



**Mayor** | Jason Perez  
**Mayor Pro-Tem** | John Wright  
**Council Members** | Cecil Booth, Christiene Daniel, Mark Gongora, Travis Townsend  
**City Manager** | Chris Whittaker  
**City Secretary** | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, SEPTEMBER 27, 2022, 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 National Night Out Proclamation
2. Ceremonial Presentation of September Keep Angleton Beautiful Yard of the Month and Business of the Month.

#### 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.*

3. Discussion and possible action on requesting the Texas Department of Transportation (TxDOT) to not re-paint the parallel parking places in downtown Angleton when N. Velasco St. is resurfaced.

- [4.](#) Discussion and possible action on approving a Deed of Mural Easement agreement.
- [5.](#) Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.
- [6.](#) Discussion and possible action on a request from Habitat for Humanity to waive building permit and utility connection fees for the construction of a new home at 1305 Caldwell Road in Angleton, Texas.
- [7.](#) Discussion and possible action on approving one way traffic in and out of Plantation Oaks Subdivision on Halloween night from 5 P.M. to 9 P.M.

## **REGULAR AGENDA**

- [8.](#) Discussion and possible action on Riverwood Ranch Public Improvement District Service and Assessment Plan debt rate.
- [9.](#) Discussion and possible action on a proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523.
- [10.](#) Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #1.
- [11.](#) Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #2.
- [12.](#) Discussion and possible action on the preliminary plat of the Ashland Project Model Home Park.
- [13.](#) Discussion and possible action on the preliminary plat of Ashland Section 1.
- [14.](#) Presentation on the Stasny Ranch proposed new development.
- [15.](#) Discussion and possible action on the preliminary plat of Coleman Commercial Park.
- [16.](#) Consideration of approval of a preliminary plat for a 12.390-acre subdivision in the J. De J. Valderas Survey, Abstract No. 380.
- [17.](#) Discussion and possible action on a proposed land plan for 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.
- [18.](#) Discussion and possible action on a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive.
- [19.](#) Discussion and possible action on a resolution extending the disaster declaration signed by the Mayor on March 17, 2020, through November 7, 2022; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.



- [20.](#) Discussion and possible action on submitting a grant application to the Texas Department of Transportation (TxDOT) for mobility improvements in downtown Angleton along both sides of Velasco St., from E. Orange St. to E. Locus St.
- [21.](#) Discussion and possible action on submitting a grant application to the Texas Department of Transportation (TxDOT) for a 10' wide multi-model shared path around Highway 274 from E. Cedar St. to Munson St.
- [22.](#) Presentation on Lift Station Rehab through the American Rescue Plan Act (ARPA) Funds.

## 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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, September 23, 2022 by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez  
Michelle Perez, TRMC  
City Secretary

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

# *Office of the* MAYOR City of Angleton, Texas Proclamation

**WHEREAS**, The National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug and violence prevention program on October 4<sup>th</sup> entitled “National Night Out; and

**WHEREAS**, the “39th Annual Night Out” provides a unique opportunity for Angleton to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

**WHEREAS**, Angleton provides a vital role in assisting the Police Department through joint crime, drug and violence prevention efforts in Angleton and is supporting “National Night Out 2022” locally; and

**WHEREAS**, it is essential that all citizens of Angleton be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in Angleton; and

**WHEREAS**, police-community partnerships, neighborhood safety, awareness and cooperation are important theme of the “National Night Out” program;

**NOW, THEREFORE, I, Jason Perez, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim October 4, 2022 as:**

**“National Night Out”**

**PROCLAIMED this 27<sup>th</sup> day of September 2022.**

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 9/27/2022

**PREPARED BY:** Jason O'Mara, Assistant Director of Parks and Recreation

**AGENDA CONTENT:** Ceremonial Presentation of September Keep Angleton Beautiful Yard of the Month and Business of the Month.

**AGENDA ITEM SECTION:** Ceremonial Presentation

**BUDGETED AMOUNT:** NA **FUNDS REQUESTED:** NA

**FUND:** NA

### EXECUTIVE SUMMARY:

Tracy Delesandri, Keep Angleton Beautiful Chairwoman, will present Yard of the Month to Dr. Craig McDonald at 1013 Shady Oaks Drive and Business of the Month to Summer House Apartments at 4 Stadium Drive.

### RECOMMENDATION:

Staff recommends City Council acknowledge the YOM and BOM with a plaque, picture, and KAB gift for their beautification efforts.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Patty Swords

**AGENDA CONTENT:** Requesting approval to ask that TxDOT *not* re-paint the parallel parking places in downtown Angleton when they resurface N. Velasco St.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$0 **FUNDS REQUESTED:** \$0

**FUND:** N/A

### EXECUTIVE SUMMARY:

Very soon, TxDOT will resurface N. Velasco, including the downtown business area between Hwy. 35 and E. Locust. If the City would like to eliminate the parallel parking, TxDOT has offered to simply not mark those parking spaces when they resurface.

This is an opportunity to move forward with downtown improvements at no cost to the City. It is widely recognized throughout the community that parallel parking in downtown Angleton is hazardous for ongoing traffic and for the people trying to enter or exit their vehicles.

Eliminating parallel parking is not a new idea. In fact, it was included as a recommendation in the Livable Centers Study, and it was approved by Council as part of the 2021 Transportation Alternatives grant application for downtown mobility and safety improvements.

Some staff recently asked those businesses that may be impacted for their feedback. **[WILL ADD FEEDBACK HERE.]**

If Council approves, TxDOT requires a formal request from the City Manager authorizing them to proceed as described. The deadline to submit the request is Wednesday, September 28, 2022.

### RECOMMENDATION:

Staff recommends that Council approves removing the parallel parking spaces along N. Velasco from Hwy. 35 to E. Locust.



**DEED OF MURAL EASEMENT (EASEMENT AGREEMENT)**

**This *Deed of Mural Easement* (hereinafter called the “Easement”) made this 1st day of June, 2022, by and between **City of Angleton, Texas, a Texas municipal corporation (hereinafter called the “Grantee”), and Dees Properties, LLC, owner of the property located at 113B N. Velasco Street, Highway 288B B, Angleton, Texas 77515 (“Grantor”).** The foregoing parties are herein collectively referred to as the “Parties” and individually referred to as a “Party.”**

**WITNESSETH**

**WHEREAS, Grantor has legal and equitable fee simple title to the parcel of land known as 113B N. Velasco Street, Highway 288B B, Angleton, Texas 77515, more particularly described in Exhibit A which has been attached hereto and made a part hereof, including all improvements thereon erected (hereinafter called the “Property”); and**

**WHEREAS, Grantor and Grantee desire to enhance the present historical, aesthetic, and artistic character of the City of Angleton, Brazoria County, Texas (the “City of Angleton”); and**

**WHEREAS, the City of Angleton believes that murals foster a sense of community and connection and enrich the experience of both residents and visitors to the City of Angleton; and**

**WHEREAS, Grantor and Grantee understand and agree this Easement and its terms and conditions shall be limited to the area on the exterior surface of the wall, more particularly marked in the depiction in Exhibit B attached hereto and made a part hereof (hereinafter called the “Premises”).**

**Now, therefore, in consideration of the mutual promises contained herein, and in further consideration of the sum of One Dollar (\$1.00) in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged, the Grantor hereby grants and conveys to Grantee an estate, interest, and easement in the Property for the placing of a Mural (the “Mural”) on the wall of the Premises, of the nature and character and to the extent set forth in this Easement.**

The terms of the Easement are as follows:

(A) **Definitions:**

- 1) *Artist:* Calina Johnson (a/k/a Calina Mishay of Calina Mishay Art, LLC).
- 2) *City, City of Angleton:* The City of Angleton, Texas, a Texas Home-Rule Municipality established and incorporated under the laws of the State of Texas in Brazoria County, Texas.
- 3) *Final Design:* The Artist’s final concept for the Mural based on the Artist’s proposed concept or concepts for the Mural instrumental in the City’s selection of the Artist.

- 4) *Grantee*: The City of Angleton.
  - 5) *Grantor*: Dee's Properties, LLC, a limited liability company, owning the Property located at 113B N. Velasco Street, Highway 288B B, Angleton, Texas 77515.
  - 6) *Mural*: A singular work of visual art, which may contain graphics or text, painted or otherwise applied or attached on a building, structure, fence or other object within public view. A Mural does not contain text, graphics or symbols which specifically advertise or promote a business, product, or service; nor does it promote a specific political message.
  - 7) *Premises*: The area on the exterior surface of the wall of the Property, more particularly marked in the depiction in *Exhibit B*, attached hereto and made a part hereof.
  - 8) *Property*: 113B N. Velasco Street, Highway 288B B, Angleton, Texas 77515, more particularly described in *Exhibit A*, which has been attached hereto and made a part hereof, including all improvements thereon erected.
- (B) Recitals. The matters hereinabove recited are incorporated herein by reference and made a part hereof.
- (C) Approval of Final Design. Upon his or her receipt of the Final Design, the Grantor shall have five (5) business days to review and provide final approval and acceptance of the Final Design of the Mural. The Grantor shall use his or her best efforts to partner with the City and the Artist to provide final approval and acceptance of the Final Design. If agreed upon by the City, the Artist and the Grantor, any revisions suggested or proffered by the owner of the property on which the Mural will be located will become a part of the Final Design.
- (D) Duration and Nature of Easement. The Easement shall be for a term beginning on the date hereof and terminating five (5) years after the date hereof with the option to renew in one (1) year increments. The Parties agree that it is and shall be an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the Property enforceable by Grantee and its successors and assigns with respect to the Property and against Grantor and Grantor's heirs, successors, and assigns all of whom are collectively referred to herein as Grantee and Grantor respectively. The Easement is subject to any and all presently existing valid encumbrances, easements, and rights of way upon the Property. Upon the expiration of the easement granted hereby, the Mural shall at the option of the Grantee become the property of the building owner or removed from the Property by the Grantee by being painted over by appropriate technique in a color approved by Grantor.
- (E) Maintenance. Grantor shall keep and maintain the Property in good, clean, and safe condition, but shall have no obligations of maintenance or repair to the Mural which shall instead be the sole obligation of Grantee except as set forth in Paragraph (F) hereof.

- (F) Construction. Grantee, or its assigns, shall prepare the Premises and place the Mural on the wall, as shown in Exhibit B, using quality materials and in a workmanlike manner.
- (G) Ownership. Grantor transfers to Grantee all right and title and interest in the Mural or any reproduction or image of the Mural and the copyright therein.
- (H) Changes and Alterations. Without the prior written consent of Grantee, Grantor shall not cause, permit, or suffer any construction which would alter or change the Mural as described and depicted in the Final Design, attached hereto and made a part hereof as Exhibit C. The maintenance, reconstruction, repair, repainting, or refinishing by Grantee of said improvements, damage to which has resulted from casualty loss, deterioration, or wear and tear, shall be permitted without such written permission of Grantor providing that such maintenance, reconstruction, repair, repainting, or refinishing is performed in a manner that will not materially alter the appearance of the Mural as shown in Exhibit C.
- (I) Inspection. Grantee shall have the right to enter the Property on reasonable notice to Grantor for the purpose of inspecting the Property to determine whether there is compliance by Grantor with the terms of this Easement.
- (J) Breach/Remedies. Upon any breach of the terms of this Easement by a Party, the other Party shall have the following rights which shall be in addition to any other rights and remedies available at law or in equity:
- 1) To require restoration of the Property to the condition required by this Easement; or
  - 2) To enjoin any breach or enforce any covenant hereof by appropriate legal proceedings; or
  - 3) To recover actual damages of such Party, not to exceed the total cost of the mural, for any breach.
- (K) Waiver. No waiver of any term or condition of this easement shall have any force or effect unless it be in writing and approved by the Parties hereto. No failure on the part of Grantee to enforce any covenant or provision herein nor the waiver of any right thereunder by Grantee shall discharge or invalidate such covenant or provision or any other covenant, condition, or provision hereof, or affect the right of Grantee to enforce the same in event of a subsequent breach or default.
- (L) Consent and Disapproval and Appeal. For any event where the terms of this Easement require the consent or approval of the Grantee, such consent shall be requested by written notice to the Grantee, and consent shall be deemed to have been given within forty-five (45) days after receipt of written notice by the Grantee unless the Grantee, within such period, gives written notice to Grantor of disapproval. Approval shall not be unreasonably withheld. If approval is withheld by the Grantee, the Grantor, his



successors or assigns may, by written notice to the Grantee, require that the matter be submitted for appeal to the City of Angleton within thirty (30) days after receipt of notice that approval was denied.

(M) Notice. Any notice required to be given by this Easement shall be in writing and may be given by certified or registered mail with postage prepaid and return postage prepaid and return receipt requested.

If to the Grantor, addressed to the Grantor as follows;

**Dees Properties, L.L.C.**  
113B N. Velasco Street  
Suite B  
Angleton, Texas 77515

Or to the Grantor at such other address as Grantor may from time to time designate by notice to the Grantee, and

if to the Grantee, addressed to the Grantee as follows:

**City of Angleton**  
*Attn: City Manager*  
121 S. Velasco Street  
Angleton, Texas 77515

Or to the Grantee at such other address as the Grantee may from time to time designate by notice to the Grantor.

Any notice given in the foregoing manner shall be deemed to have been given when deposited with the United States Post Office, first-class mail, postage prepaid.

(N) Purpose. This Easement is for the purpose of promoting and shall be construed to promote the preservation of the historic, cultural, scenic, and aesthetic character of the Property, the areas surrounding the Property, and the community of the City.

(O) Conservation. Grantee agrees that it will hold this Easement exclusively for conservation purposes (i.e. that it will not transfer the Easement in exchange for money, other property, or services).

(P) Approvals. Grantee shall obtain all governmental approvals as may be necessary for the placement, painting, construction, maintenance, and repair of the Mural and hereby agrees to indemnify and hold Grantor harmless from and against any and all liability for failure to do so.

(Q) Modification. No change in the terms of this Deed shall be binding unless it is in

writing and signed by authorized representatives.

- (R) Assignment. Neither Party hereto may assign its rights or delegate its obligations hereunder without the written consent of the other Party.
- (S) Construction. In the event that any provision of this Deed is held by a court of competent jurisdiction to be invalid or unenforceable for any reason, such provision shall be modified to the minimum extent necessary to make such provision valid and enforceable, and the remaining provisions shall be affected thereby to the least extent possible.
- (T) No Waiver. The failure of any Party to enforce any provision of this Deed shall not be construed as a waiver or limitation of that Party's right to subsequently enforce that or any other provision of this Deed.
- (U) Entire Agreement. This Deed constitutes the sole and only agreement of the Parties hereto and supersedes any prior understandings or written or oral agreements between the Parties respecting the subject matter of this Deed.
- (V) Applicable Law and Jurisdiction. This Deed shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Brazoria County, Texas. By execution of this Deed, the Parties agree to subject themselves to the jurisdiction of the Courts of the State of Texas.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.  
SIGNATURE PAGE(S) TO FOLLOW.]**

WITNESS the following seals and signatures:

**GRANTOR:**

By: [Signature]  
Name: DERRICK DEES  
Title: PRESIDENT DEES PROPERTIES LLC

STATE OF TEXAS

§  
§  
§

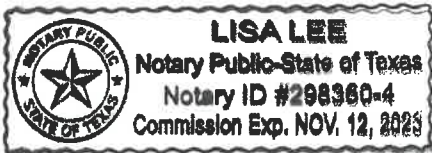
BRAZORIA COUNTY

This instrument was acknowledged before me on the 16<sup>th</sup> day of September 2022, by Derrick Dees, owner of the property located at 113B N. Velasco Street, Highway 288B B, Angleton, Texas 77515.

[PLACE SEAL BELOW]

[Signature]

NOTARY PUBLIC, State of Texas



**GRANTEE:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS

§  
§  
§

BRAZORIA COUNTY

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2022, by Chris Whittaker, City Manager, City of Angleton, Texas, acting on behalf of the City of Angleton, a Texas municipal corporation.

[PLACE SEAL BELOW]

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas



**EXHIBIT A**

**Physical Description:** 113B N. Velasco Street, Highway 288B B, Angleton, Brazoria County, Texas 77515

**Legal Description:** Lot One (1), or the R.T.R. Downtown Subdivision, in the City of Angleton, Brazoria County, Texas, according to the map or plat thereof recorded under Clerk's file No. 2006072361 in the Office of the County Clerk of Brazoria County, Texas

**EXHIBIT B**

**Aerial Reference of Premises**



*— wall for mural*

**EXHIBIT C**

**Final Design**

ANGELTON  
DOWNTOWN  
TX • USA







## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

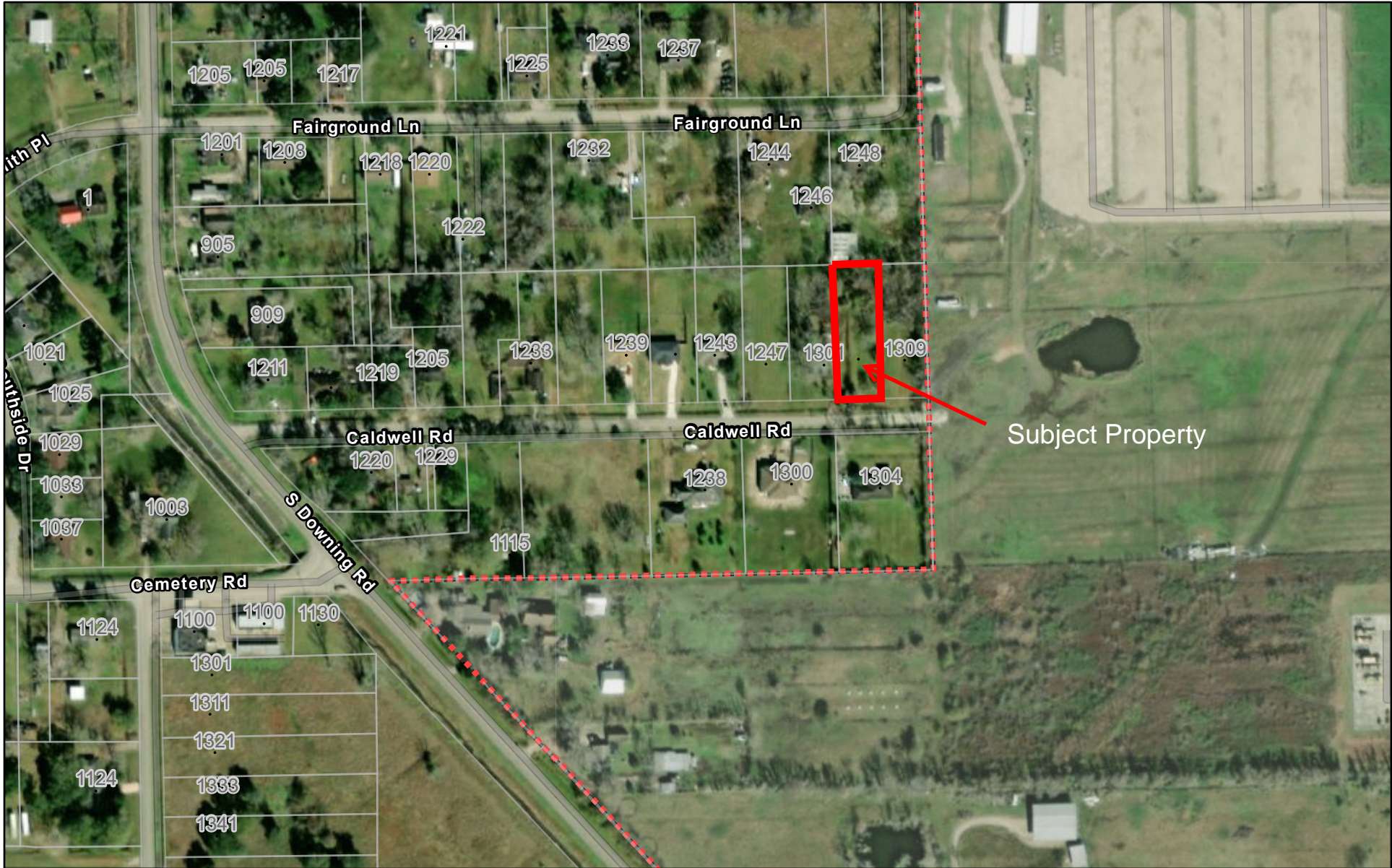
**FUND:** N/A

**EXECUTIVE SUMMARY:** The subject property consists of an approximate 19,014 sq. ft. lot in the SF-7.2 zoning district. Habitat for Humanity is requesting a variance of Section 23-14.A. Sidewalks for the subject property. As the Commission will recall, a similar request for a sidewalk variance for Lot 23B was recommended for approval by the Commission on May 06, 2021. The variance for Lot 23B was approved by City Council on May 25, 2021. Pursuant to Section 23-102 B. Variance approval standards: Variances may be granted when: 1. There are circumstances specific to the property that create an undue hardship that generally do not apply to surrounding properties; such as, but not limited to, its shape, or topography; The property is generally flat with an existing bar ditch along the frontage of the property. While there is appears to be room behind the bar ditch to install a sidewalk the slope in that location appears to be steep enough to require significant effort to install a sidewalk at this location. 2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties; There do not appear to be sidewalks along the respective street nor within the general vicinity. 3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications

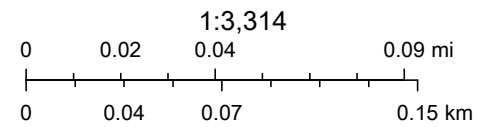
**Action taken by the planning and zoning commission.** The commission voted to approve this variance application to not require sidewalk installation at this location.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

# Attachment 1



8/24/2022







BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

City of Angleton  
121 S. Velasco  
Angleton, TX 77515  
979-849-4364

Applicant: Melissa w/ Habitat Phone: 285-2800 Cell: 709-1868

Address: 12 Circle Way

City: Lake Jackson State: TX Zip: 77566

Applicant's Status: (check one)  Owner  Representative  Tenant

Property owner: Habitat for Humanity SEC Phone: 285-2800 Cell: 709-1868

Address: 12 Circle Way

City: Lake Jackson State: TX Zip: 77566

[Signature]  
Applicant Signature

8-11-22  
Date

[Signature] for HFH SEC  
Owner Signature

8-11-22  
Date

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 1301 Caldwell, Angleton TX

Legal Description: LOT 24A, Loggins acres, acres 0.435  
(please provide copy of metes and bounds)

Present zoning: Residential Present land use: Future Residential Single Family

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council?  Yes  No

Have you applied for a building permit?  Yes  No Date denied: n/a

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months?  Yes  No

If yes, when: \_\_\_\_\_

Please provide proof of taxes paid on this property.

**Request Information:**

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: SIDEWALK

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: NO OTHER SIDEWALKS ON THE STREET THAT IS DEVELOPED BUT 3 LOTS

3. Do similar property conditions exist in your area? Explain: PROPERTIES ON STREET DON'T HAVE SIDEWALKS

4. Explain how your need for a variance is unique to those special property-related conditions described above: SIDEWALK WOULD LEAD TO GRASS OF PROPERTIES WITH NO SIDEWALK

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: N/A

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: N/A

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: COST OF SIDEWALK WOULD

**A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).**

**Acknowledgements**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.



I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: QJGK Date: 8/11/22

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



DEDICATION

I, DAVE EDGINGTON, EXECUTIVE DIRECTOR FOR HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY CALDWELL ROAD SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID SUBDIVISION HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY CALDWELL ROAD SUBDIVISION, BEING LOTS 23 AND 24 OF LOGGINS ACRES SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN ANGLETON (CITY), BRAZORIA (COUNTY), TEXAS, THIS THE 27 DAY OF

FEBRUARY, 2020

*Dave Edgington*

DAVE EDGINGTON, EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY

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.

*Dave Edgington*

DAVE EDGINGTON, HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY

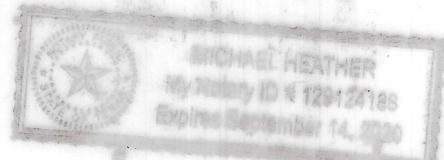
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVE EDGINGTON, EXECUTIVE DIRECTOR FOR HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 27 DAY OF FEBRUARY, 2020.

*Michael Heather*

NOTARY PUBLIC  
STATE OF TEXAS

MY COMMISSION EXPIRES September 14, 2020



APPROVED THIS 12 DAY OF March, 2020.

*Maun Leann*

CITY MANAGER

*Francis Aguilar*

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12<sup>th</sup> DAY OF March, 2020, BY

Francis Aguilar, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

*Laura Gutierrez*

NOTARY PUBLIC  
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 FOUND UNDER MY SUPERVISION.

*Randy L. Stroud*  
RANDY L. STROUD, RPLS 2112

2-25-20  
DATE



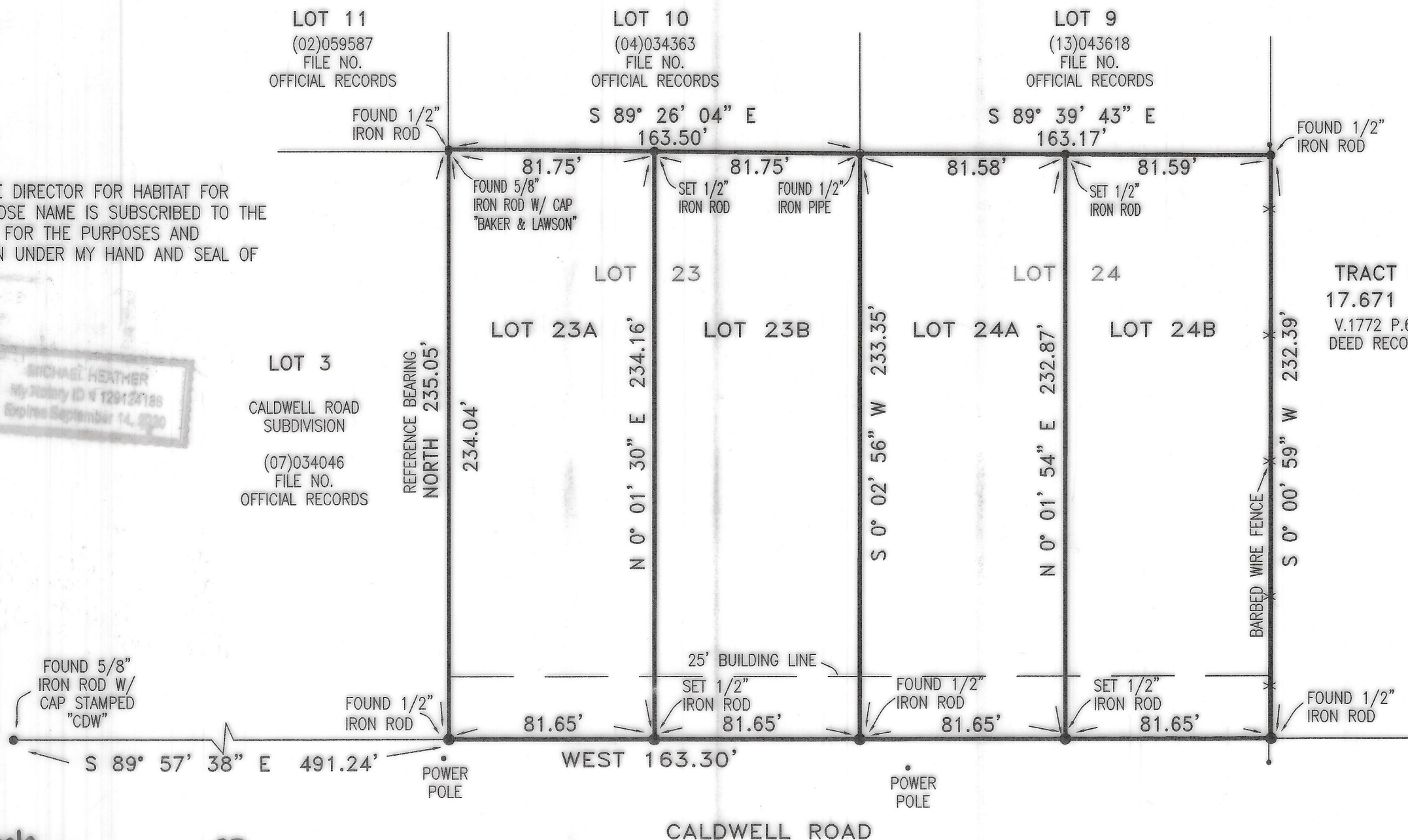
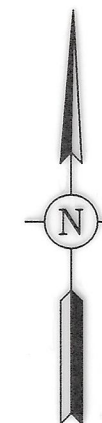
FROM THE OFFICE OF:  
RANDY L. STROUD, P.E.  
FIRM NO. 10020500  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

OWNER:  
HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY  
12 CIRCLE WAY  
LAKE JACKSON, TEXAS 77566  
979-285-2800

SURVEYOR:  
RANDY L. STROUD, P.E.  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141

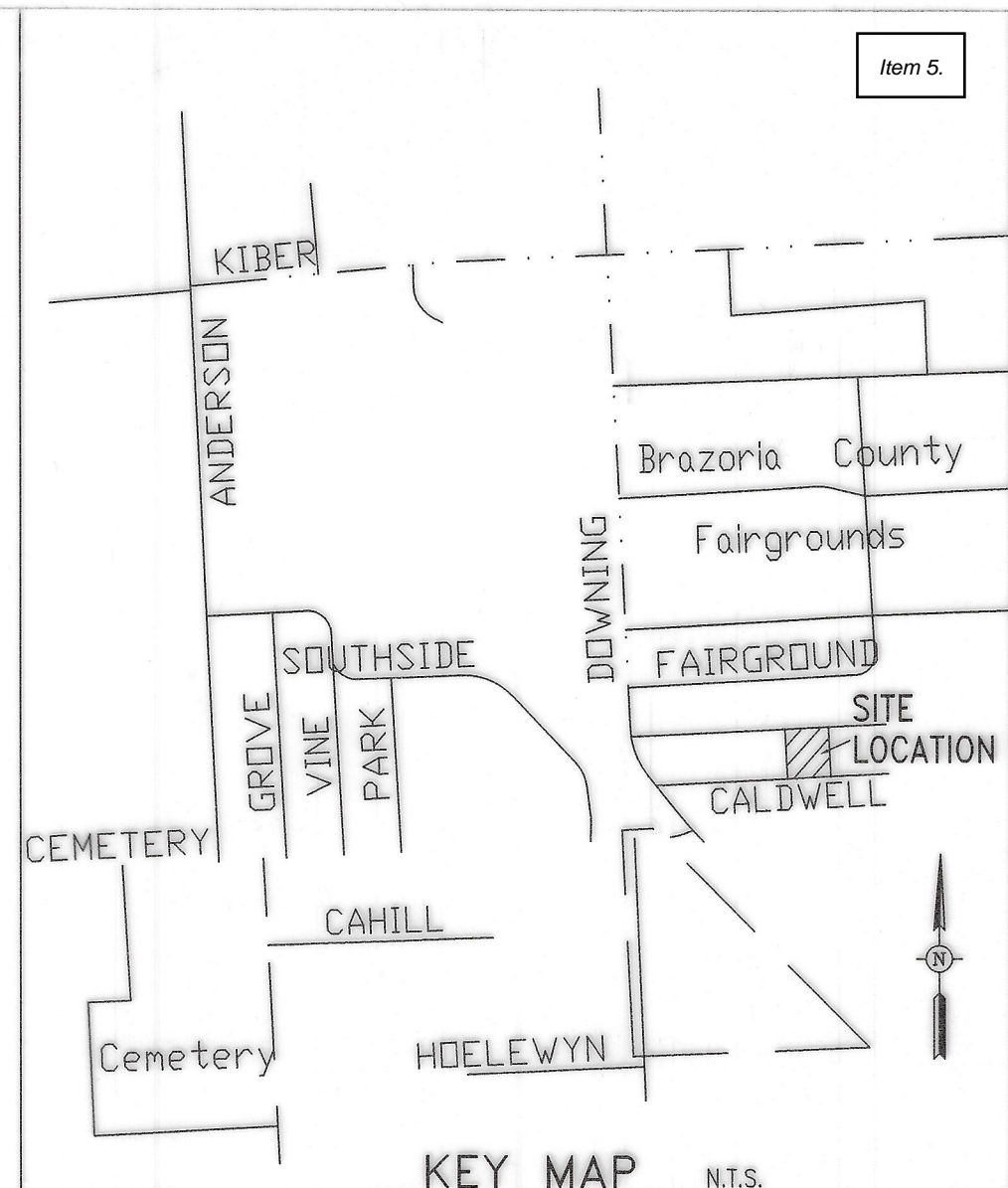


1301 CALDWELL ROAD -- ANGLETON, TEXAS 77515

NOTE:  
ALL SET 1/2" IRON RODS HAVE CAP STAMPED  
STROUD, R.P.L.S 2112.

NOTES:

- EASEMENTS AND BUILDING LINES ARE THOSE FROM THE ORIGINAL SUBDIVISION PLAT RECORDED IN VOLUME 3, PAGE 179, PLAT RECORDS.
- 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.



ANGLETON DRAINAGE DISTRICT  
ACCEPTED THIS 10<sup>th</sup> DAY OF March, 2020  
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 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.

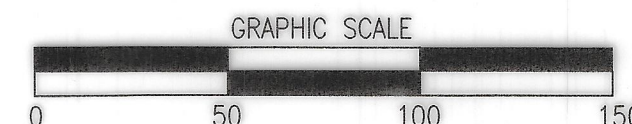
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE OF THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER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

*David Spoor*  
DAVID SPOOR  
*Ronnie Slate*  
RONNIE SLATE  
*Weldon Zgarba*  
WELDON ZGARBA

**HABITAT FOR HUMANITY  
OF SOUTHERN BRAZORIA COUNTY  
CALDWELL ROAD SUBDIVISION  
MINOR SUBDIVISION PLAT OF LOTS 23 & 24  
OF LOGGINS ACRES SUBDIVISION  
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS**

SCALE: 1" = 50'

2-23-2020



4T 27,159

2020019033  
Brazoria County - Joyce Hudman, County Clerk  
04/15/2020 12:39 PM  
Total Pages: 1  
Fee: 123.00  
*Joyce Hudman*





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Kyle Reynolds

**AGENDA CONTENT:** Discussion and possible action on a request from Habitat for Humanity to waive building permit and utility connection fees for the construction of a new home at 1305 Caldwell Road in Angleton, Texas.

**AGENDA ITEM SECTION:** Consent Agenda

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

**FUND:** N/

### EXECUTIVE SUMMARY:

Melissa M. Alexander, Executive Director of Habitat for Humanity of Southern Brazoria County, a non-profit organization, has requested a waiver of building permit fees and utility connection fees for a proposed Habitat for Humanity home to be located at 1305 Caldwell Road in Angleton, Texas.

Council has the discretion to provide a waiver of fees and last granted a fee waiver for the construction of a Habitat for Humanity home in February 2021 located at 1247 Caldwell Road and March 2021 for 1301 Caldwell Road. This program is beneficial to the community as it, "promotes dignity and hope and supports sustainable and transformative development." (2021 Habitat for Humanity International Mission and Vision)

The proposed home is planned to have 1,205 square feet of living space, three bedrooms, two bathrooms, and a one-car enclosed garage. The house will meet all the requirements of the Angleton Code of Ordinances.

The estimated cost of permitting fees is \$647.50, which includes a building permit of \$602.50 calculated at \$0.50/square foot and a storm water permit fee of \$45.00. The estimated cost of utility connection fees is \$1,200, for an estimated total of \$1,147.50.

### RECOMMENDATION:

Staff recommends approval of a waiver of building permitting and associated utility connection fees for the construction of 1305 Caldwell Road.



<b>ESTIMATED COST OF PERMITTING &amp; UTILITY CONNECTION FEES</b>			
<b>BUILDING PERMIT (1 &amp; 2 FAMILY RESIDENTIAL)</b>			
TOTAL SQ. FT.			
1,205	\$ 0.50	\$	602.50
<b>STORM WATER PERMIT</b>			
1 & 2 UNIT FEE		\$	45.00
<b>UTILITY CONNECTION FEE</b>			
WATER METER CONNECTION		\$	500.00
SEWER CONNECTION		\$	700.00
<b>TOTAL ESTIMATED FEES</b>			
		\$	<b>1,147.50</b>



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** September 27, 2022

**PREPARED BY:** Michelle Perez

**AGENDA CONTENT:** Discussion and possible action on approving one way traffic in and out of Plantation Oaks Subdivision on Halloween night from 5 P.M. to 9 P.M.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

**EXECUTIVE SUMMARY:**

N/A

**RECOMMENDATION:**

Staff recommends Council approval.

**Michelle Perez**

---

**From:** Tracy D  
**Sent:** Thursday, September 15, 2022 3:57 PM  
**To:** Michelle Perez  
**Subject:** [EXTERNAL] Letter To Council

Dear City Council,

For the 9th year, our neighborhood Plantation Oaks would like to have our street one way on Halloween from 5 to 9 to keep everyone safe. Cars will enter on N Belle and exit on S Belle and we have secured our wonderful police officers too. Thanks again!

Tracy Delesandri



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Debra Jones

**AGENDA CONTENT:** Discussion and possible action on Riverwood Ranch Public Improvement District Service and Assessment Plan debt rate.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Riverwood Ranch PID has an adopted Service and Assessment Plan (“SAP”) that used an estimated rate for debt of 4.00%. The assessments were shown to increase overtime. The disclosures for estimated assessment payments given to homebuyers used this for disclosure purposes over the last year. The disclosure given homebuyers did say that the assessments were subject to change. Best practice is for an overall level assessment payment. In current market conditions we expect the debt rate will be 6.00% or higher. This will not be known until bonds are priced. We expect to use best practice and structure for level overall assessments. The impact of the level payment structure and increase in rates will mean that either assessments increase or the reimbursement to the developer will decrease. Refer to the attached letter for 3 possible scenarios.

**RECOMMENDATION:**

N/A



## Joe Morrow

Managing Director  
Public Finance

August 11, 2022

Chris Whittaker  
City Manager  
City of Angleton, Texas  
*Via Email*

Dear Chris:

As we discussed on our call a week ago, market conditions have changed over the last year significantly. The supply chain issues and increase in rates has had an impact on all projects and issuers. The impact on Riverwood Ranch PID will need to be determined as we move forward towards a sale date. The issue impacting Riverwood Ranch PID includes the assumptions and assessment structure in the original service and assessment plan (“SAP”), the rising interest rate environment and the disclosure to existing homeowners.

The original SAP had an increasing annual debt service structure. This would dictate an increase in the assessment overtime with the goal that an increase in home value would be enough to keep the ratio of a tax equivalent rate approximately the same. As you are aware, I have asked Jason Hughes out of our Dallas office to review and help structure our PID transaction. From the experience Jason has gained out of his PID practice in North Texas his recommendation is to use a level debt structure so that payment amounts do not go up annually and the ratio for a tax equivalent rate will improve over time rather than be constant. This change has some impact to the assessments by increasing them over the initial levy of the existing SAP.

Interest rates changes have had a larger impact on reimbursement and assessment picture. The current interest rate environment for PID transactions is close to 2% higher than when the original SAP was adopted about a year ago. There are two ways to accommodate the increase in rates. One is to keep the assessments approximately the same. This will mean a decrease to the developer in expected reimbursement funds. The other is an increase in assessments to the homeowner in an amount to keep the reimbursement either the same or at some lower level than anticipated by the developer.

When existing homeowners purchased homes, part of the closing process included disclosure to the new homebuyer that the assessment existed, the total amount of the assessment and a schedule of amortization if the buyer opted to fund the assessment over time. There was also a disclosure that this amount could change based on future events. The next SAP will change. The question is the magnitude of change. We recommend structuring the assessments as level payments and not escalating over time. This will cause a marginal increase in the initial assessment but be approximately equivalent to what the average payment would have been under the original plan. The potential for a larger change in assessment is dependent upon Council decision on how to treat the

increase in interest rates; either pass it on to the residents, reduce the amount of reimbursement of some combination of the two. Consider the chart below which summarizes the estimated impact to a homeowner based on certain annual assessment levels.

Scenario	Estimated Bond Par	Interest Rate	Estimated % of Project Costs Reimbursed	Estimated Average Annual Assessment	Calculated Assessment TRE	Average Annual Installment per Unit		
						45' Lots	50' Lots	60' Lots
Original SAP	\$5,180,000	4.00%	96.1%	\$337,200	\$0.6691	\$1,585	\$1,729	\$1,879
<i>(Numbers above are for the anticipated initial year of assessment collections)</i>								
1	\$5,180,000	5.83%	95.5%	\$427,034	\$0.8473	\$2,042	\$2,152	\$2,231
2	\$4,006,000	5.83%	73.2%	\$340,223	\$0.6751	\$1,627	\$1,715	\$1,778
3	\$4,413,000	5.83%	80.9%	\$370,307	\$0.7348	\$1,771	\$1,866	\$1,935

Scenario 1 keeps the reimbursement the same and passes the additional cost on to the homeowner in the form of a higher annual assessment.

Scenario 2 keeps the assessment approximately the same and reduces the reimbursement to the developer.

Scenario 3 both reduces reimbursement to the developer and increases the assessment to the homeowner.

The decision on how the increase in interest rates is to be treated will provide us the direction we need to move forward with the bond sale.

Sincerely yours,

*/s/ Joe Morrow*  
 Joe Morrow  
 Managing Director

*/s/ Jason Hughes*  
 Jason Hughes  
 Managing Director



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on a proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** Section 23-104. B. 3 allows any person desiring to subdivide or develop land to submit a concept plan, master plan, or land study to obtain limited vesting rights to proceed with development applications in accordance with the specific conditions of approval of the plan that is approved by the city. To that end, a possible developer of 879.9 acres located in the city's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523 (Attachment 1) has made such a submission. The several conceptual plans include the following: 1. Attachment 1 Conceptual Plan 2. Attachment 2 Parks and Recreational Facilities "B" 3. Attachment 3 Parks and Recreational Facilities "B1" 4. Attachment 4 Amenity Area Renderings

This project will not be connecting to either City of Angleton water or sewer services. No agreements of any kind are in place between the city and the developer regarding applicable regulation governing the development nor potential future annexation of the property. No specific details are provided with this concept plan regarding the maximum square footage of commercial development within the project, nor for what will be proposed as park development. However, the developer has submitted the following as a parkland dedication statement for the five (5) preliminary plats that have been submitted: "Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development."

The two biggest issues for the commission/council to consider and make a recommendation upon are the lot sizes/mix of those lot sizes, and the park dedication/amenities. As the commission will recall, a presentation was made to the commission on this project at its October 2021 regular meeting.

The plan presented to the commission had a total of 2,650 residential lots broken out as: 1. 50' X 120' typical lots = 980 lots 2. 60' X 120' typical lots = 1,020 lots 3. "Specialty Residential Lots" (assume all to be less than 50' in width) = 650 lots 4. Total number of lots = 2,650 lots 61.5% of the lots proposed on that land plan would have been less the 50 feet in width.

The land plan proposed in the concept plan under consideration has the following lot mix: 1. 50' X 120' typical lots = 848 lots (41% of total lots. 2. 60' X 120' typical lots = 919 lots (45% of total lots). 3. 70' X 120' typical lots = 112 lots (5% of total lots) . 3. "Specialty Residential Lots" (assume all to be less than 50 feet in width) = 188 lots (9% of total lots) . 4. Total number of lots = 2,067 lots.

The park concept plans lack details on what constitutes park improvements that the city would be willing to accept for credit against payment of parks dedication "fee-in-lieu." Pursuant to Section 23-14.A.1.a "Sidewalks shall be required in all locations that adjoin public streets on both sides of streets in all new plats, excluding minor plats, in the city and the ETJ." The park concept plans attempt to present the provision of sidewalks, which are required by city code as part of the park improvements that the developer is going to seek credit for against payment of the park dedication "fee-in-lieu." Without details it is impossible to recommend the sparse details of the parks concept plan that is the basis for the parkland dedication statement that the developer is attempting to apply to the submitted preliminary plats.

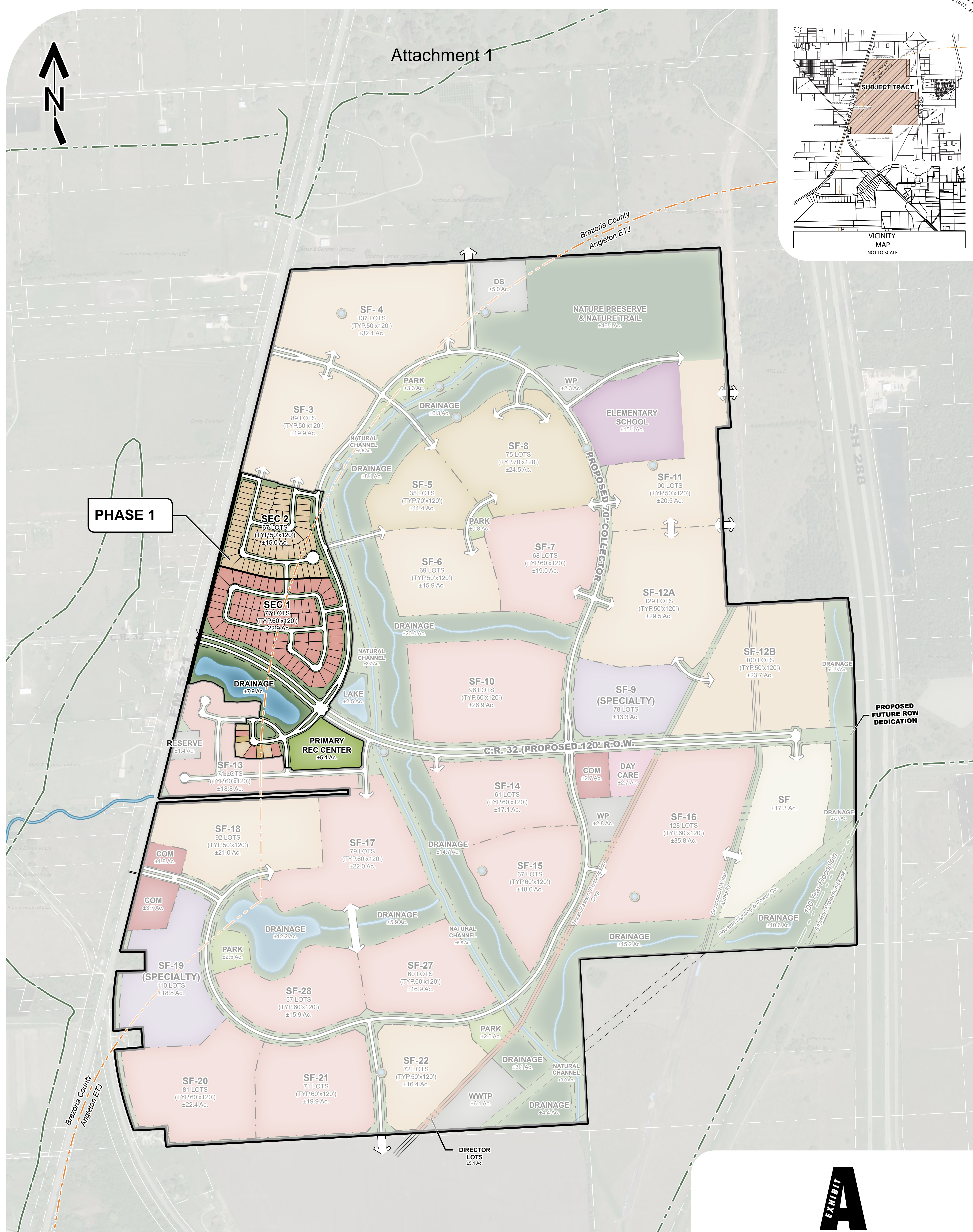
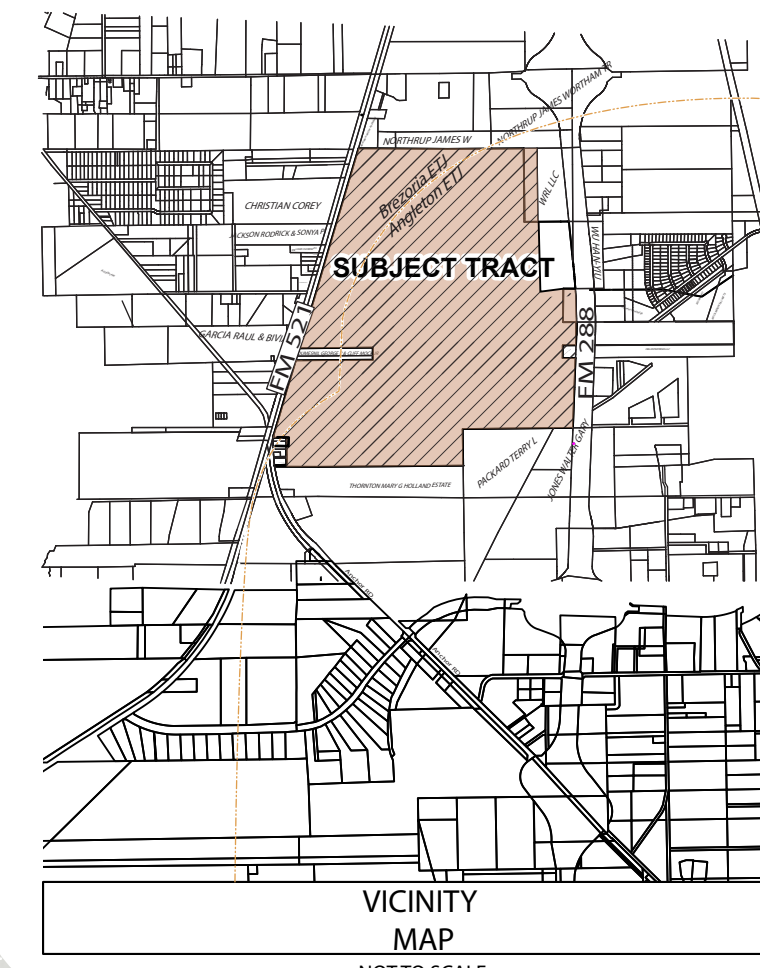
There have been adjustments made to the land plan of this project since October 2021. The priority for the council is to determine if those adjustments are sufficient for approval of the proposed lot sizes and lot mix. Staff is unable to provide a recommendation in this regard. Staff is recommending that the park concept plan be accepted only with the assurance that an agreed upon development agreement (D.A.) will be submitted with details on the land proposed for dedication and the improvements to those lands.

Action taken by the planning and zoning commission. The planning and zoning commission voted to approve this application as a general concept plan with details to be discussed and possibly addressed in a development agreement executed between the developer and the city. Such agreement should contain all elements of the project: lot sizes, parkland (public/private amenities), annexation, agreed upon architectural design standards for the residential and commercial improvements, signage, etc. and would accrue major benefits to the city and the developer as illustrated on the concept plan.

Recommendation. The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.



# Attachment 1



**PHASE 1**

**EXHIBIT A**

a phasing exhibit for

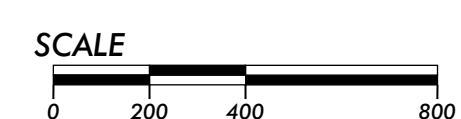
# ASHLAND CONCEPT PLAN ± 879.9 ACRES OF LAND

prepared for

**ASHTON GRAY DEVELOPMENT**



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



MTA-78006  
JULY 25, 2022

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

## LAND USE ANALYSIS

TRADITIONAL RESIDENTIAL		±488.5 Ac.
SF	TYP. 50'x120'	±848 LOTS 45% ±195.2 Ac.
SF	TYP. 60'x120'	±919 LOTS 49% ±257.4 Ac.
SF	TYP. 70'x120'	±112 LOTS 6% ±35.9 Ac.
<b>TOTAL</b>		<b>±1,879 LOTS</b>
SPECIALITY RESIDENTIAL		±32.1 Ac.
SP	R1 - SPECIALITY - TYP. VARIES	±188 LOTS ±32.1 Ac.
<b>TOTALS</b>		<b>2,067 LOTS</b>
NON-RESIDENTIAL		±31.1 Ac.
COM	COMMERCIAL	±8.2 Ac.
ES	ELEMENTARY SCHOOL	±15.1 Ac.
DC	DAY CARE	±2.7 Ac.
DL	DIRECTOR LOTS	±5.1 Ac.

## PARKS / RECREATION / OPEN SPACE ±243.1 Ac.

PARK	REC. CENTER & PARKS	±13.8 Ac.
DRAINAGE	DRAINAGE / DETENTION / CHANNEL	±152.7 Ac.
LEVEE	LEVEE	±1.3 Ac.
PRESERVATION AREA	PRESERVATION AREA	±45.0 Ac.
LANDSCAPE / OPEN SPACE	LANDSCAPE / OPEN SPACE	±24.0 Ac.

## UTILITIES & EASEMENTS ±32.7 Ac.

PIPELINE EASEMENTS	PIPELINE EASEMENTS	±11.2 Ac.
POWER EASEMENTS	POWER EASEMENTS	±5.3 Ac.
WATER PLANT	WATER PLANT	±5.1 Ac.
WASTEWATER TREATMENT PLANT	WASTEWATER TREATMENT PLANT	±6.1 Ac.
DRILL SITE	DRILL SITE	±5.0 Ac.

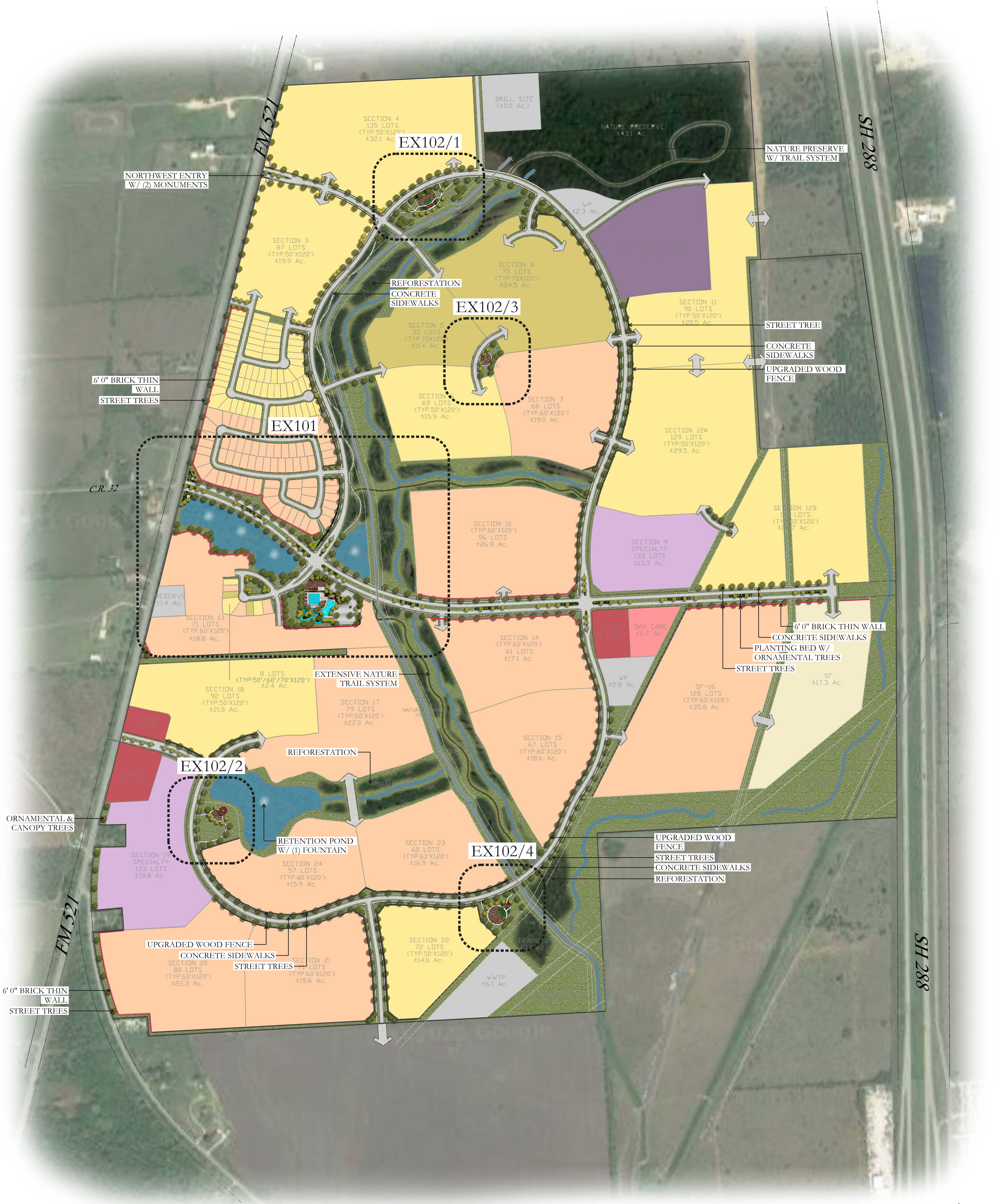
## CONSTRAINTS ±58.7 Ac.

MAJOR THOROUGHFARES	MAJOR THOROUGHFARES	±15.7 Ac.
COLLECTOR STREETS	COLLECTOR STREETS	±43.0 Ac.

## PROJECT TOTAL ±879.9 Ac.

- = WELL SITE
- = SIDEWALKS (5' WIDE)
- = NATURE TRAILS (5' WIDE)



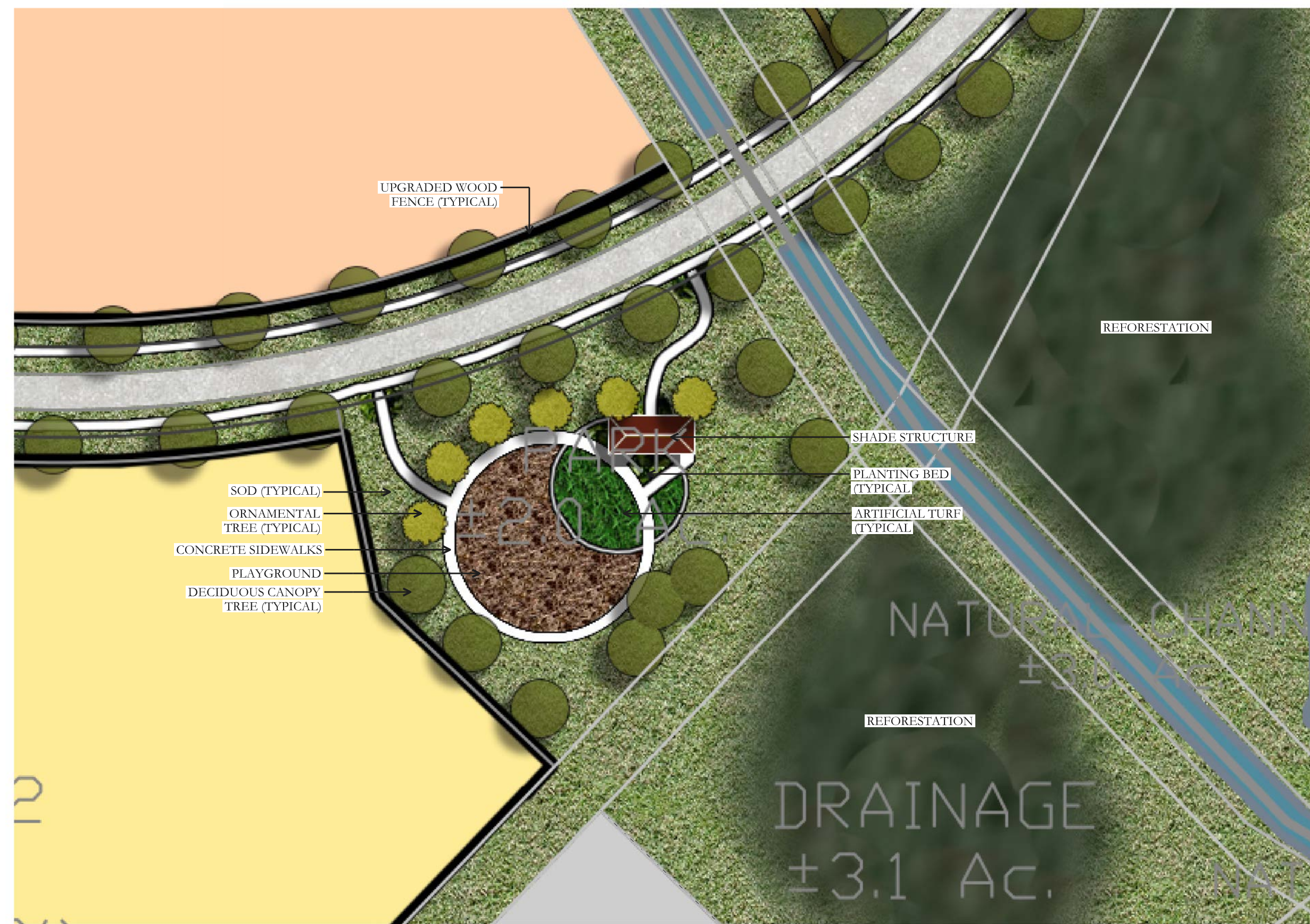


THIS EXHIBIT SHOWS PERTINENT DATA NECESSARY TO CONVEY A CONCEPTUAL PLAN. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION PROVIDED IS ESTIMATED UNLESS OTHERWISE INDICATED. PROVIDER OF THIS SERVICE SHALL BE CONSIDERED A GENERAL FOREMAN FOR THE INFORMATION PROVIDED. PLAN COMPONENTS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY RECORDS, EASEMENTS, INTERESTS, AND RECORDS SHALL BE OBTAINED BY OFFICE PERSONNEL. THIS PLAN IS APPROVED AS SHOWN. THE BENEFIT OF THIS REVIEWING DATA INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE.





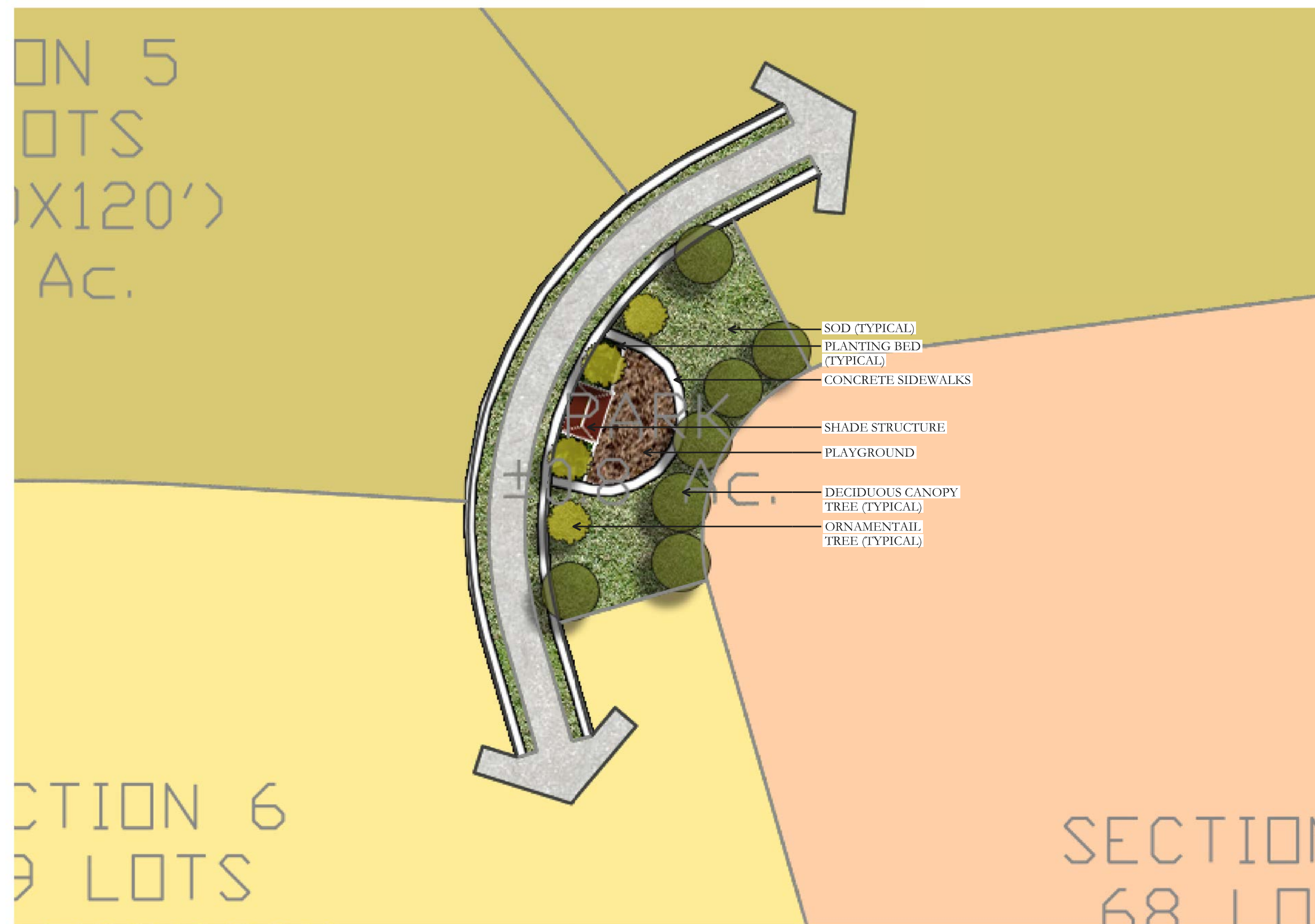




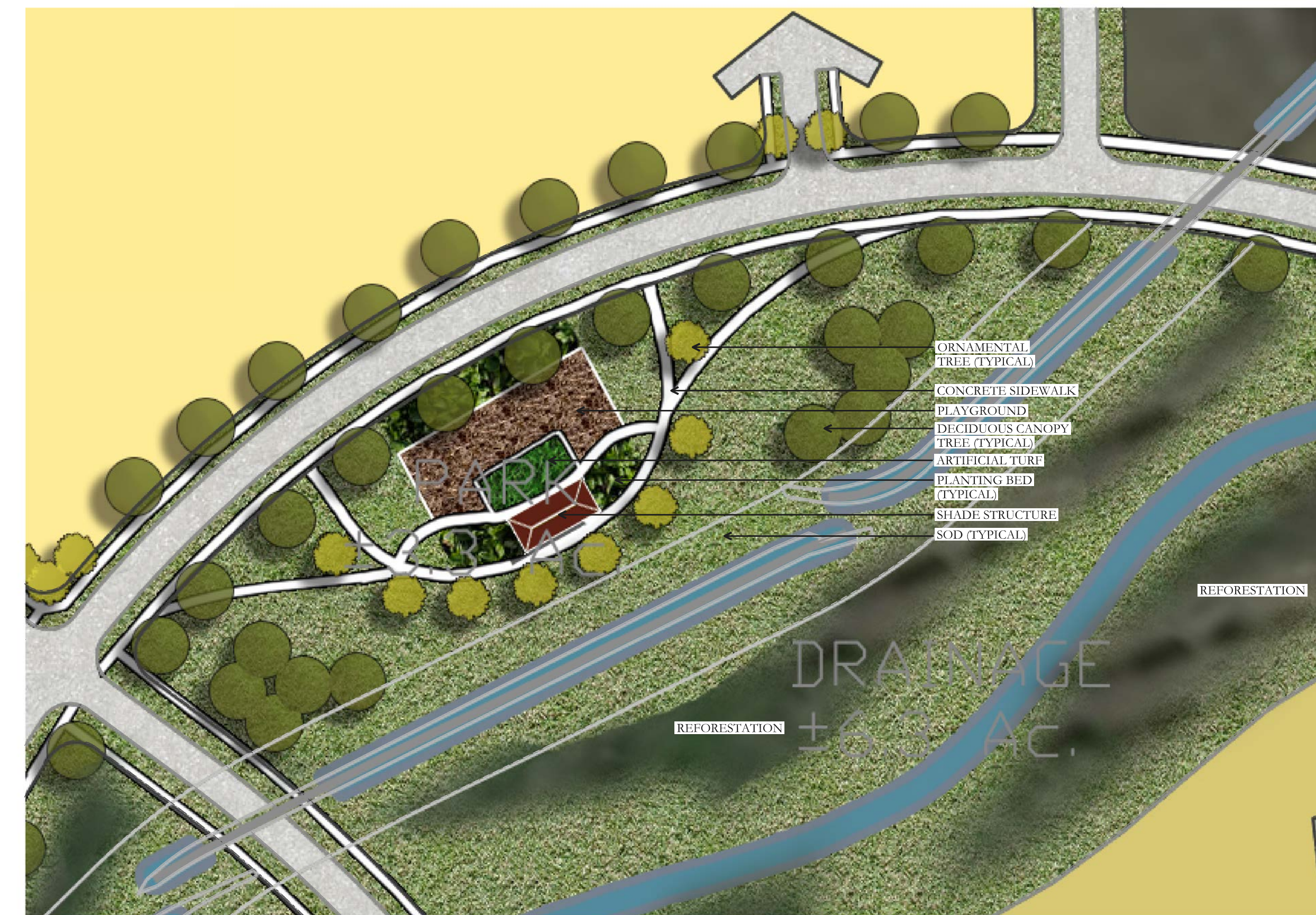
4 SOUTH PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



2 SOUTHWEST PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE

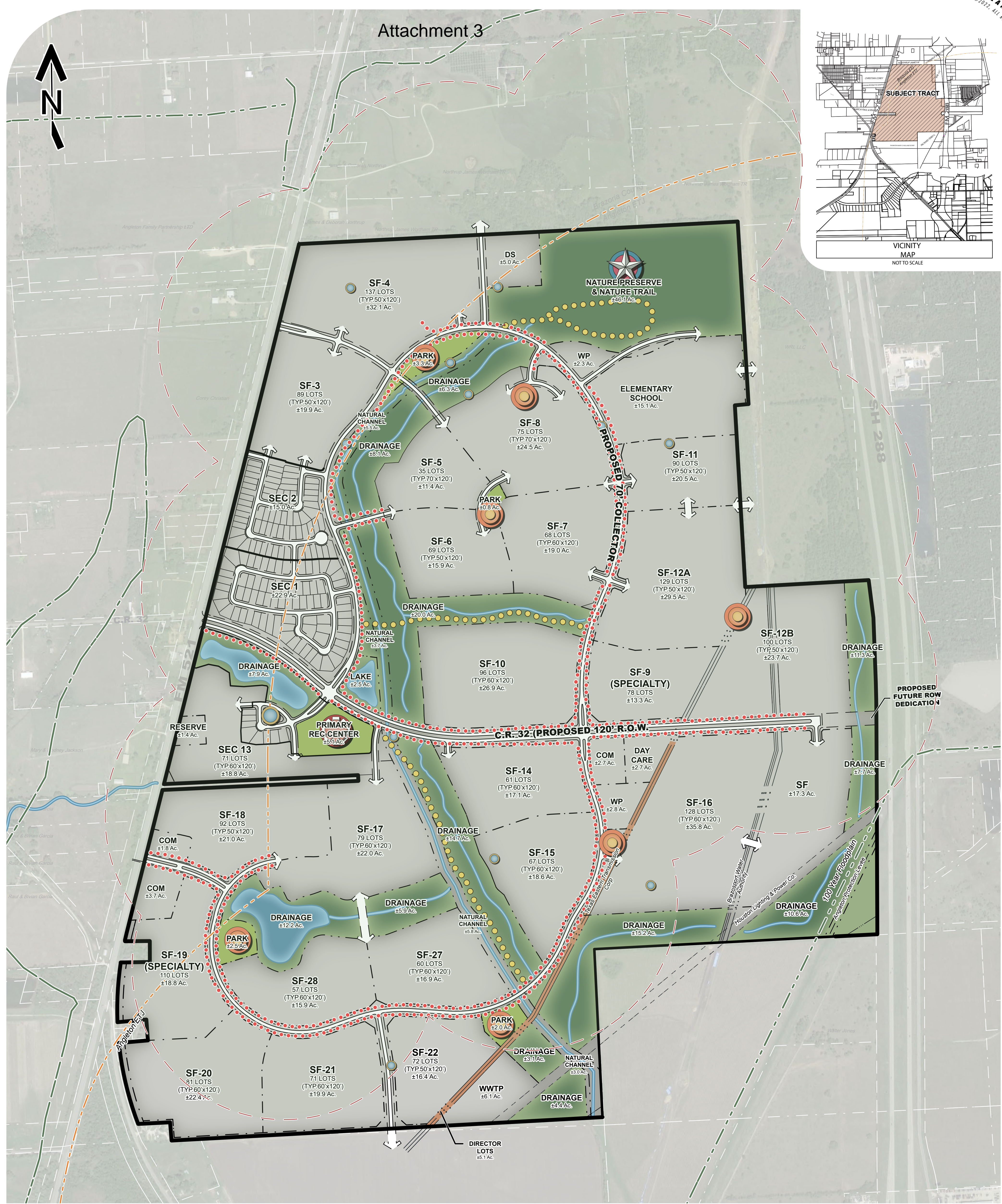
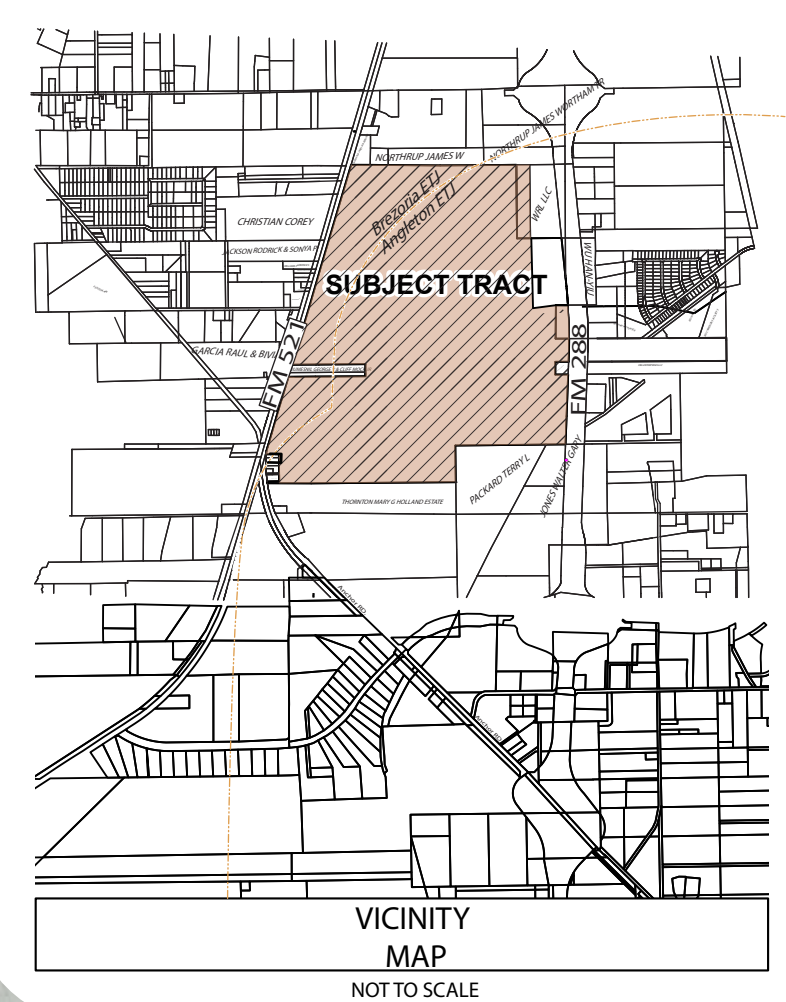


3 SOUTHWEST PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



1 NORTH PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE





**LEGEND - PARK SPACE**

- = NATURE PRESERVE
- = REC CENTER
- = NEIGHBORHOOD PARKS
- = TOT. LOTS
- = SIDEWALKS (5' WIDE)
- = NATURE TRAILS (5' WIDE)
- = 1/4 MILE RADIUS SERVICE AREA

**EXHIBIT B**

a parks and recreational facilities exhibit for

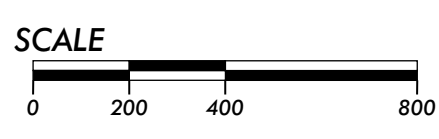
**ASHLAND  
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Katy, Texas 77494  
Tel: 281-810-1422

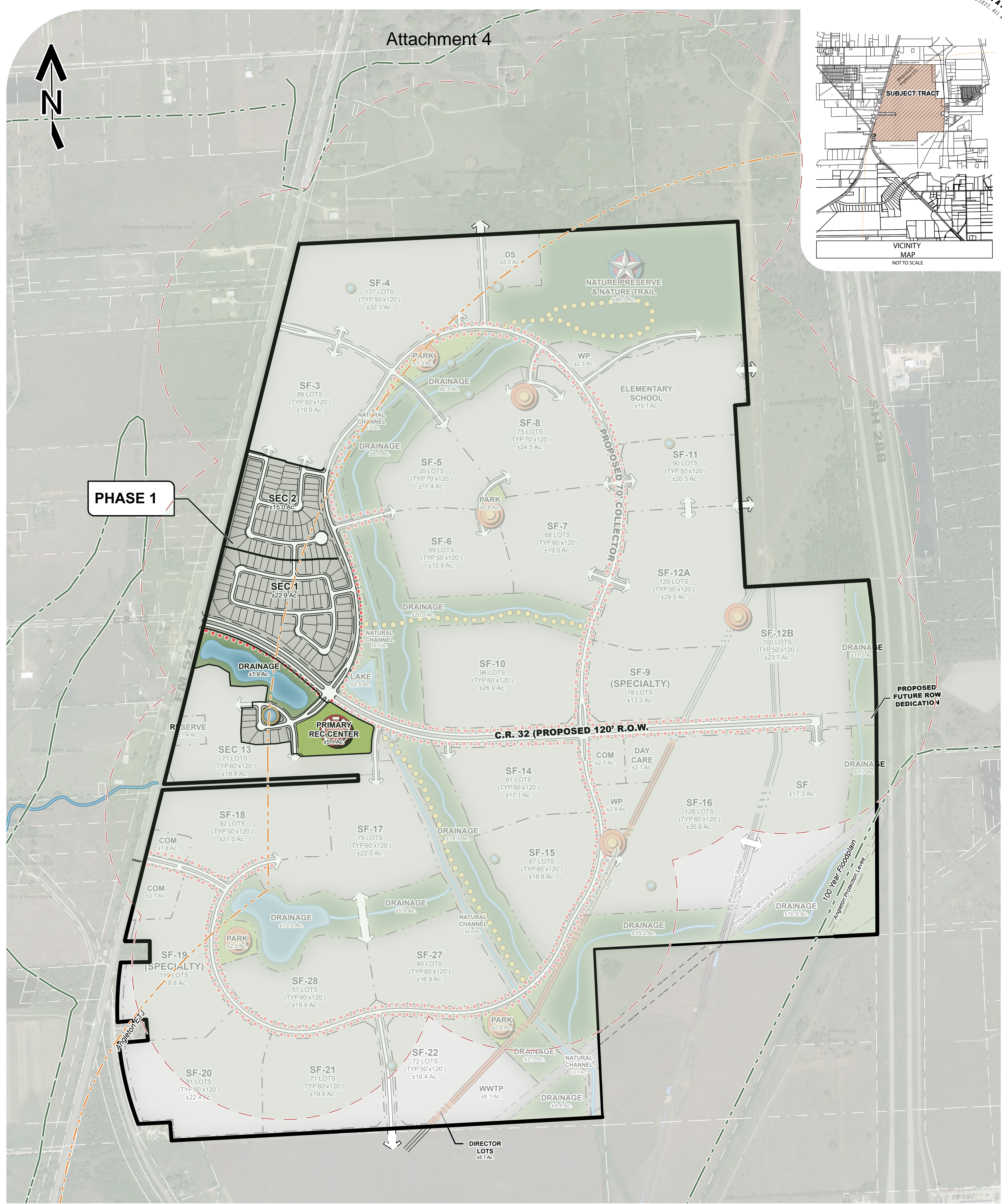
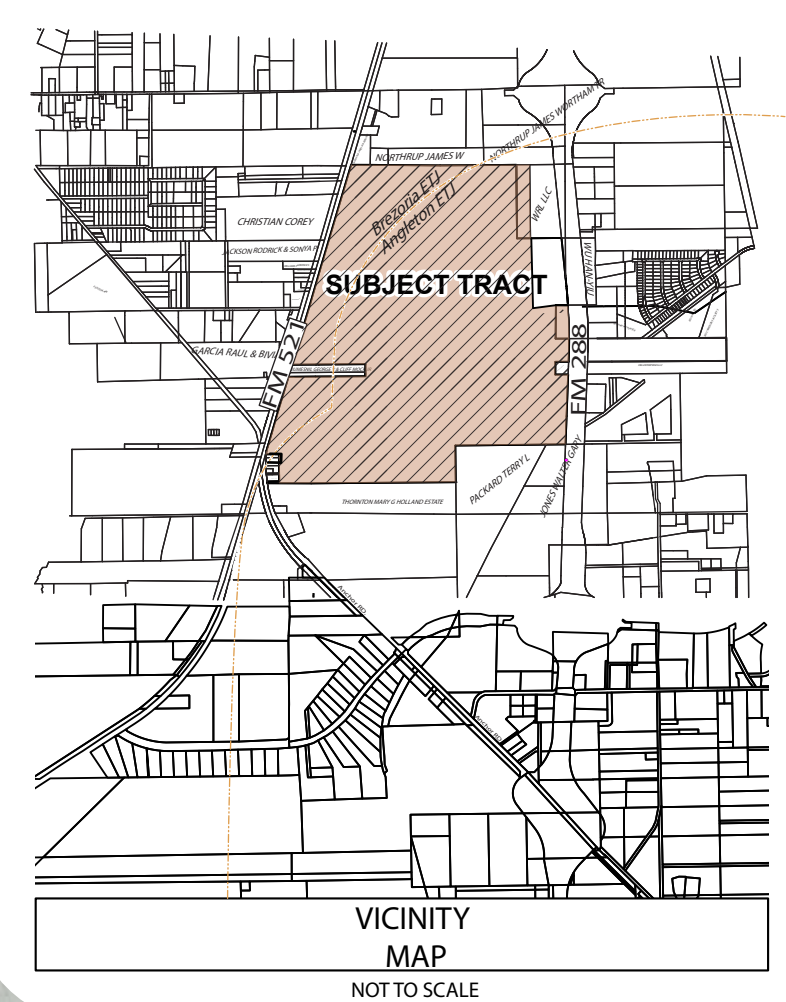


MTA-78006  
JULY 25, 2022

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Attachment 4



ASHLAND - PARK PHASING & CREDITS			
Section	Product	# Lots / Ac.	Fee / Credit
Model Park	SFR	8	
Sec. 1	SFR	77	
Sec. 2	SFR	68	
Rec Center	Park	5.1 Ac.	
<b>Total Lots (Submitted)</b>			
<b>Total Private Park Provided</b>		<b>5.1 Ac.</b>	
<b>Projected Overall Development</b>			

**LEGEND - PARK SPACE**

- = NATURE PRESERVE
- = REC CENTER
- = NEIGHBORHOOD PARKS
- = TOT. LOTS

---

- = SIDEWALKS (5' WIDE)
- = NATURE TRAILS (5' WIDE)
- = 1/4 MILE RADIUS SERVICE AREA

**EXHIBIT B1**

a parks and recreational facilities exhibit for

# ASHLAND CONCEPT PLAN

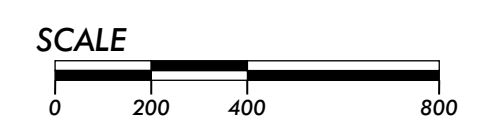
± 879.9 ACRES OF LAND

prepared for

## ASHTON GRAY DEVELOPMENT

**META** PLANNING + DESIGN

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



MTA-78006  
JULY 25, 2022

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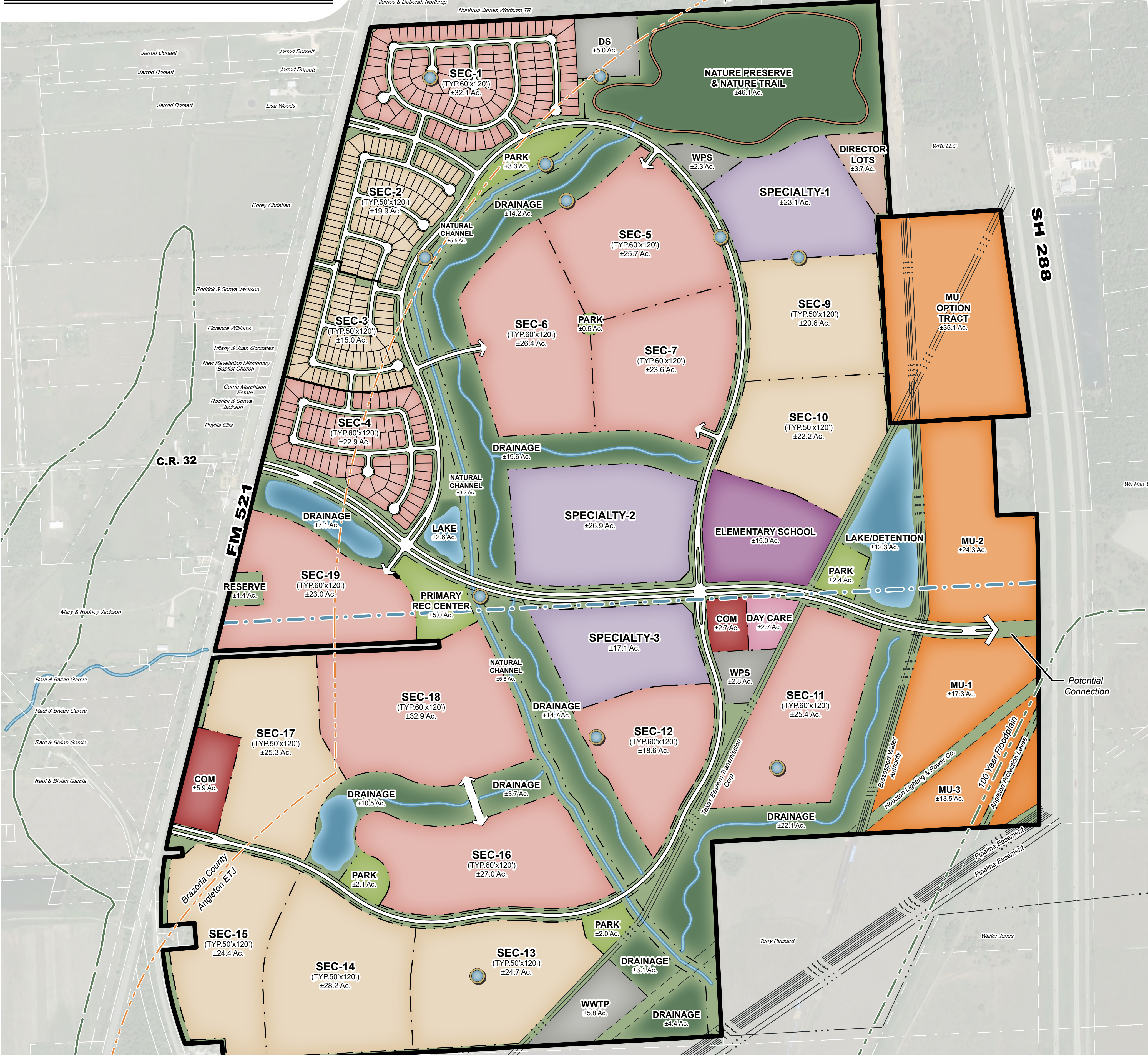


Attachment 5



LAND USE ANALYSIS

<b>TRADITIONAL RESIDENTIAL</b>		<b>±437.9 Ac.</b>
SF	SINGLE FAMILY - TYP. 50'x120'	±980 LOTS 49% ±180.3 Ac.
SF	SINGLE FAMILY - TYP. 60'x120'	±1020 LOTS 51% ±257.6 Ac.
<b>SPECIALITY RESIDENTIAL</b>		<b>±67.1 Ac.</b>
SP	R1 - SPECIALTY - TYP. VARIES	650 LOTS ±67.1 Ac.
<b>TOTALS</b>		<b>2,650 LOTS</b>
<b>NON-RESIDENTIAL</b>		<b>±120.2 Ac.</b>
COM	COMMERCIAL	±8.6 Ac.
MU	MIXED-USE	±90.2 Ac.
ES	ELEMENTARY SCHOOL	±15.0 Ac.
DC	DAY CARE	±2.7 Ac.
DL	DIRECTOR LOTS	±3.7 Ac.
<b>PARKS / RECREATION / OPEN SPACE</b>		<b>±206.6 Ac.</b>
PARK	REC. CENTER & PARKS	±15.3 Ac.
	DRAINAGE / DETENTION / CHANNEL	±129.3 Ac.
	LANDSCAPE / OPEN SPACE	±15.9 Ac.
	PRESERVATION AREA	±46.1 Ac.
<b>UTILITIES &amp; EASEMENTS</b>		<b>±26.0 Ac.</b>
	PIPELINE EASEMENTS	±10.1
WP	WATER PLANT	± 5.1
WWTP	WASTEWATER TREATMENT PLANT	± 5.8
DS	DRILL SITE	±5.0
<b>CONSTRAINTS</b>		<b>±53.3 Ac.</b>
	MAJOR THOROUGHFARES	±15.5 Ac.
	COLLECTOR STREETS	±37.8 Ac.
<b>PROJECT TOTAL</b>		<b>±911.1 Ac.</b>

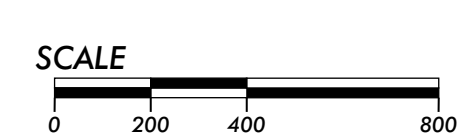


a conceptual section exhibit for  
**SH 288 TRACT**  
 ± 911.1 ACRES OF LAND  
 prepared for  
**ASHTON GRAY DEVELOPMENT**

**META**  
 PLANNING + DESIGN  
 24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422  
 MTA-78006  
 SEPTEMBER 23, 2021

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○ = WELL SITE







## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #1

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the Ashland Project Street Dedication #1 Preliminary Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. No development agreement is in place to establish standards for the Ashland Project. City Engineer comments are provided in Attachment 2.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Further, the developer is proposing a dedication statement that reads as follows: "Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development." Given the lack of a development agreement that details parkland dedication and improvements, or parkland improvements for privately developed and maintained parks, it would be premature to agree to allow such a statement to



be inserted into any required dedication statement or plat note. At the time of preparation of this agenda summary, no response to comments had been received.

**Action taken by the planning and zoning commission.** The planning and zoning commission voted to approve this application conditioned on staff comments with the assumption that the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

That I, William A.C. McAshan, 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.

William A.C. McAshan, P.E.
Professional Engineer
No. 101133

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
2.) "1' RES." INDICATES ONE FOOT RESERVE.
3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
10.) HORIZONTAL DATUM: ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY
13.) \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
14.) PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_, UPON RECORDATION OF A FINAL PLAT.

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
2.) "AC." INDICATES ACREAGE.
3.) "R.O.W." INDICATES RIGHT-OF-WAY.
4.) "P.O.B." INDICATES POINT OF BEGINNING.
5.) "FND" INDICATES FOUND.
6.) "IP" INDICATES IRON PIPE.
7.) "IR" INDICATES IRON ROD.
8.) "VOL." INDICATES VOLUME.
9.) "PG." INDICATES PAGE.
10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
11.) "NO." INDICATES NUMBER.
12.) "CT." INDICATES COURT.
13.) "DR." INDICATES DRIVE.
14.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
15.) "S" INDICATES STREET NAME CHANGE.
16.) "B" INDICATES BLOCK NUMBER.
17.) "R" INDICATES RESERVE NUMBER.

ASHLAND STREET DEDICATION 1 BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER: ANCHOR HOLDING MP LLC 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478

ENGINEER: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 (713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC 6330 W LOOP S, SUITE 150 BELLAIRE, TEXAS 77401 TBPE FIRM REGISTRATION No. \_\_\_\_\_ TBPLS FIRM REGISTRATION No. 10046104

SCALE: 1" = 100' 0 100 200

JULY 26, 2022

PAGE: 1 OF 2

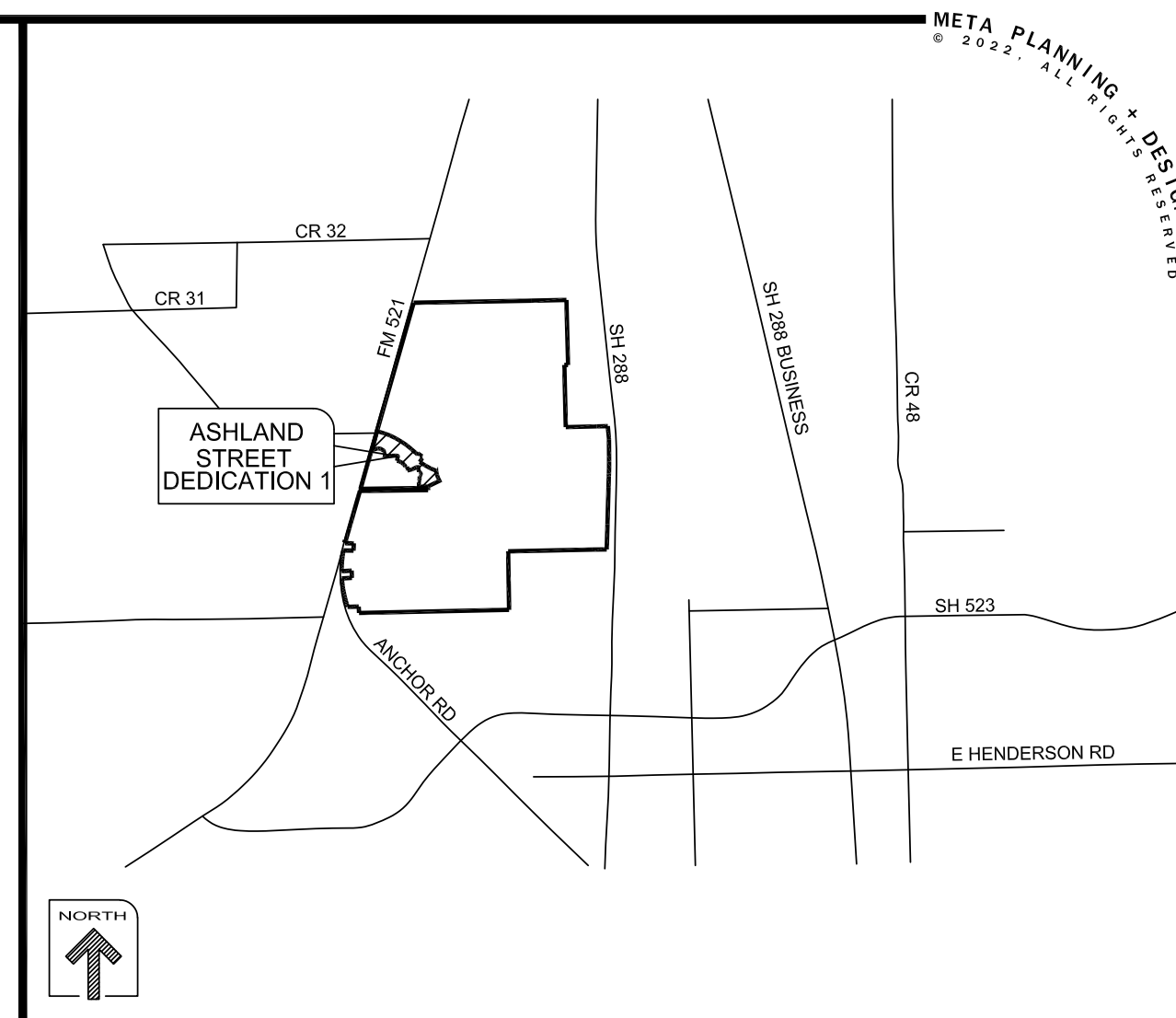
MTA# 78006



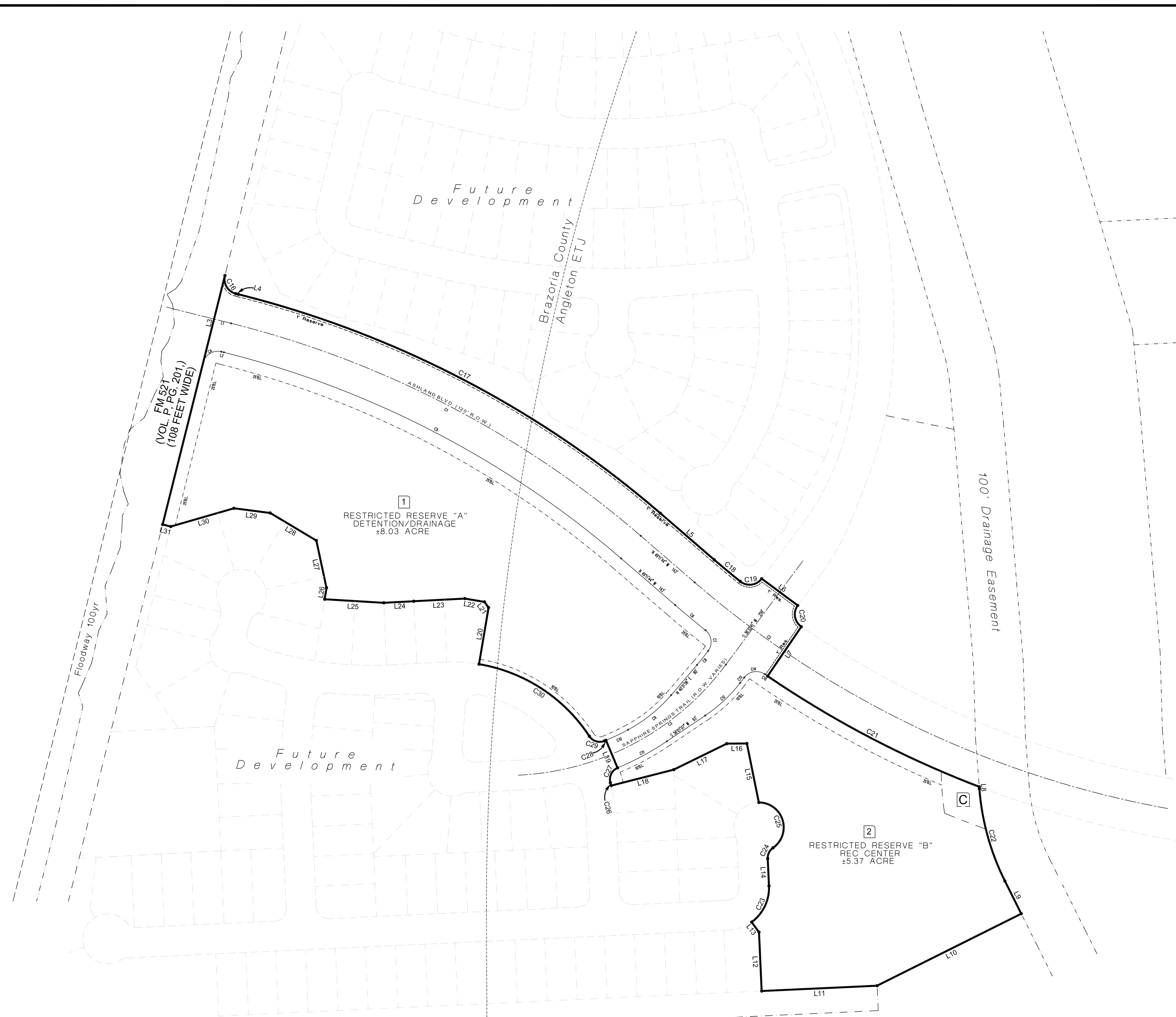
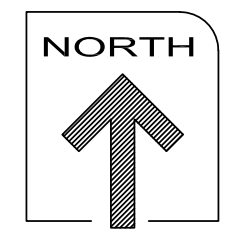
META PLANNING + DESIGN LLC 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494 | TEL: 281-810-1422

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META PLANNING + DESIGN, LLC  
© 2022



Vicinity Map (not to scale)



LINE	DISTANCE	BEARING
L1	133'	N 75°56'55" W
L2	6'	S 75°56'55" E
L3	515'	S 14°02'37" W
L4	6'	S 75°56'55" E
L5	143'	S 49°11'44" E
L6	90'	N 53°27'19" W
L7	120'	S 34°17'37" W
L8	4'	N 04°22'43" W
L9	73'	S 26°32'24" E
L10	323'	S 63°27'36" W
L11	232'	S 87°21'22" W
L12	118'	N 02°38'36" W
L13	25'	S 36°06'35" E
L14	55'	N 02°38'36" W
L15	121'	S 11°27'40" E
L16	40'	S 89°30'17" W
L17	118'	S 63°50'56" W
L18	130'	N 75°39'27" E
L19	60'	N 22°46'42" W
L20	115'	S 09°32'52" W
L21	14'	N 35°27'08" W
L22	40'	N 80°27'08" W
L23	102'	S 87°00'33" W
L24	60'	N 87°02'50" E
L25	119'	N 86°35'27" W
L26	23'	S 09°08'42" W
L27	97'	S 12°07'46" E
L28	108'	N 59°09'04" W
L29	73'	N 82°39'43" W
L30	132'	N 73°49'38" E
L31	17'	N 75°57'23" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	2000'	934'	476'	N 62°34'20" W	925'
C2	2000'	1064'	545'	S 64°26'18" E	1052'
C3	550'	488'	261'	S 61°57'02" W	472'
C4	30'	47'	30'	S 59°02'51" W	42'
C5	1940'	906'	461'	N 62°34'20" W	898'
C6	2060'	79'	40'	S 50°17'51" E	79'
C7	30'	46'	29'	N 07°29'07" W	42'
C8	505'	36'	18'	N 38°28'25" E	36'
C9	300'	111'	56'	S 51°09'30" W	111'
C10	520'	49'	25'	S 64°30'36" W	49'
C11	580'	112'	56'	S 61°40'13" W	112'
C12	300'	96'	48'	S 46°56'38" W	96'
C13	595'	13'	6'	S 37°09'24" W	13'
C14	30'	46'	29'	S 80°30'58" W	42'
C15	2060'	7'	3'	S 55°36'34" E	7'
C16	30'	47'	30'	N 30°57'09" W	42'
C17	2060'	962'	490'	S 62°34'20" E	953'
C18	1940'	68'	34'	S 50°12'02" E	68'
C19	30'	48'	31'	S 82°40'10" W	43'
C20	30'	48'	31'	N 09°34'51" W	43'
C21	2060'	480'	241'	S 62°22'55" E	479'
C22	500'	193'	98'	N 15°27'33" W	192'
C23	85'	84'	46'	N 25°37'24" E	81'
C24	25'	25'	14'	N 28°14'26" E	24'
C25	50'	127'	159'	N 17°23'58" W	95'
C26	330'	6'	3'	N 14°52'19" W	6'
C27	25'	36'	22'	S 25°54'36" W	33'
C28	520'	3'	2'	N 67°23'34" E	3'
C29	25'	35'	21'	N 72°50'07" W	32'
C30	330'	272'	144'	N 66°50'37" W	264'

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±8.03	349,868	DETENTION/DRAINAGE
B	±5.37	234,302	REC CENTER
C	±0.14	6,387	LIFT STATION

# ASHLAND STREET DEDICATION 1

## BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
0 100 200

JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

**DISCLAIMER AND LIMITED WARRANTY**  
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August 19, 2022

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

Re: On-Going Services  
Ashland Subdivision – Street Dedication 1 Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10336228

Dear Mr. Reeves:

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

Sheet 1

1. Update the FIRM information provided in the plat notes to current mapping data.
2. Information to be completed for Notes 14-16.
3. Coordination shall be made with Angleton Drainage District and to verify the required plat certificate block on the plat.
4. Provide Metes and Bounds legal description on the plat.
5. Remove the City Engineer certificate block from the plat.
6. Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

Sheet 2

1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton LDC Sec. 23-117 B.1.c)
4. Notate adjacent sections and street dedications on the plat.
5. Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County Thoroughfare Plan).

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 Ashland Subdivision – Street Dedication 1 Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10336228)

Attachments



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares  
Registered Professional Land Surveyor  
No. 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

William A.C. McAshan, P.E.  
Professional Engineer  
No. 101133

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.  
**REMOVE FROM PLAT**  
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
- 2.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 10.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 INAD83, SOUTH CENTRAL ZONE.  
VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_ UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

Verify requirement for Angleton Drainage District approval. Provide certificate block if required

Metes and Bounds Field Notes to be provided

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "AC." INDICATES ACREAGE.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 11.) "NO." INDICATES NUMBER.
- 12.) "CT." INDICATES COURT.
- 13.) "DR." INDICATES DRIVE.
- 14.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 15.) "S" INDICATES STREET NAME CHANGE.
- 16.) "B" INDICATES BLOCK NUMBER.
- 17.) "R" INDICATES RESERVE NUMBER.

# ASHLAND STREET DEDICATION 1

BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
ANCHOR HOLDING MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
0 100 200

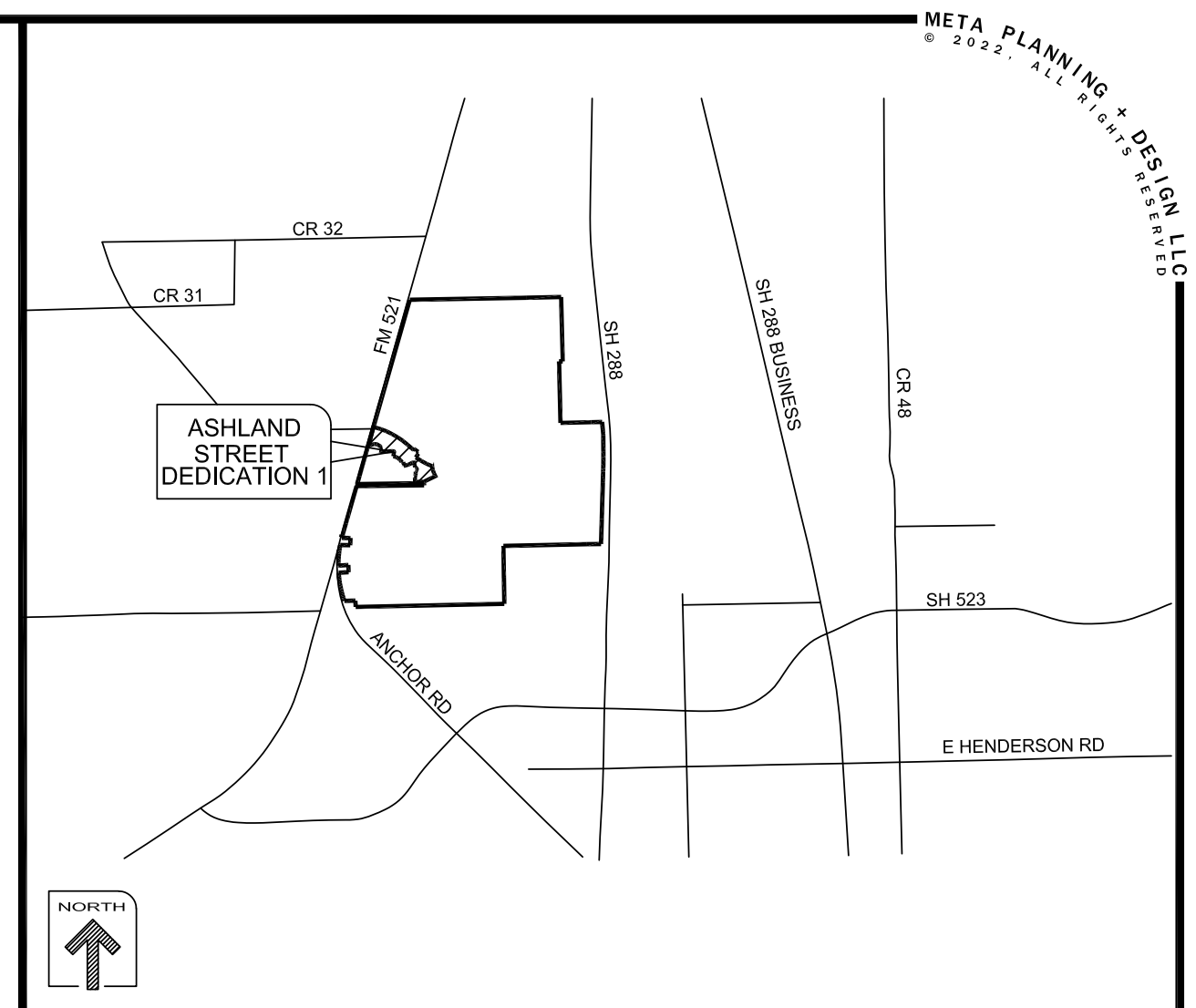
JULY 26, 2022

PAGE: 1 OF 2

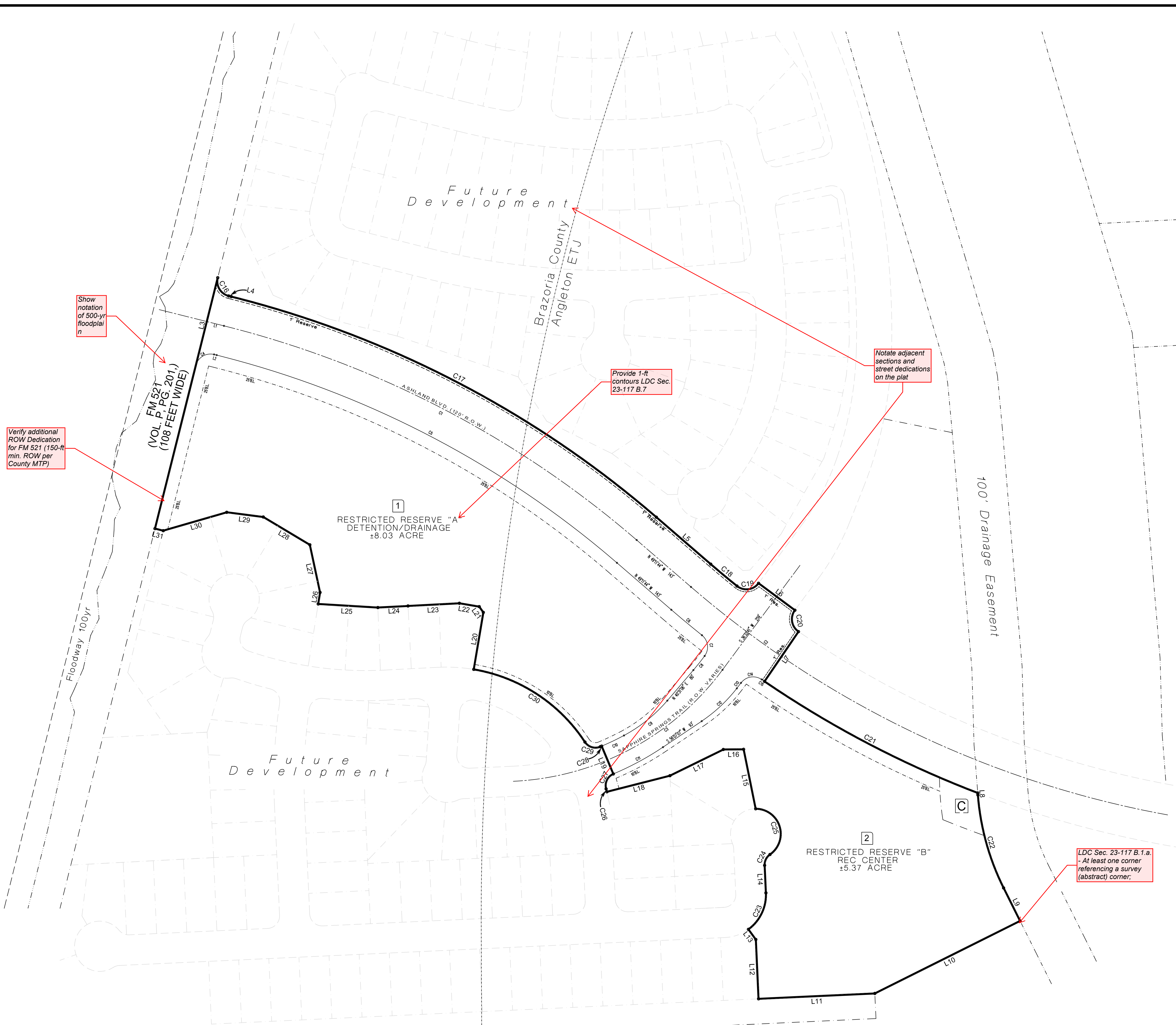
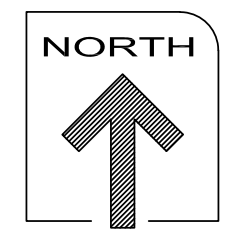
MTA# 78006

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





Vicinity Map (not to scale)



Show notation of 500-yr floodplains

Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County MTP)

Provide 1-ft contours LDC Sec. 23-117 B.7

Note adjacent sections and street dedications on the plat

LDC Sec. 23-117 B.1.a - At least one corner referencing a survey (abstract) corner.

LINE	DISTANCE	BEARING
L1	133'	N 75°56'55" W
L2	6'	S 75°56'55" E
L3	515'	S 14°02'37" W
L4	6'	S 75°56'55" E
L5	143'	S 49°11'44" E
L6	90'	N 53°27'19" W
L7	120'	S 34°17'37" W
L8	4'	N 04°22'43" W
L9	73'	S 26°32'24" E
L10	323'	S 63°27'36" W
L11	232'	S 87°21'22" W
L12	118'	N 02°38'38" W
L13	25'	S 36°06'35" E
L14	55'	N 02°38'38" W
L15	121'	S 11°27'40" E
L16	40'	S 89°30'17" W
L17	118'	S 63°50'56" W
L18	130'	N 75°39'27" E
L19	60'	N 22°46'42" W
L20	115'	S 09°32'52" W
L21	14'	N 35°27'08" W
L22	40'	N 80°27'08" W
L23	102'	S 87°00'33" W
L24	60'	N 87°02'50" E
L25	119'	N 86°35'27" W
L26	23'	S 09°08'42" W
L27	97'	S 12°07'46" E
L28	108'	N 59°09'04" W
L29	73'	N 82°39'43" W
L30	132'	N 73°49'38" E
L31	17'	N 75°57'23" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	2000'	934'	476'	N 62°34'20" W	925'
C2	2000'	1064'	545'	S 64°26'18" E	1052'
C3	550'	488'	261'	S 61°57'02" W	472'
C4	30'	47'	30'	S 59°02'51" W	42'
C5	1940'	906'	461'	N 62°34'20" W	898'
C6	2060'	79'	40'	S 50°17'51" E	79'
C7	30'	46'	29'	N 07°29'07" W	42'
C8	505'	36'	18'	N 38°28'25" E	36'
C9	300'	111'	56'	S 51°09'30" W	111'
C10	520'	49'	25'	S 64°30'36" W	49'
C11	580'	112'	56'	S 61°40'13" W	112'
C12	300'	96'	48'	S 46°56'38" W	96'
C13	595'	13'	6'	S 37°09'24" W	13'
C14	30'	46'	29'	S 80°30'58" W	42'
C15	2060'	7'	3'	S 55°36'34" E	7'
C16	30'	47'	30'	N 30°57'09" W	42'
C17	2060'	962'	490'	S 62°34'20" E	953'
C18	1940'	68'	34'	S 50°12'02" E	68'
C19	30'	48'	31'	S 82°40'10" W	43'
C20	30'	48'	31'	N 09°34'51" W	43'
C21	2060'	480'	241'	S 62°22'55" E	479'
C22	500'	193'	98'	N 15°27'33" W	192'
C23	85'	84'	46'	N 25°37'24" E	81'
C24	25'	25'	14'	N 28°14'26" E	24'
C25	50'	127'	159'	N 17°23'58" W	95'
C26	330'	6'	3'	N 14°52'19" W	6'
C27	25'	36'	22'	S 25°54'36" E	33'
C28	520'	3'	2'	N 67°23'34" E	3'
C29	25'	35'	21'	N 72°50'07" W	32'
C30	330'	272'	144'	N 66°50'37" W	264'

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±8.03	349,868	DETENTION/DRAINAGE
B	±5.37	234,302	REC CENTER
C	±0.14	6,387	LIFT STATION

# ASHLAND STREET DEDICATION 1

## BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER: ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
0 100 200

JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

**DISCLAIMER AND LIMITED WARRANTY**

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



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #2

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the Ashland Project Street Dedication #2 Preliminary Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. No development agreement is in place to establish standards for the Ashland Project.

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Further, the developer is proposing a dedication statement that reads as follows: "Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parksshall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development." Given the lack of a development agreement that details parkland dedication and improvements, or parkland improvements for privately developed and maintained parks, it would premature to agree to allow such a statement to be inserted into any required dedication statement or plat note. At the time of preparation of this agenda summary, no response to comments had been received.



**Action taken by the planning and zoning commission.** The planning and zoning commission voted to approve this application conditioned on staff comments with the assumption that the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

# Attachment 1

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC being herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as 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 utility areas, as shown, as shown, as 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 normal use and accommodations of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public 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 of any time of procuring permission from anyone.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, [City] subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on this plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owners do hereby certify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

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

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Owner \_\_\_\_\_  
Duly Authorized Agent \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Notary Public  
State of Texas

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

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

Steve Jares  
Registered Professional Land Surveyor  
No. 5317

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

That I, William A.C. McAshon, 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.

William A.C. McAshon, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

### GENERAL NOTE:

- "U.E." INDICATES UTILITY EASEMENT.
- "1' RES." INDICATES ONE FOOT RESERVE.  
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- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
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L21	323'	S 04°42'28" E
L22	160'	S 04°50'23" E
L23	153'	S 01°38'07" E
L24	91'	S 04°22'43" E
L25	90'	N 53°27'19" W
L26	143'	S 36°32'41" W
L27	302'	N 22°17'26" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	750'	457'	236'	N 19°04'28" E	450'
C2	1500'	626'	317'	N 10°20'36" E	621'
C3	750'	888'	499'	S 10°18'34" W	841'
C4	600'	711'	36'	N 71°06'09" E	711'
C5	570'	16'	7'	N 73°45'53" E	16'
C6	25'	42'	27'	S 25°22'18" W	37'
C7	1535'	640'	325'	N 10°20'36" W	636'
C8	785'	274'	138'	N 11°35'38" E	272'
C9	500'	131'	66'	S 29°03'51" W	130'
C10	745'	482'	250'	N 02°01'06" W	474'
C11	25'	38'	24'	N 64°11'34" W	35'
C12	630'	28'	13'	N 73°19'52" E	28'
C13	5869'	168'	84'	S 19°02'10" E	168'
C14	1835'	250'	125'	S 17°32'13" W	250'
C15	750'	267'	130'	N 82°39'07" W	265'
C16	125'	7'	3'	N 05°58'32" W	7'
C17	1940'	798'	405'	S 67°29'07" E	792'
C18	30'	48'	31'	S 05°34'51" E	43'
C19	600'	153'	77'	S 27°48'22" W	153'
C20	715'	217'	109'	S 10°18'10" W	216'
C21	1465'	310'	156'	N 04°27'33" W	309'
C22	1465'	112'	56'	N 12°42'42" W	112'
C23	1465'	189'	95'	N 18°35'44" W	189'
C24	815'	445'	228'	S 06°38'30" E	440'
C25	815'	107'	53'	S 12°45'42" W	107'

- LEGEND:
- "B.L." INDICATES BUILDING LINE.
  - "AC." INDICATES ACREAGE.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL." INDICATES VOLUME.
  - "PG." INDICATES PAGE.
  - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - "NO." INDICATES NUMBER.
  - "CT." INDICATES COURT.
  - "DR." INDICATES DRIVE.
  - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - " " INDICATES STREET NAME CHANGE.
  - " [2] " INDICATES BLOCK NUMBER.
  - " [A] " INDICATES RESERVE NUMBER.

# ASHLAND STREET DEDICATION 2 BEING 31.50 ACRES OF LAND

OUT OF THE SHUBAEL MARSH SURVEYS, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

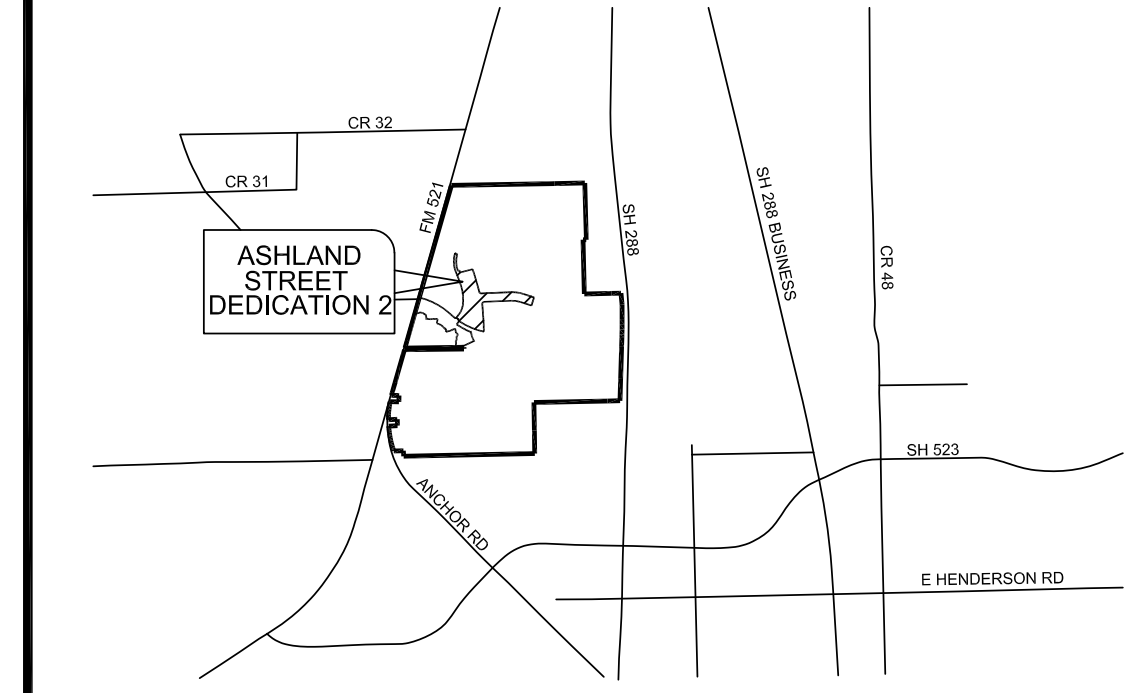
SURVEYOR  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE Firm Registration No. \_\_\_\_\_  
TBPELS Firm Registration No. 10046104



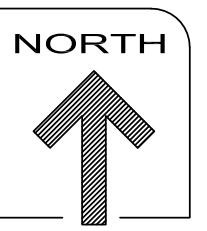
SCALE: 1" = 100'  
0 100 200

JULY 26, 2022 PAGE: 1 OF 3 MTA# 78006

DISCLAIMER AND LIMITED WARRANTY  
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Vicinity Map (not to scale)



Future  
Development

1  
RESTRICTED RESERVE "A"  
DETENTION/DRAINAGE  
±28.15 ACRE

RESTRICTED RESERVE "A"  
DETENTION/DRAINAGE  
±28.15 ACRE

100' DRAINAGE EASEMENT

Future  
Development

MATCHLINE - SEE PAGE 3

# ASHLAND STREET DEDICATION 2

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SHUBAEL MARSH SURVEYS, A-81 & A-82  
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META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'  
0 100 200

JULY 26, 2022

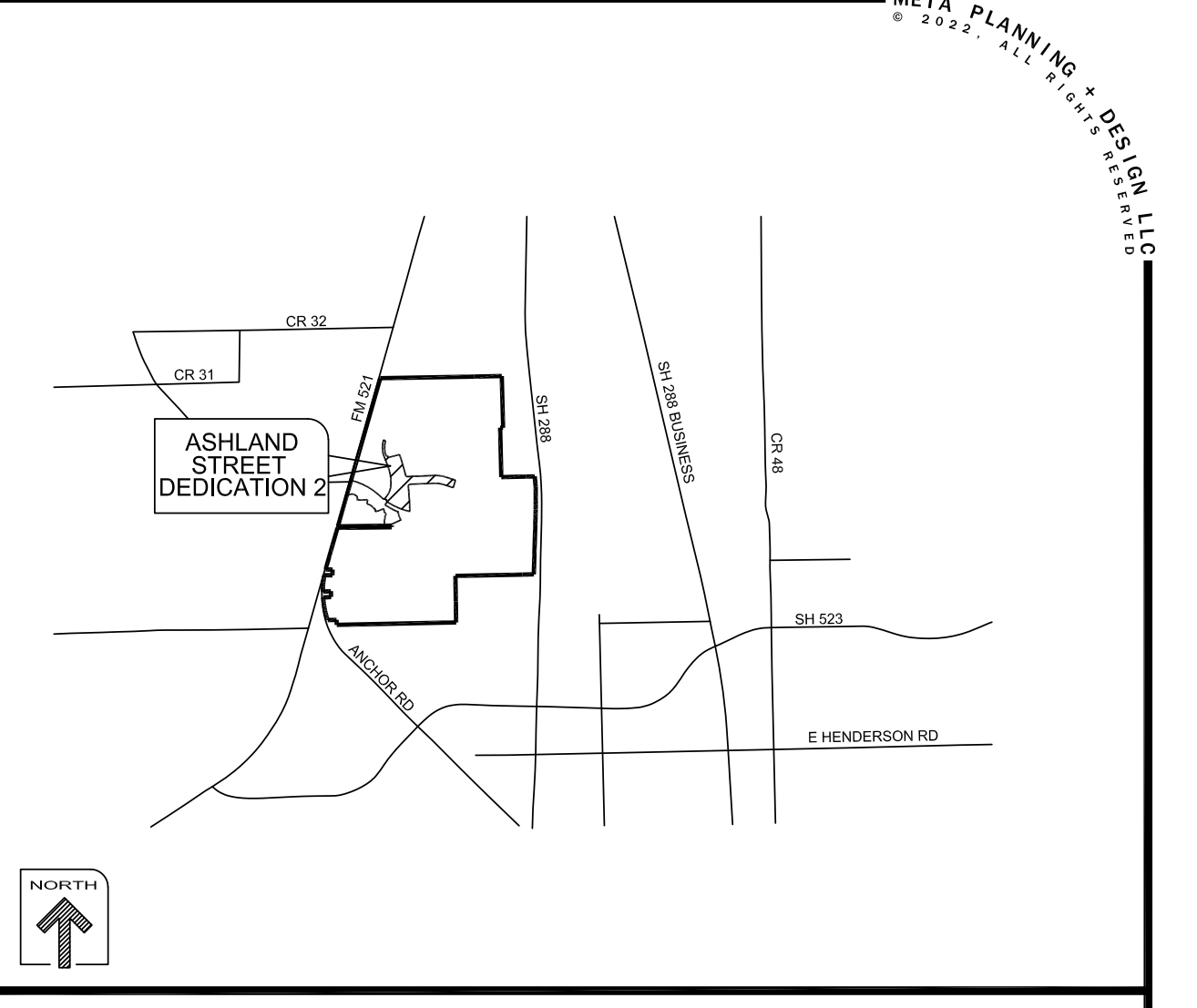
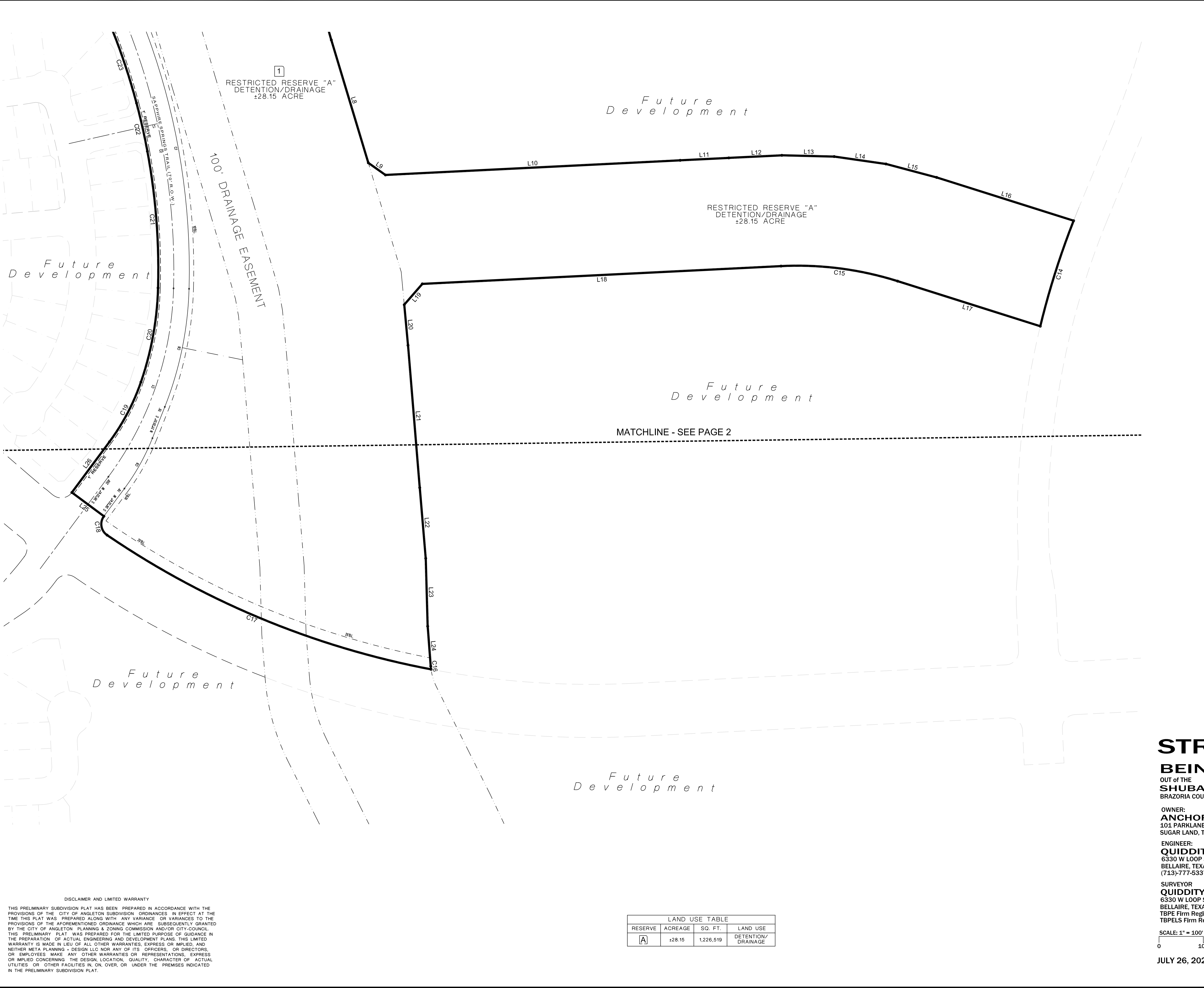
PAGE: 2 OF 3

MTA# 78006

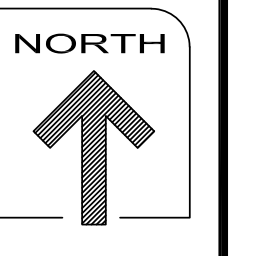
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LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±28.15	1,226,519	DETENTION/DRAINAGE



Vicinity Map (not to scale)



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JULY 26, 2022

PAGE: 3 OF 3

MTA# 78006

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August 19, 2022

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

Re: On-Going Services  
Ashland Subdivision – Street Dedication 2 Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10336228

Dear Mr. Reeves:

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

Sheet 1

1. Update the FIRM information provided in the plat notes to current mapping data.
2. Information to be completed for Notes 14-16.
3. Coordination shall be made with Angleton Drainage District and to verify the required plat certificate block on the plat.
4. Provide Metes and Bounds legal description on the plat.
5. Remove the City Engineer certificate block from the plat.
6. Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

Sheet 2/3


1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Notate adjacent sections and street dedications on the plat.
4. Verify recreation use within Reserve “A” (proposed trail per plan document).

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 Ashland Subdivision – Street Dedication 2 Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10336228)

Attachments



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as 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 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 normal use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public 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 of any time of procuring permission from anyone.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Owner \_\_\_\_\_  
Duly Authorized Agent \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

Notary Public  
State of Texas

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

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

Steve Jares  
Registered Professional Land Surveyor  
No. 5317

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

That I, William A.C. McAshon, 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.

William A.C. McAshon, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

**REMOVE FROM PLAT**

City Engineer, City of Angleton

GENERAL NOTE:

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

2.) "1' RES." INDICATES ONE FOOT RESERVE.

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

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10.) HORIZONTAL DATUM:  
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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.

11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_.

13.) \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

14.) PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_, UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

Metes and Bounds Field Notes to be provided

Verify requirement for Angleton Drainage District approval. Provide certificate block if required

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L3	210'	N 77°14'18" W
L4	70'	N 73°29'03" W
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L24	91'	S 04°22'43" E
L25	90'	N 53°27'19" W
L26	143'	S 36°32'41" W
L27	302'	N 22°17'26" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	750'	457'	236'	N 19°04'28" E	450'
C2	1500'	626'	317'	S 10°20'36" E	621'
C3	750'	888'	499'	S 10°18'34" W	841'
C4	600'	711'	36'	N 71°06'09" E	711'
C5	570'	16'	7'	N 73°45'53" E	16'
C6	25'	42'	27'	S 25°22'18" W	37'
C7	1535'	640'	325'	N 10°20'36" W	636'
C8	785'	274'	138'	N 11°35'38" E	272'
C9	500'	131'	66'	S 29°03'51" W	130'
C10	745'	482'	250'	N 02°01'06" W	474'
C11	25'	38'	24'	N 64°11'34" W	35'
C12	630'	28'	13'	N 73°19'52" E	28'
C13	5869'	168'	84'	S 19°02'10" E	168'
C14	1835'	250'	125'	S 17°32'13" W	250'
C15	750'	267'	130'	N 82°39'07" W	265'
C16	125'	7'	3'	N 05°58'32" W	7'
C17	1940'	798'	405'	S 67°29'07" E	792'
C18	30'	48'	31'	S 05°34'51" E	43'
C19	600'	153'	77'	S 27°48'22" W	153'
C20	715'	217'	109'	S 10°18'10" W	216'
C21	1465'	310'	156'	N 04°27'33" W	309'
C22	1465'	112'	56'	N 12°42'42" W	112'
C23	1465'	189'	95'	N 18°35'44" W	189'
C24	815'	445'	228'	S 06°38'30" E	440'
C25	815'	107'	53'	S 12°45'42" W	107'

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "AC." INDICATES ACREAGE.
  - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
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  - 14.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - 15.) " " INDICATES STREET NAME CHANGE.
  - 16.) " [2] " INDICATES BLOCK NUMBER.
  - 17.) " [A] " INDICATES RESERVE NUMBER.

# ASHLAND STREET DEDICATION 2

## BEING 31.50 ACRES OF LAND

OUT OF THE SHUBAEL MARSH SURVEYS, A-81 & A-82  
BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE Firm Registration No. \_\_\_\_\_  
TBPELS Firm Registration No. 10046104

SCALE: 1" = 100'  
0 100 200

JULY 26, 2022

PAGE: 1 OF 3

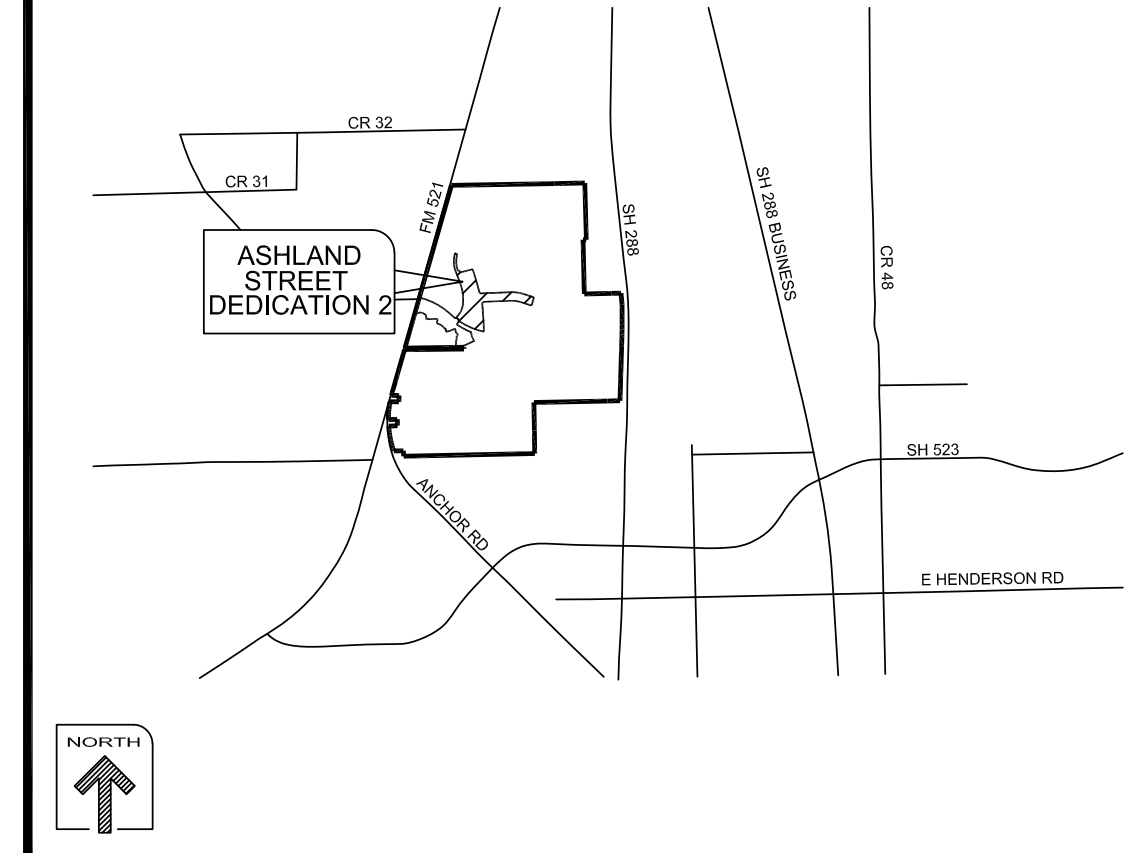
MTA# 78006



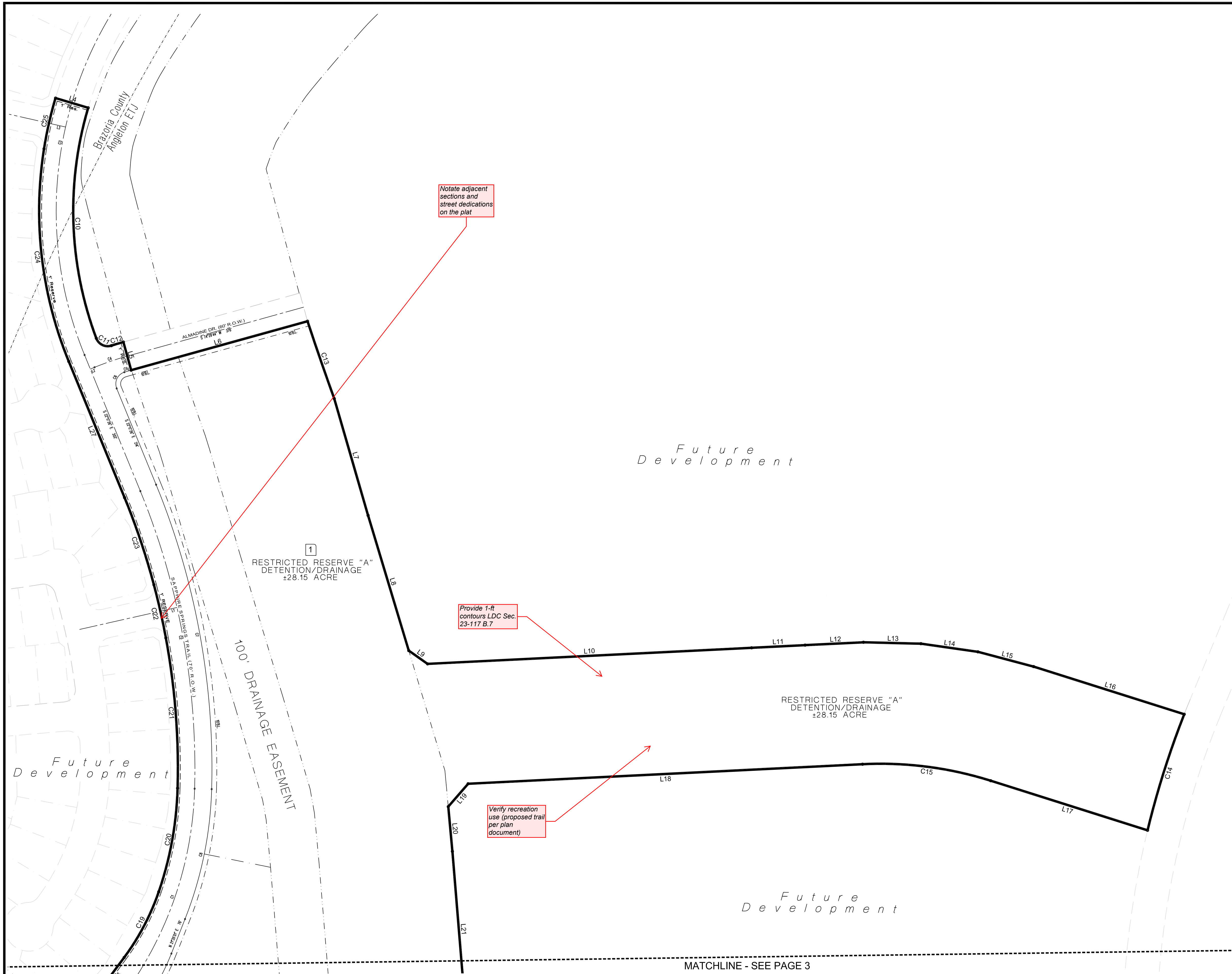
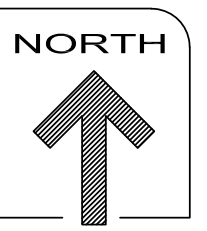
META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

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





Vicinity Map (not to scale)



# ASHLAND STREET DEDICATION 2

## BEING 31.50 ACRES OF LAND

OUT OF THE  
**SHUBAEL MARSH SURVEYS, A-81 & A-82**  
 BRAZORIA COUNTY, TEXAS

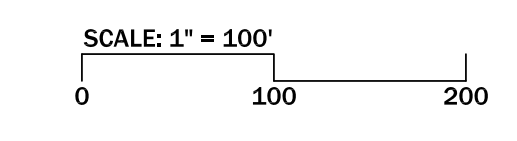
OWNER:  
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 SUGAR LAND, TEXAS 77478

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JULY 26, 2022

PAGE: 2 OF 3

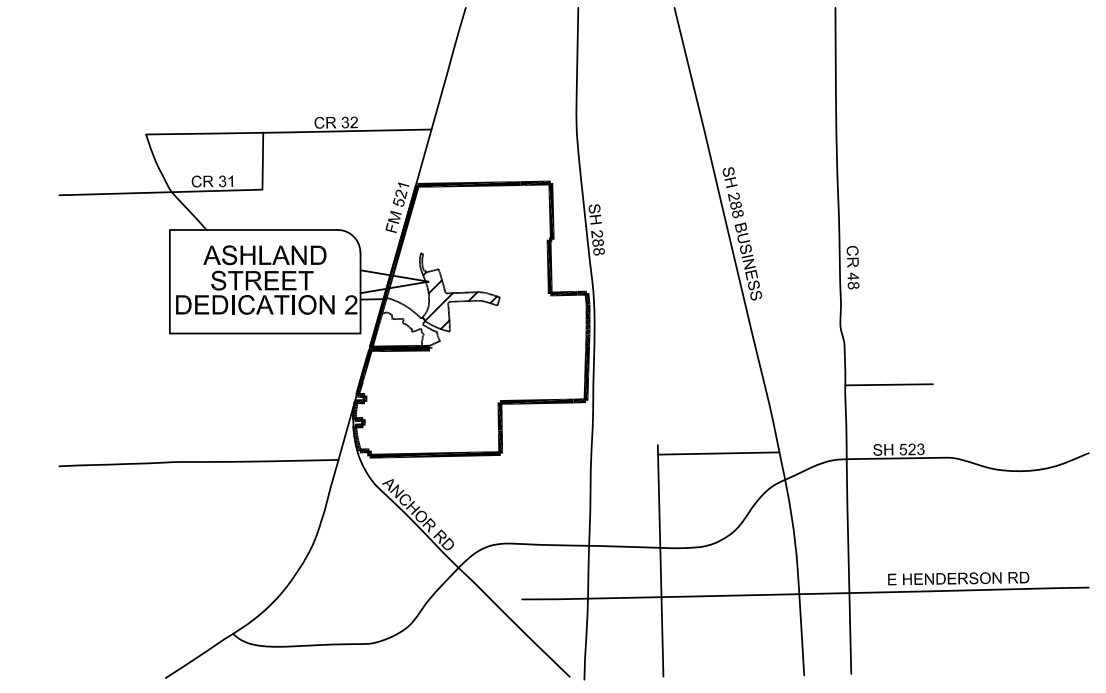
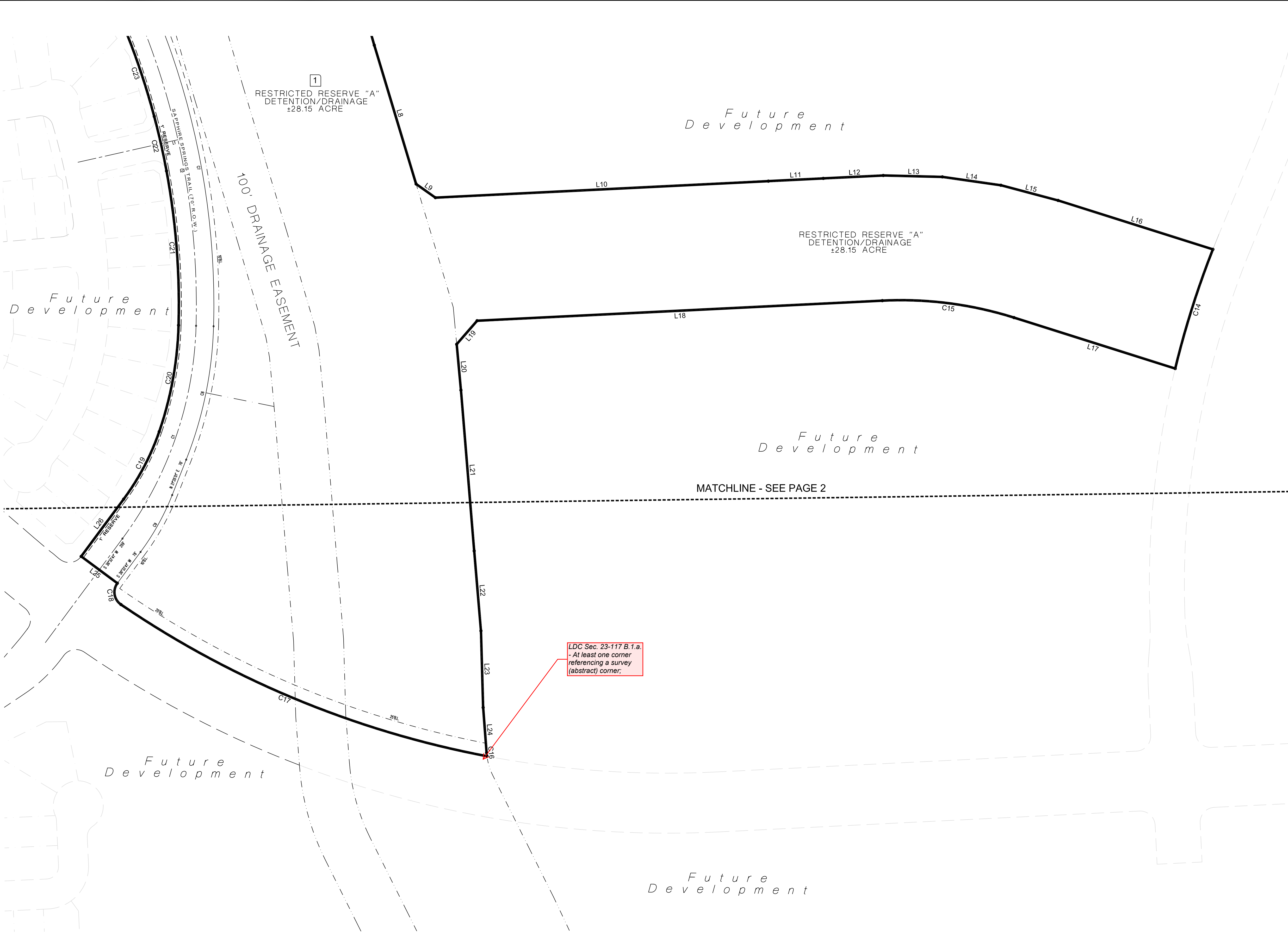
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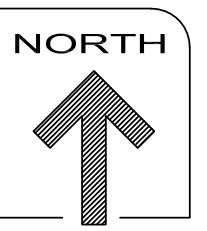
LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±28.15	1,226,519	DETENTION/DRAINAGE

MATCHLINE - SEE PAGE 3





Vicinity Map (not to scale)



# ASHLAND STREET DEDICATION 2

## BEING 31.50 ACRES OF LAND

OUT OF THE  
**SHUBAEL MARSH SURVEYS, A-81 & A-82**  
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OWNER:  
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SCALE: 1" = 100'  
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JULY 26, 2022

PAGE: 3 OF 3

MTA# 78006

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±28.15	1,226,519	DETENTION/DRAINAGE

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## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on the preliminary plat of the Ashland Project Model Home Park

**AGENDA ITEM SECTION:** Consent Agenda

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the Ashland Model Home Park Preliminary Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. No development agreement is in place to establish standards for the Ashland Project. City Engineer comments are provided in Attachment 2. The subject property consists of 3.46 acres and has nine (9) lots of varying sizes.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Further, the developer is proposing a dedication statement that reads as follows: "Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development." Given the lack of a development agreement that details parkland dedication and improvements, or parkland improvements for privately developed and maintained parks, it would be premature to agree to allow such a statement to be inserted into any required dedication statement or plat note.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA will need to be submitted to both TxDOT and Brazoria County for review and approval as well.

At the time of preparation of this agenda summary, no response to comments had been received.

**Action taken by the planning and zoning commission.** The planning and zoning commission voted to approve this application conditioned on staff comments with the assumption that the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

# Attachment 1

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

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 §

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

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, P.E., do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

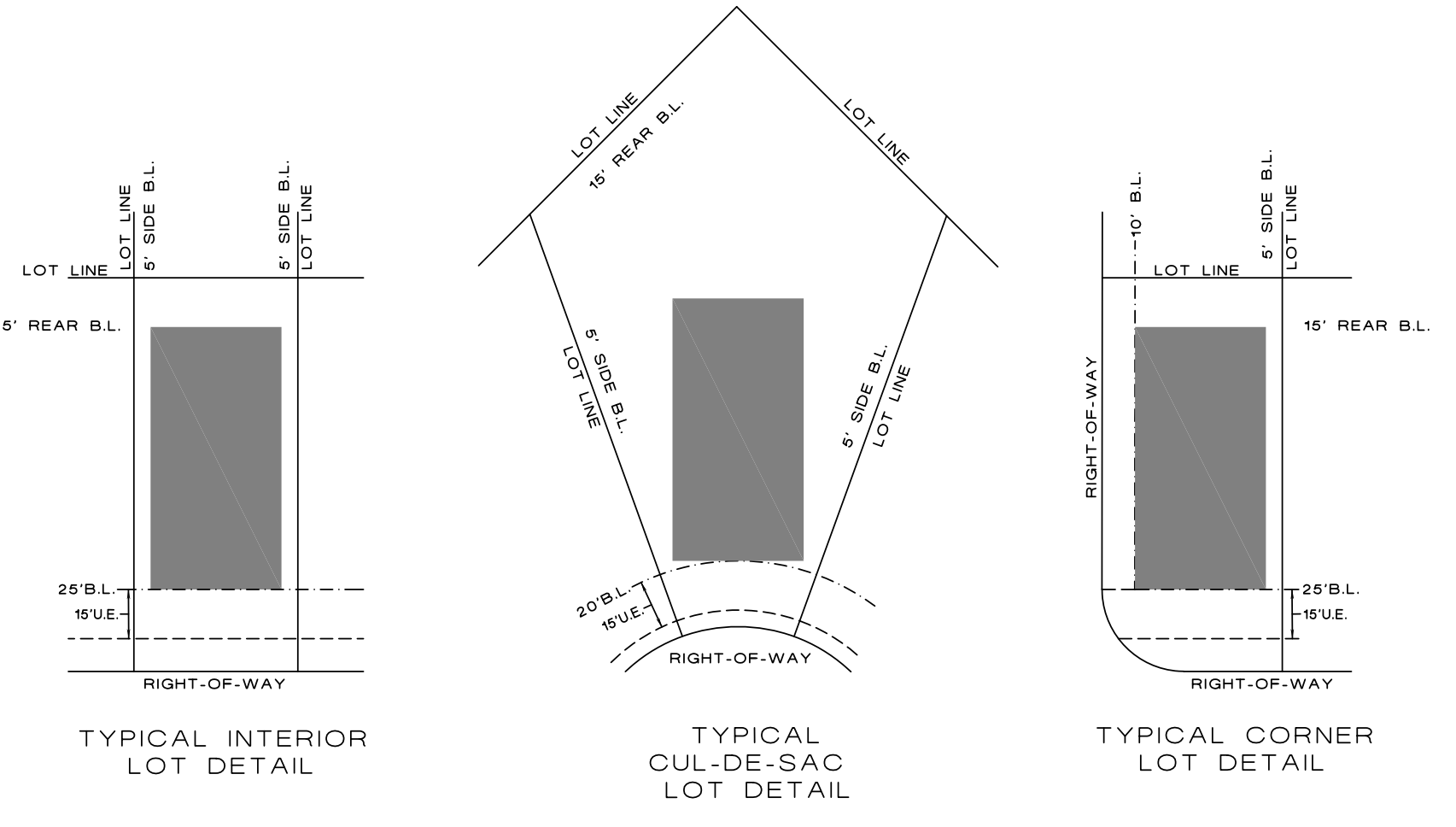
Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

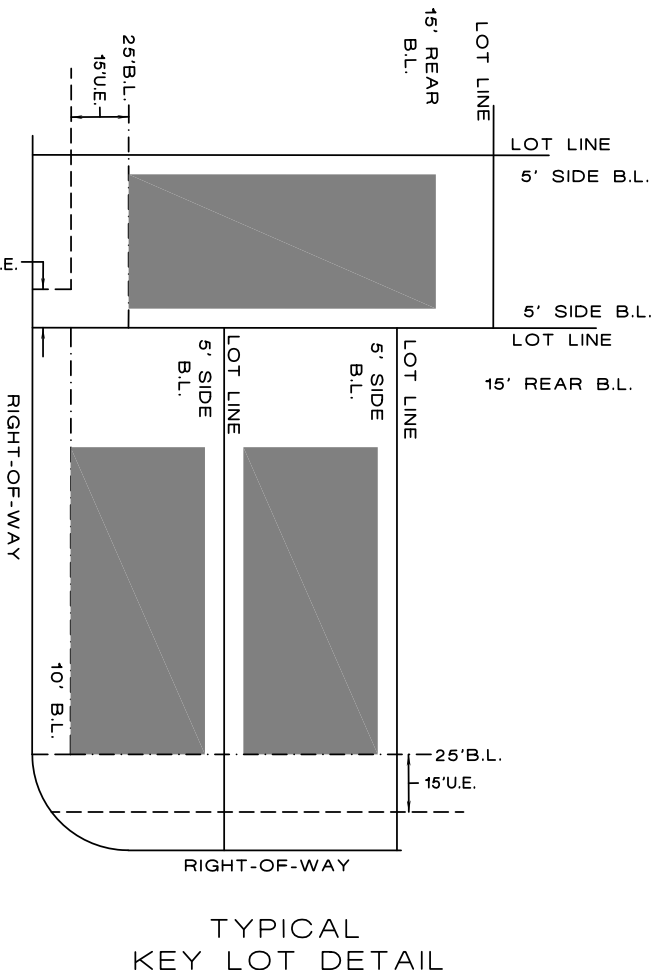
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES-" INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.  
  
VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_ UPON RECORDATION OF A FINAL PLAT.



- LEGEND:
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  - 16.) " " INDICATES STREET NAME CHANGE.
  - 17.) " " INDICATES BLOCK NUMBER.
  - 18.) " " INDICATES RESERVE NUMBER.
  - 19.) " " INDICATES 65' CUL-DE-SAC RADIUS.



# ASHLAND MODEL HOME PARK

BEING 3.46 ACRES OF LAND CONTAINING 9 LOTS (50'/60'/70' X 120' TYP.) AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

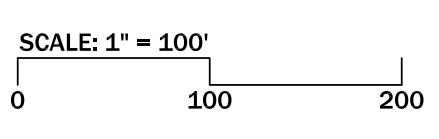
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(713) 777-5337

SURVEYOR  
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TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. J0046104



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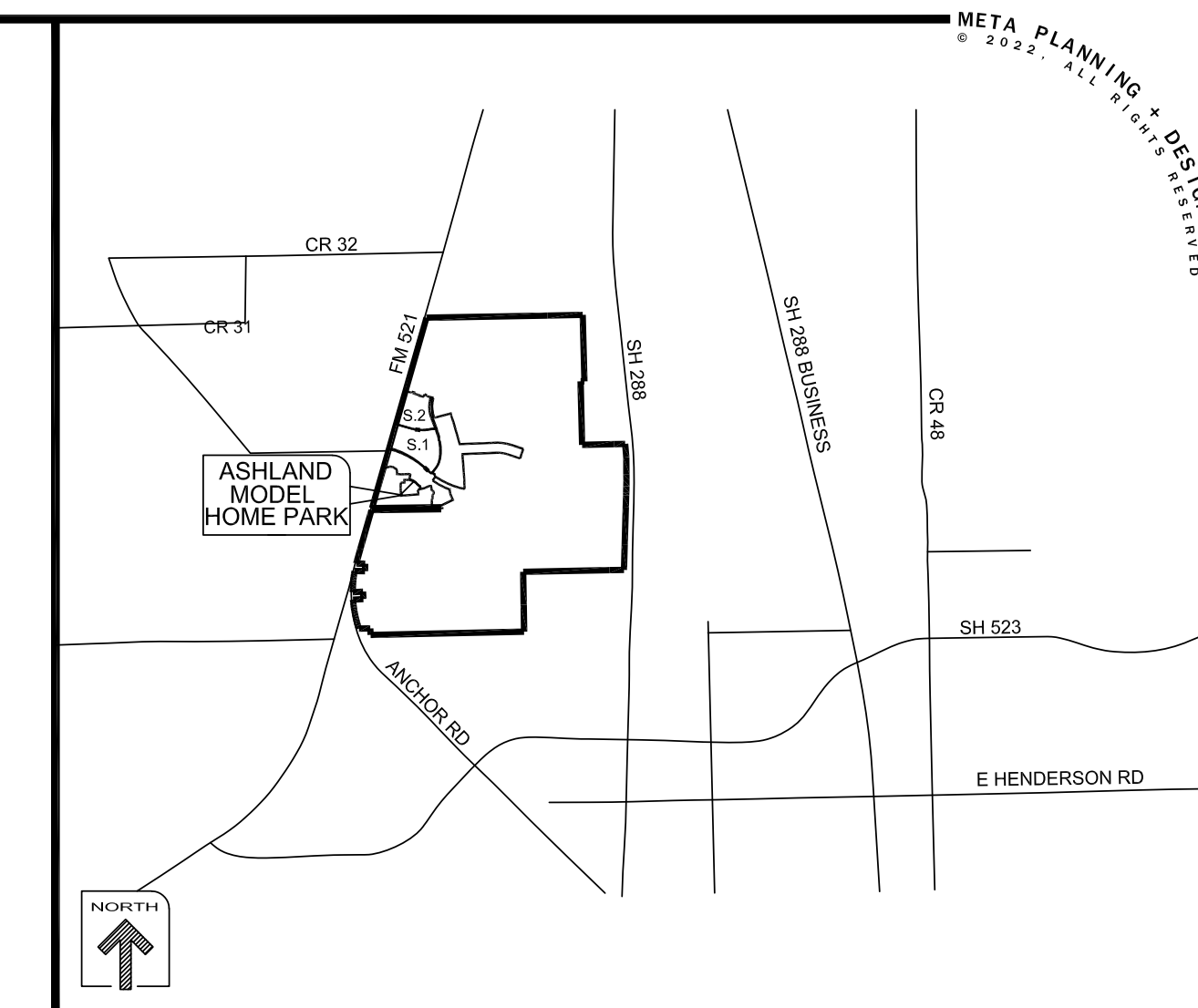
JULY 26, 2022

PAGE: 1 OF 2

MTA# 78006

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Vicinity Map (not to scale)

LINE	DISTANCE	BEARING
L1	105'	S 87°00'33" W
L2	60'	S 22°46'42" E
L3	60'	S 75°34'02" W
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CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
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# ASHLAND MODEL HOME PARK

BEING 3.46 ACRES OF LAND CONTAINING 9 LOTS (50'/60'/70' X 120' TYP.) AND TWO RESERVES IN TWO BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

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101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

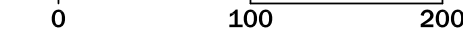
ENGINEER:  
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6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713) 777-5337

SURVEYOR:  
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TBPLS FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



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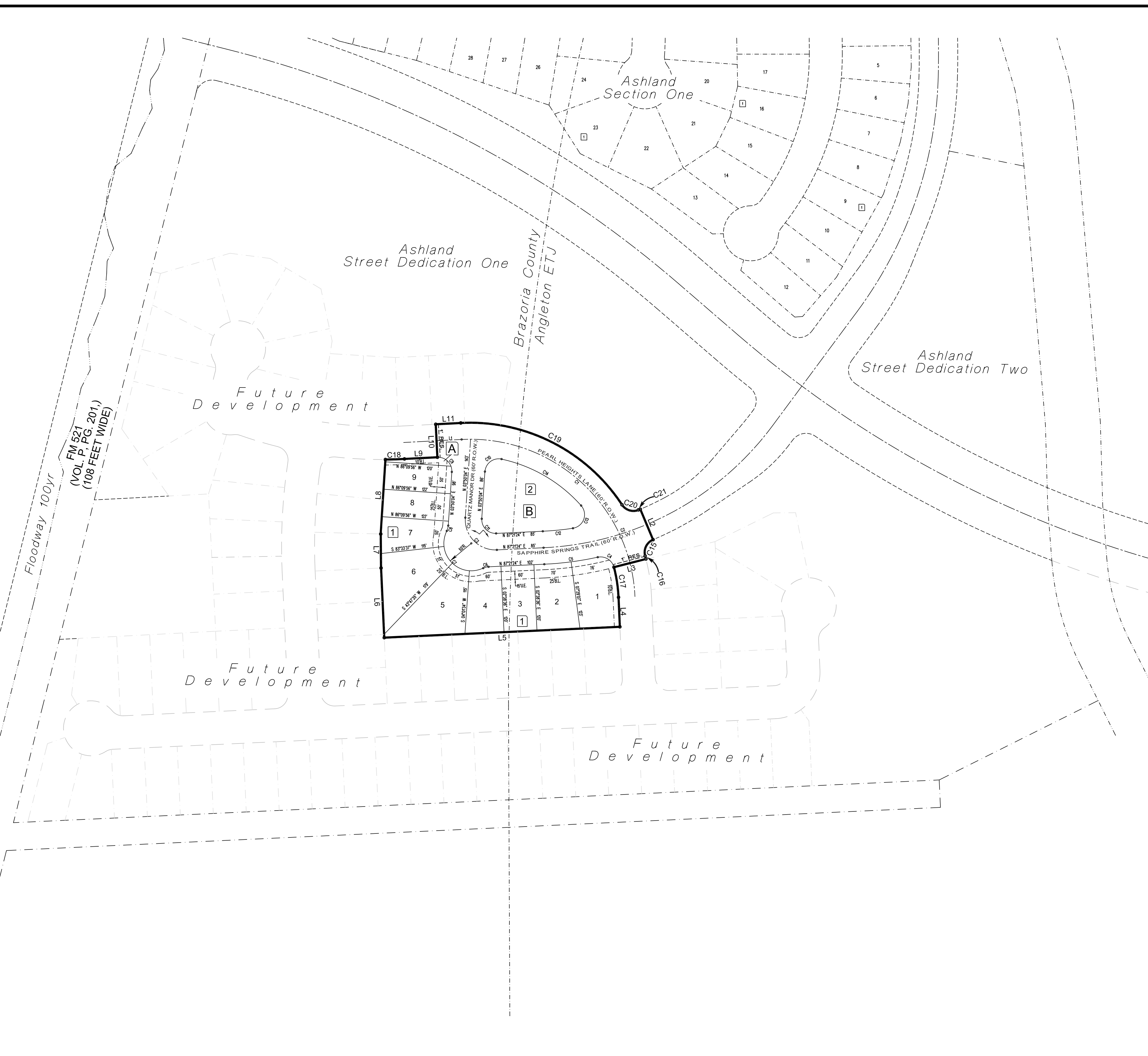
SCALE: 1" = 100'



JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
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B	±0.42	18,648	LANDSCAPE / OPEN SPACE

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August 19, 2022

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

Re: On-Going Services  
Ashland Subdivision – Model Home Park Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10336228

Dear Mr. Reeves:

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

Sheet 1

1. Update the FIRM information provided in the plat notes to current mapping data.
2. Information to be completed for Notes 14-16.
3. Coordination shall be made with Angleton Drainage District and to verify the required plat certificate block on the plat.
4. Provide Metes and Bounds legal description on the plat.
5. Remove the City Engineer certificate block from the plat.
6. Verify what zoning requirements the setbacks planned for and include on the plat.
7. Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)
8. Provide a lot/block table on the plat to show lot block and square footage.

Sheet 2

1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton LDC Sec. 23-117 B.1.c)

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 Ashland Subdivision – Model Home Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

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 §

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

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

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

That I, William A.C. McAshan, P.E., do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshan, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

**REMOVE FROM PLAT**  
City Engineer, City of Angleton

GENERAL NOTE:

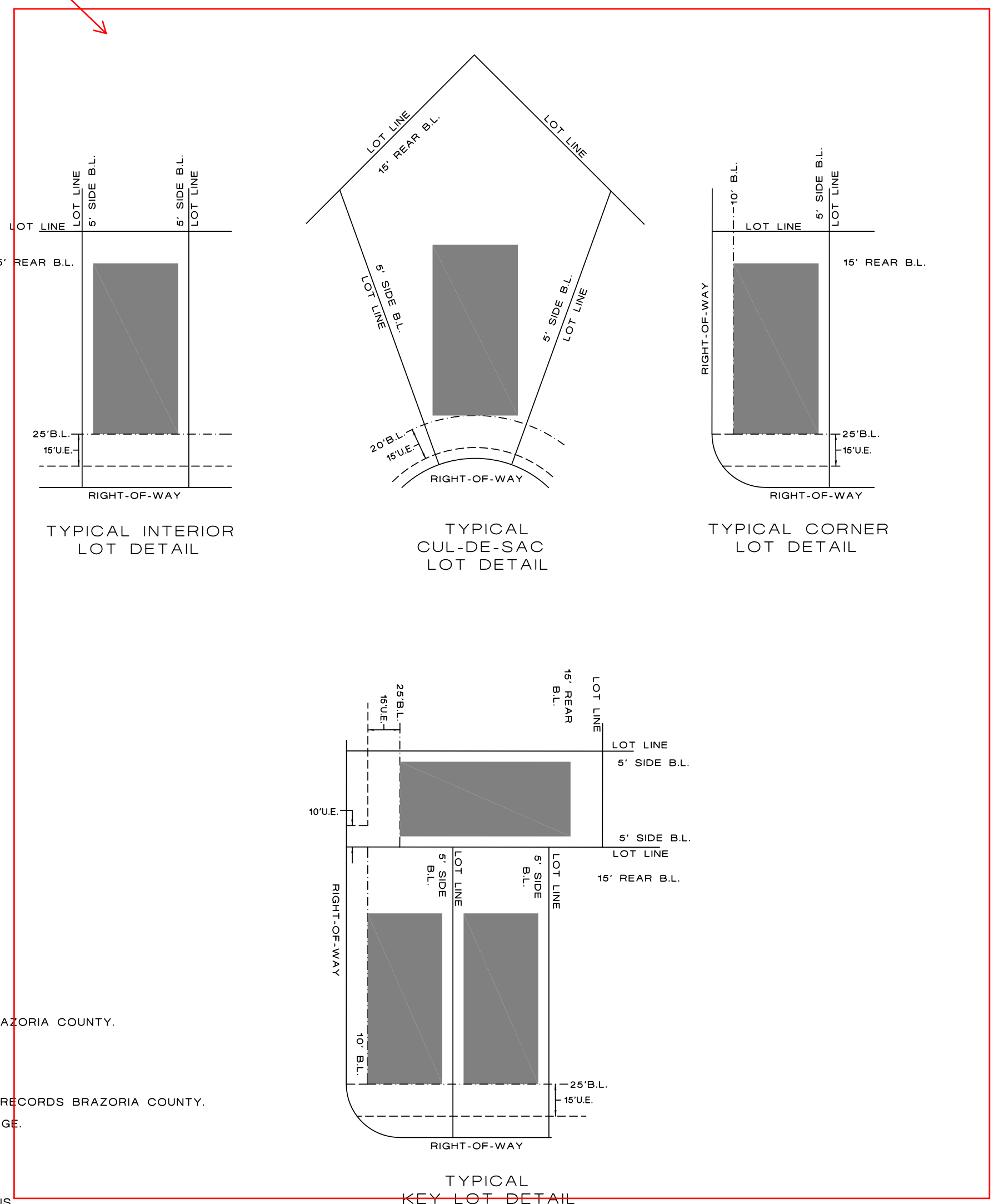
- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicating, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALL TERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 15.) \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_, UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

What zoning requirements are the setbacks planned for?



- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "AC." INDICATES ACRES.
  - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 6.) "FND" INDICATES FOUND.
  - 7.) "IP" INDICATES IRON PIPE.
  - 8.) "IR" INDICATES IRON ROD.
  - 9.) "VOL." INDICATES VOLUME.
  - 10.) "PG." INDICATES PAGE.
  - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - 12.) "NO." INDICATES NUMBER.
  - 13.) "CT." INDICATES COURT.
  - 14.) "DR." INDICATES DRIVE.
  - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - 16.) " " INDICATES STREET NAME CHANGE.
  - 17.) " [ ] " INDICATES BLOCK NUMBER.
  - 18.) " [ ] " INDICATES RESERVE NUMBER.
  - 19.) " 25' R. " INDICATES 65' CUL-DE-SAC RADIUS.

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BELLAIRE, TEXAS 77401  
(713) 777-5337

SURVEYOR  
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6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. J0046104



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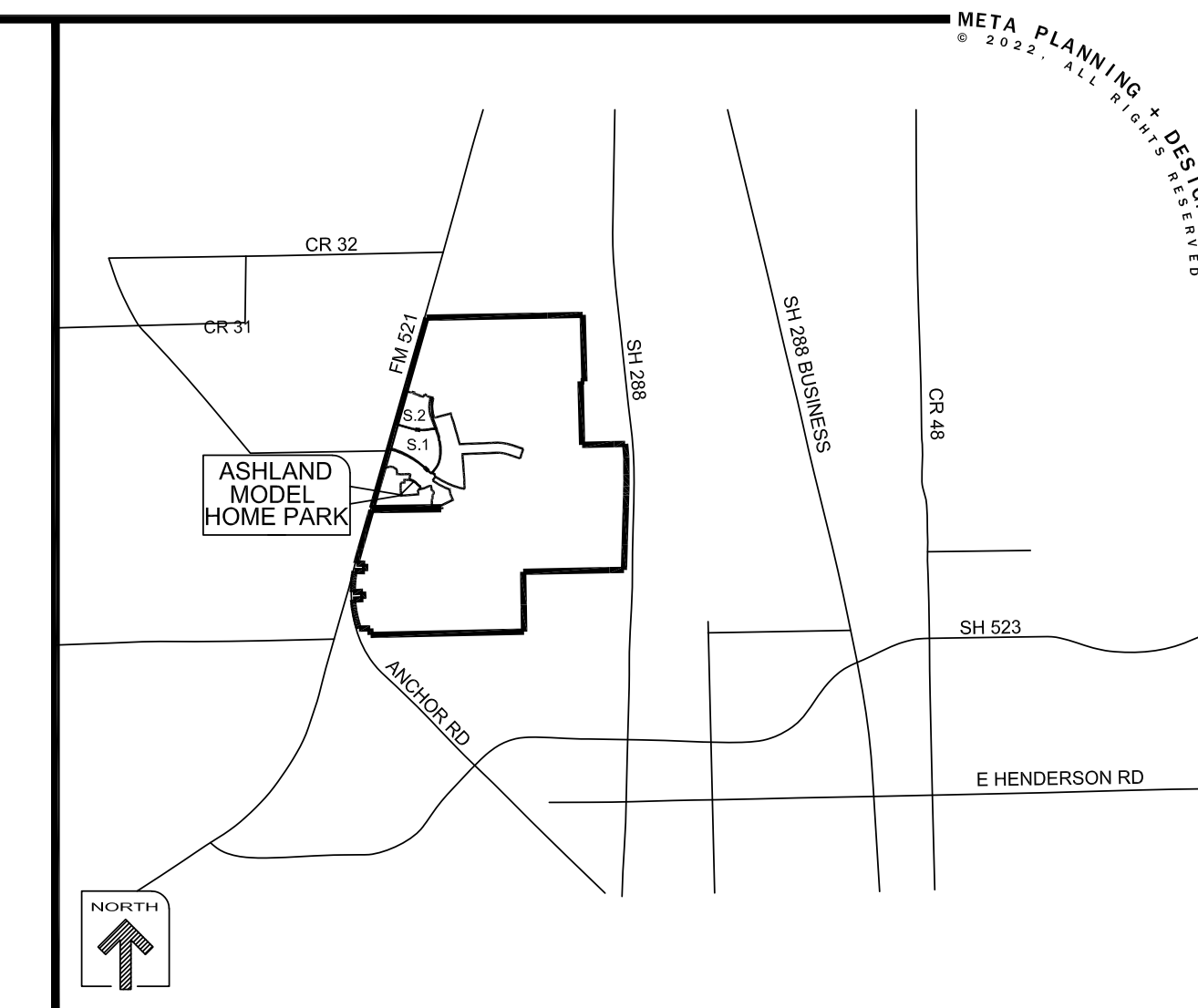
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PAGE: 1 OF 2

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SCALE: 1" = 100'

JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

Show notation of 500-yr floodplain

Provide 1-ft contours LDC Sec 23-117 B.7

LDC Sec. 23-117 B.1.a. - At least one corner referencing a survey (abstract) corner;

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developed and maintained parks, it would be premature to agree to allow such a statement to be inserted into any required dedication statement or plat note.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is no City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA will need to be submitted to both TxDOT and Brazoria County for review and approval as well.

At the time of preparation of this agenda summary, no response to comments had been received.

**Action taken by the planning and zoning commission.** The planning and zoning commission voted to approve this application conditioned on staff comments and provided the details of this project can be ironed out possibly through the execution of a development agreement as mentioned in the concept plan for the project.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

# Attachment 1

META PLANNING + DESIGN LLC  
2022

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

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 §

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

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

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

That I, William A.C. McAshan, 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.

William A.C. McAshan, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

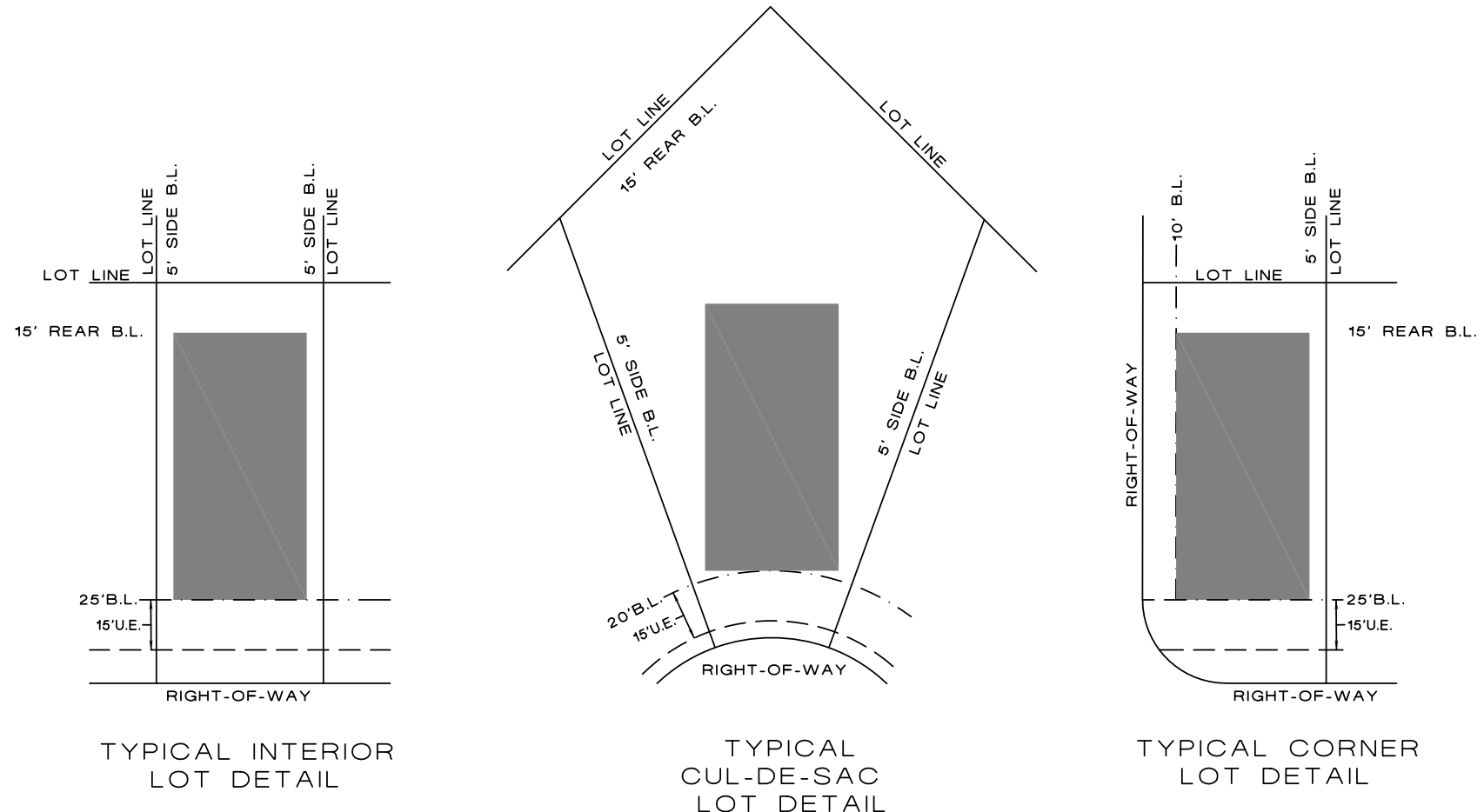
Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

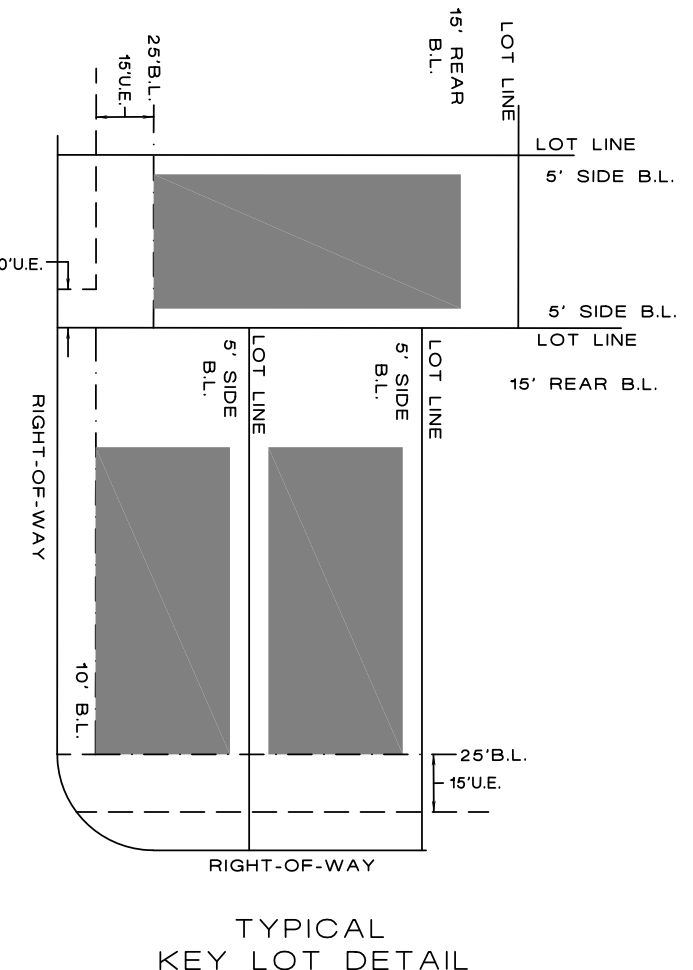
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM:  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY \_\_\_\_\_ UPON RECORDATION OF A FINAL PLAT.



- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "AC." INDICATES ACREAGE.
  - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 6.) "FND" INDICATES FOUND.
  - 7.) "IP" INDICATES IRON PIPE.
  - 8.) "IR" INDICATES IRON ROD.
  - 9.) "VOL." INDICATES VOLUME.
  - 10.) "PG." INDICATES PAGE.
  - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - 12.) "NO." INDICATES NUMBER.
  - 13.) "CT." INDICATES COURT.
  - 14.) "DR." INDICATES DRIVE.
  - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - 16.) " " INDICATES STREET NAME CHANGE.
  - 17.) " " INDICATES BLOCK NUMBER.
  - 18.) " " INDICATES RESERVE NUMBER.
  - 19.) " " INDICATES 65' CUL-DE-SAC RADIUS.



## ASHLAND SECTION ONE

BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META**  
PLANNING + DESIGN

SCALE: 1" = 100'  
0 100 200

META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

JULY 26, 2022

PAGE: 1 OF 2

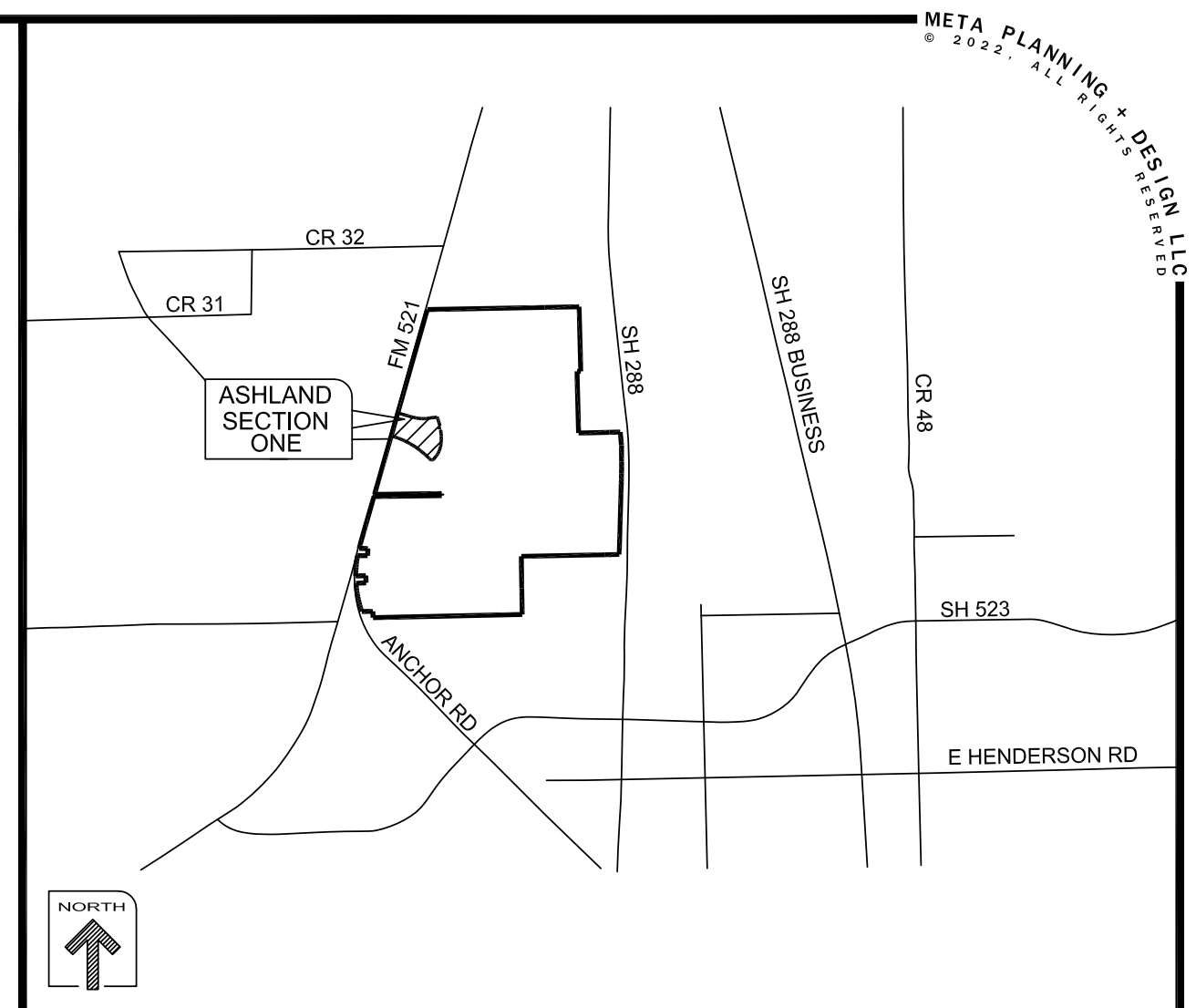
MTA# 78006

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

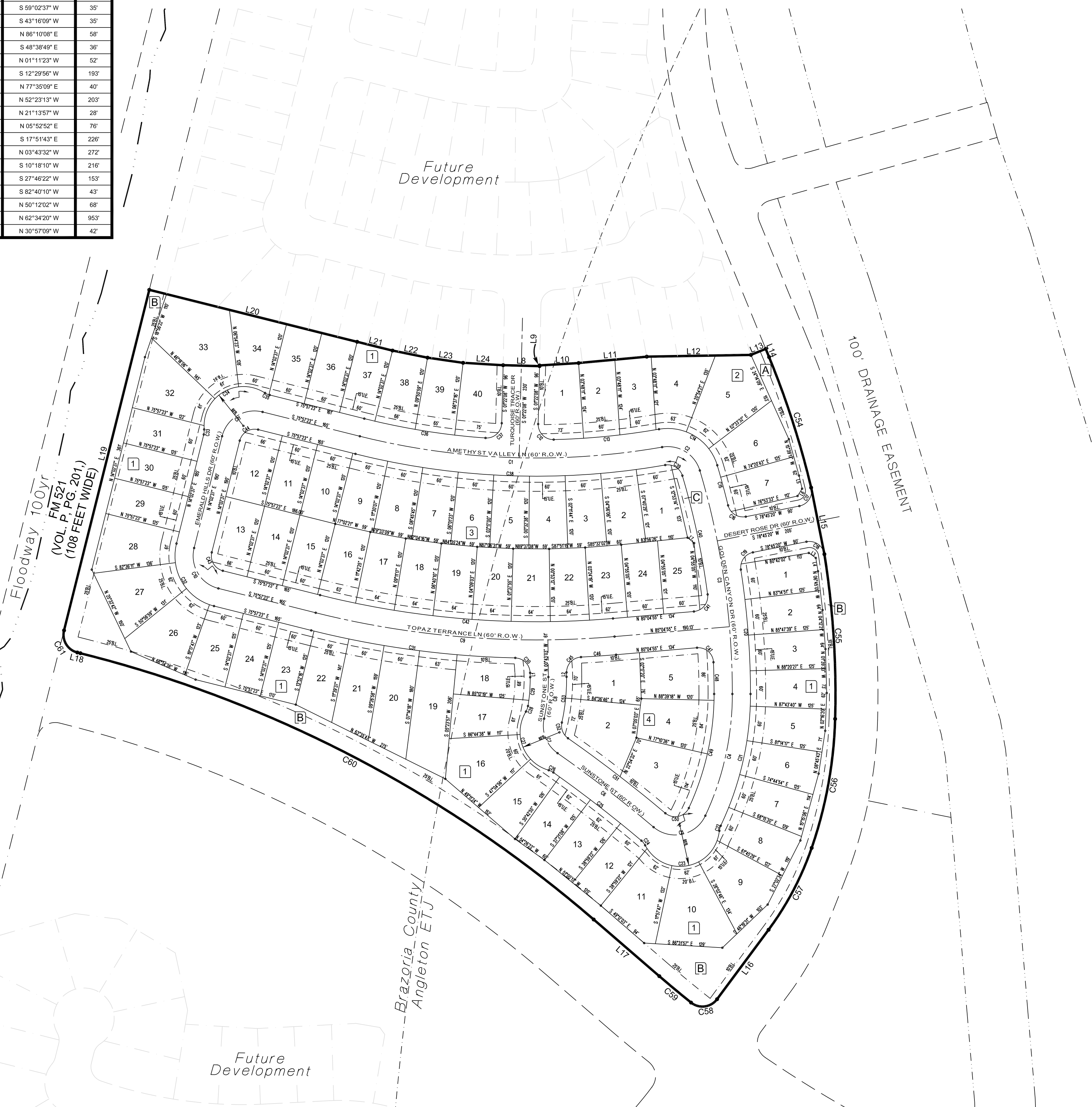
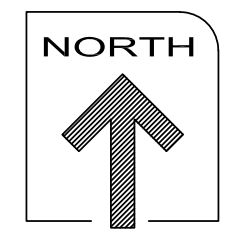
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200	502	255	N 87°56'41" W	499
C2	55	80	49	S 58°14'12" E	73
C3	1295	374	188	S 08°16'18" E	372
C4	475	207	105	S 12°29'56" W	206
C5	55	101	72	S 77°35'09" W	87
C6	2247	200	100	N 52°23'13" W	200
C7	55	65	37	N 21°13'57" W	61
C8	300	69	35	S 05°52'52" W	69
C9	1500	496	251	N 85°26'14" W	494
C10	55	86	55	N 30°57'23" W	78
C11	55	86	55	N 59°02'37" E	78
C12	25	40	26	N 45°00'28" W	36
C13	1170	175	87	S 84°20'28" W	174
C14	85	124	76	S 58°14'12" E	113
C15	1325	68	34	N 15°03'35" W	68
C16	25	38	24	N 57°24'43" W	35
C17	25	40	26	N 32°38'40" E	36
C18	25	40	26	S 55°09'00" E	36
C19	25	38	24	S 34°55'23" W	35
C20	1325	206	103	S 04°27'23" E	206
C21	505	225	114	S 12°44'19" W	223
C22	25	9	4	N 15°28'22" W	9
C23	65	167	220	S 78°58'45" W	125
C24	25	10	5	N 38°40'45" W	10
C25	2210	184	92	N 52°14'01" W	184
C26	25	9	4	S 64°24'06" E	9
C27	65	120	86	N 21°12'00" W	104
C28	25	10	5	S 20°35'30" W	10
C29	270	48	24	S 04°20'22" W	48
C30	25	38	24	N 44°42'14" W	35
C31	1630	340	171	N 82°19'24" W	339
C32	85	134	85	N 30°57'23" W	120
C33	25	8	4	S 04°26'59" W	8
C34	65	146	134	N 59°02'37" E	117
C35	25	8	4	S 66°21'44" E	8
C36	1170	203	102	S 80°55'02" E	202
C37	25	40	26	S 47°44'43" W	36
C38	1230	515	261	S 87°56'41" E	511
C39	25	36	22	N 58°14'12" W	33
C40	1285	200	100	S 12°00'01" E	200

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C41	25	40	26	S 38°48'39" W	36
C42	1470	487	245	N 85°26'14" W	484
C43	25	39	25	S 30°57'23" E	35
C44	25	39	25	S 59°02'37" W	35
C45	25	38	24	S 43°16'09" W	35
C46	1530	58	29	N 86°10'08" E	58
C47	25	40	26	S 48°38'49" E	36
C48	1285	52	26	N 01°11'23" W	52
C49	445	194	99	S 12°29'56" W	193
C50	25	46	33	N 77°35'09" E	40
C51	2270	203	101	N 52°23'13" W	203
C52	25	29	17	N 21°13'57" W	28
C53	330	76	38	N 05°52'52" E	76
C54	1465	226	113	S 17°51'43" E	226
C55	1465	273	137	N 03°43'32" W	272
C56	715	217	109	S 10°18'10" W	216
C57	500	153	77	S 27°46'22" W	153
C58	30	48	31	S 82°40'10" W	43
C59	1940	68	34	N 50°12'02" W	68
C60	2060	962	490	N 62°34'20" W	953
C61	30	47	30	N 30°57'09" W	42

LINE	DISTANCE	BEARING
L1	7'	S 00°43'03" E
L2	7'	N 00°43'03" W
L3	14'	S 64°17'58" E
L4	22'	S 09°17'58" E
L5	22'	N 13°06'27" W
L6	14'	S 31°53'33" W
L7	14'	S 50°29'20" E
L8	60'	N 88°37'52" W
L9	1'	S 01°22'08" W
L10	65'	S 86°26'25" W
L11	113'	N 84°38'24" E
L12	172'	S 89°02'42" W
L13	26'	N 67°42'34" E
L14	15'	N 22°17'26" W
L15	112'	N 11°14'40" W
L16	143'	S 36°32'41" W
L17	143'	N 49°11'44" W
L18	5'	N 75°56'55" W
L19	579'	N 14°02'37" E
L20	353'	S 75°57'23" E
L21	60'	N 76°06'07" W
L22	59'	N 78°32'29" W
L23	59'	N 81°45'53" W
L24	66'	N 86°32'45" W



Vicinity Map (not to scale)



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	.1538	6,699.57	LANDSCAPE/ OPEN SPACE
B	1.747	76,124	LANDSCAPE/ OPEN SPACE
C	0.076	3,309.07	LANDSCAPE/ OPEN SPACE

# ASHLAND SECTION ONE

BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

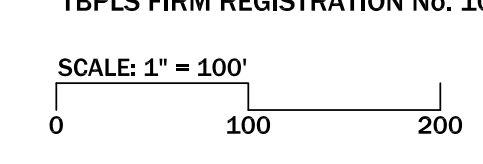
OWNER:  
ANCHOR HOLDINGS MP LLC  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
QUIDDITY ENGINEERING, LLC  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422



DISCLAIMER AND LIMITED WARRANTY

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## Attachment 2

August 19, 2022

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

Re: On-Going Services  
Ashland Subdivision – Section One Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10336228

Dear Mr. Reeves:

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

### Sheet 1

1. Update the FIRM information provided in the plat notes to current mapping data.
2. Information to be completed for Notes 14-16.
3. Coordination shall be made with Angleton Drainage District and to verify the required plat certificate block on the plat.
4. Provide Metes and Bounds legal description on the plat.
5. Remove the City Engineer certificate block from the plat.
6. Verify what zoning requirements the setbacks planned for and include on the plat.
7. Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)
8. Provide a lot/block table on the plat to show lot block and square footage.

### Sheet 2

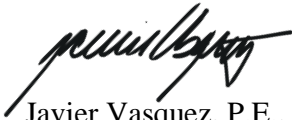
1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton LDC Sec. 23-117 B.1.c)
4. Notate adjacent sections and street dedications on the plat.
5. Verify proposed street knuckle/bumpout for the two curves along Emerald Hills Drive and Amethyst Valley Lane.
6. Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County Thoroughfare Plan).

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 Ashland Subdivision – Section One Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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COUNTY OF BRAZORIA §

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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 §

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

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares  
Registered Professional Land Surveyor  
No. 5317

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

That I, William A.C. McAshon, 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.

William A.C. McAshon, P.E.  
Professional Engineer

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

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

Approved on this the \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_, by the City Engineer, City of Angleton, Texas.

**REMOVE FROM PLAT**  
City Engineer, City of Angleton

GENERAL NOTE:

- "B.L." INDICATES BUILDING LINE.
- "U.E." INDICATES UTILITY EASEMENT.
- "Y RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicating, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 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.
- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- HORIZONTAL DATUM.  
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM.  
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.

Update the FIRM information shown to current mapping data

13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

Information to be completed

14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

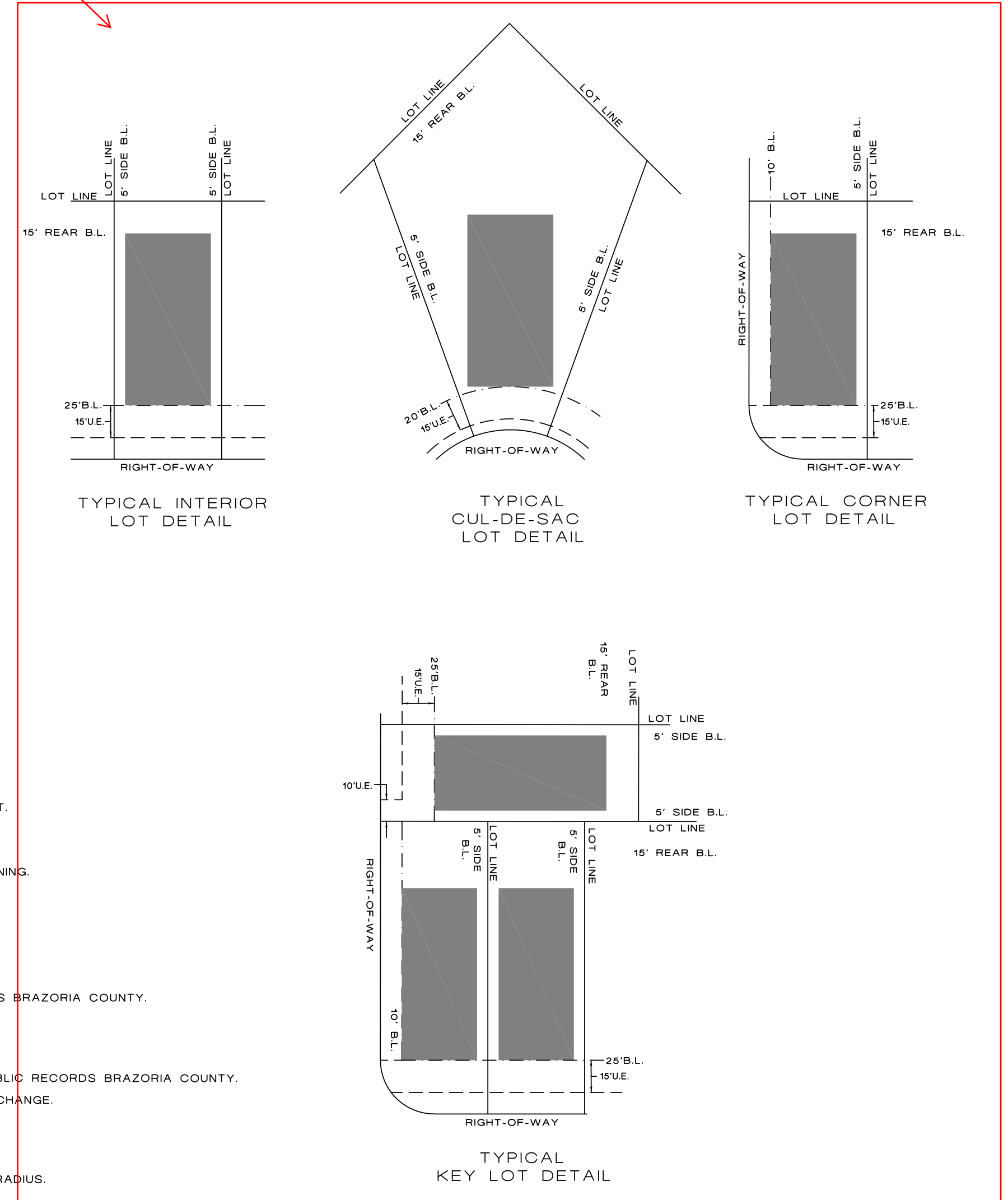
15.) \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

16.) \_\_\_\_\_, TBPE FIRM REGISTRATION No. \_\_\_\_\_, TBPLS FIRM REGISTRATION No. \_\_\_\_\_ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

Provide a note on the plat of how/who will be providing utility services for the subdivision (water, sanitary, gas, electric, cable, etc.)

What zoning requirements are the setbacks planned for?

What zoning requirements are the setbacks planned for?



- LEGEND:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "AC." INDICATES ACRES.
  - "R.O.W." INDICATES RIGHT-OF-WAY.
  - "P.O.B." INDICATES POINT OF BEGINNING.
  - "FND" INDICATES FOUND.
  - "IP" INDICATES IRON PIPE.
  - "IR" INDICATES IRON ROD.
  - "VOL." INDICATES VOLUME.
  - "PG." INDICATES PAGE.
  - "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
  - "NO." INDICATES NUMBER.
  - "CT." INDICATES COURT.
  - "DR." INDICATES DRIVE.
  - "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
  - " " INDICATES STREET NAME CHANGE.
  - " [ ] " INDICATES BLOCK NUMBER.
  - " [ ] " INDICATES RESERVE NUMBER.
  - " 65' R " INDICATES 65' CUL-DE-SAC RADIUS.

# ASHLAND SECTION ONE

**BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.**

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
TBPE FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:  
**META PLANNING + DESIGN**

META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

JULY 26, 2022 PAGE: 1 OF 2 MTA# 78006

Verify requirement for Angleton Drainage District approval. Provide certificate block if required

Metes and Bounds Field Notes to be provided

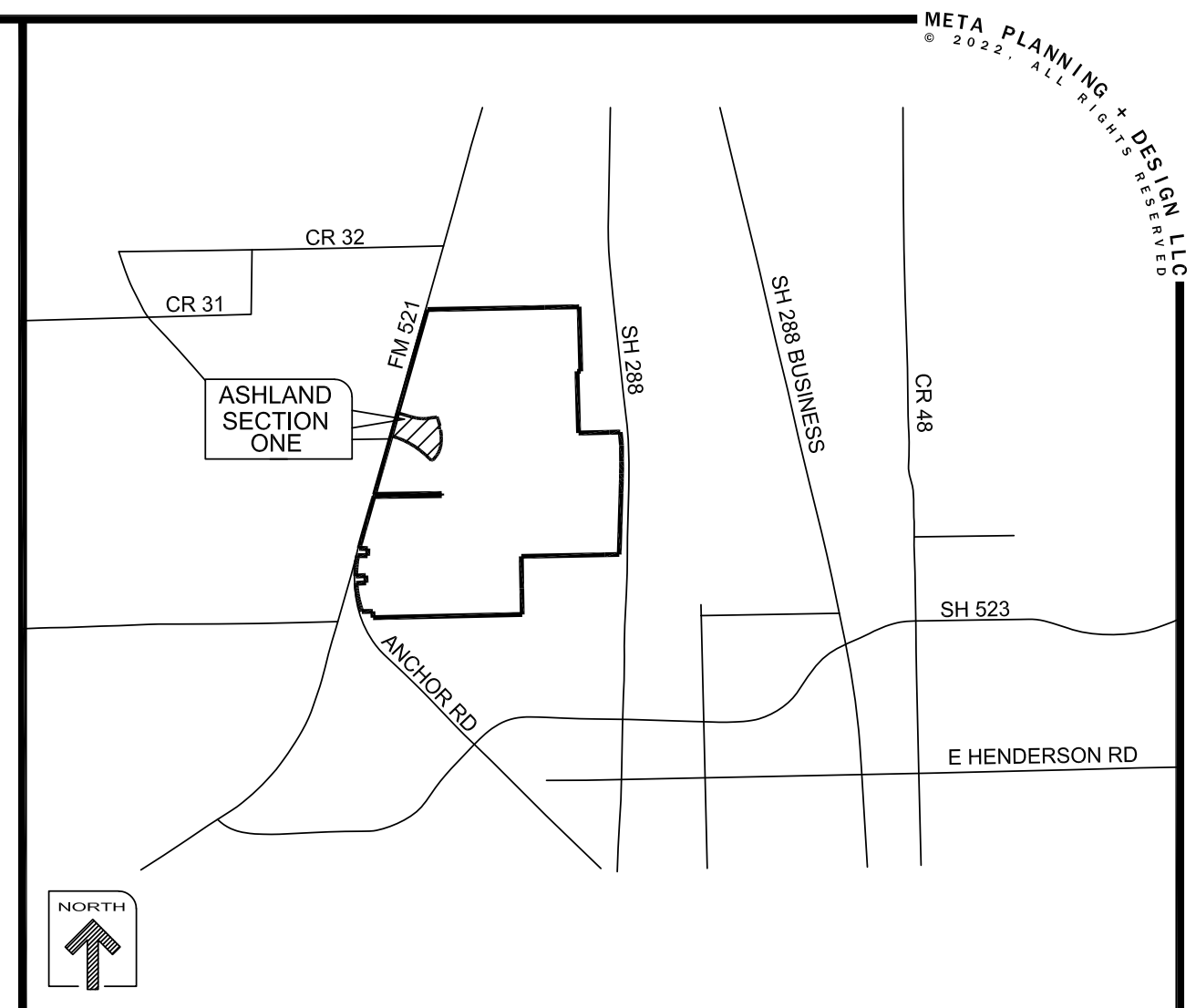
DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH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



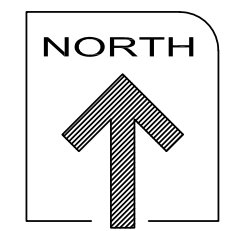
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200	502	255	N 87°56'41" W	499
C2	55	80	49	S 58°14'12" E	73
C3	1295	374	188	S 08°16'18" E	372
C4	475	207	105	S 12°29'56" W	206
C5	55	101	72	S 77°35'09" W	87
C6	2247	200	100	N 52°23'13" W	200
C7	55	65	37	N 21°13'57" W	61
C8	300	69	35	S 05°52'52" W	69
C9	1500	496	251	N 85°26'14" W	494
C10	55	86	55	N 30°57'23" W	78
C11	55	86	55	N 59°02'37" E	78
C12	25	40	26	N 45°00'28" W	36
C13	1170	175	87	S 84°20'28" W	174
C14	85	124	76	S 58°14'12" E	113
C15	1325	68	34	N 15°03'35" W	68
C16	25	38	24	N 57°24'43" W	35
C17	25	40	26	N 32°38'40" E	36
C18	25	40	26	S 55°09'00" E	36
C19	25	38	24	S 34°55'23" W	35
C20	1325	206	103	S 04°27'23" E	206
C21	505	225	114	S 12°44'19" W	223
C22	25	9	4	N 15°28'22" W	9
C23	65	167	220	S 78°58'45" W	125
C24	25	10	5	N 38°40'45" W	10
C25	2210	184	92	N 52°14'01" W	184
C26	25	9	4	S 64°24'06" E	9
C27	65	120	86	N 21°12'00" W	104
C28	25	10	5	S 20°35'30" W	10
C29	270	48	24	S 04°20'22" W	48
C30	25	38	24	N 44°42'14" W	35
C31	1630	340	171	N 82°19'24" W	339
C32	85	134	85	N 30°57'23" W	120
C33	25	8	4	S 04°26'59" W	8
C34	65	146	134	N 59°02'37" E	117
C35	25	8	4	S 66°21'44" E	8
C36	1170	203	102	S 80°55'02" E	202
C37	25	40	26	S 47°44'43" W	36
C38	1230	515	261	S 87°56'41" E	511
C39	25	38	22	N 58°14'12" W	33
C40	1285	200	100	S 12°00'01" E	200

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C41	25	40	26	S 38°48'39" W	36
C42	1470	487	245	N 85°26'14" W	484
C43	25	39	25	S 30°57'23" E	35
C44	25	39	25	S 59°02'37" W	35
C45	25	38	24	S 43°16'09" W	35
C46	1530	58	29	N 86°10'08" E	58
C47	25	40	26	S 48°38'49" E	36
C48	1285	52	26	N 01°11'23" W	52
C49	445	194	99	S 12°29'56" W	193
C50	25	46	33	N 77°35'09" E	40
C51	2270	203	101	N 52°23'13" W	203
C52	25	29	17	N 21°13'57" W	28
C53	330	76	38	N 05°52'52" E	76
C54	1465	226	113	S 17°51'43" E	226
C55	1465	273	137	N 03°43'32" W	272
C56	715	217	109	S 10°18'10" W	216
C57	500	153	77	S 27°46'22" W	153
C58	30	48	31	S 82°40'10" W	43
C59	1940	68	34	N 50°12'02" W	68
C60	2060	962	490	N 62°34'20" W	953
C61	30	47	30	N 30°57'09" W	42

LINE	DISTANCE	BEARING
L1	7'	S 00°43'03" E
L2	7'	N 00°43'03" W
L3	14'	S 64°17'58" E
L4	22'	S 09°17'58" E
L5	22'	N 13°06'27" W
L6	14'	S 31°53'33" W
L7	14'	S 50°29'20" E
L8	60'	N 88°37'52" W
L9	1'	S 01°22'08" W
L10	65'	S 86°26'25" W
L11	113'	N 84°38'24" E
L12	172'	S 89°02'42" W
L13	26'	N 67°42'34" E
L14	15'	N 22°17'26" W
L15	112'	N 11°14'40" W
L16	143'	S 36°32'41" W
L17	143'	N 49°11'44" W
L18	5'	N 75°56'55" W
L19	579'	N 14°02'37" E
L20	353'	S 75°57'23" E
L21	60'	N 76°06'07" W
L22	59'	N 78°32'29" W
L23	59'	N 81°45'53" W
L24	66'	N 86°32'45" W



Vicinity Map (not to scale)



LDC Sec. 23-117 B.1.a.  
- At least one corner referencing a survey (abstract) corner;

Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County MTP)

Show notation of 500-yr floodplain

Provide 1-ft contours LDC Sec. 23-117 B.7

Notate as Ashland Section Two

Future Development

Notate street names and ROW width on plat

Brazoria County / Angleton Est.

Future Development

Floodway 100yr FM 521 (108 FEET WIDE)

100' DRAINAGE EASEMENT

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	1538	6,699.57	LANDSCAPE/ OPEN SPACE
B	1.747	76.124	LANDSCAPE/ OPEN SPACE
C	0.076	3,309.07	LANDSCAPE/ OPEN SPACE

# ASHLAND SECTION ONE

BEING 21.5 ACRES OF LAND CONTAINING 77 LOTS (60' X 120' TYP.) AND THREE RESERVES IN FOUR BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

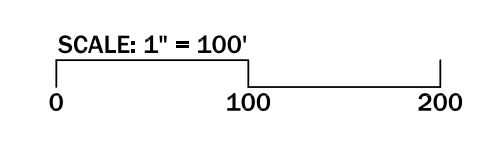
OWNER:  
**ANCHOR HOLDINGS MP LLC**  
101 PARKLANE BOULEVARD, SUITE 102  
SUGAR LAND, TEXAS 77478

ENGINEER:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
BELLAIRE, TEXAS 77401  
(713)-777-5337

SURVEYOR:  
**QUIDDITY ENGINEERING, LLC**  
6330 W LOOP S, SUITE 150  
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TBPLS FIRM REGISTRATION No. \_\_\_\_\_  
TBPLS FIRM REGISTRATION No. 10046104



META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77484 | TEL: 281-810-1422



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## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** 9/27/22

**PREPARED BY:** Kyle Reynolds

**AGENDA CONTENT:** Presentation on the Stasny Ranch proposed new development.

**AGENDA ITEM SECTION:** Regular Agenda

---

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

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Presentation to City Council on a proposed development (Stasny Ranch). See attached PowerPoint.

**RECOMMENDATION:**

N/A



Item 14.

# STASNY RANCH DEVELOPMENT

GATEWAY TO ANGLETON

**Who:** Rocky Lai & Associates and Behrens Land Group (see appendix for Full Project Team)

**What:** 300 acre Development

- 150 ac industrial, 27 – 62 ac commercial, 50 ac residential, 60 ac parks/lakes
- 2200 potential local jobs created - 50 engineers and 50 mechanics in just phase 1
- Retail/Mixed Used Amenities along SH 288
- City Gateway signage
- Housing for new local residents
- Revenue for the city

**When:** Construction would begin in 2023

**Where:** Stasny Ranch Property, SH 288/SH 35

**How:** Work in partnership with the City of Angleton





# Planned Community Development Experience

---

- Telfair
- Aliana
- Sienna
- Riverstone
- Inverness
- Walden on Lake Houston
- Southwinds
- Katy Pointe
- And many more...





# Business Park Development Experience (Missouri City)

- Master-Planned, Deed Restricted Business Park in Missouri City, TX (Fort Bend County)
- Total Acreage: 251 acres
- Anchor User: Amazon's distribution facility
- Building size: 1,077,000 sq ft
- Job Creation: 500+ full time jobs
- Entire site located outside the 500-year flood plain
- Water, Sewer, and Storm Tie-ins are installed to the site
- Concrete Tilt wall Construction with Masonry Accents
- Direct freeway access to Fort Bend Tollway
- Amazon facility broke ground in Q4 2020. It was completed and fully operational by Q3 2021.





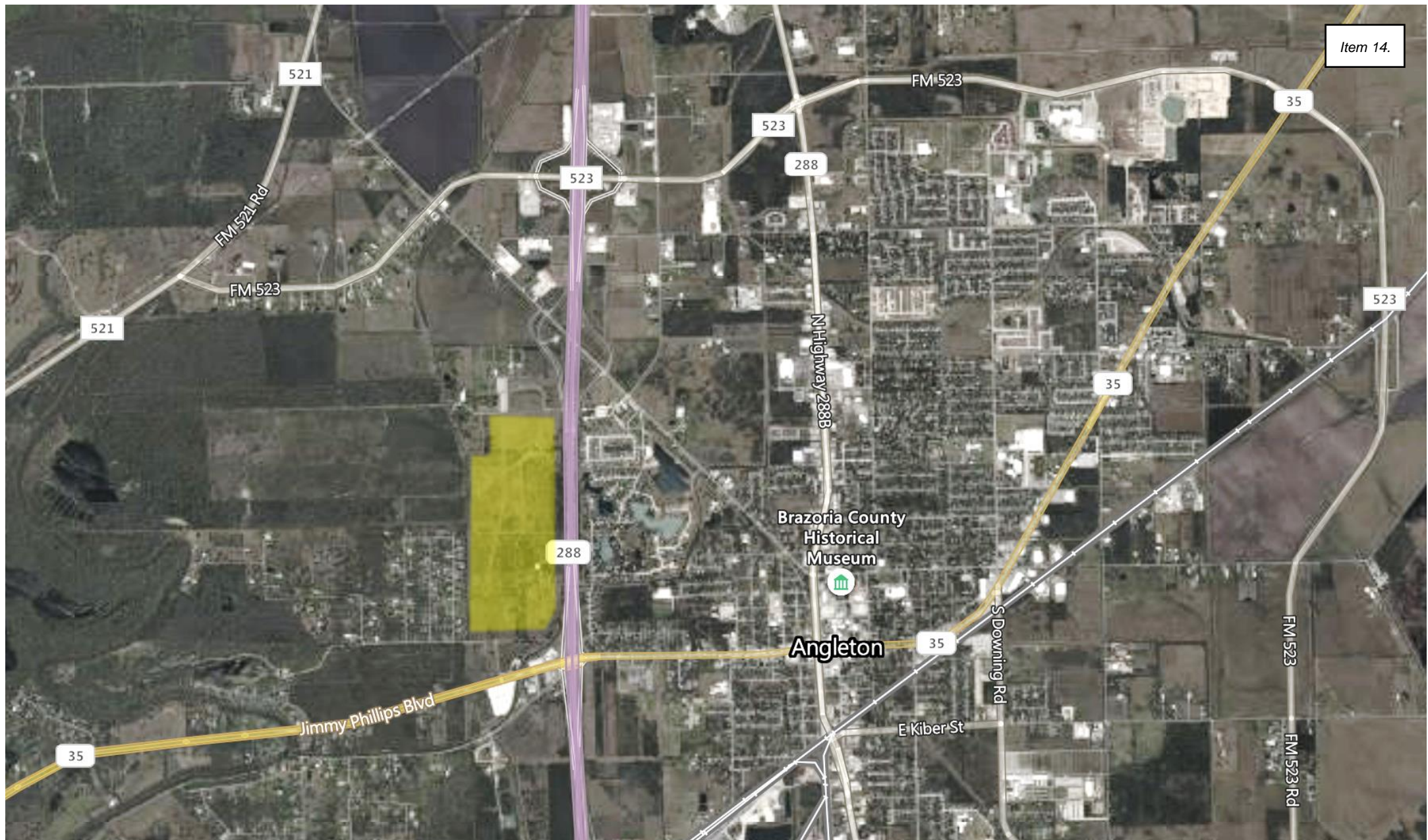
# Business Park Development Experience (Conroe)

- New Industrial/Office Park in Conroe, TX (Montgomery County)
- Total Acreage: 17 acres
- Building size: 18 buildings totaling 182,000 sq ft
- Great visibility: direct access to Loop 336 East and FM 3083, adjacent to Conroe North Houston Regional Airport
- Broke ground Q1 2022. Phase 1 estimated completion Q2 2023

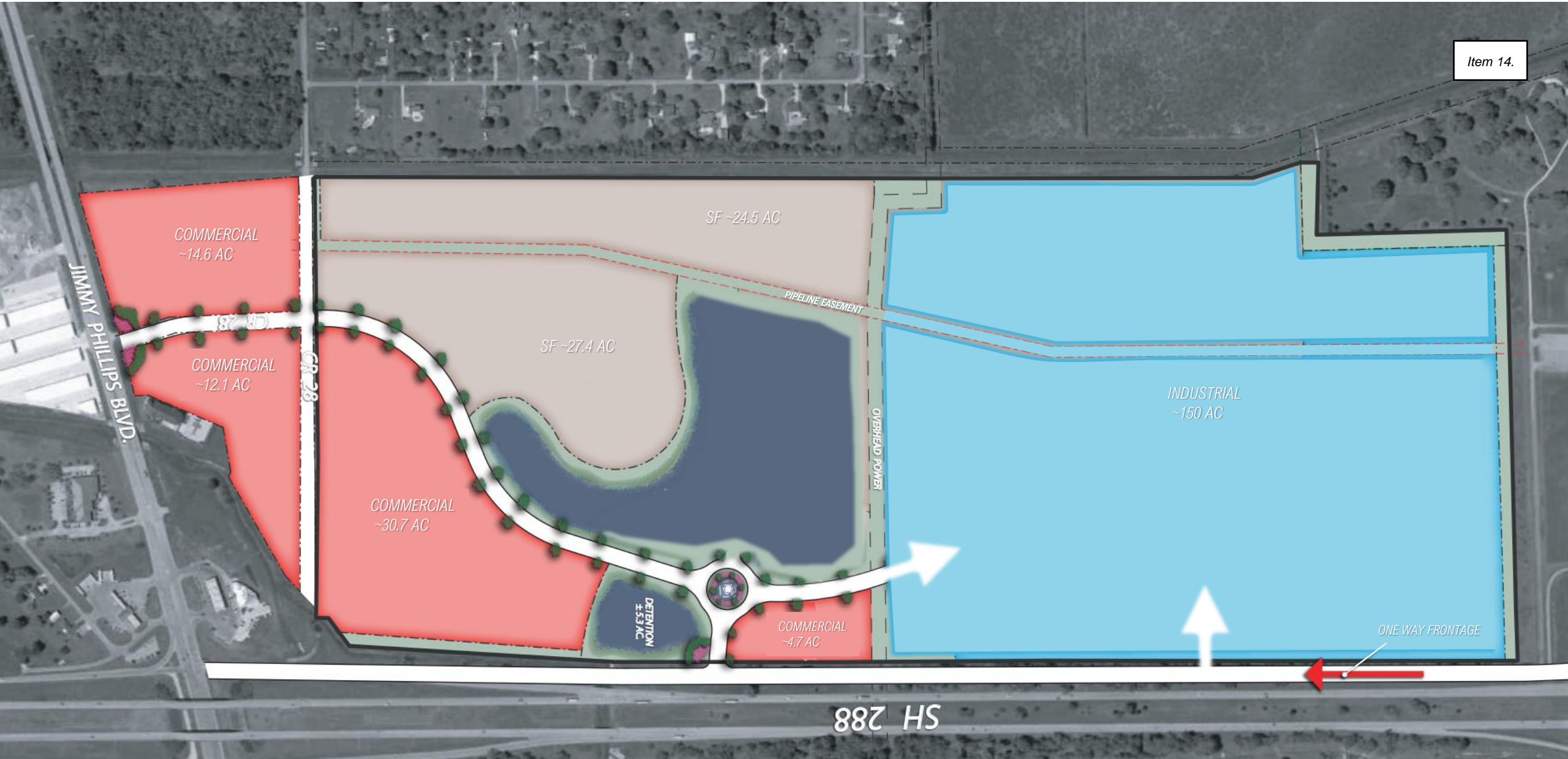




PROJECT  
LOCATION







### CONCEPTUAL LAND PLAN – OPTION 1: With Frontage Rd and Commercial/Town Center

This drawing is graphic representation only and subject to change based on information including but not limited to engineering and drainage, environment issues, etc.





# OPTION 1 PLAN: LAND USE AND TAXABLE VALUE CREATION

## Industrial @ 150 Acres \$120 Million in New Taxable Value

- The developers envision logistic type industrial uses, uses catering to the gulf coast ports, and lighter industrial centers with garage spaces.
- The industrial uses will be designed to not detract from the community.
- Landscaping and property maintenance will be required throughout the industrial area.

## Commercial @ 62 Acres \$62 Million in New Taxable Value

- The developers envision retail box stores, neighborhood serving commercial, restaurants and small business services.
- The commercial uses will be designed to not detract from the community.
- A commercial property owners association will be created to enforce deed restrictions.
- Landscaping and property maintenance will be required throughout the commercial area.

## Single Family @ 52 Acres \$74 Million in New Taxable Value

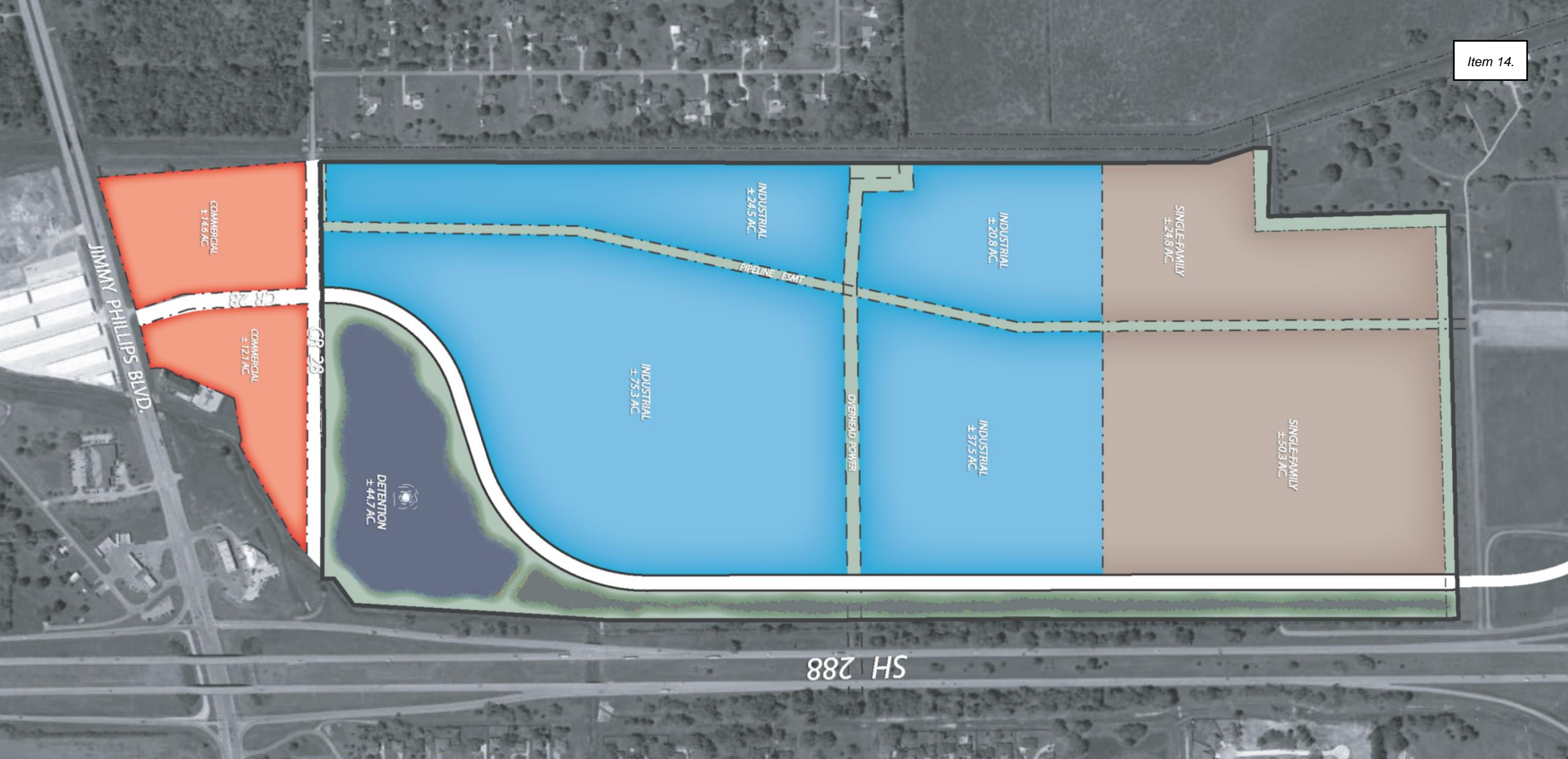
- A mixture of modern building materials and landscaping will be required to create pleasing neighborhoods and to sustain long term values.

## Parks/Open Space/Water Features @ 66 Acres

- Green spaces and trails will be professionally designed to have active and passive areas, pocket parks, to take advantage of water features, trails, to buffer utilities and land uses where necessary, and to create pleasing character throughout the project.
- A HOA will be created to enforce deed restrictions.
- An architectural review committee will review homebuilding plans to meet architectural standards.

**TOTAL NEW TAXABLE VALUE = \$256 Million**

\*Land use acreages are approx. and will be based on engineering/planning studies and market conditions.



### CONCEPTUAL LAND PLAN – OPTION 2: No Frontage Rd and Backage Rd through City owned Tract

This drawing is graphic representation only and subject to change based on information including but not limited to engineering and drainage, environment issues, etc.





## OPTION 2 PLAN: LAND USE AND TAXABLE VALUE CREATION

### **Industrial @ 158 Acres      \$126 Million in New Taxable Value**

- The developers envision logistic type industrial uses, uses catering to the gulf coast ports, and lighter industrial centers with garage spaces.
- The industrial uses will be designed to not detract from the community.
- Landscaping and property maintenance will be required throughout the industrial area.

### **Commercial @ 27 Acres      \$27 Million in New Taxable Value**

- The developers envision retail box stores, neighborhood serving commercial, restaurants and small business services.
- The commercial uses will be designed to not detract from the community.
- A commercial property owners association will be created to enforce deed restrictions.
- Landscaping and property maintenance will be required throughout the commercial area.

### **Single Family @ 75 Acres      \$100 Million in New Taxable Value**

- A mixture of modern building materials and landscaping will be required to create pleasing neighborhoods and to sustain long term values.

### **Parks/Open Space/Water Features @ 71 Acres**

- Green spaces and trails will be professionally designed to have active and passive areas, pocket parks, to take advantage of water features, trails, to buffer utilities and land uses where necessary, and to create pleasing character throughout the project.
- A HOA will be created to enforce deed restrictions.
- An architectural review committee will review homebuilding plans to meet architectural standards.

**TOTAL NEW TAXABLE VALUE = \$253 Million**

\*Land use acreages are approx. and will be based on engineering/planning studies and market conditions.

# POTENTIAL INDUSTRIAL USER DETAILS

Incremental Requirements	Phase 1 Anticipated ramp up from 2023 - 2025	Phase 2 Ramp-up TBD based on customer demand	Cumulative Requirements
Capital Investment	\$930 MM	\$816 MM	<b>\$1.76 B</b>
Direct Employment	1,200	1,000	<b>2,200</b>
Site Size Required	125 acres minimum; rectangular site preferred		
Building Size	1.2 MM sf	1.2 MM sf	<b>2.4 MM sf</b>
Maximum Structure Height	Buildings up to 66 ft.		<b>66 ft.</b>
Zoning	Industrial		<b>Industrial</b>
Electrical Connection	37,000 kVA	37,000 kVA	<b>74,000 kVA</b>
Electrical Load Factor	Approximately 80%		<b>Approximately 80%</b>
Natural Gas	235 MCF/hr.	235 MCF/hr.	<b>470 MCF/hr.</b>
Water*	Up to 1.4 MGD	Up to 1.4 MGD	<b>Up to 2.8 MGD*</b>
Sewer	0.49 MGD	0.49 MGD	<b>0.98 MGD</b>







### POTENTIAL GATEWAY TO ANGLETON LOCATION

This drawing is graphic representation only and subject to change based on information including but not limited to engineering and drainage, environment issues, etc.



# CONSIDERATIONS

---

- The location of the tract warrants a development that brings both jobs and housing.
- The Developer has a need to bring quality workforce housing in conjunction with industrial user
- It would be our desire to bring the property into the City limits and have the city work with us on special development financing and a possible rebate in order to attract users and assist with public infrastructure.



# IN SUMMARY

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We are seeking a council consent to begin discussions with staff in order to produce a development that will attract industrial and commercial users in return for the following:

- Job creation
- Spin-off development
- Commercial/Retail/Mixed Used Amenities – in a live/work/play walkable community
- Beautification of a key gateway into Angleton's downtown
- Creation of new property tax revenue where none currently exists for the city
- Creation of new sales tax revenue where none currently exists for the city
- Quality single family subdivision of homes
- Public parks, greenspace, trails and waterways.

**ULTIMATE TAXABLE VALUE CREATED > \$250 Million**

# APPENDIX: PROJECT TEAM



# PROJECT TEAM

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# ROCKY LAI AND ASSOCIATES & BEHRENS LAND GROUP

## A COLLABORATIVE TEAM BRINGING MASTER-PLANNED COMMUNITIES TO LIFE

Rocky Lai & Associates (Lai) and Behrens Land Group (BLG) established their collaboration in 2016 with the groundbreaking of the Southwinds community, a preferred 120-acre residential development in Baytown, Chambers County. Synergies were realized through Lai's experience in both development & financing approaches and BLG's proven experience in the development of master planned communities. Southwinds is now approximately 80% complete with the development completion scheduled for 2024.

Together, Lai and BLG have more than 75 years of combined master-planned community and development experience. This deep experience encompasses more than 15 planned communities and over 20 single family communities in the Texas region. Collaboratively financing, positioning, marketing, and developing large land tracts provides a broad benefits to the municipalities in which we develop.

## TEAM EXPERIENCE

- **75+ years of combined master-planned community and development experience**
- **Established reputation and solid industry relationships**
- **Multi-municipality knowledge**
- **Financial Strength**





ROCKY LAI  
& ASSOCIATES



ROCKY LAI

Rocky Lai, President and CEO of Rocky Lai & Associates, has over 30 years of real estate investment and development experience in Texas primarily involving master-planned communities. Rocky is responsible for the firm's investment strategies and growth initiatives and maintains oversight over the various joint ventures with several developers across Texas. Rocky Lai & Associates successful portfolio includes:

Sienna Plantation, a 10,000 acre master-planned community in Missouri City, Fort Bend County, Texas co-developed by Johnson Development and Rocky Lai. The community boasts 15,000 residential homes and 350 acres of commercial development. This community has been awarded and ranked top 30 best selling master-planned communities in the nation and top 3 in Texas for several consecutive years.

Riverstone, a 4,000 acre master-planned community in Sugar Land, Fort Bend County, Texas co-developed by Johnson Development and Rocky Lai. This community has 9,000 residential homes and 250 acres of commercial development. This community has also been awarded and ranked top 30 best selling master-planned community in the nation and top 3 in Texas (#1 in Houston) for several years.

Inverness, an upscale prestigious 140-acre neighborhood consisting of 200 homes in San Antonio developed by Great America Companies. This community has been ranked best neighborhood in San Antonio by several rankings. In addition to Inverness, Rocky was also involved in 2 other San Antonio residential developments.

Southwinds, a new highly-sought after 120-acre residential development in Baytown, Chambers County, consisting of approximately 440 homes with builders Beazer Homes and MI Homes. This project is currently 80% complete with the last final phase breaking ground by mid 2023. Rocky is a co-developer with Parke Patterson and Keith Behrens.

Aside from his key roles in developing and providing equity for master-planned developments in Texas, Rocky is also involved with several major retail, hotel and office developments around the nation. Rocky holds an MBA from The University of St. Thomas and currently serves on the Executive Board of Directors overseeing the school's Facilities and Buildings committee.

# BEHRENS LAND GROUP



**M. KEITH BEHRENS**

M. Keith Behrens, President of Behrens Land Group Inc. (BLG), has been an executive and manager on projects for more than 25 years. Following leadership roles with leading master planned community developers, Newland Communities and Airia Development, Keith started BLG in 2013 to focus on providing development services and consulting for owners and investors. BLG's team currently manages 5 projects in the greater Houston area including Southwinds, Katy Pointe, Marisol, Olympia Falls and Mustang Ridge, and continues to grow to accommodate our clients.

Through his experience, Keith has played key roles in acquisitions, planning, development, proforma analysis, HOA management, architecture control, marketing and sales of single-family communities ranging in size from 3 acres to 2,000 acres, with some receiving national recognition. His experience in the management of large-scale development and construction projects allows him to quickly evaluate the needs of stakeholders, define a scope, and determine a path for development success. He plays a leadership role in defining project scope and helps to ensure that each milestone remains on-time and within budget.

Keith is a Licensed Professional Engineer in the State of Texas with a Bachelor of Science degree in Civil Engineering from Texas A&M University. He has served in key leadership roles for Newland Communities, the nation's largest private developer of planned residential and urban mixed-use communities in the United States; and Aliana Development, a Houston based company specializing in master planned communities.

Keith is a past board member for the Brenham Country Club and is currently serving on the Brenham Maifest Board as VP of Operations. He also serves as Chairman of the City of Brenham Planning and Zoning Committee and on the City of Brenham Comprehensive Plan committee. He has previously served as a Fort Bend Chamber of Commerce Board Member and a Literacy Council of Fort Bend County Board Member. Keith loves the outdoors and all things involving Texas A&M University.



# BEHRENS LAND GROUP



PARKE PATTERSON

Parke Patterson applies 35 years of land development and real estate project management experience as a Development Partner for Behrens Land Group (BLG) projects. Parke established his experience through the management of real estate project developments across the United States including Texas, California (San Francisco Bay area), North Carolina, Georgia, Tennessee and Florida. His experience includes entitling and acquiring land for the development of single family, multi-family and mixed-use communities. Most notably Terraces on Memorial, a gated community in West Houston that boasts a lake, walking trail, fountains, and a mix of 1-story and 2-story homes, patio homes, and townhomes. Parke was also instrumental in the completion of Walden on Lake Houston, a 750 acre, master-planned development located northeast of downtown Houston in Humble, Texas. His comprehensive experience also includes partnership on multi-family development and office commercial projects located in downtown Houston and the Eagle Ford Shale oilfield market in South Texas.

Parke was recognized in 2005 with business partner, Jim Box for contributions made to the Houston development industry through receipt of the Greater Houston Builders Association (GHBA) "Developer of the Year" award. Parke also served as the 2016 GHBA President. His breadth of knowledge about Houston's housing and land development market augments the BLG team and reinforces the depth of experience that our team brings to development projects.

Parke has conducted numerous public education seminars on special district financing tools, and numerous presentations for project approvals. He also enjoyed serving as a nine-year board member and President of HomeAid Houston, a non-profit dedicated to providing housing for the homeless in the Houston area.

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# ABHR

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ALLEN BOONE HUMPHRIES ROBINSON LLP

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ANGELA LUTZ

Angie's practice includes all aspects of public law with an emphasis on tax-exempt finance, urban development, and water districts. Angie negotiates with various local government officials and developers regarding land development and infrastructure projects. Angie focuses on working with cities and counties in the beginning of a development to ensure that mutually beneficial agreements are negotiated and implemented. She serves as general counsel to numerous political subdivision and acts as bond counsel for local government tax-exempt financings.

Angie represents the Hillwood Development's master planned community, Pomona, in Marvel's Extra-Territorial Jurisdiction. She has negotiated the Development Agreement with the City of Fulshear for the Johnson Development master planned community, Cross Creek West. She currently represents Cross Creek Ranch MUDs, which are located inside the city limits of Fulshear. She represents the Del Webb community, Sweetgrass, in Richmond; Sienna Management District; numerous levee improvement districts in Fort Bend County; tax increment zones in Missouri City; and MUDs in Conroe. She has specific knowledge of negotiating development agreements for commercial/industrial development in the city limits of Tomball. Angie's extensive knowledge of the special purpose district life cycle helps cities and developers work toward the best outcome for raw development in their communities.

Angie earned her Bachelor of Arts at Rice University in 1999 and graduated from Southern Methodist University Dedman School of Law with honors in 2002. After clerking for Judge Wanda McKee Fowler of the 14<sup>th</sup> Court of Appeals in Houston, she started practicing as a litigator at Vinson & Elkins, LLP. Angie joined ABHR in 2007 and became a partner in 2012. Angie grew up in a one-stoplight town in Missouri, and loves traveling to Fort Bend County to see her two nephews.





STEVE SHELDON

Steve Sheldon, PE is a Principal with DEC, responsible for all types of public infrastructure projects encompassing design services for new utilities, utility relocations, pavement, grading, water and wastewater systems and facilities, and site-civil engineering. Steve has 24 years of experience in civil engineering, primarily in the area of residential and commercial land development projects. Other experience includes bond issues and engineering reports for Municipal Utility District creation. Mr. Sheldon's project experience includes:

*Harris County MUD No. 566, Harris County, Texas*

Mr. Sheldon serves as District Engineer for the newly created Harris County MUD No. 566, a proposed 1,100 acre master MUD consisting of hundreds of acres of industrial park, located in Northwest Houston. This MUD is unique in that it was created in a manner that allows it to spin off into other MUD's, and Mr. Sheldon was involved in the creation process.

*Valley Ranch, Porter and New Caney, Texas*

Mr. Sheldon serves as District Engineer for Valley Ranch MUD No. 1, Valley Ranch Town Center Management District and Valley Ranch Medical Management District, which encompass the entirety of the over 800 acres in the Valley Ranch development. He has served as lead engineer on development of many of the facilities within the development, including the current design of a bridge over White Oak Creek. He has also assisted with the creation of multiple Districts on the property, including the Districts listed above, the New Caney Defined Benefits Area MUD and the Porter Defined Benefits Area MUD, and has provided engineering services for utility bond sales, park bond sales, road bond sales and surplus funds applications for those Districts.

*Dellrose, Hockley, Texas*

Mr. Sheldon serves as District Engineer for Harris County MUD No. 319, an approximate 800 acre MUD located in Hockley, Texas, in northwest Harris County. He has served as lead engineer on all development in the Dellrose development within HCMUD No. 319, including a water plant and sewer plant. The Dellrose development was also the first residential development subject to the Frontier Plan, a trial program HCFCD introduced for funding of additional detention improvements along the Little Cypress Creek watershed. Mr. Sheldon worked successfully with HCFCD not just in conforming to the plan, but also in helping to rewrite it in order to better serve the needs of the development community.

*Brazos Town Center, Rosenberg, Texas*

Mr. Sheldon oversaw the development of 400 acres of a single-family, multi-family, and commercial development in Rosenberg, Texas. The 400 acres straddle Highway 59, so a tremendous amount of coordination with TxDOT was required for the multiple entrances to the Brazos Town Center off U.S. Highway 59.

Steve is a Licensed Professional Engineer in the State of Texas with a Bachelor of Science degree in Civil Engineering from Rice University.

**STEPHEN EUSTIS**

Stephen joined Baird in 2015, providing municipal advisory services to Texas special districts. Prior to joining Baird, Stephen was a senior public finance banker at RBC Capital Markets. Over the course of his career, he has assisted in the completion of more than 1,000 special district transactions. Stephen has provided financial advisory services to several master-planned communities including The Woodlands, Sienna, Sunterra, Marvida, Clear Lake City Water Authority, Woodforest, Trinity Falls, Miramesa, Grand Central Park, Veranda and Jordan Ranch. Stephen earned his Bachelor of Science degree in finance from Trinity University. He has previously served on the board of the Municipal Advisory Council of Texas. Stephen is licensed through the Financial Industry Regulatory Authority (FINRA) as a General Securities Representative (Series 7), Municipal Advisor Representative (Series 50), a Municipal Securities Principal (Series 53), a Municipal Advisor Principal (Series 54), and a Uniform Securities Agent (Series 63).

**BAIRD**

Founded in 1919, Baird has provided trusted financial advice and services through changing market cycles and across generations for over a century. Our corporate structure includes five core businesses including international wealth management, asset management, investment banking/capital markets, and private equity with offices in the United States, Europe and Asia. Baird has approximately 4,600 associates serving the needs of individual, corporate, institutional, and municipal clients and holds more than \$415 billion in client assets as of December 31, 2021. A complementary, counter-cyclical [mix of core businesses](#) broadens our capabilities for clients and diversifies our revenue sources. This helps Baird maintain financial strength and stability through even the most challenging market environments, helping ensure that we will be there to guide and advise when our clients need us most. Independent, privately held, and employee-owned, has enabled us to maintain a steadfast client focus, bringing a vested interest to each engagement.

**Baird's Special Districts**

Baird's Special District team has over 100 years of combined experience helping land developers and other special district professionals build up Texas' communities. As the leading municipal advisor for municipal utility districts, special districts, and water authorities across Texas, our team of 17 dedicated professionals provide clients with resources and innovative financings ideas tailored to their needs. Since 2015, Baird has served as municipal advisor on more than 876 transactions totaling over \$6.6 billion. This level of activity combined with our client-first philosophy allows us to provide best-in-class service as we are familiar with opportunities and challenges districts are facing across the State.





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on the preliminary plat of Coleman Commercial Park

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** An application for approval of the preliminary plat of Coleman Commercial Park Preliminary Plat has been submitted and reviewed by staff. The subject property consists of an approximate 0.926 acres in the Commercial General (C-G) and is located on the Sebesta Street just west of SH 288 (Attachment 1). The proposed plat can be seen in Attachment 2 and City Engineer comments are provided in Attachment 3. With the exception of the City Engineer comments, the proposed preliminary plat otherwise meets all other City of Angleton requirements.

**RECOMMENDATION:** Staff recommends approval of the proposed preliminary plat of Coleman Commercial Park subject to the condition that all comments are cleared prior to the submittal of any final plat.

**Action taken by the planning and zoning commission.** The commission voted to approve this preliminary plat subject to comments by staff one of which questions the legality of the plan by applicant to pave the right of way for access and possibly parking.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.



Item 15.



Angleton  
Angleton, TX 77515  
29.17°N, 95.43°W



Subject Property

Google Earth  
Google INEGI

90 m Camera: 695 m 29°09'40"N 95°27'18"W 5 m



PLANNING AND ZONING COMMISSION AND CITY COUNCIL: APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission, City of Angleton, Texas.

BILL GARWOOD, Chairman, Planning and Zoning Commission

MICHELLE PEREZ, City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

JASON PEREZ, Mayor

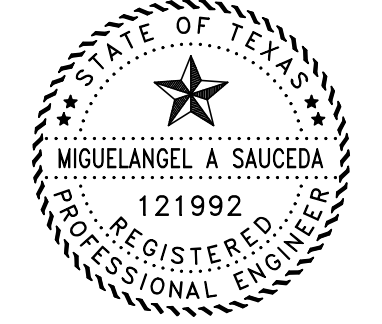
MICHELLE PEREZ, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA § This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by MICHELLE PEREZ, City Secretary, City of Angleton, on behalf of the City.

Notary Public State of Texas STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel Saucedo, 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 this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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



ANGLETON - CITGO, SEC. 1 RESTRICTED RESERVE "B" (B.C.P.R. 20008025854)

ANGLETON DRAINAGE DISTRICT ACCEPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE: 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT. 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS. 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT. 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

STATE OF TEXAS COUNTY OF BRAZORIA

WE, DUGOOD FEDERAL CREDIT UNION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COLEMAN COMMERCIAL PARK, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022046352 OF THE DEED RECORDS OF THE REAL PROPERTY OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: DEREK LANDRY, DUGOOD FEDERAL CREDIT UNION

STATE OF TEXAS COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

FIRE LANE AND FIRE EASEMENT That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard all-weather surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus to the fire lane easements. The fire lane easements are the responsibility of the fire owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

DRAINAGE AND DETENTION EASEMENT This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clear and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT: Now, therefore, know all men by these presents: that Bill Coleman and Barry Coleman, President of Familia De Costa Rica, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Coleman Commercial Park, 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 easement unless the use to particular utilities, sold use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER'S ACKNOWLEDGEMENT: Now, therefore, know all men by these presents: that Bill Coleman and Barry Coleman, President of Familia De Costa Rica, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Coleman Commercial Park, 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 easement unless the use to particular utilities, sold 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS § COUNTY OF BRAZORIA §

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

BILL COLEMAN DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS § COUNTY OF BRAZORIA §

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

BARRY COLEMAN DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

FIELD NOTES FOR 0.926 ACRE BEING A 0.926 ACRE TRACT OF LAND, LOCATED WITHIN MARTHA TOBIN SURVEY, ABSTRACT NO. 699 IN BRAZORIA COUNTY, TEXAS; SAID 0.926 ACRE TRACT, BEING ALL OF LOTS 4, 5, 6 AND A PORTION OF LOTS 7 AND 8 OF COCHRAN SUBDIVISION RECORDED IN VOLUME 3, PAGE 158 OF THE BRAZORIA COUNTY DEED RECORDS, SAID 0.926 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 FOUND 4-INCH CONCRETE MONUMENT, LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, CONVEYED TO THE STATE OF TEXAS IN VOLUME 1163, PAGE 333 OF THE BRAZORIA COUNTY DEED RECORDS WITH THE NORTHWEST LINE OF A 20 FOOT WIDE ALLEY AND THE SOUTHEAST LINE OF SAID LOT 7, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47°08'18" WEST, ALONG THE NORTHWEST LINE OF SAID 20 FOOT WIDE ALLEY AND THE SOUTHEAST LINE OF SAID LOTS 4-7, PASSING AT A DISTANCE OF 41.21 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, PASSING AT A DISTANCE OF 111.33 FEET A 1-INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 251.33 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE EAST CORNER OF LOT 3 OF SAID COCHRAN SUBDIVISION, AND BEING THE COMMON SOUTH CORNER OF SAID LOT 4 AND THE HEREIN DESCRIBED TRACT;

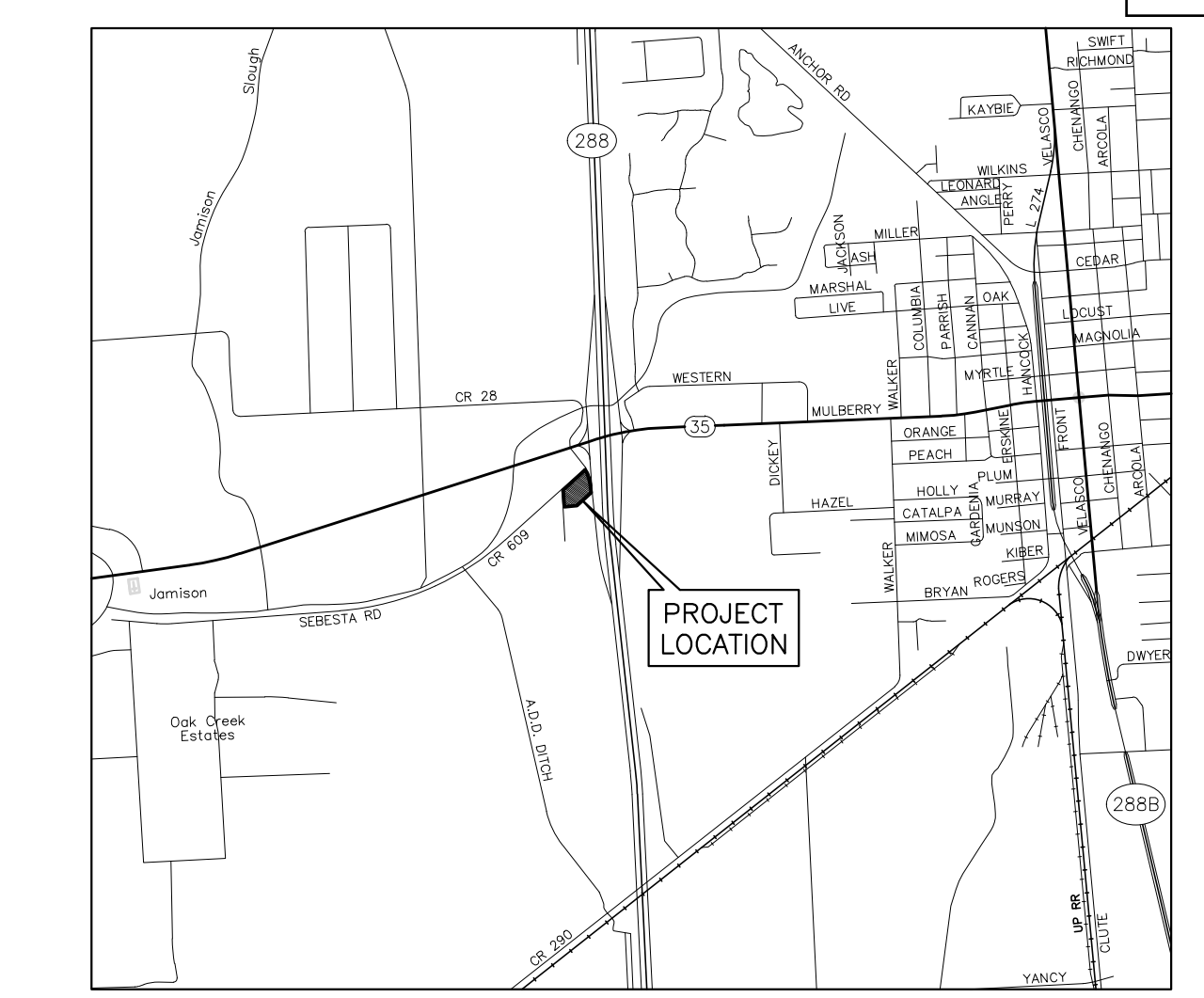
THENCE NORTH 42°51'42" WEST, ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 4, A DISTANCE OF 140.40 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SEBESTA ROAD (100-FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF COCHRAN SUBDIVISION, FOR THE NORTH CORNER OF SAID LOT 3, AND COMMON WEST CORNER OF SAID LOT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47°08'18" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SEBESTA ROAD, PASSING AT A DISTANCE OF 140.00 FEET A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 5, PASSING AT A DISTANCE OF 209.96 FEET A 1-INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 314.09 FEET TO A FOUND 4-INCH CONCRETE MONUMENT FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING IN THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288 AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 477.46', A CENTRAL ANGLE OF 18°32'08" (THE CHORD BEARS SOUTH 18°46'33" EAST, A DISTANCE OF 153.79 FEET) AN ARC DISTANCE OF 154.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.926 ACRE OF LAND, MORE OR LESS.

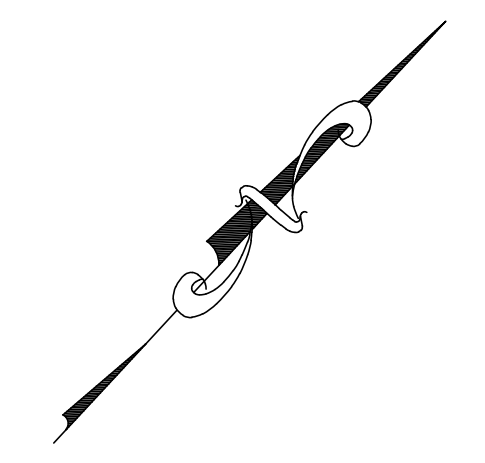
STATE OF TEXAS § COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNED: DARREL HEIDRICH DATE \_\_\_\_\_ REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378



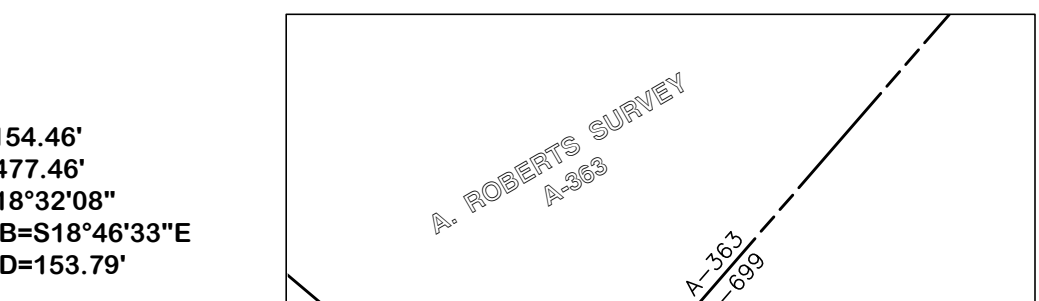
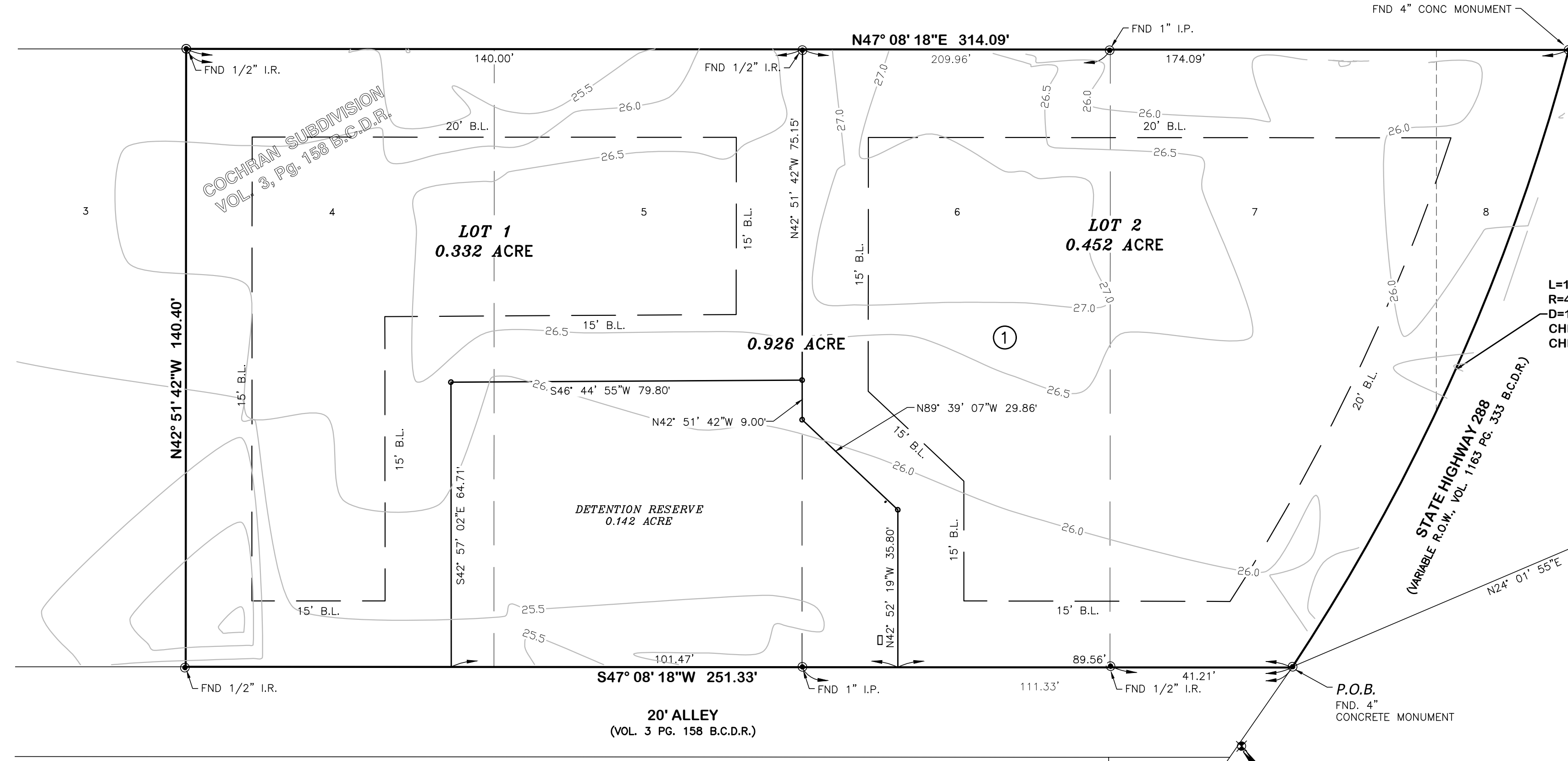
VICINITY MAP SCALE 1" = 2600'

- NOTES: 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. 3. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREIN HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48050C0404, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), 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. 4. TBM: TBM "A" NAIL IN PP LOCATED 20 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 27.35 FEET. REFERENCE BENCHMARK: TXDOT BRASS DISK LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF SH288 AND SH35, HAVING A DATUM OF NGVD-29, U.S. SURVEY FEET, ELEVATION = 27.90' 5. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON. 6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 7. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. 8. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT. 9. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER. 10. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD. 11. NOTICE: THE EXISTING 20-FT ALLEY SHOWN ON THE PLAT SHALL BE CONSIDERED A PUBLIC ALLEY AND THEREFORE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS TO MAINTAIN DRAINAGE IN A SAFE AND SANITARY CONDITION. THE PUBLIC ALLEY SHALL BE KEPT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE PUBLIC ALLEY IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE PUBLIC ALLEY. 12. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4, 5, 6, 7 AND 8 OF THE COCHRAN SUBDIVISION INTO 2 LOTS AND ONE RESERVE. 13. THE PROPERTY OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE OWNER OF LOT 2 SHALL HAVE SOLE OWNERSHIP OF THE DETENTION RESERVE AND ACCESS TO THE DETENTION RESERVE WILL BE PROVIDED VIA LOT 2. 14. THE PROPERTY OWNER OF LOT 1 CAN DRAIN INTO THE DETENTION RESERVE FOR FUTURE IMPROVEMENTS VIA A SEPARATE POND ON A SEPARATE DETENTION RESERVE. THE COST TO PERFORM THOSE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.



SCALE: 1" = 20'

COUNTY ROAD 609 (AKA SEBESTA ROAD) (100' R.O.W., VOL. 3 PG. 158 B.C.D.R.)



- LEGEND: B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE B.C.D.R. = BRAZORIA COUNTY DEED RECORDS B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS B.L. = BUILDING LINE BM = BENCHMARK D.&E. = DRAINAGE AND DETENTION EASEMENT U.E. = UTILITY EASEMENT AC. = ACRES NO. = NUMBER FND. = FOUND C.I.R. = IRON ROD W/CAP I.R. = IRON ROD I.P. = IRON PIPE P.O.B. = POINT OF BEGINNING R.O.W. = RIGHT-OF-WAY VOL. Pg. = VOLUME, PAGE
- SYMBOLS: ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON" ● = FOUND MONUMENT (AS NOTED) ◆ = (TBM) TEMPORARY BENCHMARK

HOPE COMMERCIAL PARK (B.C.P.R. 20200011222)

23 (VOL. 3 PG. 158 B.C.D.R.) TBM "A" ELEV=27.35'

OWNER: BILL COLEMAN, PRESIDENT FAMILIA DE COSTA RICA, INC. 217 SEBESTA ROAD ANGLETON, TX 77515

PRELIMINARY REPLAT COLEMAN COMMERCIAL PARK A 0.926 ACRE, 2-LOT, 1-BLOCK, 1 RESERVE SUBDIVISION LOCATED IN THE MARTHA TOBIN SURVEY, ABSTRACT No. 699 IN BRAZORIA COUNTY, TEXAS LOTS 4-8 OF COCHRAN SUBDIVISION

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

PROJECT NO.: 14856 SCALE: 1" = 20' DRAWN BY: MS/BB DRAWING NO.: 14856-PLAT 1.DWG DATE: 01/12/2022 CHECKED BY: LJD

**Walter Reeves**

---

**From:** Vasquez, Javier <Javier.Vasquez@hdrinc.com>  
**Sent:** Thursday, August 25, 2022 6:20 PM  
**To:** Walter Reeves  
**Cc:** Kyle Reynolds; Peterson, John  
**Subject:** RE: Coleman Commercial Park (Butcher Block)

Walter,

I have reviewed this plan resubmittal and while a majority of the comments were addressed, I have a few comments I would like to confirm with Miguel tomorrow regarding the following:

1. The plan proposes paving in the City right-of-way where the roadside ditch of Sebesta Road is to be culverted and paved to allow access to proposed parking along the property fronting Sebesta Road. I wanted to confirm how this is allowable as part of the site development or does it require any special agreement since it is in the right of way (i.e. maintenance agreement with the property owner).
2. The zoning for this property allows for 80% max impervious. This was noted on the initial review and from review of the resubmittal, I do not see anywhere explicitly mention the impervious cover proposed for the subject lot. I will coordinate with Miguel tomorrow to have this confirmed and provide updates to the plan if needed.
3. They are now proposed RPZ water backflow devices on the City's side of the meter. My understanding is these are on the private side and are privately maintained and therefore to be updated on the plan.

Sincerely,

**Javier Vasquez**, P.E., CFM  
*Civil Engineer*

**HDR**  
4828 Loop Central Drive, Suite 800  
Houston, TX 77081  
O 713.622.9264 D 713.576.3691  
[javier.vasquez@hdrinc.com](mailto:javier.vasquez@hdrinc.com)

**From:** Walter Reeves <wreeves@angleton.tx.us>  
**Sent:** Thursday, August 25, 2022 11:26 AM  
**To:** Vasquez, Javier <javier.vasquez@hdrinc.com>  
**Subject:** RE: Coleman Commercial Park (Butcher Block)

**CAUTION: [EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you sir, appreciate it.

**From:** Vasquez, Javier <Javier.Vasquez@hdrinc.com>  
**Sent:** Thursday, August 25, 2022 10:57 AM  
**To:** Walter Reeves <wreeves@angleton.tx.us>  
**Subject:** RE: Coleman Commercial Park (Butcher Block)

Walter,





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Walter E. Reeves jr. AICP/Wayne E. Neumann, AICP

**AGENDA CONTENT:** Consideration of approval of a preliminary plat for a 12.390-acre subdivision in the J. De J. Valderas Survey, Abstract No. 380

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

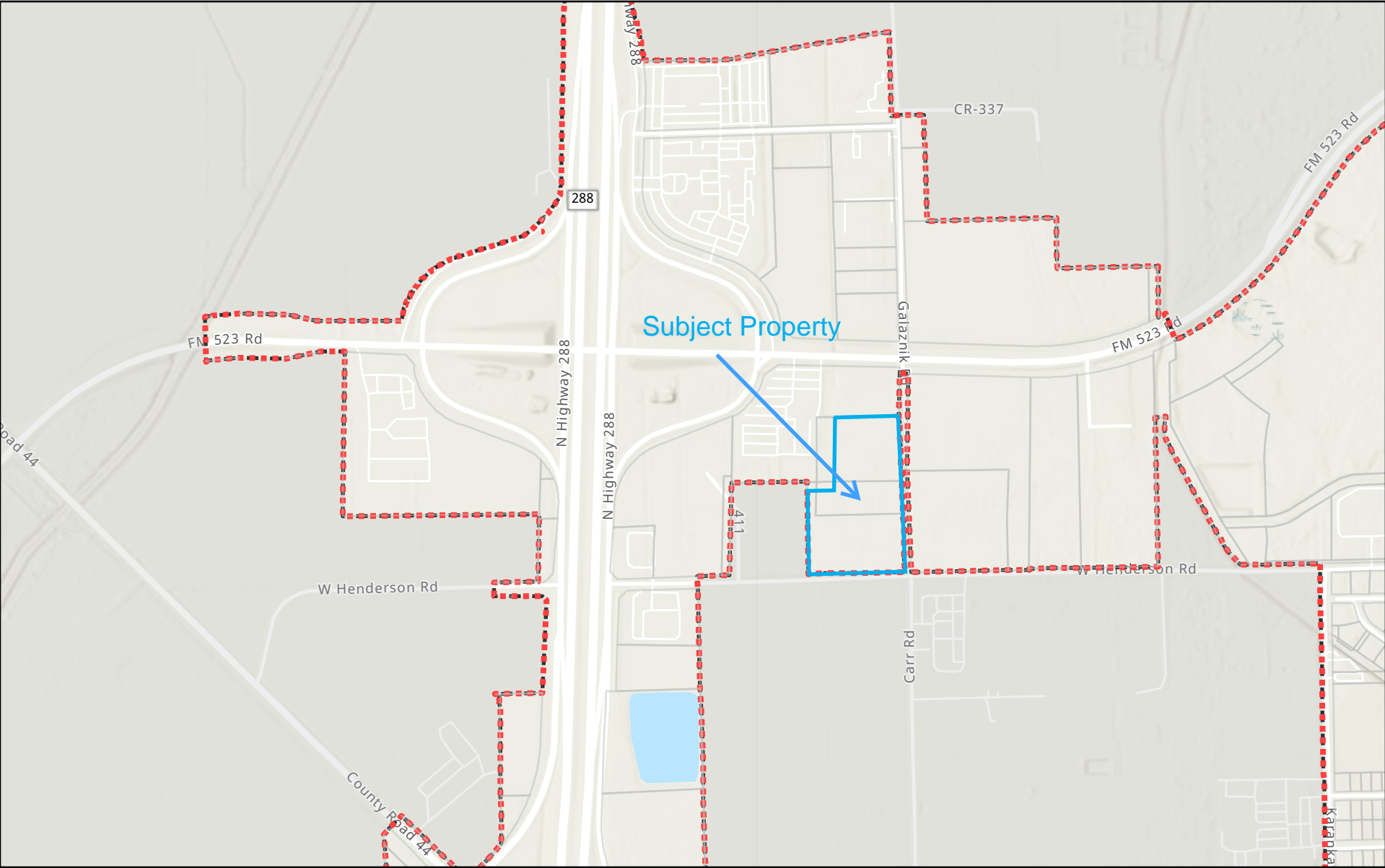
**EXECUTIVE SUMMARY:** An application was submitted to the City on May 9, 2022, for approval of a minor plat of 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots with variances. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district (Attachment 3). On July 7, 2022, The planning and zoning commission voted 2 in-favor/2 opposed/3 absent on a motion to recommend denial of the minor plat and all of the requested variances. On July 19, 2022, a revised application converting the minor plat application to a preliminary plat application with variances (Attachment 4) was received. On July 25, 2022, the minor plat and variances was withdrawn from the City Council's July 26, 2022, regular agenda.

The preliminary plat was resubmitted and considered at the planning and zoning commission meeting on September 1, 2022. The commission approved the preliminary plat based the correct assumption that all major issues must be resolved prior to the submission of the final plat

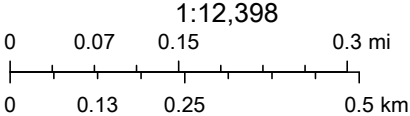
**Action of Planning and Zoning Commission.** The planning and zoning commission approved the preliminary plat and forwarded it to city council for approval.

**RECOMMENDATION:** The city council should approve the preliminary plat with conditions per the memo from the city engineer.

# Location Map



7/1/2022



1:12,398

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



# Attachment 2

### DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DANIELLE CLARK, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use of 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 the owner.

Drainage Easements Maintained by a Homeowners' Association.  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

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

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

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

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

### OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

DANIELLE CLARK, ASSIGNEE  
SMART STORAGE ANGLETON, LLC

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared DANIELLE CLARK, ASSIGNEE, SMART STORAGE ANGLETON, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public  
State of Texas

### PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

Planning and Zoning Commission, Chairman

City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

City of Angleton, on behalf of the City.

Notary Public  
State of Texas

### NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE 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 SURVEY. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
- A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.
- THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.
- IF DEVELOPMENT OF TRACT 1 OCCURS FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. SIMILARLY, TRACT 2 IS DEVELOPED FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1 AS IT IS EXTENDED TO SERVE TRACT 2.

### ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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.

CHAIRMAN, BOARD OF SUPERVISORS \_\_\_\_\_ BOARD MEMBER \_\_\_\_\_

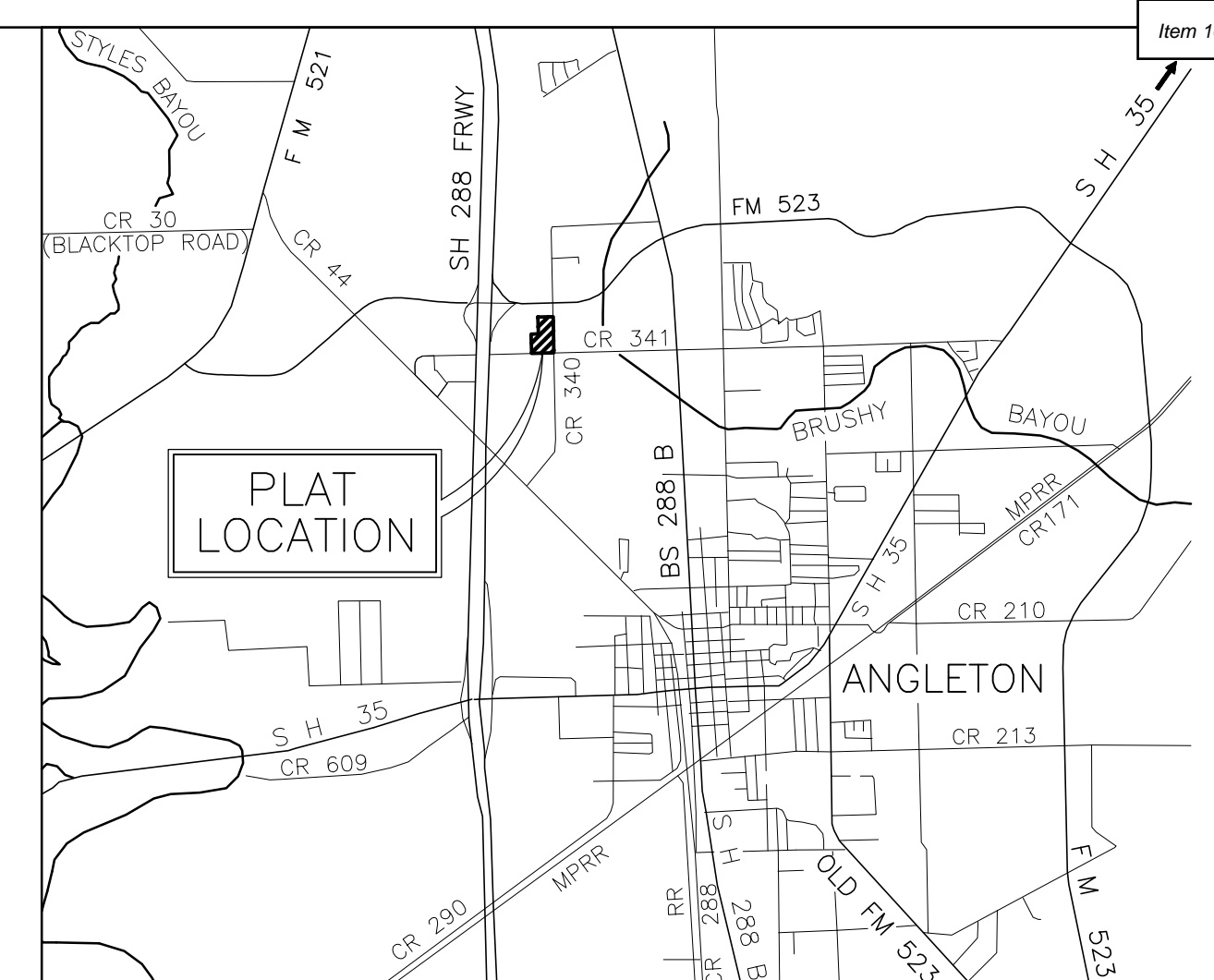
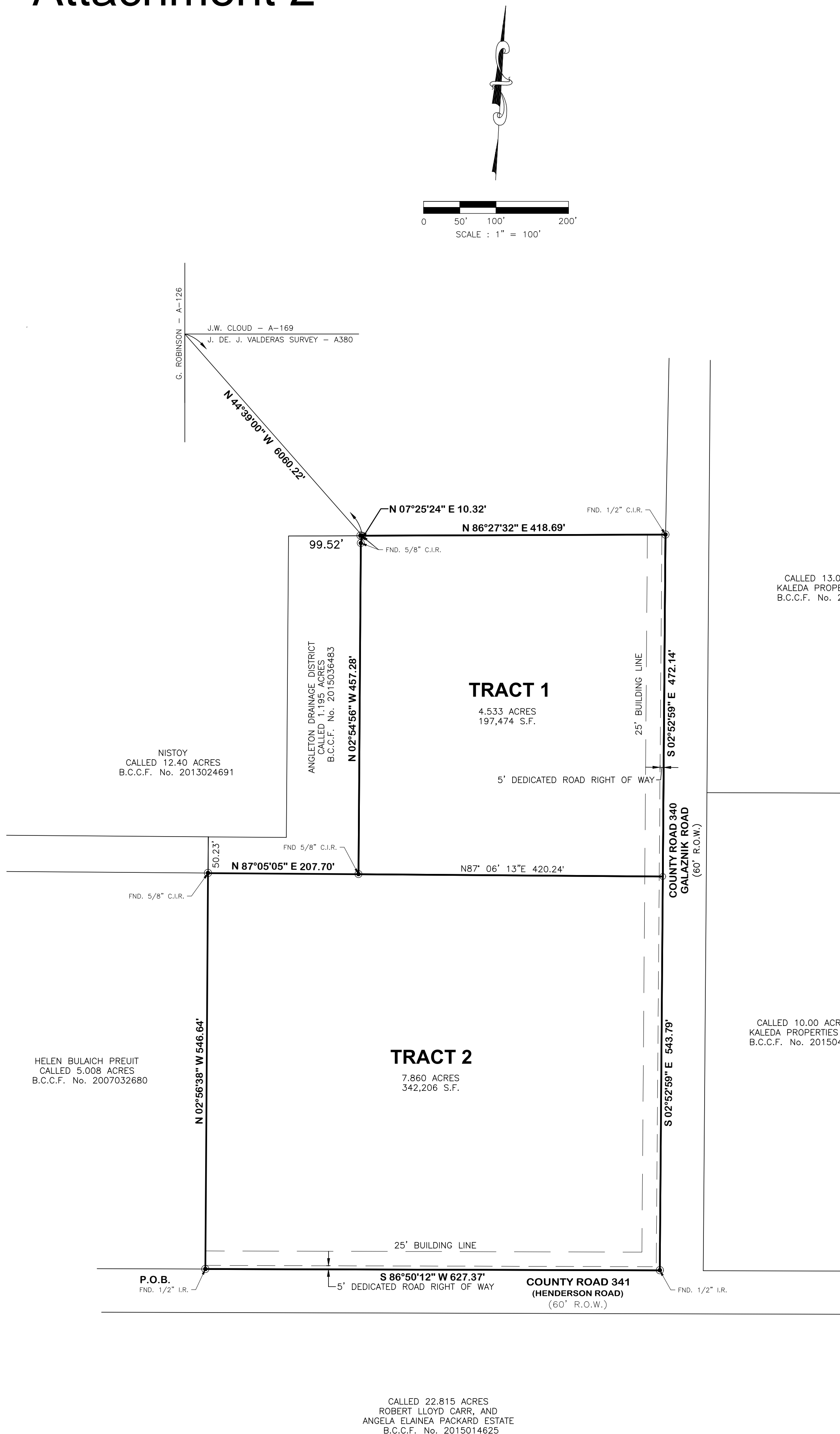
### BOARD MEMBER

### LEGEND

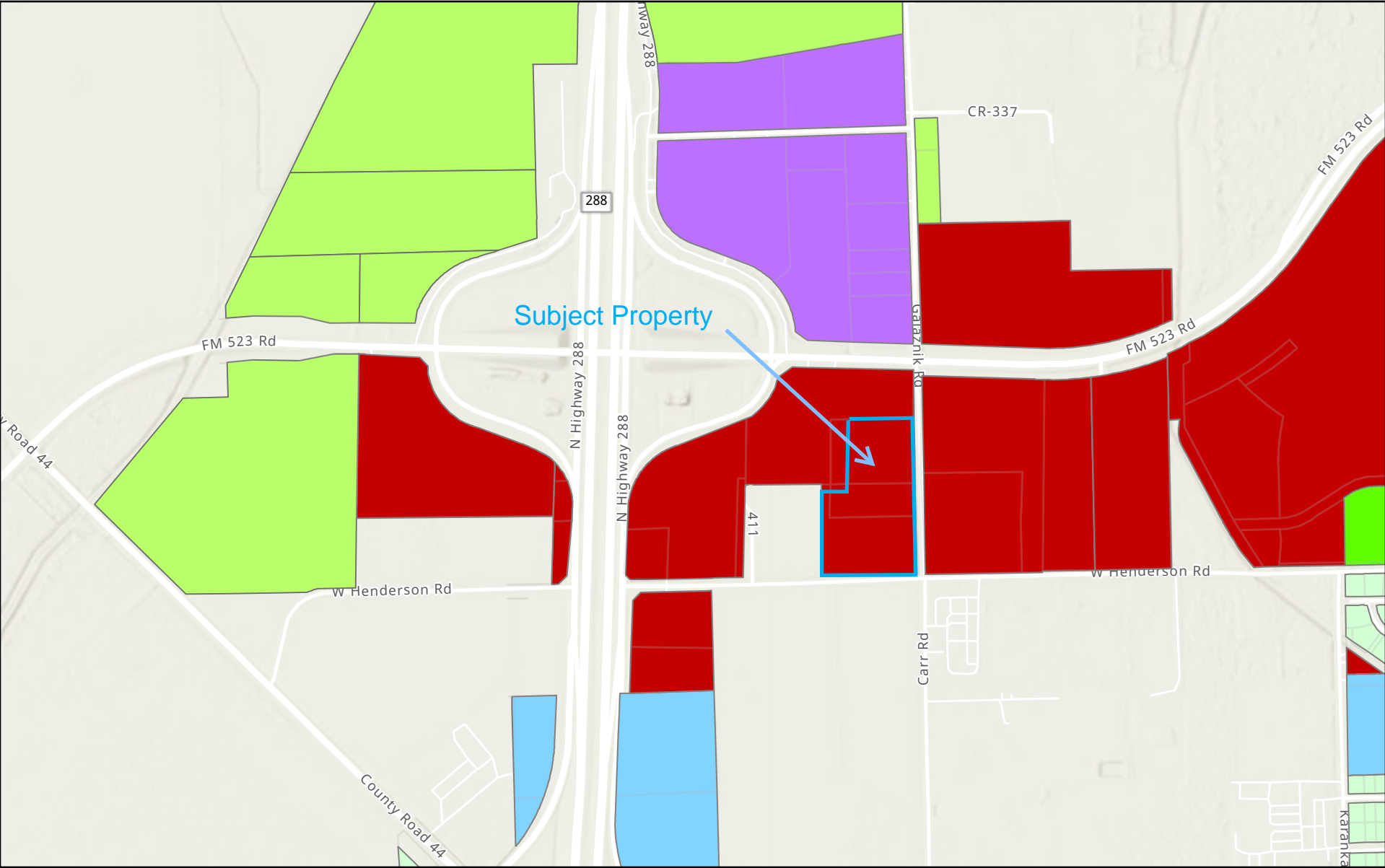
- A.D.D. = ANGLETON DRAINAGE DISTRICT
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- BM = BENCHMARK
- D.D.E. = DRAINAGE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

### SYMBOLS

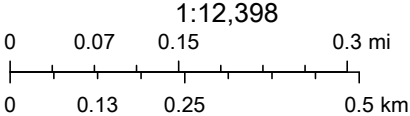
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊕ = (TBM) TEMPORARY BENCHMARK



# Zoning



7/1/2022



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



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

June 21, 2022

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

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

Dear Mr. Reeves,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Danielle Clark, Owner





## General Subdivision Process

**Step 1. A pre-application conference with the Develop Angleton Working Group (DAWG)** is required (see Section 23-77 and Section 23-94) prior to submittal of a preliminary plat/replat application.

DAWG is a group of City staff representing City departments having an interest or statutory role in the development process or the development of property within the City of Angleton and Angleton's Extraterritorial Jurisdiction.

- DAWG meetings are held every Wednesday from 1:30 pm to 4:30 pm. DAWG is scheduled by appointment only. Appointments are one (1) hour at 1:30 pm, 2:30 pm or 3:30 pm.
- There is currently no application form or fee required to meet with DAWG.
- DAWG meetings are intended to identify issues associated with proposed development within the City and the City ETJ, to determine all applications and approvals that are required, and to make potential applicants aware of the City's adopted Capacity Acquisition Fee and its requirement for parkland dedication or payment of fee-in-lieu (Section 23-14)
- Contact Mr. Walter E. Reeves Jr., AICP to check availability or schedule a meeting.

**Step 2. Use of a Public Improvement District (PID) or Other Special District**

If a project intends to petition the City to use a PID or seeks funding from the City by way of a Chapter 380 Agreement or TIF/TIRZ, no application for any type of City administered approval will be accepted until a Development Agreement has been finalized and executed by the developer and/or property owner(s) and the City of Angleton.

**Step 3. Submittal of Preliminary Plat/Replat application and payment of application filing fee:** see attached Subdivision Submittal Calendar for submittal dates. Applications **will not** be accepted outside of those calendar dates. All preliminary plat/replat applications shall include, but are not limited to, the following minimum submittal information (see Section 23-117):

- A completed application and payment of application filing fee; and
- One (1) 24" X 36" paper copy of the proposed preliminary plat/replat including all the property to be developed as part of the project; and
- Proposed phasing of the project; and
- A preliminary utility plan showing all existing and proposed utilities; and
- A TIA, if applicable (Section 23-25). Determination of TIA to be made before submittal of any preliminary plat/replat application; and
- A drainage report (Section 23-15); and
- Current tax certificate(s) indicating taxes have been paid; and
- Statement indicating whether parkland will be dedicated, or fee-in-lieu of dedication will be paid (see Section 23-20 for parkland dedication or fee-in-lieu details); and
- Heritage tree survey and tree preservation plan (Section 23-60) is required; and
- Any variances to be requested of Chapter 23 Land Development Code. The criteria for granting a variance to the requirements of Chapter 23 and the submittal requirements for such variances can be found in Section 23-102. Any variance request must specifically cite the section of Chapter 23 to be varied and provide reasoning for the variance addressing the criteria of Section 23-102; and
- All other information necessary to demonstrate compliance with all applicable requirements of the Code of Ordinances of the City of Angleton.

**Step 4. Completeness determination (Sections 23-79 and 23-94):** Preliminary plat/replat applications will not be considered accepted and processed until applications are determined to be



## General Subdivision Process

complete (application is fully completed and signed), application filing fee is paid, and all required submittal materials accompany the application.

- Application completeness will be determined within five (5) business days.
- If the application is determined to be complete, the applicant will be notified, and the application will be distributed for review and comment; or
- If the application is determined to be incomplete, the applicant will be notified and will have forty-five (45) days from the date of application submittal to provide the missing submittal information (Local Government Code (LGC) Section 245.002(e)(1)). If the missing information is not provided within the forty-five (45) day period the application will be deemed expired and a new application, fee payment and submittal materials will be required.

### Step 5. Application is distributed for review and comment:

- An application determined to be complete will be distributed for review and comment to all City departments having an interest in development within the City of Angleton.
- Comments will be provided to the applicant to make corrections or provide additional information as identified by staff pursuant to the Subdivision Submittal Calendar.
- If all comments are not cleared prior to the issuance of the P&Z packet, the preliminary plat will be recommended for approval with conditions (for minor comments) or denial if major issues remain outstanding.

### Step 6. Planning and Zoning Commission Meeting:

- Depending on the circumstances a preliminary plat/replat may require notice of a public hearing to be published in the newspaper and notice of a public hearing be made to property owners within 200 ft. of the area being platted or replatted.
- After the public hearing is held and the public has had an opportunity to speak to the proposed preliminary plat/replat, the Planning and Zoning Commission will discuss the preliminary plat/replat and make a recommendation to City Council to approve the preliminary plat/replat, approve the preliminary plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the preliminary plat/replat (with reasons for the recommendation of denial).
- If a public hearing is not required, then the Planning and Zoning Commission will discuss the proposed preliminary plat/replat and make a recommendation to City Council to approve the preliminary plat/replat, approve the preliminary plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the preliminary plat/replat (with reasons for the recommendation of denial). As no public hearing was required the public can speak only at the discretion of the Chairman or Commissioner chairing the Planning and Zoning Commission meeting.

### Step 7. City Council Meeting

- If a public hearing was held at the Planning and Zoning Commission meeting a public hearing will also be held at the City Council meeting. After the public hearing is held and the public has had an opportunity to speak to the proposed preliminary plat/replat, the City Council will discuss the preliminary plat/replat and decide to approve the preliminary plat/replat, approve the preliminary plat/replat with conditions, continue the item to another meeting (date certain) or deny the preliminary plat/replat.





## General Subdivision Process

- Preliminary plats/replats that do not require a public hearing will normally be placed on the City Council Agenda under Consent items.
- If a preliminary plat/replat not requiring a public hearing is pulled from the Consent items for discussion, or is placed on the agenda for discussion, the City Council will discuss the proposed preliminary plat/replat and decide to approve the preliminary plat/replat, approve the preliminary plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the preliminary plat/replat (with reasons for the denial). As no public hearing was required the public can speak only at the discretion of the Mayor or Councilmember that is chairing the Council meeting.
- Approval of a preliminary plat/replat does not constitute approval of a final plat
- **LGC Section 212.005 APPROVAL BY MUNICIPALITY REQUIRED.** The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

### Step 8. Conditional Approval or Disapproval of Preliminary Plat/Replat

- If a preliminary plat/replat is conditionally approved or disapproved, pursuant to LGC Section 212.0093 the applicant “may submit to the municipal authority or governing body that conditionally approved or disapproved the plan or plat a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The municipal authority or governing body may not establish a deadline for an applicant to submit the response.”
- If a written response is received, pursuant to LGC Section 212.0095 “a municipal authority or governing body that receives a response under LGC Section [212.0093](#) shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan or plat not later than the 15th day after the date the response was submitted.”

### Step 9. Expiration of Preliminary Plat/Replat Approval (Section 23-94.H)

- Preliminary Plat/Replat approval lapses twelve (12) months from the date of City Council approval.
- A Final Plat/Replat of all, or a portion of the area (identified by the phasing), of the approved preliminary plat/replat must be submitted (considered to be filed per Step 3) within twelve (12) months from the date of approval by City Council, but the approval may be extended by City Council for up to twelve (12) months at the request of the subdivider. Any requests for extension of approval must be submitted prior to the expiration date of the City Council approval.
- If a development is completed in phases (Section 23-18), the original preliminary plat shall not lapse or expire (Section 23-94.G.4)

### Step 10. After Approval of Preliminary Plat/Replat but before submittal of a Final Plat/Replat application

- Construction Plans for public improvements, including but not limited to, water, wastewater, drainage, road and park improvements (Section 23-98.A.1.a) may be submitted with the preliminary plat/replat application but **must be approved** prior to submittal of any final plat application (Section 23-117.A.14).



## General Subdivision Process

- A letter must be obtained from Angleton Drainage District (ADD) approving any proposed drainage plans prior to submittal of any final plat/replat application.
- Payment of the Capacity Acquisition Fee (CAF) determination fee of \$4,000 for the City Engineer's determination of the CAF prior to submittal of any final plat/replat application.
- Execution of a Development Agreement

**Step 11. Submittal of Final Plat/Replat application and payment of application filing fee:** see attached Subdivision Submittal Calendar for submittal dates. Applications **will not** be accepted outside of those calendar dates. All final plat/replat applications shall include, but are not limited to, the submittal information found in Section 23-118.A and shall contain the information found in Section 23-118.B

**Step 12. Completeness determination (Sections 23-79 and 23-94):** Final plat/replat applications will not be considered accepted and processed until applications are determined to be complete (application is fully completed and signed), application filing fee is paid, and all required submittal materials accompany the application.

- Application completeness will be determined within five (5) business days.
- If the application is determined to be complete, the applicant will be notified, and the application will be distributed for review and comment; or
- If the application is determined to be incomplete, the applicant will be notified and will have forty-five (45) days from the date of application submittal to provide the missing submittal information (Local Government Code (LGC) Section 245.002(e)(1). If the missing information is not provided within the forty-five (45) day period the application will be deemed expired and a new application, fee payment and submittal materials will be required.

**Step 13. Application is distributed for review and comment:**

- An application determined to be complete will be distributed for review and comment to all City departments having an interest in development within the City of Angleton.
- Comments will be provided to the applicant to make corrections or provide additional information as identified by staff pursuant to the Subdivision Submittal Calendar.
- If all comments are not cleared prior to the issuance of the P&Z packet, the final plat/replat will be recommended for approval with conditions (for minor comments) or denial if major issues remain outstanding.

**Step 14. Planning and Zoning Commission Meeting:**

- Depending on the circumstances a final plat/replat may require notice of a public hearing to be published in the newspaper and notice of a public hearing be made to property owners within 200 ft. of the area being platted or replatted.
- After the public hearing is held and the public has had an opportunity to speak to the proposed final plat/replat, the Planning and Zoning Commission will discuss the final plat/replat and make a recommendation to City Council to approve the final plat/replat, approve the final plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the final plat/replat (with reasons for the recommendation of denial).
- If a public hearing is not required, then the Planning and Zoning Commission will discuss the proposed final plat/replat and make a recommendation to City Council to approve the final





## General Subdivision Process

plat/replat, approve the final plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the final plat/replat (with reasons for the recommendation of denial). As no public hearing was required the public can speak only at the discretion of the Chairman or Commissioner chairing the Planning and Zoning Commission meeting.

### Step 15. City Council Meeting

- If a public hearing was held at the Planning and Zoning Commission meeting a public hearing will also be held at the City Council meeting. After the public hearing is held and the public has had an opportunity to speak to the proposed final plat/replat, the City Council will discuss the final plat/replat and decide to approve the final plat/replat, approve the final plat/replat with conditions, continue the item to another meeting (date certain) or deny the final plat/replat (with reasons for the denial).
- Final plats/replats that do not require a public hearing will normally be placed on the City Council Agenda under Consent items.
- If a final plat/replat not requiring a public hearing is pulled from the Consent items for discussion, or is placed on the Regular agenda for discussion, the City Council will discuss the proposed final plat/replat and decide to approve the final plat/replat, approve the final plat/replat with conditions, continue the agenda item to another meeting (date certain), or deny the final plat/replat (with reasons for the denial). As no public hearing was required the public can speak only at the discretion of the Mayor or Councilmember that is chairing the Council meeting.
- **LGC Section 212.005 APPROVAL BY MUNICIPALITY REQUIRED.** The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

### Step 16. Installation and Acceptance of Public Improvements

- Site grading and installation of required public improvements can begin only after:
  1. The construction plans for the required public improvements have been reviewed and approved by City staff (City Engineer); and
  2. The required Heritage Tree Survey and Tree Protection Plan has been reviewed and approved by the Planning and Zoning Commission and City Council.
  3. Issuance of a Development Permit. The Development Permit application submission requires (Section 23-93):
    - a. Completed application form; and
    - b. Payment of the Development Permit fee, calculated as; \$.008 X the value of the contract (to include all site work, materials, profit, and overhead) + \$75; and
    - c. As applicable there may be respective \$250 deposits for City Engineer plan review and other outside consultant review; and
    - d. A legal description of the property on which the work will be performed or a copy of the plat; and copy of approved construction plans; and
    - e. Authorization of Property Ownership form (if applicable); and
    - f. Copy of approved grading plan (if not part of construction plans); and
    - g. Copy of approved drainage plan (approved by both the City of Angleton and Angleton Drainage District); and
    - h. SWPP approval and submission of TCEQ NOI; and



## General Subdivision Process

- i. Evidence that the proposed improvements will adhere to all applicable best management practices for erosion control; and
  - j. Description of the extent that improvements will be provided to ensure that discharge will not threaten to cause pollution, contamination, or degradation of any state waters or regulated wetlands; and
  - k. Proof of general liability insurance. Minimum limit of liability shall be \$300,000, combined, single limit. Such policy certificate shall provide that the insurance cannot be canceled, or the limit of coverage reduced without 30 days prior written notice to the City Engineer; and
  - l. One copy of all plans, reports, and studies associated with the construction of the public improvements.
  - m. After meeting the Development Permit submission requirements, a development permit may be issued when all of the following conditions are satisfied (Section 23-93):
    - 1) The applicant has notified the City Engineer and Building Official at least five (5) days before beginning any land disturbing activity and submitted a NOI from TCEQ; and
    - 2) The applicant has installed and started to maintain all required erosion controls measures; and
    - 3) The applicant has started to maintain all road drainage systems, stormwater drainage systems and other facilities; and
    - 4) The applicant has demonstrated how sediment resulting from land disturbing activities will be managed to avoid entry into adjacent surfaces and/or drainage courses; and
    - 5) The applicant will allow the City Engineer or their designees to enter the site to verify compliance or to require additional work to bring the site into compliance with approved permit; and
    - 6) The applicant agrees to submit revised plans and obtain a new permit if the nature of the project changes from that proposed under the approved permit.
    - 7) The City of Angleton has issued a Notice to Proceed.
- After commencement of construction the applicant is responsible for:
    1. Posting of the Development Permit on-site; and
    2. Posting of the SWPP on site; and
    3. Posting of the TCEQ NOI on-site; and
    4. Submission of inspection and Geotech reports.
  - Public improvements acceptance is an administrative act following completion of all items in Sections 23-98.I and 23-98.K.

### Step 17. Recording of Final Plat/Replat

The City will obtain all required City of Angleton signatures and record the final plat with Brazoria County after completion of the following items:

- The public improvements have been accepted: and
- A mylar of the approved final plat/replat has been submitted with all required original owner signatures and preparer stamps, including Angleton Drainage District signature; and





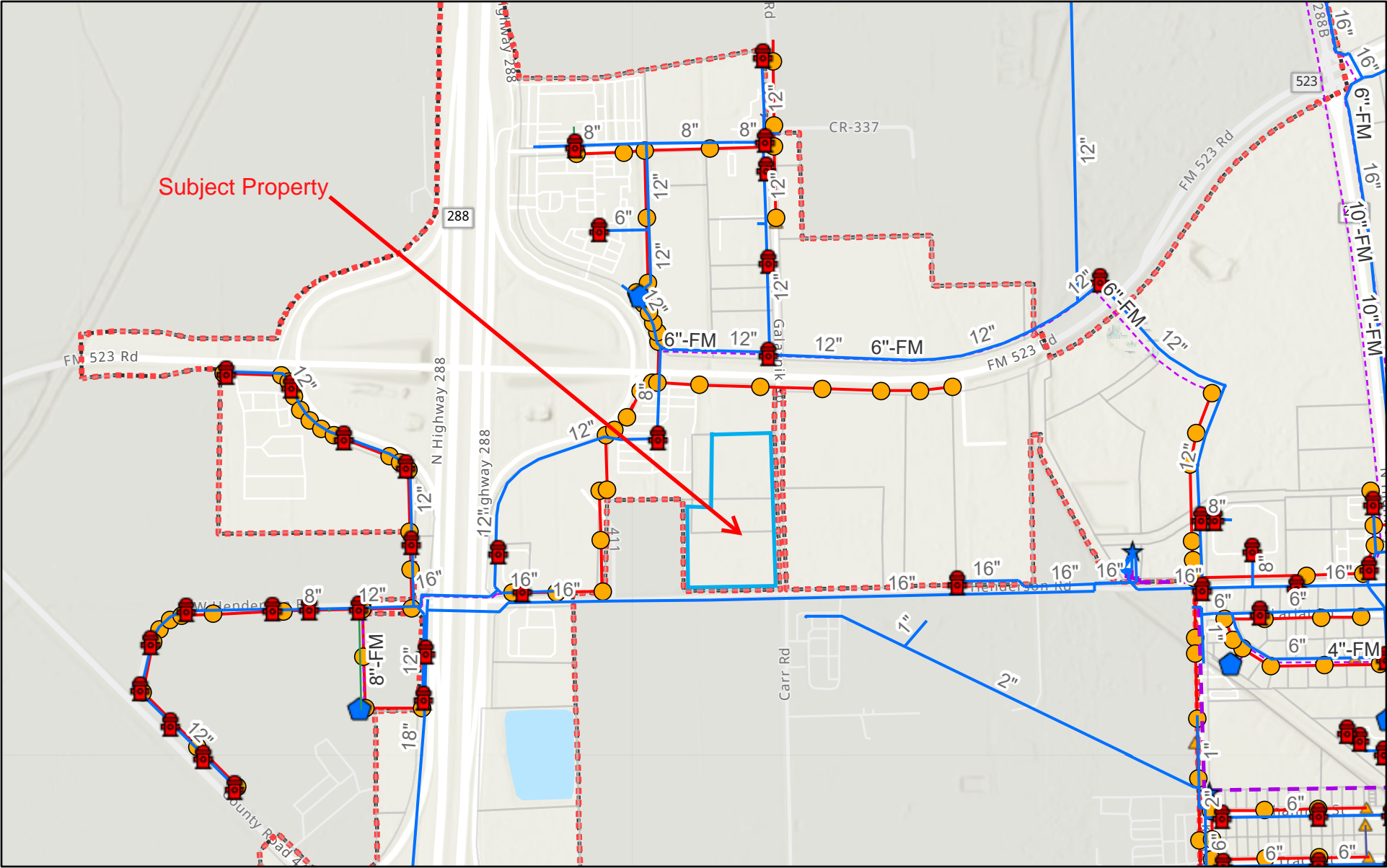
## General Subdivision Process

- Payment of recording fees.
- Payment of all City of Angleton fees, including but not limited to CAF and park fee-in-lieu of dedication; and
- Execution of a development agreement.

### **Step 18. Issuance of Building Permits**

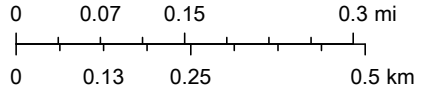
With the exception of the issuance of Conditional Building Permits for model homes (Section 23-38.C) no building permits for construction will be issued until a final plat is recorded, all City of Angleton fees have been paid, and a development agreement has been executed.

# Water & Sewer Utilities



7/1/2022

1:12,398



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



July 29, 2022

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

Re: On-Going Services  
12 ac (Bullard Millennium Joint Venture) Preliminary Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10336228

Dear Mr. Reeves:

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

1. A complete plat application shall be provided on the next submittal.
2. Label Owner and Address on the plat.
3. Provide a subdivision name on the plat title block.
4. Provide block, lot, and reserve information in plat title block.
5. Provide Engineer's Certificate found in Angleton LDC Sec. 23-114.
6. Provide topographic contours on the plat per Angleton LDC Sec. 23-117.
7. Update the subdivision name and text shown in the Dedication Statement on the attached plat review.
8. Verification of serviceability and requirements of utility extension is to be coordinated with the City. Extension of utilities would require utility easements within the proposed subdivision and adjacent parcels/tracts (see Angleton LDC Sec. 23-28. - Responsibilities of the subdivider or developer).
9. County Road 340 is a Major Collector with a minimum 80-ft ROW per Brazoria County GIS. Verify 10-ft dedication with Brazoria County. A 20-ft utility easement for future utility extension will be required if utilities are extended along this road.
10. Henderson Road (CR 341) is a Major Collector with an identified 90-ft ROW per current City planning. A 15-ft minimum ROW dedication is required along with 20-ft utility easement for future utility extension.
11. Review and include description information for the subdivision in the field notes and plat drawing.

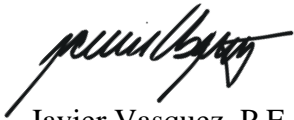
12. Revise text "Tract" to "Lots" on the plat drawing.
13. Note that detention to be verified and noted as a reserve on the Final Plat.
14. Note that a Fire Lane and Fire Easements Certificate found in Angleton LDC Sec. 23-115 is to be provided on the Final Plat.
15. Provide the applicable drainage/detention certificate found in Angleton LDC Sec. 23-115 on the Final Plat.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the 12 ac (Bullard Millennium Joint Venture) Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10336228)

Attachments



DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT DANIELLE CLARK, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, for 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 building, structure, 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 and 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, repairing, 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 the owner.

Drainage Easements Maintained by a Homeowners Association.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

DANIELLE CLARK, ASSIGNEE SMART STORAGE ANGLETON, LLC

STATE OF TEXAS § COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared DANIELLE CLARK, ASSIGNEE, SMART STORAGE ANGLETON, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

Planning and Zoning Commission, Chairman

City Secretary

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

City of Angleton, on behalf of the City.

Notary Public State of Texas

Provide applicable Certificate found in Angleton LDC Sec. 23-115 on Final Plat

NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
10. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
11. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.
12. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.
13. IF DEVELOPMENT OF TRACT 1 OCCURS FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 2. SIMILARLY, TRACT 2 IS DEVELOPED FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE TRACT 1 AS IT IS EXTENDED TO SERVE TRACT 2.

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

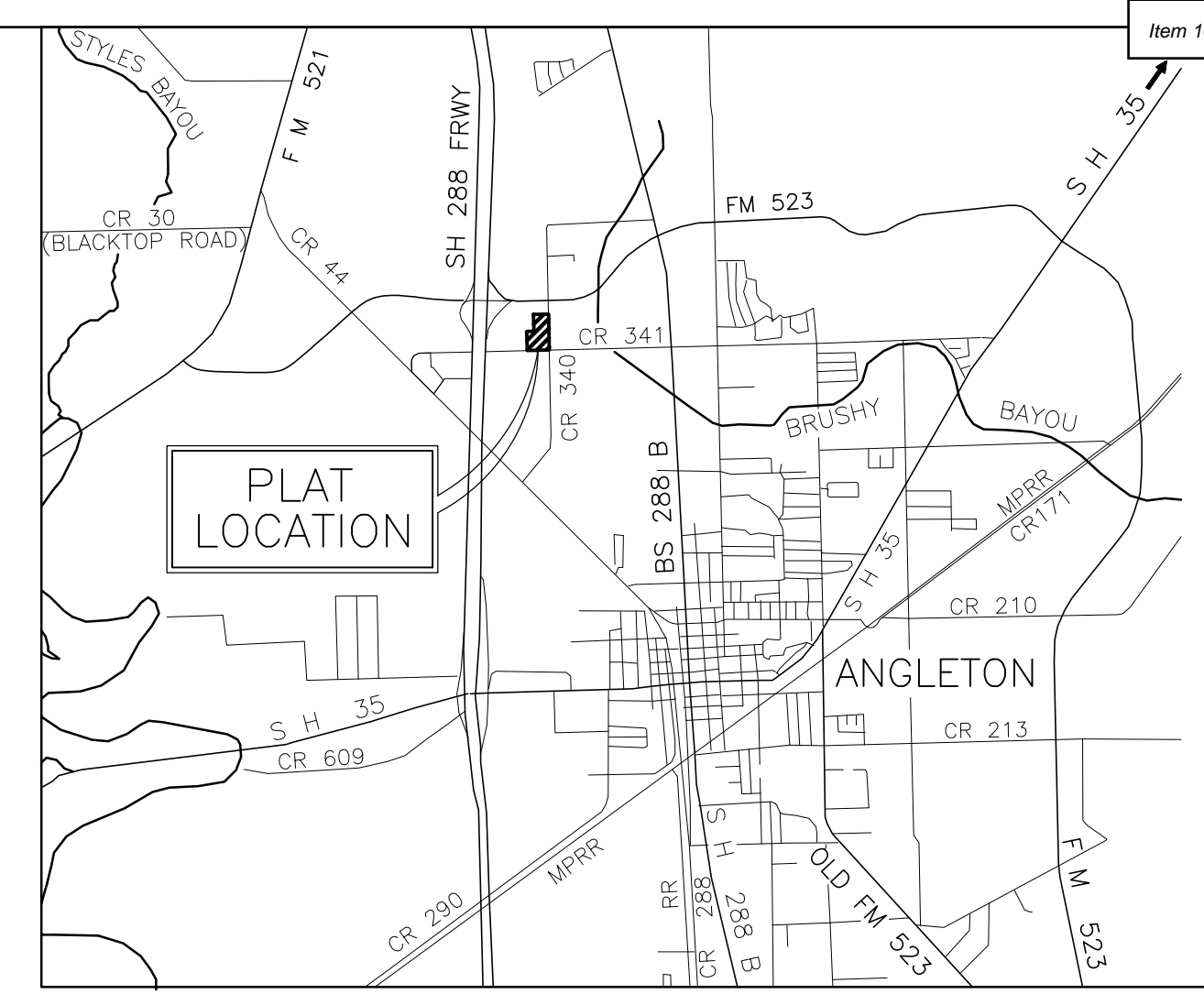
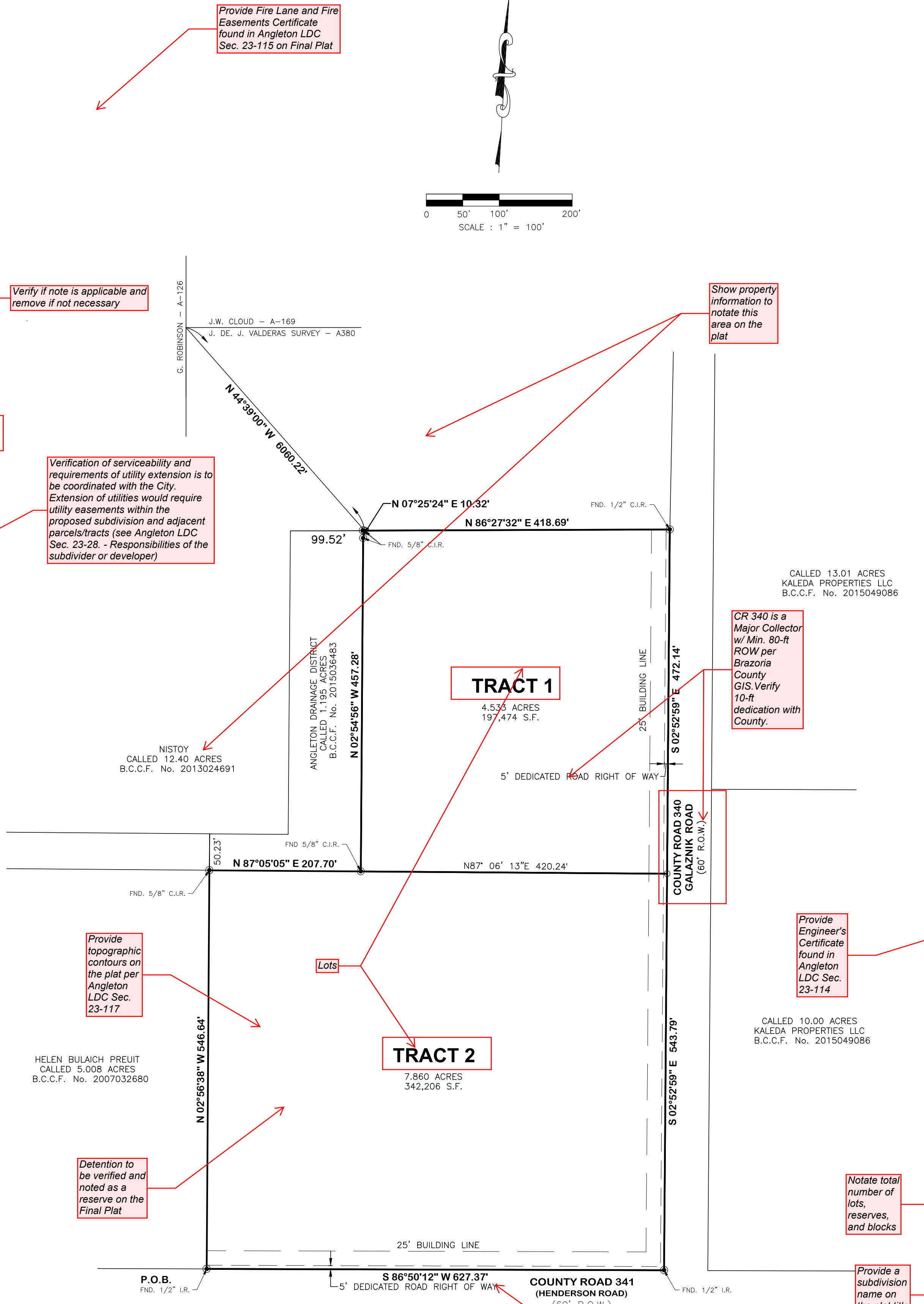
BOARD MEMBER

LEGEND

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

SYMBOLS

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



VICINITY MAP NTS

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

BEGINNING at 1/2-inch iron rod found on the north right-of-way line of County Road 341 (Henderson Road) at the southwest corner of said 13.58-acre tract and the southeast corner of the remainder of a 447' X 600' tract recorded in B.C.C.F. No. 2007032680 (originally recorded in Volume 888, Page 156, of the Brazoria County Deed Records (B.C.D.R.); THENCE, North 02° 56' 38" West, with the east line of said 13.58-acre tract, a distance of 545.64 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for the southwest corner of a called 1.195-acre tract recorded in B.C.C.F. No. 2015036483; THENCE, North 87° 05' 05" East, with the south line of said 1.195-acre tract, a distance of 207.70 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found; THENCE, North 02° 54' 56" West, along the east line of said 1.195-acre tract, a distance of 457.28 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found; THENCE, North 07° 25' 24" East, continuing with said east line, a distance of 10.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of aforesaid 13.58-acre tract common with the south line of a called 12.40-acre tract recorded on B.C.C.F. No. 2013024691; THENCE, North 86° 27' 32" East, continuing with said common line, a distance of 418.69 feet to a 1/2-inch iron rod with cap found for the common east corner of said 13.58-acre tract and said 12.40-acre tract, same being on the west right-of-way line of County Road 340 (aka Galoznik Road); THENCE, South 02° 52' 59" East, with the east line of said 13.58-acre tract, a distance of 1015.93 feet to a 1/2-inch iron rod found for the southeast corner of said 13.58-acre tract being the northwest intersection of said County Road 340 and aforesaid County Road 341; THENCE, South 86° 50' 12" West, with the south line of said 13.58-acre tract, a distance of 627.37 feet to the POINT OF BEGINNING and containing 12.390 acres of land.

Professional Engineer seal for Douglas B. Roesler, Registered Professional Engineer, No. 56739, State of Texas.

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.
DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378

PRELIMINARY PLAT OF 12.390 ACRES
REMAINDER OF A CALLED 13.58 ACRE TRACT RECORDED IN B.C.C.F. No. 2005043342 LOCATED IN THE J. DE J. VALDERAS SURVEY, ABSTRACT No. 380 IN BRAZORIA COUNTY, TEXAS

B & L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DRAWING NO., DATE, CHECKED BY.







plan that stipulates when the second access will be provided and the developer or subdivider posts surety for the second access point. The council may defer plat recordation until adequate access is provided. As the Commission will recall there was a request for preliminary plat approval in June 2021 for a proposed 80 lot subdivision that requested a variance of Section 23-11.1.3. The Commission recommended denial of the requested variance and the preliminary plat.

After the Commission recommendation the developer approached staff by an alternative design for the required boulevard entrance. Staff met with the original developer on June 9, 2021 and discussed the requirements of Section 23-11.1. To meet the boulevard entrance requirement the developer proposed a revised cross-section (Attachment 4) for the existing stub street that is the proposed entrance into the Whispering Pines project. After input from Fire Chief Scott Meyers, EMS Director Lucille Maes, and Police Chief Guadalupe Valdez, the consensus staff direction to the developer in regard to the proposed entrance cross-section was the following: 1. Widen the pavement to 48 feet in width and remove the median due to the property owner to the south taking driveway access to the existing stub street. 2. Post "No Parking" signs along the entrance into the Whispering Pines project. 3. The curbs be rollover curbs.

No proposal was made on the provision of secondary access with the original 80 lot preliminary plat, although several options were discussed. Ultimately, the variance and preliminary plat was denied by City Council.

Pursuant to Section 23-104 D.3. applicants are encouraged as part of the plan submittal contents to "Cite any design deviations that are contemplated. Without such declarations it is assumed that the project will comply with all applicable development requirements." While no design deviations have been cited, the boulevard entrance requirement has been a topic of discussion with the new applicant. Unfortunately, even if a design deviation as proposed by the previous 80 lot development were specifically requested for the boulevard entrance, staff would advise that the Commission not address that deviation. Such a deviation is a variance of the requirement of Section 23-11.1.2 and variances requested as part of a residential replat (which this proposal would be) must comply with the requirements of the Texas Local Government Code (LGC). LGC Section 212.015.(a).(1) requires conformance with LGC Section 212.015 if during the preceding five years, any lot in the preceding plat was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot. The subject property is in the (SF-7.2) district which limits the number of residential units per lot to one. As a result, conformance with LGC Section 212.015 is required. LGC Section 212.015.(a-1) requires that if a proposed replat described by LGC Section 212.015.(a) requires a variance or exception, a public hearing must be held by the municipal planning commission or governing body of the municipality. LGC Section 212.015.(b) requires notice of the public hearings, as required by LGC Section 212.015.(a-1), be published in the City's official newspaper and sent to all property owners in the original subdivision within 200 feet of the lot(s) being replatted. The process of Section 23-104 does not require public notice. As such, no deviation of the boulevard standard detailed in Section 23-11.1.2 can be recommended by the Commission as no public hearing is being held on the deviation. At best, the Commission can recommend the proposed lot layout. No action was taken on this item at the August 16, 2022 special meeting of the Commission due to lack of a quorum.

**Action taken by the planning and zoning commission.** The commission voted to deny approval of the application due to the failure of the applicant to design the entrance as required in the Angleton, Land Development Code.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.



# Attachment 1

Heritage Oaks Dr

W Miller St

288

Heritage Oaks Dr

Whispering Oaks Subdivision

Western Ave

288

**EXHIBIT 1**



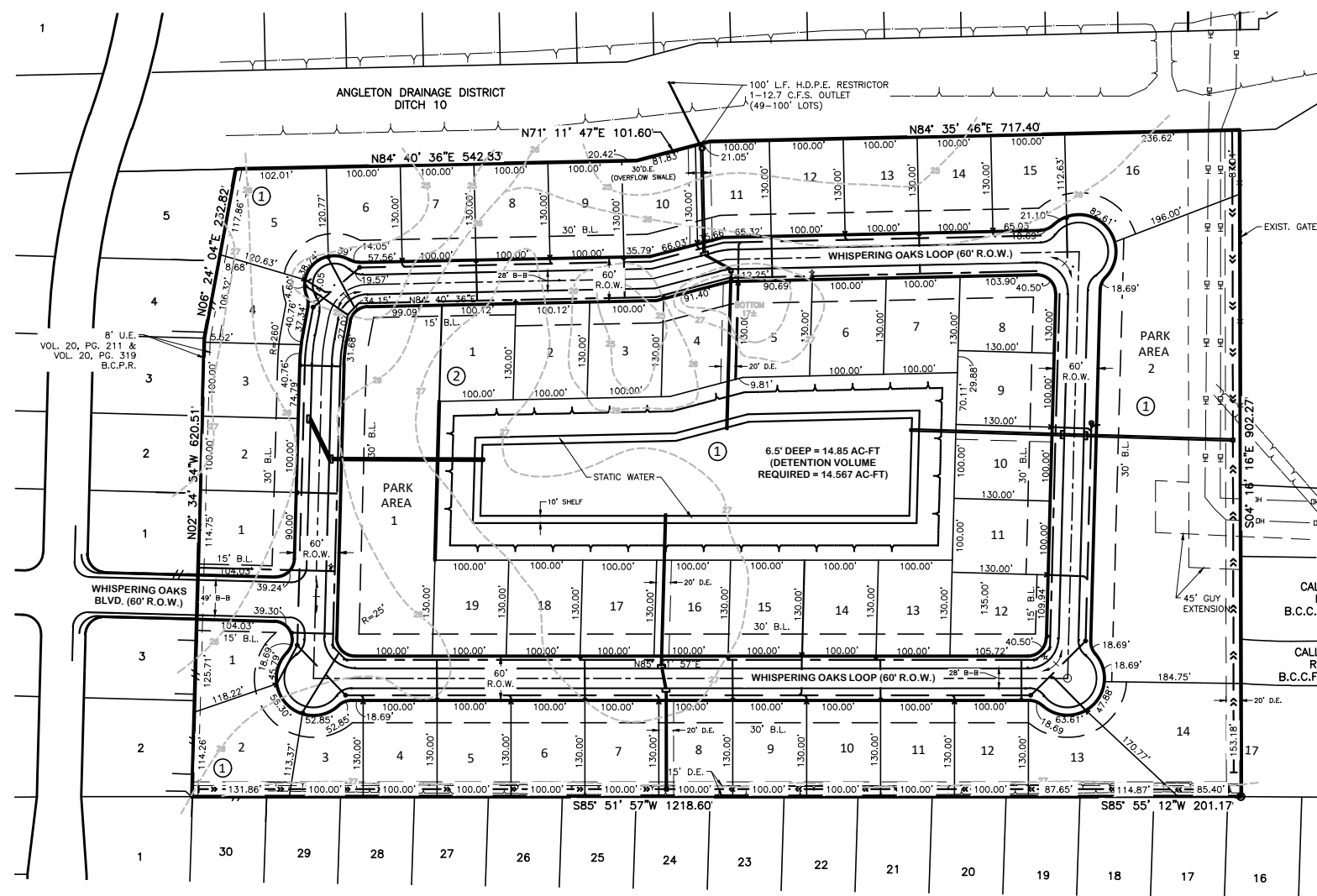
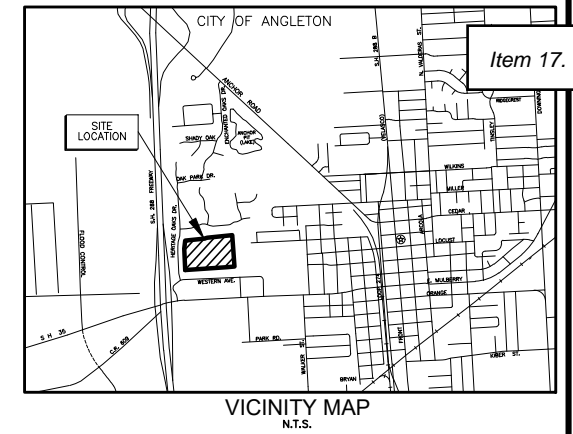
124

1000 ft



# Attachment 2

LEGEND		SYMBOLS	
A.E.	= AERIAL EASEMENT	●	= FND IMPLEMENT AS NOTED
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE	○	= SET 5/8" IRON ROD
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS	⊙	= BENCHMARK
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS	⊕	= GAS VALVE
B.L.	= BUILDING LINE	⊗	= GAS METER
B.M.	= BENCHMARK	⊘	= IRRIGATION CONTROL
C.I.R.	= CAPPED IRON ROD	⊙	= WATER VALVE
E.E.	= ELECTRIC EASEMENT	⊕	= FIRE HYDRANT
FND	= FOUND	⊗	= GUY WIRE
I.R.	= IRON ROD	⊘	= POWER POLE
I.P.	= IRON PIPE	⊙	= SIGNAL POLE
MH	= MANHOLE	⊕	= LIGHT POLE
No.	= NUMBER	⊗	= LIGHT BOLLARD
P.O.B.	= POINT OF BEGINNING	⊙	= BOLLARD
P.O.C.	= POINT OF COMMENCEMENT	⊕	= MONITOR WELL
R.O.W.	= RIGHT-OF-WAY	⊗	= CLEANOUT
S.F.	= SQUARE FEET	⊘	= SIGN
S.S.E.	= SANITARY SEWER EASEMENT	⊙	= TELE PEDESTAL
STM.S.E.	= STORM SEWER EASEMENT	⊕	= TREE
U.E.	= UTILITY EASEMENT	⊗	= MANHOLE
D.E.	= DRAINAGE EASEMENT	⊙	= INLET
VOL., Pg.	= VOLUME, PAGE	⊕	= OVERHEAD ELECTRIC
W.L.E.	= WATER LINE EASEMENT	⊗	= BARBED WIRE FENCE
BOX	= BOX CULVERT	⊙	= WOOD FENCE
CONC.	= CONCRETE	⊕	= CHAIN LINK FENCE
FL	= FLOWLINE		
FO	= FIBER OPTIC		
GT	= GUTTER		
OHP	= OVERHEAD ELECTRIC POWER		
RCF	= REINFORCED CONCRETE PIPE		
SAN	= SANITARY		
SEW	= SEWER		
STM	= STORM		



**49 LOTS**  
100' x 130' Usual

**PROPOSED DETENTION POND**  
TOP 125,350 S.F.  
BOTTOM 73,700 S.F.  
AVERAGE AREA 99,525 S.F.  
DEPTH 6.5' TO STATIC = 14.85 AC-FT  
DET. REQ'D. = 73,700 S.F.

15328 - WHISPERING OAKS, S. OF HERITAGE OAKS, ANGLETON, TX  
RESTRICTIVE OUTLET FLOW RATE OF 12.7 CFS AND 0.50" HEAD

A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	H"	QR"	ENTR	n	L	D	EQ.	EQ.	EQ.	EQ.	EQ.	EQ.	EQ.
2	0.5	5.5	0.5	0.013	100	1.5	2.5204(1)	466.18**E4^A	B4/(C4/10	14/G4	14/G4^S	L4*(L4+n	
3	0.5	10.8	0.5	0.013	100	2	3.7806	7.8784	1.6532	0.746	0.9065	0.0000	
4	0.5	17.9	0.5	0.013	100	2.5	3.7806	7.8784	0.1562	0.096	0.0595	0.0000	
5	0.5	26.9	0.5	0.013	100	3	3.7806	7.8784	0.0692	0.046	0.0225	0.0000	

ORIFICE EQUAT  
Q = Cd \* A \* (2 \* G)  
Where:  
Cd = 0.8  
G = 32.2  
H = 0.5  
Q = 12  
A = 2.8  
USE 18" Dia. = 1.77 SF FOR REST

REVISED:

## PRELIMINARY LAYOUT

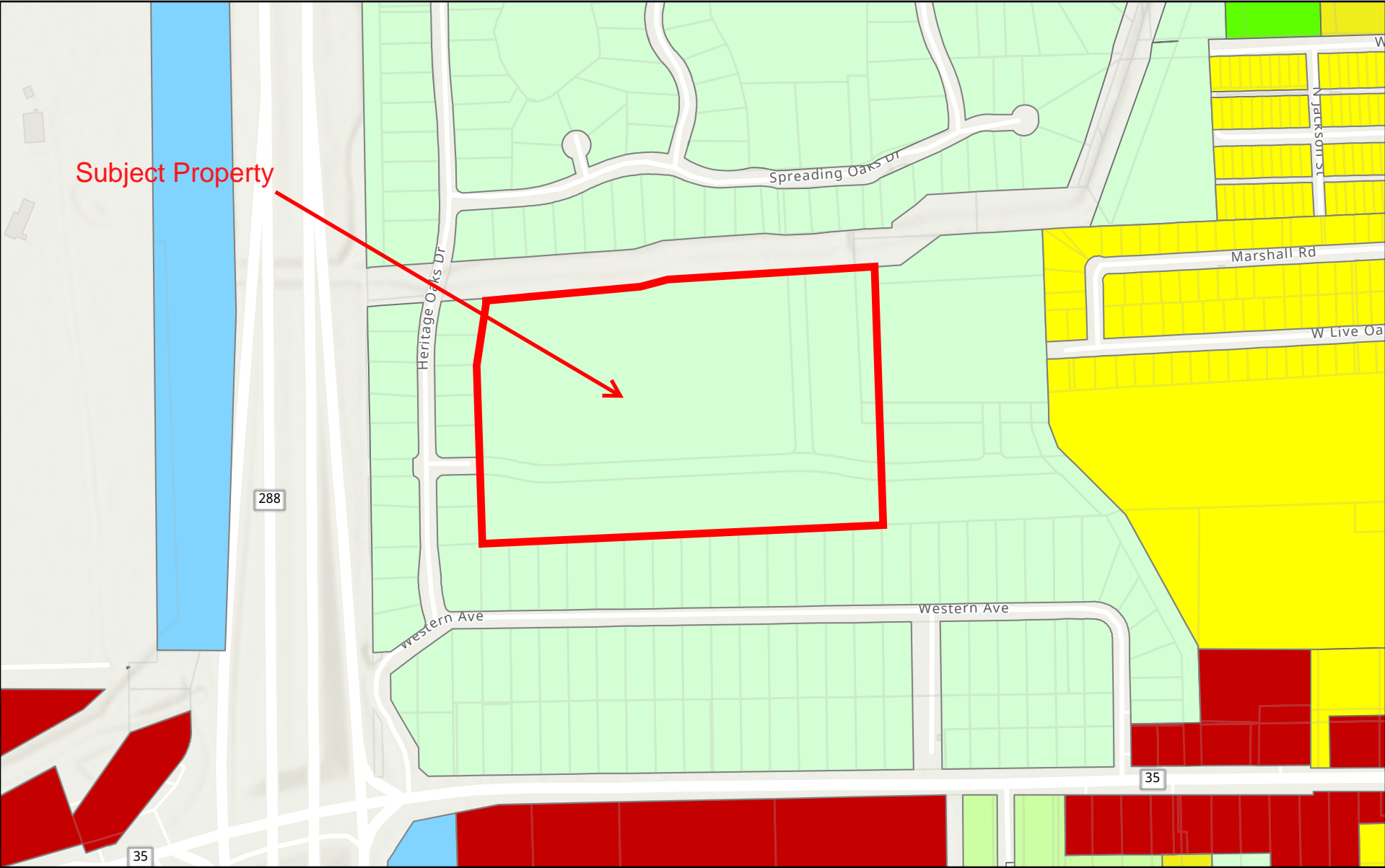
28.203 ACRES  
1,228,526 SQUARE FEET  
ALL OF RESIDENTIAL RESERVE "B", BLOCK 4  
A PORTION OF RESIDENTIAL RESERVE "A", BLOCK 3  
RESIDENTIAL RESERVE "F" BLOCK 9  
ENCHANTED OAKS DRIVE AND WHISPERING OAKS DRIVE  
OUT OF RE-PLAT OF HERITAGE OAKS SUBDIVISION  
VOL. 20, PG. 323 B.C.P.R. LOCATED IN THE  
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380  
IN BRAZORIA COUNTY, TEXAS

**BAKER & LAWSON, INC.**  
Baker & Lawson Inc.  
4005 Technology Drive, Suite 1530,  
Angleton, TX 77515  
Phone # 979-849-6681  
www.bakerlawson.com  
Licensed Surveying Firm No. 10052500

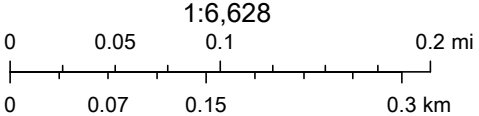
PROJECT NO.: 15328	SCALE: 1" = 100'	DRAWN BY: CAP
DRAWING NO.: 15328 PRELIM.dwg	DATE: 07/08/2022	CHECKED BY: DBR



# Zoning

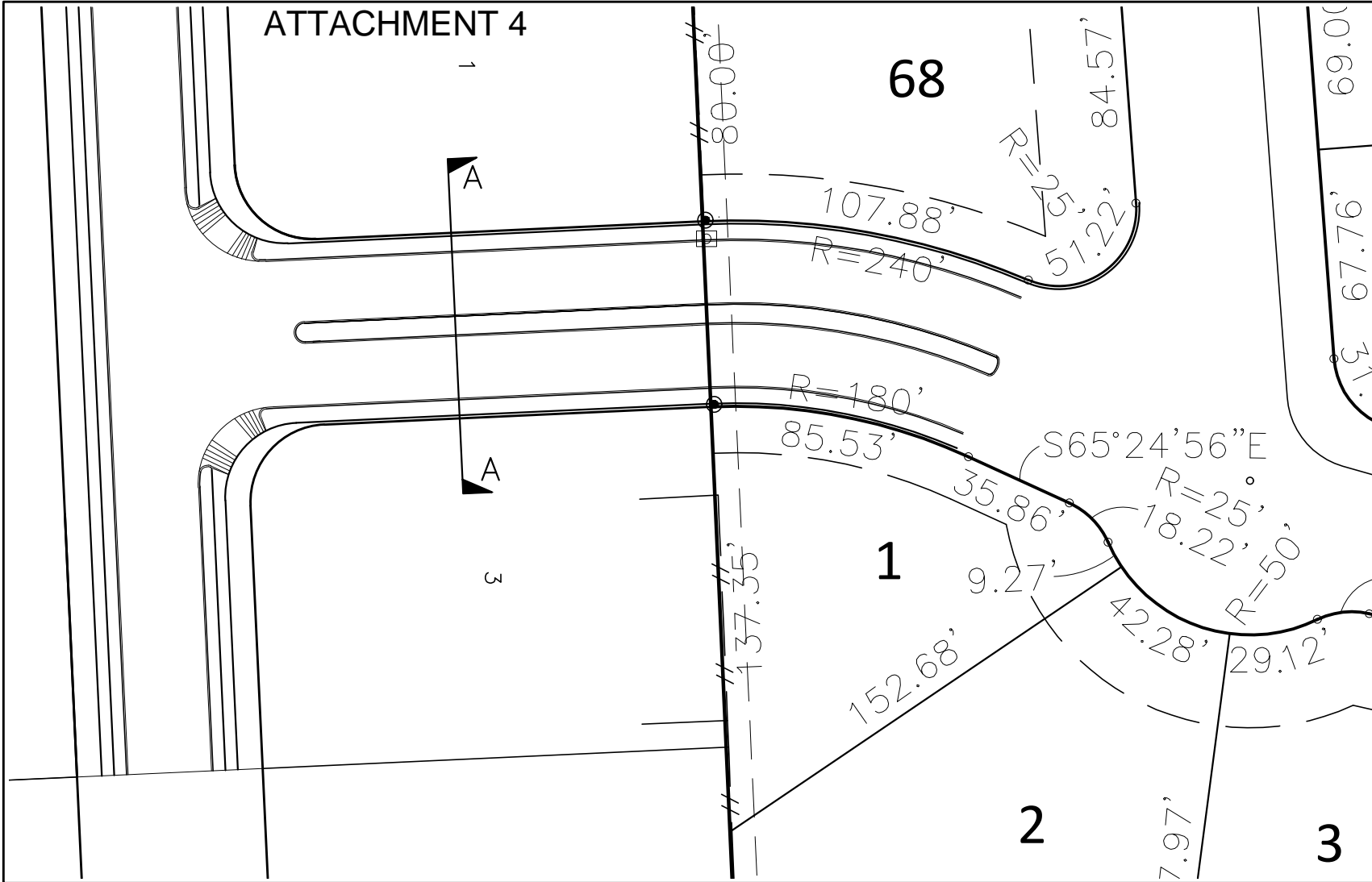


8/12/2022

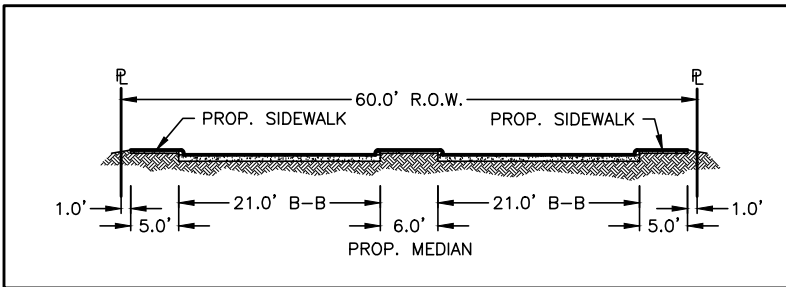
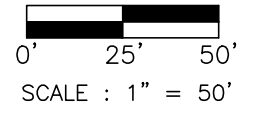


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEM, NLS, OS, NMA, Geodastatyselen, Rijkswaterstaat, GSA, Geoland, F

ATTACHMENT 4



Item 17.



SECTION "A"-"A"

SCALE: 1"=20'





## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** September 27, 2022

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

**AGENDA CONTENT:** Discussion and possible action on a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive

**AGENDA ITEM SECTION:** Consent Agenda

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** This is a request for a variance of Section 23-15.C to allow use of on-site sewerage facilities (OSSF) pursuant to Section 23-15.D.2. The proposed OSSF are septic systems. The subject property consists of 3.996 acres and is in the Single Family Estate Residential – 20 (SFE-20) zoning district (Attachment 1). The proposal is to subdivide the property into two lots (Attachment 2). The ordinance (Attachment 3) annexing the property into the City (Ord. #2011-O-6C) Exhibit “B” of the ordinance, the Annexation Services Plan, requires that prior to the City providing sanitary sewer service to the area the property owner, at his/her own expense, must install a grinder pump or small lift station in accordance with applicable codes and departmental policies and maintain the lift station or install a gravity. The variance request (Attachment 4) outlines the reasons for the variance, and Mr. Javier Vasquez, PE with HDR has provided a timeline detailing efforts to meet Chapter 23 requirements (Attachment 5). As Attachments 4 and 5 indicate, the applicant has been unable to find a way to connect to the City’s sewer system, and while a solution could certainly be found if enough money is spent, that solution would not be consistent with the Section 23-32 Rough Proportionality requirement and pursuant to Section 23-33 the City Council can grant relief. After discussion with the City Attorney, it was determined that the controlling regulations in this instance are Sections 23-32 and 23-33 and not Ordinance #2011-O-6C. No action was taken at the August 16, 2022 special meeting of the Commission due to lack of a quorum.

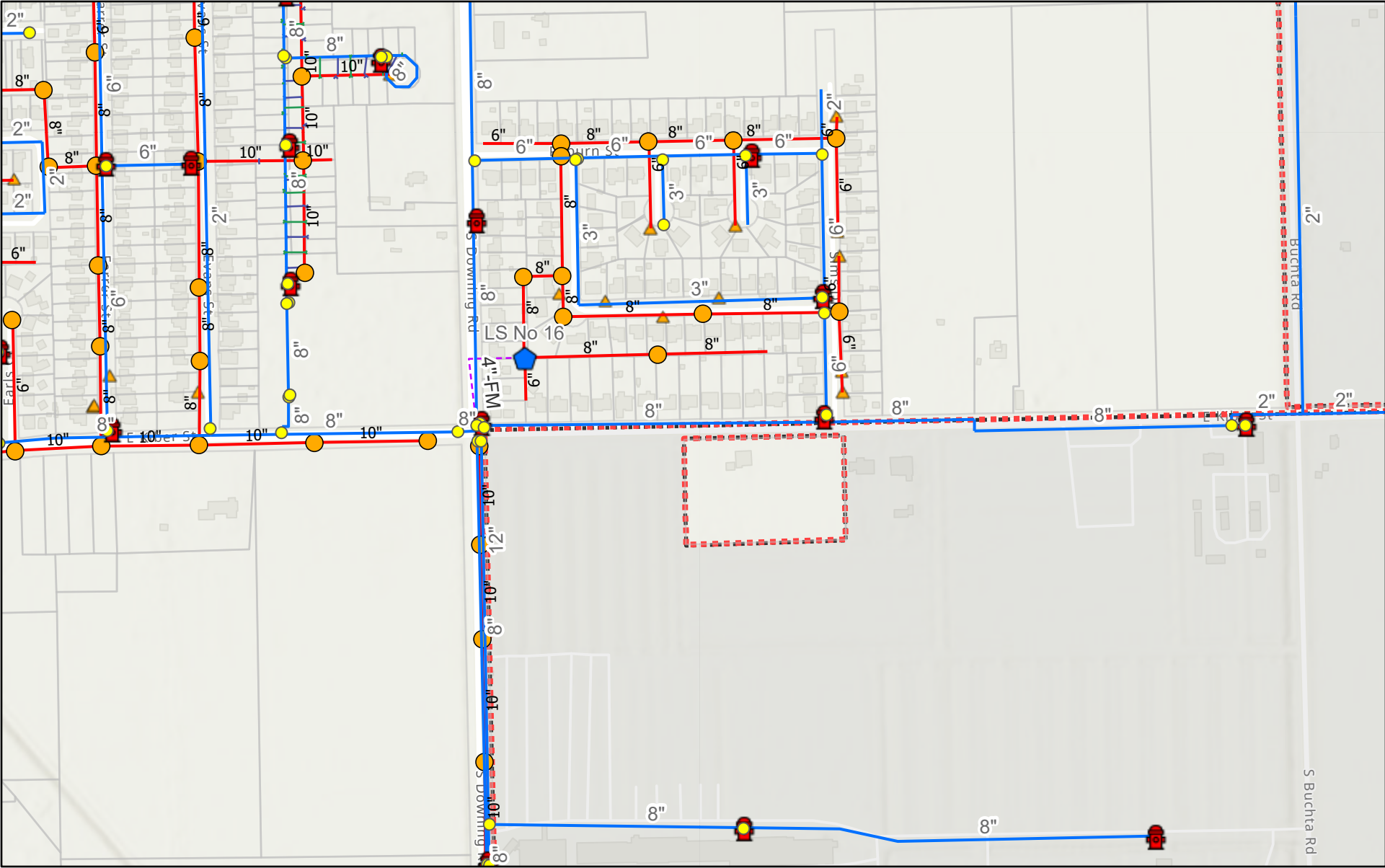
**Action taken by the planning and zoning commission.** The commission voted to approve this application to allow an on-site sewage system.

**Recommendation.** The planning and zoning commission forwarded this application to the city council for consideration and appropriate action.

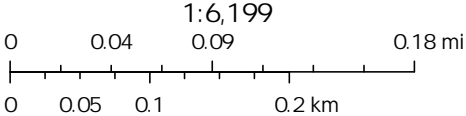




# Water & Sewer Utilities



8/12/2022



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEM, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, F

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

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

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Jacobo De La Garza, Owner

STATE OF TEXAS § COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared JACOBO DE LA GARZA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

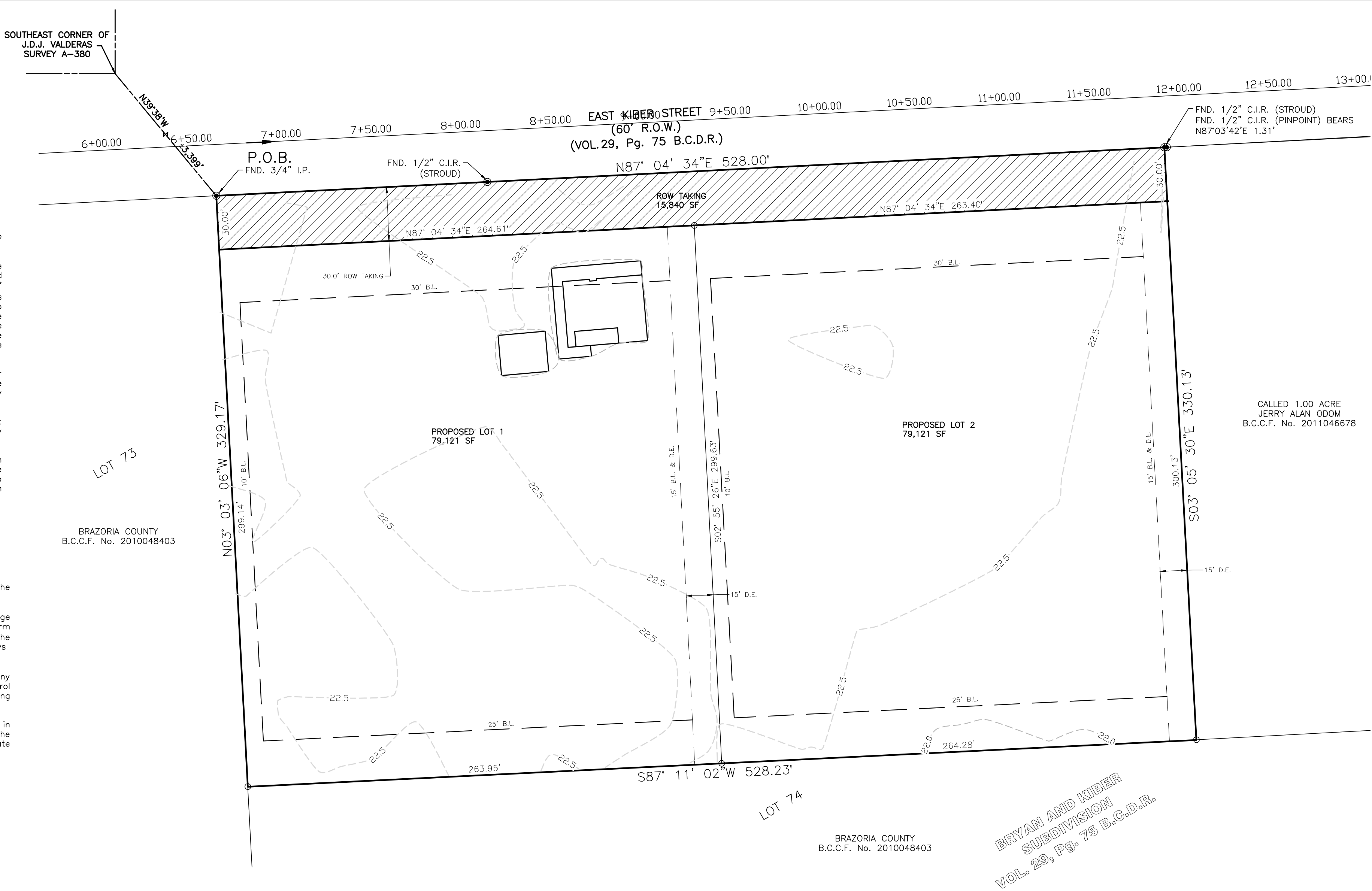
This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

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

Notary Public State of Texas

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel A. Saucedo, 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. Saucedo DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992



ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

I CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE. FIELDWORK WAS COMPLETED IN FEBRUARY, 2021.

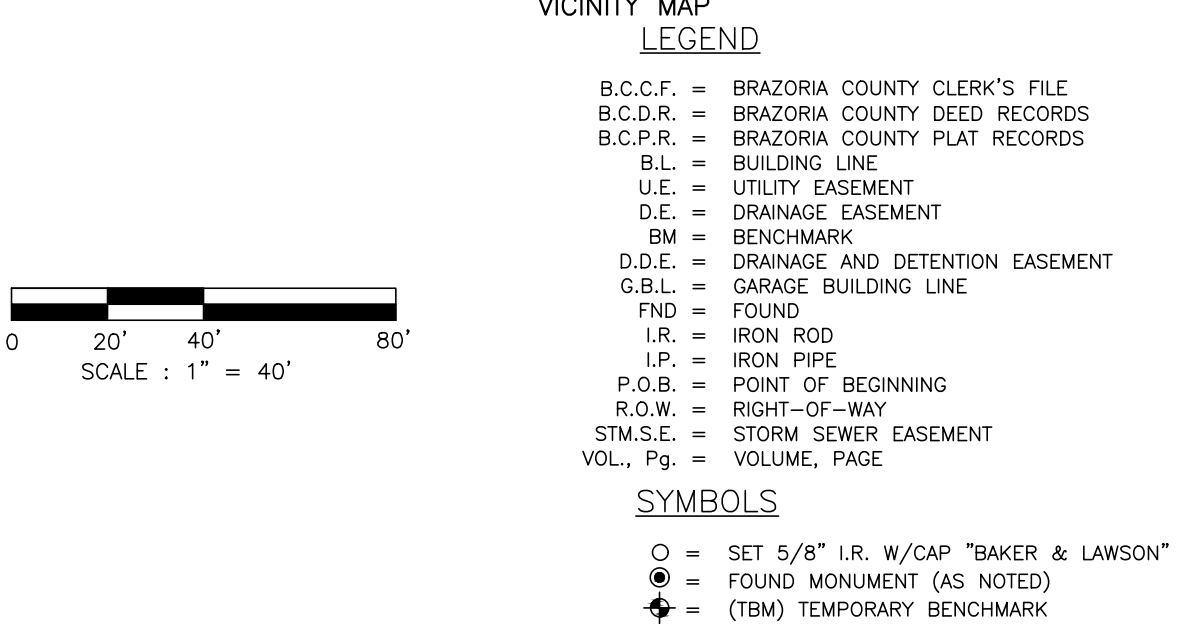
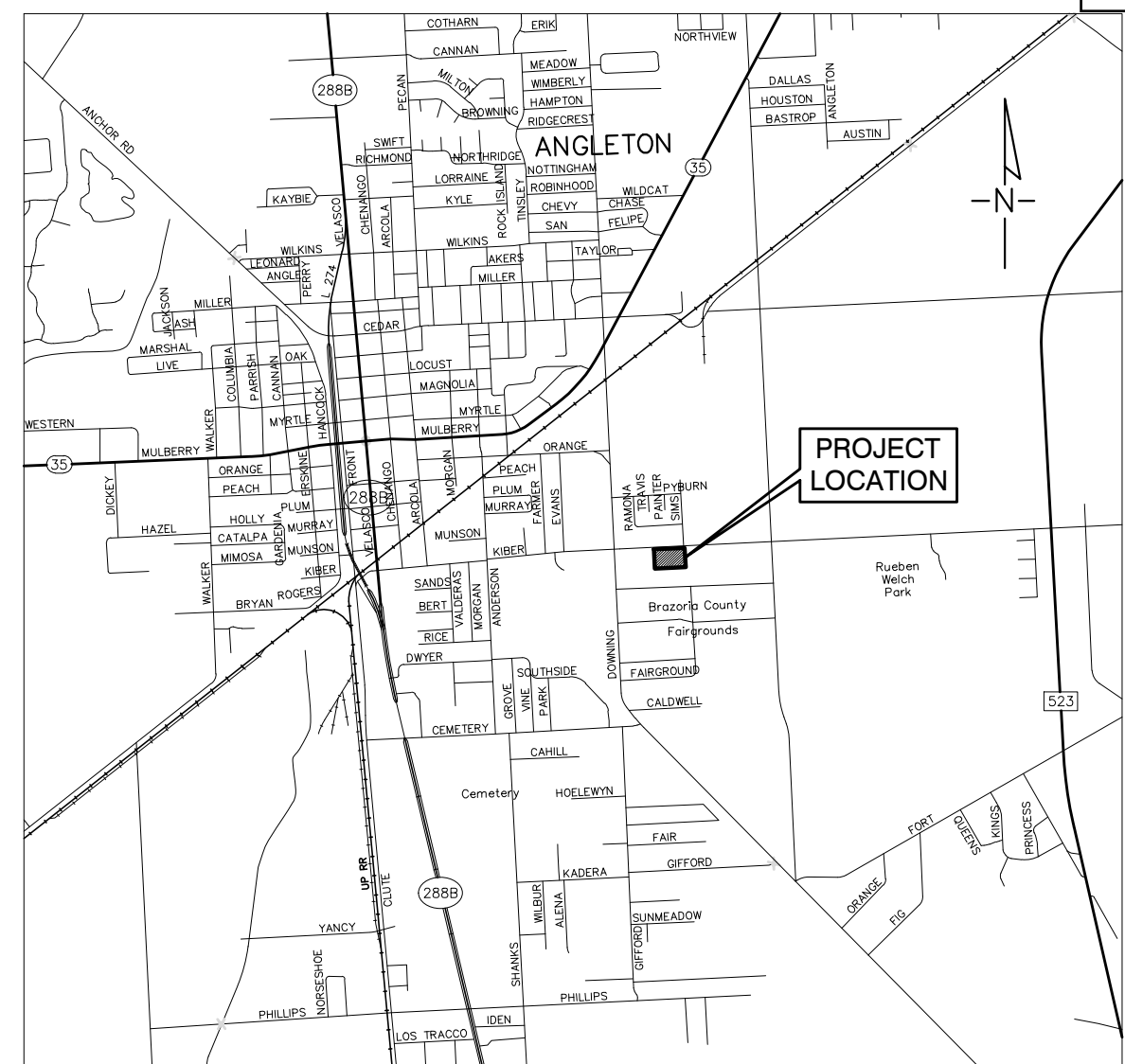
SIGNED: PHIL HAMMONS DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5840



NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2021, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. REFERENCE BENCHMARK: NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29
- 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
- 11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
- 12. ALL REAR BUILDING LINES SHALL BE 25 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 10 FEET FOR INTERIOR SIDE LOTS. THE FRONT BUILDING LINE SHALL BE 30 FEET.
- 13. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE THE TRACT INTO TWO LOTS.

OWNER: JACOBO DE LA GARZA 1236 KIBER STREET ANGLETON TEXAS 77515 832-630-4975



FIELD NOTES FOR 3.996 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 3.996 ACRES (174,082 FEET) OF LAND, LOCATED IN THE I.T. TINSLEY SURVEY, ABSTRACT NUMBER (NO.) 375, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF TRACT 74 OF THE BRYAN AND KIBER SUBDIVISION RECORDED UNDER VOLUME (VOL.) 29, PAGE (PG.) 75 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), BEING ALL OF A CALLED 4 ACRE TRACT RECORDED IN THE NAME OF JOCOBO H. DELAGARZA UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2017023710; SAID 3.996 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 3/4-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST KIBER STREET (SIXTY FEET WIDE PER VOL. 29, PG. 75 B.C.D.R.) AT THE NORTHEAST CORNER OF LOT 73 OF SAID BRYAN AND KIBER SUBDIVISION, AT THE NORTHWEST CORNER OF SAID LOT 74 AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH R.O.W. LINE OF SAID EAST KIBER STREET, BEING THE NORTH LINE OF SAID LOT 74, NORTH 87 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 528.00 FEET TO A 1/2-INCH IRON ROD WITH CAP (STROUD) FOUND AT THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT RECORDED IN THE NAME OF JERRY ALAN ODOM UNDER B.C.C.F. NO. 2011046678, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 1.00 ACRE TRACT, SOUTH 03 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 330.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH LINE OF A TRACT RECORDED IN THE NAME OF BRAZORIA COUNTY UNDER B.C.C.F. NO. 2010048403, AT THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID BRAZORIA COUNTY TRACT, SOUTH 87 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 528.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE COMMON LINE OF LOTS 73 AND 74, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOTS 73 AND 74, NORTH 03 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 329.17 FEET TO THE POINT OF BEGINNING, CONTAINING 3.996 ACRES OF LAND, MORE OR LESS.

REVISED:

# PRELIMINARY/FINAL REPLAT

## DE LA GARZA SUBDIVISION

### A 3.996 ACRE, 2-LOT, 1 BLOCK SUBDIVISION

PORTION OF OF TRACT 74 OF THE BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R. LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375 BRAZORIA COUNTY, TEXAS

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS

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

PROJECT NO.: 14526	SCALE: 1" = 40'	DRAWN BY: MAS
DRAWING NO.: 14526 PLAT	DATE: 04/01/2020	CHECKED BY: DRR



ORDINANCE NO. 2011-O-6C

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ANGLETON TEXAS, AND THE VOLUNTARY ANNEXATION OF CERTAIN TERRITORY, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ANGLETON, TEXAS; AND PROVIDING THAT FROM HENCEFORTH SAID TERRITORY SHALL BE A PART OF THE CITY OF ANGLETON, TEXAS, SUBJECT TO AND BOUND BY THE PROVISIONS OF ALL ORDINANCES AND CODIFICATION OF ORDINANCES OF SAID CITY; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, two (2) public hearings were held before the City Council of the City of Angleton at Angleton, Texas, on the 10th day of May, 2011, and all interested persons were provided with an opportunity to be heard on the proposed annexation of the lands described in Exhibit "A" attached hereto and incorporated herein by reference:

WHEREAS, the population of the City of Angleton, Texas, is in excess of 5,000 inhabitants, to-wit: said City having had a population of 18,862 inhabitants according to the Federal Census Report of 2010; and

WHEREAS, the described territory lies within the extraterritorial jurisdiction of the City of Angleton;

WHEREAS, the land owner has voluntarily petitioned the City for annexation; and

WHEREAS, the territory lies adjacent to and adjoins the City of Angleton, Texas; and

WHEREAS, the territory described is one-half mile or less in width;

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

**SECTION 1.** The City of Angleton hereby annexes for all purposes the territory described as follows:

Being a 4.000 acre tract of land, 375 IT Tinsley LTS 74A1, also known as 1236 E. Kiber, Angleton, Brazoria County, Texas,

and more particularly described in Exhibit "A", which is attached hereto and incorporated herein in full. The boundary limits of the City shall include said territory. The ordinances, codes, resolutions, regulations, and all laws of the City shall apply to said territory. The City Council finds that all requirements of law for this annexation have been satisfied.

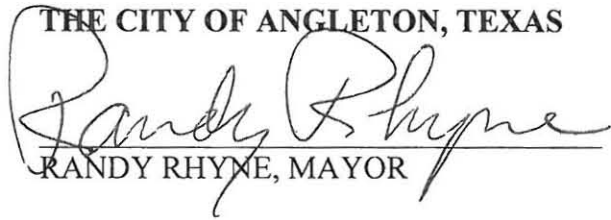
**SECTION 2.** Where applicable, the land owner shall be responsible for the cost of extending any water or sewer lines to his property and the City will then provide all City services to the area.

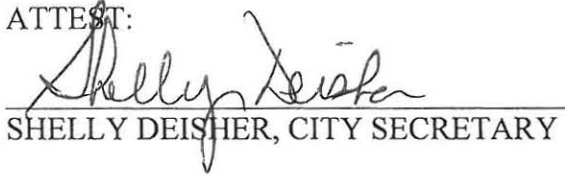
**SECTION 3.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 4.** If any section or part of this Ordinance is unconstitutional, illegal, or invalid, then such unconstitutionality, illegality, or invalidity of such section or part shall in no way effect, impair or invalidate the remaining portion thereof, but such remaining portion shall remain in full force and effect.

**SECTION 5.** This ordinance shall be effective from and after its passage and adoption.

PASSED AND ADOPTED, this 14th day of June, 2011.

**THE CITY OF ANGLETON, TEXAS**  
  
RANDY RHYNE, MAYOR

ATTEST:  
  
SHELLY DEISHER, CITY SECRETARY

APPROVED AS TO FORM:

  
MARY KAY FISCHER, CITY ATTORNEY



Brazoria CAD

Property Search Results > Property ID 170949 R H REED CORPORATION for Year 2011

Property Details	
<b>Account</b>	
Property ID:	170949
Geo ID:	0375-0150-000
Type:	Real
Legal Description:	375 I T TINSLEY LTS 74A1, ACRES 4.000
<b>Location</b>	
Address:	1238 KIBER , ANGLETON TOWNSITE 1964 AND OLDER
Neighborhood:	
Mapscs:	
Jurisdictions:	CAD, DR1, EM3, GBC, HAD, NAV, RDB, SAN
<b>Owner</b>	
Name:	R H REED CORPORATION
Address:	PO BOX 970  CLUTE, TX 77531- 0970
<b>Property</b>	
Appraised Value:	N/A
<b>Map Layers</b>	
<b>Radius Search</b>	

Website version: 1.2.2.0

Database last updated on: 3/29/2011 4:11 AM  
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

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[http://propaccess.trueautomation.com/Map/Map.aspx?cid=51&prop\\_id=170949&year=2...](http://propaccess.trueautomation.com/Map/Map.aspx?cid=51&prop_id=170949&year=2...) 04/06/2011

EXHIBIT "A"

**FIRE**

Existing Services: Fire suppression is provided by the Angleton Volunteer Fire Fighters Association, who has an agreement with Brazoria County.

Services to be Provided: Fire suppression will be available by the Angleton Volunteer Fire Fighters Association, who has an agreement with the City of Angleton. Fire prevention and fire code enforcement activities will be provided by the Fire Marshal's office as needed. Fire cause and origin determination will be provided by the Fire Marshal's office and supported by the Angleton Police Department.

**POLICE**

Existing Service: None.

Services to be Provided: Currently, the area is under the jurisdiction of the Brazoria County Sheriff's Office. However, upon annexation, the City of Angleton Police Department will extend regular and routine patrols to that area. It is anticipated that the implementation of police patrol activities can be effectively accommodated with the current budget and staff appropriation.

**BUILDING INSPECTION**

Existing Services: None

Services to be Provided: The Building Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Angleton.

**PLANNING AND ZONING**

Existing Services: None

Services to be Provided: The City of Angleton's responsibility for regulating development and land use through the administration of the City of Angleton Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Angleton Subdivision Ordinance. These services can be provided within the department's current budget.

**EXHIBIT "B"**



**STORM WATER MANAGEMENT**

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by city engineers at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area.

**WATER SERVICE**

Existing Services: None

Services to be Provided: Property owner shall be responsible for the cost of extending water lines to his/her property. After water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City, City water service will then be provided to the area.

**SANITARY SEWER SERVICE**

Existing Services: None

Services to be Provided: Prior to the City providing sanitary sewer service to the area, at his/her own expense, Property owner must install a grinder pump or small lift station in accordance with applicable codes and departmental policies and maintain said equipment or at owner's expense a gravity line could possibly be laid to the manhole at the corner of Downing Road and Kiber Street. Property owner's engineer would need to check if the gravity line is possible and present its findings to the city engineer. After proper facilities described above have been inspected and approved by the City, sanitary sewer service will then be provided to the area.

**SOLID WASTE SERVICES**

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Services shall comply with existing policies, beginning with occupancy of structures.

**MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City of Angleton's established policies governing extension of municipal services to newly annexed areas.

**EXHIBIT "B"**

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)**

TO THE MAYOR OF THE GOVERNING BODY OF ANGLETON, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.035, and petition the City Council of the City of Angleton, Texas, to extend the present city limits so as to include as part of the City of Angleton, Texas, the following described territory, to wit:

375 IT Tinsley LTS 74A1, Acres 4.00 (see attached metes and bounds description)

I (We) certify that the above described tract of land is contiguous and adjacent to the City of Angleton, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

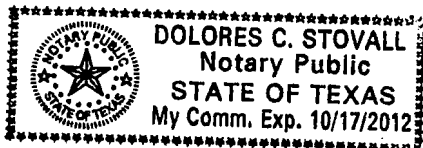
Signed: *Wilfredo Rivera*

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared *Wilfredo Rivera*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this *13th* day of *April*, 20*11*.

[SEAL]



*Dolores C. Stovall*  
Notary Public in and for  
Brazoria County, Texas





### CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 1236 Kiber - Angleton  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Robert H. Reed

Mailing Address: 270 Wayne DR Email: breed1288@

City: Clute, State: TX Zip: 77531 Comcast. Net

Home Phone: 979) 482-0915 Business Phone: ( ) Same

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 Wilfredo Rivera Date 4/13/11

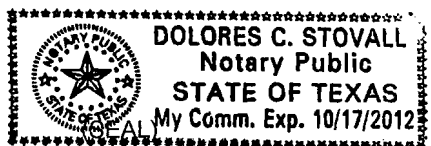
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria § Dolores C. Stovall

Before me, Wilfredo Rivera on this day personally appeared Wilfredo Rivera known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) 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 13th day of April, 2011



[Signature]  
Notary Public Signature  
10/17/2012  
Commission Expires



07/08/2022

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

Mr. Reeves,

This letter is a request for a variance for the De La Garza Subdivision. The variance is made by Baker and Lawson on the behalf of Jacobo De La Garza. The following is requested.

The owner requests a variance to Section 23-15(D)2.a.3 of the Land Development Code and Angleton Construction Manual. The purpose of this variance is to allow Jacob De La Garza to install aerobic septic systems. The excerpt is provided.

### **Sec. 23-15. Drainage and Utilities.**

#### **D. On-Site Sewerage Facilities (OSSF).**

**2. New / Replacement OSSF Systems Limited.** Sanitary sewer service shall be provided to all properties unless one of the following circumstances is applicable:

- a. *New OSSF Service.* The City will allow the issuance of a permit for a new OSSF only if the following criteria are met:
  - i. Public sanitary sewer service is not available to the property;
  - ii. The property is not included in a public or privately funded project where sanitary sewer service is proposed to be extended to the property;
  - iii. An existing, or proposed, sanitary sewer service main is located more than 200 feet from the front of any lot proposing a new OSSF; and
  - iv. The proposed OSSF is approved by Brazoria County.

We stated the following reasons to support this variance request.

- 1) All proposed lots exceed 1.000 acres.
  - a. The property is zoned as SF-20, which requires 20,000 SF lots. However, the owner is subdividing his lots into two 2.00 acres lots. The acreage of the lots meets the minimum requirements for OSSF facilities allowed by TCEQ.
- 2) The need to extend sanitary services is cumbersome.
  - a. After discussion with the City Engineer and Public Works Director, the owner will need to pump his sewage to MH-823 via grinder pump. The manhole is located in the southeast corner of Downing and Kiber Road. There is no feasible route to the manhole.
    - i. Access to MH-823 via Kiber ROW: Under current conditions, Kiber Road is 60' ROW with a 20' wide asphalt road and roadside ditch on both sides of the roadway. Mr. De La Garza's Property is on the south side of Kiber Road. Between his property line and the road edge, there are 3 buried utilities (Centerpoint Gas, Fiber, and Southwestern Bell). These utilities and their service boxes are shown on the utility plan, Sheet C.3. Near the intersection of Kiber

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



Street and Downing Road, the service boxes block access to MH-823 (see Exhibit 1). As shown on the exhibit, there is no safe access to access MH-823.

- ii. Access to MH-823 via easement: due to lack of access in the Kiber ROW, Mr. De La Garza has reached out to the Brazoria County Fair Ground Association for a utility easement. The request for an easement was made on February 17, 2022. To this date, an agreement for an easement has not been reached.

Thank you for consideration of this variance request.

Sincerely,



Miguel Saucedo

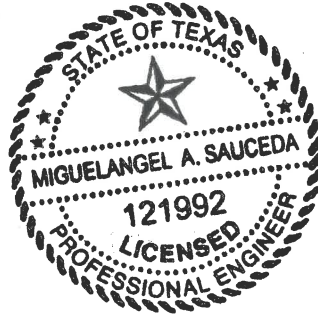


Exhibit 1 (Photo of Kiber Street: view from Downing Road)





## Walter Reeves

---

**From:** Vasquez, Javier <Javier.Vasquez@hdrinc.com>  
**Sent:** Thursday, August 11, 2022 9:27 PM  
**To:** Walter Reeves  
**Cc:** Peterson, John  
**Subject:** RE: Bullet Points on De La Garza Sewer Connection

Walter,

Please see below regarding the Jacob De La Garza property and providing sanitary sewer service for the lot in accordance to Annexation Ordinance 2011-O-6C. I will need your help in identifying the date the letter for denial of the variance submitted back in April 8, 2021 and to review the timeline to note any inconsistencies in your understanding of the efforts to plat and obtain utility service:

- October 2020 – Letter issued by City regarding subdivision platting requirements
- March 22, 2021 – Plat coordination made to obtain utility information for providing water and sanitary sewer service to the De La Garza property on Kiber Street. Property Owner is made aware of the Annexation Ordinance 2011-O-6C utility requirements for sanitary sewer service.
- April 8, 2021 – Variance submitted for septic system along with plat, site plans.
- [Variance not granted for septic]
- July 15, 2021 – Property Owner coordinated potential option for de-annexation of his property or option to install a grinder pump system if not allowed to de-annex. The existing property is already serviced by water well and septic.
- August 10, 2021 – Coordination resumed for providing utility services to the De La Garza Property on Kiber Street. Utility information provided for completing a site plan.
- October 28, 2021 – Initial submittal for plating and site plan was coordinated.
- January 17, 2022 – A design plan was submitted to provide grinder pump installation for servicing sanitary sewer for the proposed subdivision. In review of the plans, the proposed system posed potential installation and operational conflicts due to the low pressure of the force main system and offsets required for utility conflicts. After discussion of the proposed grinder pump and force main location, another option was to look at running the force main west towards the Downing Street intersection and verify depth of sewer at the manhole located at the southeast corner of the intersection. This alignment would potentially require permission to run the utility within the County ROW or obtain utility easements.
- January 28, 2022 – Coordination was provided to confirm depths of the manhole at Downing and Kiber. It was noted that the manhole had 6.3-ft of depth per investigation of Baker & Lawson.
- February 17, 2022 – Coordination was made with Brazoria County to obtain an easement along Kiber Street within the County Fair Association property that is east of the De La Garza property.
- May 12, 2022 – Property was unsuccessful in acquiring an easement from Brazoria County and additional meeting coordinated with the City to identify alternatives.
- May 18, 2022 – Property Owner met with Development Services team to look over alternatives for sanitary sewer service. Connection to manhole on Sims was not feasible due to proposed force main operation and potential utility conflicts and crossing under Kiber Street. Septic option was discussed but would require a revision to the Annexation Ordinance 2011-O-6C and to the proposed plat to meet requirements for septic installation which is permitted by TCEQ through Brazoria County.
- August 2022 – Property Owner is seeking a revision to Annexation Ordinance 2011-O-6C to allow for OSSF (on-site sewage facilities) and is coordinating with Development Services for completing an application.

Sincerely,

**Javier Vasquez**, P.E., CFM



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 09/27/2022

**PREPARED BY:** Glenn LaMont

**AGENDA CONTENT:** Discussion and possible action on Resolution No. 20220927-000 extending the disaster declaration signed by the Mayor on March 17, 2020, through November 7, 2022; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date. (LaMont)

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETTED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Extending the Mayor's COVID-19 Disaster Declaration for another 30 days.

**RECCOMENDATION:**

Staff recommends council approving this Resolution due to the Governor continuing extension of the State's declaration and it being linked to the Federal grant money, we refer to as ARPA.



**RESOLUTION NO. 20220927-019**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, RATIFYING THE DISASTER DECLARATION SIGNED BY THE MAYOR ON MARCH 17, 2020, AND CONSENTING TO ITS CONTINUATION THROUGH NOVEMBER 7, 2022; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, on March 17, 2020, Mayor Jason Perez, acting in accordance with authority granted to him under Section 418.108(a) of the Texas Government Code and the City's Home Rule Charter, declared a local state of disaster for the City due to concerns related to the novel coronavirus (COVID-19); and

**WHEREAS**, Section 418.108(b) of the Texas Government Code the City of Angleton, consenting to the renewal and continuation of the declaration of disaster in each subsequent month; and

**WHEREAS**, the conditions necessitating the disaster declaration continue to exist; and

**WHEREAS**, the City Council supports the disaster declaration signed by Mayor Jason Perez on March 17, 2020 and consented to its continuation.

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

**SECTION 1.** The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

**SECTION 2.** That a local state of disaster for public health is hereby declared for the City of Angleton, Texas pursuant to §418.108(a) of the Texas Government Code, and the City Council hereby consents to its continuation through November 7, 2022, or until such time as it is terminated by the Mayor, provided that the Mayor gives City Council seventy-two hours' notice of proposed termination.

**SECTION 3.** Pursuant to §418.108(c) of the Government Code, this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

**SECTION 4.** Pursuant to §418.108(d) of the Government Code, this declaration of a local state of disaster activates the City emergency management plan.

**SECTION 5.** The Mayor is authorized to sign this Resolution and the City Secretary to attest.

**SECTION 6.** This Resolution shall become effective and be in full force and effect upon execution

by the Mayor.

**PASSED AND APPROVED THIS THE 27th DAY OF SEPTEMBER 2022.**

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Michelle Perez, TRMC  
City Secretary





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Patty Swords

**AGENDA CONTENT:** Request approval to submit a grant application to TxDOT for mobility improvements in downtown Angleton along both sides of Velasco St., from E. Orange St. to E. Locus St.

**AGENDA ITEM SECTION:** (choose one, delete others) Ceremonial Presentation, Consent Agenda, Public Hearing, Regular Agenda, Executive Session

**BUDGETED AMOUNT:** \$0 **FUNDS REQUESTED:** \$0

**FUND:** N/A

### EXECUTIVE SUMMARY:

Angleton has a pedestrian and bicycle accessibility issue in its downtown area. Corrections and improvements to the street, sidewalks, and ramps, plus adding safety features, will be costly. However, the City has an opportunity to apply for grant funding to alleviate at least eighty percent of the total project cost.

The City of Angleton has been invited to re-submit a request to improve downtown accessibility and increase multi-modal mobility. Not only will ADA compliance be improved, but the general public will be able to move freely about downtown without the constant threat of a trip and fall incident.

The proposed project includes constructing approximately 3,100 LF (0.58 mi.) of 10' wide reinforced concrete multi-use paths accessible to all. As designed, the plan calls for four crosswalks with eight ADA curb ramps and signage at the intersection of SH35 (E. Mulberry St.), and an additional 16 crosswalks and 38 ADA curb ramps added to cross local side streets and alleyways. Current parallel parking, which presents hazards to those parking and road traffic, will be removed to accommodate the new features.

Thanks to Angleton's Livable Center Study, these improvements have already been identified. Grant funding will help make these ideas come to life in just a few years.

The grant application will be submitted in two phases. The first is a pre-application, and it can be submitted in October. If selected to proceed, the City will be invited to submit a detailed application, which is due by April 2023 (unless that date is changed by TxDOT). If the application

receives final approval, the City will be notified by July. Grant funds will be made available in January 2024. It is important to note that matching funds must be available at that time.

The estimated total project cost is \$3,942,518.00, of which the City would be required to fund a local match in the amount of \$788,505.00 (20%).

**RECOMMENDATION:**

Staff recommends that Council approve submitting a grant application to TxDOT under the Transportation Alternatives grant program for pedestrian, bicycle, and vehicle mobility and safety improvements in downtown Angleton along both sides of Velasco St., from E. Orange to E. Locust.



Angleton Streetscape Downtown Revitalization  
City of Angleton

Opinion of Probable Construction Costs

OPINION OF PROBABLE CONSTRUCTION COSTS

Item	Item Description	Unit	Quantity
<b>GENERAL ITEMS</b>			
1	Mobilization	LS	1
2	Traffic Control for Minor Projects	MO	16
3	SWPPP Plan	LS	1
4	Contingency	EA	1
<b>General Items Total</b>			
<b>PROJECT ITEMS</b>			
5	Preparing ROW	STA	16.0
6	Removing Concrete (Sidewalks)	SY	2,600.0
7	Removing Concrete (Curb and Gutter)	SY	2,700.0
8	Remove Stabilized Base and Asphalt Pavement	SY	400.0
9	Excavation	CY	120.0
10	Finishing and Placing Topsoil (4")	SY	50.0
11	Block Sod (Bermuda)	SY	50.0
12	Inlet (Compl)	EA	4.0
13	Adjusting Manholes (Sanitary)	EA	3.0
14	Remove Structure (Inlet)	EA	4.0
15	Concrete Curb and Gutter (TY I)	LF	3,500.0
16	Concrete Intersection Driveways and Turnouts	SY	250.0
17	Reinforced Concrete Sidewalks (5")	SY	3,000.0
18	ADA Curb Ramp	EA	46.0
19	PVC Schedule 40 2" CONDT	LF	3,000.0
20	Ground Box Type D	Ea	16.0
21	Electric CONDR No. 8 Insulated	LF	6,000.0
22	Electric CONDR No. 8 Bare	LF	3,000.0
23	IN SM RD SN SUP&AM Type 10 BWG(1)SA(P)	EA	48.0
24	Remove SM RD SN SUP&AM	Ea	24.0
25	Reflectionized Pavement Markings Type I White 4" Solid (100MIL)	LF	6,500.0
26	Reflectionized Pavement Markings Type I White 4" BRK (100MIL)	LF	100.0
27	Reflectionized Pavement Markings Type I White 24" Solid (100MIL)	LF	2,200.0
28	Reflectionized Pavement Markings Type I Yellow 4" Solid (100MIL)	LF	6,500.0
29	Reflectionized Pavement Markings Type I Yellow 4" BRK (100MIL)	LF	200.0
30	Prefabricated Pavement Marking Type C White Arrow	EA	8.0
31	Remove PED Pole Assembly	EA	4.0
32	Decomposed Granite 3" Depth	SY	350.0
33	Relocate Fire Hydrant	EA	4.0
34	Removing and Relocating Water Meter and Box	EA	6.0
35	Short Side Service Line 5/8" to 1"	EA	6.0
36	Adjust Meter Box	EA	4.0
37	Pedestrian Light Pole Base Assembly	EA	16.0
38	[TxDOT] Ped Detect Push button (APS)	EA	16.0
39	[TxDOT] Ped Sig Sec (LED)(Countdown)	EA	16.0
40	[TxDOT] Ped Pole Assembly	EA	16.0
41	Pedestrian Light Standard and Assembly	EA	16.0
42	Relocate Traffic Signal Pole Assembly	EA	8.0
43	Remove and Replace Awnings	LS	1.0
<b>Project Items Total:</b>			
<b>WORK ITEMS</b>			
44	Construction/Grand Administration	EA	1.0
45	Material Testing	EA	1.0
46	Construction Observation	EA	1.0
47	ROW Surveying	EA	1.0
<b>Work Items Total:</b>			
<b>Preliminary Engineering Items</b>			
48	Engineering	LS	1.0
49	Topo Surveying	LS	1.0
50	Geotech	LS	1.0
51	Environmental	LS	1.0
<b>Work Items Total:</b>			

Angleton Estimate	
Unit Price	Cost
\$ 88,000.00	\$ 88,000.00
\$ 9,900.00	\$ 158,400.00
\$ 15,400.00	\$ 15,400.00
\$ 328,201.50	\$ 328,201.50
	\$ 590,001.50
\$ 6,600.00	\$ 105,600.00
\$ 19.80	\$ 51,480.00
\$ 11.00	\$ 29,700.00
\$ 33.00	\$ 13,200.00
\$ 11.00	\$ 1,320.00
\$ 5.50	\$ 275.00
\$ 7.70	\$ 385.00
\$ 7,150.00	\$ 28,600.00
\$ 1,320.00	\$ 3,960.00
\$ 1,650.00	\$ 6,600.00
\$ 22.00	\$ 77,000.00
\$ 44.00	\$ 11,000.00
\$ 148.50	\$ 445,500.00
\$ 3,300.00	\$ 151,800.00
\$ 44.00	\$ 132,000.00
\$ 1,650.00	\$ 26,400.00
\$ 1.65	\$ 9,900.00
\$ 1.43	\$ 4,290.00
\$ 605.00	\$ 29,040.00
\$ 165.00	\$ 3,960.00
\$ 1.10	\$ 7,150.00
\$ 1.10	\$ 110.00
\$ 7.70	\$ 16,940.00
\$ 1.10	\$ 7,150.00
\$ 1.10	\$ 220.00
\$ 550.00	\$ 4,400.00
\$ 550.00	\$ 2,200.00
\$ 46.20	\$ 16,170.00
\$ 7,150.00	\$ 28,600.00
\$ 2,090.00	\$ 12,540.00
\$ 1,650.00	\$ 9,900.00
\$ 275.00	\$ 1,100.00
\$ 550.00	\$ 8,800.00
	\$ -
	\$ -
	\$ -
\$ 3,520.00	\$ 56,320.00
\$ 57,200.00	\$ 457,600.00
\$ 165,000.00	\$ 165,000.00
	\$ 1,926,210.00
\$ 72,000.00	\$ 72,000.00
\$ 37,800.00	\$ 37,800.00
\$ 160,000.00	\$ 160,000.00
\$ 65,000.00	\$ 65,000.00
	\$ 334,800.00
\$ 378,000.00	\$ 378,000.00
\$ 15,500.00	\$ 15,500.00
\$ 8,000.00	\$ 8,000.00
\$ 35,000.00	\$ 35,000.00
	\$ 436,500.00

HDR Estimate	
Unit Price	Cost
\$ 113,200.00	\$ 113,200.00
\$ 9,900.00	\$ 158,400.00
\$ 15,400.00	\$ 15,400.00
\$ 328,201.50	\$ 328,201.50
	\$ 615,201.50
\$ 8,000.00	\$ 128,000.00
\$ 19.80	\$ 51,480.00
\$ 11.00	\$ 29,700.00
\$ 33.00	\$ 13,200.00
\$ 11.00	\$ 1,320.00
\$ 10.00	\$ 500.00
\$ 9.00	\$ 450.00
\$ 7,150.00	\$ 28,600.00
\$ 1,500.00	\$ 4,500.00
\$ 1,650.00	\$ 6,600.00
\$ 22.00	\$ 77,000.00
\$ 80.00	\$ 20,000.00
\$ 148.50	\$ 445,500.00
\$ 4,000.00	\$ 184,000.00
\$ 50.00	\$ 150,000.00
\$ 1,650.00	\$ 26,400.00
\$ 1.88	\$ 11,280.00
\$ 1.63	\$ 4,890.00
\$ 675.60	\$ 32,428.80
\$ 165.00	\$ 3,960.00
\$ 1.10	\$ 7,150.00
\$ 1.10	\$ 110.00
\$ 7.70	\$ 16,940.00
\$ 1.10	\$ 7,150.00
\$ 1.10	\$ 220.00
\$ 550.00	\$ 4,400.00
\$ 550.00	\$ 2,200.00
\$ 50.00	\$ 17,500.00
\$ 7,150.00	\$ 28,600.00
\$ 2,090.00	\$ 12,540.00
\$ 1,650.00	\$ 9,900.00
\$ 275.00	\$ 1,100.00
	\$ -
\$ 1,114.00	\$ 17,824.00
\$ 710.78	\$ 11,372.48
\$ 2,625.39	\$ 42,006.24
	\$ -
\$ 57,200.00	\$ 457,600.00
\$ 165,000.00	\$ 165,000.00
	\$ 2,021,421.52
\$ 80,000.00	\$ 80,000.00
\$ 85,000.00	\$ 85,000.00
\$ 160,000.00	\$ 160,000.00
\$ 65,000.00	\$ 65,000.00
	\$ 390,000.00
\$ 378,000.00	\$ 378,000.00
\$ 24,800.00	\$ 24,800.00
\$ 9,100.00	\$ 9,100.00
\$ 50,000.00	\$ 50,000.00
	\$ 461,900.00

General Items Total =	\$ 590,002.00	General Items Total =	\$ 615,202.00
Project Items Total =	\$ 1,926,210.00	Project Items Total =	\$ 2,021,422.00
Work Items Subtotal =	\$ 334,800.00	Work Items Subtotal =	\$ 390,000.00
Construction Cost Subtotal =	\$ 2,851,012.00	Construction Cost Subtotal =	\$ 3,026,624.00
TxDOT Direct State Costs for project oversight =	\$ 427,652.00	Costs for project oversight =	\$ 453,994.00
Preliminary Engineering Items Subtotal =	\$ 436,500.00	Engineering Items Subtotal =	\$ 461,900.00
Total Project Cost Estimate =	\$ 3,715,164.00	Total Project Cost Estimate =	\$ 3,942,518.00
Optional Local Match Increase =	\$ 743,033.00	Optional Local Match Increase =	\$ 788,504.00



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 27, 2022

**PREPARED BY:** Patty Swords

**AGENDA CONTENT:** Request approval to submit a grant application to TxDOT for a 10' wide multi-model shared path around Highway 274 from E. Cedar St. to Munson St.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$0 **FUNDS REQUESTED:** \$0

**FUND:** N/A

### EXECUTIVE SUMMARY:

Under TxDOT's Transportation Alternatives grant program, the City of Angleton is eligible to submit a request for funding to implement a 10' wide multi-model shared path project around Highway 274 from E. Cedar to Munson St.

On the east side of Hwy. 274, the path will use space from Front St. along with a protection plan for existing trees. Staff proposes adding trees where appropriate to the east side of Front St. to provide more shade to pedestrians and bicyclists.

The proposed project includes new crosswalks with striping and signals, new curb ramps, and some drainage improvements. Those who use the shared path can link to existing sidewalks to access restaurants, shopping, businesses, employment centers, the County Courthouse, Veterans' Park, and several Churches.

The grant application will be submitted in two phases. The first is a pre-application, and it can be submitted in October. If selected to proceed, the City will be invited to submit a detailed application, which is due by April 2023 (unless that date is changed by TxDOT). If the application receives final approval, the City will be notified by July. Grant funds will be made available in January 2024. It is important to note that matching funds must be available at that time.

The estimated total project cost is \$3,108,717, of which the City would be required to fund a local match in the amount of \$621,745, (20%).

### RECOMMENDATION:

Staff recommends approval to submit the grant application to TxDOT for the Hwy. 274 multi-model path initiative under the Transportation Alternatives grant program.



Loop 274 Multi-Model Shared Path Project City of Angleton Opinion of Probable Construction Costs				
Item Description	Unit	Quantity	Unit Price	Cost
<b>OPINION OF PROBABLE PROJECT COSTS</b>				
<b>Opinion of Probable Construction Cost</b>				
1 Mobilization	LS	1	\$ 55,000.00	\$ 55,000.00
2 Traffic Control	MO	4	\$ 10,000.00	\$ 40,000.00
3 Tree Protection Plan	LS	1	\$ 40,000.00	\$ 40,000.00
4 SWPPP Plan	LS	1	\$ 25,000.00	\$ 25,000.00
5 Preparing ROW	STA	70.0	\$ 8,000.00	\$ 560,000.00
6 Type A Inlets	EA	3.0	\$ 5,000.00	\$ 15,000.00
7 Adjusting Manholes/inlets	EA	2.0	\$ 1,500.00	\$ 3,000.00
8 Concrete Driveways	SY	105.0	\$ 90.00	\$ 9,450.00
9 Reinforced Concrete Shared Paths	SF	70,000.0	\$ 10.00	\$ 700,000.00
10 ADA Curb Ramp	EA	8.0	\$ 7,000.00	\$ 56,000.00
11 Reflectionized Pavement Markings Type I White 8" Solid (100MIL)	LF	165.0	\$ 6.00	\$ 990.00
12 Pathway Lighting	MI	1.40	\$ 300,000.00	\$ 420,000.00
13 Relocate Traffic signs	EA	24.0	\$ 600.00	\$ 14,400.00
14 24 " RCP Storm sewer	LF	275.0	\$ 130.00	\$ 35,750.00
<b>Total</b>				\$ 1,974,590.00
Miscellaneous Items (30%)				\$ 592,377.00
<b>Opinion of Probable Construction Cost Total:</b>				<b>\$ 2,566,967.00</b>
<b>Professional Services</b>				
15 Design Services	LS	1.0	\$ 200,000.00	\$ 200,000.00
16 Bid Phase Services	LS	1.0	\$ 8,000.00	\$ 8,000.00
17 Construction Administration	LS	1.0	\$ 50,000.00	\$ 50,000.00
18 Electrical/Illumination Design	LS	1.0	\$ 30,000.00	\$ 30,000.00
19 TxDOT Coordination	LS	1.0	\$ 5,000.00	\$ 5,000.00
20 Construction/Grand Administration	LS	1.0	\$ 30,000.00	\$ 30,000.00
21 Material Testing	LS	1.0	\$ 30,000.00	\$ 30,000.00
22 Surveying	LS	1.0	\$ 60,000.00	\$ 60,000.00
23 Environmental	LS	1.0	\$ 50,000.00	\$ 50,000.00
24 Geotechnical Services	LS	1.0	\$ 18,750.00	\$ 18,750.00
25 Construction Observation	LS	1.0	\$ 60,000.00	\$ 60,000.00
<b>Professional Services:</b>				<b>\$ 541,750.00</b>
<b>Opinion of Probable Project Cost</b>				<b>\$ 3,108,717.00</b>



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 09/13/2022  
**PREPARED BY:** Hector Renteria  
**AGENDA CONTENT:** Lift Station Rehab through ARPA Fund  
**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

**EXECUTIVE SUMMARY:**

This presentation will highlight the rehabilitations that ARPA fund has afforded.

**RECOMMENDATION:**



# Lift Station Rehabilitation



# Lift Stations

- Lift stations are a vital part of the collection system. They are used to help pump the sanitary sewer across the system. Gravity lines from the basin area bring the sewer to the station. Then the lift station pumps the sewer to the next series of lines, lift station, or WWTP. Each lift station services an area of the city. They are an important part of infrastructure. Especially because if one of them fails there could be a widespread area without service. Therefore, it is important to invest funding in lift stations that are becoming dilapidated. This presentation will highlight the rehabilitations that ARPA fund has afforded.



# Lift Station #10

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# Lift Station #10

- Dry pit eliminated
  - New high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
- 
- Costs: \$47,627.00



# Lift Station #11

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# Lift Station #11

- Dry pit eliminated
  - New, high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
  - New fence
- 
- Costs: \$47,731.05



# Lift Station #24

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# Lift Station #24

- Hut enclosure eliminated
  - New, high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
  - New fence
- 
- Costs: \$53,940.00



# Lift Station #25

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# Lift Station #25

- Hut enclosure eliminated
  - New, high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
  - New fence
- 
- Costs: \$48,990.00





# Lift Station #8

# Lift Station #8

- Dry well eliminated increasing capacity
  - Wet well and manhole coated
  - New, high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
  - New fence
- 
- Costs: \$175,140.00



# Lift Station #26

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# Lift Station #26

- Hut enclosure eliminated
  - New, high efficiency submersible pumps installed
  - All new plumbing and rail system
  - New control panel and electrical system
  - Main power converted to 3 phase – 480V
- 
- Costs: \$56,209.00



# Lift Station #35



# Lift Station #35

- New, high efficiency submersible pumps installed
- All new plumbing and rail system
  
- Costs: \$26,073.00