



Members Names

Chair | William Garwood

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

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, FEBRUARY 6, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of the P. T. Estates 2nd Replat to relocate an easement, and modify a lot, BEING THE REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2 LOT, 1 RESERVE. The proposed replat is zoned Single Family Residential- 7.2 DISTRICT and COMMERCIAL-GENERAL -C-G DISTRICT is located at 2001 N. Valderas St.
3. Conduct a public hearing, discussion, and possible action on a request for approval of the Barrera Subdivision Replat to create 4 lots, and 1 Block Subdivision out of a Called 1.776 Acre Tract out of Tract 121 of the New York and Texas Land Company's Subdivision (unrecorded). The proposed replat is zoned Single Family Residential- 7.2 District is located on Hickman Lane at N. Valderas St., Angleton, Texas. (*Requesting Withdrawal of this Item*).

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, February 3, 2025, by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis T. Spriggs, AICP

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on January 2, 2025.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on January 2, 2025.

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JANUARY 02, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

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

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JANUARY 2, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 5, 2024.

Motion was made by Commission Member Michelle Townsend to approve December 5, 2024 minutes; Motion was seconded by Commission Member Deborah Spoor. Vote 7-0. Unanimously the motion carried, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

D.S. Director Otis Spriggs introduced this item noting that this petition came before the Commission in the last meeting. Since then, Staff presented to City Council, the P&Z recommendation. City Council was in support of the project as it was presented. However, working with Legal's recommendations, Staff has received a new application as advertised for public hearing.

Mr. Spriggs added that the applicant is present and is in favor of the Plan Development District approach. The site plan is conditioned to come back to the Planning Commission for approval of the parking lot layout, which is to be in the rear of the site. For the members that were not here at the last meeting, the request was modified to be a 'PD' overlay, to allow for limited restrictions on the type of use, which would be specifically for the parking of boats and RV's

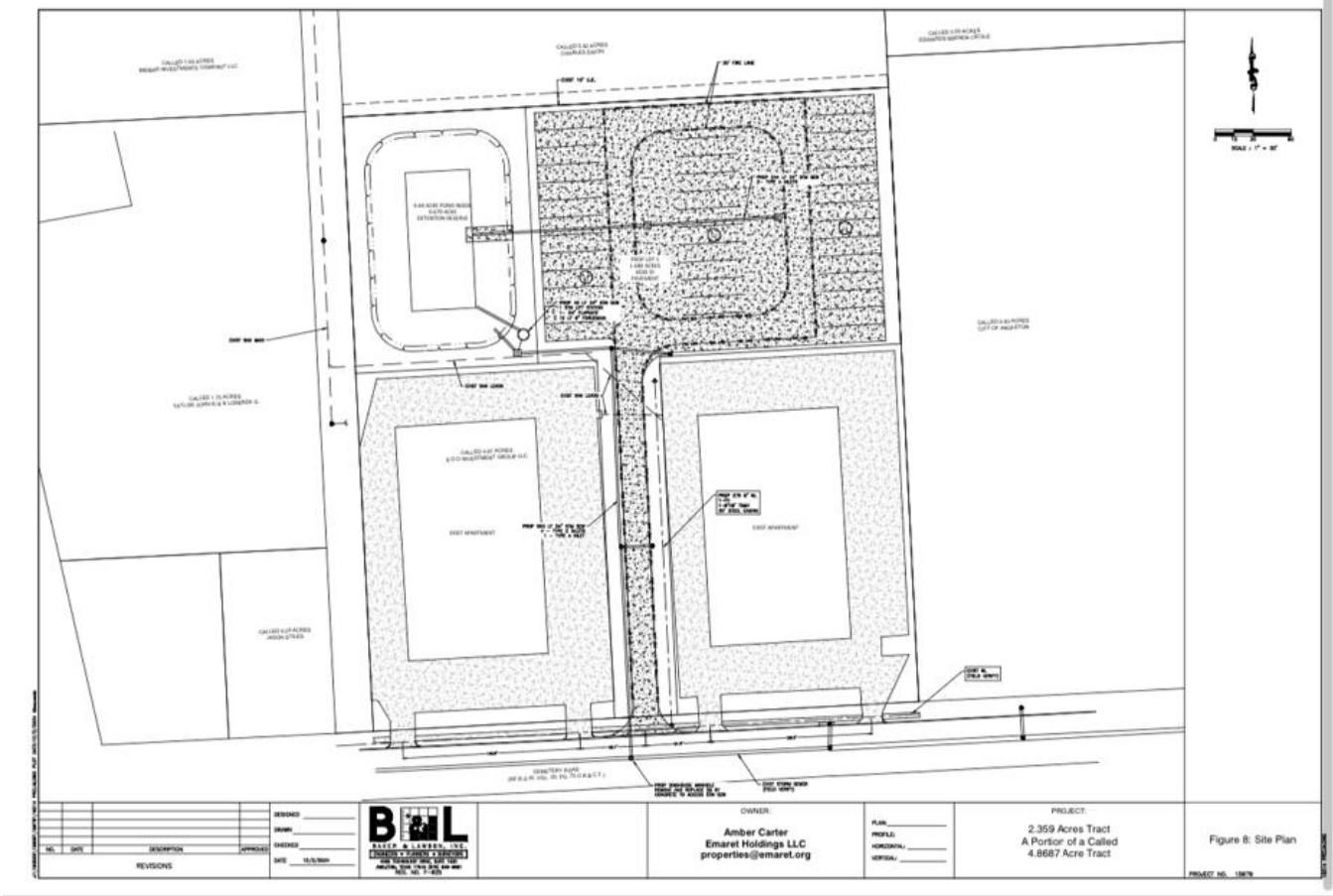
on this particular piece of property, which is now to be rezoned to PD- with Light Industrial as the base district.

Public Hearing: Commission Member Regina Bieri made motion to open the public hearing; seconded by Mrs. Deborah Spoor. Motion carried unanimously 7-0; the public hearing was opened.

Chair recognized Ms. Amber Carter, applicant’s agent, who signed up to speak, and it is understood she is in favor. She confirmed she agrees with the PD.

Motion to close the Public Hearing: Commission Member Andrew Heston made a motion to close the public hearing; seconded by Commission Member Michelle Townsend. Motion carried unanimously 7-0; the public hearing was closed.

Mr. Spriggs after receiving the image from Ms. Amber Carter, displayed the layout to each Commission member:



Commission Action:

Motion: Commission Member Michelle Townsend made a motion to approve the rezoning petition based on the findings and Staff's analysis, subject to the conditions found in the agenda packet; she moved that we also forward this request to City Council for final consideration of the ordinance approving the request to amend the zoning from MFR-29 to LI, Light Industrial as a base district, with the Planned Development District overlay, for the subject property. The motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; Chair William Garwood- Aye. 7-0 Vote Unanimously, the Rezoning was approved.

REGULAR AGENDA

ADJOURNMENT: 12:08 PM.



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2024

PREPARED BY: Otis T. Spriggs, AICP

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north.

The 7.732 acre tract is being subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self-service storage facility. Lot 2 is zoned as residential (SF-7.2) (*Rezoned May of 2022, ORD_20220524-024*). Lot 2 is currently under residential use.

The current request is to relocate a 16ft. Water Line Easement (W.L.E.): shift the rear line of Lot 1 to a new location at approximately 47.43 ft. due west, thus reducing the rear drainage & detention reserve from 2.021 acres to 1.649 acres in size.

Patrick Thomas Estate Final Replat was recorded on September 21, 2023 with Brazoria County Clerk, Instrument No. 2023042763 (Exhibit Attached).

Staff/Engineers Review: The City Engineer reviewed the proposed replat and has documented the following comments and conditions:

Final Replat:

1. Verify drainage/detention updates to the site (reduction in detention area and increased building area) are approved by Angleton Drainage District.

RECOMMENDATION: The Planning and Zoning Commission should approve the Replat subject to all conditions and requirements of the City Engineer and recommend it to the City Council for final consideration and approval.



January 31, 2025

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

Re: On-Going Services
PT Estates Subdivision Second Replat– 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Replat:

1. Verify drainage/detention updates to the site (reduction in detention area and increased building area) are approved with Angleton Drainage District.

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

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files

Attachments

January 19, 2023

Dr. Patrick Thomas, DDS
913 Cannan Drive
Angleton, Texas 77515

Re: PT Storage Facility on 2001 N. Valderas Street, Angleton.
Plat, Grading, Drainage and Detention Plan

Dear Mr. Thomas:

The Angleton Drainage District Board of Supervisors, during the special public meeting held on January 18, 2023, unanimously approved the plat, grading and drainage and detention plan for the PT Storage Facility to be located on 2001 North Valderas Street as presented.

As presented, the property consisting of 7.73-acres will be divided into two lots. Lot 1 will be located on the northeast corner and contains 2.957 acres and will consist of proposed of storage facilities and a 2.021-acre detention reserve. Lot 2 consists of 2.754-acres, has an existing barn and possibly a single -family residence in the future. There is a ditch on the west and north side of the property. The ditch is currently within a 30' Drainage easement. The ditch uses the entire drainage easement, measured from top bank to top bank. The proposed plat and plans will add an additional 10' to 15' of drainage easement for maintenance. There will be a shared 20' wide berm between the existing ditch and proposed pond.

Should any additional structures be added in the future, other than those on the plans presented on January 18, 2023, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading and drainage and detention plan in no way represents that the Brazoria County Emergency Operations Center has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading and drainage and detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

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

P.O. Box 549
Clute, TX 77531
979-265-7411

Proof
Date: 01/23/25
User: ABROWNING

Date: **01/23/25**
Account: **15239**
Name:
Company: **City Of Angleton**
Telephone: **(979) 849-4364**
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**
Sales Person: **Anicia Browning**
Phone: **(979) 237-0113**
Email: **anicia.browning@thefacts.com**

City of Angleton Notice of Public Hearing

Notice is hereby given that the City of Angleton Planning and Zoning Commission will conduct a public hearing at 12:00 pm on Thursday, February 6, 2025 at 12:00 pm; and the City Council will hold a public hearing on Tuesday, February 11, 2025 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 these meetings, the following public hearing will be held:

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

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

For more information regarding this request, 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.

Ad ID: **1290927**
of Lines: **39**
Size: **2 x 5.653**
Color:
of Preprints: **0**
of Pages: **0**
Ad Cost: **\$244.78**
PO Number:
Publication: **The Brazosports Facts, www.
TheFacts.com**
Publish Date: **01/28/25**

****Please proofread the ad****
***For any corrections or changes,
contact your media representative.***

**We Appreciate Your Business!
Thank You!**

APPLICATION FOR PLAT REVIEW/APPROVAL

PAID
 Memo
 CASH CHECK CREDIT
 1/27/2025
 979-849-6681

Date: 1/27/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input checked="" type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: Valderas Street
 Name of Applicant: Miguel Saucedo, P.E. Phone: 979-849-6681
 Name of Company: Baker & Lawson, Inc. Phone: 979-849-6681
 E-mail: msaucedo@bakerlawson.com

Name of Owner of Property: Patrick & Gail Thomas

Address: _____

Phone: _____ E-mail: _____

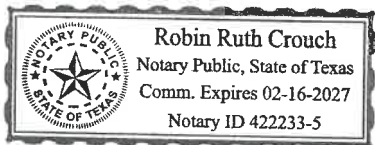
I HEREBY REQUEST approval of the preliminary and final plat of the subject property submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to review the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein are correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) *[Signature]*

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30 day of January

(SEAL)



[Signature]
 Notary Public for the
 City of Angleton

City of Angleton
 979-849-6665
 ***** REPRINT RECEIPT *****
 REF#: 02355675 1/30/2025 1:42 PM
 OPER: 33 TERM: 105
 REF#: 59970 baker lawson
 TRAN: 300.1190 ZONING VAR/PLATTING
 ZONING/VARIANCE/PLA 250.00CR
 TENDERED: 250.00 CHECK
 APPLIED: 250.00-
 CHANGE: 0.00

APPLICATION FOR PLAT REVIEW/APPROVAL

PAID
 Memo
 CASH
 CHECK
 CREDIT

Date: 1/27/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input checked="" type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: Valderas Street
 Name of Applicant: Miguel Saucedo, P.E. Phone: 979-849-6681
 Name of Company: Baker & Lawson, Inc. Phone: 979-849-6681
 E-mail: msaucedo@bakerlawson.com

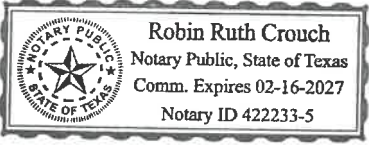
Name of Owner of Property: Patrick & Gail Thomas
 Address: _____
 Phone: _____ E-mail: _____


I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30 day of January, 2025.

(SEAL) 


 Notary Public for the State of Texas
 Commission Expires: 2/16/27

space



CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 7.736 Acres Tract 4 Vera SID,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Miguel Saucedo, P.E.

Mailing Address: 4005 Technology Dr Suit 1530 Email: msauceda@bakerlawson.com

City: Angleton State: TX Zip: 77515

Home Phone: () _____ Business Phone: (979) 849-6681

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner [Signature] Title Owner

Printed/Typed Name of owner PATRICK P. THOMAS Date 9-16-2022

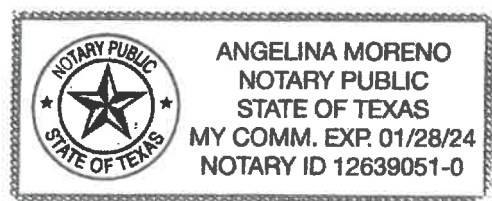
*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF Brazoria §

Before me, Angelina Moreno, on this day personally appeared Patrick P. Thomas, known to me (or proved to me on the oath of TKDC or through work) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 16th day of September 2022

(SEAL)



Angelina Moreno
Notary Public Signature
1-28-24
Commission Expires



REQUEST FOR RE-PLATTING

**AFFIDAVIT
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of 7.736 Acres Tract 1 Vera S/D
(indicate address and / or legal description)

_____ which is the subject of the attached application
for land re-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 re-platting of the subject property.

NAME OF APPLICANT: Patrick P. Thomas

ADDRESS OF APPLICANT: _____

APPLICANT PHONE # _____ E-MAIL: _____

NAME OF OWNER: Patrick P. Thomas

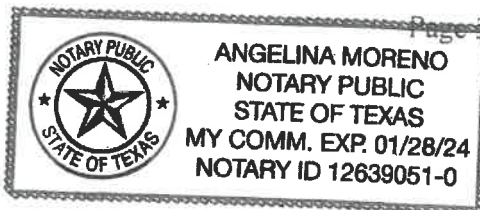
SIGNATURE OF OWNER: [Signature] DATE: 9-16-22

NOTARIAL STATEMENT FOR PROPERTY OWNER

Sworn to and subscribed before me this 16th day of September, 2022

Angelina Moreno
Notary Public
Commission Expires: 1-28-24

SEAL



PROJECT SUMMARY FORM

Address of property Valderas Street near Noreda

The subject property fronts 506.9' feet on the West side of Valderas

Depth: 615.3' Area: 7.732 Acres: 336,806 square feet

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

The purpose of this plat is to adjust the lot line between Lot 1 and the drainage
and detention reserve, and to relocate the water line easement.

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

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

Name: Miguel Saucedo, P.E.

Date: 01/30/25

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

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

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

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

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00

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

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

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00

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

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: ____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

FIELD NOTES FOR 7.732 ACRE

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 201806493 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60'-FEET WIDE), SAME BEING THE SOUTHWEST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 316.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 2011038729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Patrick Thomas
PATRICK THOMAS

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF July, 2023

Robin Ruth Crouch
ROBIN RUTH CROUCH
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
2-16-27
MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

SIGNED: *Miguelangel A Sauceda* 7/25/23 DATE
MIGUELANGEL A SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

Miguelangel A Sauceda
MIGUELANGEL A SAUCEDA
PROFESSIONAL ENGINEER
121992
TEXAS REGISTRATION NO. 121992

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS 20th DAY OF September, 2023 BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

Henry Brunson
CHAIRMAN, PLANNING AND ZONING COMMISSION

Michelle Perez
MICHELLE PEREZ, CITY SECRETARY

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

John Wright
JOHN WRIGHT, MAYOR

Michelle Perez
MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF September, 2023 BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

Kyle Wayne Rowland
KYLE WAYNE ROWLAND
Notary ID #132144992
My Commission Expires 09/21/2023 09:16 AM
Total: 125.00

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE THIS 5th DAY OF September, 2023 BY THE ANGLETON DRAINAGE DISTRICT.

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

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

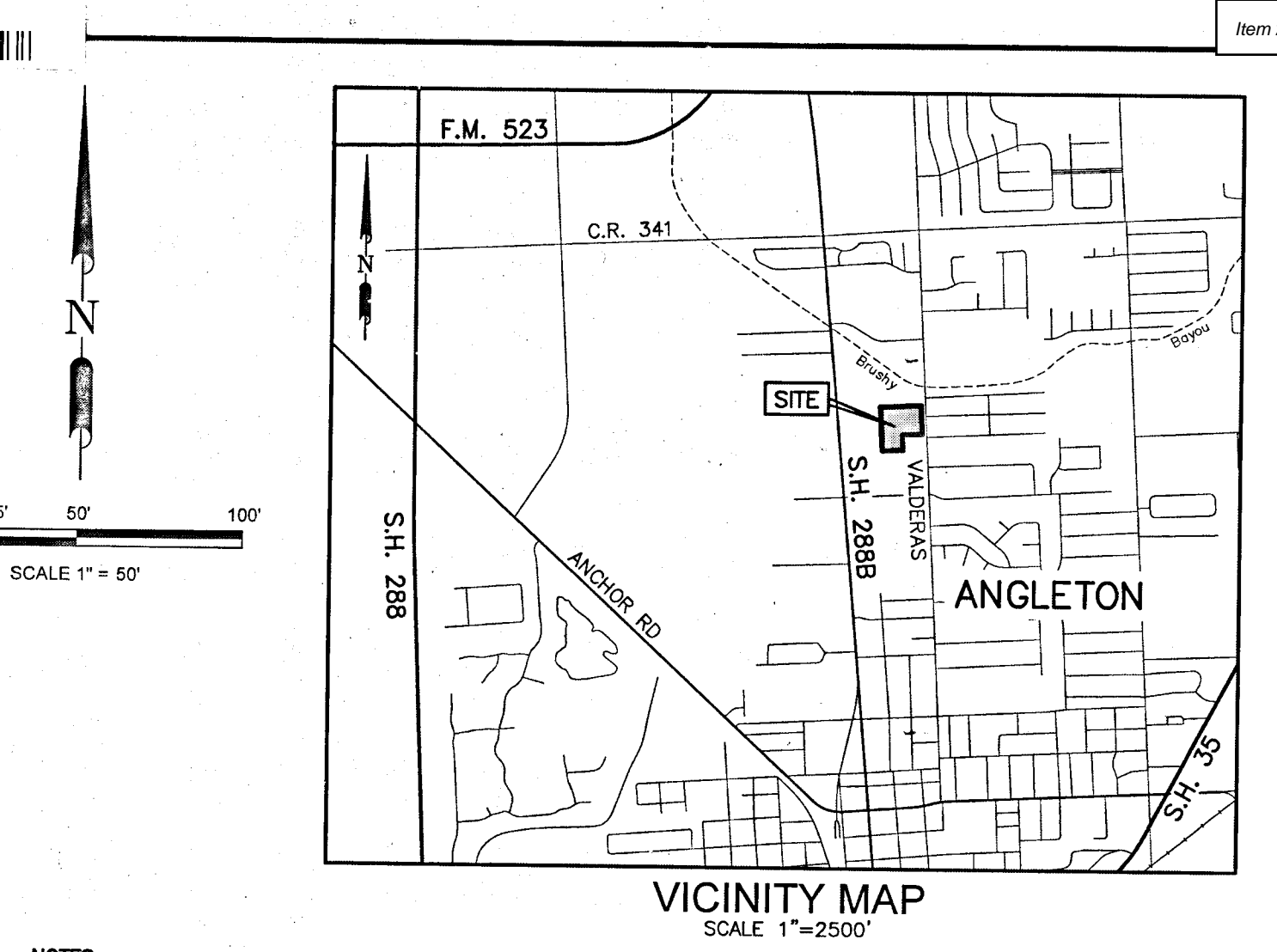
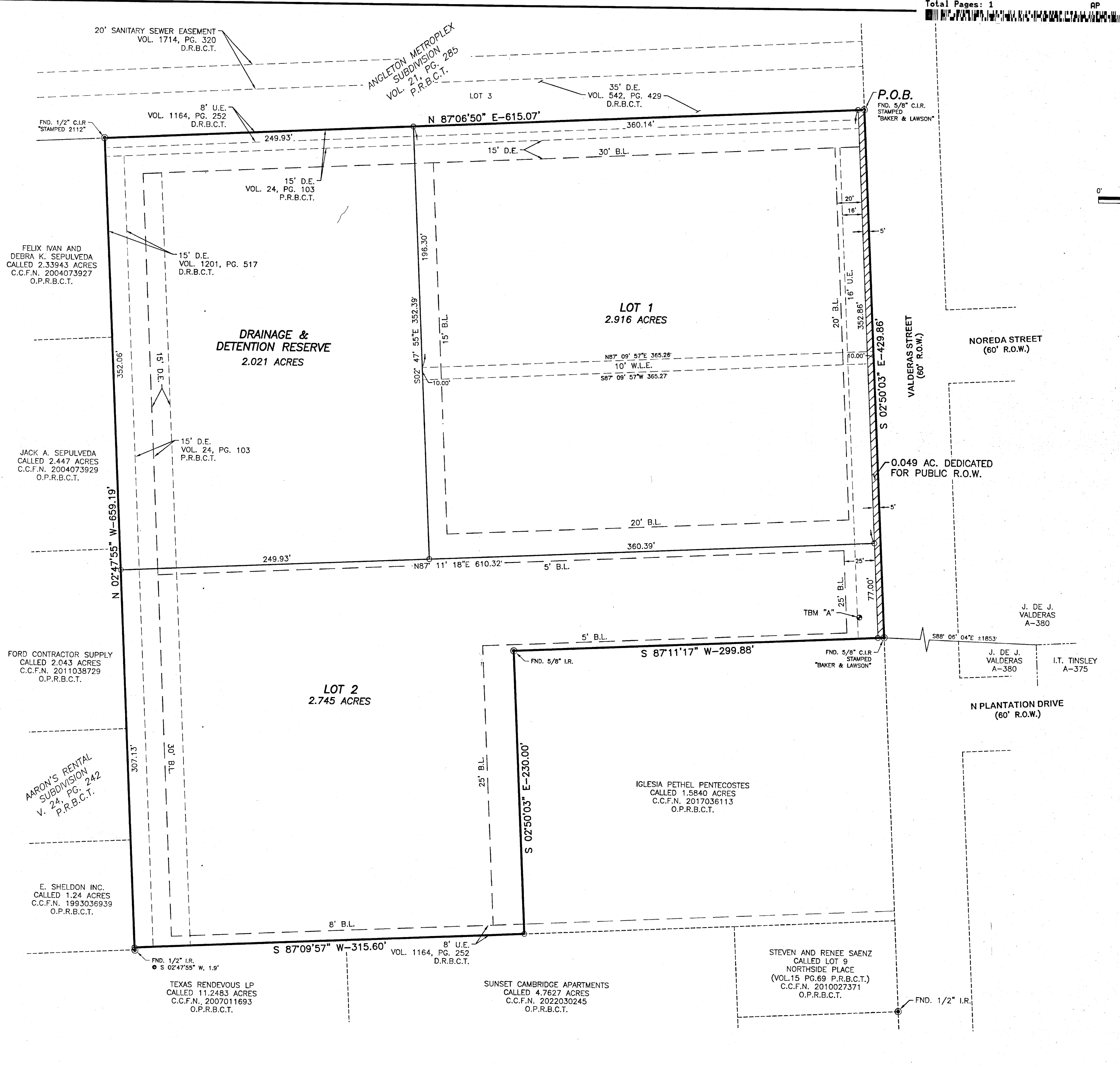
THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

David Brown
CHAIRMAN, BOARD OF SUPERVISORS

Angela Blotz
BOARD MEMBER

Angela Blotz
BOARD MEMBER

2023042763
Brazoria County - Joyce Hudson, County Clerk
09/21/2023 09:16 AM
Total: 125.00
Joyce Hudson



NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 4803C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- NOTICE: SIDEWALKS SHALL BE REQUIRED TO BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
- THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
- NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY DISTRICT AND THE CITY OF ANGLETON.
- ELEVATIONS BASED ON NAVD88
REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR8248), PUBLISHED ELEVATION: 32.0 FEET.
TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHWEST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET.
ELEVATION: 27.56 FEET

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Darrel Heidrich 7/12/2023 DATE
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

FINAL REPLAT
PT ESTATES
A REPLAT OF VERA SUBDIVISION
AS RECORDED IN
VOL. 24, PG. 103
P.R.B.C.T

INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE

BEING THE SAME PROPERTY DESCRIBED
AS LOT 1 RECORDED IN
C.C.F.N. 2018064937
O.P.R.B.C.T.

LOCATED IN THE
J. DE J. VALDERAS SURVEY ABSTRACT NO. 380
CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS

Baker & Lawson, Inc.
ENGINEERS • PLANNERS • SURVEYORS

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

OWNER:
PATRICK THOMAS
(979) 799-7016
DRPPT70@GMAIL.COM

PROJECT: 15239
DRAWING NO.: 15239 FINAL REPLAT
SCALE: 1" = 50'
DATE: 4/25/2023
DRAWN BY: AD
CHECK BY: DH



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2025

PREPARED BY: Otis T. Spriggs, AICP

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of N. Valderas St. and Hickman Ln., consists of 1.776 acres in the J De J Valderas Survey, Abstract 380, located in Single Family Residential 7.2 (SF-7.2) zoning district. This project is presented as a proposed replat of Barrera Subdivision previously platted and recorded under in 2021-063713 in Brazoria County Clerk records.

The property owner is proposing further division of Lot 2, a 1.364 acre lot into 4 additional lots, resulting of a total of 5 lots. **Angleton LDC, Sec. 23-87. - Administrative plats, Subsection E. Minor subdivision plats.** *Minor subdivision plats or replats may be filed if:*

States: *Minor subdivision plats or replats require proposed property to be subdivided into no more than four lots.*

Staff/Engineers Review: The City Engineer reviewed the proposed replat and has documented the following comments and conditions:

The proposed plat is incomplete.

Final Replat:

1. Coordination shall be made with the City Development Services for all requirements

regarding building on new lots created through this subdivision. This includes but is not limited to: new utility service, lot grading and drainage activities associated with construction on the newly created lot(s).

2. Coordination shall be made with the Angleton Drainage District regarding drainage and development of the subdivision. Requirements were set forth in a letter dated April 15, 2021 for development of then Lot 2 and now currently the entire proposed replat area (see attachment for reference).
3. Verify if the subdivision name is to be updated to reflect the second replat of this lot or if it is a new subdivision.
4. An existing structure is located within proposed Lot 3 area. Verify proposed lot lines and building line correspond with existing zoning requirements.
5. Revise metes and bounds description and bearings and distances noted to match the plat drawing where noted on the plat PDF.
6. Revise Plat Date Shown to current month/year.
7. Verify and update acreage shown in the plat heading title to match current subdivision.
8. Verify if drainage for the proposed subdivision been reviewed/considered for any necessary drainage easements.
9. Revise Lot 2 numbering to be updated to Lot 2a. Page 2 of 2
10. Sewer line to be located in the field. In previous Barrera Subdivision this was shown, please update. It is possibly within the buildable area of the proposed lot. Has consideration been made to adjust the lot line to allow buildable area to shift east? 10- ft minimum build line per zoning, however, a wider minimum will need to be considered. This might also change with zoning building setbacks with front lot being area on Hickman and rear being the east property line.
11. Front build line to be taken from location fronting ROW.
12. Verify if applicant is looking to provide voluntary ROW dedication here to extend Hickman and avoid irregular lot shape on Lot 5.
13. Need to verify if water (including fire hydrant and larger diameter line) and sewer main along Hickman are required to be extended to service lots.

The above review by the City Engineer confirms that the submitted replat application is incomplete and the above comments and conditions need to be addressed by the applicants.

Staff is unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Barrera Subdivision Replat be Revised and Resubmitted.

RECOMMENDATION: The Planning and Zoning Commission should accept staff's withdrawal of the proposed replat until the application details (*incomplete submittal*) recommended by the City Engineer are addressed.

SUGGESTED MOTION:

I move we accept the withdrawal of the proposed replat of the Barrera Subdivision.



January 31, 2025

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

Re: On-Going Services
Barerra Subdivision Replat– 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Replat:

1. Coordination shall be made with the City Development Services for all requirements regarding building on new lots created through this subdivision. This includes but is not limited to: new utility service, lot grading and drainage activities associated with construction on the newly created lot(s).
2. Coordination shall be made with the Angleton Drainage District regarding drainage and development of the subdivision. Requirements were set forth in a letter dated April 15, 2021 for development of then Lot 2 and now currently the entire proposed replat area (see attachment for reference).
3. Verify if the subdivision name is to be updated to reflect the second replat of this lot or if it is a new subdivision.
4. An existing structure is located within proposed Lot 3 area. Verify proposed lot lines and building line correspond with existing zoning requirements.
5. Revise metes and bounds description and bearings and distances noted to match the plat drawing where noted on the plat PDF.
6. Revise Plat Date Shown to current month/year.
7. Verify and update acreage shown in the plat heading title to match current subdivision.
8. Verify if drainage for the proposed subdivision been reviewed/considered for any necessary drainage easements.
9. Revise Lot 2 numbering to be updated to Lot 2a.

10. Sewer line to be located in the field. In previous Barrera Subdivision this was shown, please update. It is possibly within the buildable area of the proposed lot. Has consideration been made to adjust the lot line to allow buildable area to shift east? 10-ft minimum build line per zoning, however, a wider minimum will need to be considered. This might also change with zoning building setbacks with front lot being area on Hickman and rear being the east property line.
11. Front build line to be taken from location fronting ROW.
12. Verify if applicant is looking to provide voluntary ROW dedication here to extend Hickman and avoid irregular lot shape on Lot 5.
13. Need to verify if water (including fire hydrant and larger diameter line) and sewer main along Hickman are required to be extended to service lots.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Barrera Subdivision Replat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

ANGLETON DRAINAGE DISTRICT

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



April 15, 2021

Rosalina Barrera
1304 N. Valderas Street
Angleton, Texas 77515

Re: Drainage and Grading Plan
Barrera Subdivision

Dear Mrs. Barrera:

During the Angleton Drainage District's regular public meeting of April 13, 2021, the Board of Supervisors unanimously approved the drainage and grading plan of Barrera Subdivision as presented.

As presented, the property is located at the corner of Valderas Street and Hickman Street. Lot 1 has the existing house. On Lot 2, a single family residence is to be built. On Lot 2, a "V" bottom swale with 4:1 slopes will be constructed on the north side of Lot 2 behind the proposed single-family residence and along the west side of Lot 2. The proposed development will drain to the Hickman Street roadside ditch. Doug Roesler recommended approval of the grading and drainage plan for Barrera Subdivision

If any additional structures are added to this site in the future, a subsequent by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent property owners

The approval of this drainage and grading plan in no way represents that Rosalina Barrera or Barrera Subdivision has complied with any other federal, state county or other law, statute, procedure, requirement or regulation of any type beyond the approval of the drainage and grading plan approved, with the stipulations listed, in any, in this letter, by the Angleton Drainage District.

Sincerely,



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

STATE OF TEXAS COUNTY OF BRAZORIA

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

OWNER DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ROSALINA BARRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE DAY OF 2024, BY THE ANGLETON DRAINAGE DISTRICT

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

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED, NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, DAVID SPOOR ASSISTANT CHAIRMAN, WELDON ZGARBA

SECRETARY, RONALD E. SLATE

STATE OF TEXAS COUNTY OF BRAZORIA

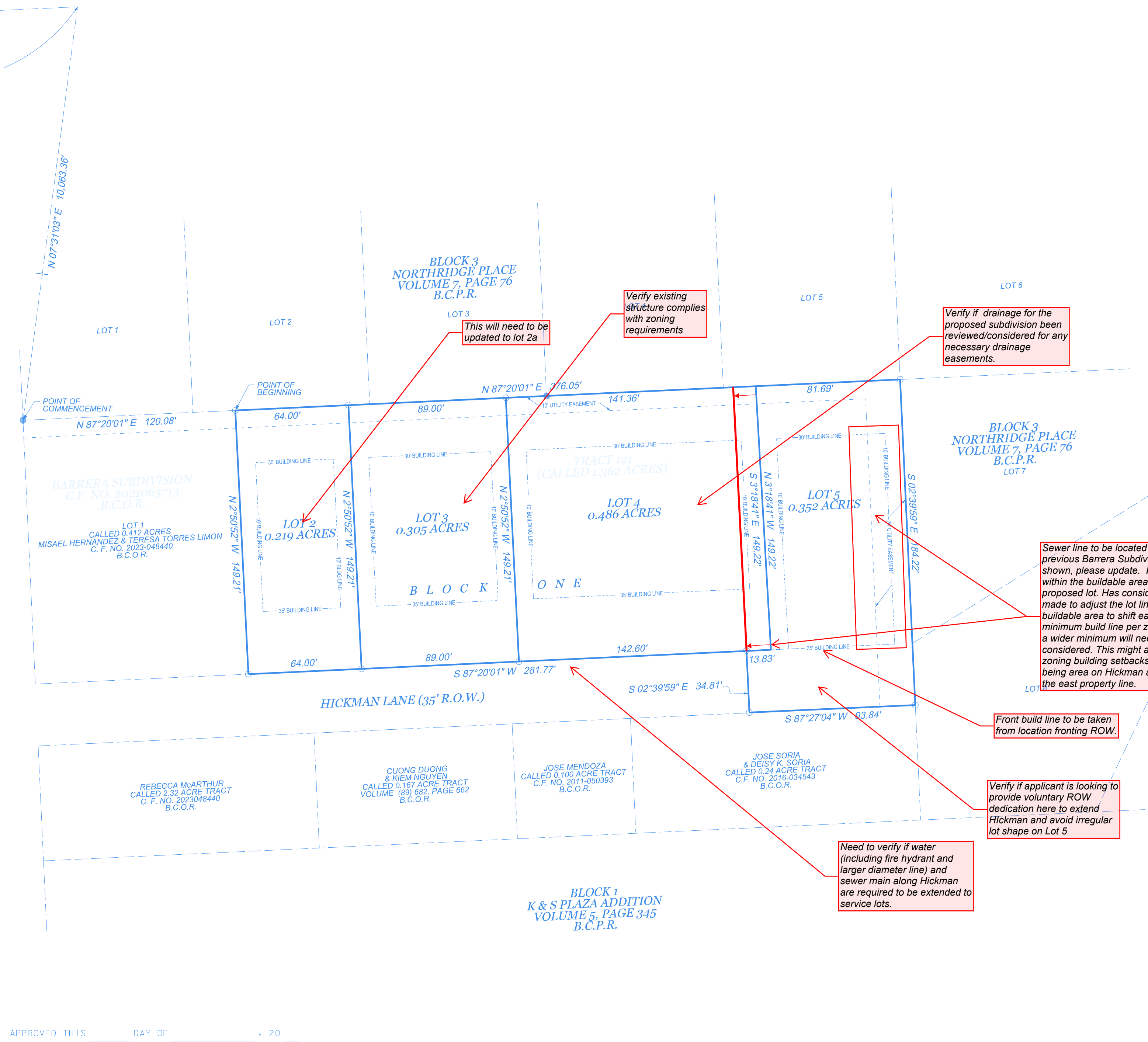
KNOWN BY ALL MEN BY THESE PRESENTS THAT I, TERRY SINGLETARY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



PRELIMINARY TERRY SINGLETARY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4808

NORTHEAST CORNER J. DE J. VALDERAS SURVEY ABSTRACT 380

NORTH VALDERAS STREET (60' R.O.W.)



APPROVED THIS DAY OF 20

CHRIS WHITTAKER, CITY MANAGER

FRANCES M. AGUILAR, CITY SECRETARY

NOTES:

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

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

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

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

NOTICE: THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO FOUR TRACTS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND ABOVE THE GROUND UPWARD LOCATED ADJACENT TO TEN (10) FOOT UTILITY EASEMENT SHOWN HEREON.

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

NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-7.2.

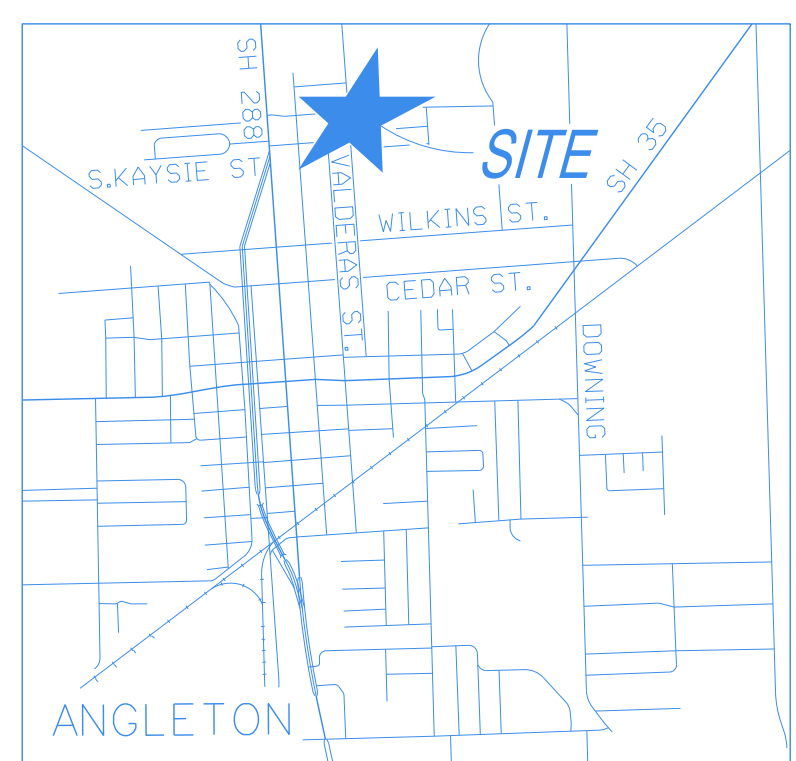
Revise metes and bounds description and bearings and distances noted to match the plat drawing

METES AND BOUNDS:

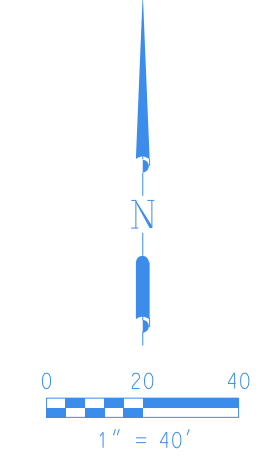
BEING A 1.362 ACRE TRACT BEING OUT OF BARRERA SUBDIVISION AS DESCRIBED IN CLERK'S FILE NO. 2021063713 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING OUT OF TRACT 121 OF THE NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION OF THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL, SURFACE LEVEL LENGTHS AS FOLLOWS: COMMENCING AT A FOUND 3/4" IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF NORTH VALDERAS STREET AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF NORTHBRIDGE PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID BARRERA SUBDIVISION; THENCE NORTH 87°20'01"EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHBRIDGE PLACE SUBDIVISION, A DISTANCE OF 120.08 FEET TO A SET 5/8" IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE NORTH 87°20'01"EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHBRIDGE PLACE SUBDIVISION, A DISTANCE OF 376.08 FEET TO A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°39'59"EAST, COINCIDENT WITH LOT 7 AND LOT 8 OF SAID NORTHBRIDGE PLACE SUBDIVISION, A DISTANCE OF 184.22 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°20'01"WEST, COINCIDENT WITH A CALLED 0.24 ACRE TRACT CONVEYED TO JOSE SORIA AND JOSE SORIA AS DESCRIBED IN CLERK'S FILE NO. 2016034543 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 96.11 FEET TO A SET 5/8" IRON ROD FOR CORNER; THENCE SOUTH 89°59'59"WEST, COINCIDENT WITH THE EAST LINE OF HICKMAN LANE (35' R.O.W.), A DISTANCE OF 142.60 FEET TO A SET 5/8" IRON ROD FOR INTERIOR CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°20'01"WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HICKMAN LANE, A DISTANCE OF 279.47 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BARRERA SUBDIVISION; THENCE NORTH 02°50'52"WEST, COINCIDENT WITH THE EAST LINE OF SAID BARRERA SUBDIVISION, A DISTANCE OF 149.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.362 ACRES MORE OR LESS.

Verify and update acreage shown in the plat heading title to match current subdivision

Revise Plat Date Shown to current month/year



VICINITY MAP (N.T.S.)



LEGEND: FOUND IRON PIPE/ROD, SET 5/8" IRON ROD, BUILDING LINE, EASEMENT, LOT LINE, PROPERTY LINE

REPLAT OF BARRERA SUBDIVISION BEING A 4 LOT 1 BLOCK SUBDIVISION OUT OF A CALLED 1.776 ACRE TRACT OUT OF TRACT 121 OF THE NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION (UNRECORDED) AND BEING THAT SAME TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. 2006-061845 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE J. DE J. VALDERAS SURVEY ABSTRACT 380 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS OCTOBER 2024

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 151 COMMERCE STREET, SUITE 775H ANGLETON, TEXAS 77511 OFFICE: 979.265.3622 FIRM: 800.450.9400 FAX: 979.265.9900

STATE OF TEXAS
COUNTY OF BRAZORIA

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

OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ROSALINA BARRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ___ 20 ___

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE ___ DAY OF ___, 2024, BY THE ANGLETON DRAINAGE DISTRICT

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

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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CHAIRMAN, DAVID SPOOR ASSISTANT CHAIRMAN, WELDON ZGARBA

SECRETARY, RONALD E. SLATE

STATE OF TEXAS
COUNTY OF BRAZORIA

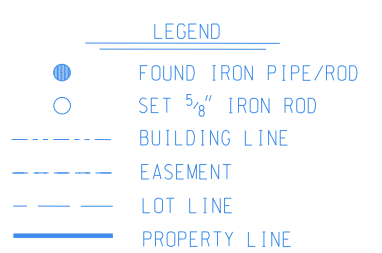
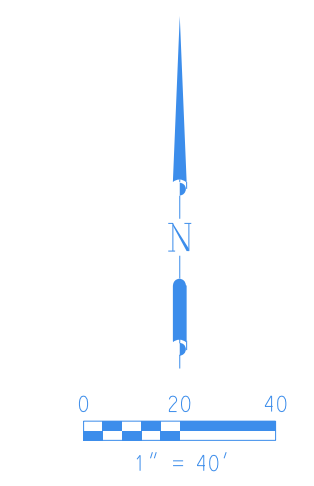
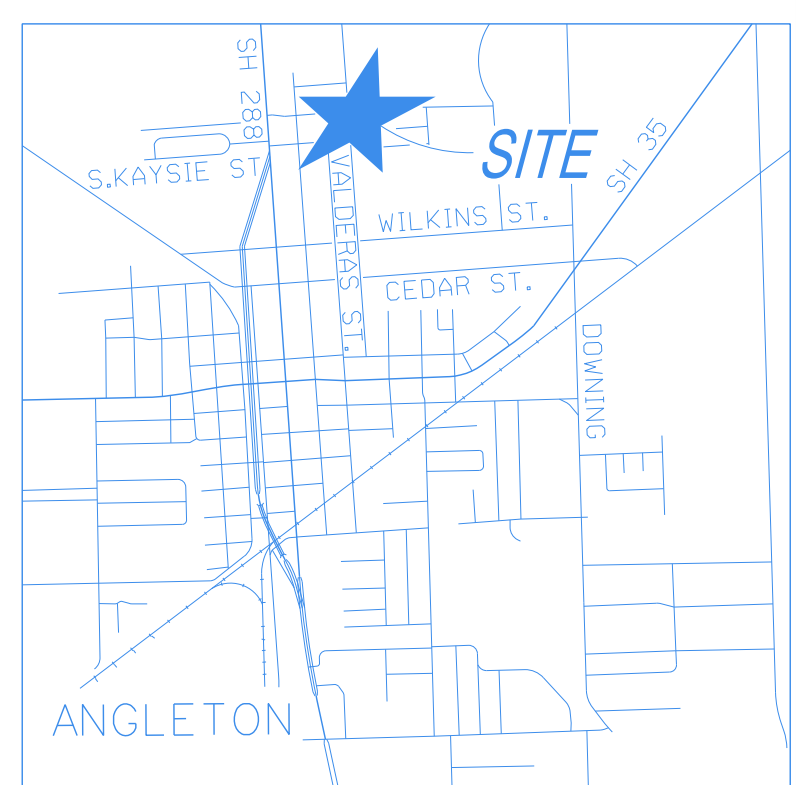
KNOWN BY ALL MEN BY THESE PRESENTS

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



PRELIMINARY
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

NORTHEAST CORNER
J. DE J. VALDERAS SURVEY
ABSTRACT 380



APPROVED THIS ___ DAY OF ___, 20 ___

CHRIS WHITTAKER, CITY MANAGER

FRANCES M. AGUILAR, CITY SECRETARY

NOTES:

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NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-7.2.

OWNER:
ROSALINA BARRERA
P.O. BOX 483
ANGLETON, TEXAS 77516-0483

METES AND BOUNDS:

BEING A 1.362 ACRE TRACT BEING OUT OF BARRERA SUBDIVISION AS DESCRIBED IN CLERK'S FILE NO. 2021063713 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING OUT OF TRACT 121 OF THE NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION OF THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL, SURFACE LEVEL LENGTHS AS FOLLOWS: COMMENCING AT A FOUND 3/4" IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF NORTH VALDERAS STREET AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF NORTHBRIDGE PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID BARRERA SUBDIVISION; THENCE NORTH 87°20'01"EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHBRIDGE PLACE SUBDIVISION, A DISTANCE OF 120.08 FEET TO A SET 5/8" IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE NORTH 87°20'01"EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHBRIDGE PLACE SUBDIVISION, A DISTANCE OF 376.08 FEET TO A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°39'59"WEST, COINCIDENT WITH THE EAST LINE OF SAID BARRERA SUBDIVISION, A DISTANCE OF 184.22 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°20'01"WEST, COINCIDENT WITH A CALLED 0.24 ACRE TRACT CONVEYED TO JOSE SORIA AND DEISY K. SORIA AS DESCRIBED IN CLERK'S FILE NO. 2016034543 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 96.11 FEET TO A SET 5/8" IRON ROD FOR CORNER; THENCE NORTH 02°39'59"WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF HICKMAN LANE (35' R.O.W.), A DISTANCE OF 35.00 FEET TO A SET 5/8" IRON ROD FOR INTERIOR CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 87°20'01"WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HICKMAN LANE, A DISTANCE OF 279.47 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BARRERA SUBDIVISION; THENCE NORTH 02°39'59"WEST, COINCIDENT WITH THE EAST LINE OF SAID BARRERA SUBDIVISION, A DISTANCE OF 149.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.362 ACRES MORE OR LESS.

REPLAT OF
BARRERA SUBDIVISION
BEING A
4 LOT 1 BLOCK SUBDIVISION
OUT OF A
CALLED 1.776 ACRE TRACT
OUT OF
TRACT 121
OF THE
NEW YORK AND TEXAS
LAND COMPANY'S SUBDIVISION
(UNRECORDED)
AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2006-061845
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

OCTOBER 2024

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
151 COMMERCE STREET, SUITE 755H
ANGLETON, TEXAS 77516
OFFICE: 979.265.3622 FIRM: 800.459. FAX: 979.265.9900

The Facts

Covering Brazoria County - Where Texas Began

P.O. Box 549
Clute, TX 77531
979-265-7411

Date: **01/27/25**
Account: **15239**
Name:
Company: **City Of Angleton**
Telephone: **(979) 849-4364**
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**
Sales Person: **Anicia Browning**
Phone: **(979) 237-0113**
Email: **anicia.browning@thefacts.com**

Ad ID: **1292075**
of Lines: **37**
Size: **2 x 5.361**
Color:
of Preprints: **0**
of Pages: **0**
Ad Cost: **\$235.46**
PO Number:
Publication: **The Brazosports Facts, www.
TheFacts.com**
Publish Date: **01/30/25**

****Please proofread the ad****
***For any corrections or changes,
contact your media representative.***

**We Appreciate Your Business!
Thank You!**

Proof

Date: **01/27/25**

User: **ABROWNING**

City of Angleton Notice of Public Hearing

Notice is hereby given that the City of Angleton Planning and Zoning Commission will conduct a public hearing at 12:00 pm on Thursday, February 6, 2025 at 12:00 pm; and the City Council will hold a public hearing on Tuesday, February 25, 2025 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 these meetings, the following public hearing will be held:

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

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

For more information regarding this request, 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.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 4-23-2021

TYPE OF APPLICATION: ADMINISTRATIVE PLAT (Minor, Consolidation, Amending, Replat, Short Form)
 PRELIMINARY/FINAL PLAT
 COMMERCIAL
 RESIDENTIAL

Address of property 1304 N. Valderas
Angleton, tx 77515

Name of Applicant: Rosalina Barrera Phone: _____

Name of Company: _____ Phone: _____

E-mail: _____

Name of Owner of Property: Rosalina Barrera

Address: _____

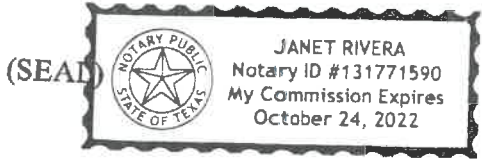
Phone: _____ E-mail: rosalina.barrera64@yahoo.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Rosalina Barrera

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 23 day of August, 2020.



Paul J. [Signature]
Notary Public for the State of Texas
Commission Expires: October 24, 2022

APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. (Note - Any form that is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)

1304 N. Valderas
Angleton, TX 77515

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: Rosalina Barrera

ADDRESS:

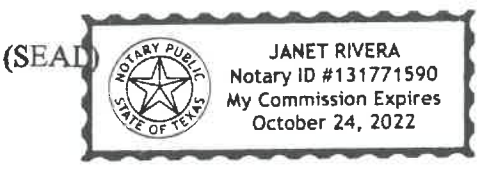
APPLICANT PHONE # E-MAIL:

PRINTED NAME OF OWNER: Rosalina Barrera

SIGNATURE OF OWNER: Rosalina Barrera DATE: 8-28-20

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 28 day of August, 2020.



[Signature]
Notary Public for the State of Texas
Commission Expires: Oct 24, 2022

PROJECT SUMMARY FORM

Address of property 1304 N. Valderas

The subject property fronts 149.20 feet on the East side of Valderas

Depth: 496.1 Area: 1.776 Acres: 77,382 square feet

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

To Seperate the existing home from the rest of the land to build another home

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

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

Name: _____

Date: _____

OFFICE USE ONLY:

Date received: April 23rd, 2021. By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

ANGLETON DRAINAGE DISTRICT

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



Item 3.

April 15, 2021

Rosalina Barrera
1304 N. Valderas Street
Angleton, Texas 77515

Re: Drainage and Grading Plan
Barrera Subdivision

Dear Mrs. Barrera:

During the Angleton Drainage District's regular public meeting of April 13, 2021, the Board of Supervisors unanimously approved the drainage and grading plan of Barrera Subdivision as presented.

As presented, the property is located at the corner of Valderas Street and Hickman Street. Lot 1 has the existing house. On Lot 2, a single family residence is to be built. On Lot 2, a "V" bottom swale with 4:1 slopes will be constructed on the north side of Lot 2 behind the proposed single-family residence and along the west side of Lot 2. The proposed development will drain to the Hickman Street roadside ditch. Doug Roesler recommended approval of the grading and drainage plan for Barrera Subdivision

If any additional structures are added to this site in the future, a subsequent by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent property owners

The approval of this drainage and grading plan in no way represents that Rosalina Barrera or Barrera Subdivision has complied with any other federal, state county or other law, statute, procedure, requirement or regulation of any type beyond the approval of the drainage and grading plan approved, with the stipulations listed, in any, in this letter, by the Angleton Drainage District.

Sincerely,

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

TAX CERTIFICATE

Item 3.



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

BARRERA ROSALINA
1304 N. VALDERAS
ANGLETON, TX 77515

Legal Description

A0380 J DE J VALDERAS, TRACT 121, ACRES
1.776

Fiduciary Number: 25652487

Parcel Address: 1304 N VALDERAS ST
Legal Acres: 1.7760

Account Number: 0380-0170-000

Print Date: 04/23/2021 01:28:22 PM
Paid Date: 04/23/2021
Issue Date: 04/23/2021
Operator ID: TIRA

Certificate No: 243568955
Certificate Fee: \$10.00 CREDIT

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2021.

Exemptions:

CAPPED HOMESTEAD

Certified Owner:

BARRERA ROSALINA

Certified Tax Unit(s):

- 1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
21 ANGLETON ISD
32 ANGLETON - DANBURY HOSPITAL
41 PORT FREEPORT
51 ANGLETON DRAINAGE DIST. NO 1
88 CITY OF ANGLETON

Table with 2 columns: Description, Amount. Rows include 2020 Value (\$149,500), 2020 Levy (\$3,025.11), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), Total Amount Due (\$0.00).

Reference (GF) No: N/A

Issued By: Tina Brown
KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

BRAZORIA COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

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

OWNER
Carolina Barrera

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROSALINA BARRERA, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, HAS HEREBY DEDICATED TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE DEDICATION IS SUBJECT TO THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE DEDICATION IS SUBJECT TO THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE DEDICATION IS SUBJECT TO THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ROSALINA BARRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME IN THE CAPACITY HEREIN STATED, THE PURPOSES AND THE CHARACTER THEREIN EXPRESSED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF August, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES December 5, 2022



ANGLETON DRAINAGE DISTRICT
APPROVED THIS 17th DAY OF November, 2020, BY THE ANGLETON DRAINAGE DISTRICT

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
- 2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- 3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND ON THE BELIEF ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED, NOR WILL SERVE AS A SUBSTITUTION OF THE GENERAL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

David E. Slat
CHAIRMAN, DAVID SPAR
William S. Goble
ASSISTANT CHAIRMAN, WILSON COBBLE

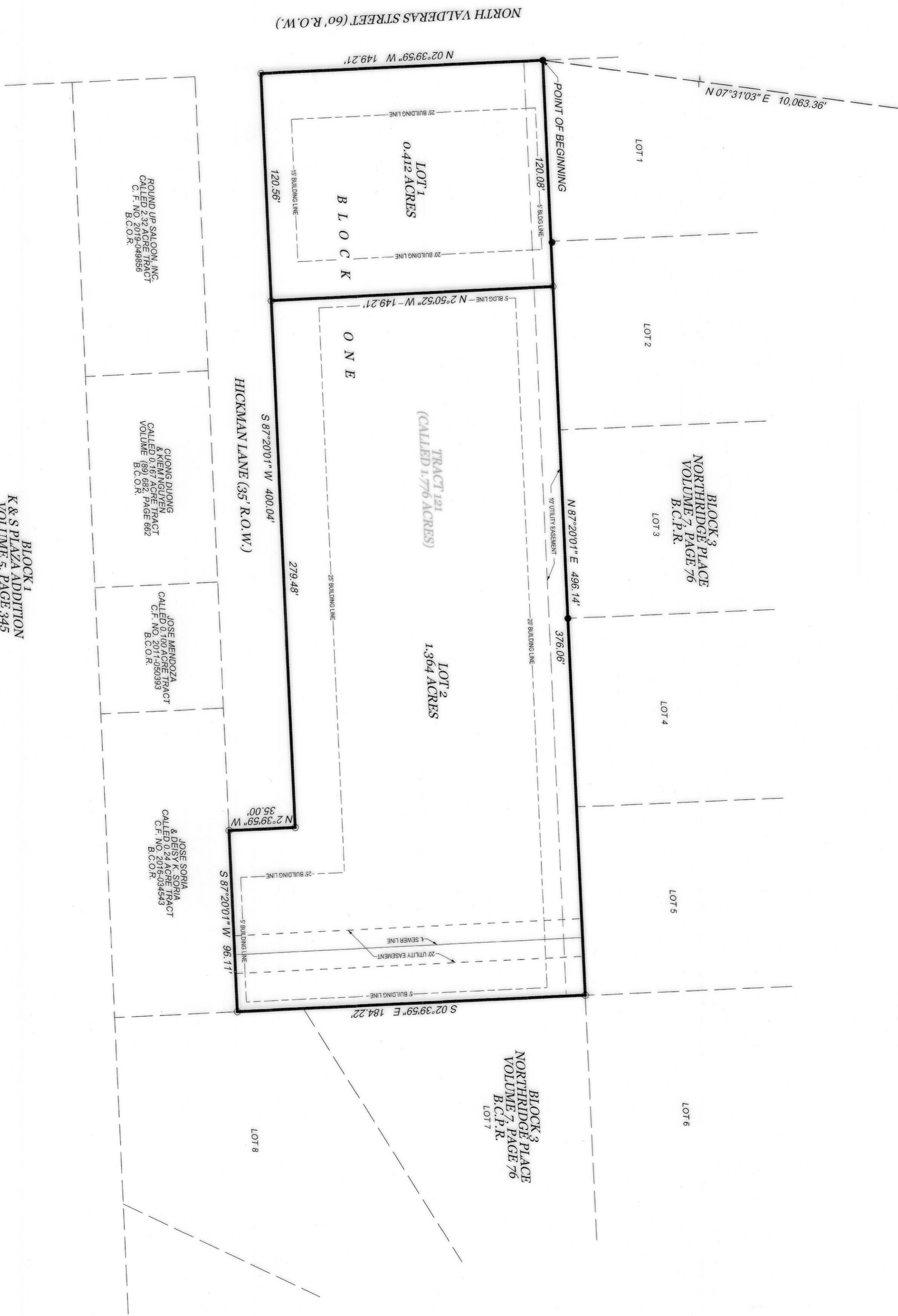
STATE OF TEXAS
COUNTY OF BRAZORIA

KNOWN BY ALL MEN BY THESE PRESENTS THAT I, TERRY SINGLETARY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ORIGINAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE HEREBY PLACED UNDER MY SUPERVISION.



2021063713
Brazoria County, Joyce Hudson, County Clerk
Total Pages: 1
Page No. 1 of 1

NORTHEAST CORNER
J. DE J. VALDEBAS SURVEY
ABSTRACT 380



2021063713
Total Pages: 1
Page No. 1 of 1

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE DATA AND CALCULATIONS PROVIDED AND FOR THE COMPLIANCE WITH THE CITY ENGINEER.
- NOTICE: THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO TWO TRACTS.
- NOTICE: THERE IS ALSO DEDICATED FOR UTILITIES AN UNDESTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND SURFACE TO THE CENTERLINE OF THE UTILITY LINE, TO BE USED FOR THE INSTALLATION OF UTILITIES AND BUILDING PERMITS.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLATS, THE CITY ENGINEER AND/OR SUPERVISOR OF RECORD, IS NOT MAKING THE WORK OF THE ENGINEER AND/OR SUPERVISOR OF RECORD.
- NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-7.2.

OWNER:
ROSALINA BARRERA
P.O. Box 483
ANGLETON, TEXAS 77516-0483

APPROVED THIS 18th DAY OF September, 2021

Chris Whittaker
CHRIS WHITTAKER, CITY MANAGER
FANQI M. AOUJAVI, CITY SECRETARY

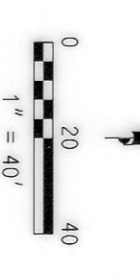


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF September, 2021, BY _____, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

STATE OF TEXAS
COUNTY OF BRAZORIA

BEING A 1.776 ACRE TRACT BEING THE SAME THAT CONVEYED TO ROSALINA BARRERA AS DESCRIBED IN CLERK'S FILE NO. 200604943 OF THE OFFICIAL RECORDS OF THE CITY OF ANGLETON, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS J. VALDEBAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS. BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS. BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS AND BOUNDS SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLATE COMPOSITE SYSTEMS.

LEGEND
● FOUND IRON PILE/ROD
○ SET 3/4" IRON ROD
--- BUILDING LINE
--- EASEMENT
--- LOT LINE
--- PROPERTY LINE



J. DE J. VALDEBAS SURVEY
ABSTRACT 380

DOYLE & WACHSLETTER, INC.
Surveying and Mapping GIS/GIS
131 COMMERCE STREET, SUITE 100
DALLAS, TEXAS 75201
PHONE: 972.382.5822
FAX: 972.382.5900