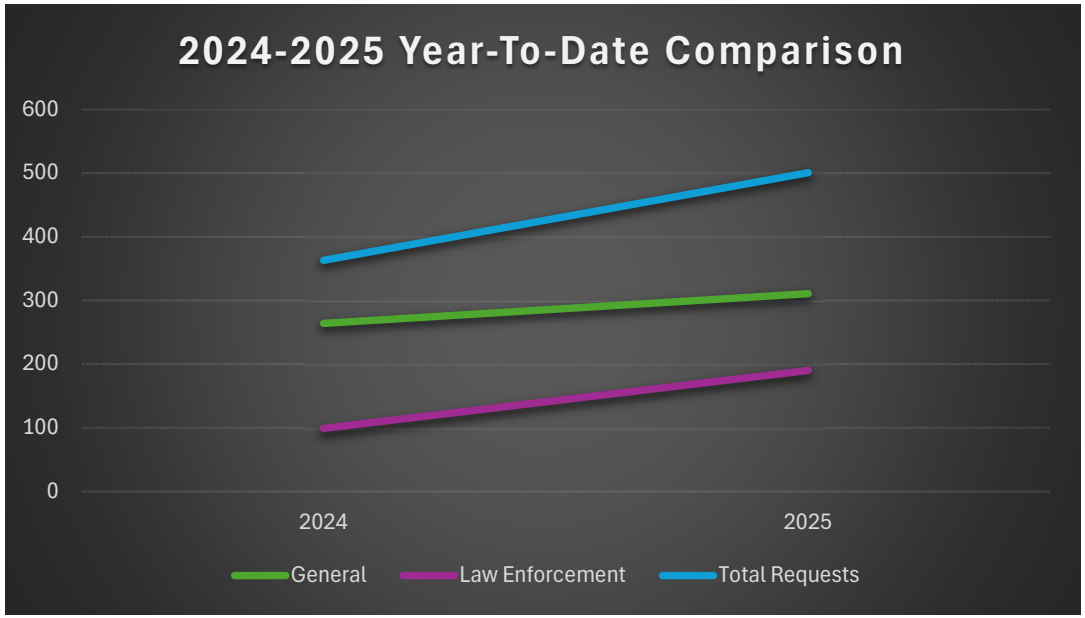
CITY SECRETARY'S OFFICE

CITY OF ANGLETON, TEXAS
OFFICE OF THE CITY SECRETARY
DECEMBER 2025 REPORT

ACTIVITY	DESCRIPTION	MONTHLY TOTAL	YEAR-TO-DATE TOTAL
City Council Agendas	City Council meetings, workshop agendas, & Notice of Quorum prepared & posted in accordance with Local Government Code.	2	26
Executive Sessions	Executive Sessions posted	0	20
Council Minutes	Minutes approved	8	21
Ordinances	Ordinances written, processed, &/or published	0	27
Resolutions	Resolutions written & processed	3	22
Contracts & Agreements	Contracts & Agreements approved & executed	9	49
Deeds / Easements	Plats / Deeds / Easements, executed & recorded	0	0
Laserfiche Imaging	Scanned pages City-wide documents	5,874	18,390

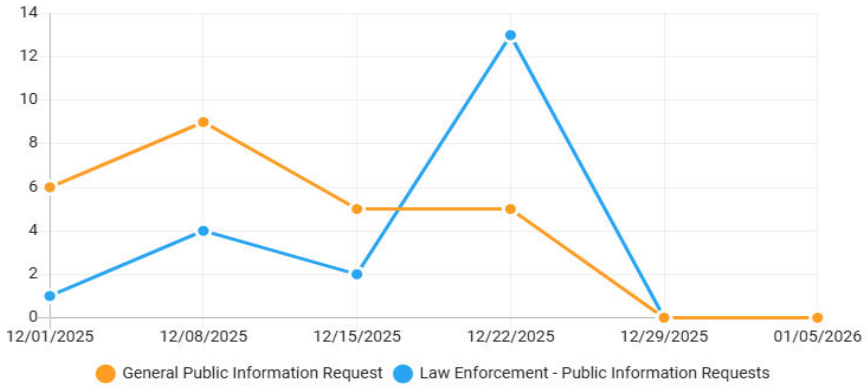
OTHER:


Requests Received and Attorney General Opinions Pending 2025 Monthly Trend
40
35
30
25
20
15
10
5
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
General
Law Enforcement
Total Attorney General Opinions Pending


2024-2025 Year-To-Date Comparison
600
500
400
300
200
100
0
2024
2025
General
Law Enforcement
Total Requests

Processed Requests

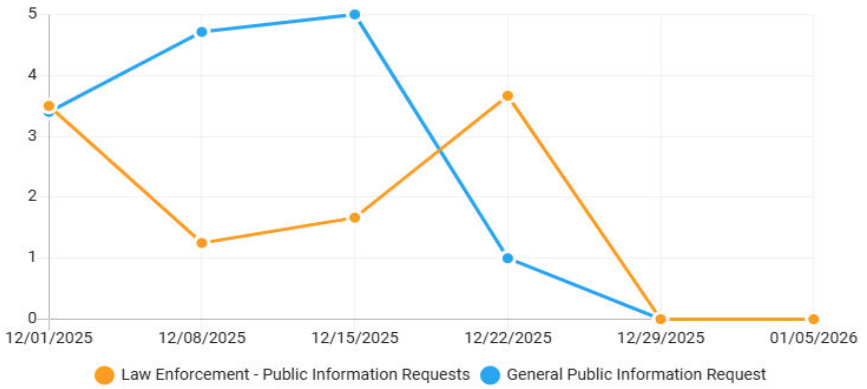
December 2025



25	26
General Public Information Request	Law Enforcement - Public Information Requests

Average Completion Time

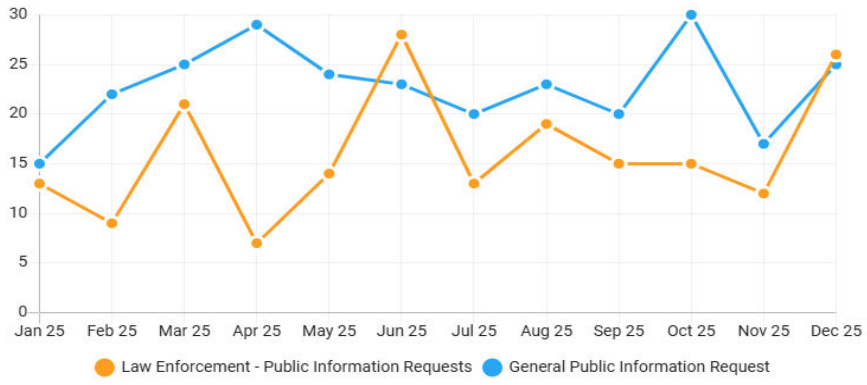
December 2025



2.44	3.84
Law Enforcement - Public Information Requests	General Public Information Request

Processed Requests

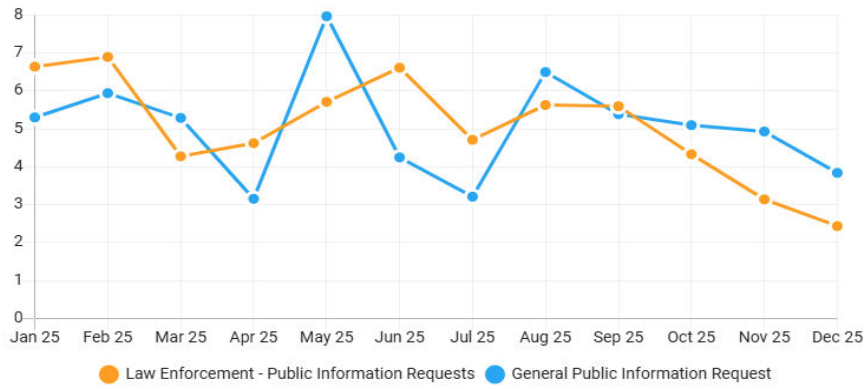
Year to Date



192	273
Law Enforcement - Public Information Requests	General Public Information Request

Average Completion Time

Year to Date



5.2	5.38
Law Enforcement - Public Information Requests	General Public Information Request

COMMUNICATIONS & MARKETING

PROJECTS

1. King Municipal Operations Center (KMOC)

KMOC PROJECT UPDATE 1/5/2025
UPDATES (REFER TO LOOKAHEAD):

1. Seaming roof panels
2. Wall panels are nearing completion
3. Site grading in progress
4. Hauled off excess spoils
5. Field measure storefront and begin fabrication
6. Exterior steel door frames installed. Preparing to hang doors
7. Preparing to frame NW corner
8. Masonry scheduled for January
9. Overhead doors installed
10. Framing interior walls
11. In-wall and above ceiling MEP rough-in ongoing
12. Temporary power in progress
13. Fire sprinkler nearly complete
14. Site underground electrical in progress
15. Preparing for site concrete formwork

ISSUES:

1. No major issues on site

Memorial/Graphics

I met with graphic team that did Heartland and Heritage School. Proposal has been submitted and is under budget. We will begin work on the design for memorialization in the new year.

Communication During Construction

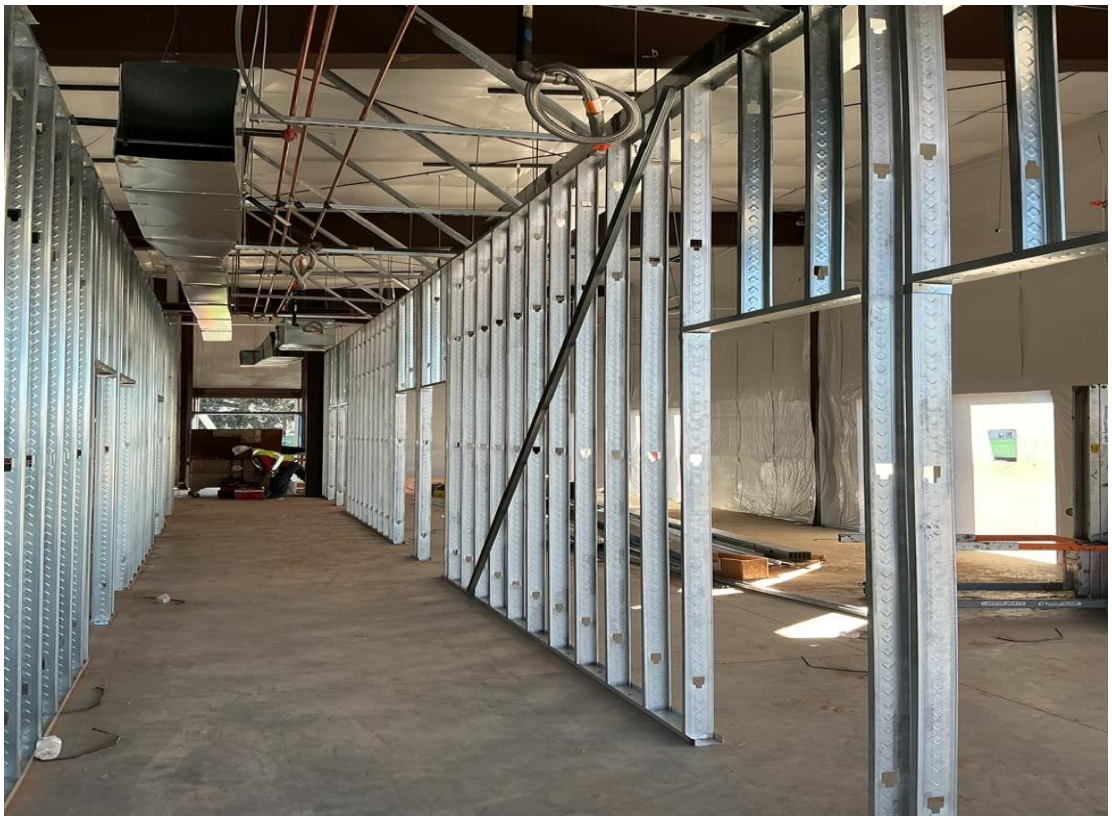
Project updates will be provided through the following channels:

- Biweekly team meetings
- Monthly project report
- City Council updates with next update on January 27th

Three Week Look Ahead

KMOC 3 Week Look-Ahead Schedu

PROGRESS PICTURES



DEPARTMENTAL SUPPORT/COLLABORATION

- Working with Jason O'Mara on Sponsorship video, giving structure, and memorial for Abigail Arias Park.

SPECIAL EVENTS

Heart of Christmas

Great Community response with record numbers of civic organizations, churches, and businesses participating. Special thanks to the following sponsors: HDR Engineering, Equipment Share, and Baker and Lawson. Thank you to the Angleton Chamber of Commerce for their partnership with the Tree Walk.

Visitors 3.1K which is 36% higher recorded attendance than 2024.

Angleton Market Days - March 21/22

We've been working with only the vendors from the November show through the holidays and will open

registration for any open booth space this month. Currently, we only have outdoor uncovered space ava and with the interest we are receiving expect a full show.

Artisan Market – Labor Day Weekend 2026

We reached out to vendors who participated in the inaugural year of this event in December to offer them priority registration in this juried show. We received a great response and are sending payment links now. After we get them registered and fill Angleton Market Days, we will begin posting a call for vendor applications for the Artisan Market and begin the jury process.

BUSINESS RETENTION

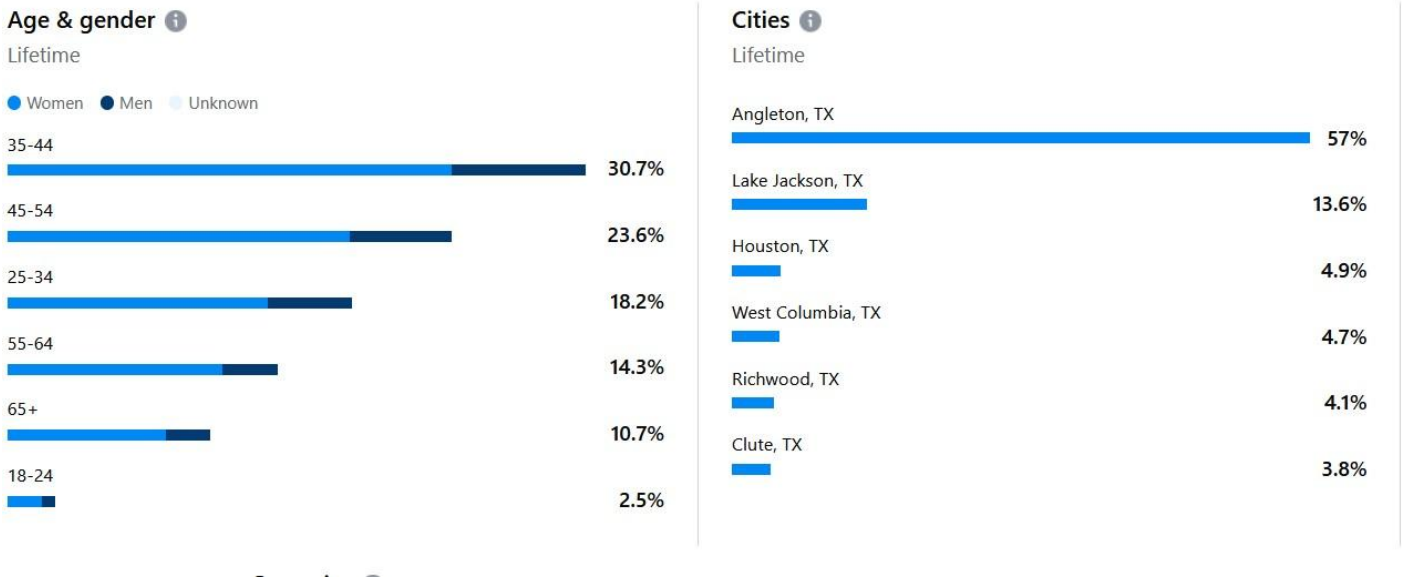
I am scheduling meetings this month with a few of our local industries.

COMMUNICATIONS

Facebook Insights Last 28 Days

TOP CONTENT

AUDIENCE



Upcoming Projects

- **Shop and Dine Local Campaign**
- **Did You Know Topics**
- **Hosting Regional Economic Development Professionals for a Roundtable**

Respectfully submitted,

Martha Eighme, PCED, CPC, CTE
Director of Communications and Marketing

DEVELOPMENT SERVICES

Development Services Report January 7, 2026

PRIORITY PROJECTS

1. **Comprehensive Master Plan Update:**

PHASE 1 COMPREHENSIVE PLAN UPDATE	
MONTHS 1-3 MOBILIZATION	Status
Work session with the City Council, Planning and Zoning Commission, & others	• City Council Work Session - May 27, 2025 at 6 p.m.
Formation of Advisory Committee (Comprehensive Plan Advisory Committee - CPAC)	• Approved by the CC on May 27, 2025. Staff sent the list on June 6, 2025.
CPAC Advisory Committee meeting Update SURVEY QR CODE	• July 17, 2025 Kick-off Session. • Held on Sunday, August 31, 2025, 11AM – 3:30 PM Community Engagement Booth at the Angleton Artisan Market, Brazoria County Fairgrounds Very good feedback was received from the public. Please Take the new Survey: https://www.surveymonkey.com/r/AngletonComprehensivePlanUpdate

CPAC Committee Meeting	• *Wednesday, Oct. 15, 2025*
CPAC Engagement Opportunity	• *City Leadership: 11/1/2025*
Angleton Market Days (Engagement Activity)	• *Saturday, November 14, 2025*
Heart of Christmas (Engagement Activity)	• *Saturday, December 6, 2025*
CPAC Bus Tour Land Use Engagement Activity	• *Tentative, Wednesday, Jan. 14, 2026*

MONTHLY REPORT TOPICS

Other development-related Issues:

Planning Commission/Council Upcoming Agenda Items:

CONSENT AGENDA ITEMS

Discussion and possible action ratifying the City Council's December 9, 2025 approval, consenting to the MUD District Boundary Annexation, for a petition which adds a 4.90 acre tract and a 1.943 acre tract into the MUD 82 District, situated within the Ashland Development.

PUBLIC HEARINGS AND ACTION ITEMS

7. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment Ordinance No. 20260113-000 amending the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use(C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

8. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-000 approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.

9. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-000 approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

10. Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260113-000 approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.

11. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20260113-000 approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

Regular Agenda Items:

14. Discussion and Annual Update of the Windrose Green Subdivision Development by the developer.

15. Discussion, update, and possible action on the Gambit Energy Storage Park, 319 Murray Ranch Rd., Angleton, currently a Specific Use Permit within a Single-family Residential 7.2 District (SF-7.2).

16. Discussion and possible action on a request for a fee waiver or reduction for a Specific Use Permit (SUP) application for a Recreational Vehicle (RV) temporary storage for medical purposes at 202 S. Walker St., Angleton, Texas.

17. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park (This Item was Tabled).

18. Discussion and possible action to approve Resolution No. 20260113-000 accepting the donation to the city of a parcel of vacant land located on the east side of FM521, approximately 1,400 ft. south of the intersection of CR32 and Ashland Blvd., Brazoria County, Texas, and authorizing the Mayor to execute the Special Warranty Deed.

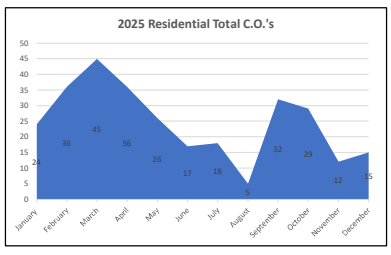
CERTIFICATE OF OCCUPANCY REPORT:

The Certificate of Occupancy- Residential Report is attached.

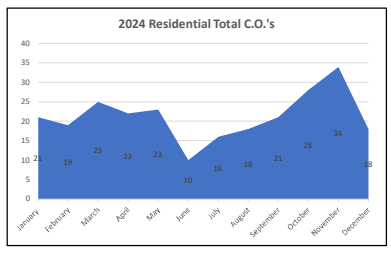
New Business Report: We will include an updated and more current new business report in the February Staff Report.

City of Angleton
Single Family Homes Completion Totals
Reported as of 12/31/2025

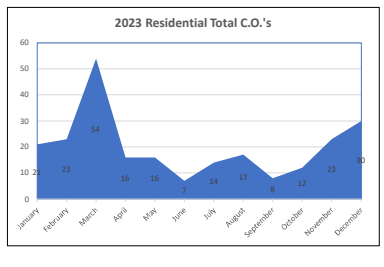
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	17
July	18
August	5
September	32
October	29
November	12
December	15
Yearly Total	**295**



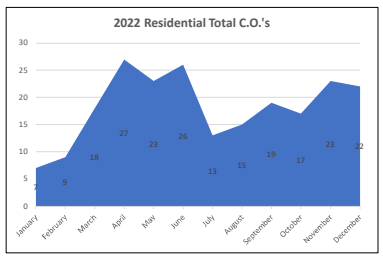
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	**255**



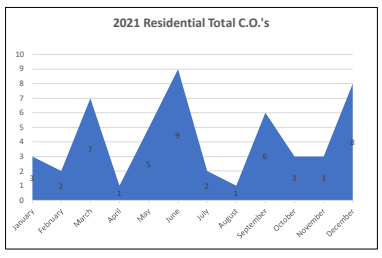
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	**241**



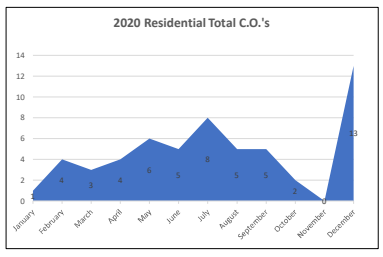
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	**219**



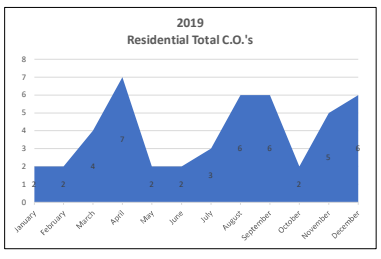
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	**50**



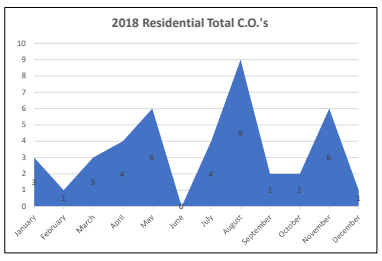
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	**56**



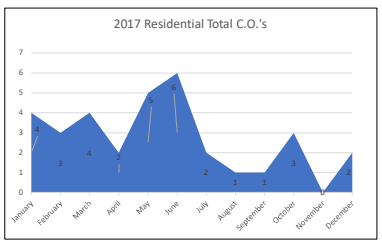
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	**47**



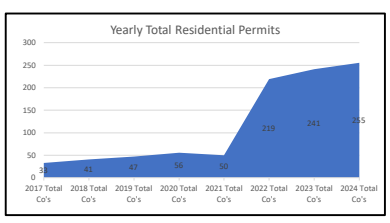
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	**41**



Month	2017 Residential Total C.O.'s
January	4
February	3
March	4
April	2
May	5
June	6
July	2
August	1
September	1
October	3
November	0
December	2
Yearly Total	**33**



Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's	255
8-Year Total Co's	**942**



BUILDING PERMITS

Summary Notes

Building permits are down from 139 in November 2025 to 110 in December 2025.

YTD Residential Fees Collected	$24,293.50
YTD Commercial Fees Collected	$4,022.50

The largest commercial project for the month:
Permit #: 2025-2765
Street: N Downing Street
Value: $150,000.00

Inspections made year to date are as follows:

Electrical Inspections	626
Flat Work Inspections	156
Food Inspections	123
Gas Inspections	270
Mechanical Inspections	429
Miscellaneous Inspections	1514
Plumbing Inspections	1375
Total # of Inspections	**4493**

Major categories of permits issued y.t.d. as follows:

Not Set	4
Commercial	418
Residential	2100
Total # of Permits	**2522**

Angleton
Angleton

121 S. Velasco Street
Angleton, TX 77515

December, 2025

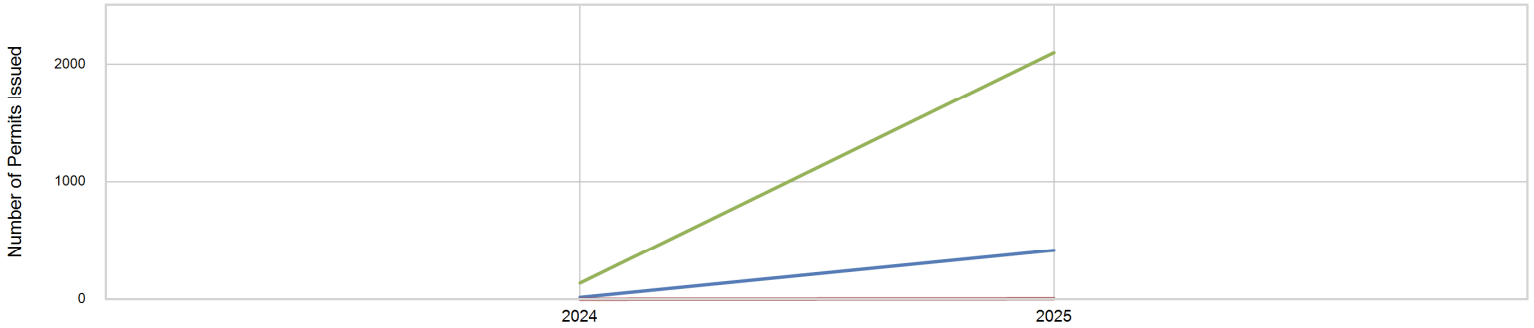
This month's report concerning the activities of the Inspection Division is respectfully submitted. The summary is as follows:

Last Year - This Year	December, 2024	December, 2025	% Change
Number of Permits	154	110	-28.57%
Total Fees	$66,565.40	$28,316.00	-57.46%

Year to Date	January, 2024 December, 2024	January, 2025 December, 2025	% Change
Number of Permits	157	2522	1,506.37%
Total Fees	$66,709.52	$739,442.29	1,008.45%

12 Months Previous Year	January, 2024 December, 2024	January, 2025 December, 2025	% Change
Number of Permits	157	2522	1,506.37%
Total Fees	$66,709.52	$739,442.29	-6,669,843.55%

HISTORICAL TREND OF PERMITS ISSUED



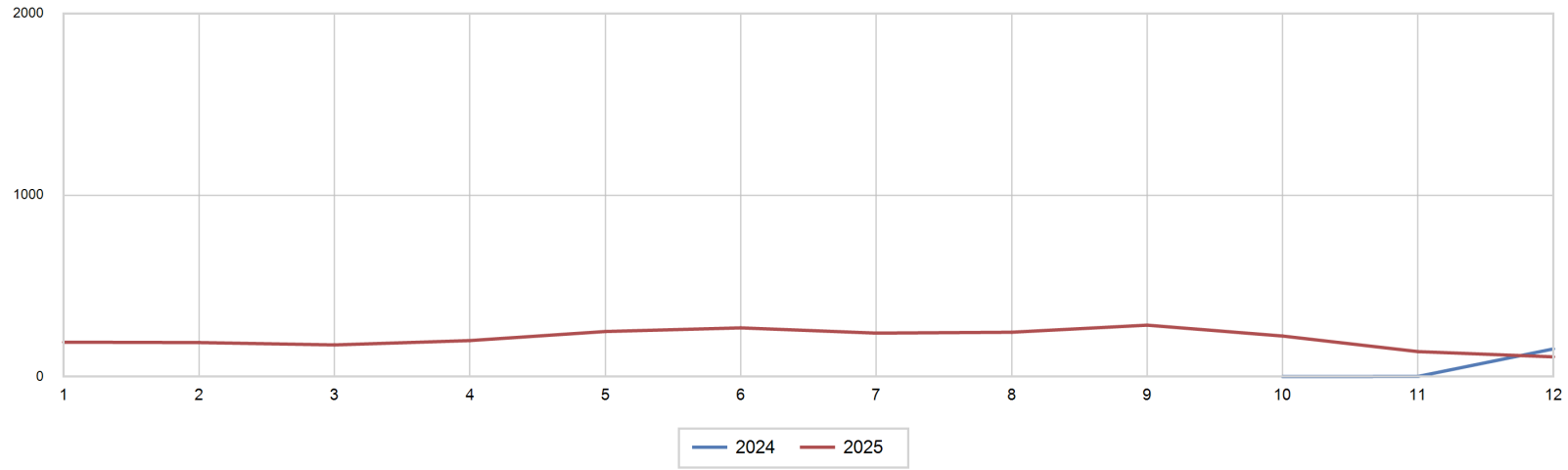
		Permits YoY	
Permit Type	**Sub Category**	**2024**	**2025**
Commercial	Addition (C)		1
	Addition/Remodel (C)		4
	Alcohol (C)		11
	Certificate of Occupancy (C)		18
	Commercial New	1	39
	Credit Business (Pay Day Loan) (C)	1	2
	Demolition (C)		5
	Driveway Culvert Pipe Permit (C)		1
	Driveway Flatwork Permit (C)		6
	Driveway Flatwork Permit (R)		1
	Electrical (C)	1	15
	Fence (C)		2
	Fire Prevention (C)		17
	Game Room Permit (C)		2
	Garage Sale (C)		1
	Irrigation (C)	1	1
	Mechanical (C)	1	15
	Mobile Home Registration (C)		2
	Mobile Vending Unit (C)		5
	Not Set		3

		Permits YoY	
Permit Type	**Sub Category**	**2024**	**2025**
Commercial	Plumbing (C)	2	34
	Remodel (C)		4
	Retail Food (C)	8	125
	Sign (C)		19
	Special Event Permit (C)		1
	Temporary Food Service (C)	2	45
	Utility Right of Way (C)		39
Total Commercial		**17**	**418**
Not Set	Not Set	1	4
Total Not Set		**1**	**4**
Residential	1 and 2 Family Residential (R)	24	223
	Addition/Remodel(R)		2
	Animal (R)		3
	Certificate of Occupancy (R)		47
	Demolition (R)	1	2
	Driveway Culvert Pipe Permit (R)		10
	Driveway Flatwork Permit (R)	3	48
	Electrical (C)		1
	Electrical (R)	26	484
	Fence (R)	6	55
	Fire Prevention (R)		2
	Garage Sale (C)		3
	Garage Sale (R)	5	255
	Irrigation (R)		28
	Mechanical (R)	28	281
	Mobile Home Registration (R)		4
	Not Set	1	3
	Plumbing (C)		1
	Plumbing (R)	44	420
	Remodel (R)		5
	Residential New (R)		207
	Swimming Pool/Hot Tub (R)		11
	Utility Right of Way (R)	1	5

		Permits YoY	
Permit Type	Sub Category	2024	2025
Total Residential		139	2,100
Total		157	2,522

BUILDING OFFICIAL'S MONTHLY REPORT | December, 2025 | PERMITS ISSUED

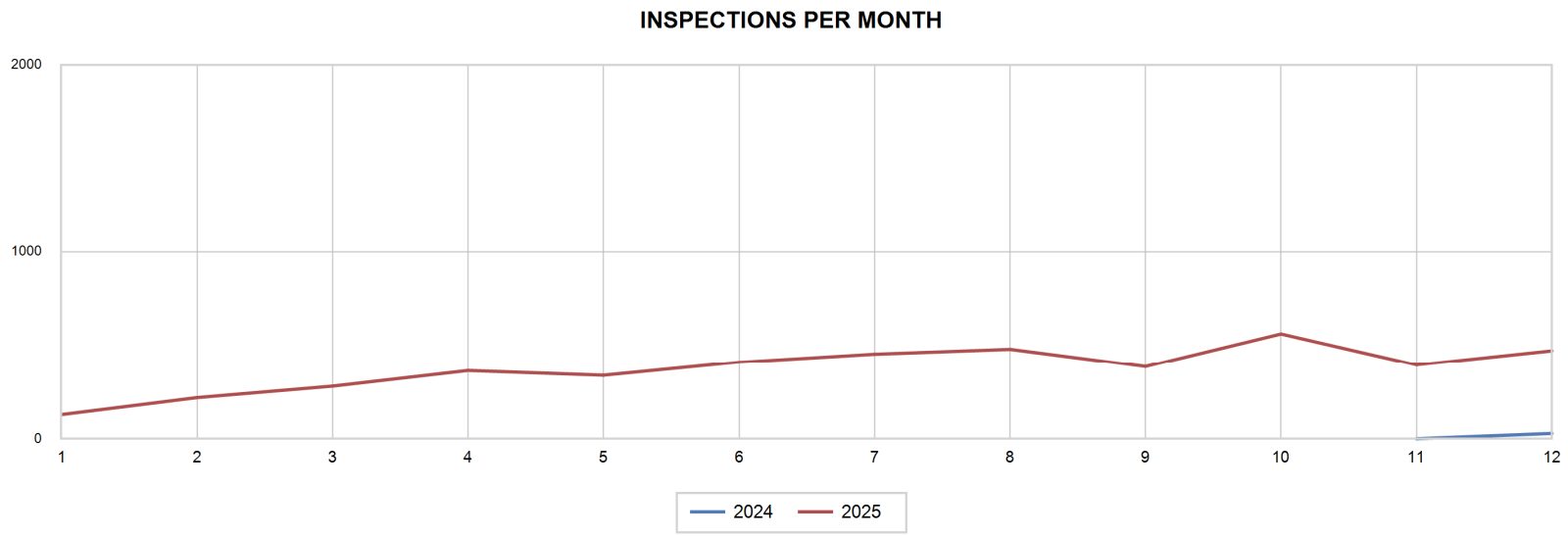
PERMITS ISSUED PER MONTH



DATA FOR PERMITS ISSUED PER MONTH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	0	0	0	0	0	0	1	2	154
2025	191	189	176	200	250	270	241	246	285	225	139	110

BUILDING OFFICIAL'S MONTHLY REPORT | December, 2025 | PERMITS ISSUED



DATA FOR INSPECTIONS PER MONTH

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	0	0	0	0	0	0	0	0	0	0	2	30
2025	130	220	281	364	339	410	454	480	386	562	395	472

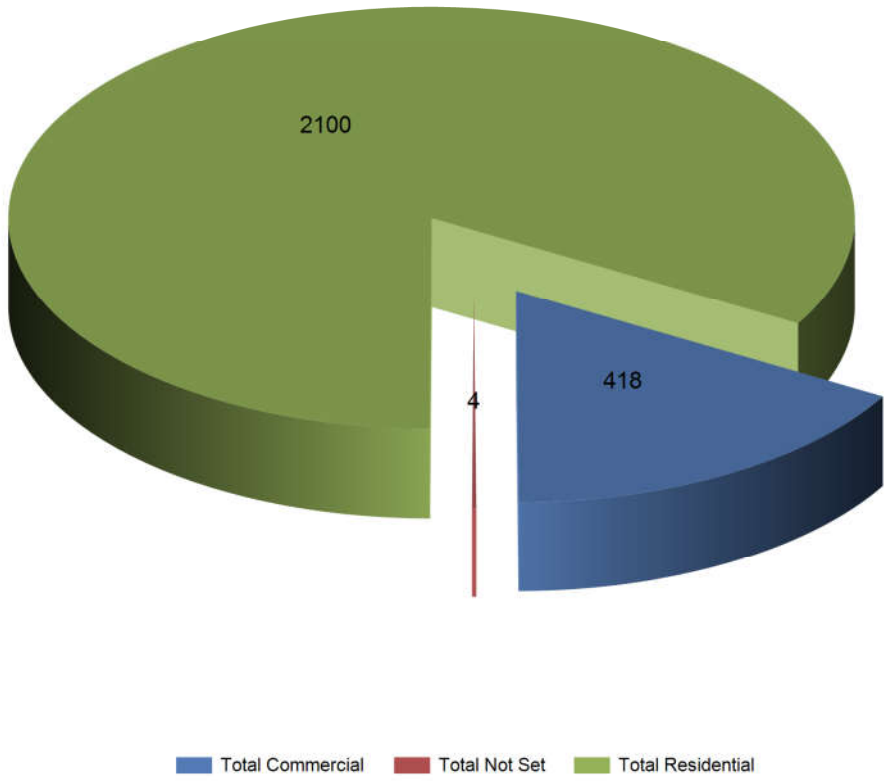
BUILDING OFFICIAL'S MONTHLY REPORT | December, 2025 | PERMITS ISSUED

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Totals*
COMMERCIAL													
Addition (C)	0	0	0	1	0	0	0	0	0	0	0	0	***1***
Addition/Remodel (C)	0	2	0	1	0	0	1	0	0	0	0	0	***4***
Alcohol (C)	1	2	4	2	0	0	0	0	1	1	0	0	***11***
Certificate of Occupancy (C)	3	1	0	2	0	2	1	4	1	1	1	2	***18***
Commercial New	4	2	1	0	2	3	3	4	5	8	3	4	***39***
Credit Business (Pay Day Loan) (C)	0	0	0	1	0	0	0	0	0	1	0	0	***2***

BUILDING OFFICIAL'S MONTHLY REPORT	December, 2025									PERMITS ISSUED			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Totals*
Demolition (C)	0	0	0	0	1	2	0	0	1	0	0	1	***5***
Driveway Culvert Pipe Permit (C)	0	0	0	0	0	0	0	0	0	1	0	0	***1***
Driveway Flatwork Permit (C)	0	2	0	1	0	1	0	1	0	1	0	0	***6***
Driveway Flatwork Permit (R)	0	0	0	0	0	0	0	0	0	0	0	1	***1***
Electrical (C)	3	0	3	1	0	2	1	0	0	0	3	2	***15***
Fence (C)	0	0	0	1	0	0	0	0	0	1	0	0	***2***
Fire Prevention (C)	2	3	1	2	0	1	1	0	4	1	2	0	***17***
Game Room Permit (C)	0	0	0	0	0	0	0	1	1	0	0	0	***2***
Garage Sale (C)	0	0	0	0	0	0	0	0	0	1	0	0	***1***
Irrigation (C)	0	0	0	0	0	0	0	0	0	0	1	0	***1***
Mechanical (C)	0	2	1	1	3	0	2	1	1	0	3	1	***15***
Mobile Home Registration (C)	2	0	0	0	0	0	0	0	0	0	0	0	***2***
Mobile Vending Unit (C)	0	0	0	1	0	0	1	0	0	2	0	1	***5***
Plumbing (C)	1	2	0	1	4	19	0	1	2	1	2	1	***34***
Remodel (C)	0	2	0	0	0	0	2	0	0	0	0	0	***4***
Retail Food (C)	14	10	8	14	16	8	8	4	11	5	8	19	***125***
Sign (C)	2	4	4	2	0	2	1	2	0	0	2	0	***19***
Special Event Permit (C)	0	0	0	0	0	0	0	0	0	1	0	0	***1***
Temporary Food Service (C)	0	3	1	1	1	6	5	4	13	6	3	2	***45***
Utility Right of Way (C)	0	2	3	0	1	6	3	9	4	4	4	3	***39***
Not Set	0	0	1	0	0	0	0	1	0	1	0	0	***3***
Total Commercial	**32**	**37**	**27**	**32**	**28**	**52**	**29**	**32**	**44**	**36**	**32**	**37**	***418***
RESIDENTIAL													
1 and 2 Family Residential (R)	44	17	20	17	19	10	16	21	16	20	14	9	***223***
Addition/Remodel(R)	0	1	0	0	0	0	1	0	0	0	0	0	***2***
Animal (R)	1	1	0	0	0	0	0	0	1	0	0	0	***3***
Certificate of Occupancy (R)	1	0	0	0	0	0	2	12	30	2	0	0	***47***
Demolition (R)	0	0	0	0	0	0	0	0	0	1	0	1	***2***
Driveway Culvert Pipe Permit (R)	0	0	0	0	1	1	2	1	1	2	2	0	***10***

BUILDING OFFICIAL'S MONTHLY REPORT	December, 2025	PERMITS ISSUED

PERMITS ISSUED



GRAPH DATA

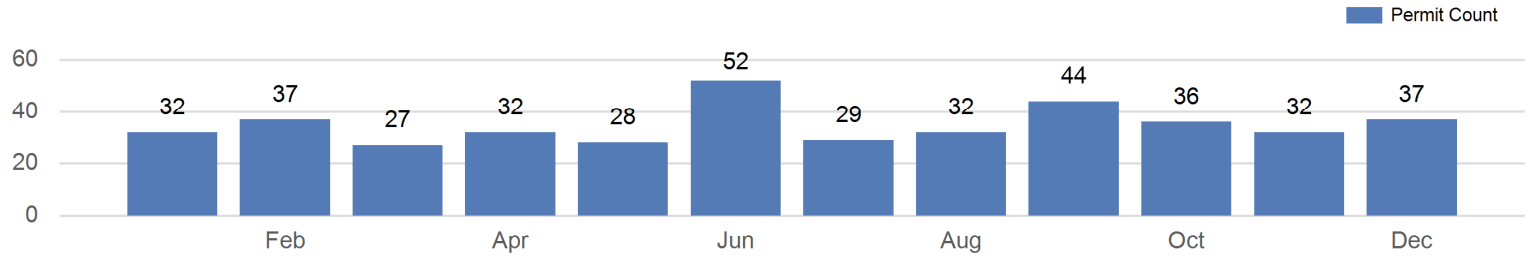
Total Commercial	418
Total Not Set	4
Total Residential	2,100
TOTAL	**2,522**

BUILDING OFFICIAL'S MONTHLY REPORT December, 2025 PERMITS ISSUED

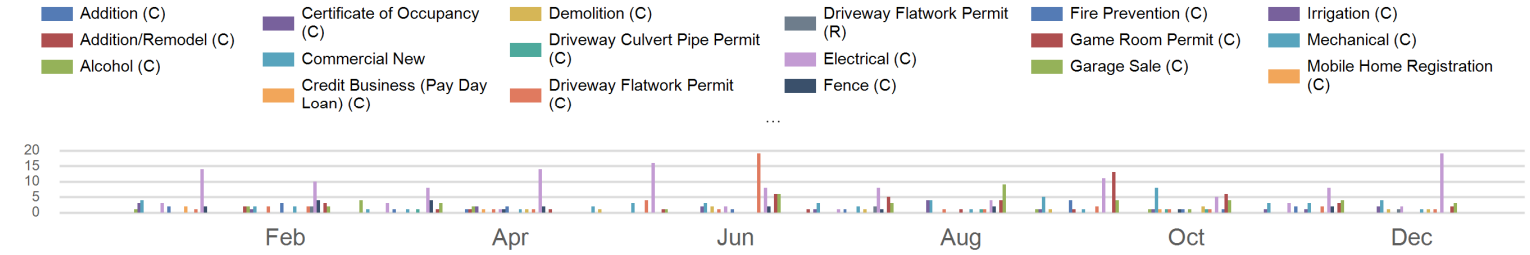
BUILDING OFFICIAL'S MONTHLY REPORT	December, 2025									PERMITS ISSUED			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Totals*
Driveway Flatwork Permit (R)	3	5	5	7	7	3	7	1	3	4	1	2	***48***
Electrical (C)	0	0	0	0	0	0	0	0	1	0	0	0	***1***
Electrical (R)	45	42	30	41	69	58	41	60	42	26	16	14	***484***
Fence (R)	8	7	6	9	3	6	6	1	1	2	4	2	***55***
Fire Prevention (R)	0	0	0	0	0	0	0	1	0	0	1	0	***2***
Garage Sale (C)	0	0	0	0	0	0	0	2	0	0	1	0	***3***
Garage Sale (R)	6	4	18	20	32	27	20	24	26	36	32	10	***255***
Irrigation (R)	0	1	0	0	0	1	0	1	5	6	5	9	***28***
Mechanical (R)	24	26	23	25	21	23	37	19	52	28	3	0	***281***
Mobile Home Registration (R)	0	0	3	0	0	0	0	0	0	1	0	0	***4***
Plumbing (C)	0	0	0	0	1	0	0	0	0	0	0	0	***1***
Plumbing (R)	21	41	31	38	54	67	37	45	38	25	12	11	***420***
Remodel (R)	0	0	0	0	1	1	1	0	0	1	1	0	***5***
Residential New (R)	3	5	8	11	11	19	40	24	23	34	15	14	***207***
Swimming Pool/Hot Tub (R)	1	1	0	0	2	1	1	1	2	1	0	1	***11***
Utility Right of Way (R)	0	1	2	0	0	0	1	1	0	0	0	0	***5***
Not Set	0	0	1	0	1	1	0	0	0	0	0	0	***3***
Total Residential	**157**	**152**	**147**	**168**	**222**	**218**	**212**	**214**	**241**	**189**	**107**	**73**	***2,100***
NOT SET													
Not Set	2	0	2	0	0	0	0	0	0	0	0	0	***4***
Total Not Set	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***4***
GRAND TOTALS	**191**	**189**	**176**	**200**	**250**	**270**	**241**	**246**	**285**	**225**	**139**	**110**	***2,522***

BUILDING OFFICIAL'S MONTHLY REPORT December, 2025 PERMITS ISSUED

Total Commercial By Month



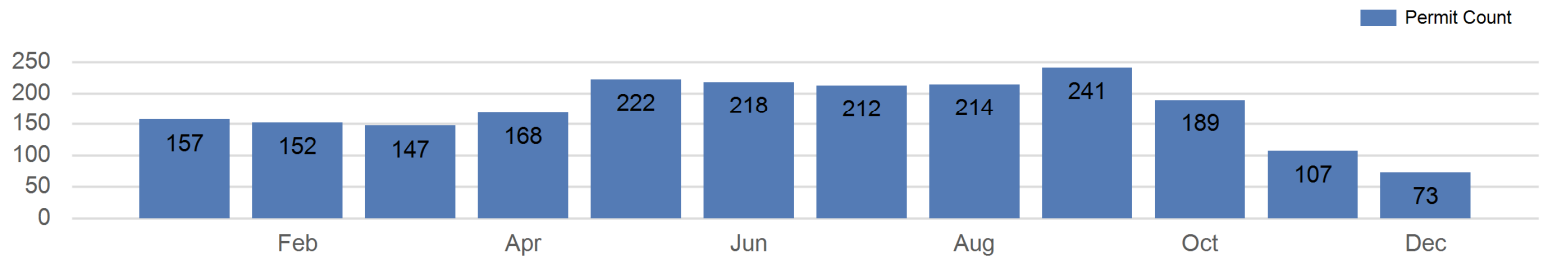
Total Commercial Per Sub Category By Month



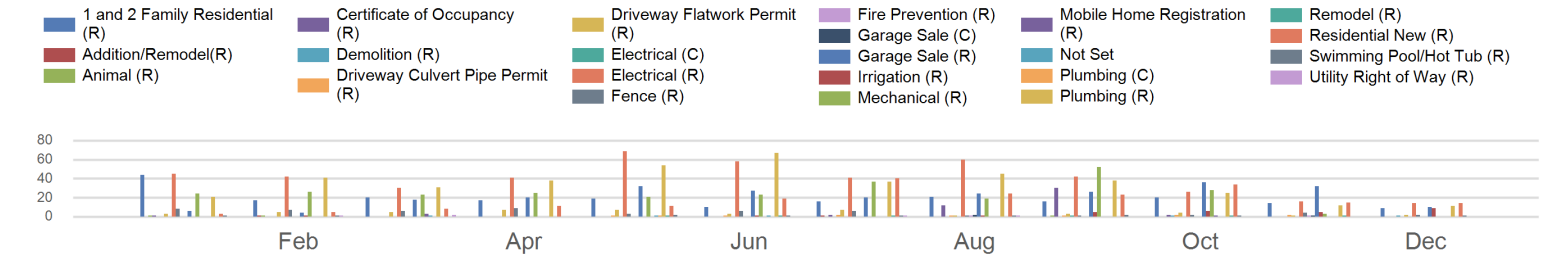
Total Engineering By Month

No Data Available

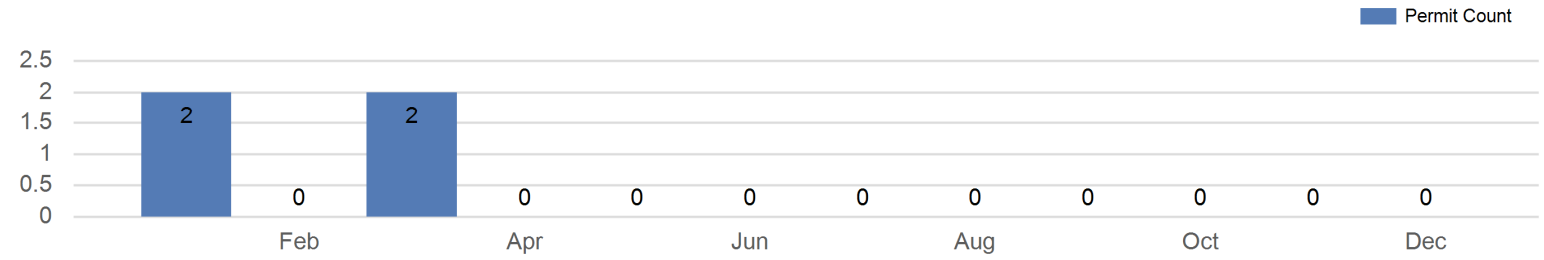
Total Residential By Month



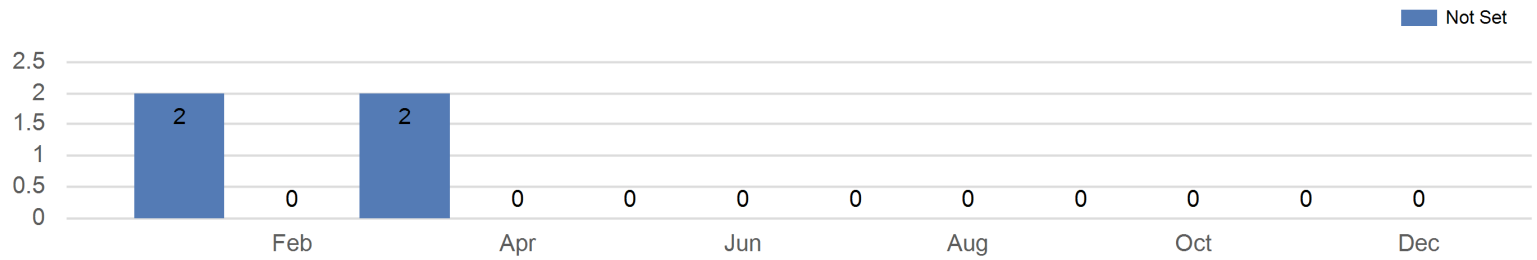
Total Residential Per Sub Category By Month



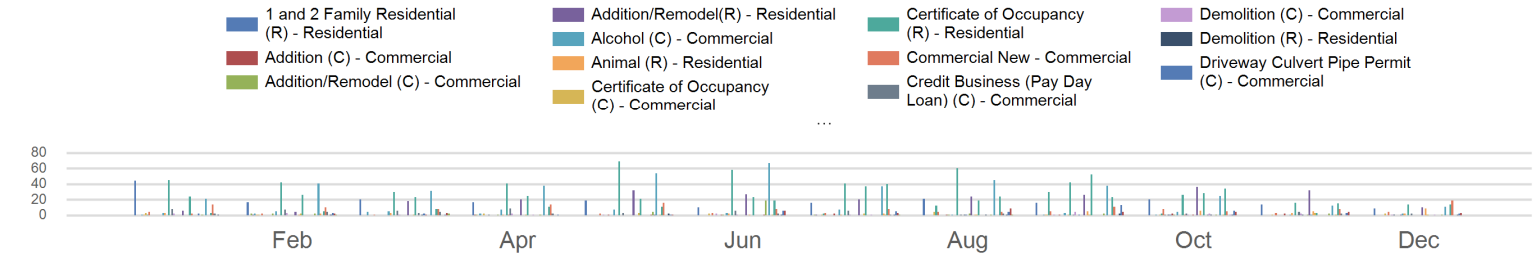
Total Not Set By Month



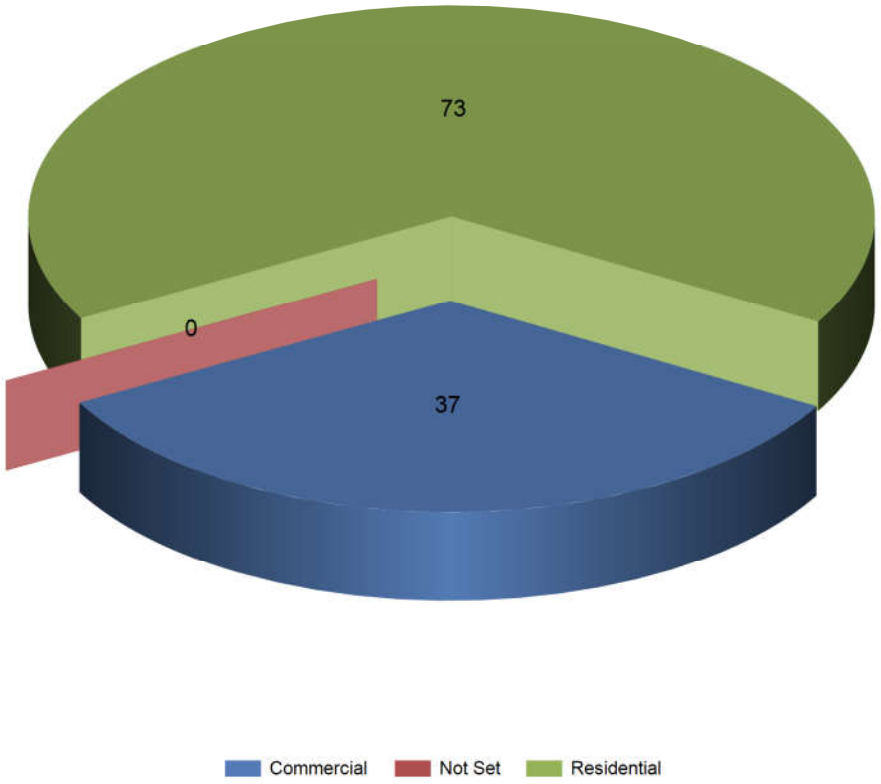
Total Not Set Per Sub Category By Month



Total Category and Sub category By Month



PERMITS ISSUED For Month



GRAPH DATA

Total Commercial	37
Total Not Set	0
Total Residential	73
TOTAL	**110**

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
Commercial										
2024-244	12/3/2025		2905 N VELASCO ST, Angleton, TX 77515	$0.00	ANNAUL HEALTH PERMIT	12/27/2024	12/3/2025	0.00	12/27/2024	$300.00
2025-2511	12/9/2025		1201 N VELASCO ST, Angleton, TX 77515	$0.00	FOOD PERMIT RENEWAL	10/28/2025	12/9/2025	0.00	10/29/2025	$300.00
2025-2527	12/16/2025		2440 N VELASCO ST, Angleton, TX 77515	$0.00	ANNUAL PERMIT		12/16/2025	0.00	10/31/2025	$350.00
2025-2555	12/1/2025		2517 N VELASCO ST, Angleton, TX 77515	$0.00	ANNUAL PERMIT		11/6/2025	0.00	11/4/2025	$400.00
2025-2568	12/2/2025		116 N VELASCO, ANGLETON, TX 77515	$0.00	RETAIL HEALTH PERMIT RENEWAL	11/5/2025	12/2/2025	0.00	11/5/2025	$300.00
2025-2569	12/2/2025		116 N VELASCO, ANGLETON, TX 77515	$0.00	RETAIL FOOD PERMIT	11/5/2025	12/2/2025	0.00	11/5/2025	$250.00
2025-2630	12/16/2025		621 W MULBERRY, Angleton, TX 77515	$0.00	RENEWAL OF FOOD PERMIT	11/17/2025	12/16/2025	0.00	11/18/2025	$250.00
2025-2659	12/2/2025		921 N VELASCO ST, Angleton, TX 77515	$0.00	RETAIL HEALTH FOOD RENEWAL	11/21/2025	12/2/2025	0.00	11/21/2025	$250.00
2025-2671	12/4/2025		1601 E HENDERSON RD, Angleton, TX 77515	$0.00	SHED			0.00	11/25/2025	$130.00
2025-2679	12/2/2025	ANSCO & ASSOCIATES, LLC	2620 S VELASCO ST, ANGLETON, TX 77515	$0.00	AT&T PROPOSES TO PLACE A TOTAL OF 9766' OF AERIAL AND BURIED FIBER OPTIC CABLE AT PROPOSED HANDHOLE LOCATED 2202' SOUTH OF IDEN RD C/L.	11/26/2025	12/2/2025	0.00	12/1/2025	$0.00
2025-2680	12/1/2025		1900 N DOWNING, ANGLETON, TX 77515	$0.00	INSTALL 15' X 30' CONCRETE SLAB FOR GENERATOR TO SIT ON.	12/1/2025		0.00	12/1/2025	$330.00
2025-2681	12/1/2025	Kenns Plumbing Inc	1900 N Downing, Angleton, TX 77515	$0.00	gas line for generator	12/1/2025		0.00	12/1/2025	$0.00
2025-2684	12/8/2025	Angleton Seafood Restaurant	201 W MYRTLE ST, Angleton, TX 77515	$2,000.00	Building of a bar to serve alcoholic mixed beverages as well as beer and wine. I have spoken to Kyle and he said that I need to apply for a bar building permit.	12/2/2025		0.00	12/2/2025	$50.00
2025-2689	12/8/2025		209 E MULBERRY ST, ANGLETON, TX 77515	$0.00	RETAIL HEALTH FOOD RENEWAL	12/2/2025		0.00	12/3/2025	$250.00
2025-2693	12/11/2025	Davis Home Construction	620 W Mulberry, Angleton, TX 77515	$50,000.00	Interior Build out for Coffee Shop	12/3/2025		0.00	12/4/2025	$290.00
2025-2702	12/5/2025		709 Kelly Blvd Angleton Soccer complex, Angleton, TX 77515	$0.00	Event:: soccer tournament Start Date of Event: 12/6/2025 End Date of Event: 12/7/2025	12/5/2025	12/5/2025	0.00	12/5/2025	$40.00
2025-2703	12/8/2025		1242 E MULBERRY ST HWY 35, Angleton, TX 77515	$0.00	DEMO OLD BUILDING BEHIND DOMINOS			0.00	12/8/2025	$0.00
2025-2706	12/17/2025		3601 Galaznik Rd, angleton, TX 77515	$0.00	Machine shop/office space - Tenant / Lease Space	12/5/2025		0.00	12/8/2025	$50.00

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2025-2709	12/17/2025		135 1/2 E. Hospital Dr, Angleton, TX 77573, TX 77573	$0.00	FOOD SERVICE ESTABLISHMENT	12/8/2025	12/17/2025	0.00	12/8/2025	$250.00
2025-2713	12/9/2025		1021 S. Velasco St, Angleton, TX 77515	$0.00	Food License Permit - ANNUAL	12/9/2025	12/9/2025	0.00	12/9/2025	$0.00
2025-2717	12/23/2025		1809 N VELASCO ST, Angleton, TX 77515	$0.00	RETAIL HEALTH FOOD RENEWAL	12/10/2025	12/23/2025	0.00	12/10/2025	$200.00
2025-2728	12/15/2025		700 E HENDERSON, ANGLETON, TX 77515	$0.00	RENEWAL OF ANNUAL HEALTH PERMIT			0.00	12/15/2025	$300.00
2025-2744	12/17/2025		700 WESTERN AVE, Angleton, TX 77515	$0.00	Move overhead 200 amp meter loop service to underground 200 amp meter loop service.	12/15/2025		0.00	12/16/2025	$72.50
2025-2745	12/17/2025	CABLETEX COMMUNICATION LLC	301 CANNAN DR, ANGLETON, TX 77515	$0.00	AT&T PROPOSES TO PLACE A TOTAL OF 1885' OF BURIED FIBER OPTIC CABLE IN HDPE INNERDUCT CONDUIT.	12/15/2025	12/17/2025	0.00	12/16/2025	$0.00
2025-2746	12/16/2025		2046 E Mulberry St, Angleton, TX 77515	$0.00	Meter Loop post	12/16/2025		0.00	12/16/2025	$0.00
2025-2750	12/11/2025		651 W MILLER, Angleton, TX 77515	$0.00	ANNUAL HEALTH PERMIT			0.00	12/17/2025	$0.00
2025-2751	12/18/2025		234 S Arcola St, Angleton, TX 77515	$0.00	Event: Peach Street Farmers Market Start Date of Event: 12/20/2025 End Date of Event: 12/20/2025	12/16/2025	12/18/2025	0.00	12/17/2025	$40.00
2025-2759	12/19/2025		121 W MYRTLE ST, ANGLETON, TX 77515	$0.00	LEASE RETAIL SPACE INSIDE WAR ROOM FOR RETAIL FOOD BUSINESS	12/19/2025		0.00	12/19/2025	$200.00
2025-2761	12/22/2025	Nextech	1025 S VELASCO, ANGLETON, TX 77515	$0.00	Replacement - AC change out of (4) 6 Ton HVAC units	12/19/2025		0.00	12/19/2025	$60.00
2025-2762	12/29/2025		70 Ranch House Loop, Angleton, TX 77515	$0.00	Gas maintenance work - open cut to sidewalk to repair gas leak - sidewalk pavement repairs needed - see sketch	12/19/2025	12/29/2025	0.00	12/19/2025	$0.00
2025-2763	12/19/2025		1025 S VELASCO, Angleton, TX 77515	$0.00	ANNUAL			0.00	12/19/2025	$300.00
2025-2765	12/22/2025	Glass Container Homes LLC	N Downing Street, Angleton, TX 77515	$150,000.00	A 960 ft.² office building, with a 640 square-foot concrete walkway, and a 3000 square-foot gravel parking area.	12/22/2025		0.00	12/22/2025	$0.00
2025-2774	12/23/2025		1341 E MULBERRY ST HWY 35, Angleton, TX 77515	$0.00	annual	12/23/2025		0.00	12/23/2025	$250.00
2025-2780	12/30/2025		1107 N Velasco St, Angleton, TX 77515	$0.00	CO PERMIT	12/23/2025		0.00	12/30/2025	$80.00
2025-692	12/1/2025		1809 N VELASCO ST, Angleton, TX 77515	$0.00	RENEWAL OF RETAIL FOOD PERMIT	3/25/2025		0.00	3/25/2025	$250.00
2025-990	12/1/2025		1039 S VELASCO ST, Angleton, TX 77515	$0.00	HEALTH	5/2/2025	11/6/2025	0.00	5/2/2025	$200.00
2025-2637	12/15/2025		720 Greystone Lane, Angleton, TX 77515	$0.00	NEW HOME BUILD	11/18/2025		0.00	11/19/2025	$1,313.50
2025-2638	12/15/2025	Adams Homes	724 Greystone Lane, Angleton, TX 77515	$0.00	NEW HOME BUILD	11/18/2025		0.00	11/19/2025	$1

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2025-2640	12/15/2025	Adams Homes	436 Bryan Way, Angleton, TX 77515	$0.00	NEW HOME BUILD	11/18/2025		0.00	11/19/2025	$895.00
2025-2642	12/15/2025	Adams Homes	19 Greenbriar Loop, Angleton, TX 77515	$0.00	NEW HOME BUILD	11/18/2025		0.00	11/19/2025	$749.00
2025-2668	12/10/2025	Castlerock Communities LLC	1939 Middle Pass Lane, Angleton, TX 77515	$0.00	NH PERMIT	1/2/2026		2,474.00	11/25/2025	$1,664.50
2025-2668	12/10/2025	Castlerock Communities LLC	1939 Middle Pass Lane, Angleton, TX 77515	$0.00	NH PERMIT	12/9/2025		2,474.00	11/25/2025	$1,664.50
2025-2668	12/10/2025	Castlerock Communities LLC	1939 Middle Pass Lane, Angleton, TX 77515	$0.00	NH PERMIT	12/3/2025		2,474.00	11/25/2025	$1,664.50
2025-2668	12/10/2025	Castlerock Communities LLC	1939 Middle Pass Lane, Angleton, TX 77515	$0.00	NH PERMIT	11/25/2025		2,474.00	11/25/2025	$1,664.50
2025-2677	12/2/2025	Renewal By Andersen	1309 CLOVER DR, Angleton, TX 77515	$0.00	WINDOWS PERMIT	11/26/2025		0.00	11/26/2025	$45.00
2025-2682	12/2/2025		809 N MORGAN ST, Angleton, TX 77515	$0.00	GS	12/2/2025	12/2/2025	0.00	12/2/2025	$5.00
2025-2683	12/3/2025	Renewal By Andersen	717 PRAIRIE LN, Angleton, TX 77515	$0.00	remove and replace 6 windows high impact upgrade - like for like (no structural changes)	12/2/2025		0.00	12/2/2025	$60.00
2025-2685	12/2/2025		216 LAURA LEIGH LN, ANGLETON, TX 77515	$0.00	GARAGE SALE		12/2/2025	0.00	12/2/2025	$5.00
2025-2687	12/2/2025		416 N Tinsley St, Angleton, TX 77515	$0.00	Gas test final. Ready for inspection	12/2/2025		0.00	12/2/2025	$57.50
2025-2690	12/4/2025		149 HOUSTON ST, Angleton, TX 77515	$0.00	GARAGE SALE	12/3/2025		0.00	12/4/2025	$0.00
2025-2691	12/4/2025	Sierra Foundation Repair	704 E PLUM ST, Angleton, TX 77515	$0.00	FOUNDATION REPAIR	12/3/2025		0.00	12/4/2025	$105.00
2025-2692	12/5/2025	Home Depot USA Inc	911 Miller St, Angleton, TX 77515	$0.00	Install (4) replacement windows, same size as existing, strictly replacements, no change to egress	12/3/2025		0.00	12/4/2025	$50.00
2025-2694	12/5/2025	Home Depot USA Inc	26 WAGON LANE LOOP, Angleton, TX 77515	$0.00	Install (4) replacement windows, same size as existing, strictly replacements no change to egress.	12/3/2025		0.00	12/4/2025	$50.00
2025-2695	12/4/2025		1117 N VALDERAS ST, Angleton, TX 77515	$0.00	Placing a 20x8 shipping container in the backyard for storage	12/3/2025		0.00	12/4/2025	$78.00
2025-2696	12/5/2025		805 S MORGAN ST, Angleton, TX 77515	$0.00	To add a tap. Mobile home will be there	12/4/2025		0.00	12/5/2025	$0.00
2025-2697	12/5/2025		606 W PEACH ST, Angleton, TX 77515	$0.00	Replace a broken weather head, no re-wiring.	12/4/2025		0.00	12/5/2025	$0.00

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2025-2698	12/5/2025		811 W MILLER ST, Angleton, TX 77515	$0.00	Demolish Residential Structure that has suffered severe damage from a tree fall, residential structure has been abandoned for several years and is deemed unfit for habitation Details as follows; Wooden House 100% False brick veneer in front Power disconnected Water disconnected No overhead lines No asbestos	12/4/2025		0.00	12/5/2025	$0.00
2025-2699	12/5/2025		2828 N REMINGTON DR, ANGLETON, TX 77515	$0.00	GARAGE SALE	12/4/2025	12/5/2025	0.00	12/5/2025	$5.00
2025-2700	12/8/2025		601 S REMINGTON DR, Angleton, TX 77515	$0.00	GARAGE SALE 12/11/2025 - PERMIT VALID FOR 3 DAYS 12/11/2025 THRU 12/13/2025	12/5/2025	12/8/2025	0.00	12/5/2025	$5.00
2025-2701	12/5/2025		606 West Peach St., Angleton, TX 77515	$0.00	Replacing weather head.	12/5/2025		0.00	12/5/2025	$57.50
2025-2704	12/8/2025		252 Orchard Laurel Dr, Angelton, TX 77515	$0.00	Install electrical wiring, outlets, switches and fixtures in new construction homes.	12/5/2025		0.00	12/8/2025	$0.00
2025-2707	12/8/2025		2 WALNUT PL, Angleton, TX 77515	$0.00	I recently pulled a permit for the engineered pole barn and now will need to get one for the concrete for the parking and new drive.	12/8/2025		0.00	12/8/2025	$55.00
2025-2708	12/8/2025		820 Higgins St, Angleton, TX 77515	$0.00	Install driveway from Higgins St to the back of the existing shop. Then add concrete between the two existing shops and slabs in front of the walk-in doorways of both buildings	12/8/2025		0.00	12/8/2025	$55.00
2025-2710	12/9/2025		1221 San Felipe st, Angleton , TX 77515	$0.00	GARAGE SALE	12/8/2025	12/9/2025	0.00	12/9/2025	$5.00
2025-2711	12/9/2025		409 N PARRISH ST, Angleton, TX 77515	$0.00	Sewer Line Replacement	12/9/2025		0.00	12/9/2025	$57.50
2025-2712	12/9/2025		1712 N VELASCO ST, ANGLETON, TX 77515	$0.00	replace damage wireway	12/9/2025		0.00	12/9/2025	$57.50
2025-2714	12/9/2025		5 LASSO CT, ANGLETON, TX 77515	$0.00	Gas Test	12/9/2025		0.00	12/9/2025	$57.50
2025-2715	12/9/2025	D-Square Foundation Repair	1216 San Felipe, Angleton, TX 77515	$0.00	REPAIR FOUNDATION	12/9/2025		0.00	12/9/2025	$0.00
2025-2718	12/17/2025	Premier Pools and Spas	705 RUSTIC OAKS DR, Angleton, TX 77515	$0.00	New residential Inground swimming pool and Spa	12/10/2025		0.00	12/10/2025	$65.00
2025-2720	12/17/2025		1108 Rosewood Ln., Angleton, TX 77515	$0.00	Replace approximate;y 111 ft of 6'6" 3 rail wood privacy fence with 1x6 treated rot board, cedar pickets and (1) 5 ft walk gate	12/11/2025	12/17/2025	0.00	12/11/2025	$70.00
2025-2721	12/11/2025		1124 Cemetery Rd, Angleton, TX 77515	$0.00	GARAGE SALE	12/11/2025	12/11/2025	0.00	12/11/2025	$5.00

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2025-2722	12/15/2025		209 N COLUMBIA ST, Angleton, TX 77515	$0.00	I recently bought the home around 2 months ago, home inspection found breaker box panel needed to be updated. For my own peace of mind to ensure my home is safe from any hazard, New electrical breaker box, breakers and conduit is to be installed	12/15/2025	12/16/2025	0.00	12/15/2025	$57.50
2025-2723	12/11/2025		153 PACIFIC ST, ANGLETON, TX 77515	$0.00	GARAGE SALE		12/15/2025	0.00	12/15/2025	$5.00
2025-2724	12/15/2025		312 E Phillips Road, Angleton, TX 77515	$0.00	Install sewer line	12/11/2025		0.00	12/15/2025	$57.50
2025-2725	12/15/2025		312 E PHILLIPS RD, Angleton, TX 77515	$0.00	Install Sewer line	12/11/2025		0.00	12/15/2025	$57.50
2025-2726	12/15/2025		312 E PHILLIPS RD, Angleton, TX 77515	$0.00	Install sewer line	12/11/2025		0.00	12/15/2025	$57.50
2025-2727	12/15/2025		312 E PHILLIPS RD, Angleton, TX 77515	$0.00	Install sewer line	12/11/2025		0.00	12/15/2025	$57.50
2025-2729	12/17/2025		3602 ATLAS POINT LN, ANGLETON, TX 77515	$0.00	INSTALL LAWN SPRINKLER SYSTEM	12/15/2025	12/29/2025	0.00	12/15/2025	$70.00
2025-2730	12/17/2025		1919 stargazer ln, angletohn, TX 77515	$0.00	install lawn sprinkler system	12/15/2025	12/18/2025	0.00	12/15/2025	$70.00
2025-2731	12/17/2025		1926 stargazer ln, angleton, TX 77515	$0.00	install lawn sprinkler system	12/15/2025	12/29/2025	0.00	12/15/2025	$70.00
2025-2732	12/17/2025		109 Bayou Bend Blvd, Angleton , TX 77515	$0.00	INSTALL IRRIGATION SYSTEM	12/11/2025		0.00	12/15/2025	$70.00
2025-2733	12/17/2025		129 Bayou Bend Blvd., Katy , TX 77493	$0.00	INSTALL IRRIGATION SYSTEM	12/11/2025		0.00	12/15/2025	$70.00
2025-2734	12/16/2025		805 S MORGAN ST, Angleton, TX 77515	$0.00	Install 200amp temp power pole	12/11/2025		0.00	12/16/2025	$57.50
2025-2735	12/16/2025		112 BAYOU BEND CT, Angleton, TX 77515	$0.00	New Electrical Residential Construction.	12/11/2025		0.00	12/16/2025	$123.00
2025-2736	12/16/2025		117 BAYOU BEND CT, Angleton, TX 77515	$0.00	New Residential Electrical Construction	12/11/2025		0.00	12/16/2025	$132.00
2025-2737	12/17/2025		149 BAYOU BEND BLVD, Angleton, TX 77515	$0.00	IRRIGATION SYSTEM INSTALL	12/11/2025		0.00	12/16/2025	$70.00
2025-2738	12/17/2025		3635 ATLAS POINT LN, ANGELTON , TX 77515	$0.00	INSTALL IRRIGATION SYSTEM	12/16/2025		0.00	12/16/2025	$70.00
2025-2739	12/17/2025		3639 ATLAS POINT LN, ANGELTON , TX 77515	$0.00	INSTALL IRRIGATION SYSTEM	12/16/2025		0.00	12/16/2025	$70.00
2025-2740	12/17/2025		3544 Atlas Point, Angelton , TX 77515	$0.00	INSTALL IRRIGATION SYSTEM	12/16/2025		0.00	12/16/2025	$70.00
2025-2741	12/17/2025		112 Bayou Bend Court, Angleton, TX 77515	$0.00	new residential plumbing construction	12/12/2025		0.00	12/16/2025	$152.00
2025-2743	12/17/2025		117 Bayou Bend Court, Angleton, TX 77515	$0.00	new residential plumbing construction	12/12/2025		0.00	12/16/2025	$124.50
2025-2747	12/17/2025		830 Oak Ridge Dr, Angleton, TX 77515	$0.00	Constructing a new cedar picket fence to enclose side and back yard.	12/16/2025	12/17/2025	0.00	12/16/2025	$70.00

City of Angleton December 2025 Permit Report

Permit #	Issued Date	Contractor Business Name	Work Location	Valuation	Detailed Description of Project	Application Date	Final Date	Square Footage	Project Creation Date	Fees Paid
2025-2753	12/18/2025		1012 W MULBERRY ST, Angleton, TX 77515	$0.00	GARAGE SALE	12/17/2025	12/18/2025	0.00	12/17/2025	$5.00
2025-2754	12/18/2025		108 HOUSTON ST, Angleton, TX 77515	$0.00	Replace meter base can to proper TNMP standards.	12/18/2025		0.00	12/18/2025	$57.50
2025-2755	12/29/2025	Century Communities	324 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/18/2025		0.00	12/19/2025	$1,294.50
2025-2756	12/29/2025	Century Communities	322 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/18/2025		0.00	12/19/2025	$1,341.00
2025-2757	12/29/2025	Century Communities	320 Amy Dr, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/18/2025		0.00	12/19/2025	$1,311.00
2025-2758	12/29/2025	Century Communities	318 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/19/2025		0.00	12/19/2025	$1,341.00
2025-2764	12/29/2025	Century Communities	300 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/19/2025		0.00	12/22/2025	$1,341.00
2025-2766	12/29/2025	ELITE ROOFING LLC	31 Texian Trail S, Angleton, TX 77515	$0.00	Residential re-roof using GAF asphalt composition shingles	12/19/2025		0.00	12/22/2025	$90.00
2025-2767	12/29/2025	Century Communities	308 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/19/2025		0.00	12/22/2025	$1,114.50
2025-2768	12/29/2025	Century Communities	310 Amy St, Angleton, TX 77515	$0.00	NEW HOME BUILD	12/19/2025		0.00	12/22/2025	$793.50
2025-2769	12/23/2025		2125 E MULBERRY ST HWY 35, Angleton, TX 77515	$0.00	Repair damaged electrical service rack	12/22/2025		0.00	12/23/2025	$57.50
2025-2770	12/23/2025		3526 Cardinal Pointe Dr, Angelton, TX 77515	$0.00	Install electrical wiring, outlets, switches and fixtures in new construction homes.	12/22/2025		0.00	12/23/2025	$112.50
2025-2771	12/23/2025		3542 Cardinal Pointe Dr, Angelton, TX 77515	$0.00	Install electrical wiring, outlets, switches and fixtures in new construction homes	12/22/2025		0.00	12/23/2025	$119.00
2025-2772	12/23/2025	North Face Exterior	1216 HEATHER LN, Angleton, TX 77515	$0.00	Roof, gutter and downspouts replacement	12/23/2025		0.00	12/23/2025	$90.00
2025-2773	12/24/2025		121 KNIGHT ST, Angleton, TX 77515	$0.00	New water line	12/23/2025		0.00	12/23/2025	$57.50
2025-2775	12/29/2025		221 BASTROP ST, Angleton, TX 77515	$0.00	GS	12/26/2025	12/29/2025	0.00	12/29/2025	$0.00
2025-2777	12/29/2025		1568 Elm Court, angleton, TX 77515	$0.00	New Residential electrical Construction	12/29/2025		0.00	12/29/2025	$122.50
2025-2778	12/30/2025	Century Communities	302 AMY ST, Angleton, TX 77515	$0.00	NH	12/29/2025		1,920.00	12/30/2025	$1,035.00
2025-2779	12/30/2025	Century Communities	9 RIVERWOOD CIRCLE CT, Angleton, TX 77515	$0.00	NH	12/29/2025		1,582.00	12/30/2025	$866.00
2025-2784	12/31/2025		1564 Elm Court, angleton, TX 77515	$0.00	New Residential electrical construction	12/31/2025		0.00	12/31/2025	$127.00

$30,350.50

CODE ENFORCEMENT

CITY OF ANGLETON CODE ENFORCEMENT REPORT - DECEMBER, 2025

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
701 Danbury		Junk Vehicle			Paul McKeever		Closed
1180 Thomas		Junk Vehicle			Paul McKeever		Closed
310 N. Rock Island		High Grass			Paul McKeever		Closed
409 N Pecan		High Grass			Paul McKeever		Closed
223 S Walker		High Grass			Paul McKeever		Closed
300 Bryan Way		High Grass			Paul McKeever		Closed
616 E Plum		High Grass			Paul McKeever		Closed
3301 E Mulberry		High Grass			Paul McKeever		Closed
1317 Molina		High Grass		Lien	Paul McKeever		Closed
5 Piney Way		High Grass			Paul McKeever		Closed
628 Catalpa		High Grass		Lien	Paul McKeever		Closed
504 Farrer		High Grass		Liens	Paul McKeever		Closed
Western Ave.@SH35/Shady Acres Prop ID 246699		High Grass		Liens	Paul McKeever		Closed
1024 Robinhood		High Grass		7 liens	Paul McKeever		Closed
1220 E Mulberry		High Grass		9 liens	Paul McKeever		Closed
817 N Morgan		High Grass			Billy Gipson		Closed
1105 E Miller		High Grass			Billy Gipson		Closed
508 Hurst	Yes	Demo/without permit/left debris in ditch	Yes Pending	Lien paid	Paul McKeever		Closed
721 W. Mulberry St.	Demo 7/2025			Closed	Paul McKeever		Completed
710 W. Mulberry	Yes	Prop Maintenance Pending Demo			Paul McKeever		Completed
1022 N. Chenango		High Grass		Yes/ 2 Liens/ 6/27/202310/08/2025 ($403.24 pending Payoff)	Paul McKeever		Completed
321 Sagebrush	Yes, 9/18/2025	Trash/Debris/Driveway			Billy Gipson		Completed
310 N Rock Island		High Grass			Paul McKeever		Completed
3301 E Mulberry		High Grass			Paul McKeever		Completed
1317 Molina		High Grass		yes/ 10/27/2025	Paul McKeever		Completed
5 Piney Way		High Grass			Paul McKeever		Completed
961 S Walker		High Grass		Lien	Paul McKeever		Completed
Velasco Shell		Health Inspection			Billy Gipson	100	Completed
Angleton ACE		Health Inspection			Billy Gipson	100	Completed
AISD -Central		Health Inspection			Billy Gipson	100	Completed
AISD -Frontier Elementary		Health Inspection			Billy Gipson	100	Completed
AISD-High School		Health Inspection			Billy Gipson	100	Completed
AISD-Junior High		Health Inspection			Billy Gipson	100	Completed
AISD-Northside		Health Inspection			Billy Gipson	100	Completed
AISD-Rancho Isabella		Health Inspection			Billy Gipson	100	Completed
Wendy's		Health Inspection			Billy Gipson	100	Completed
AISD-Soutside		Health Inspection			Billy Gipson	100	Completed
AISD-Westside		Health Inspection			Billy Gipson	100	Completed
AISD- CTE		Health Inspection			Billy Gipson	100	Completed
Angleton School Pantry		Health Inspection			Billy Gipson	100	Completed
Ten Pin Entertainment		Health Inspection			Billy Gipson	100	Completed
Chopstix		Health Inspection			Billy Gipson	100	Completed
Arby's		Health Inspection			Billy Gipson	100	Completed
Angleton Seafood		Health Inspection			Billy Gipson	100	Completed
Buckee's		Health Inspection			Billy Gipson	100	Completed
Angleton Chevron		Health Inspection			Billy Gipson	100	Completed
Holy Comforter Episcopal		Health Inspection			Billy Gipson	100	Completed
E Z Gas		Health Inspection			Billy Gipson	100	Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - DECEMBER, 2025

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
Paradise City		Health Inspection			Billy Gipson	100	Completed
UTMB Angleton Cafe		Health Inspection			Billy Gipson	100	Completed
Daily Donuts		Health Inspection			Billy Gipson	100	Completed
Kenjo's Bar B Q		Health Inspection			Billy Gipson	100	Completed
Snow Fox Sushi		Health Inspection			Billy Gipson	100	Completed
Popeyes Chicken		Health Inspection			Billy Gipson	100	Completed
Buckee's Mulberry		Health Inspection			Billy Gipson	100	Completed
Wild West Bar B Q		Health Inspection			Billy Gipson	100	Completed
Pump & Munch		Health Inspection			Billy Gipson	100	Completed
Chilli's		Health Inspection			Billy Gipson	96	Completed
Pump N' Munch		Health Inspection			Billy Gipson	97	Completed
La' Casona		Health Inspection			Billy Gipson	94	Completed
A.I.S,D. School Market		Health Inspection			Billy Gipson	100	Completed
Tiny Treasures		Health Inspection			Billy Gipson	96	Completed
Angleton Exress		Health Inspection			Billy Gipson	97	Completed
Arby's		Health Inspection			Billy Gipson	96	Completed
Rock's Donuts		Health Inspection			Billy Gipson	94	Completed
Signs		Council Members Request			Billy Gipson		Completed
Paradise City		Health Inspection			Billy Gipson	100	Completed
Best Value Inn		Health Inspection			Billy Gipson	100	Completed
717 W Ash	Yes	High Grass			Billy Gipson		Completed
Best Wersern Inn		Health Inspection			Billy Gipson	100	Completed
Picket Fence		Health Inspection			Billy Gipson	100	Completed
Pizza Hut		Health Inspection			Billy Gipson	100	Completed
Po Boys Seafood		Health Inspection			Billy Gipson	100	Completed
Puertto Vallarta		Health Inspection			Billy Gipson	98	Completed
Popeyes		Health Inspection			Billy Gipson	100	Completed
Save a Step		Health Inspection			Billy Gipson	100	Completed
Shipleys Donuts		Health Inspection			Billy Gipson	100	Completed
Smith's Grocery		Health Inspection			Billy Gipson	100	Completed
Sno Crush		Health Inspection			Billy Gipson	100	Completed
Snow Crush and More		Health Inspection			Billy Gipson	100	Completed
Snow Fox Sushi		Health Inspection			Billy Gipson	100	Completed
Sonic Drive Inn		Health Inspection			Billy Gipson	100	Completed
Spec's		Health Inspection			Billy Gipson	100	Completed
St. Thomas CommunityFood Pantryu		Health Inspection			Billy Gipson	100	Completed
StarBucks Coffee		Health Inspection			Billy Gipson	100	Completed
Subway #53549		Health Inspection			Billy Gipson	100	Completed
Subway #56747		Health Inspection			Billy Gipson	100	Completed
Taco Bell		Health Inspection			Billy Gipson	100	Completed
Taqueria El Jimador		Health Inspection			Billy Gipson	100	Completed
Tiny Treasures		Health Inspection			Billy Gipson	96	Completed
Umi Sushi		Health Inspection			Billy Gipson	100	Completed
UTMB		Health Inspection			Billy Gipson	100	Completed
Velasco Shell		Health Inspection			Billy Gipson	100	Completed
Wakey Wakey's		Health Inspection			Billy Gipson	100	Completed
Walgreen's		Health Inspection			Billy Gipson	100	Completed
Walmart #527		Health Inspection			Billy Gipson	97	Completed
Walmart Deli		Health Inspection			Billy Gipson	97	Completed
Wal Mart Meat Dept		Health Inspection			Billy Gipson	97	Completed
Whataburget #419		Health Inspection			Billy Gipson	100	Completed
Whire's Cottage		Health Inspection			Billy Gipson	100	Completed
Wendy's		Health Inspection			Billy Gipson	100	Completed
Wildwest Bar B Q		Health Inspection			Billy Gipson	100	Completed
Wing Stop		Health Inspection			Billy Gipson	100	Completed
Brunch to Dough		Health Inspection			Billy Gipson	100	Completed
Dynasty Cusine		Health Inspection			Billy Gipson	100	Completed
Nena's Taqueria		Health Inspection			Billy Gipson	98	Completed
Smithhart's Gril		Health Inspection			Billy Gipson	100	Completed
McDonald's		Health Inspection			Billy Gipson	100	Completed

CITY OF ANGLETON CODE ENFORCEMENT REPORT - DECEMBER, 2025

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
Cypress Woods Care Center		Health Inspection			Billy Gipson	100	Completed
711 E. Kiber	Yes.	High Grass			Billy Gipson		c
2825 S. Velasco	N/A	Dumping Heavy Trash	N/A	N/A	Paul McKeever	7/7/2025 IQWorks Complaint	Completed
612 Cannan	Yes	Water Leak and High Grass			Paul McKeever		Completed
1224 E Mulberry	Yes	High Grass			Paul McKeever		Completed
3301 E Mulberry	Yes	High Grass			Paul McKeever		Completed
113 W Myrtle (Brunch to Dough)		Health Inspection			Paul McKeever		Completed
700 E Henderson (Greenhouse Learning Center)		Health Inspection			Paul McKeever		Completed
976 Anchor Rd (Angleton Christian School)		Health Inspection			Paul McKeever		Completed
9 Bandit Signs (11/5/2025)		Bandit Signs			Paul McKeever		Completed
12 Bandit Signs (11/6/2025)		Bandit Signs			Paul McKeever		Completed
1 Bandit Sigh (11/12/2025)		Bandit Sign			Paul McKeever		Completed
9 Bandit Signs (11/14/2025)		Bandit Signs			Paul McKeever		Completed
3 Bandit Signs (11/17/2025)		Bandit Signs			Paul McKeever		Completed
616 E Plum		High Grass			Paul McKeever		Corrected
2024 E Mulberry	Yes	High Grass/Sign			Paul McKeever		Corrected
2024 E Mulberry	Yes	High Grass			Paul McKeever		Corrected
312 Northbrook	Yes	Outside Storage			Paul McKeever		Corrected
1328 Sagebrush	Yes	Junk Vehicle			Paul McKeever		Corrected
216 La Laja	Yes	Junk Vehicle			Paul McKeever		Corrected
103 Meadowview	Yes	Junk Vehicle			Paul McKeever		Corrected
208 Bastrop	Yes	Junk Vehicle			Paul McKeever		Corrected
North Parrish Property ID 182041	Yes	High Grass			Paul McKeever		Corrected
312 Swift	Yes	High Grass			Paul McKeever		Corrected
501 TJ Wright	Yes	Junk Vehicle			Paul McKeever		Corrected
1401E E Mulberry		Feather Flags			Paul McKeever		Corrected
621 W Mulberry		Feather Flags			Paul McKeever		Corrected
1233 Chevy Chase	Yes	Junk Vehicle			Paul McKeever		Corrected
45 S Texian		Parking			Paul McKeever		Corrected
940 Buchta Rd.	Yes; warning letter 5/29/2024	High Grass		Yes 4 Liens/ 8/29/2024; 12/12/2024; 2/13/2025; 4/11/2025 (Pending $2,743.65 payoff)	Paul McKeever		Force Mowed 2 Times/
1516 Gifford		Trash in Yard; High Weeds; Pool Fence missing panels; Roosters in City; People living in an accessory building. Potential unsafe structure; Fallen tree on fence.			Paul McKeever	Neighbor Complaint: Source I-Works	Ongoing since 3/11/2024
28 Texian Trail		Parking			Paul McKeever		Corrected
420 S. Erskine		Illegal Water and Sewer			Billy Gipson		Corrected
212 Bastrop	Yes	Junk Vehicle			Paul McKeever		Corrected
1313 Sagebrush	Yes	Junk Vehicle			Paul McKeever		Open /Processing
1200 Molina	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
1220 Molina	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
1309 Northbrook	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
108 Bastrop	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open /Processing
320 N Columbia	Yes	Substandard Structure/High Grass/Junk Vehicle		Lien Filed	Paul McKeever	Grass Abated	Open /Processing
220 Austin	Yes	Substandard Structure			Paul McKeever		Corrected
1119 E. Pecan		Fence Down			Billy Gipson		Open Processing
2610 N. Velasco (RoadHouse)	Yes. Since 2023	Pending Building Code Violations/Lack of Permit	Yes Pending		Paul McKeever		Open Processing
1036 Anderson	1/30/2025	Prop. Maintenance/Pending Demo			Paul McKeever		Open/processing
320 W. Peach	Yes; since 2022	Prop Maintenance Pending Demo	Citation Issued		Paul McKeever		Open/processing
132 E. Peach	Yes	Prop Maintenance Pending Demo	Citation Issued		Billy Gipson		Open/processing
811 W. Miller	Yes	Prop Maintenance Pending Demo			Billy Gipson		Corrected
Velasco Square Apts.	Yes	Prop Maintenance Pending Demo	Citation Issued		Paul McKeever		Open/processing
840 E. Mulberry	Yes	Prop Maintenance Pending Demo	Pending Legal/Council Action		Paul McKeever		Open/processing
2001 S. Velasco	Yes May 19, 2025		Pending Court Case		Paul McKeever		Open/processing
409 N Pecan		High Grass			Paul McKeever		Corrected
300 Bryan Way		High Grass			Paul McKeever		Corrected
328 N Ranch House		High Grass	Pending Court Case	Yes/ 2 Liens/ 8/28/2025 & 10/27/2025	Paul McKeever		Completeed
117 Bastrop		Junk Vehicle	Warrant Pending		Paul McKeever		Open/processing
601 Kyle	Yes	Substandard Structure (Garage)			Paul McKeever		Open/Processing

CITY OF ANGLETON CODE ENFORCEMENT REPORT - DECEMBER, 2025

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
1 Dallas Ct No 1	Yes	Junk Vehicle			Paul McKeever		Open/Processing
325 La Jaja	Yes	Outside Storage/High Grass/Exterior Walls			Paul McKeever	Storage and Grass corrected	Open/Processing
117 TJ Wright	Yes	Outside Storage			Paul McKeever		Corrected
505 N Velasco	Yes	Junk Vehicle (several)			Paul McKeever		Open/Processing
1240-1242 E Mulberry	Yes	Substandard Structure			Paul McKeever		Corrected
921 N Belle	Yes	Fence			Paul McKeever		Open/Processing
Property ID 230204	Yes	Grass/Weeds			Paul McKeever		Open/Processing
1108 Rosewood	Yes	Fence			Paul McKeever		Corrected
1012 S Belle	Yes	Fence			Paul McKeever		Corrected
Property ID 230205	Yes	Grass/Weeds			Paul McKeever		Open/Processing
11 Chuck Wagon	Yes	Junk Vehicle			Paul McKeever		Corrected
720 N Plantation	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
813 N Plantation	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
10 Wagon Lane Loop	Yes	Junk Vehicle			Paul McKeever		Corrected
50 Alexander	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
2609 #19 S Front		No Water Service			Paul McKeever		Corrected
54 Alexander	Yes	Junk Vehicle	Citation Issued		Paul Mckeever		Open/Processing
801 Noreda	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Corrected
811 D Buchta	Yes	Grass/Door/Rotting Wood			Paul McKeever		Open/Processing
508 Betty	Yes	No Water			Paul McKeever		Open/Processing
220 Austin	Yes	Substandard Structure			Paul McKeever		Corrected
1125 Kadera	Yes	Grass/Weeds			Paul McKeever		Open/Processing
208 Austin		Substandard Structure			Paul McKeever		Open/Processing
721 Newman	Yes	No Water/Outside Storage	2 citations		Paul McKeever		Open/Processing
36 Texian Trail		Parking			Paul McKeever		Corrected
30 Texian Trail		Parking			Paul McKeever		Corrected
29 Texian Trail		Parking			Paul McKeever		Corrected
27 Texian Trail		Parking			Paul McKeever		Corrected
24 Texian Trail		Parking			Paul McKeever		Corrected
25 Texian Trail		Parking			Paul McKeever		Corrected
44 Texian Trail		Parking/Junk Vehicle			Paul McKeever		Corrected
105 N Rock Island	Yes	Substandard Structure	Citation Issued		Paul McKeever		Open/Processing
913 N. Velaso		Roof Damage			Billy Gipson		Corrected
1220 E Mulberry	Yes	Substandard Structure			Paul McKeever		Opern/Processing
132 e. Peach	Yes	Substandard Structure (Garage)	Citations Issued (2)		Billy Gipson	Set for Court 12/11/2025	Pending
420 S. Erskine	Yes.	Mobile Home Used as Residence	Citation Issued		Blly Gipson	Set for Court 12/11/2025	Corrected
812 Perry	Yes	No Fence around Pool	Citation Issued		Billy Gipson	Warrant Pennding	Pending
Rocks Donuts	No	Operating Without Permt	Citation Issued		Billy Gipson	No Action at this Time	Pending
November Health Inspections		Annual			Billy Gipson		Pending
704 E. Murray	Yes	High Grass			Billy Gipson		Pending
701 W. Ash	Yes	High Grass			Billy Gipson		Pending
1119 E. Pecan	yes	Fence Down			Billy Gipson		Pending
617 E Miller		RV to Sewage			Billy Gipson	IWorks complaint	Pending
1712 Shanks	Yes	High Grass			Billy Gipson		Pending
5 Piney Way	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open Processing
841 S Morgan	Yes	Junk Vehicle	Citation Issued		Paul McKeever		Open/Processing
814 W .Ash	yes	Fallen Ttree			Billy Gipson		Pending
252 Bastrop	Yes	High Grass			Billy Gipson		Pending
943 Magnolia	Yes	High Grass			Billy Gipson		Complete
202 S Walker		RV Parking			Paul McKeever		Open/Processing
9 Pineview	Yes	High Grass			Paul McKeever		Corrected
5 Bandit Signs (11/24/2025)		Bandit Signs			Paul McKeever		Completed
12 Piney Way	Yes	High Grass	filed	Lien Filed	Paul McKeever		Completed
Foundation Inspections (4 - 12/1/2025)		Foundation Inspections			Paul McKeever		Completed
Shipleys Donuts		Health Inspection (100)			Paul McKeever		Completed
Vintage Dough		Health Inspection (100)			Paul McKeever		Completed
Dirty South		Health Inspection (97)			Paul McKeever		Completed
Bandit Signs (12-12/8/2025)		Bandit Signs			Paul McKeever		Completed
817 W Live Oak	Yes	No Water			Paul McKeever		Open/Processing
2125 S Front	Yes	R/V Parking			Paul McKeever		Corrected
745 Ash	Yes	Grass			Paul McKeever		Open/Processing
724 Ash	Yes	Grass			Paul McKeever		Corrected

CITY OF ANGLETON CODE ENFORCEMENT REPORT - DECEMBER, 2025

Location	Certified Notice Sent	Issue Type	Municipal Court Update	Abated and Lien Issued or Released?	Staff	Notes/Description	Status
American Legion		Health Inspection (100)			Paul McKeever		Completed
Bandit Signs (3-12/9/2025)		Bandit Signs			Paul McKeever		Completed
1904 E Mulberry	Yes	Trash			Paul McKeever		Corrected
1712 N Velasco		Unsafe Electrical			Paul McKeever		Corrected
317 Bastrop		Burning/Trash			Paul McKeever		Corrected
1230 E Mulberry	Yes	Trash/Fence			Paul McKeever		Open/Processing
305 Silver Saddle	Yes	Grass			Paul McKeever		Corrected
1036 Grove	Yes	No Water			Paul McKeever		Open/Processing
Brazoria County Day Care		Health Inspection (100)			Paul McKeever		Completed
312 Swift	Yes	Grass/Weeds			Paul McKeever		Open/Processing
309 W Plum	Yes	Grass/Weeds		Lien Filed	Paul McKeever		Completed
W Plum	Yes			Lien Filed	Paul McKeever		Completed
Best Western		Health Inspection (95)			Paul McKeever		Completed
1032 N Arcola		No Water			Paul McKeever		Corrected
Zains Shawarma		Health Inspection (Mobile)			Paul McKeever	inspected 1/5/2026	Completed
600 E Mimosa	yes	no pool fence			Paul McKeever		Open/Processing
821 Higgins	Yes	Falling Tree			Billy Gipson		Open/
825 Higgins	Yes	Fallling Tree			Billy Gipson		Open

EMERGENCY MANAGEMENT

City of Angleton Office of Emergency Management Report - January 2026

Exercises/Training: MGT 318 Public Information, Disaster Finance Basics, Cybersecurity Response, Intermediate Incident Command, Advanced Incident Command, Public Information Training courses being taught and/or offered locally.

Funding: TCEQ is providing funding to cover the local match of $712, 073.94 for Cat A Debris Removal reimbursement. Category A Debris Removal is designated as a Large Project and is awaiting congressional review prior to funding.

TDEM #	FEMA #	CATEGORY	SCOPE	PROCESS STEP	COST ESTIMATE	POSSIBLE REIMBURSEMENT	TASKS
88	754684	A - Debris Removal	Beryl - Debris Removal	Pending Congressional Approval	$2,825,662.75	$2,825,662.75	FEMA created spend plan for override cost of $2,825,662.75
191	755610	B - Emergency Protective Measures	Force Account Labor	PAID	$105,281.59	$78,961.20	PAID
475	758000	E - Buildings and Equipment	Bates Park Roof and Dumpster Enclosure Repairs	Obligated	$18,712.16	$14,034.12	COMPLETED
477	758002	G - Parks and Other	Antique Lights Downtown	PAID	$15,113.76	$11,335.32	PAID
480	758005	F - Utilities	Lift Station and Water Plant	PAID	$98,392.47	$73,794.36	PAID
481	758006	G - Parks and Other	Rec Center Freedom Park Fire Station #! Animal Control	Obligated	$49,717.10	$37,287.83	COMPLETED
1071	764738	E - Buildings and Equipment	Water Treatment Plant and City Hall Repairs	PAID	$20,396.93	$15,297.70	PAID
1072	764739	G - Parks and Other	Public Works Building Repairs	PAID	$9,827.46	$7,370.60	PAID

HUMAN RESOURCES

Colleen Martin January-2026

Human Resources Department Report-December 2025

- **Currently, recruiting for**
    - 6 Police Officers
    - Contracted Bus Drivers-PT-Rec-As Needed
    - Lifeguards
    - Rec Facility Assistant-Part Time
    - 1 Fire Lieutenant

Staff Numbers are in the chart below as of 11/19/2025.

Frozen Vacancies

1 Tourism Asst
1 Court Clerk
1 HR Coordinator
1 PT Dev Services Clerk
2 Parks Crew
1 AD Parks and Rec

- November Headcount 175
- Average Turnover for November 3.9%

Labor Numbers 10/1/2025-11/19/2025

- Labor Cost FY25 $3.3m
- Labor Hours FY25 65.9k
- Overtime Costs $91.7k
- OT% of Labor Cost 2.8%
- Overtime hours worked 2.2k

FTE Count	**FY23**	**FY24**	**FY25**	**FY26**
City Mgr	1	1	0	0
Animal Control	4	4	4	4
City Sec	2	2	2	2
Communications	2	2	1	1
Courts	4	3	3	3
Dev Svcs	7	8	7	7
Emer Mgmt	2	3	1	1
Finance	4	4	4	3
Fire	7	6	4	4
HR	2	2	1	1
IT	3	3	3	3
Parks	17	19	16	16
Police	30	34	32	30
Police Non-Uniformed	14	14	13	14
Public Works	32	31	39	34
Rec Center	8	8	8	8
Utility Collections	6	5	5	5
Part Time Staff	25	25	37	32
Total	**170**	**174**	**180**	**168**
Part Time Staff				
Lifeguards			22	
Desk Clerks			6	
IT Assistant			1	
Rec Facility Assistants			2	
Utility Collections			1	
			32	

MUNICIPAL COURT

December 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	WEEK TOTAL	
30	1	2	3	4	5	6		
	69	17	4	17	12		119	Warning
	42	15	12	5	10		84	Citation
7	8	9	10	11	12	13		
	33	7	20	22	13		95	Warning
	23	9	15	19	9		75	Citation
14	15	16	17	18	19	20		
	33	13	18	17	20		101	Warning
	27	13	14	9	7		70	Citation
21	22	23	24	25	26	27		
	55	7	4	Closed	Closed		66	Warning
	38	3	1				42	Citation
28	29	30	31	1	2	3		
	44	20	8				72	Warning
	23	14	6				43	Citation
4	5	*Notes*					MONTH TOTAL	
		WARNINGS					453	Warning
		CITATIONS					314	Citation

CITY OF ANGLETON, TEXAS
MUNICIPAL COURT
DECEMBER , 2025 REPORT

ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	citations 308- warnings 453 = 761	8,935
Code Enforcement	20	102
Animal Control	2	29
Municipal Court	38	461
School Officer	0	0
Warrants		
Warrants oustanding	1065	7,719
Warrants issued	84	1,650
Warrants cleared	131	1,665
Dissmissals		
Compliance Dismissals	33	402
Deferred/DSC Dismissals	106	1009
Other		
New cases filed	330	3,489
Fees		
Omni Base State Fee	$ 262.30	$ 3,526.20
Child Safety Fee	$ 1,020.10	$ 9,189.69
State Criminal Costs and Fees	$ 24,486.75	$ 280,488.46
Amount collected by collection agency	$ 3,755.63	$ 53,824.13

PARKS & RECREATION

Parks & Recreation Monthly Report

Priority Projects

- **2024 ABLC Bond:** Funds $4M
  - Abigail Arias Park
    - Current Status:
      - 100% Construction Docs reviewed and approved by City staff and Council in December. Official bidding opened December 28th, with proposal submission deadline of January 14th at 2:00 PM.
      - Staff continue to work with Arias family and graphic designers on a memorial and donor wall at pavilion entrance.
      - Vendor solicitation: Staff have received playground and splash pad proposals and will present to Council in conjunction with project bid recommendations.
    - Next Milestone: Present Bid Proposals and supplement vendor proposals to Council for consideration on January 27th.
  - BG Peck Soccer Complex Grading:
    - Current Status: Comprehensive regrading on hold until funding is identified.
  - Freedom Park Field Expansion:
    - Current Status: Updated 100% Construction Documents and Bidding Documents have been received and are under review by City staff, engineer and legal.
    - Next Milestone: Official bid posting the week of January 12th with submission deadline of January 28th. Present Bid Proposal to Council for consideration in February.
  - Texian Trail Drainage:
    - Current Status: Project Complete
  - Angleton Recreation Center:
    - Current projects and Tentative Schedules:
      - Natatorium Renovations - ongoing

Pool plaster has been removed; installation is pending due to a required change in the connection location after a leak was identified in an existing pipe. City staff, Vortex, and A-Beautiful Pools are coordinating on a revised placement, and work will proceed once final approval is confirmed.

Tile & Deckings: A proposal from Landmark for tile repair and bead blasting is scheduled to be presented at the January 13 City Council meeting. Official approval of this item is required before the repairs can start.

Pool deck, slide repairs, and interior wall paint anticipated to start in mid-January.

- Basketball Gym Improvements (Flooring, ceiling, lighting, window shades): Spring 2026

- Multipurpose Room Improvements: Spring 2026
- ARC Sign: Spring 2026
- Facility flooring, Hot Water Boiler, HVAC BAS System Upgrade, Facility Lighting, Party Pad Shade Cover: 2026
- Exhaust fans and garage door replacement: TBD
- Bathroom & Locker Room Improvements: TBD

- **Freedom Park Playground**
  - Current Status: Equipment order has been processed by Cunningham Recreation/Gametime.
  - Next Milestone: Awaiting for official delivery date but anticipated installation in Spring.
- **Bates Park Field #6**
  - Staff are waiting on final design specs and agreement from Paragon Sports. Once received staff will solicit final quotes for fence and concrete. Any agreements to be sent to legal for review.
  - Next Milestone: Present to agreements and quotes to Council for consideration on January 27th.

Parks - Fund 01-550

1. **Roof Repairs (FEMA):** Freedom and Bates Park roof repair have been completed.
2. **ARC Repairs:** Working on minor repairs and maintenance in the conference room including painting, TV and conference room furniture installation.
3. **Holiday Banners, Lighting and Decoration Installation:** Scheduled to be removed Jan 5th. Banners will be replaced with new sponsor banners.
4. **Winter Projects:**
   a. Pressure washing: TBD
   b. Tree trimming: (completed at Freedom Park)
   c. Stump grinding: TBD
   d. Clean-up and demo of old structures at Abigail Arias Park: (75% completed, schedule for garage demo Jan 5th).
5. **Facility Maintenance:** Continuing to work through staff requests including facility and park lighting, window and floor cleaning, minor facility repairs, and general maintenance upkeep.
6. **Park Assessment:** New park assessment with Parks Board and staff scheduled for January 15th. The tool will be used to rate current park amenities and provide overall park grades to aid in CIP planning. The assessment report will be presented to the Parks Board and ABLC in February.
7. **Park GIS Project:** Staff meet with HDR in December to start finalizing GIS mapping for integration on the City's website.Staff review and project rollout should be complete by the end of January.

Angleton Recreation Center - Fund 60

1. **Staffing:**
   a. Accepting applications and interviews for a part-time Facility Assistant position.
   b. Lifeguards are continuing to assist with opening and various other projects while the natatorium is under renovation.
2. **HVAC Repairs:**
   a. **RTU-1** (Completed 12/5/25)
      i. The condenser fan motor is being replaced

ii. Replace both motor fan blades and motors

b. RTU-2 (Waiting on parts last update 1/5/25)
- **i.** Moisture was found on the unit, causing a heating issue. Hunton is working on a repair plan for this unit

c. RTU-3 (Proposal sent for signatures 12/30/25)
- i. Condenser coil, liquid line drier

d. RTU-4
- i. LOTO the unit and remove the 3 faulty condenser fan motors. (Completed)
- ii. Install the new motors with capacitors and crackcase heaters. (Completed)
- iii. Remove failed crankcase heater elements and install new heaters. (Completed)

e. RTU-5 (Complete)
- i. Install the new motors with capacitors and crackcase heaters

f. RTU-6
- i. This scope of work outlines the replacement of the TXV, accumulator, liquid line dryer, and motor pulley
  - Waiting on part ETA 2/10/26
- ii. Replacing the compressor controller that was in alarm, but had a faulty LED indicator

g. AHU- Split (Weightroom Outdoor Units) (Completed)
- i. Install new crankcase heaters and fuses
- ii. Change out the contactors
- iii. A new float switch will have to be installed

3. Programs and Promotions:
- a. Registration for Spring programs opens January 8th
- b. Staff are developing a new marketing and promotion calendar to increase membership registration, day passes, and member retention efforts.

Recreation - Fund 50

1. Marketing and Communication
- The 2026 Winter & Spring digital playbook is available online. (Playbook Link) Playbook is available in English and Spanish.
- Winter & Spring Playbook postcards highlight various Rec Programs and the KAB Spring Cleanup have been mailed to Angleton Residents. Staff authorized the addition of a new route bringing the total distribution to 8,869 homes.
- Registration for Winter & Spring Programs opens on Thursday, January 8th.

2. Camps and Rec Programs
- Second half of Winter TAAF Youth Volleyball League resumes in January. There are 98 participants registered on 15 teams. Season will end January 31st.
- Green Garden Workshop on Mulching in the Spring scheduled for January 7th.

3. Senior Programs
- Pasadena Hometown Opry Trip - December 19
  - i. 24 participants attended | **24 were waitlisted**
- Silver Hearts Monthly Drop in Program Participation Totals for December:
  - i. Bingo 118 | Bean Bag Baseball 23 | Chair Volleyball 49 | Bunco 12
- Silver Hearts Annual Christmas Party was held on December 10 with 90 guests. The county sheriffs department attended to support and dance with participants. Gulf Coast Ford sponsored the dessert table.

- Upcoming in January:
  i. Lunch and Learn - 19 registered
  ii. Lunch Bunch - 24 registered | **6 waitlisted**
  iii. Galveston Tree Sculpture Tour - 35 registered | **14 waitlisted**
  iv. Potluck - 23 registered

4. **Events**
   - The Fall Movie Series at the ARC held its second showing on Friday, Nov. 14, of *Grinch (2018)*. About 90 community members were in attendance, the most for an outdoor movie to date.
   - The Jingle Bell Fun Run & 5K/10K is scheduled for Saturday, Dec. 20 and currently has 95 participants registered.
   - Staff is in the early stages of planning the annual Father Daughter Dance for Feb. 21.

Parkland Dedication - FUND 96

1. **Bates Park Pickleball Courts:** Completed. Staff continued to work on improving road accessibility. Road project anticipated to be completed in Jan.
2. **Downing Tennis Courts:** - Project complete. Update signage to be installed once the access road is completed to new courts at Bates Park..
3. **New Abigail Park Parcel:** Parks and Public Work have worked to remove more items which will reduce the funding needed to remove the remaining structural foundation..
4. **Ashland Fees:** Staff are expecting Parkland Fees from Ashland Development for just over $40,000 for the first phase in the near future. Date still TBD. (Total Project $1.9 million)

Angleton Better Living Corporation - FUND 40

1. **Freedom Park Passive Area:** Project on hold until funding is secured to continue. Staff are planning to submit a TPWD Trails Grant to potentially secure funding.

Keep Angleton Beautiful - FUND 13

1. **Annual Fall Sweep:** Event took place on Saturday, Nov 8th with nearly 400 vehicles recorded. Fruit tree and data shredding were the most popular event services used.
2. **KTB Governors Achievement Award :** Staff and KAB continue to coordinate with TxDOT on identifying and starting renderings for use of the GCAA funds.
3. **Box Wraps:** Artwork for two new box wraps scheduled to be installed in February.
4. **Spring Cleanup:** Staff are securing vendors for the event and working on tree donation with Trees for Houston.

GRANTS

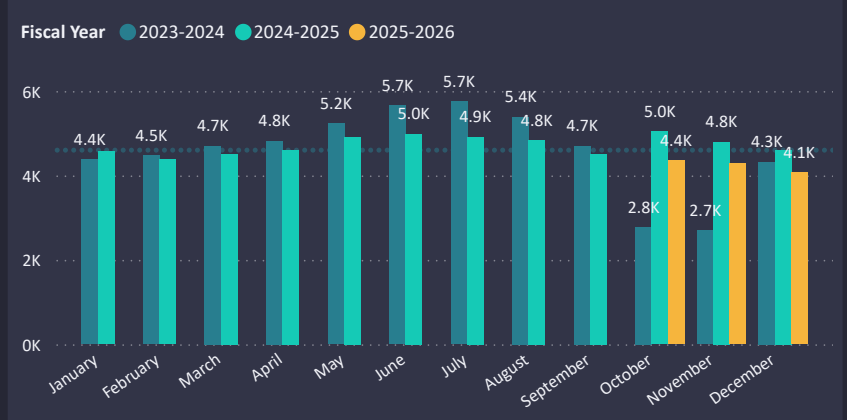
1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond): TPWD reviewed and approved park plan sets. The director continues to complete quarterly reports as required with the grant.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded by 2024 ABLC Bond): Director completed TDLR registration for this project and has scheduled bi-weekly meetings to review grant components to ensure proper documentation and report in captured per grant requirements.

THE HEART OF BRAZORIA COUNTY
ANGLETON

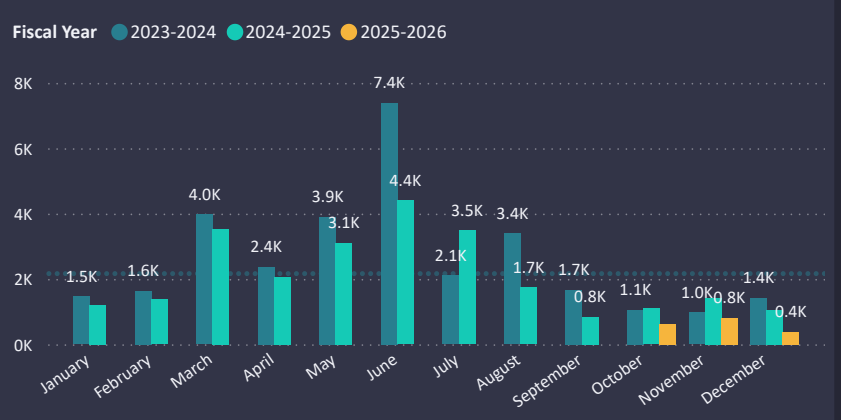
ARC Membership & Day Pass Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

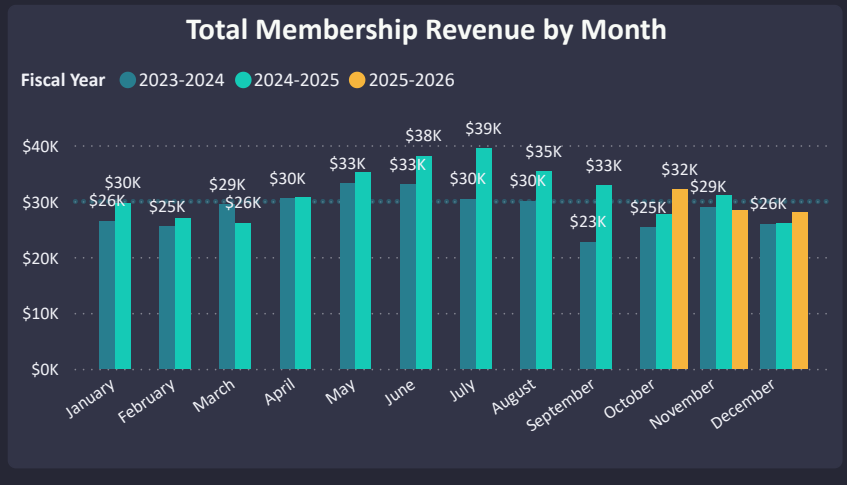
Membership Sales QTY by Month



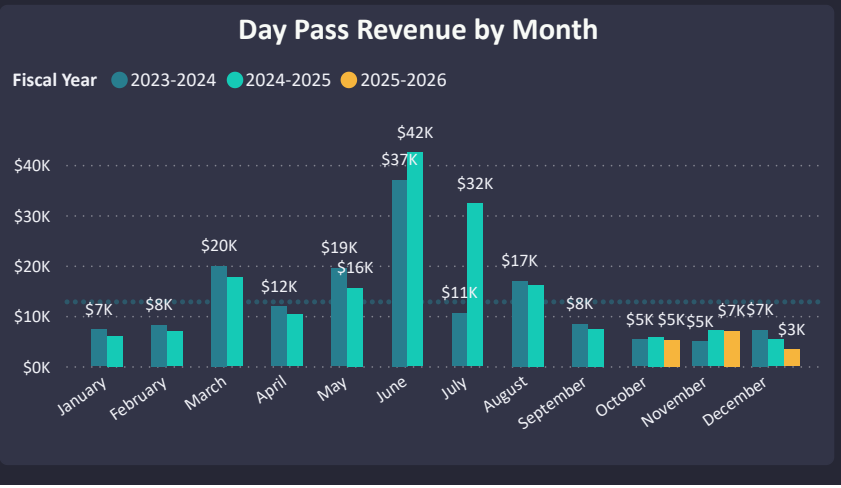
Day Pass Sales QTY by Month



Total Membership Revenue by Month



Day Pass Revenue by Month



THE HEART OF BRAZORIA COUNTY
ANGLETON

ARC Membership & Day Pass Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

Membership Revenue by Month

Month	2023-2024	2024-2025	2025-2026
January	$26,422	$29,666	
February	$25,417	$26,882	
March	$29,385	$26,099	
April	$30,497	$30,678	
May	$33,180	$35,220.5	
June	$32,970	$38,085.5	
July	$30,383	$39,409.08	
August	$30,055	$35,283	
September	$22,661	$32,785	
October	$25,251.5	$27,679	$32,080
November	$28,968.36	$31,066	$28,329
December	$25,884	$26,089	$27,954
Total	**$341,073.86**	**$378,942.08**	**$88,363**

Day Pass Revenue by Month

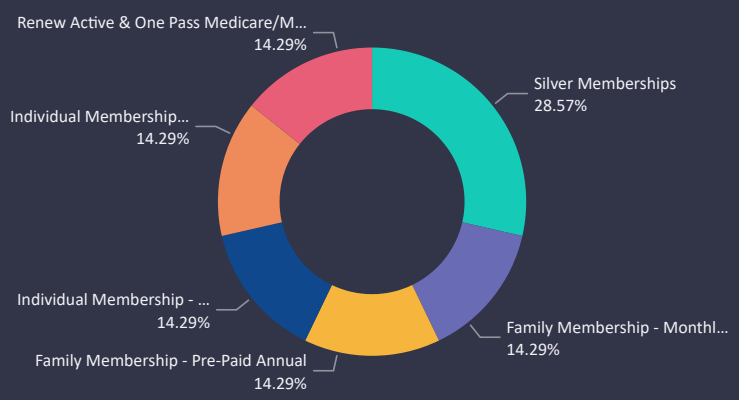
Month	2023-2024	2024-2025	2025-2026
January	$7,310	$5,970	
February	$8,190	$6,855	
March	$19,880	$17,625	
April	$11,805	$10,293	
May	$19,465	$15,505	
June	$36,985	$42,385	
July	$10,525	$32,315	
August	$16,930	$16,115	
September	$8,380	$7,395	
October	$5,305	$5,795	$5,165
November	$4,850	$7,040	$7,000
December	$7,185	$5,245	$3,260
Total	**$156,810**	**$172,538**	**$15,425**

THE HEART OF BRAZORIA COUNTY
ANGLETON

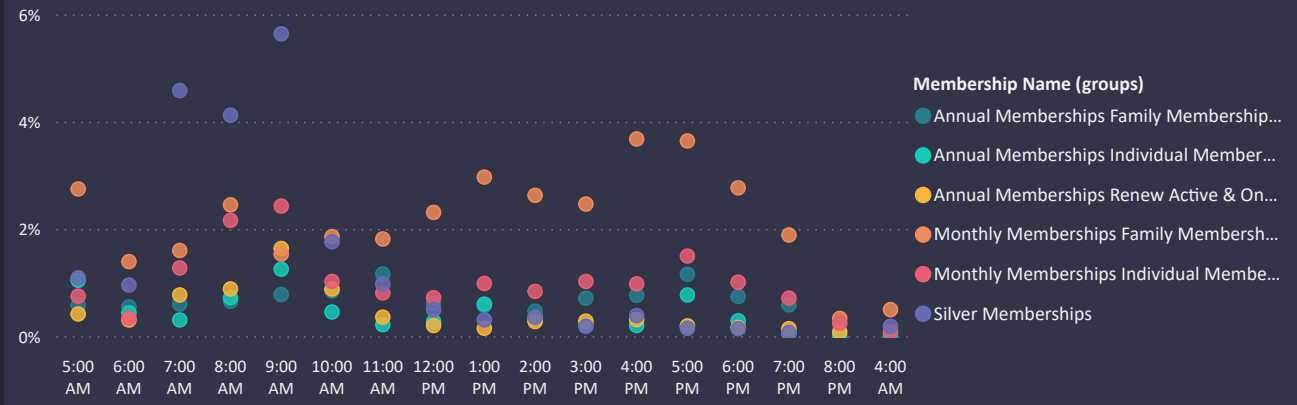
ARC Attendance

Select Fiscal Year
☐ 2025-2026

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

734
Total Households

1785
Transaction QTY.

$88,363
Total FY Revenue

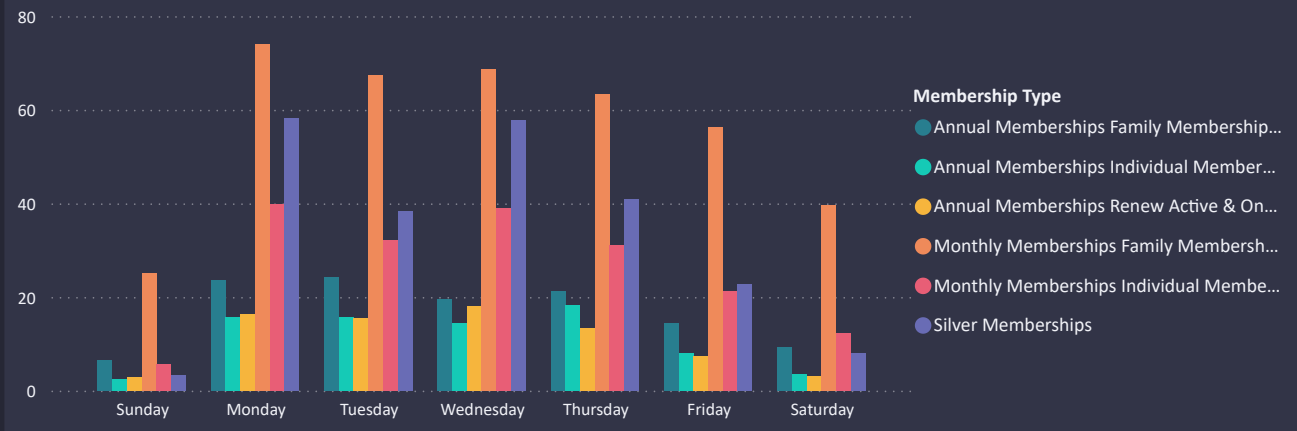
Membership Usage Info.

13518
Total Member Visits

1320
Unique Member Visits

10.24
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week

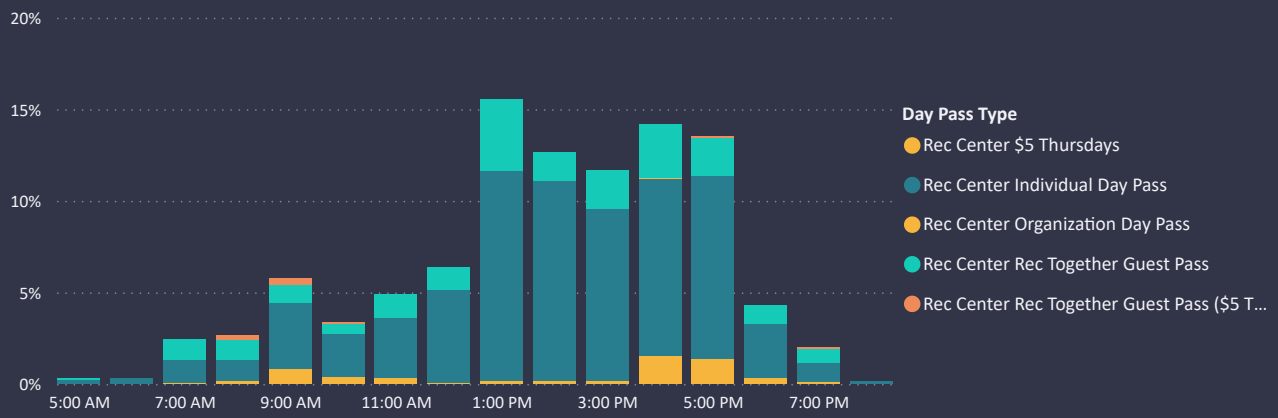


THE HEART OF BRAZORIA COUNTY
ANGLETON

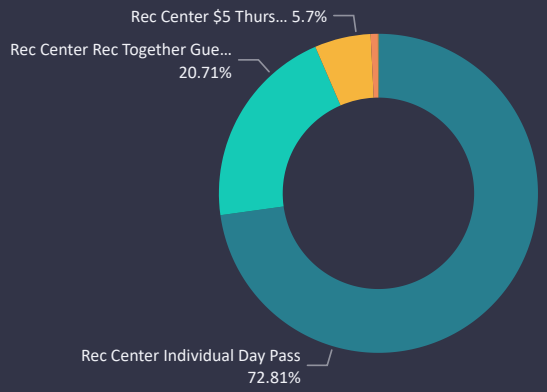
ARC Day Pass Sales

Select Fiscal Year
☐ 2025-2026

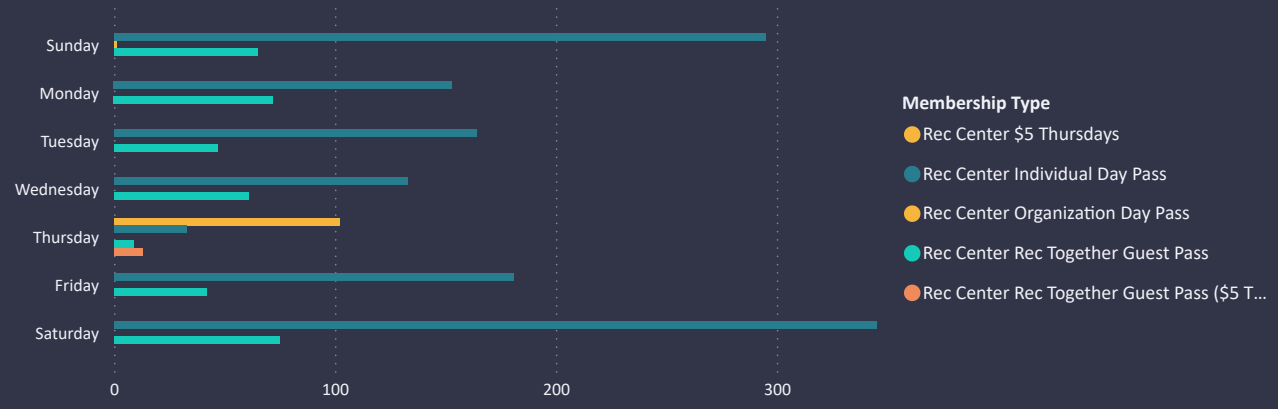
Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



ARC Average Membership Check-Ins by Day of the Week



Day Pass Sales Info.

1793
Quantity

666
Count of User

$15,425
Total

Day Pass Revenue by Day

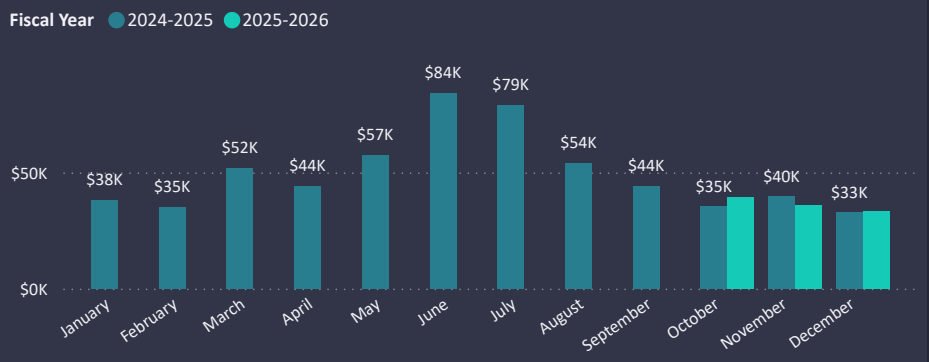
Day Name	Total
Sunday	$3,265
Monday	$1,890
Tuesday	$1,875
Wednesday	$1,635
Thursday	$915
Friday	$2,020
Saturday	$3,825
Total	**$15,425**

THE HEART OF BRAZORIA COUNTY
ANGLETON

ARC Revenue Performance

Select Fiscal Year
- [ ] 2024-2025
- [ ] 2025-2026

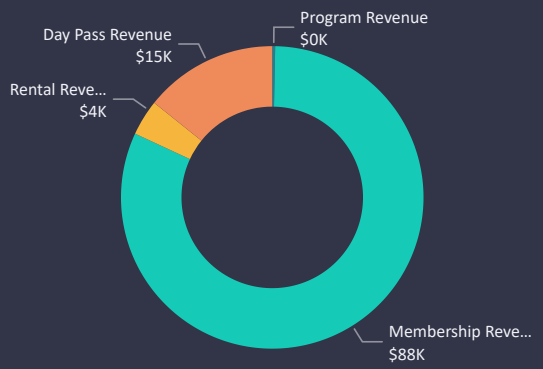
Total Angleton Recreation Center Revenue



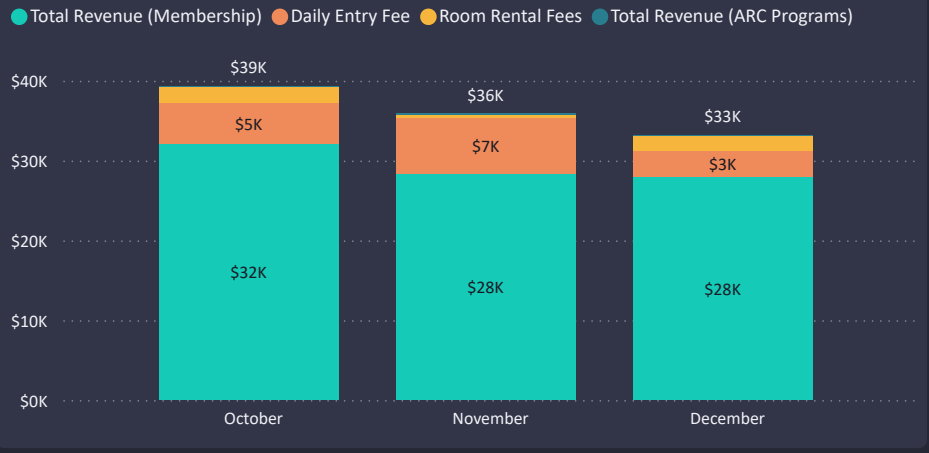
FY 25-26 ARC Total & Goal

$108,270
Goal: $557,292

Revenue Breakdown

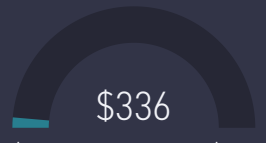


Revenue by Category

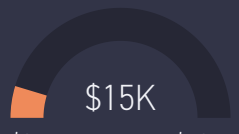


Membership Revenue

Program Revenue



Day Pass Revenue



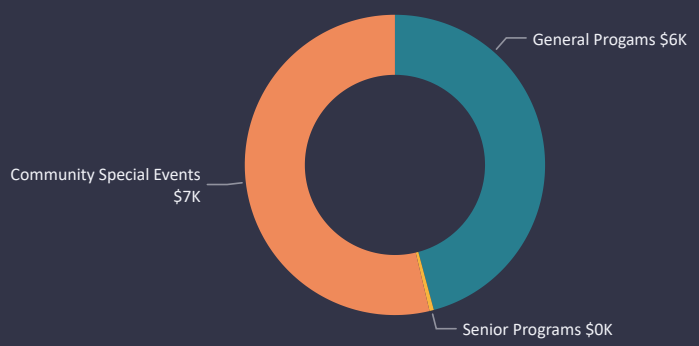
Rental Revenue

THE HEART OF BRAZORIA COUNTY
ANGLETON

Recreation Division Revenue Performance

Select Fiscal Year
- [ ] 2024-2025
- [ ] 2025-2026

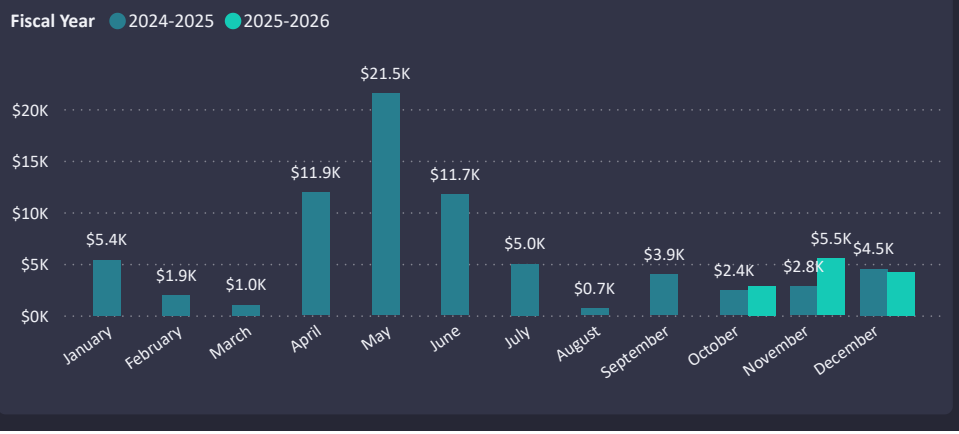
Sales Revenue Breakdown



FY 25-26 Recreation Total & Goal

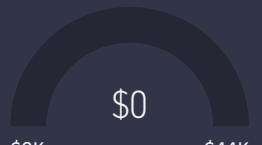
$12,549
Goal: $82,752

Recreation Monthly Revenue Totals

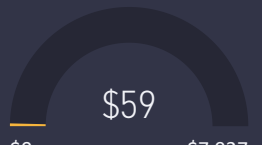


General Programs

Youth Camps

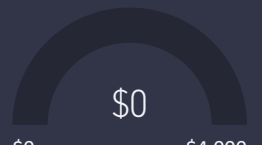


Senior Programs

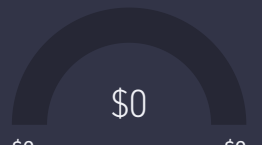


Events

Father Daughter



Misc. Programs



PUBLIC WORKS

Public Works

December 2025

PRIORITY PROJECTS

1. **Lift Station #8 Sanitary Sewer Rehabilitation:** The Notice to Proceed was given with a project start date of January 5th, 2026.
2. **Lift Station #24 Sanitary Sewer Rehabilitation:** Contract was approved by council in November. We are awaiting the contract documents back from the contractor for scheduling a pre-construction meeting.
3. **WWTP Improvements:** Staff have worked with a contractor to get initial pricing on the project. Staff are also engaging city engineers to get their cost estimates on the project.
4. **Meter Exchange Project**: Aqua Metric is working towards the next phase of replacing the 135 1.5"-2" meters. City staff will continue to replace the meters that had conflicts.
5. **Lorraine Street Sanitary Rehabilitation Project**: HDR is working on their proposal for design of this. It will be presented at the January 27th council meeting.
6. **Street Bond Package III (Parish/Sliver Saddle)**: Bid opening for this project occurred on December 2nd. We are evaluating the bids/contractor references.
7. **Brazoria County Overlays (Interlocal) 24-25FY:** Henderson Road and Western Avenue were selected for the 25-26FY projects. We are still awaiting confirmation on the start date of the 24-25FY projects.
8. **288B Utility Improvements:** After meeting again with TXDOT about the comments and questions we are now moving forward to their 60% design. City preferences were discussed on signal poles and illumination.
9. **Lead Service Line Inventory:** the PIF sent to TWDB for funding on the replacements was received by the state. TWDB is currently waiting for the allotment from EPA.

MONTHLY REPORT TOPICS

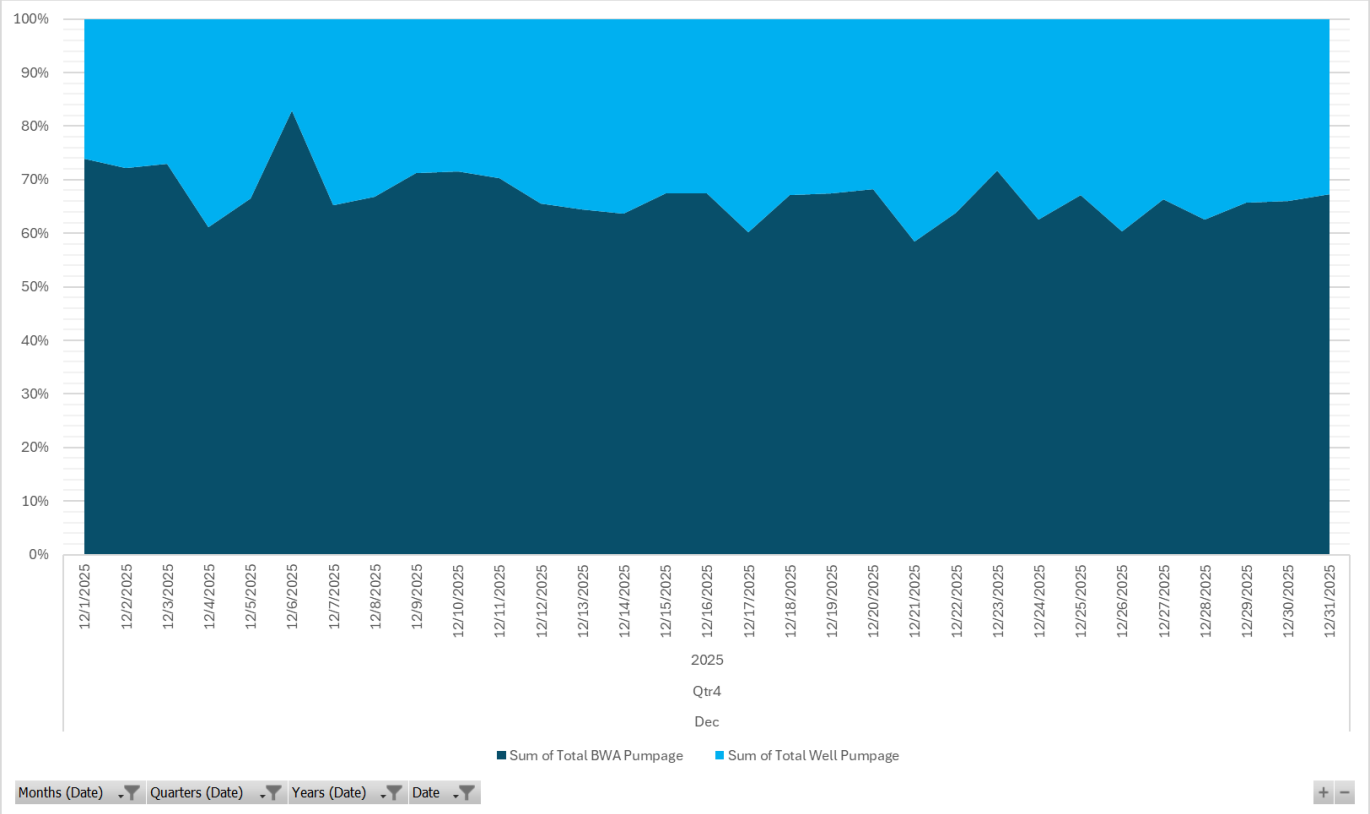
- **Equipment** –The backhoe still has a balance of $20,417.62 to finish repairs. The patch truck has been delayed again. The new dump truck is still set for July of 2026.
- **Drainage** –. East Hospital Drive was completed in December. The month of January we will start in the Ramona/Pyburn subdivision. Then after begin working on Kiber, S. Morgan, Rice and Grove St.
- **Water Treatment -** In the month of December our water operations staff distributed 60,969,000 gallons of water. The daily average flow was 1.967 MGD. The highest use day was December 6th at 2.565 MG. Overall we utilized 67.5% of the BWA contract water this month. Once mixer is delivered, it will be installed in the tank.
- **Wastewater Treatment Plant -** This month our wastewater treatment plant staff treated 44,772,000 gallons of wastewater. The daily average flow was 1.444 MGD. The total rainfall

for the month was 0.93". The highest flow was recorded on December 18th, at 2.083 MG. This occurred during a rainfall of 0.74" we received the day prior.

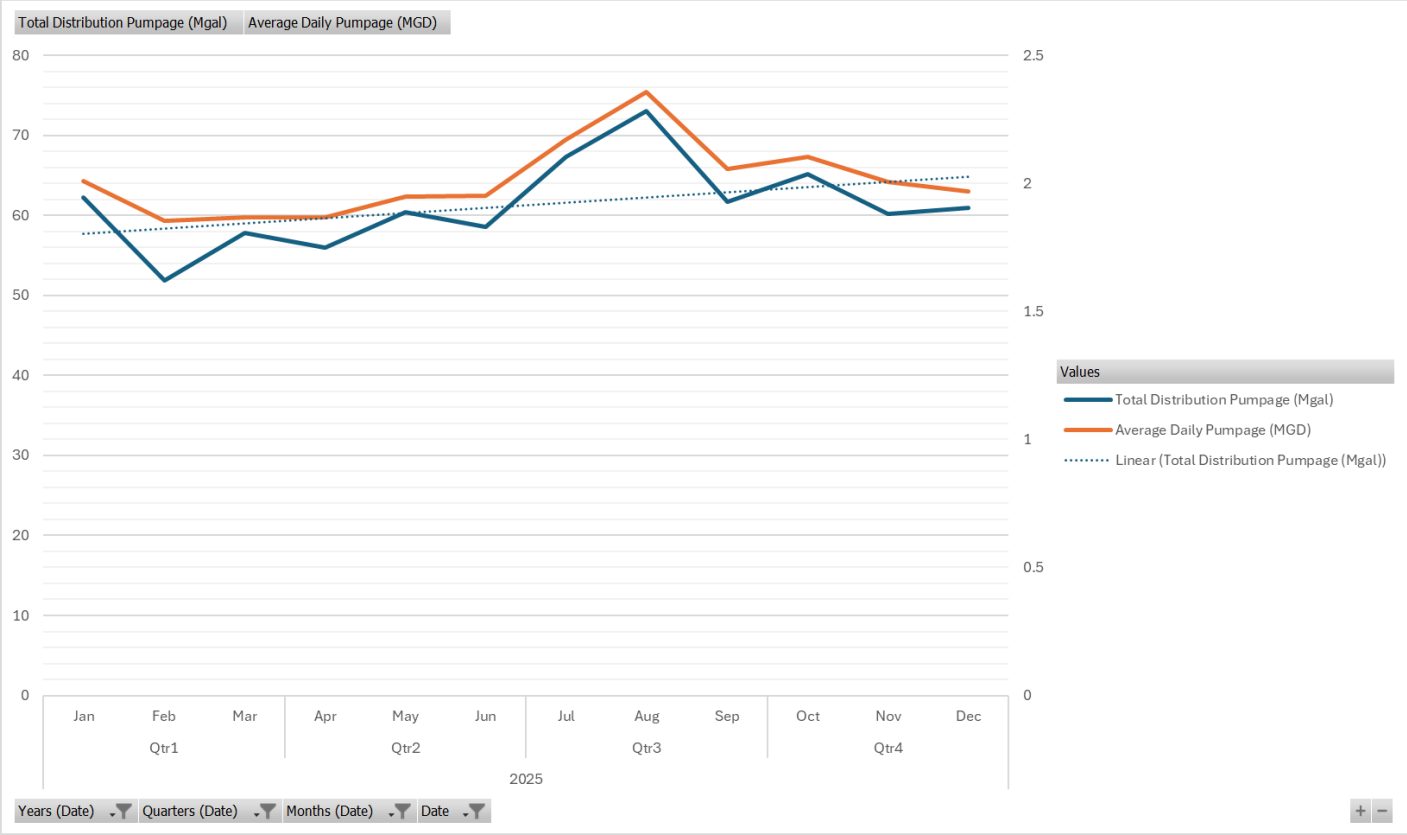
- **Work Orders** – For the entire month of December we received 105 Public Works related work orders. Of these work orders 76 were completed. This puts us at a completion percentage rate of about 72% for this month. There were also 39 back logged work orders completed, putting PW at 115 work orders completed in December. The average turnaround time for work orders over the past month has been approximately 4 days. Our oldest 3 work orders are:
    - Street Repair at Ketchum Ct – 1/12/2023
    - Hydrant Replacement at 725 Cahill Road – 02/09/2023
    - Solar Street Light Request at Shannon St – 09/18/2023
    - In total there have been 18,492 work orders entered into iWorQ. Of these, 17,809 have been completed to date. This gives an overall completion of approximately 96% across the city.

Type of Work	Received	Resolved
Water Leaks/Issues	32	40
Sewer Issues	24	26
Streets/Drainage Issues	5	14
Water Taps	16	8
Sewer Taps	17	21
Signage/Lighting	11	6
Total	**105**	**115**

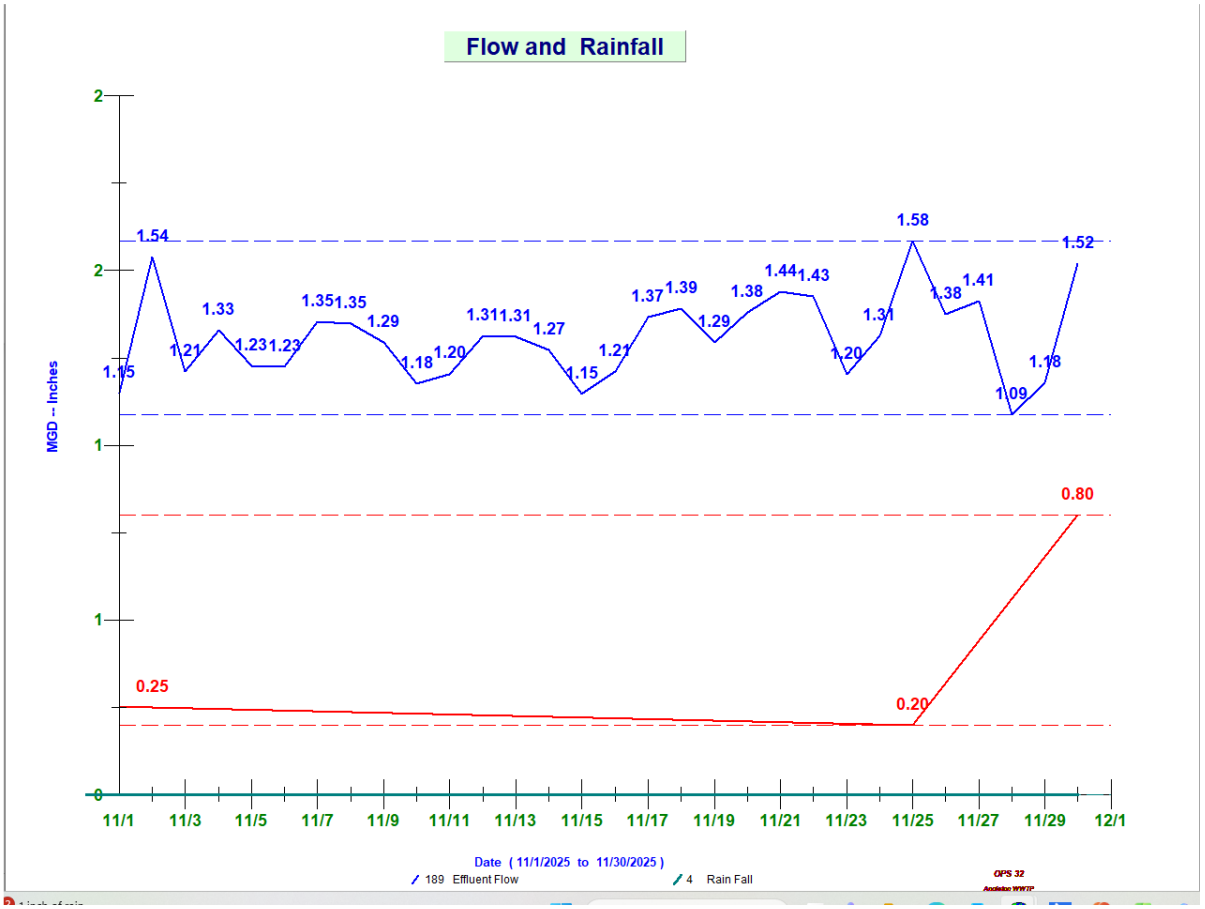
Water - December 2025 Source Water Utilization



Water – Monthly Distribution, 12 Months



Rainfall vs Flow – WWTP November 2025



UTILITY BILLING

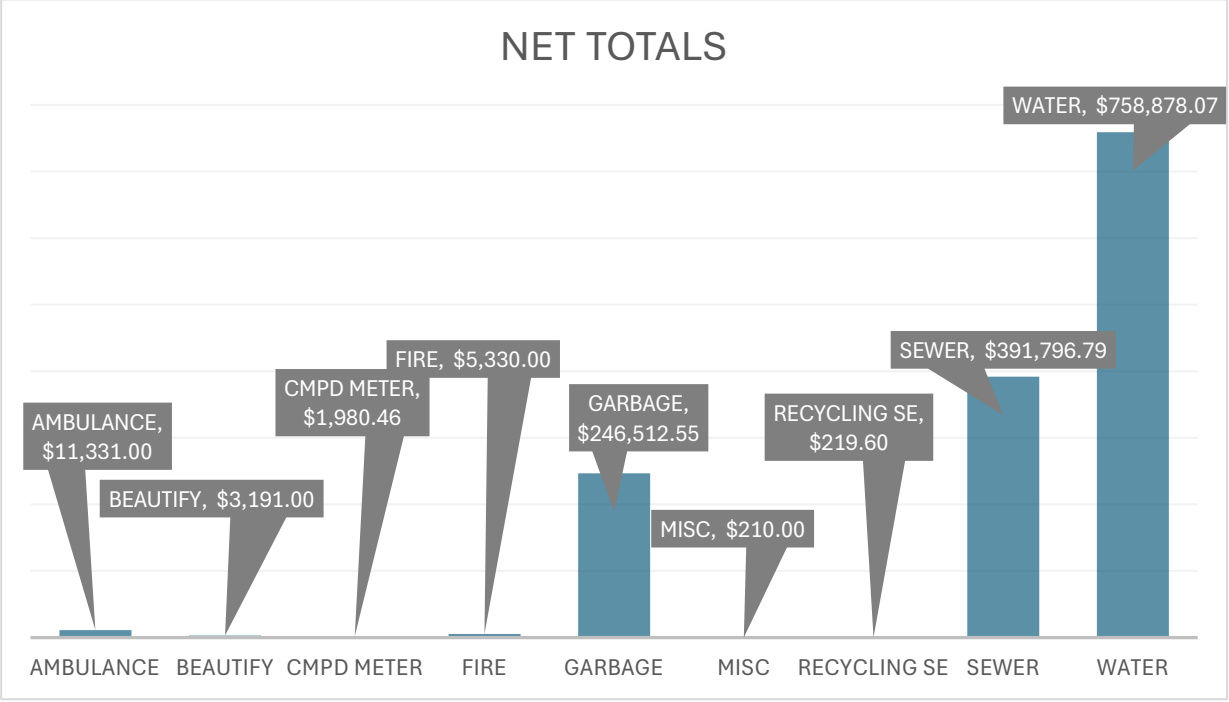
2025 OCTOBER

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2518	$ 11,331.00		
BEAUTIFY	3192	$ 3,191.00		
CMPD METER	11	$ 1,980.46		
FIRE	2665	$ 5,330.00		
GARBAGE	7365	$ 246,512.55	$ 19,033.39	$ 230,948.04
MISC	9	$ 210.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7475	$ 391,796.79		
WATER	7867	$ 758,878.07		
TOTALS		$ 1,419,449.47	$ 19,046.52	$ 231,106.64

CONSUMPTION

BILLED	UNBILLED	TOTAL
2442.00		6054.00
496070.00		496070.00
564437.00	658.00	561483.00



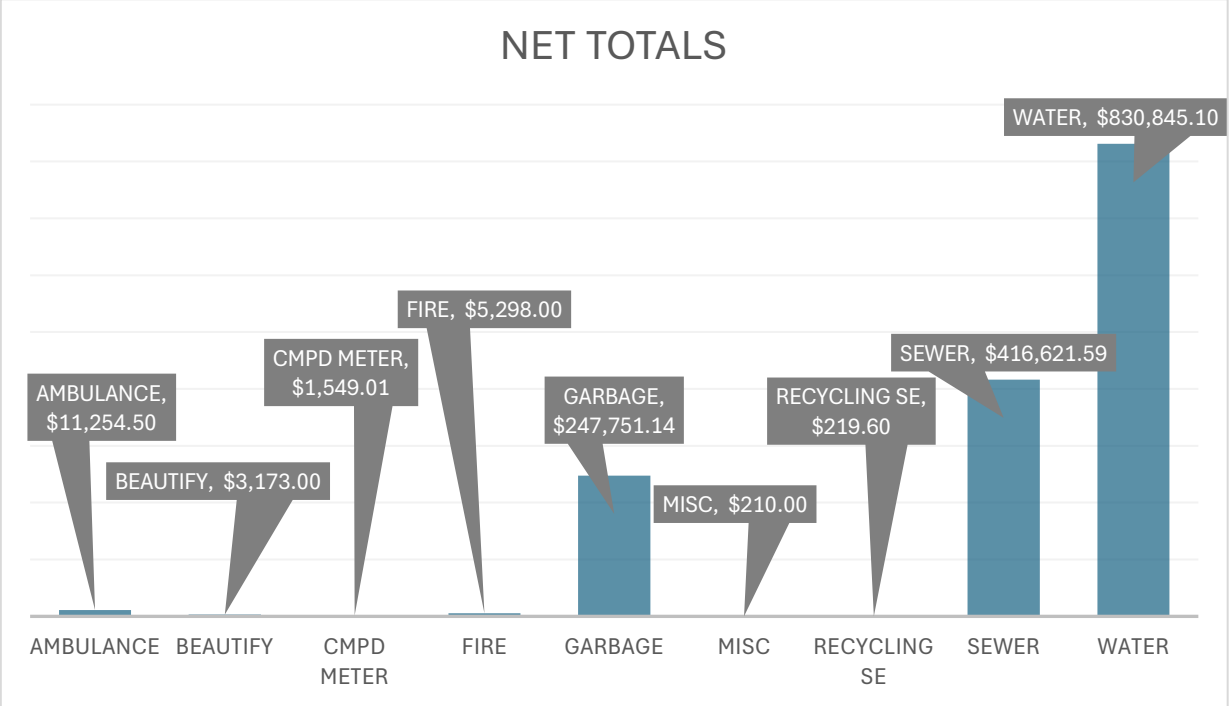
2025 NOVEMBER

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2501	$ 11,254.50		
BEAUTIFY	3174	$ 3,173.00		
CMPD METER	11	$ 1,549.01		
FIRE	2649	$ 5,298.00		
GARBAGE	7369	$ 247,751.14	$ 19,133.33	$ 232,159.51
MISC	12	$ 210.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7479	$ 416,621.59		
WATER	7845	$ 830,845.10		
TOTALS		$ 1,516,921.94	$ 19,146.46	$ 232,318.11

CONSUMPTION

BILLED	UNBILLED	TOTAL
1910.00		6284.00
542336.00		542336.00
602798.00	754.00	599178.00



2025 DECEMBER

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2483	$ 11,173.50		
BEAUTIFY	3150	$ 3,149.00		
CMPD METER	11	$ 754.23		
FIRE	2630	$ 5,260.00		
GARBAGE	7378	$ 249,780.74	$ 19,304.33	$ 234,232.44
MISC	9	$ 195.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7477	$ 374,399.20		
WATER	7846	$ 662,654.74		
TOTALS		$ 1,307,586.01	$ 19,317.46	$ 234,391.04

CONSUMPTION

BILLED	UNBILLED	TOTAL
930.00		7019.00
449114.00		449114.00
496331.00	689.00	490931.00