



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MAY 4, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on April 6, 2023.
2. Discussion and possible action on determining possible meeting dates to meet with City Council for a workshop regarding the Zoning Code and various District Regulations.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning 13.002 acres from the (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district for property located at 710 W. Mulberry St., west of N. Walker St.

REGULAR AGENDA

4. Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Sections 4. The proposed final plat consists of approximately 71 single family residential lots on approximately 15.2 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.
5. Discussion and possible action on the final plat of Live Oak Ranch

ADJOURNMENT

CERTIFICATION

I, Otis T. Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, May 1, 2023 by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 4, 2023

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on April 6, 2023.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes for Planning and Zoning Commission meeting for April, 2023.

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



**CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 6, 2023 AT 12:00 PM**

DRAFT MEETING MINUTES

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY THURSDAY, APRIL 6, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00 P.M.

PRESENT

- Chair William Garwood
- Commission Member Deborah Spoor
- Commission Member Michelle Townsend
- Commission Member Regina Bieri
- Commission Member Ellen Eby
- Commission Member Bonnie McDaniel
- Commission Member Henry Munson

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on March 1, 2023.

Motion was made by Commission Member Ellen Eby to approve the minutes subject to the noted corrections; Motion was seconded by Commission Member Regina Bieri.

Commission Action: Minutes were **Approved**. Motion carried unanimously, **7 -0 vote**.

2. Discussion and Presentation recognizing April as National Fair Housing Month. No action is required.

DS Director Otis Spriggs presented the Fair Housing slideshow before the Commission. He stated that in our efforts of affirmatively furthering Fair Housing, Mayor Perez and City Council on March 28, 2023 presented a proclamation recognizing April as National Fair Housing Month. This month is a designated time to recognize the advancements of equal housing access and to remind ourselves of the purpose of the Fair Housing Act.

3. Discussion and possible action on determining possible meeting dates to meet with City Council for a workshop regarding the Zoning Code and various District Regulations.

The Planning and Zoning Commission unanimously agreed that the best potential meeting date is: May 16, 2023 at 5:30 PM- 7:00 PM.

PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a public hearing, discussion, and take possible action on an application for a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District(C-G), DBA Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Angleton, TX, Stes. D&E.

DS Director Otis Spriggs presented the SUP request and staff summary. He noted the criteria for approving SUP's was reviewed by staff and noted that there were no items in conflict.

He noted that staff recommends this Specific Use Permit (S.U.P.) application for a Daycare within the Commercial General Zoning District(C-G), for Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Stes. D&E to the city council for approval consideration and appropriate action, and there are findings of fact of no negative impact to the surrounding properties and subject to the condition that:

1. The applicant should make a good faith effort to obtain permission of the property ownership to install speed bumps in the drop off area to ensure child safety for any speeding cars accessing the parking lot.
2. The applicant shall obtain and maintain Childcare licensing as regulated by the state of Texas Health and Human Services Commission.
3. The applicant shall obtain any City Final Occupancy permits prior to opening the facility.
4. The applicant shall maintain any required Health Permit for food services to the children.

Chair William Garwood opened the public hearing without any opposition.

Christopher Woodard, the daycare owner, stated that they w8ll have 50 children and will be open from 7:00 AM to 7:00 PM. Age will be from 18 months to age 13-year-olds.

Chair William Garwood closed the public hearing without any opposition.

Commission Member Regina Bieri commented on the existing playground area and its current bad condition and size. Mr. Woodard stated that he would be clearing the area and improving it.

Commission Action:

Motion was made by Commission Member Regina Bieri to approve the Specific Use Permit (S.U.P.) application for a Daycare within the Commercial General Zoning District(C-G), for Carwood Preparatory Academy Daycare/Preschool at 1100 E. Mulberry St., Stes. D&E to the city council for approval consideration and appropriate action, and there are findings of fact of no negative impact to the surrounding properties and subject to the 4 conditions; Motion was seconded by Commission Member Bonnie McDaniel.

Commission Action: Motion carried unanimously, 7 -0 vote.

5. Conduct a public hearing, discussion, and take possible action on a request for approval of a Text Amendment, modifying various subsections of the City of Angleton Code of Ordinances, Chapter 23, Land Development Code. In addition to other minor changes to the chapter pertaining to cross references, duplications, clarifications, terminologies, reorganizations, and similar, the following sections are proposed to be amended: Sec. 23-5; Sec. 23-10; Sec. 23-12; Sec. 23-14; Sec. 23-37; Sec. 23-38; Sec. 23-60; Sec. 23-75; Sec. 23-81; Sec. 23-87; Sec. 23-95; Sec. 23-94 through Sec. 23-98.

DS Director Otis Spriggs presented an update on the LDC Text Amendment Case noting that the Planning and Zoning Commission is requested to continue the public hearing and discussion on pending short term amendments to the City's Land Development Code, Zoning Ordinance and other development regulations as recommended by the Gunda Corporation. He explained the pending legal comments received over the course of the public hearing. PowerPoint slides were provided highlighting pending changes per legal review as outlined below:

1. Minor deletions and changes:
2. Removed or added reference to TLGC as recommended.
3. Deleted or added other references.
4. Reworded as recommended to avoid double negative.
5. Deleted reference to specific codes and sections that may change in the future. Kept it more generic – “code of ordinances”, “thoroughfare plan”, or “LDC”.
6. Clarified language: permissive vs. mandatory; enforceable.
7. Referred to city code of ordinances for processes for universal processes for approvals, variance etc. Removed details from the LDC.

No further changes were suggested by the Commission. This public hearing remained tabled.

REGULAR AGENDA

- 6. Discussion of a Project Concept for the Mulberry Fields Subdivision site for consideration of a new concept, for approximately 13 acres of land located north of W. Mulberry St., West side of N. Walker St, and south of W. Live Oak St., within the SF-6.3 Zoning District. No action is required.**

DS Director Otis Spriggs introduced the item noting that Corey Boyer, Manager of Development of Texas, developer, hopes to discuss a new vision for the property to allow for a different product in response to the current market influences and interest rates. The applicant is proposing a rezoning of the property to SFA, Single-family attached residential district (Townhomes) (*See attachment 1 for the related Code regulations*). *The proposed number of units would result in 88 doors, depending on net density once public improvements and setbacks are finally designed.*

The Mulberry Fields Subdivision is platted under SF 6.3 for the most part ready for construction. The plans are copied in the packet.

Corey Boyer presented the concept and requested feedback. He has owned the property for 2 years and is requesting a single family attached townhouse product due to interest rates, construction, and insurance costs on the current site. He noted that he is leaving the roads the same. He noted they will meet and exceed all the SFA requirements including additional parking. The property is surrounded by commercial uses, substation, battery farm, residential, etc. These are not being sought out to be duplexes for rental.

Commission Member Michelle Townsend stated that the structure number will double, how are you dealing with any traffic concerns. Mr. Corey Boyer stated that he has had the traffic analyzed by the engineer and they are saying that he is far under the threshold with the 2 points of access.

Commission Member Regina Bieri stated that we do need more duplexes and townhomes; however, her customers are demanding more units like this for the elderly that are not 2-story. She also gave her opinion of PIDs.

Commission Member Bonnie McDaniel noted that her clients want something new in spite of the price point. There is a market for something different.

Commission Member Deborah Spoor expressed her opposition of smaller lots and higher density. She alerted the applicant of the neighbor's dissatisfaction.

7. Consideration of approval of a Final Plat for Windrose Green Section 3 Subdivision. The subject property consists of 23.70 acres, 122 Lots, 3 Blocks, 4 Reserves, in the T.S. Lee Survey, Abstract#318, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

Mr. Spriggs presented the staff review of the plat within the ETJ and noted the City Engineer reviewed the plat and offered 7 comments of which the applicants since the posting of the agenda have resubmitted and addressed each comment.

Mr. Spriggs informed that Staff recommends that the Planning and Zoning Commission approves of the proposed final plat and recommends it to the City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed final plat and recommend it to the City Council for final action. Motion was seconded by Commission Member Michelle Townsend.

Roll call vote:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby; Aye; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Nay and Commission Member Michelle Townsend- Aye.

Motion carried with a 4 -3 vote.

8. Discussion and possible action on a Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 &A-82, Brazoria County, Texas as submitted by Ashton Gray Development.

Mr. Spriggs presented the Preliminary Plat for Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes. The City Engineer has reviewed the submitted Preliminary Plat for Ashland Utility Reserve, and listed (9) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

The planning commission should approve the Preliminary Plat for Ashland Development Utility Reserve, 0.23 acres of land, containing two reserves in one block for utility purposes and a lift station and recommend it to City Council for final action, subject the final approval of the Development Agreement.

Commission Action:

Motion was made by Commission Member Michelle Townsend to approve the proposed final plat and recommend it to the City Council for final action subject to final approval of the DA. Motion was seconded by Commission Member Regina Bieri.

Roll Call vote:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby; Aye; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Aye and Commission Member Michelle Townsend- Aye.

Motion carried unanimously, 5 -2 vote.

9. Discussion and possible action on the preliminary plat of the Ashland Project Coral Haven Street Dedication.

Mr. Spriggs presented the Ashland Project Coral Haven Street Dedication. The City Engineer has reviewed the submitted Preliminary Plat, and listed (7)

comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Preliminary Plat for Ashland Coral Haven Street Dedication Plat and forward it to City Council for final action, subject to the final approval of the Development Agreement. Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve the proposed final plat and recommend it to the City Council for final action subject to final approval of the DA. Motion was seconded by Commission Member Michelle Townsend.

Commission Action:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Aye; Commission Member Ellen Eby; Aye; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Aye and Commission Member Michelle Townsend- Aye.

Roll Call vote:

Motion carried unanimously, 6 -1 vote.

10. Discussion and possible action on the preliminary plat of Ashland Section 2

Mr. Spriggs presented the preliminary plat of Ashland Section 2. The City Engineer has reviewed the submitted Preliminary Plat, and listed (6) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Preliminary Plat for Ashland Section 2 Plat and forward it to City Council for final action, subject to the final approval of the Development Agreement.

Motion was made by Commission Member Bonnie McDaniel to approve the proposed final plat and recommend it to the City Council for final action subject to final approval of the DA. Motion was not seconded.

Commission Action: Motion failed due to the lack of a second to the motion.

11. Discussion and possible action on a Preliminary Plat for Austin Colony Section 1 A, within Planned Development (PD) District No. 3., on an approximate 164.50 acres of land located on the north side of Anchor Road (CR 44) approximately 2,000 feet northwest of W. Wilkins Street.

Mr. Spriggs presented Preliminary Plat for Austin Colony Section 1 A. He explained the reasoning behind the amendment to the PD which covered the

Austin Colony Boulevard classification. This proposal is in compliance with the PD Ordinance. The City Engineer has reviewed the submitted Preliminary Plat, and listed (11) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Preliminary Plat for Austin Colony Section 1 A and forward it to City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed preliminary plat and recommends it to the City Council for final action. Motion was seconded by Commission Member Michelle Townsend.

Commission Action:

Roll Call vote:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby- Nay; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Nay; and Commission Member Michelle Townsend- Aye.

Motion failed to carry, 3-4 vote recommending denial.

12. Discussion and possible action on a Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 3, and the listed (10) comments have been addressed by the applicant since this agenda posting. The comments found in the review were minor and are primarily textual/formatting items noted for correction. Staff has cleared the noted comments.

Commissioner Ellen Eby asked how were the sales going for the subdivision phases 1 and 2.

Michael Foley reported from Riverway spoke on the raised interest rates which have slowed sales. His group is selling at a better pace than others. Lennar does a lot of spec homes and then sells them over a few months. He stated that they are not a custom builder.

Recommendation. The Planning Commission should approve the Final Plat for Riverwood Ranch Section 3 and forward it to City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve the proposed final plat and recommend it to the City Council for final action. Motion was seconded by Commission Member Munson.

Roll Call Vote: Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby- Nay; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Nay; and Commission Member Michelle Townsend- Nay.

Motion failed to carry, 2-5 vote recommending denial.

13. Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1

Mr. Spriggs presented Angleton Park Place Subdivision Section 1. He explained the reasoning the resubmitted preliminary was to readjust the 2 entrances off Phillips Rd. The City Engineer has reviewed the submitted Preliminary Plat, and listed (12) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Angleton Park Place Subdivision Section 1 and forward it to City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed Angleton Park Place Preliminary Subdivision Section 1 and recommend it to the City Council for final action. Motion was seconded by Commission Member Michelle Townsend.

Roll Call Vote:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Aye; Commission Member Regina Bieri- Aye; Commission Member Ellen Eby- Aye; Commission Member Bonnie McDaniel- Aye; and Commission Member Henry Munson- Aye; and Commission Member Michelle Townsend- Aye.

Motion carried unanimously, 7 -0.

Chair William Garwood recognized and gave appreciation for commission Member Bonnie McDaniel for many years of participation and contribution to the Commission as this being her last meeting.

The meeting was adjourned at 1:17 PM.



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 4, 2023

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

AGENDA CONTENT: Discussion and possible action on determining possible meeting dates to meet with City Council for a workshop regarding the Zoning Code and various District Regulations.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on polling the Commissioners on preferred future meeting dates for a workshop with City Council to discuss matters regarding the Zoning Code and various District Regulations. Unfortunately, we were not able to confirm consensus on the previously suggested date of May 16, 2023.

RECOMMENDATION: Staff recommends that the Planning and Zoning provide Staff with optional date for the Month of May/June, 2023 for a workshop with City Council. Possible date includes the following:

- May 30, 2023 5:30 PM – 7:00 PM
- _____ (Optional Suggestions)



AGENDA ITEM SUMMARY REPORT

MEETING DATE: May 4, 2023

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning 13.002 acres from the (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district for property located at 710 W. Mulberry St., west of N. Walker St.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

Property Description: Legal Description: A0699 M C TOBIN TRACT 49-51-56 ACRES 13.002 of the Deed Records of Brazoria County, Texas.

EXECUTIVE SUMMARY:

This is a rezoning request that was received from Corey Boyer. He hopes to repurpose a previously approved single family residential subdivision that is current at the construction initiation stage. The developer has petitioned to rezone the property to PD-Planned District, SFA for a townhome development concept for Mulberry Fields (41 home sites to now proposed 82 townhomes, 2-3 bedrooms), for a workforce housing concept (\$200-\$220k Sales Range for purchase). The development will be managed by an established homeowner's association (HOA).

Approximately 1-acre Greenspace/parking area (21 parking spaces) is proposed.

There are 2 points of egress/ingress off Walker Street and with limitation of a right turn out movement on to Mulberry SH 35 (left turn in). A previous traffic analysis was performed; however, the developer is agreeable to no left-turn out of the development. Street parking would be allowed on the 28 ft. street pavement.

The lot layout would yield a 25 ft. build-line in front; 30 ft. rear yards, which will be fenced.

The developer is proposing 21 visitor parking spaces in the center of the layout with some amount of greenspace/park and/or dog park area.

Surrounding Land Uses

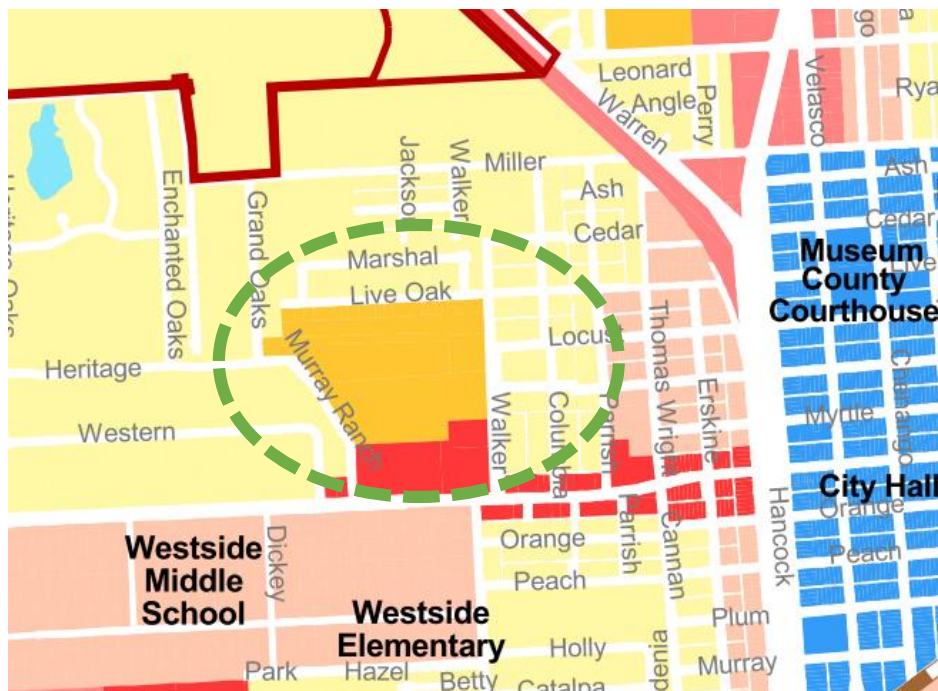
- North: Tesla Battery Park, TNP Substation, Broad Reach Power BRP utility power plant
- South: Tire shop; Tiny Treasures Learning City, Angleton Firewood Guy
- East: Cellphone Towers (West Walker St.)
- West: Single Family Homes

Comprehensive Plan: Land Use Plan Consistency:

For the subject site the recommended uses of the adopted Comprehensive Plan fall under the Multi-Family category:

Multifamily represents structures of more than two units. While single family and duplex units may be included, the role of multifamily activity is to permit structures of higher density. Accessory uses such as recreation facilities, services and limited commercial activity, such as first floor commercial with residential structures above are appropriate. The zoning ordinance should provide for varying densities and development types through different zoning districts.

Staff finds that the proposed use is consistent with the adopted Comprehensive Plan and Land Use Plan. Given the surrounding uses, the proposed use provides a compatible transition from the commercial uses along SH 35 and more intense uses to the north between the residential to the west.



Adopted Future Land Use Plan

Review Criteria and Findings of Fact:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole. **(Staff concurs the property is more appropriate as residential as opposed to the existing commercial zoning which results in spot zoning).**
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; **(There will be no negative impact on said capacity of public improvements).**
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; **(Opportunities for infill development are adequate in the surrounding area; developing the property as commercial is not feasible and would not provide adequate commercial parking).**
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change **(Area is a stable residential neighborhood (approximately 40 yrs. old); this will provide a transitional buffer next to the Broad Reach Power BRP utility power plant to the south).**
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. **(This rezoning will provide for infill reinvestment, and a positive investment to the neighborhood with a quality purchase infill housing option).**
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **(No factors will negatively affect the public health, safety, morals or general welfare).**



VICINITY MAP: 710 W. MULBERRY ST.

0 145 290 580 870 1,160 Feet

Aerial Map Views



Staff Analysis:

The applicant seeks to rezone the property to a PD, with a base zoning of the SFA zoning district. The Zoning Ordinance Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), outlines the requirements that must be met by this request.

General purpose and description: The SFA—Single-Family Attached Residential, district is intended to promote stable, quality, attached-occupancy residential development on individual lots at

higher residential densities. Individual ownership of each lot and dwelling unit is encouraged. Sec. 28-50. - SFA—Single-family attached residential district (Townhomes).

Height regulations:

- (1) Maximum height:
 - a. Two and one-half stories, and not to exceed 35 feet, for the main building or house.
- (d) Area regulations:
- (1) Size of lots:
 - a. Minimum lot area: 2,500 square feet.
 - b. Maximum density: Ten units per gross acre of land area within the development.
 - c. Maximum project size: The maximum size of a single-family attached residential development shall be 25 acres.
 - d. Minimum lot width: 20 feet.
 - e. Minimum lot depth: 100 feet.
- (2) Size of yards:
 - a. Minimum front yard: 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20 feet from the property line (i.e., the right-of-way or street easement line).
 - b. Minimum side yard:
 - 1. Single-family attached dwellings shall not have an interior side yard; however, a minimum ten-foot side yard is required for a corner lot adjacent to a residential street or alley that only serves lots within the SFA subdivision, a minimum 15-foot side yard is required for a corner lot adjacent to a residential or collector street serving lots outside the SFA subdivision, a minimum 20-foot side yard is required for a corner lot adjacent to an arterial street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart.
 - 2. A complex or continuous row of attached single-family dwellings shall have a minimum length of four dwelling units (quadriplex), a maximum length of eight dwelling units.
 - c. Minimum rear yard: 15 feet for the main building and any accessory building(s); 20 feet for rear entry garage.
- (3) Maximum lot coverage: 70 percent by main and accessory buildings on each individual lot.
- (4) Parking regulations:
 - a. A minimum of two parking spaces for each dwelling unit, located in front, behind, beside or incorporated into the dwelling unit and located on the same lot as each dwelling unit (see section 28-101, off-street parking and loading requirements).
 - b. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one guest/visitor space per four units. SFA developments that include a two-car

garage or carport and driveway area equivalent to two additional parking spaces on each lot are not required to provide visitor parking spaces.

c. Additional parking shall be required for any recreational uses, clubhouse, office, sales offices and other similar accessory structures and uses.

(5) Minimum floor area per dwelling unit: 800 square feet of air-conditioned floor area.

(e) Special requirements:

(1) Maintenance requirements for common areas. A property owners association is required for continued maintenance of common land and facilities.

(4) All utilities shall be provided separately to each lot within an SFA district so that each unit is individually metered.

(6) Each SFA lot shall contain a private yard with not less than 300 square feet of area (i.e., a back yard or large side yard). Private yards may include a patio cover, gazebo or other similar non-enclosed structure which does not cover more than 25 percent of the area of the private yard, and they may also include a swimming pool, swing set, play fort, or other private leisure amenity.

(7) The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

(8) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

(9) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.

(10) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.

(11) Homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.

(12) Fencing, walls and screening requirements (section 28-104).

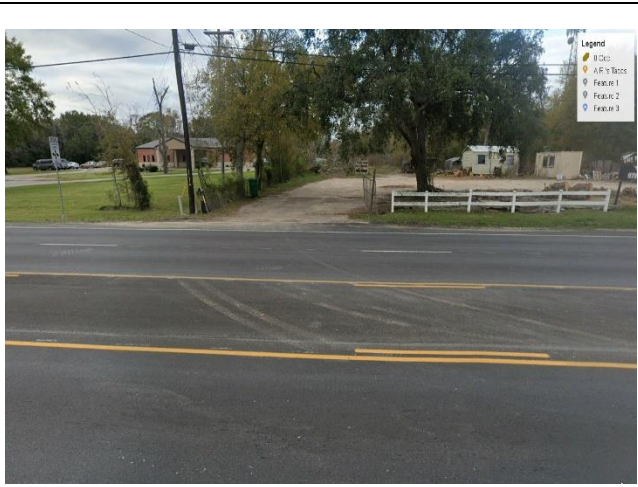
(13) Screening requirements. A screening fence along shared property lines between SFA districts and other single-family zoning districts shall be required. Said screening fence shall comply with the requirements of section 28-104.

Prototype Samples of Proposed Townhomes



SITE PHOTOS

Item 3.



VIEW LOOKING AT ENTRANCE TO SITE



VIEW LOOKING AT ADAJACENT WOOD BUSINESS



VIEW LOOKING OF PROPERTY FRONTAGE ALONG SH35



VIEW OF CHURCH ACROSS SH35 FROM SITE

RECOMMENDATION:

The Planning and Zoning Commission should conduct the public hearing and receive public comments on a rezoning of 13.002 acres from the (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district, for property located at 710 W. Mulberry St., west of N. Walker St.; and the Commission should recommend approval of the rezoning conditioned upon an agreed Development Agreement in compliance with Code Section 28-50. - SFA—Single-family attached residential district (Townhomes), and that a revised Concept Plan be revised to include any recommended changes by the P&Z Commission, to be submitted prior to final Council action.

April 24, 2022

Mr. Dinh V. Ho, P.E.
Adico Consulting Engineers
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

RE: Traffic Engineering Study Addendum 2: Proposed Mulberry Fields Residential Development; State Highway 35 at Proposed Lilly View Drive (West of South Walker Street), Angleton, Texas

Dear Mr. Ho:

Per your request, we have conducted a trip generation estimate of an alternative development scenario for the Mulberry Fields residential project. The original traffic study dated April 2, 2022 investigated impacts of the development as a 44-dwelling unit single family detached residential development. A memo dated April 4 documented trip generation changes expected with 28 duplexes. Changes contemplated for the development now include 82 dwelling units of attached housing.

Exhibit A1 (attached in Appendix A) shows the project location. The proposed single-family detached site plan is shown as Exhibit A2 (from the original traffic study). Exhibit A3 shows the duplex option site layout. The proposed street tie-ins to the development have not changed.

Trip Generation Projections, Single-Family Detached vs. Attached

The Institute of Transportation Engineers' *Trip Generation Manual (11th Edition)* was used to estimate trips to the site. The original land plan used ITE Land Use #210 – Single Family Detached Housing with 44 units. The new land plan trip estimates use ITE Land Use #215 – Single-Family Attached Housing with 82 units.

A comparison of the estimated trips generated by the development are shown in Table 1. Detailed calculations are found in in Appendix B.

Table 1. Estimated New Trips for the Proposed Development.

Development Description	Weekday, 24-Hours	AM Peak Hour of Adjacent Roadway	PM Peak Hour of Adjacent Roadway
Single Family <u>Detached</u> Residential Development (44 dwelling units) – original land plan	414 vehicles (207 entering / 207 exiting)	31 vehicles (8 entering / 23 exiting)	41 vehicles (26 entering / 15 exiting)
Single Family <u>Attached</u> Residential Development (82 dwelling units) – modified land plan	590 vehicles (295 entering / 295 exiting)	39 vehicles (10 entering / 29 exiting)	47 vehicles (29 entering / 17 exiting)
Percent Difference:	+42.3%	+27.8%	+13.0%
Change in Trips:	+176 trips	+8 trips	+6 trips

Mr. Dinh V. Ho, P.E.
April 24, 2023
Page 2

Conclusions & Discussion

While the percentage changes shown in Table 1 may seem large, the magnitude of changes in the trip numbers are relative small (+8 AM trips and +6 PM trips). With this small change in trip generation, the conclusions and recommendations of the April 2022 traffic study would not change. The findings and overall recommendations to mitigate the impacts of the proposed multifamily development would remain:

- Site access to SH 35:
 - A westbound right turn lane is not warranted (less than 60 turns per hour);
 - An eastbound left turn lane is provided by the existing two-way left turn lane (with minor pavement marking modifications as described below); and
 - The street tie-in should be stop-controlled on approach to SH 35 (place a standard R1-1 sign per TxDOT standards);
 - The existing center turn lane on SH 35 ends about 55' west of the proposed street tie-in and transitions down to an undivided four-lane section just west of South Walker Street. The center turn lane should be extended through the proposed intersection of Lilly View Drive and pavement markings modified to allow full access for the new street tie-in.
- Site access to North Walker Street:
 - A northbound left turn lane is not warranted;
 - A southbound right turn lane is not warranted; and
 - The street tie-in should be stop-controlled on approach to North Walker Street (place standard R1-1 sign per City of Angleton standards).

Voigt Associates appreciates the opportunity to assist you with this project. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal

Attachments:

- Appendix A. Exhibits
- Appendix B. Trip Generation/Distribution Calculations



Appendix A. Exhibits

- Exhibit A1. Site Location Map
- Exhibit A2. Proposed Site Plan – Detached Single-Family Option (from 4/2/22 traffic study)
- Exhibit A3. Proposed Site Plan – Attached Single-Family Option



Exhibit A1. Site Location Map – Regional Aerial.

North to top of page. Not to scale.

METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) and GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2-inch iron rod found bears North 46° 52' 31" West - 332.07 feet (called North 45° 00' 18" West - 332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 85° 04' East - 808.25 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East - 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 13.203 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the northeast corner of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East - 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 85° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 85° 04' 00" East - 500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found in the west right-of-way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre tract and for a northeast corner of this tract;

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right-of-way line of said Walker Street and with the east line of said 20.751 tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of this tract;

THENCE, South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West - 350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West - 350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the south line of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West - 250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South - 249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8-inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of this tract;

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northeast corner of a 1.00 acre conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2-inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East - 183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for an interior corner of this tract;

THENCE, South 02° 10' 40" East - 178.81 feet (called South 00° 02' 09" West - 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of said State Highway 35 and in the south line of said 20.751 acre tract for the southeast corner of this tract;

THENCE, South 87° 43' 31" West - 60.00 feet (called North 89° 57' 50" West - 60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right-of-way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right-of-way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 89° 01' 43" West - 208.13 feet (called North 89° 36' 58" West - 208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West - 208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

THENCE, North 02° 10' 20" West - 402.32 feet (called North 00° 02' 44" East - 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East - 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West - 391.46 feet per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northeast corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East - 400.98 feet;

THENCE, North 30° 31' 28" West - 540.66 feet (called North 28° 17' West - 541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 19" West - 540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right-of-way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

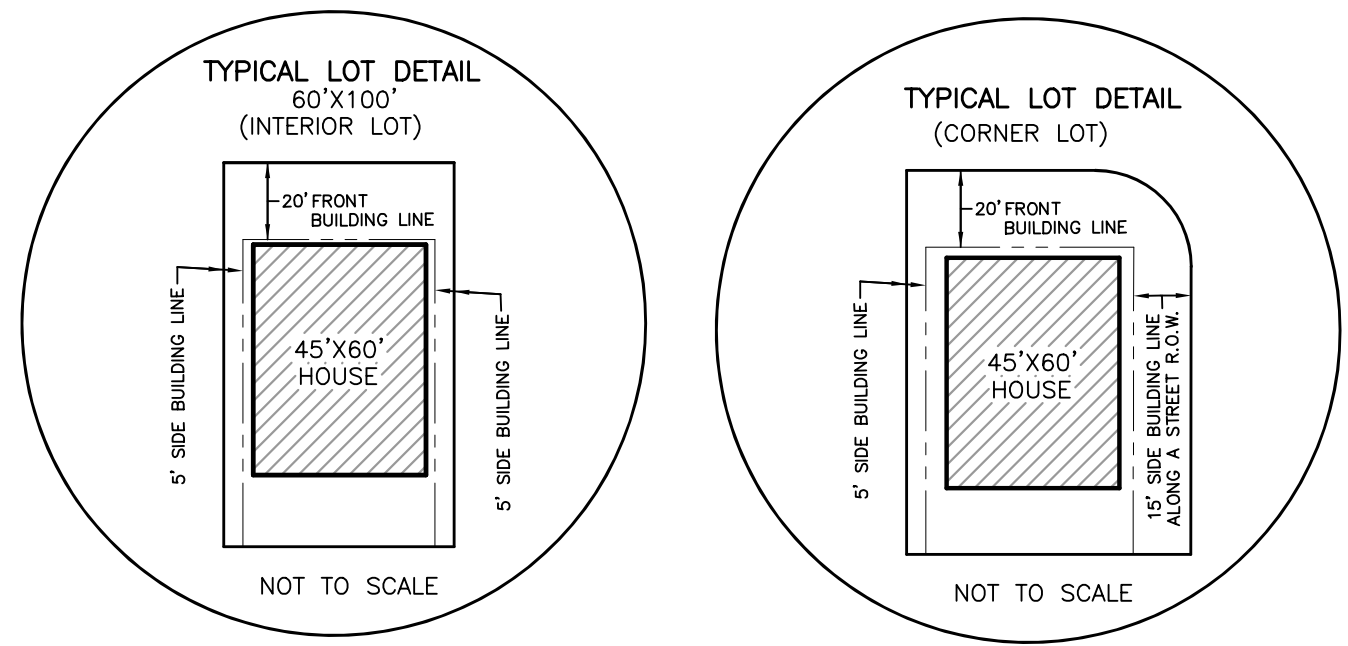
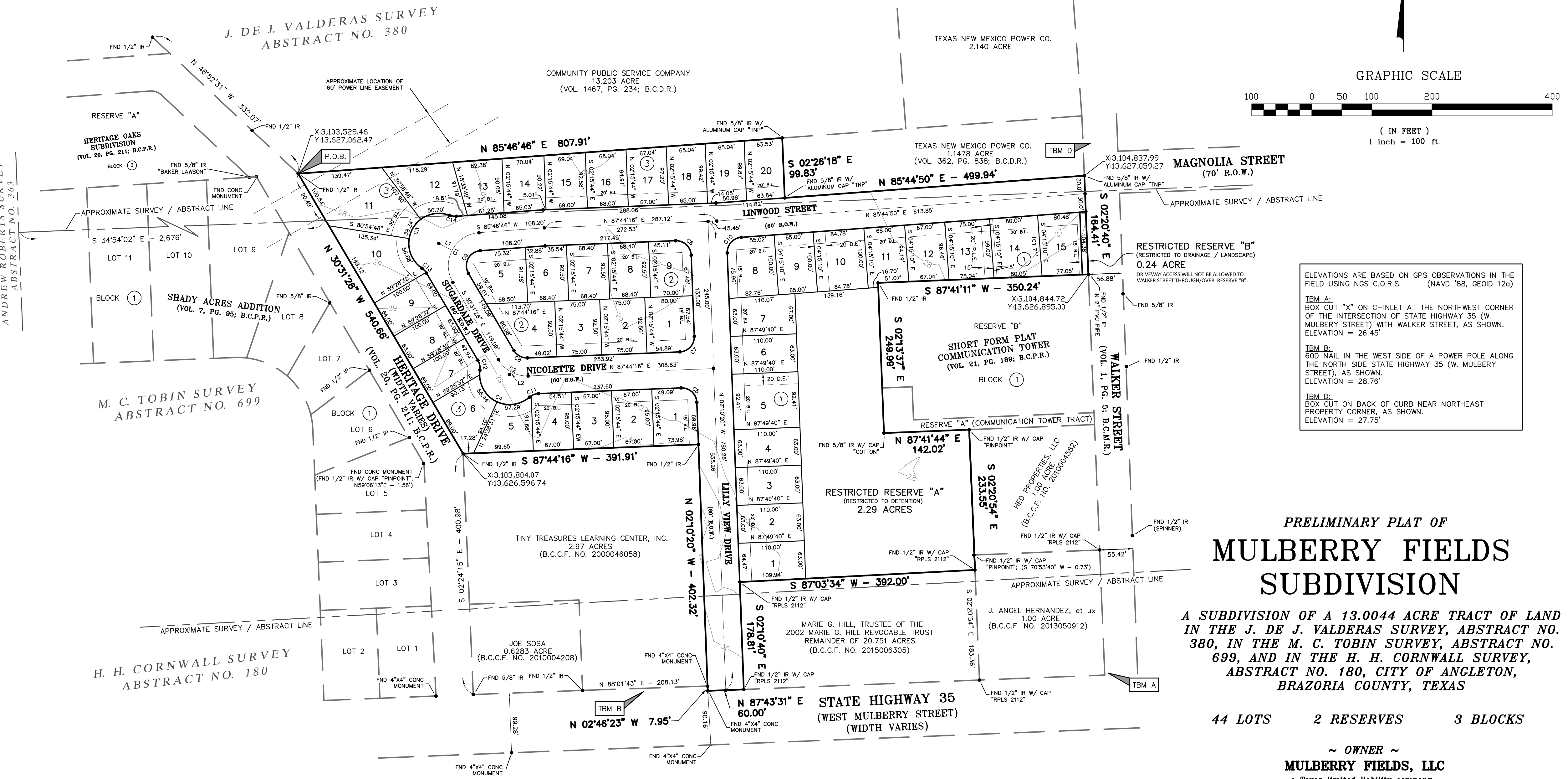
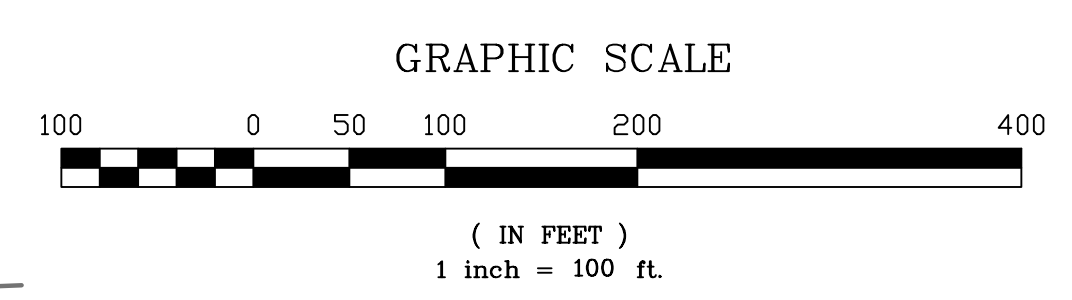


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curve data for C1 through C14.

- LEGEND: BUILDING LINE, BRAZORIA COUNTY CLERK'S FILE, BRAZORIA COUNTY DEED RECORDS, BRAZORIA COUNTY PLAT RECORDS, CONCRETE, FOUND, IRON PIPE, IRON ROD, NUMBER, PAGE, POINT OF BEGINNING, RIGHT OF WAY, SQUARE FEET, TEMPORARY BENCHMARK, VOLUME, WITH, BLOCK NUMBER.



ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a)
TBM A: BOX CUT "X" ON C-INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 35 (W. MULBERRY STREET) WITH WALKER STREET, AS SHOWN. ELEVATION = 26.45'
TBM B: 60D NAIL IN THE WEST SIDE OF A POWER POLE ALONG THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERRY STREET), AS SHOWN. ELEVATION = 28.76'
TBM D: BOX CUT ON BACK OF CURB NEAR NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 27.75'

PRELIMINARY PLAT OF MULBERRY FIELDS SUBDIVISION
A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY, ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

44 LOTS 2 RESERVES 3 BLOCKS
OWNER: MULBERRY FIELDS, LLC
SURVEYOR: MCKIM & CREED ENGINEERS, SURVEYORS, PLANNERS

LOT AREA TABLE with columns: LOT #, AREA, LOT #, AREA. Lists lot numbers and their corresponding areas in square feet.

Exhibit A2. Original Site Plan

BENCHMARK:
 PROJECT IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOD 12a)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THE PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MULBERRY FIELDS SUBDIVISION
 N WALKER STREET & W MULBERRY STREET
 ANGLETON, TEXAS 77515

ADICO, LLC
 TBPE FIRM NO. F-16423

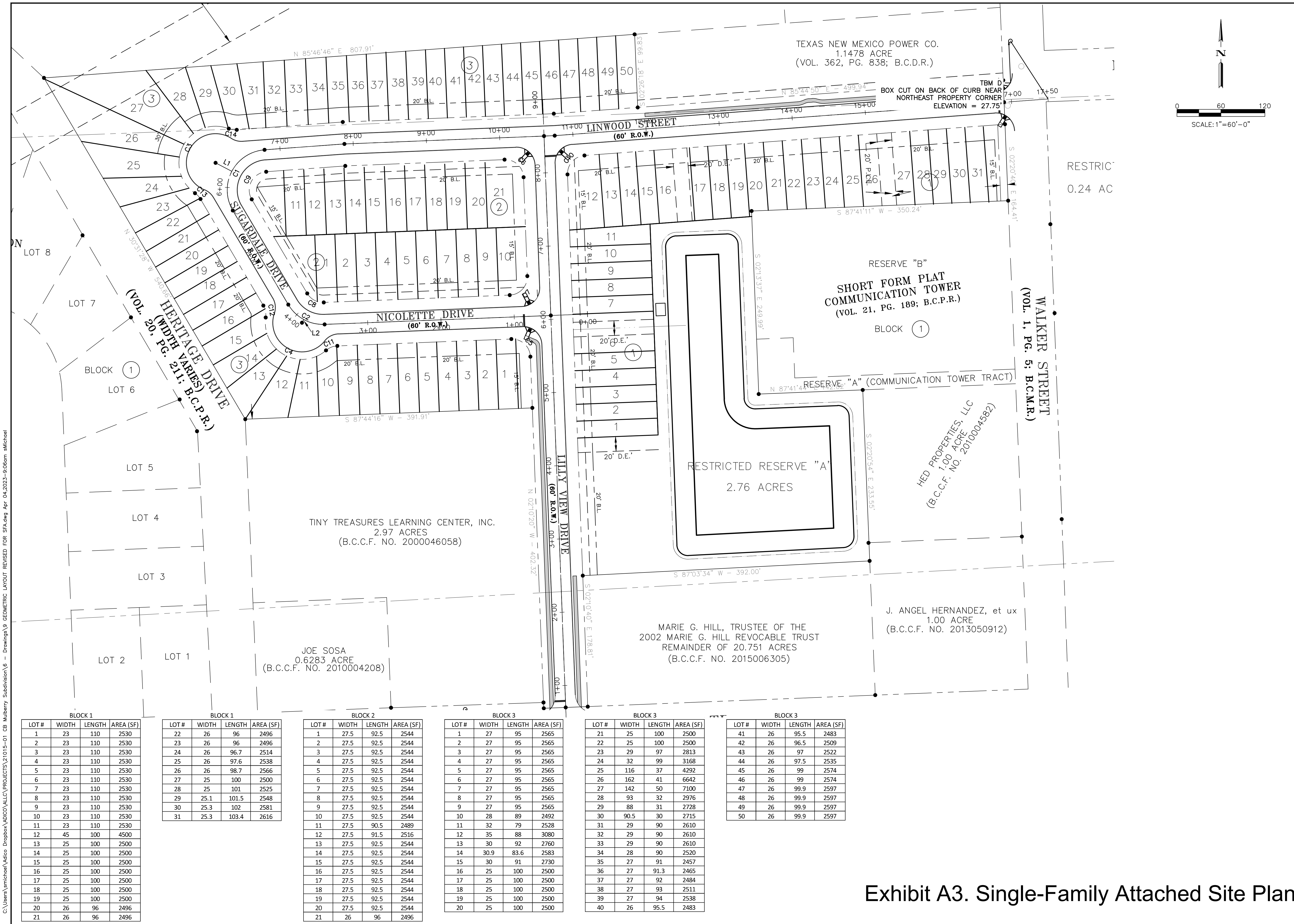
NO.	DATE	REVISION

PROJECT OWNER:
 MULBERRY FIELDS

PROJECT LOCATION:
 MULBERRY FIELDS SUBDIVISION

SITE LAYOUT

ALLC PROJECT NO. 21015-01 SHEET NO.
 DRAWN BY: MG
 CHECKED BY: SM
 DRAWING SCALE:
 HORZ: 1" = 60'
 VERT: NA
 DATE PLOTTED:
 Apr 04, 2023 - 9:06am



C:\Users\michael\Adico\Dropbox\ADICO\PROJECTS\21015-01 - CE Mulberry Subdivision\6 - Drawings\9 GEOMETRIC LAYOUT REVISED FOR SFA.dwg Apr 04, 2023 - 9:06am mMichael

BLOCK 1

LOT #	WIDTH	LENGTH	AREA (SF)
1	23	110	2530
2	23	110	2530
3	23	110	2530
4	23	110	2530
5	23	110	2530
6	23	110	2530
7	23	110	2530
8	23	110	2530
9	23	110	2530
10	23	110	2530
11	23	110	2530
12	45	100	4500
13	25	100	2500
14	25	100	2500
15	25	100	2500
16	25	100	2500
17	25	100	2500
18	25	100	2500
19	25	100	2500
20	26	96	2496
21	26	96	2496

BLOCK 1

LOT #	WIDTH	LENGTH	AREA (SF)
22	26	96	2496
23	26	96	2496
24	26	96.7	2514
25	26	97.6	2538
26	26	98.7	2566
27	25	100	2500
28	25	101	2525
29	25.1	101.5	2548
30	25.3	102	2581
31	25.3	103.4	2616

BLOCK 2

LOT #	WIDTH	LENGTH	AREA (SF)
1	27.5	92.5	2544
2	27.5	92.5	2544
3	27.5	92.5	2544
4	27.5	92.5	2544
5	27.5	92.5	2544
6	27.5	92.5	2544
7	27.5	92.5	2544
8	27.5	92.5	2544
9	27.5	92.5	2544
10	27.5	92.5	2544
11	27.5	90.5	2489
12	27.5	91.5	2516
13	27.5	92.5	2544
14	27.5	92.5	2544
15	27.5	92.5	2544
16	27.5	92.5	2544
17	27.5	92.5	2544
18	27.5	92.5	2544
19	27.5	92.5	2544
20	27.5	92.5	2544
21	26	96	2496

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
1	27	95	2565
2	27	95	2565
3	27	95	2565
4	27	95	2565
5	27	95	2565
6	27	95	2565
7	27	95	2565
8	27	95	2565
9	27	95	2565
10	28	89	2492
11	32	79	2528
12	35	88	3080
13	30	92	2760
14	30.9	83.6	2583
15	30	91	2730
16	25	100	2500
17	25	100	2500
18	25	100	2500
19	25	100	2500
20	25	100	2500

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
21	25	100	2500
22	25	100	2500
23	29	97	2813
24	32	99	3168
25	116	37	4292
26	162	41	6642
27	142	50	7100
28	93	32	2976
29	88	31	2728
30	90.5	30	2715
31	29	90	2610
32	29	90	2610
33	29	90	2610
34	28	90	2520
35	27	91	2457
36	27	91.3	2465
37	27	92	2484
38	27	93	2511
39	27	94	2538
40	26	95.5	2483

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
41	26	95.5	2483
42	26	96.5	2509
43	26	97	2522
44	26	97.5	2535
45	26	99	2574
46	26	99	2574
47	26	99.9	2597
48	26	99.9	2597
49	26	99.9	2597
50	26	99.9	2597

Exhibit A3. Single-Family Attached Site Plan.

Appendix B. Trip Generation Calculations

Table C1. Trip Generation Calculations - Original Study (Single Family Detached)

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision	210	Single Family Detached Housing	Dwelling Unit	44.000	24/AM/PM	-	9.43	50%	50%	0.70	26%	74%	0.94	63%	37%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision	210	Single Family Detached Housing	Dwelling Unit	44.000	24/AM/PM	-	415	207	207	31	8	23	41	26	15
Trip End Totals															
							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Trip Totals							415	207	207	31	8	23	41	26	15

*trip rates shown for information only, fitted curves used for trip generation

Trip Adjustment Factors		
Adjustment Factor	Time Period	Factor
Internal Capture Rates:	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%
Pass-By Trips:	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%

Trip Totals							
Trip Type	Total Trips	Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
		Trips*			Trips*		
		Entering	Exiting	Total Trips	Entering	Exiting	Total Trips
Total Trips, Pre-Capture/Pass-By:	31	8	23	41	26	15	
Total Trips, Captured Within Development:	-	-	-	-	-	-	
Total Trips, New & Pass-By	31	8	23	41	26	15	
Total Trips, Pass-By, Existing on Roadway Network:	-	-	-	-	-	-	
Total Trips, New on Roadway Network:	31	8	23	41	26	15	

*trip estimates subject to roundoff error

Table C1-A. Trip Generation Calculations, Single Family Attached Option

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision - SF Attached	215	Single Family Attached Housing	Dwelling Unit	82.000	24/AM/PM	-	7.20	50%	50%	0.48	26%	74%	0.57	63%	37%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision - SF Attached	215	Single Family Attached Housing	Dwelling Unit	82.000	24/AM/PM	-	590	295	295	39	10	29	47	29	17
Trip End Totals															
							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
							590	295	295	39	10	29	47	29	17

*trip rates shown for information only, fitted curves used for trip generation

Trip Adjustment Factors		Percent change vs. single family trip generation:		
Adjustment Factor	Time Period	Factor		
Internal Capture Rates:		Weekday	0.0%	
		Weekday AM Peak Hour of Adjacent Roadway	0.0%	
		Weekday PM Peak Hour of Adjacent Roadway	0.0%	
Pass-By Trips:		Weekday	0.0%	
		Weekday AM Peak Hour of Adjacent Roadway	0.0%	
		Weekday PM Peak Hour of Adjacent Roadway	0.0%	

Trip Totals						
Trip Type	Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
	Total Trips	Trips*		Total Trips	Trips*	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Total Trips, Pre-Capture/Pass-By:	39	10	29	47	29	17
Total Trips, Captured Within Development:	-	-	-	-	-	-
Total Trips, New & Pass-By	39	10	29	47	29	17
Total Trips, Pass-By, Existing on Roadway Network:	-	-	-	-	-	-
Total Trips, New on Roadway Network:	39	10	29	47	29	17

*trip estimates subject to roundoff error



DEVELOPMENT SERVICES DEPARTMENT

121 S. Velasco St.

Angleton, TX 77515

April 15, 2023

LETTER OF PROTEST FORM

CITY OF ANGLETON, TEXAS

This letter is being sent to property owners within 200 feet of a property subject to zoning or zoning amendment as required by law. It is also sent to others on request.

The City of Angleton Planning and Zoning Commission and City Council will hold public hearings on a zoning amendment as follows:

Planning and Zoning Commission
12:00 pm on Thurs. May 4, 2023

City Council
6:00 pm on Tues., May 16, 2023*

City of Angleton, City Hall Council Chambers
120 S. Chenango Street, Angleton, Texas 77515

*City Council zoning public hearing date and location provided as information only and is subject to change. Notice for scheduled zoning public hearings before the City Council shall be published before the 15th day before the date of the hearing in the official newspaper of the city. A zoning public hearing before the City Council would appear on the Council's regular meeting agenda, as scheduled and available online at: https://angleton-tx.municodemeetings.com/.

To receive comments for or against a request by Corey Boyer, Mulberry Fields, LLC, to rezone the subject property located at 710 W. Mulberry St. from (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district on an approximate 13.0044 acre tract of land located west of N. Walker St., described as a subdivision of a 13.0044 acre tract of land in the J. DE J. VALDERAS Survey, ABSTRACT NO. 380, in the M. C. Tobin Survey, Abstract NO. 699, and in the H. H. Cornwall Survey, Abstract NO. 180, City of Angleton, Brazoria County, Texas.

Dear City Representatives:

[X] I/We protest this proposed zoning amendment because single family is why I chose this neighborhood!
___ I/We support this proposed zoning amendment because

Sincerely,
Stephen Clyde Cone [Signature]
Print Name Signature
PO Box 275 LAKE JACKSON, TX 77566
Street Address Subdivision
979-848-9563 Phone Number Email
steveccone@yahoo.com

Return to: Development Services Department
121 S. Velasco St.
Angleton, TX 77515
Email: ospriggs@angleton.tx.us

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Stephen Cone [Signature]
Print Name Signature



DEVELOPMENT SERVICES DEPARTMENT

121 S. Velasco St.

Angleton, TX 77515

April 15, 2023

LETTER OF PROTEST FORM

CITY OF ANGLETON, TEXAS

This letter is being sent to property owners within 200 feet of a property subject to zoning or zoning amendment as required by law. It is also sent to others on request.

The City of Angleton Planning and Zoning Commission and City Council will hold public hearings on a zoning amendment as follows:

Planning and Zoning Commission
12:00 pm on Thurs., May 4, 2023

City Council
6:00 pm on Tues., May 16, 2023*

City of Angleton, City Hall Council Chambers
120 S. Chenango Street, Angleton, Texas 77515

*City Council zoning public hearing date and location provided as information only and is subject to change. Notice for scheduled zoning public hearings before the City Council shall be published before the 15th day before the date of the hearing in the official newspaper of the city. A zoning public hearing before the City Council would appear on the Council's regular meeting agenda, as scheduled and available online at: https://angleton-tx.municodemeetings.com/.

To receive comments for or against a request by Corey Boyer, Mulberry Fields, LLC, to rezone the subject property located at 710 W. Mulberry St. from (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district on an approximate 13.0044 acre tract of land located west of N. Walker St., described as a subdivision of a 13.0044 acre tract of land in the J. DE J. VALDERAS Survey, ABSTRACT NO. 380, in the M. C. Tobin Survey, Abstract NO. 699, and in the H. H. Cornwall Survey, Abstract NO. 180, City of Angleton, Brazoria County, Texas.

Dear City Representatives:

[X] We protest this proposed zoning amendment because
___ I/We support this proposed zoning amendment because

Sincerely,
Donald Brown
220 W. Walker Angleton, Tx 77515
(281) 546-7654

Donald Brown
Signature
Subdivision
dborn262@yahoo.com
Email

Return to: Development Services Department
121 S. Velasco St.
Angleton, TX 77515
Email: ospriqgs@angleton.tx.us

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name Signature

ORDINANCE NO. 2023xxxxx

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE "ZONING MAP OF THE CITY OF ANGLETON" BY CHANGING THE ZONING MAP DISTRICT DESIGNATION AND PROVIDING FOR A ZONING CHANGE OF 13.002 ACRES FROM THE (SF-6.3) SINGLE FAMILY ZONING DISTRICT TO A PLANNED DEVELOPMENT DISTRICT (PD), SFA FOR PROPERTY LOCATED 710 W. MULBERRY ST., WEST OF N. WALKER ST., 13.002 ACRE TRACT OUT OF A 20.751 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, BRAZORIA COUNTY, TEXAS; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on May 4, 2023; and

WHEREAS, the City Council conducted a public hearing on May 9, 2023; and

WHEREAS, notice of the public hearings was published in *The Facts* and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on May 4, 2023, made findings of fact that rezoning 13.002 acres from SF-6.3, Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district for property located at 710 W. Mulberry St., west of N. Walker St. would be consistent with the adjacent property in the area with generally accepted urban planning principals; and

WHEREAS, the City Council, on May 9, 2023, adopted by reference the findings of fact made by the Planning and Zoning Commission.

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

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

SECTION 2. The Property is more fully described in Exhibit "A," and depicted on the Rezoning Plat, Exhibit "B", attached hereto and made a part hereof for all purposes be rezoned from SF-6.3, Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district.

SECTION 3. That the Official Zoning Map of the City of Angleton is hereby amended in accordance with the provisions of this Ordinance to show the change in zoning district classification.

SECTION 4. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 6. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

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

PASSED AND APPROVED THIS 9th DAY OF MAY, 2023.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary

Exhibit "A"

Legal Description of Land:

FIELD NOTES OF A 13.002 ACRE TRACT OUT OF A 20.751 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, BRAZORIA COUNTY, TEXAS; SAID 20.751 ACRE TRACT BEING DESCRIBED 796 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 13.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 2" iron pipe found in the West right-of-way line of Walker Street (City of Angleton, Texas); said iron pipe marking the Northeast corner of said 20.751 acre tract;

THENCE; South 0° 04' 17" East 99.87 feet, along the West right-of-way line of Walker Street, to a iron rod with metal cap stamped "INP" found for the place of beginning of the herein described tract at the Southeast corner of a 1.1478 acre tract out of said 20.751 acre tract; said 1.14 78 acre tract being described in a deed recorded in File (1988) Volume 362, Page 838 of the Official Records of Brazoria County, Texas;

THENCE; South 0° 04' 17" East 164.36 feet, along the West right-of-way line of Walker Street, to a 1/2" iron rod found inside a 2" iron pipe for corner at the Northeast corner of a 2.01 acre tract out of said 20.751 acre tract; said 2.01 acre tract being described in a deed recorded in File 1997-040105 of the Official Records of Brazoria County, Texas;

THENCE; North 89° 58' 33" West 350.50 feet, along the North line of said 2.01 acre tract, to a 1/2" iron rod found inside a 2" iron pipe for corner at the Northwest corner of said 2.01 acre tract;

THENCE; South 0° 02' 04" West 250.00 feet, along the West line of said 2.01 acre tract, to an iron rod with cap stamped "Cotton" found for corner at the Southwest corner of said 2.01 acre tract;

THENCE; South 89° 57' 11" East 141.97 feet, along the South line of said 2.01 acre tract, to a 1/2" iron rod with cap stamped "RPLS 2112 6017" found for corner at the Northwest corner of a one acre tract described in a deed recorded in File 2007-001722 of the Official Records of Brazoria County, Texas;

THENCE; South 0° 03' 51" East 232.72 feet, along the West line of said one acre tract and the West line of a one acre tract described in a deed recorded in File 1997-039266 of the Official Records of Brazoria County, Texas, to a 1/2" iron rod set for corner;

THENCE; South 89° 14' 32" West 392.09 feet to a 1/2" iron rod set for corner;

THENCE; South 0° 02' 09" West 178. 77 feet to a 1/2" iron rod set for corner in the North right-of-way line of State Highway 35;

THENCE; North 89° 57' 50" West 60.00 feet, along the North right-of-way line of State Highway 35, to a concrete monument found for angle point in said right-of-way line;

THENCE; North 0° 21' 33" West 7.81 feet, along said right-of-way line, to a concrete monument found angle point in said right-of-way line;

THENCE; North 0° 02' 44" East 402.37 feet, along the East line of a 2.97 acre tract described in a deed recorded in Volume 1361, Page 274 of the Deed Records of Brazoria County, Texas, to a 1/2" iron rod found for corner at the Northeast corner of said 2.97 acre tract;

THENCE; North 89° 59' 46" West 391.46 feet, along the North line of said 2.97 acre tract, to a 1/2" iron rod found for corner in the West line of said 20.751 acre tract;

THENCE; North 28° 15' 19" West 540.89 feet, along the West line of said 20.751 acre tract, to a 1/2" iron rod found for corner at the Northwest corner of said 20.751 acre tract;

THENCE; North 88° 04' East (Reference Bearing) 808.25 feet, along the North line of said 20.751 acre tract, to an iron rod, with metal cap stamped "TNP", found for corner at the Northwest corner of the aforementioned 1.1478 acre tract;

THENCE; South 0° 06' 57" East 99.86 feet, along the West line of said 1.1478 acre tract, to an iron rod, with metal cap stamped "TNP", found for corner at the Southwest corner of said 1.1478 acre tract;

THENCE; North 88° 03' 44" East 499.92 feet, along the South line of said 1.1478 acre tract, to the place of beginning.

Said tract therein containing 13.02 acres of land.

agenda posting no revisions or resubmittal was received. Staff will update the Commission on the final recommendation during the 5/4/2023 meeting of any and all cleared comments.

RECOMMENDATION:

The Planning and Zoning Commission is recommended to approve the Final Plat for it meets the minimum requirements and should be approved subject to any outstanding Engineering Comments, and should forward the plat to Council for final action.

May 1, 2023

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

Re: On-Going Services
Riverwood Ranch Sec. 4 Subdivision Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Update drawing to show Section 3 on plat similar to Section 1 and 2 shown.
2. Update acreage label shown on plat to match acreage being platted.
3. Verify and notate the 1-ft reserve along Buchta Road and Hospital Drive.
4. Verify and label landscape reserve on plat.
5. Update distance shown on metes and bounds field notes (2.839 ac, Tract 2), paragraph 8. Per line table, L13 is 25.46 Feet.
6. Notate drainage easement (Section 3) along the north boundary line.

Sheet 2 of 2

1. Update note 12 to include section information for Reserves A & B.

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 Riverwood Ranch Sec. 4 Subdivision Final 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
Project Engineer

cc: Files (10336228)

Attachments

FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 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):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHTA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 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):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHTA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

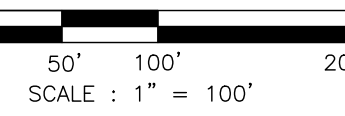
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 359.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.



BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.
1	8,056	1	7,234	1	7,200	1	7,200
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	6,000	6	7,200	6	7,497
7	11,247	7	8,400	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	8,407	9	6,000	9	7,200	9	5,950
10	5,918	10	6,000				
11	5,950						
12	5,950						
13	6,343						

LOT MIX SECTION 4			
	50'	60'+	TOTAL
BLOCK 1	10	3	13
BLOCK 2	9	2	11
BLOCK 3	0	9	9
BLOCK 4	10	28	38
	41%	59%	71

CURVE TABLE TRACT 1					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.55'	30.00'	56°26'40"	N31°05'51"W	28.37'
C2	27.06'	30.00'	51°40'45"	S22°57'52"W	26.15'
C3	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C4	10.54'	20.00'	30°10'56"	S12°12'58"W	10.41'
C5	131.22'	50.00'	150°21'52"	N47°52'30"W	96.67'
C6	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C7	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'
C8	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C9	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'
C10	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C13	0.75'	50.00'	0°51'18"	S26°52'47"W	0.75'
C14	39.28'	50.00'	45°00'50"	S03°56'43"W	38.28'
C15	40.51'	50.00'	46°25'04"	S41°46'15"E	39.41'
C16	50.68'	50.00'	58°04'39"	N85°58'54"E	48.54'
C17	2.30'	20.00'	6°34'50"	N60°13'59"E	2.30'
C18	8.24'	20.00'	23°36'06"	N75°19'27"E	8.18'
C19	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C20	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C21	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C22	44.29'	50.00'	50°45'14"	N32°29'06"W	42.86'
C23	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C24	19.28'	50.00'	22°05'39"	S53°45'24"W	19.16'

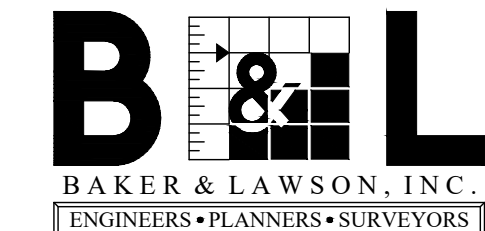
LINE TABLE TRACT 1		
Line No.	Length	Direction
L1	29.80'	S42°07'31"W
L2	84.51'	S87°07'23"W
L3	60.00'	S86°25'43"W
L4	108.98'	S82°21'41"W
L5	56.70'	S87°07'30"W
L6	120.00'	S02°52'30"E
L7	60.00'	S02°52'30"E
L8	60.00'	N02°52'30"W

CURVE TABLE TRACT 2					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C25	27.06'	30.00'	51°40'45"	S28°42'53"E	26.15'
C26	29.55'	30.00'	56°26'34"	N25°20'47"E	28.37'
C27	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C28	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C29	15.50'	20.00'	44°24'55"	S25°04'58"E	15.12'
C30	2.10'	50.00'	2°24'09"	N40°20'20"E	2.10'
C31	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C32	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C33	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C34	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C35	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C36	1.50'	50.00'	1°43'01"	S46°25'55"E	1.50'

LINE TABLE TRACT 2		
Line No.	Length	Direction
L9	123.72'	S88°06'41"E
L10	60.00'	N87°49'17"E
L11	84.51'	N87°07'30"E
L12	29.80'	S47°52'30"E
L13	25.46'	S42°07'31"W

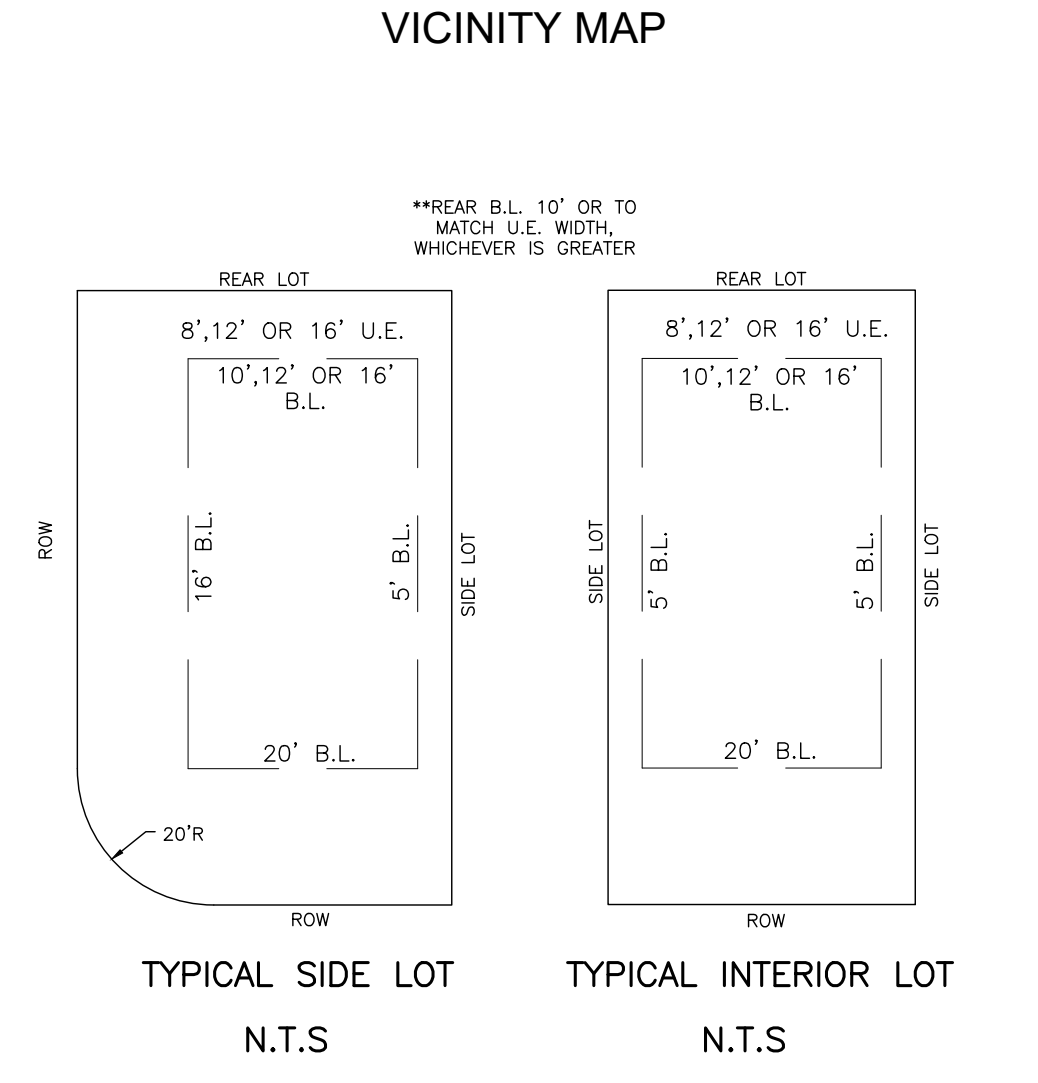
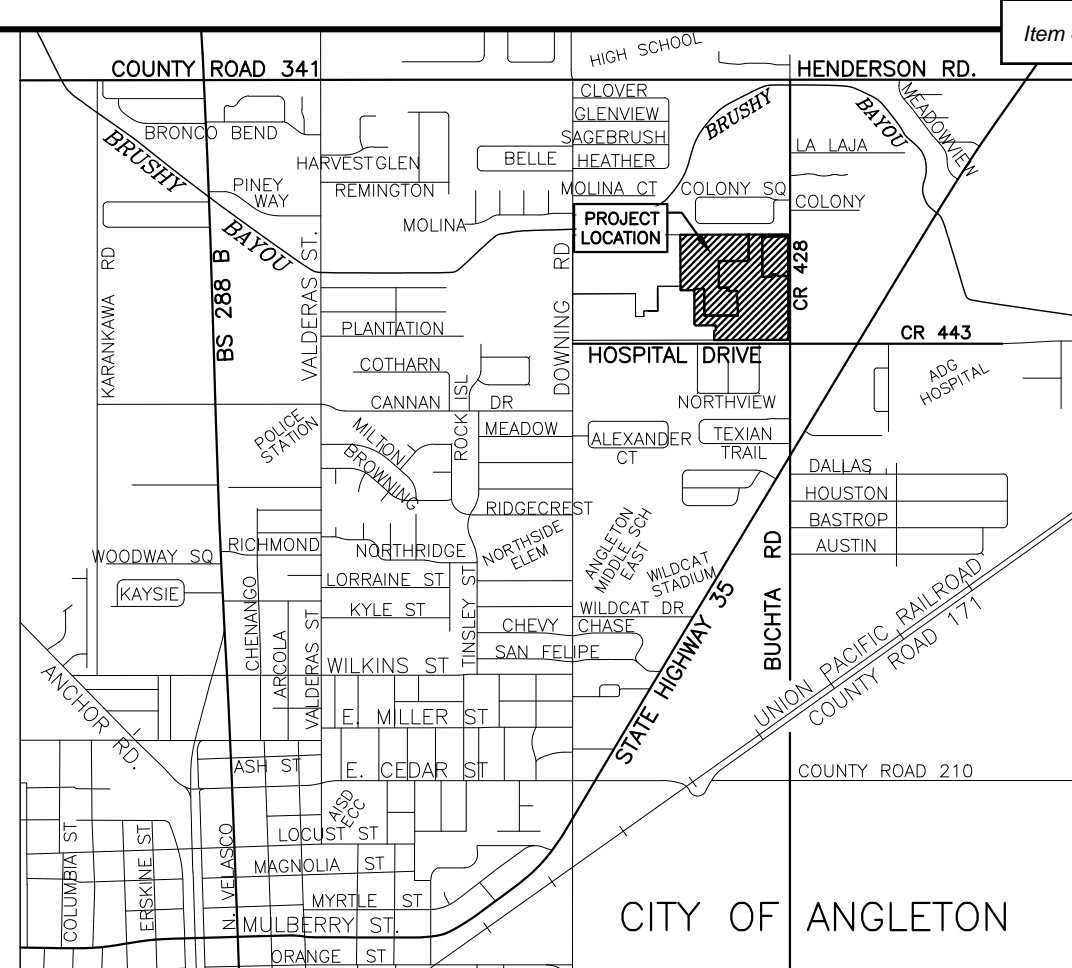
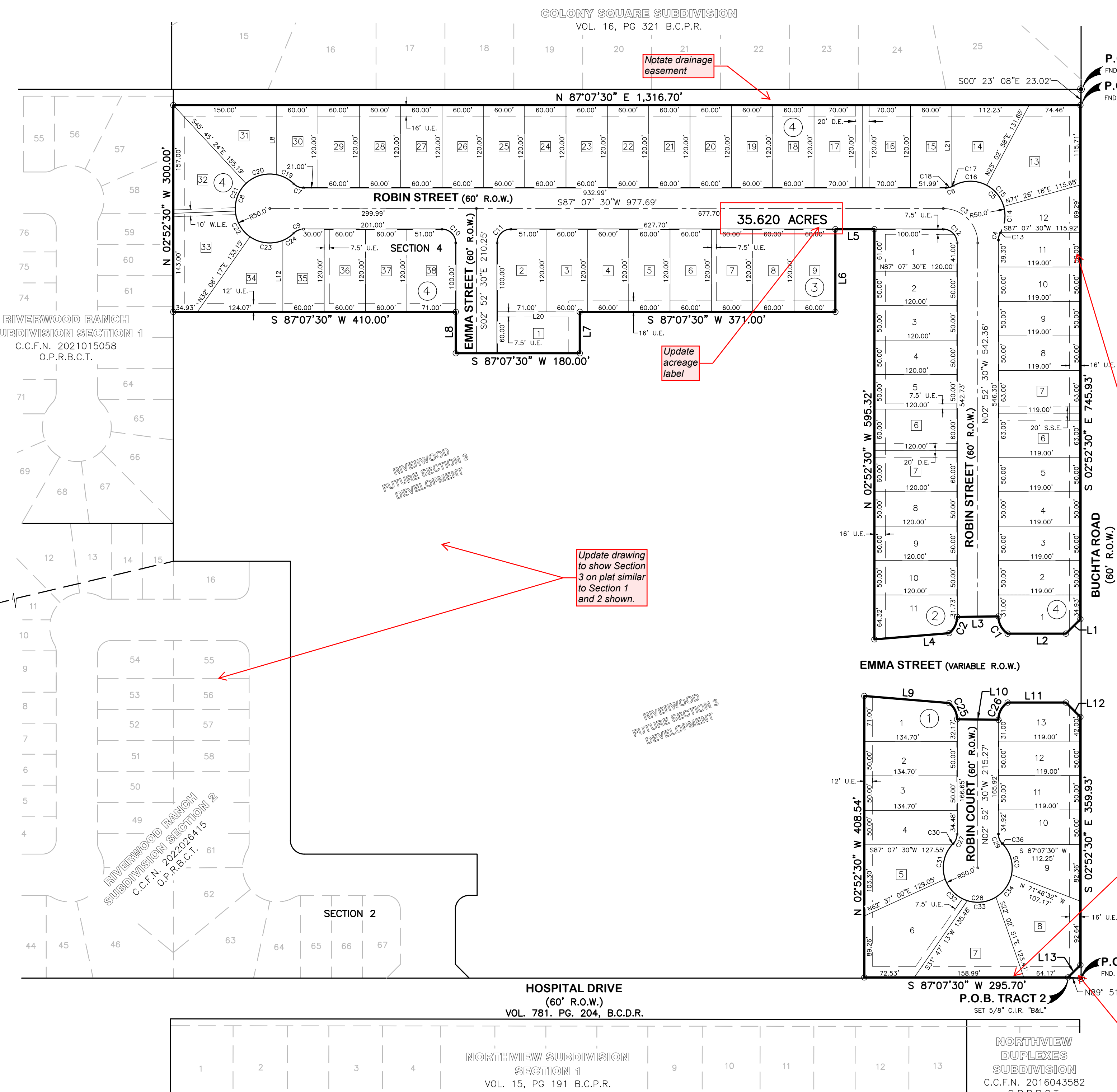
PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
ROBIN STREET	60'	1,598.59
ROBIN COURT	60'	215.27'
EMMA STREET	60'	210.25'

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6881
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.: 14396 SCALE: 1" = 100' DRAWN BY: AD
DRAWING NO.: 14396 PLAT SEC 4 DATE: 4/19/2023 CHECKED BY: DH



- LEGEND**
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - 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 EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - VOL., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
 - B&L = BAKER & LAWSON
 - S.S.E. = SANITARY SEWER EASEMENT
 - P.O.C. = POINT OF COMMENCING
 - U.E. = UTILITY EASEMENT
- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - = LOTS WITH 60' WIDTH AT FRONT B.L.

FINAL PLAT

RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, PRESIDENT OF RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS RIVERWOOD RANCH, SECTION 4, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

JOHN SANTASIERO, PRESIDENT
RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTASIERO, 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 _____

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

CITY SECRETARY

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

JASON PEREZ, MAYOR

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINAFOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING 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 ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SLT, 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 ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

ANGLETON DRAINAGE DISTRICT

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

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23**

SIGNED:

DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

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.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23**

SIGNED:

DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 15.171 ACRES INTO A 71 LOT SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K AND 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES 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.
4. TBM "A":
A CUT BOX ON AN INLET ON THE WEST SIDE OF CULLEN STREET APPROXIMATELY 200' SOUTH FROM THE E OF RIVERWOOD RANCH BOULEVARD.
ELEVATION = 29.20' (NAVD88)
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. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.
12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
13. THE PURPOSE OF THE 1' WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO BUCHTA ROAD AND HOSPITAL DRIVE. THE CITY OF ANGLETON WILL MAINTAIN THE 1' WIDE RESERVE.

Update note
12 to include
section
information for
Reserves A &
B

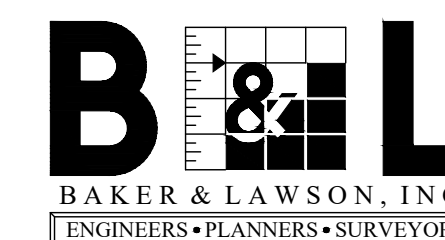
SHEET 2 OF 2

FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12.332 ACRES) & TRACT 2 (2.839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

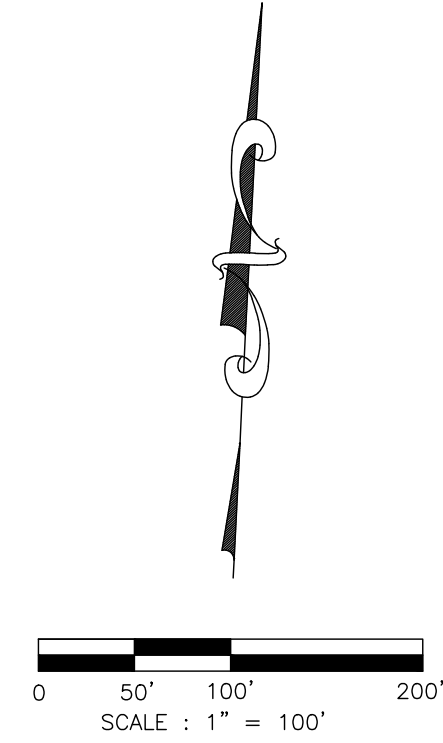
LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO.: 14396 PLAT SEC 4	DATE: 4/19/2023	CHECKED BY: DH



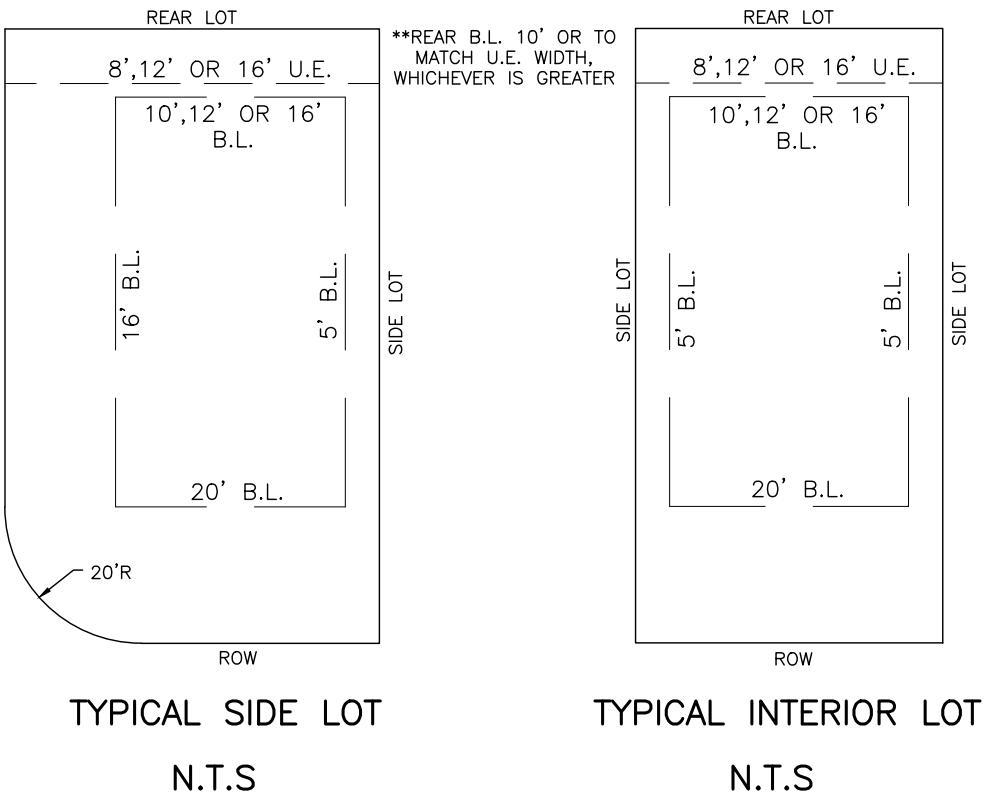
- LEGEND**
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.L. = BUILDING LINE
 - BM = BENCHMARK
 - D.E. = DRAINAGE EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - Vol., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
 - B&L = BAKER & LAWSON
 - S.S.E. = SANITARY SEWER EASEMENT
- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - = LOTS WITH 60' WIDTH AT FRONT B.L.

CURVE TABLE					CURVE TABLE						
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42	20.00	90°00'00"	N42°07'30"E	28.28'	C36	31.42	20.00	90°00'00"	S47°52'30"E	28.28'
C2	31.42	20.00	90°00'00"	N47°52'30"W	28.28'	C37	31.42	20.00	90°00'00"	S42°07'30"W	28.28'
C3	78.54	50.00	90°00'00"	N47°52'30"W	70.71'	C38	31.42	20.00	90°00'00"	N47°52'30"W	28.28'
C4	78.54	50.00	90°00'00"	S47°52'30"E	70.71'	C39	19.28	50.00	22°05'39"	S53°45'24"W	19.16'
C5	78.54	50.00	90°00'00"	N42°07'32"E	70.71'	C40	50.03	50.00	57°20'03"	N86°31'44"W	47.97'
C6	78.54	50.00	90°00'00"	S42°07'30"W	70.71'	C41	44.29	50.00	50°45'14"	N32°29'08"E	42.86'
C7	47.12	30.00	90°00'00"	S42°07'30"W	42.43'	C42	44.29	50.00	50°45'14"	N18°16'08"E	42.86'
C8	15.50	20.00	44°24'55"	S20°04'58"E	15.12'	C43	48.00	50.00	55°00'15"	N71°08'53"E	46.18'
C9	234.60	50.00	288°49'50"	N87°07'30"E	71.43'	C44	28.70	50.00	32°53'25"	S64°54'18"E	28.31'
C10	15.50	20.00	44°24'55"	N19°19'57"E	15.12'	C45	8.24	20.00	23°36'06"	N75°19'27"E	8.18'
C11	44.63	30.00	85°14'11"	N49°29'36"W	40.63'	C46	2.30	20.00	6°34'50"	N60°13'59"E	2.30'
C12	31.42	20.00	90°00'00"	S42°07'30"W	28.28'	C47	50.70	50.00	58°05'56"	N85°59'32"E	48.56'
C13	10.48	20.00	37°01'29"	S17°53'15"E	10.36'	C48	40.51	50.00	46°25'04"	S41°46'15"E	39.41'
C14	130.94	50.00	150°02'59"	N42°07'30"E	96.60'	C49	39.28	50.00	45°00'50"	S03°56'43"W	38.28'
C15	10.48	20.00	37°01'29"	N77°51'46"W	10.36'	C50	0.75	50.00	0°51'18"	S26°52'47"W	0.75'
C16	31.42	20.00	90°00'00"	N42°07'30"E	28.28'	C51	1.50	50.00	1°43'01"	S46°25'55"E	1.50'
C17	31.42	20.00	90°00'00"	N47°52'30"W	28.28'	C52	47.20	50.00	54°05'28"	S18°31'40"E	45.47'
C18	10.48	20.00	37°01'29"	S72°06'45"W	10.36'	C53	40.91	50.00	46°52'37"	S31°57'22"W	39.78'
C19	130.94	50.00	150°02'59"	S47°52'30"E	96.60'	C54	43.04	50.00	49°19'18"	S80°03'20"W	41.72'
C20	10.48	20.00	37°01'29"	N12°08'14"E	10.36'	C55	46.58	50.00	53°22'52"	N48°35'35"W	44.92'
C21	31.42	20.00	90°00'00"	N47°52'30"W	28.28'	C56	53.27	50.00	61°02'25"	N08°37'03"E	50.78'
C22	31.42	20.00	90°00'00"	S42°07'30"W	28.28'	C57	2.10	50.00	2°24'09"	N49°20'30"E	2.10'
C23	10.48	20.00	37°01'29"	N17°53'15"W	10.36'	C58	2.35	50.00	2°41'52"	S31°33'04"E	2.35'
C24	130.94	50.00	150°02'59"	S42°07'30"E	96.60'	C59	41.46	50.00	47°30'51"	S06°26'42"E	40.29'
C25	10.48	20.00	37°01'29"	S77°51'46"E	10.36'	C60	34.74	50.00	39°48'52"	S37°13'01"W	34.05'
C26	31.42	20.00	90°00'00"	N42°07'30"E	28.28'	C61	47.75	50.00	54°43'17"	S84°29'15"W	45.98'
C27	31.42	20.00	90°00'00"	N47°52'30"W	28.28'	C62	4.63	50.00	5°18'06"	N65°30'04"W	4.62'
C28	15.50	20.00	44°24'55"	S64°55'02"W	15.12'	C63	23.81	50.00	27°16'52"	S70°44'26"W	23.58'
C29	234.60	50.00	288°49'50"	S02°52'30"E	71.43'	C64	46.06	50.00	52°46'37"	N69°13'49"W	44.45'
C30	15.50	20.00	44°24'55"	S70°40'03"E	15.12'	C65	50.53	50.00	57°53'51"	N13°53'35"W	48.40'
C31	10.48	20.00	37°01'29"	N72°06'45"E	10.36'	C66	10.55	50.00	12°05'39"	N31°06'10"E	10.53'
C32	131.22	50.00	150°21'52"	N47°52'30"W	96.67'	C67	29.72	50.00	34°03'12"	N15°52'24"W	29.28'
C33	10.48	20.00	37°01'29"	S12°12'58"W	10.41'	C68	37.36	50.00	42°48'24"	N22°33'24"E	36.49'
C34	47.12	30.00	90°00'00"	S47°52'30"E	42.43'	C69	36.06	50.00	41°19'24"	N64°33'19"E	35.28'
C35	44.63	30.00	85°14'11"	N39°44'35"E	40.63'	C70	27.81	50.00	31°51'58"	S78°47'00"E	27.45'

LINE TABLE		
Line No.	Length	Direction
L1	28.28'	N47°52'30"W
L2	80.00'	N02°52'30"W
L3	11.50'	N87°07'30"E
L4	28.28'	S47°52'30"E
L5	70.00'	N87°07'30"E
L6	70.00'	S87°07'30"E
L7	28.28'	S42°07'31"W
L8	101.01'	N02°52'30"W
L9	110.66'	N02°52'30"W
L10	100.98'	S88°50'48"E
L11	110.63'	N02°52'30"W
L12	103.75'	N02°52'30"W
L13	112.25'	S87°07'30"W
L14	107.17'	N71°46'32"W
L15	116.19'	S87°07'30"W
L16	28.28'	N42°07'31"E
L17	17.37'	S87°07'30"W
L18	26.00'	N02°52'30"W
L19	60.00'	N02°52'30"W
L20	120.00'	S87°07'30"W
L21	118.33'	N02°52'30"W
L22	120.00'	S02°52'30"E

BLOCK 1 SECTION 3		BLOCK 2 SECTION 3		BLOCK 3 SECTION 3		BLOCK 4 SECTION 3		BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	7,112	1	6,160	1	7,234	1	7,200	1	8,056	1	7,234	1	7,200	1	6,343
2	5,950	2	5,900	2	6,000	22	6,000	2	6,735	2	6,000	2	6,434	2	5,950
3	5,950	3	5,900	3	6,000	23	8,194	3	6,735	3	6,000	3	7,200	3	5,950
4	5,950	4	5,915	4	6,000	24	6,000	4	6,700	4	6,000	4	7,200	4	5,950
5	5,950	5	10,361	5	6,000	25	6,000	5	9,001	5	6,000	5	7,200	5	5,950
6	5,950	6	10,975	6	6,000	26	6,000	6	13,258	6	7,200	6	7,497	6	7,200
7	5,950	7	5,796	7	6,000	27	6,000	7	11,247	7	7,200	7	7,497	7	7,200
8	5,926	8	6,000	8	6,000	28	5,833	8	13,375	8	6,000	8	7,200	8	5,950
9	6,668	9	6,000	9	7,200	29	14,158	9	6,407	9	6,000	9	5,950	9	7,200
10	14,121	10	6,000	10	7,200	30	11,852	10	5,918	10	6,000	10	5,950	29	7,200
11	7,786	11	7,234	11	9,034	31	5,943	11	5,939	11	7,042	11	5,939	30	6,827
12	7,184			12	6,360	32	6,000	12	6,040	12	11,416	12	6,040	31	10,595
13	6,000			13	6,000	33	6,000	13	6,343	13	9,927	13	6,343	32	9,927
14	6,000			14	6,000	34	6,000	14	9,291	14	11,439	14	9,291	33	11,439
15	8,351			15	6,000	35	6,000	15	7,196	15	9,040	15	7,196	34	9,040
				16	6,000	36	6,000	16	8,400	16	35,698	16	8,400	35	6,987
				17	6,000	37	6,000	17	8,400	17	8,400	17	8,400	36	7,200
				18	6,000	38	7,234	18	7,200	18	7,200	18	7,200	37	7,200
				19	7,200	39	6,000	19	7,200	19	7,200	19	7,200	38	8,434
				20	8,434										

LOT MIX SECTION 3			LOT MIX SECTION 4				
	50'	60'+	TOTAL		50'	60'+	TOTAL
BLOCK 1	14	1	15	BLOCK 1	10	3	13
BLOCK 2	10	1	11	BLOCK 2	9	2	11
BLOCK 3	27	9	36	BLOCK 3	0	9	9
BLOCK 4	0	11	11	BLOCK 4	10	28	38
	70%	30%	73		41%	59%	71



PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
ROBIN STREET	60'	1,673.23
ROBIN COURT	60'	289.91
AMY STREET	60'	1,185.60

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
ⓐ	DRAINAGE RESERVE "C"	RESTRICTED TO DRAINAGE AND UTILITY USE	4.932 AC.
ⓑ	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.070 AC.
ⓒ	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE	0.030 AC.
ⓓ	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.026 AC.
ⓔ	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE	0.012 AC.

EXHIBIT MAP
RIVERWOOD RANCH SUBDIVISION
SECTIONS 3 & 4

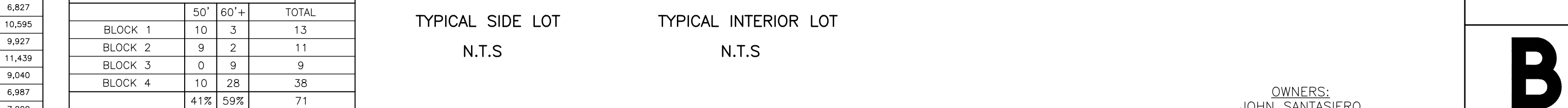
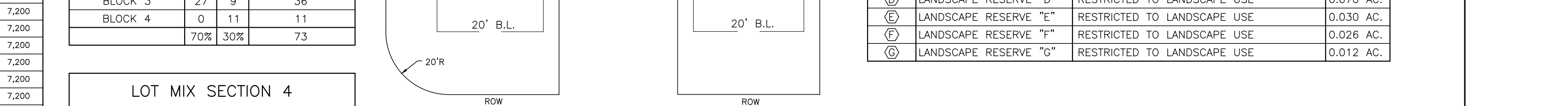
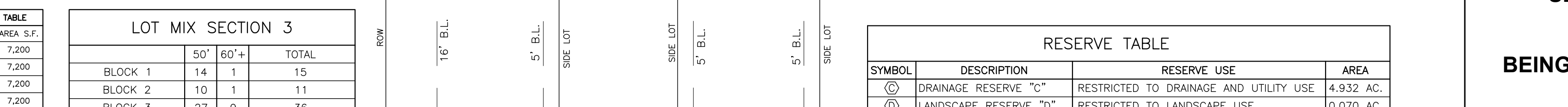
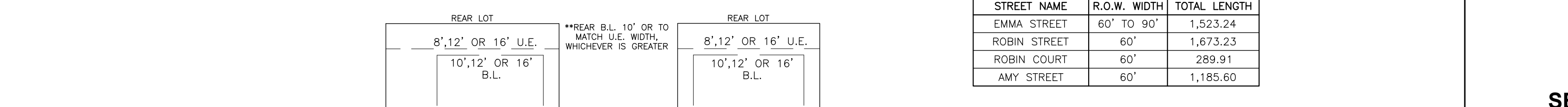
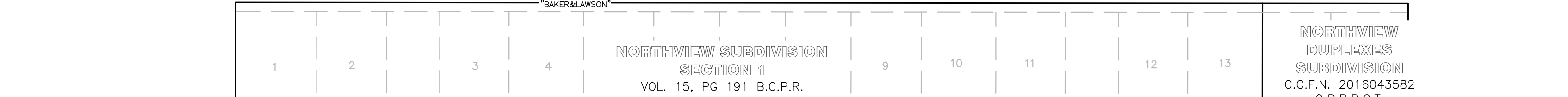
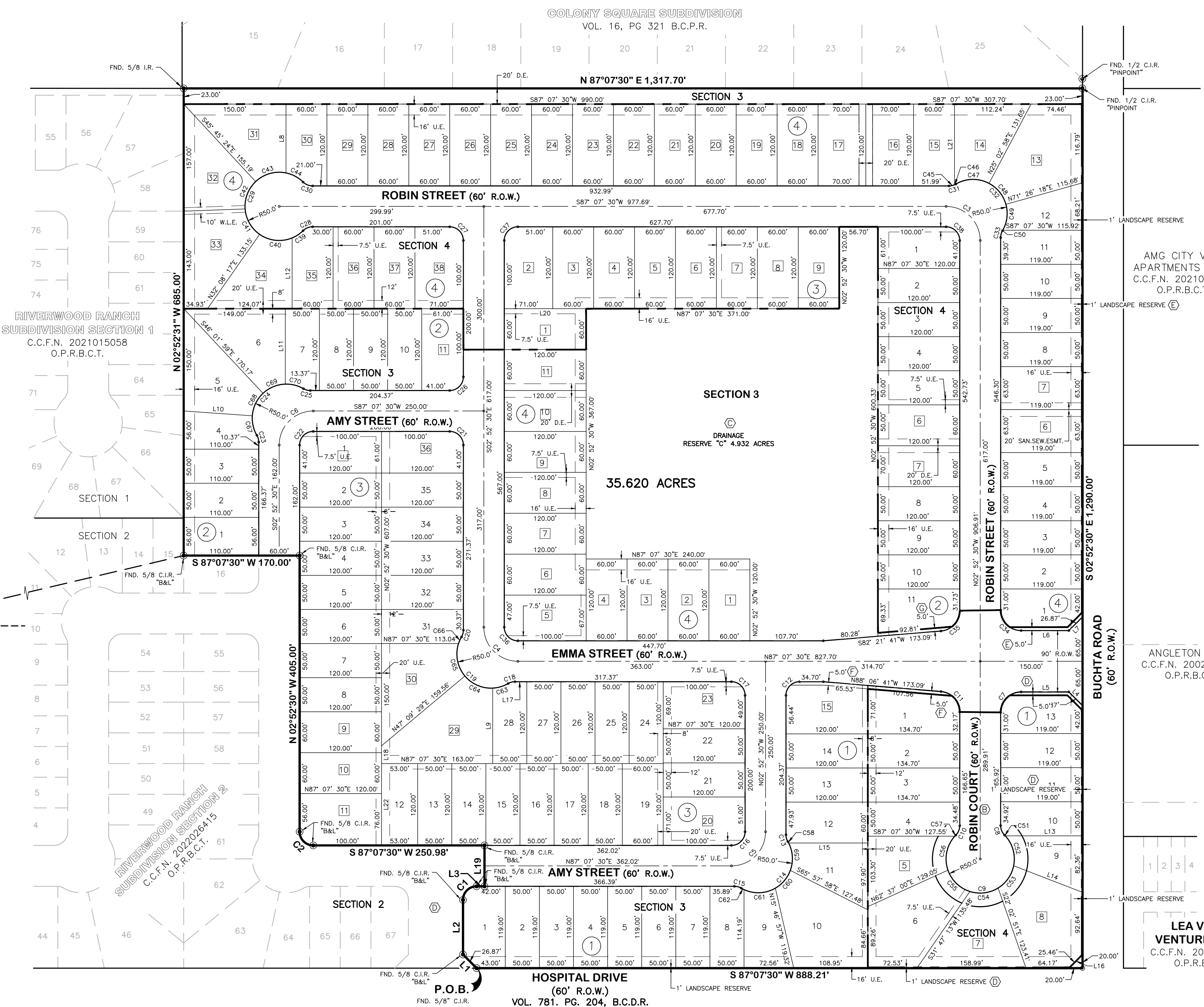
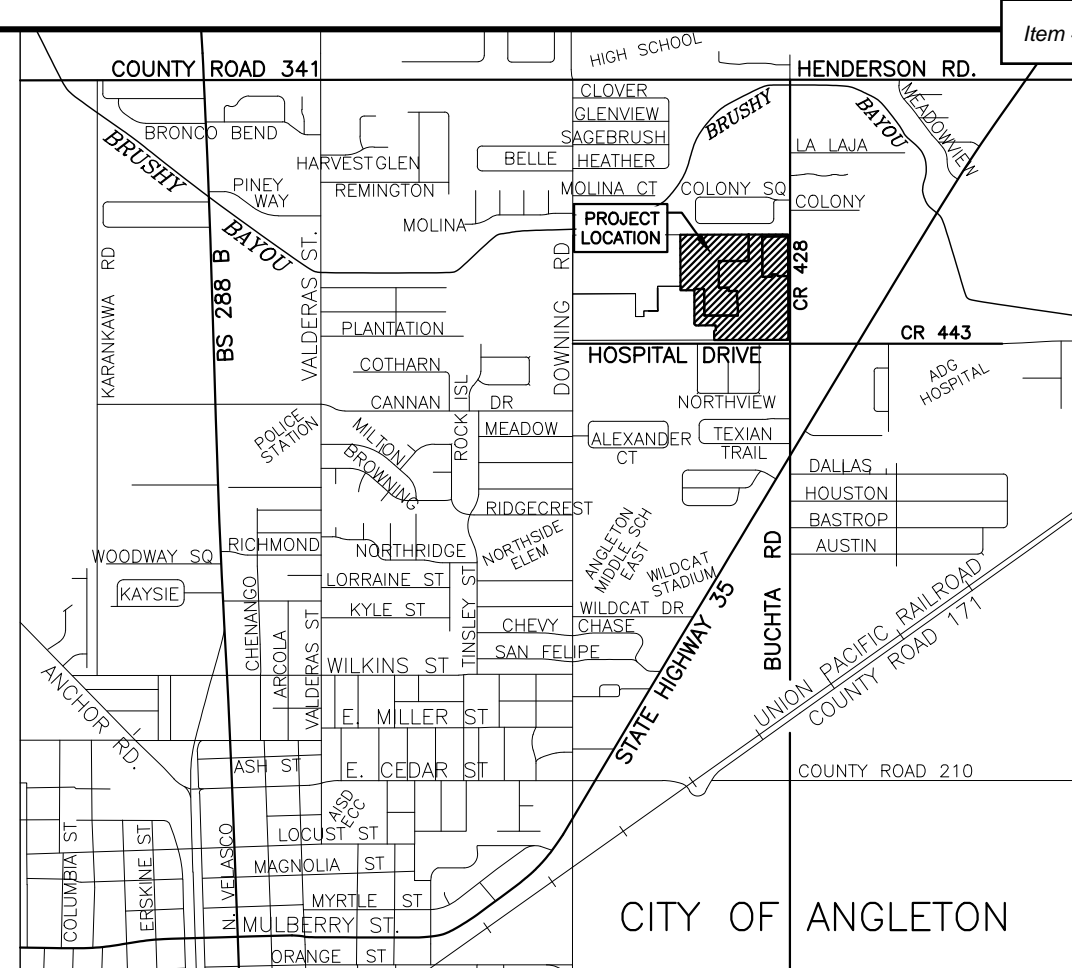
A 35.620 ACRES
144 LOTS 5 RESERVE SUBDIVISION
SECTION 3 - (4 BLOCKS, 73 LOTS 5 RESERVES)
SECTION 4 - (4 BLOCKS, 71 LOTS)

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
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



FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 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):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHTA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°23'08" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 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):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHTA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 359.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.

BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.	PARCEL TABLE	AREA S.F.
1	8,056	1	7,234	1	7,200	1	7,200
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	6,000	6	7,200	6	7,497
7	11,247	7	8,400	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	8,407	9	6,000	9	7,200	9	5,950
10	5,918	10	6,000				
11	5,950						
12	5,950						
13	6,343						

LOT MIX SECTION 4			
	50'	60'+	TOTAL
BLOCK 1	10	3	13
BLOCK 2	9	2	11
BLOCK 3	0	9	9
BLOCK 4	10	28	38
	41%	59%	71

CURVE TABLE TRACT 1					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.55'	30.00'	56°26'40"	N31°05'51"W	28.37'
C2	27.06'	30.00'	51°40'45"	S22°57'52"W	26.15'
C3	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C4	10.54'	20.00'	30°10'56"	S12°12'58"W	10.41'
C5	131.22'	50.00'	150°21'52"	N47°52'30"W	96.67'
C6	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C7	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'
C8	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C9	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'
C10	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C13	0.75'	50.00'	0°51'18"	S26°52'47"W	0.75'
C14	39.28'	50.00'	45°00'50"	S03°56'43"W	38.28'
C15	40.51'	50.00'	46°25'04"	S41°46'15"E	39.41'
C16	50.68'	50.00'	58°04'39"	N85°58'54"E	48.54'
C17	2.30'	20.00'	6°34'50"	N60°13'59"E	2.30'
C18	8.24'	20.00'	23°36'06"	N75°19'27"E	8.18'
C19	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C20	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C21	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C22	44.29'	50.00'	50°45'14"	N32°29'06"W	42.86'
C23	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C24	19.28'	50.00'	22°05'39"	S53°45'24"W	19.16'

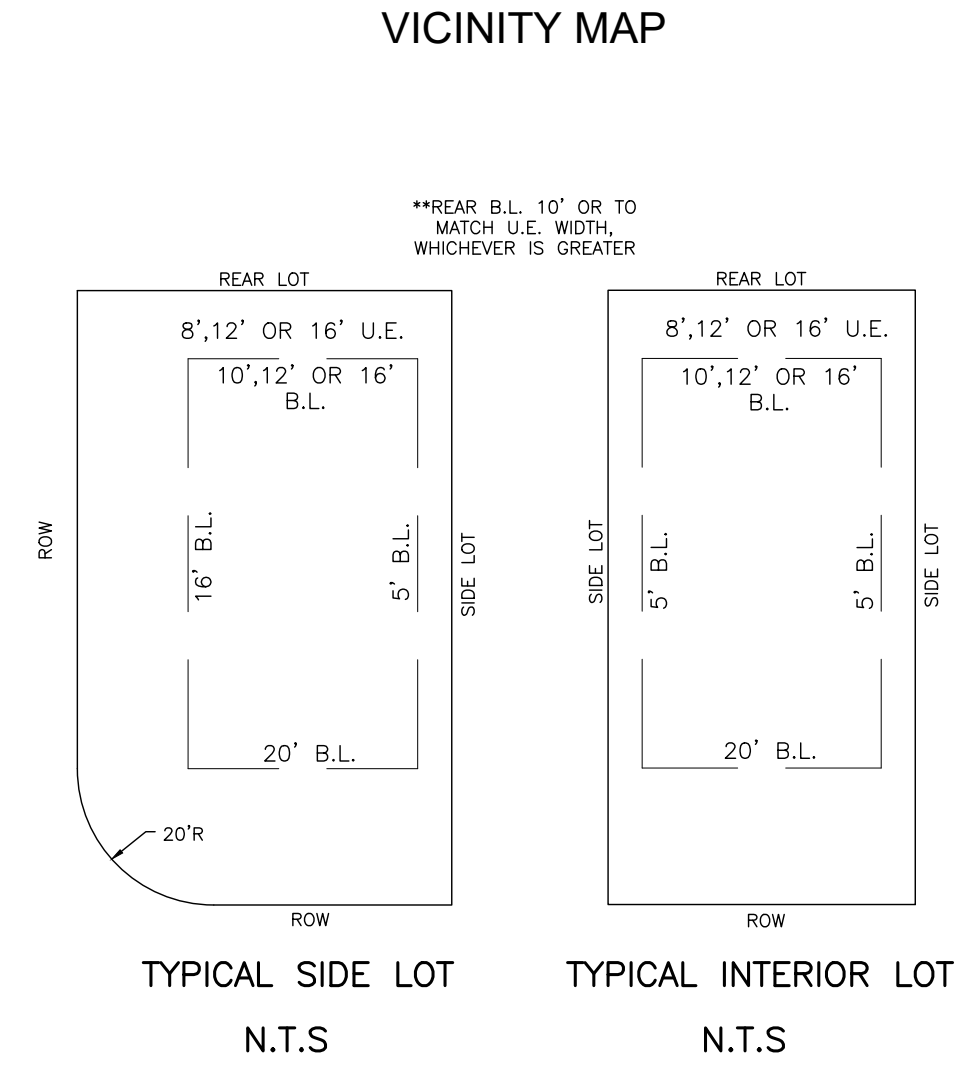
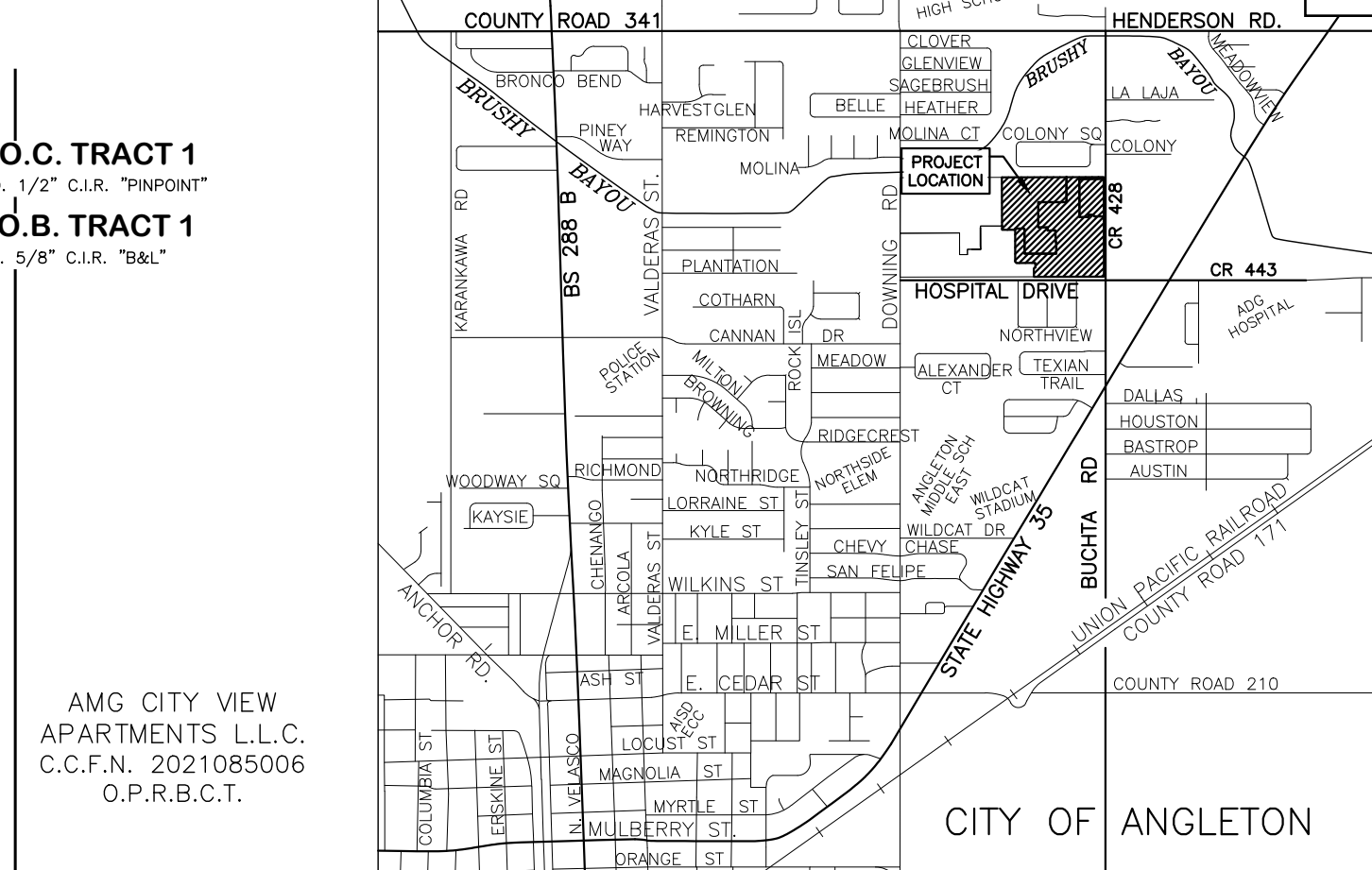
LINE TABLE TRACT 1		
Line No.	Length	Direction
L1	29.80'	S42°07'31"W
L2	84.51'	S87°07'23"W
L3	60.00'	S86°25'43"W
L4	108.98'	S82°21'41"W
L5	56.70'	S87°07'30"W
L6	120.00'	S02°52'30"E
L7	60.00'	S02°52'30"E
L8	60.00'	N02°52'30"W

CURVE TABLE TRACT 2					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C25	27.06'	30.00'	51°40'45"	S28°42'53"E	26.15'
C26	29.55'	30.00'	56°26'34"	N25°20'47"E	28.37'
C27	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C28	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C29	15.50'	20.00'	44°24'55"	S25°04'58"E	15.12'
C30	2.10'	20.00'	2°24'09"	N40°20'20"E	2.10'
C31	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C32	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C33	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C34	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C35	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C36	1.50'	50.00'	1°43'01"	S46°25'55"E	1.50'

LINE TABLE TRACT 2		
Line No.	Length	Direction
L9	123.72'	S88°06'41"E
L10	60.00'	N87°49'17"E
L11	84.51'	N87°07'30"E
L12	29.80'	S47°52'30"E
L13	25.46'	S42°07'31"W

PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
ROBIN STREET	60'	1,598.59
ROBIN COURT	60'	215.27'
EMMA STREET	60'	210.25'

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008



ANGLETON L.L.P.
C.C.F.N. 2002056559
O.P.R.B.C.T.

LEA VILLA
VENTURES, LLC
C.C.F.N. 2020046416
O.P.R.B.C.T.

P.O.C. TRACT 1
FND. 1/2" C.I.R. "PINPOINT"
P.O.B. TRACT 1
FND. 5/8" C.I.R. "B&L"

P.O.C. TRACT 2
FND. 5/8" C.I.R. "B&L"
SET 5/8" C.I.R. "B&L"

LEGEND
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
FND = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE
W.L.E. = WATERLINE EASEMENT
B&L = BAKER & LAWSON
S.S.E. = SANITARY SEWER EASEMENT
P.O.C. = POINT OF COMMENCING
U.E. = UTILITY EASEMENT

SYMBOLS
○ = SET 5/8" I.R. W/ "CAP" "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
■ = LOTS WITH 60' WIDTH AT FRONT B.L.

FINAL PLAT

RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS RECORDED IN C.C.F.N. 2020043779 OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

FIELD NOTES FOR 35.620 ACRE TRACT

BEING A 35.620 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 35.620 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (CAPPED B&L), FOUND ON THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTHWESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 2 (RIVERWOOD S/D SEC 2), THE FOLLOWING COURSES AND DISTANCES:

NORTH 87°07'30" WEST, A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" (THE CHORD BEARS NORTH 42°07'30" EAST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 11.50 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 250.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" (THE CHORD BEARS NORTH 47°52'30" WEST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 405.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

THENCE NORTH 02°52'31" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF SAID RIVERWOOD S/D SEC 2 AND THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T., PASSING AT A DISTANCE OF 55.00 FEET THE SOUTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1, CONTINUING A TOTAL DISTANCE OF 685.00 FEET TO A 5/8-INCH IRON ROD CAPPED B&L FOUND FOR THE NORTHEAST CORNER OF SAID 35.620 ACRE TRACT, SAME BEING ON THE NORTH LINE OF THE ABOVE REFERENCED TRACT, THE SOUTH LINE OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS AND THE NORTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID COLONY SQUARE SUBDIVISION, A DISTANCE OF 1,317.70 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PINPOINT" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF BUCHTA ROAD (60' WIDE);

THENCE SOUTH 02°52'30" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID BUCHTA ROAD, A DISTANCE OF 1,290.00 FEET TO A 5/8-INCH CAPPED IRON ROD, CAPPED B&L, SET FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON SAID NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE;

THENCE SOUTH 87°07'30" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HOSPITAL DRIVE, A DISTANCE OF 888.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 35.620 ACRES OF LAND, MORE OR LESS.

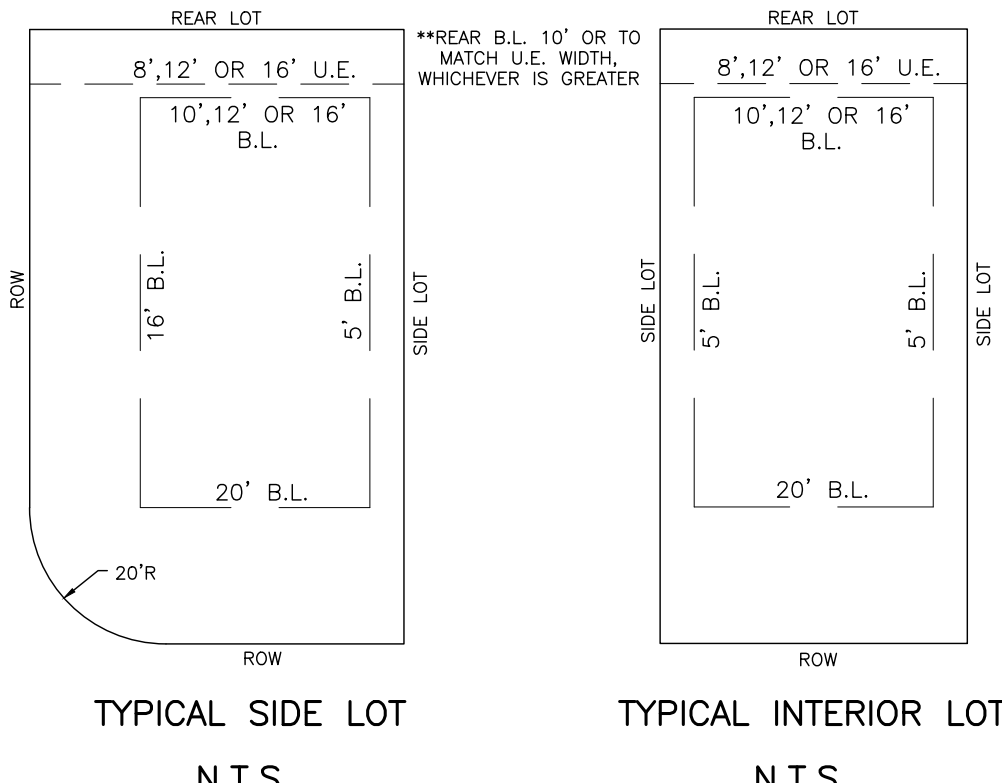
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C2	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C3	78.54'	50.00'	90°00'04"	N42°07'32"E	70.71'
C4	78.54'	50.00'	90°00'00"	N47°52'30"W	70.71'
C5	78.54'	50.00'	90°00'00"	S42°07'30"W	70.71'
C6	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C7	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C8	10.48'	20.00'	30°01'29"	S72°06'45"W	10.36'
C9	130.94'	50.00'	150°02'59"	N47°52'30"W	96.60'
C10	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'
C11	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	S42°07'30"E	28.28'
C13	10.48'	20.00'	30°01'29"	N17°53'15"W	10.36'
C14	130.94'	50.00'	150°02'59"	N42°07'30"E	96.60'
C15	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'
C16	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C17	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C18	44.63'	30.00'	85°14'11"	N39°44'35"E	40.63'
C19	47.12'	30.00'	90°00'00"	S47°52'30"E	42.43'

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C20	47.12'	30.00'	90°00'00"	S42°07'30"W	42.43'
C21	44.63'	30.00'	85°14'11"	N45°29'36"W	40.63'
C22	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C23	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'
C24	130.94'	50.00'	150°02'59"	S42°07'30"W	96.60'
C25	10.48'	20.00'	30°01'29"	N77°51'46"W	10.36'
C26	23.81'	50.00'	27°16'52"	S70°44'26"W	23.58'
C27	46.06'	50.00'	52°46'37"	N69°13'49"W	44.45'
C28	50.53'	50.00'	57°53'51"	N13°53'35"W	48.40'
C29	10.55'	50.00'	12°05'39"	N21°08'10"E	10.53'
C30	29.72'	50.00'	34°03'12"	N15°52'24"W	29.28'
C31	37.36'	50.00'	42°48'24"	N22°33'24"E	36.49'
C32	36.06'	50.00'	41°19'24"	N64°37'19"E	35.28'
C33	27.81'	50.00'	31°51'58"	S78°47'00"E	27.45'
C34	2.35'	50.00'	2°41'52"	S31°33'04"E	2.35'
C35	41.46'	50.00'	47°30'51"	S06°26'42"E	40.29'
C36	34.74'	50.00'	39°48'52"	S37°13'10"W	34.05'
C37	47.75'	50.00'	54°43'17"	S84°29'15"W	45.96'
C38	4.63'	50.00'	5°18'06"	N65°30'04"W	4.62'

Line No.	Length	Direction
L1	28.28'	N47°52'30"W
L2	80.00'	N02°52'30"W
L3	11.50'	N87°07'30"E
L4	60.00'	N02°52'30"W
L5	28.28'	S47°52'30"E
L6	70.00'	N87°07'30"E
L7	60.00'	N87°49'17"E
L8	60.00'	S86°25'43"W
L9	70.00'	S87°07'29"W
L10	28.28'	S42°07'31"W
L11	120.00'	S02°52'30"E

BLOCK 1 SECTION 3	BLOCK 2 SECTION 3	BLOCK 3 SECTION 3	BLOCK 4 SECTION 3
LOT NO. AREA S.F.	LOT NO. AREA S.F.	LOT NO. AREA S.F.	LOT NO. AREA S.F.
1 7,112	1 7,234	1 6,000	1 7,200
2 5,950	2 5,500	2 6,000	2 7,200
3 5,950	3 5,500	3 6,000	3 7,200
4 5,950	4 5,515	4 6,000	4 7,200
5 5,950	5 10,361	5 6,000	5 7,954
6 5,950	6 10,975	6 6,000	6 7,200
7 5,950	7 5,796	7 6,000	7 7,200
8 5,926	8 6,000	8 6,000	8 7,200
9 6,668	9 6,000	9 7,200	9 7,200
10 14,121	10 6,000	10 7,200	10 7,200
11 7,786	11 7,234	11 9,034	11 5,943
12 7,184		12 6,360	12 6,000
13 6,000		13 6,000	13 6,000
14 6,000		14 6,000	14 6,000
15 6,000		15 6,000	15 6,000
16 6,000		16 6,000	16 6,000
17 6,000		17 6,000	17 6,000
18 6,000		18 6,000	18 6,000
19 7,200		19 7,200	19 7,200
20 8,434		20 8,434	20 8,434

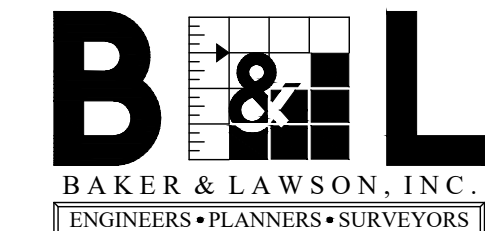
LOT MIX SECTION 3		
	50'	60'+
BLOCK 1	14	15
BLOCK 2	10	11
BLOCK 3	27	36
BLOCK 4	0	11
	70%	30%
	73	



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	UNRESTRICTED RESERVE "A"	UNRESTRICTED RESERVE	13.052 AC.
(B)	UNRESTRICTED RESERVE "B"	UNRESTRICTED RESERVE	2.865 AC.
(C)	DRAINAGE RESERVE "C"	RESTRICTED TO DRAINAGE AND UTILITY USE	4.932 AC.
(D)	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.070 AC.
(E)	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE	0.030 AC.
(F)	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.026 AC.
(G)	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE	0.012 AC.

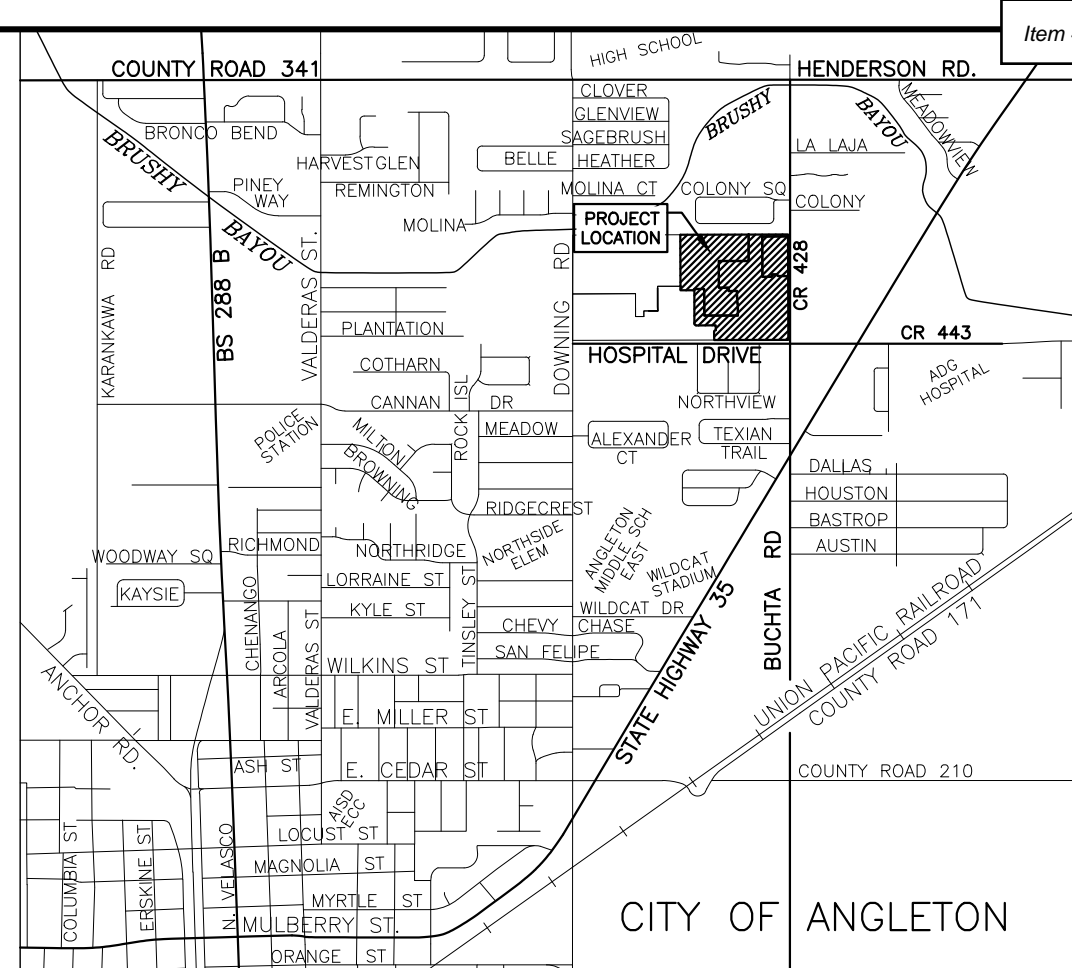
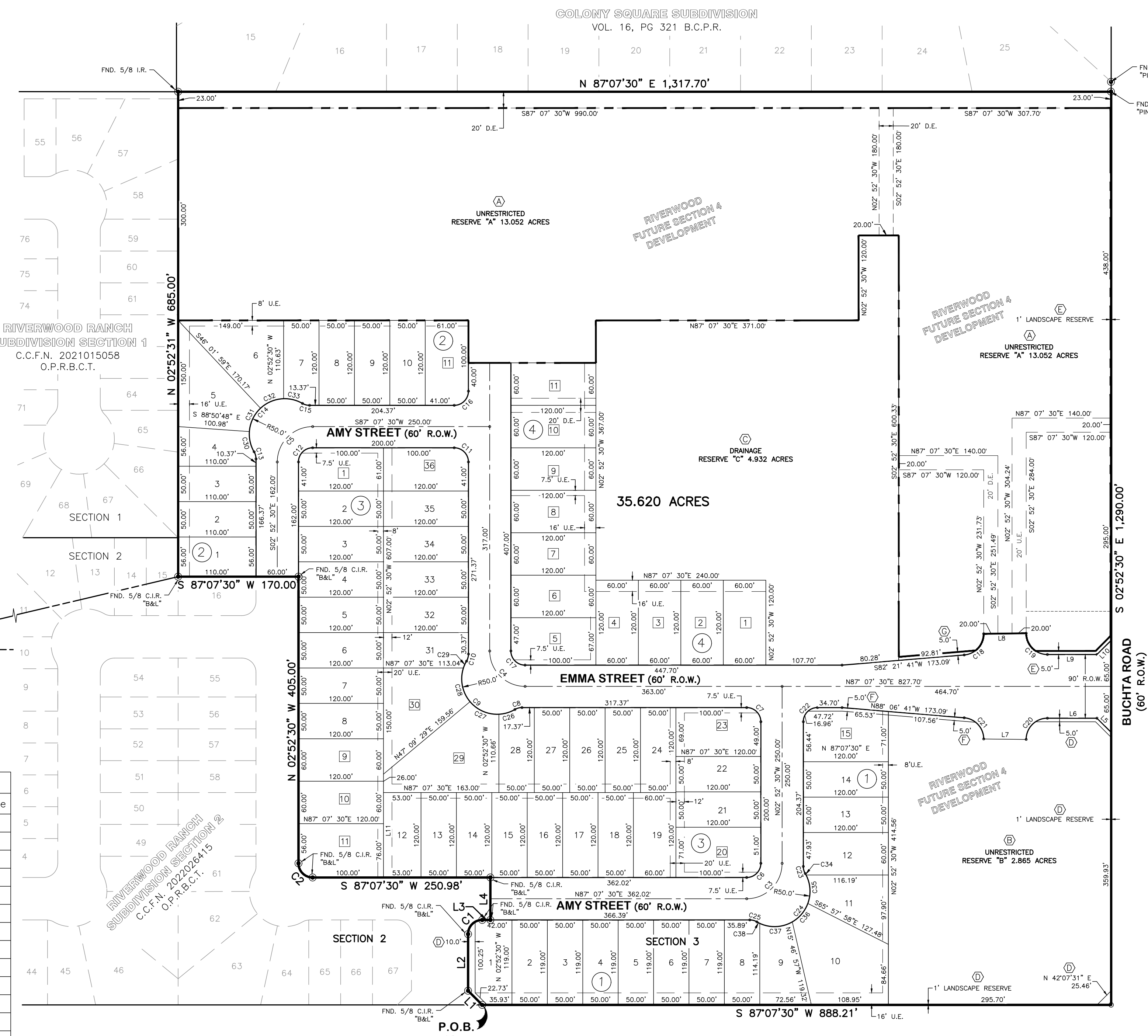
PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
AMY STREET	60'	1,185.60

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

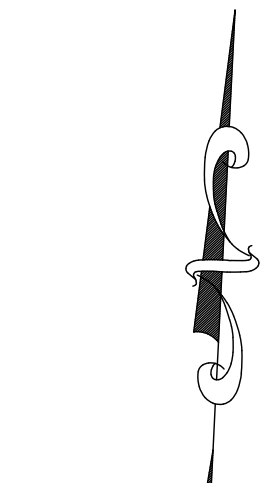


4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.: 14396 SCALE: 1" = 100' DRAWN BY: BT
DRAWING NO.: 14396 PLAT SEC 3 DATE: 4/19/2023 CHECKED BY: DH



VICINITY MAP



SCALE: 1" = 100'

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
- 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 EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- Vol., Pg. = VOLUME PAGE
- W.L.E. = WATERLINE EASEMENT
- B&L = BAKER & LAWSON
- S.S.E. = SANITARY SEWER EASEMENT
- P.O.C. = POINT OF COMMENCING
- U.E. = UTILITY EASEMENT

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- = LOTS WITH 60' WIDTH AT FRONT B.L.

AMG CITY VIEW APARTMENTS L.L.C.
C.C.F.N. 2021085006
O.P.R.B.C.T.

ANGLETON L.L.P.
C.C.F.N. 2002056559
O.P.R.B.C.T.

LEA VILLA VENTURES, LLC
C.C.F.N. 2020046416
O.P.R.B.C.T.

NORTHVIEW DUPLEXES SUBDIVISION
C.C.F.N. 2016043582
O.P.R.B.C.T.

FINAL PLAT
RIVERWOOD RANCH SUBDIVISION
SECTION 3
A 35.620 ACRES
73 LOTS 4 BLOCKS 5 RESERVE SUBDIVISION
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



May 1, 2023

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

Re: On-Going Services
Live Oak Ranch Subdivision Final Plat and Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Spriggs:

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

General

1. The Angleton Drainage District provided a letter of approval, dated August 17, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction.
2. Texas New Mexico Power has provided a Letter of No Objection contingent upon the recordation of acceptable utility easements as shown on the proposed plat and is provided as an attachment. It shall be the responsibility of the Developer to satisfy all requirements for utility service to the proposed subdivision.
3. It shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard as part of the proposed subdivision improvements for the Live Oak Subdivision.

Final Plat

Sheet 1 of 2:

1. Revise abbreviations table to notate Brazoria County and associated records.
2. Provide note that it shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard.
3. Update plat date to current month/year.

Sheet 2 of 2:

1. Provide one corner of the plat to reference the corner of the original abstract survey.

2. Provide a note on the plat that states no driveway access is allowed from Angleton Boulevard for applicable lots.
3. Update Lot Table for block 2 to match lot count on plat (Lots 1 - 19).
4. Update plat date to current month/year.

Construction Plans

Sheet 4 of 49:

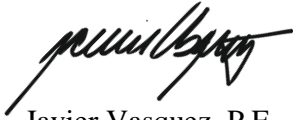
1. Provide a revised copy of the final plat in the construction plans and include both sheets 1 and 2 of the final plat.

HDR takes no objection to the Live Oak Ranch Subdivision Final Plat and Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and calculations are signed, dated, and sealed by a registered professional land surveyor and professional engineer licensed to practice in the State of Texas, which therefore conveys the design professional's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

ANGLETON DRAINAGE DISTRICT



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

August 17, 2022

Odyssey Engineering
Attn: Nolan Maciejeski
2500 Tanglewilde Street, Suite 480
Houston, Texas 77063

Re: Live Oak Ranch Subdivision
Plat, Grading, Drainage and Detention

Dear Mr. Maciejeski:

During the special public meeting and budget workshop held on August 16, 2022, the Angleton Drainage District Board of Supervisors unanimously approved the plat, grading and drainage and detention plan for Live Oak Ranch Subdivision as presented:

As presented, this is a proposed 45.10-acre residential development to consist of 65 homes which is east of Angleton Country Estates. The average lot size is 60-feet wide by 110-feet in depth. The existing Houston and Dallas Street will be expanding to connect to this proposed subdivision. There will be an onsite detention pond consisting of 4.87-acre detention pond that will provide 13.90 acre feet of storm water storage. There will be a 24-inch restricting pipe at the outfall into the City's ditch (Earl Knight Ditch) and slope paving will be constructed where the outfall pipe enters the ditch. The revised plan has an elevation storage table to show that the detention pond provides the necessary volume, the connection of the proposed slope paving to the existing slope paving so that there will not be pocket erosion between the two slope paved areas, and has provided a restrictive pipe calculation to verify the 24-inch restricting pipe is appropriate.

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

Approval of the Plat, Grading, Drainage and Detention plan in no way represents that Live Oak Ranch has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the Plat, Grading, Drainage and Detention plan, with the stipulations listed in this letter, if any, by the District.

Should you have any questions regarding this matter, please contact the Angleton Drainage District at 979.849.2414, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Sincerely,

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



1207 W. Parkwood Ave.
Friendswood, TX 77546
(281) 996-0453, ext. 37103

March 3, 2023

Clint Mann
Angleton Live Oak Ranch, LLC
2525 Pebble Lodge Ln
Friendswood, TX 77546

RE: Final Plat of Live Oak Ranch, Angleton, Texas

Dear Mr. Mann:

TNMP completed its review of the Final Plat of Live Oak Ranch, being a subdivision of 20.000 being all of Lots 1 through 18, Block 6, all of Lots 1 through 36, Block 7, and all of Lots 1 through 18, Block 8, Angleton Country Estates, recorded in Book D, Volume 29, Page 75, B.C.P.R., City of Angleton City Limits, Brazoria County, Texas. dated January 2023.

TNMP has no objections to the referenced Final Plat of Live Oak Ranch. contingent upon recordation of acceptable utility easements as shown at EXHIBIT "A". TNMP is able to provide electric service to the referenced Plat, dated September 2022, in accordance with the Public Utility Commission of Texas Rates and Tariffs. Public Utility Commission of Texas Rates and Tariffs can be found on website:

<http://www.puc.texas.gov/industry/electric/rates/Trans/TNMP.pdf>

You must have Adobe-Acrobat-PDF to view on computer. For a free download, this can be found at website:

<http://www.adobe.com/products/acrobat/adobepdf.html>.

This letter does not give consent to any encroachments, abandonment of pre-existing easement, roads, alleys, or street rights-of-way. Abandonment of the above requires a formal review, and closure process.

Please contact me should you have any questions or require additional information at 281.996.0453, ext. 37103 or via email at vincent.herrera@tnmp.com

Sincerely,

Vincent R. Herrera, P.E.
Director – Distribution Engineering
TNMP

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That ANGLETON LIVE OAK RANCH, LLC, a Texas limited liability company, Owners, do hereby adopt this plat designating the hereinabove described property as LIVE OAK RANCH, a subdivision in the jurisdiction of the City of Angleton, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

APPROVED this _____ day of _____, 2022, by the Planning and Zoning Commission.

City of Angleton, Texas.
By: _____
Chairman
Planning and Zoning Commission

By: _____
City Secretary

DRAINAGE EASEMENTS MAINTAINED BY A HOMEOWNER'S 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, 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 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 does reserve 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 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 clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

The owners of land shown on this plat, in person or through a duly authorized agent, dedicate 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.

ANGLETON LIVE OAK RANCH, LLC,
a Texas limited liability company

By: _____
Clint A. Mann,
President

John Mark Otto
Registered Professional Land Surveyor
State of Texas No. 6672

Date

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Clint A. Mann, President of Angleton Live Oak Ranch, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022, A.D.

Notary Public in and for
The State of _____
Printed Name of Notary / Expires

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Megan Lee Crutcher, 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.

Megan Lee Crutcher, P.E.
Registered Professional Engineer
State of Texas No. 109803

Date

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L - BUILDING LINE
D.E - DRAINAGE EASEMENT
D.O - DOCUMENT
E.SM - EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
F.ND - FLOOD
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.F. - FORT BEND COUNTY MCM RECORDS
I.P. - IRON PIPE
R - IRON ROD
NO. - NUMBER
O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
P.G. - PAGE
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
S.M.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

Revise abbreviations table to notate Brazoria County and associated records

- 2. ELEVATIONS USED FOR Delineating CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD 88 (1991 ADJ.)
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999865957.
4. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 1241804 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF MAY 20, 2021, ISSUED DATE OF MAY 25, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
5. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48038C0448, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MILLER SURVEY.
6. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
9. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
10. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
11. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
12. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
13. FRONT SETBACKS SHALL BE 20 FEET, REAR SETBACKS SHALL BE 10 FEET, SIDE SETBACKS SHALL BE 16 FEET FOR LOTS ADJACENT TO R.O.W., 5 FEET FOR INTERIORS, AND 5 FEET FOR KEY CORNER LOTS.
14. BUILDING SETBACKS SHALL BE APPLICABLE PER NOTE 13 ABOVE UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLAT. IN NO CASE SHALL THE BUILDING SETBACKS SHOWN ON THE PLAT BE LESS THAN THE MINIMUM REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON.
15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR A PROPERTY OWNER ASSOCIATION, TO MAINTAIN THE RESERVE TRACT.

Provide note that it shall be the responsibility of the Developer to complete the unimproved half portion of Angleton Boulevard.

LEGAL DESCRIPTION

METS AND BOUNDS DESCRIPTION OF 20,000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE SAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILIP D. SHERRBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020867 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

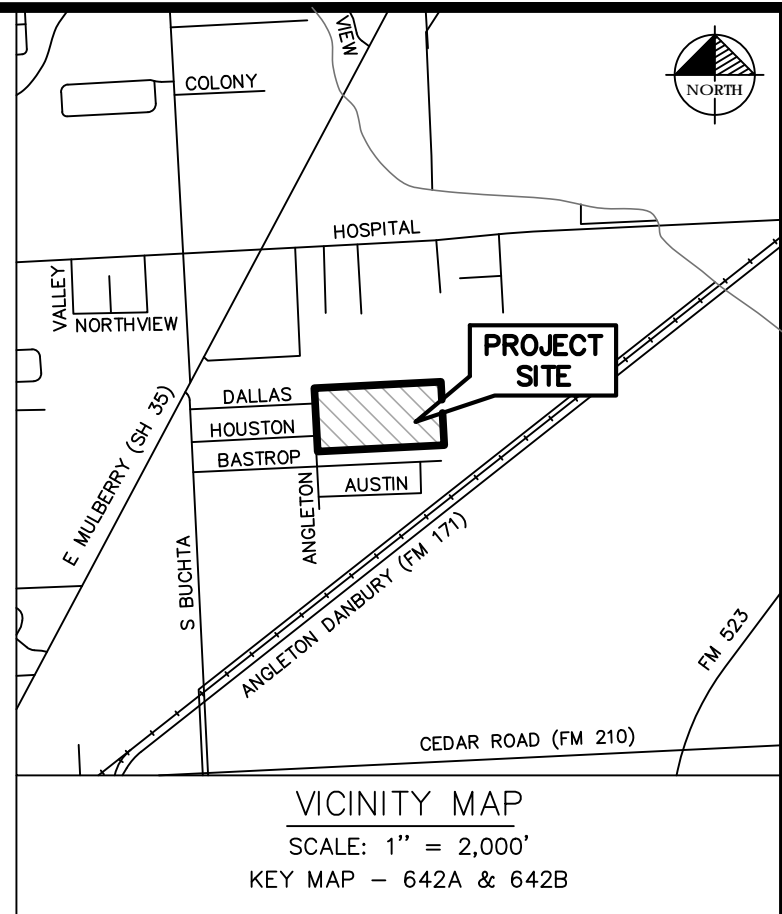
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (63' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20,018 ACRE TRACT OF LAND CONVEYED TO ANGLETON DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20,018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF SAID 20,018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

THENCE, SOUTH 02 DEG. 55 MIN. 09 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNIMPROVED RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF A 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN IN ANGLETON COUNTRY ESTATES SECTION 2, RECORDED IN VOLUME 15, PAGE 367 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,504.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD.

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,000 ACRES OR 871,200 SQUARE FEET OF LAND.



FINAL PLAT

LIVE OAK RANCH

A SUBDIVISION OF 20,000 AC. / 871,200 SQ. FT., BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7, AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES, RECORDED IN VOL. 11, PG. 48, B.C.P.R., BEING TRACTS 45, 46, AND 51, OUT OF THE LT. TINSLEY SURVEY, ABSTRACT NO. 375, RECORDED IN BOOK D, VOL. 29, PG. 75, B.C.P.R., CITY OF ANGLETON CITY LIMITS, BRAZORIA COUNTY, TEXAS.

3 BLOCKS 1 RESERVE 65 LOTS

SEPTEMBER 2022

Update plat date to current month/year

Owners
ANGLETON LIVE OAK RANCH, LLC
a Texas limited liability company
2525 Pebble Lodge Ln.
Friendswood, TX 77546

Surveyor
MILLER SURVEY
DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

Prepared By
BEACON LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

PROJECT NO. 5403 / SHEET 1 OF 2

Item 5. LIVE OAK RANCH 21-027-00

BRAZORIA COUNTY

CITY OF ANGLETON

PROPOSED WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING AND STORM WATER FACILITIES TO SERVE

LIVE OAK RANCH

A SUBDIVISION OF 20.000 AC. BEING 3 BLOCKS, 1 RESERVE, & 65 LOTS

JOB NO. 21-027-00

WATERSHED: LOWER OYSTER CREEK

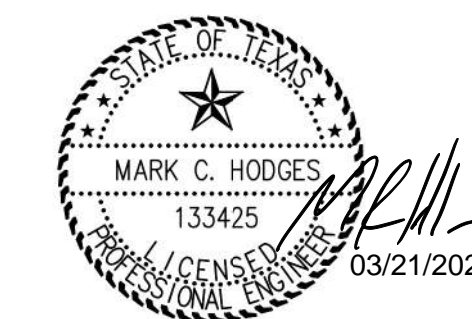
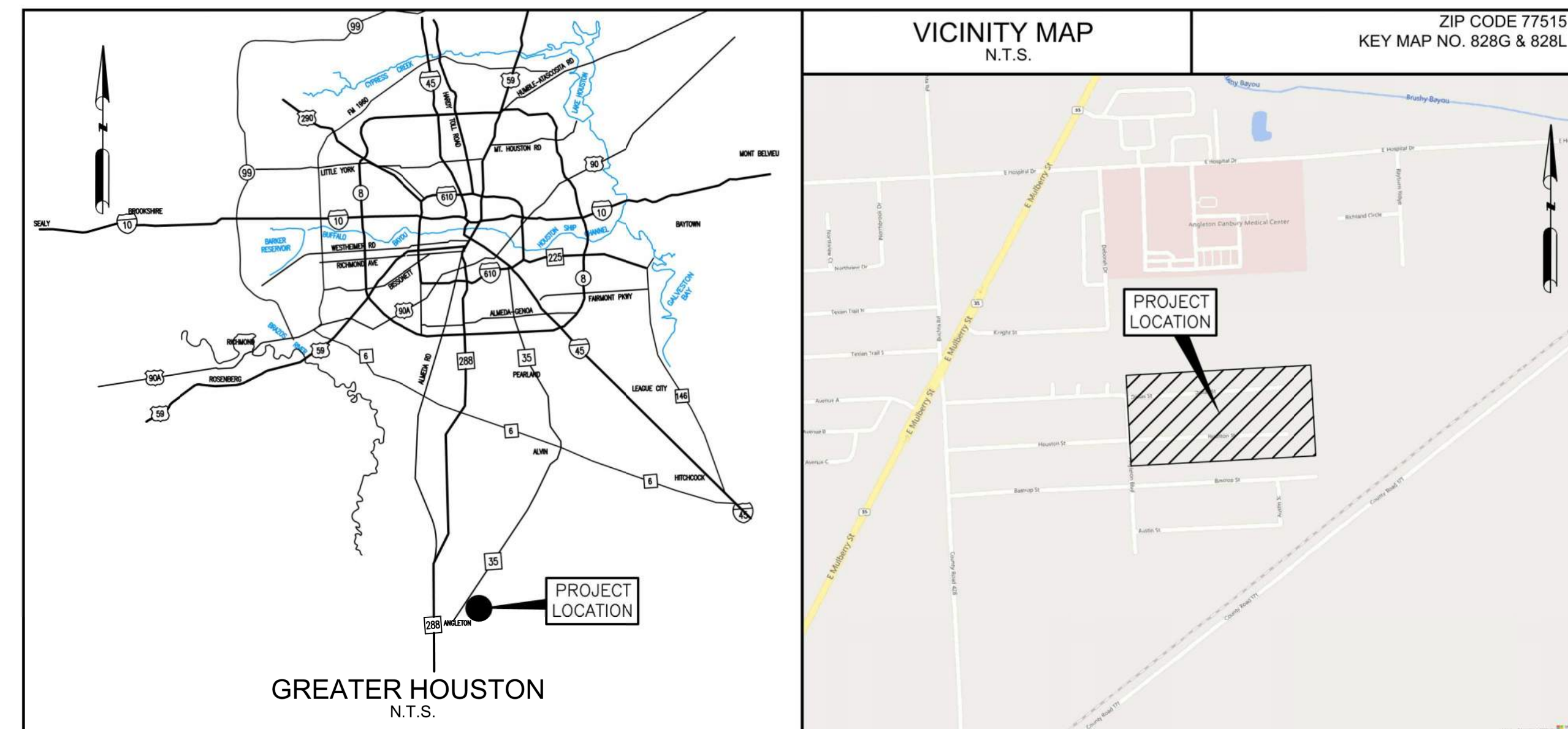
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE OF COMPLIANCE BY THE CITY ENGINEER.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	PLAT
5	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
6	STORM WATER POLLUTION PREVENTION PLAN
7	SANITARY SEWER & WATERLINE LAYOUT
8	SIGNAGE, CURB LAYOUT, & PAVEMENT MARKINGS
9	STORM SEWER LAYOUT
10	STORM CALCULATIONS
11	DETENTION POND LAYOUT
12	DETENTION POND SERVICE AREA & CALCULATIONS
13	GRADING LAYOUT
14	GRADING CROSS SECTIONS
15	TRAFFIC CONTROL PLAN LAYOUT
16	DALLAS DRIVE PLAN & PROFILE (STA. 0+00 TO 9+00)
17	ALAMO DRIVE PLAN & PROFILE (STA. 9+00 TO 14+00)
18	HOUSTON AVENUE PLAN & PROFILE (STA. 14+00 TO 23+00)
19	ANGLETON BOULEVARD PLAN & PROFILE (STA. 0+00 TO 4+00)
20	ANGLETON BOULEVARD PLAN & PROFILE (STA. 4+00 TO 8+00)
21	OFFSITE SANITARY CONNECTION PLAN & PROFILE
22	OFFSITE WATER CONNECTION PLAN & PROFILE
23	STORM OUTFALL 1A & POND OUTFALL PLAN & PROFILE
24	PAVING DETAILS (1 OF 9)
25	PAVING DETAILS (2 OF 9)
26	PAVING DETAILS (3 OF 9)
27	PAVING DETAILS (4 OF 9)
28	PAVING DETAILS (5 OF 9)
29	PAVING DETAILS (6 OF 9)
30	PAVING DETAILS (7 OF 9)
31	PAVING DETAILS (8 OF 9)
32	PAVING DETAILS (9 OF 9)
33	WATER DETAILS (1 OF 2)
34	WATER DETAILS (2 OF 2)
35	SANITARY DETAILS (1 OF 2)
36	SANITARY DETAILS (2 OF 2)
37	ANGLETON MANHOLE COVER DETAIL
38	STORM DETAILS (1 OF 10)
39	STORM DETAILS (2 OF 10)
40	STORM DETAILS (3 OF 10)
41	STORM DETAILS (4 OF 10)
42	STORM DETAILS (5 OF 10)
43	STORM DETAILS (6 OF 10)
44	STORM DETAILS (7 OF 10)
45	STORM DETAILS (8 OF 10)
46	STORM DETAILS (9 OF 10)
47	STORM DETAILS (10 OF 10)
48	STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)
49	STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2)



GENERAL NOTES:

- 1. CONTACT THE CITY'S DEVELOPMENT SERVICES DEPARTMENT AT (979)849-4364 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS. NOTIFY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORKING HOURS.

LIME SUBGRADE:

- 1. LIME SHALL BE A "SLURRY" AS PER TxDOT 260 UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY ENGINEER.
2. ALL LIME SLURRIES SHALL BE FURNISHED AT OR ABOVE THE MINIMUM "DRY SOLIDS" CONTENTS AS APPROVED BY THE ENGINEER.
3. SUBGRADES SHALL BE STABILIZED WITH A MINIMUM SIX PERCENT (6%) LIME BY WEIGHT, EIGHT INCHES (8") THICK THE INITIAL MIX TO REDUCE PLASTICITY INDEX (PI) TO 20 OR LESS AS DETERMINED BY THE LIME SERIES. THE FINAL MIX SHALL BE AT SIX INCHES (6") THICK.

CONCRETE/PAVING NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION REQUIRED BY CITY OF ANGLETON.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION AND WILL REPAIR OR REPLACE ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES AND WILL REPLACE ANY DAMAGED FACILITIES AT HIS OWN EXPENSE. ALL MANHOLES AND VALVES WITHIN THE PAVEMENT AREA SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR WITH THE USE OF APPROVED BLOCKOUTS.

STABILIZED CRUSHED CONCRETE:

- 1. TEST AND ANALYSIS OF AGGREGATE AND BINDER MATERIALS WILL BE PERFORMED IN ACCORDANCE WITH ASTM 1557 AND ASTM 4318. CEMENT SHALL BE ASTM 150 TYPE I.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES (1993) AND ITS LATEST REVISIONS AND CITY OF ANGLETON STANDARDS.
3. TIME COAT SHALL BE 1.5 PERCENT OF EPR-1.
4. DESIGN FOR A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 200 PSI IN 48 HRS. PROVIDE MINIMUM CEMENT CONTENT OF 2.5K PER TON OF MIX. CEMENT CONTENT MAY BE RAISED AT THE CONTRACTOR'S EXPENSE IF TESTS ON FIELD SAMPLES FALL BELOW 200 PSI.

CEMENT STABILIZED SAND:

- 1. ALL STABILIZED SAND SHALL BE A MINIMUM OF 1.5K PER CUBIC YARD.
2. CEMENT STABILIZED SAND (C.S.S.) SHALL ACHIEVE A MINIMUM OF 100 PSI WITHIN 48 HOURS.
3. A MINIMUM OF 2 RANDOM SAMPLES SHALL BE TAKEN EACH WEEK. (FOR SMALLER PROJECTS, ONE SAMPLE MAY SUFFICE WITH CITY OF ANGLETON APPROVAL). THE CITY OF ANGLETON RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTS, AT THE CONTRACTOR'S EXPENSE.
4. ANY C.S.S. NOT MEETING CITY OF ANGLETON STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

BANK SAND:

- 1. BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SLIT, CLAY, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATIONS SYSTEM GROUP SYMBOL SW CRITERIA WITH A PLASTICITY INDEX OF 4.

STORM SEWER NOTES:

- 1. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED WITH CITY OF ANGLETON'S STANDARD CONSTRUCTION SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF ANGLETON STANDARD DETAILS SHEET AND LATEST REVISIONS.
2. ALL PIPE STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH CITY OF ANGLETON STANDARD DETAILS SHEET AND LATEST REVISIONS.
3. ALL CEMENT STABILIZED SAND (C.S.S.) SHALL BE 1-1/2 SK PER CUBIC YD. AND MEET MINIMUM C.S.S. STANDARDS COMPACTED TO 95%.

SANITARY SEWER NOTES:

- 1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DESIGN CRITERIA FOR SEWERAGE SYSTEMS.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF ANGLETON DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST.
3. STACKS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEET AND LATEST REVISIONS. THE EXACT LOCATION OF THE STACK SHALL BE NOTIFIED TO THE CITY ENGINEER OF ANGLETON BY THE PROJECT ENGINEER ON SEALED AS-BUILT DRAWINGS AT COMPLETION OF CONSTRUCTION. ALL STACKS SHALL BE INSTALLED WITHIN THE TRENCH AND EXTENDING TO A DEPTH OF 4 FEET BELOW FINISHED GRADE, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

DEBRIS AND TRASH NOTES:

- 1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE LOCATED NEAR INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.

WATER DISTRIBUTION NOTES:

- 1. WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED AS PER REQUIREMENTS OF THE CITY OF ANGLETON DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DESIGN CRITERIA FOR SEWERAGE SYSTEMS.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL COMPLY WITH THE CITY OF ANGLETON DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST AS MAINTAINED BY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT.
3. ALL GATE VALVES INSTALLED BELOW GRADE SHALL BE OF NON-RISING STEM DESIGN.

HYPER-CHLORINATED WATER NOTES:

- 1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DE-CHLORINATE OR BY ONSITE NITRIFICATION UNTIL NATURAL ATTENUATION OCCURS.
2. ALL DISCHARGES OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING MAINTAINED OR STABILIZED. VEGETATED FILTERS OR BUFFERS, OR OTHER VEGETATION TO BE PRESERVED.

SPILL AND LEAK RESPONSE NOTES:

- 1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHALL BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALLY UNUSUALLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.

SANITARY WASTE NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS, IF UNABLE TO MEET THE 50 FOOT REQUIREMENT DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE TRUCKS WITHOUT DAMAGING EROSION AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.

SUBGRADE STABILIZATION NOTES:

- 1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZING AGENT SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MOUND EQUIPMENT SHALL BE ALLOWED TO PASS OVER STABILIZED AREAS UNTIL AFTER COMPLETION OF STABILIZATION.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE ROUGHENED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.

BENCHMARK(S) / FLOODPLAIN

BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

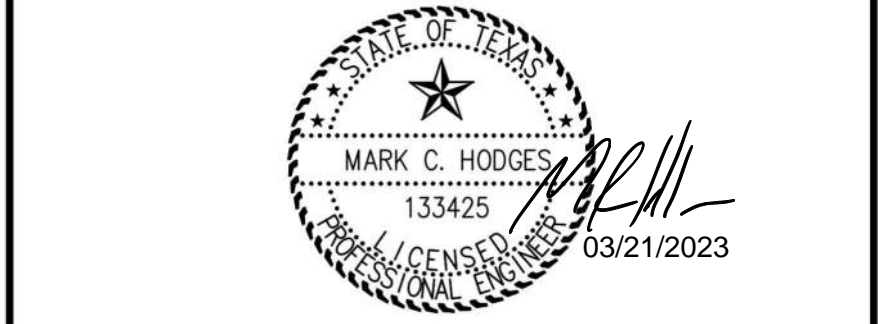
TEMPORARY BENCHMARK-A: BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERSECTION AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAV888, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERSECTION AT THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAV888, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0408E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".

Table with 3 columns: APPR., REVISION, DATE

ODYSSEY ENGINEERING GROUP logo and contact information: 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 | www.odysseyeg.com TPBE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

GENERAL NOTES (1 OF 2)

Table with columns: SURV., DATE, SHEET, JOB NO., IMAGE NO., SHEET. Includes values like 21-027-00 and 1-21027000-01.

GENERAL CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CONSTRUCTION SEQUENCING:

- 1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS, EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

SANDBLASTING WASTE NOTES:

- 1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY INERT, NON-DEGRADABLE SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT, USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.
9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANITARY LANDFILLS.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM LASTING AREA WHERE APPROPRIATE.
11. USE SAND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
19. CAPTURE AND TREAT RUNOFF, WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.

CONCRETE SAWCUTTING WASTE NOTES:

- 1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE PAVEMENT TO BE CUT IS NEAR A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS IMMEDIATELY AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DRAINAGE PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
4. COLLECTED SLURRY AND CUTTINGS SHOULD BE IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
5. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC MINIMUM OF 10 MILLIMETERS THICK. IF THE PROJECT INCLUDES PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
6. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
7. SEVERAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT, COLLECTION BASINS ARE COMMERCIALY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
8. REMOVE WASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL. ALWAYS MAINTAIN A MINIMUM OF ONE FOOT FREEBOARD.
9. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL MIXING IS REQUIRED UNTIL THE COLLECTION AREA. THE pH MUST BE TESTED, AND DISCHARGED IS ALLOWED IN IF THE pH DOES NOT EXCEED 8.0. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
10. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE COLLECTION AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
11. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

T.C.E.Q. WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- 1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
* THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

Q=L*P^2 / 148,000

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
• L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
• D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
• P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

Q=S*D^2 / 148,000

WHERE:

- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
• S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
• D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
• P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

- 12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

REV.2/2019

BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.66 FEET, (NAVD88, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C048K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

Table with columns: APPR., REVISION, DATE. Multiple empty rows for revisions.



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



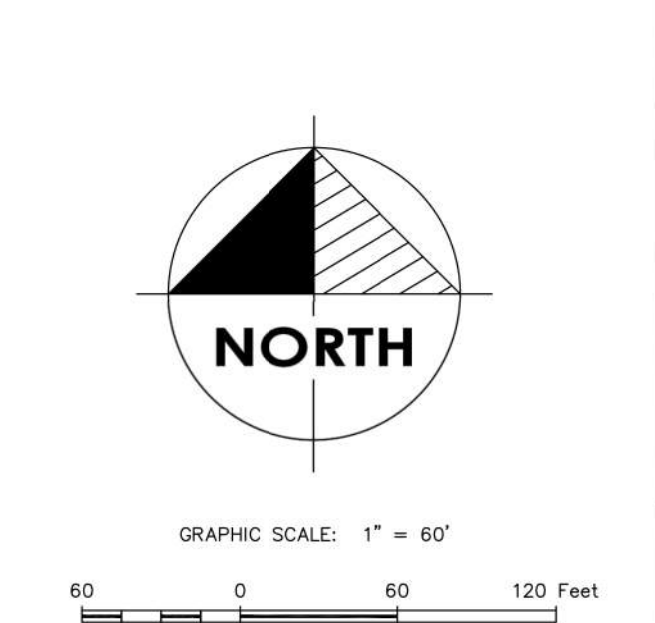
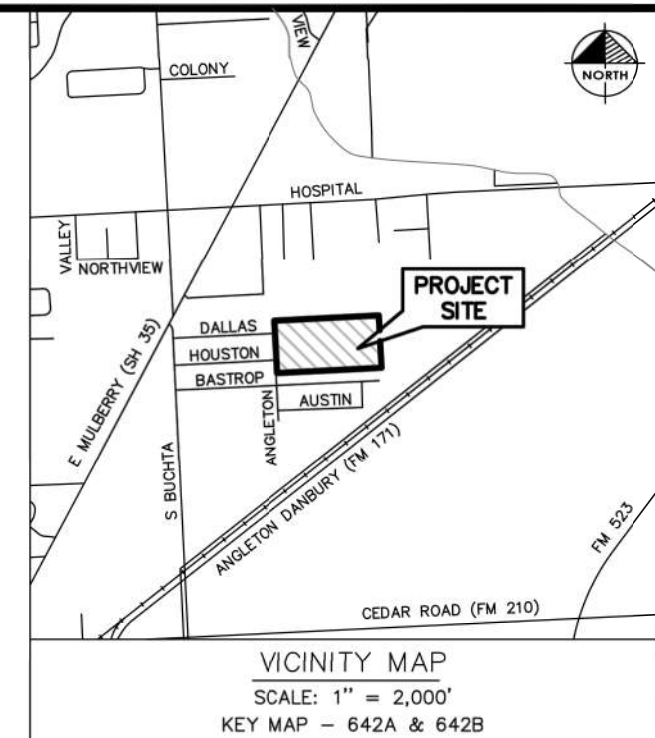
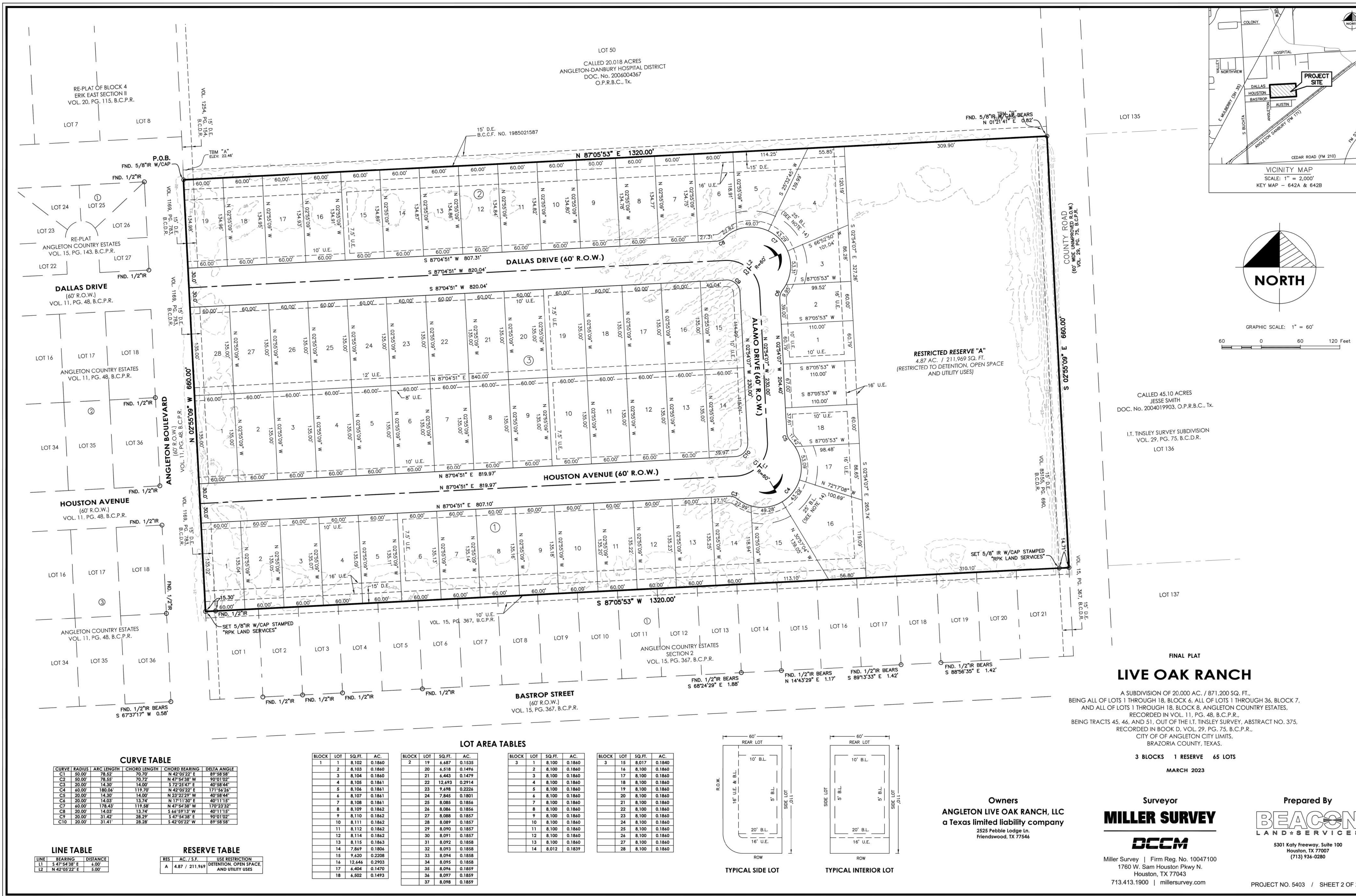
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

GENERAL NOTES
(2 OF 2)

Table with columns: SURV., DSGN., CHKD., APPR., SCALE: HORIZ, VERT. and rows for dates and sheet numbers. Includes JOB NO. 21-027-00 and IMAGE NO. I-21027000-01.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B":
TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304048K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

MARK C. HODGES
133425
04/04/2023

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

PLAT

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

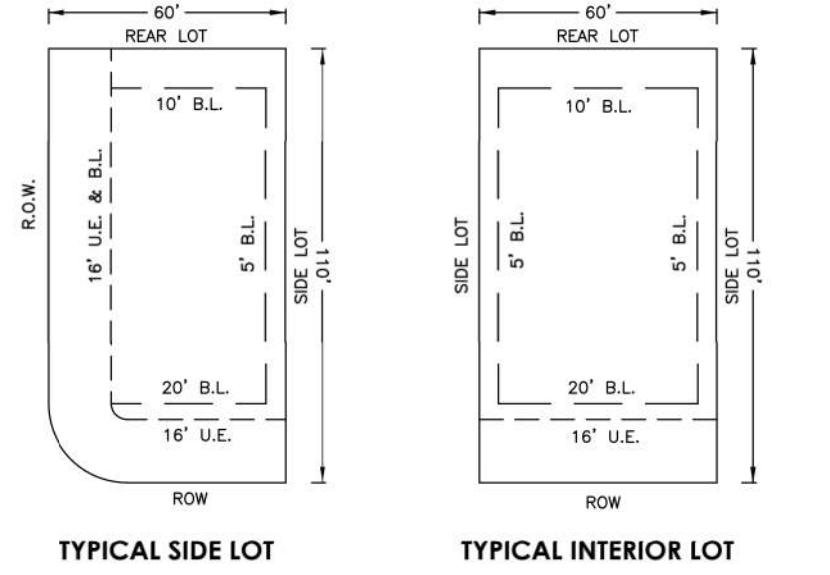
SHEET 4 OF 49 SHEETS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	78.52	70.70	N 42°05'22" E	87°58'58"
C2	50.00	78.50	70.72	N 47°54'38" W	90°01'02"
C3	20.00	14.30	14.00	S 72°24'47" E	40°58'44"
C4	40.00	180.06	119.70	N 42°05'22" E	171°34'26"
C5	20.00	14.30	14.00	N 23°22'29" W	40°58'44"
C6	20.00	14.00	13.74	N 17°11'30" E	40°11'15"
C7	40.00	178.40	119.26	N 47°54'38" W	170°33'32"
C8	20.00	14.00	13.74	S 44°59'13" W	40°11'15"
C9	20.00	31.42	28.29	S 47°54'38" E	90°01'02"
C10	20.00	31.41	28.28	S 42°05'22" W	89°38'58"

LOT AREA TABLES

BLOCK	LOT	SQ.FT.	AC.
1	1	8,102	0.1860
1	2	8,103	0.1860
1	3	8,104	0.1860
1	4	8,105	0.1861
1	5	8,106	0.1861
1	6	8,107	0.1861
1	7	8,108	0.1861
1	8	8,109	0.1862
1	9	8,110	0.1862
1	10	8,111	0.1862
1	11	8,112	0.1862
1	12	8,114	0.1862
1	13	8,115	0.1863
1	14	7,849	0.1804
1	15	9,420	0.2208
1	16	12,644	0.2903
1	17	8,404	0.1929
1	18	8,092	0.1859
1	19	8,098	0.1859
2	19	6,487	0.1535
2	20	8,518	0.1949
2	21	12,493	0.2861
2	22	12,493	0.2861
2	23	9,498	0.2226
2	24	7,845	0.1801
2	25	8,085	0.1854
2	26	8,086	0.1854
2	27	8,088	0.1857
2	28	8,089	0.1857
2	29	8,090	0.1857
2	30	8,091	0.1857
2	31	8,092	0.1858
2	32	8,093	0.1858
2	33	8,094	0.1858
2	34	8,095	0.1858
2	35	8,096	0.1859
2	36	8,097	0.1859
2	37	8,098	0.1859
3	1	8,100	0.1860
3	2	8,100	0.1860
3	3	8,100	0.1860
3	4	8,100	0.1860
3	5	8,100	0.1860
3	6	8,100	0.1860
3	7	8,100	0.1860
3	8	8,100	0.1860
3	9	8,100	0.1860
3	10	8,100	0.1860
3	11	8,100	0.1860
3	12	8,100	0.1860
3	13	8,100	0.1860
3	14	8,012	0.1839
3	15	8,017	0.1840
3	16	8,100	0.1860
3	17	8,100	0.1860
3	18	8,100	0.1860
3	19	8,100	0.1860
3	20	8,100	0.1860
3	21	8,100	0.1860
3	22	8,100	0.1860
3	23	8,100	0.1860
3	24	8,100	0.1860
3	25	8,100	0.1860
3	26	8,100	0.1860
3	27	8,100	0.1860
3	28	8,100	0.1860



LINE TABLE

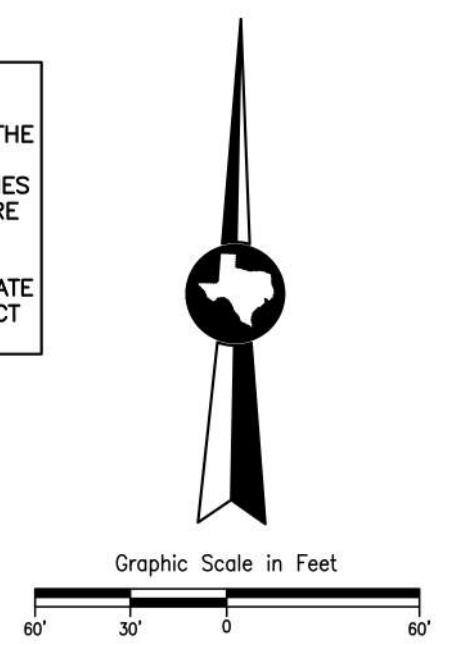
LINE	BEARING	DISTANCE
L1	S 47°54'38" E	8.00
L2	N 42°05'22" E	5.00

RESERVE TABLE

RES.	AC.	TEX. RESTRICTION
A	4.87	211.969 DETENTION, OPEN SPACE AND UTILITY USES

I:\2023\Drawings\General\21027000-GE-PLAT.dwg Apr 03, 2023 3:19pm Edited by: Nilsaegies

WARNING:
 OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



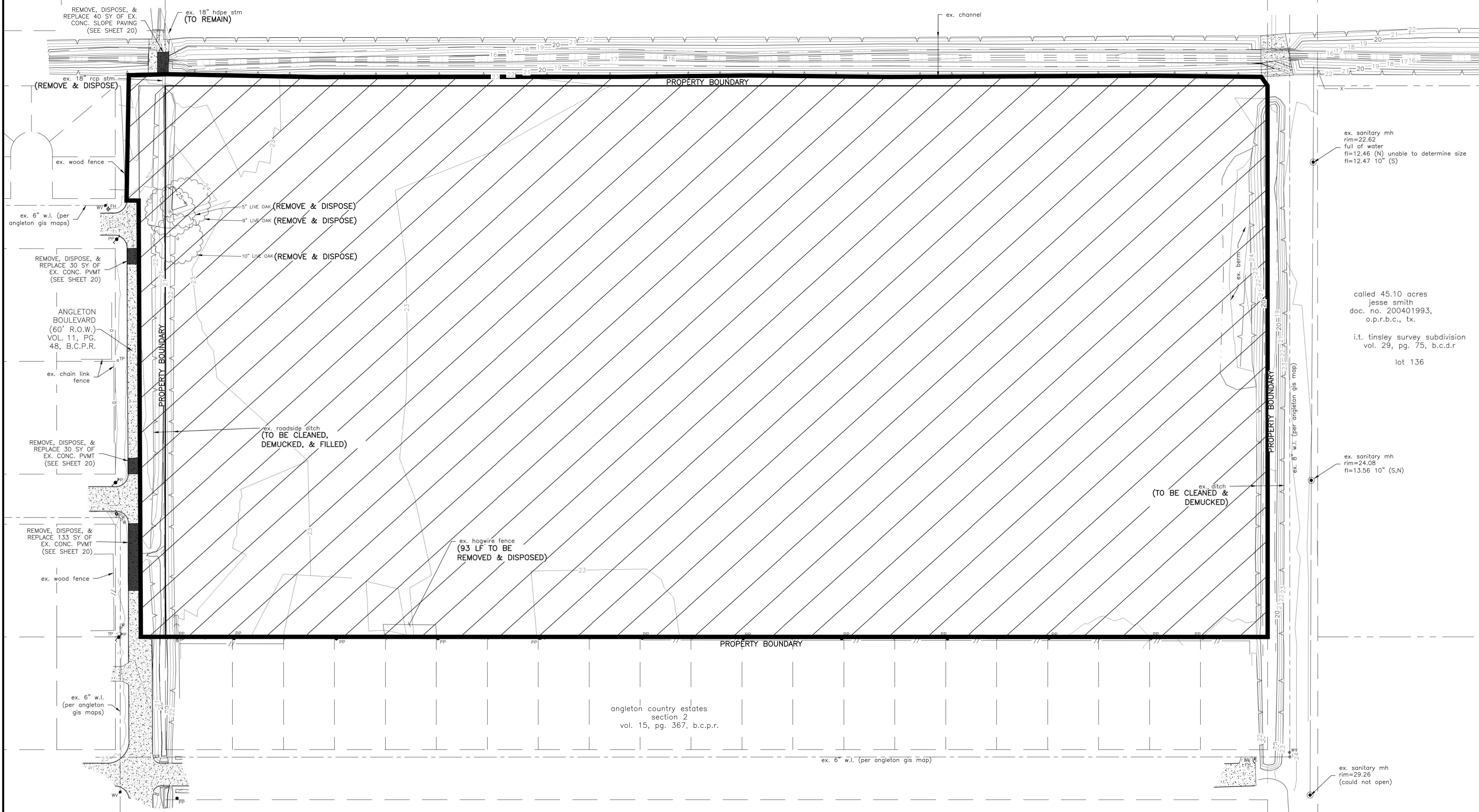
LEGEND

	PROPOSED CLEARING LIMITS
	STABILIZED CONSTRUCTION ACCESS
	REINFORCED FILTER FABRIC FENCE

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.

lot 50
 called 20.018 acres
 angleton-danbury hospital district
 doc no. 2006004367
 o.p.r.b.c., tx.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
 TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
 TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
 LIVE OAK RANCH**

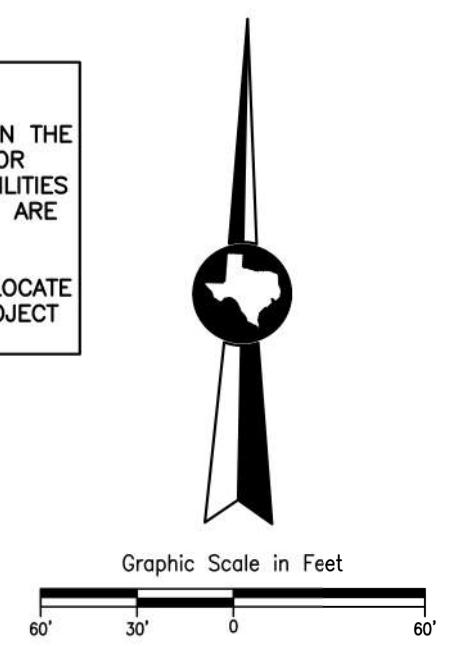
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 3/23	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	SHEET 5 OF 49 SHEETS
VERT. N/A	

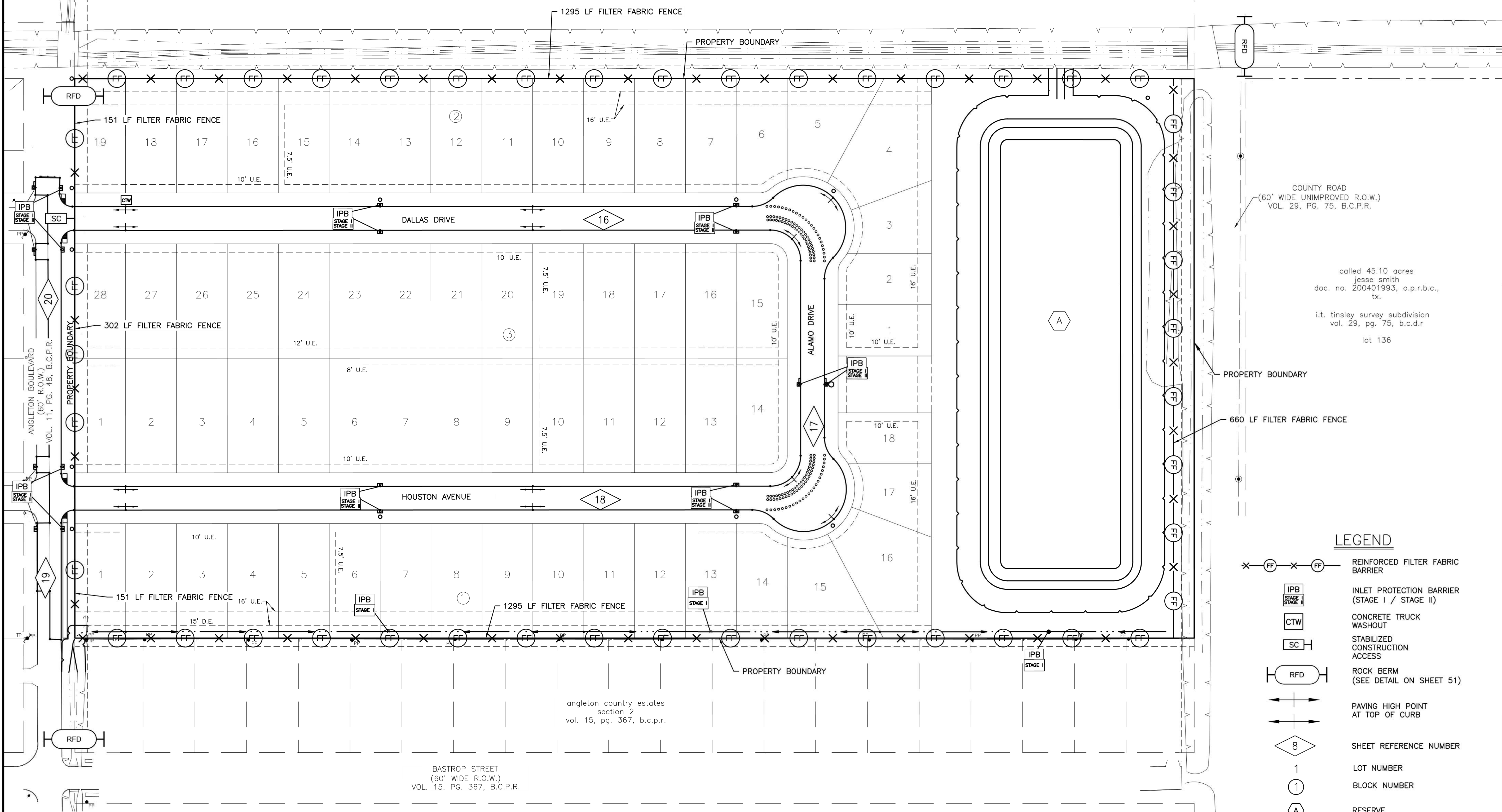
P:\4027-00\Drawings\Topo\21027000-LA-TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.dwg Mar 21, 2023 11:48am Edited by: M.Hodges

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- SWPPP NOTES**
1. SEE SHEET 48-49 OF 49 FOR SWPPP DETAILS.
 2. REINFORCED FILTER FENCE TO BE PLACED 2-FT BEHIND BACK OF CURB.
 3. SEE SHEET 32 OF 49 FOR SIGNAGE DETAILS.



COUNTY ROAD
(60' WIDE UNIMPROVED R.O.W.)
VOL. 29, PG. 75, B.C.P.R.

called 45.10 acres
jesse smith
doc. no. 200401993, o.p.r.b.c.,
tx.

i.t. tinsley survey subdivision
vol. 29, pg. 75, b.c.d.r.

lot 136

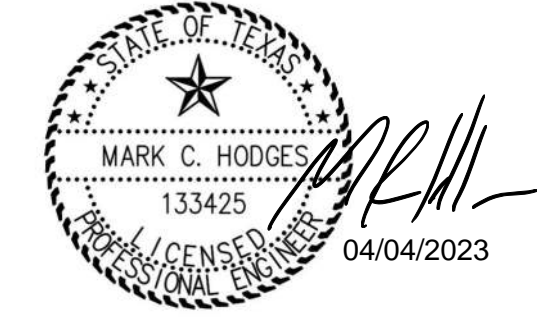
- LEGEND**
- × FF × FF REINFORCED FILTER FABRIC BARRIER
 - IPB STAGE I / STAGE II INLET PROTECTION BARRIER (STAGE I / STAGE II)
 - CTW CONCRETE TRUCK WASHOUT
 - SC H STABILIZED CONSTRUCTION ACCESS
 - RFD ROCK BERM (SEE DETAIL ON SHEET 51)
 - PAVING HIGH POINT AT TOP OF CURB
 - 8 SHEET REFERENCE NUMBER
 - 1 LOT NUMBER
 - ① BLOCK NUMBER
 - A RESERVE
 - ♀ STREET SIGN NAME CHANGE ONLY (SEE SHEET 8)
 - ♂ TRAFFIC SIGN (SEE SHEET 8)

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAVD83, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)
FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4835030400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM WATER POLLUTION
PREVENTION PLAN**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWGN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

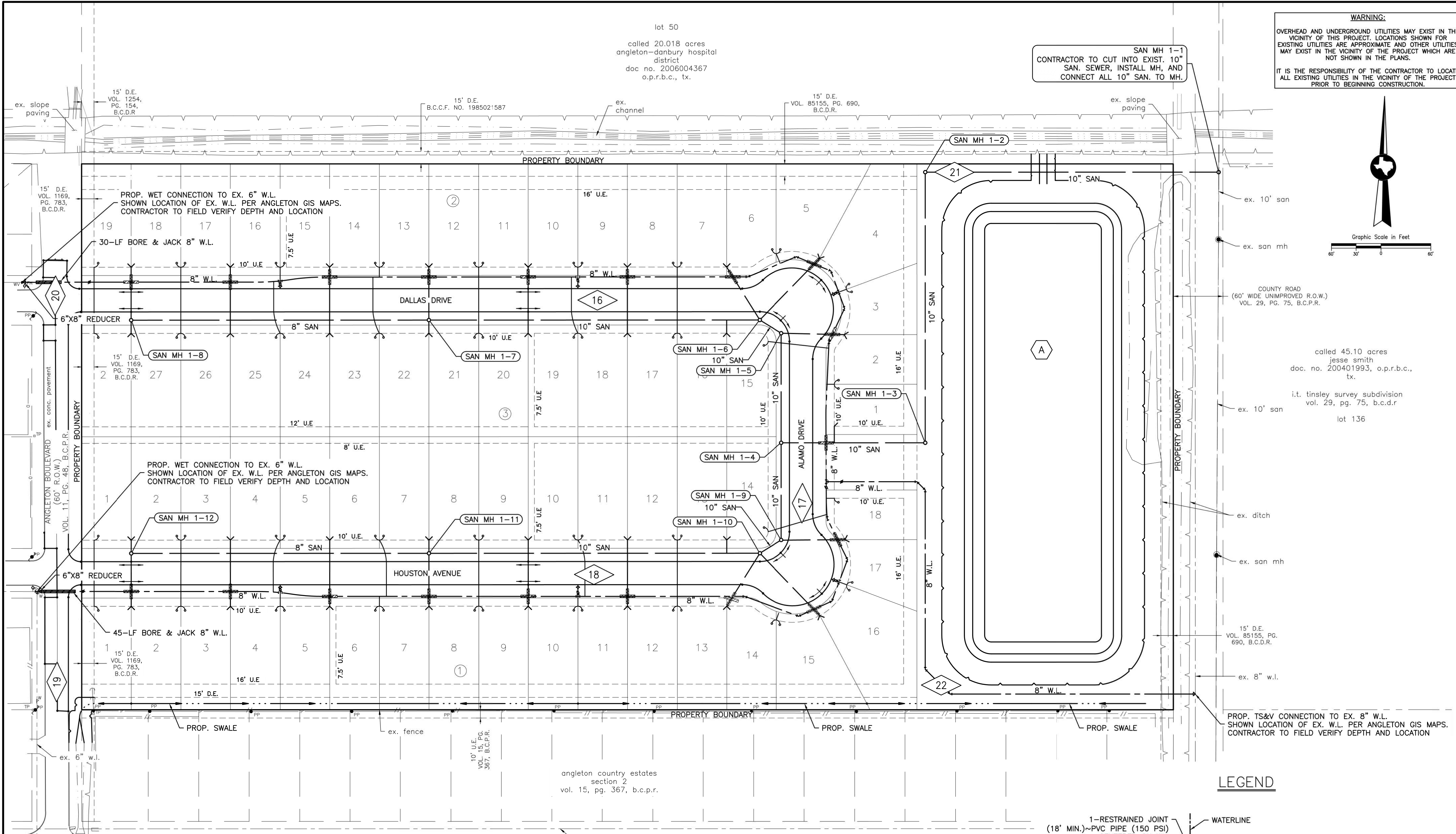
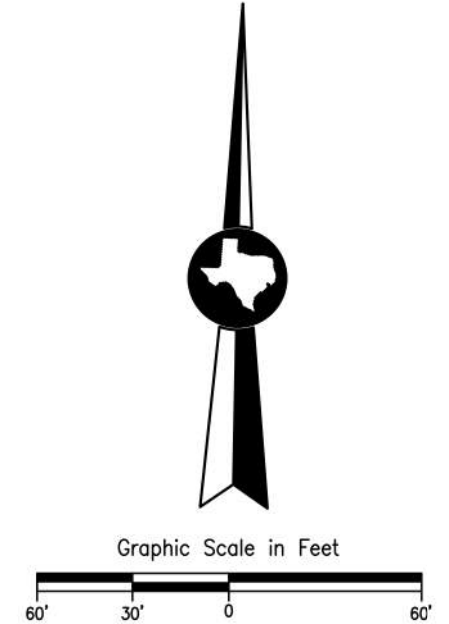
SCALE:
HORIZ. 1" = 60'
VERT. N/A

SHEET 6 OF 49 SHEETS

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

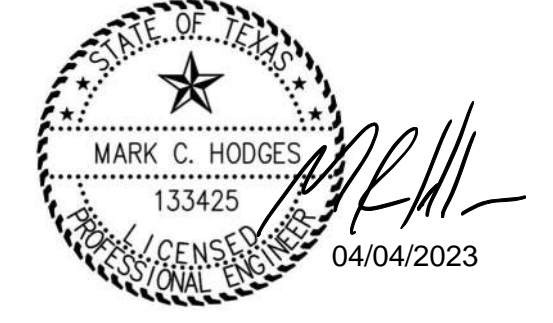
WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.

- GENERAL NOTES:**
- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION.



BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803300A0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

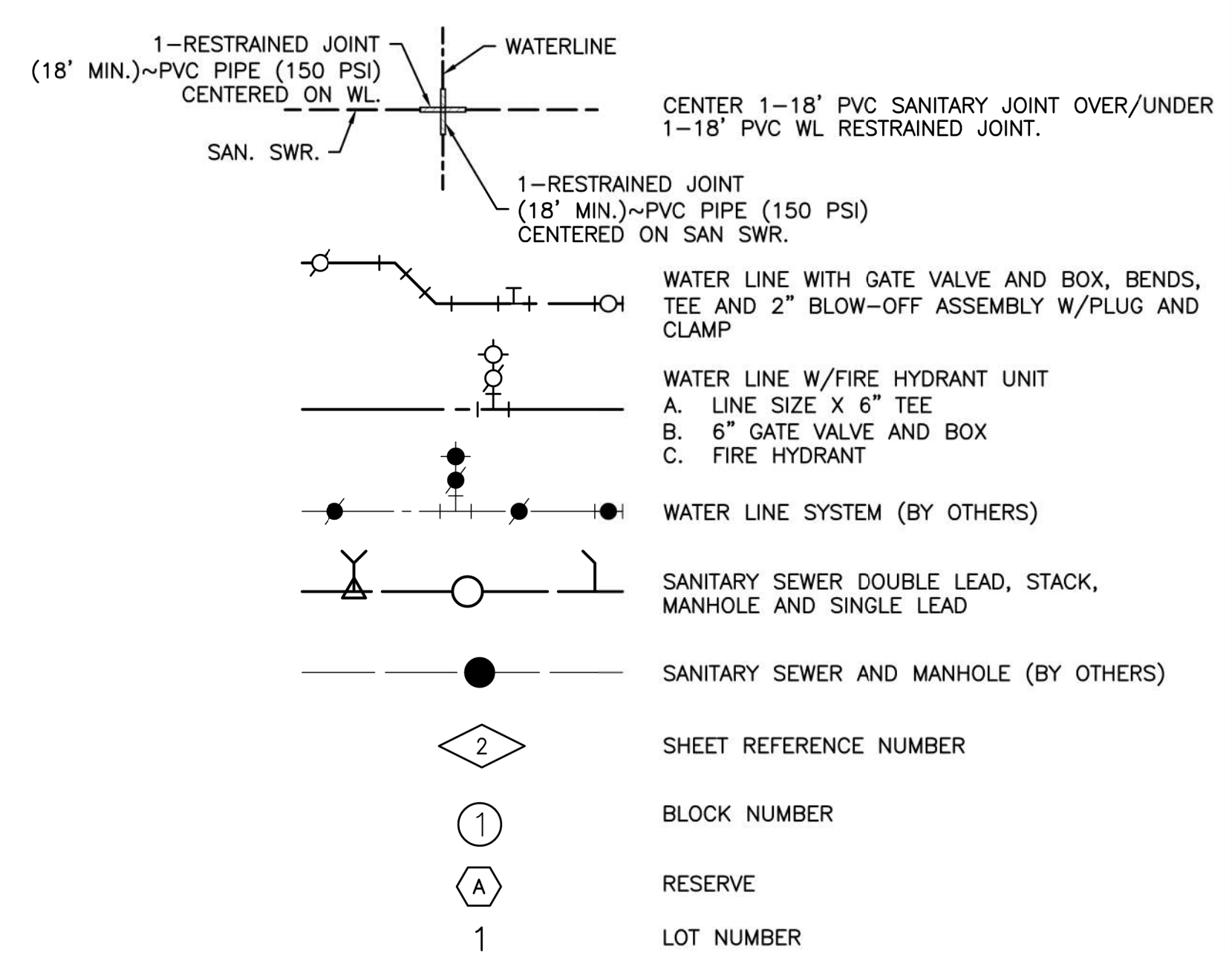
121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**SANITARY SEWER &
WATERLINE LAYOUT**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 3/23	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	SHEET 7 OF 49 SHEETS
VERT. N/A	

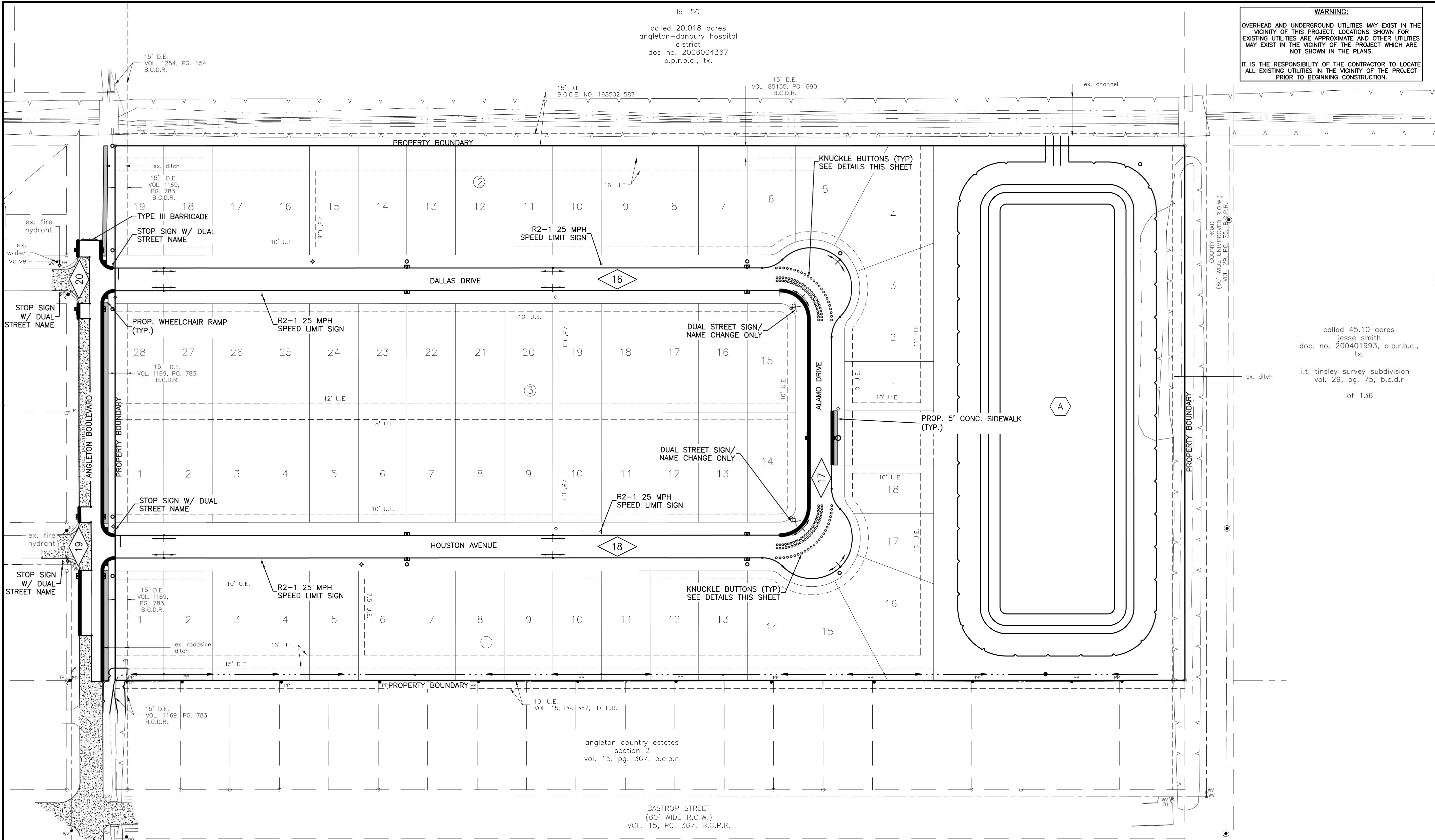
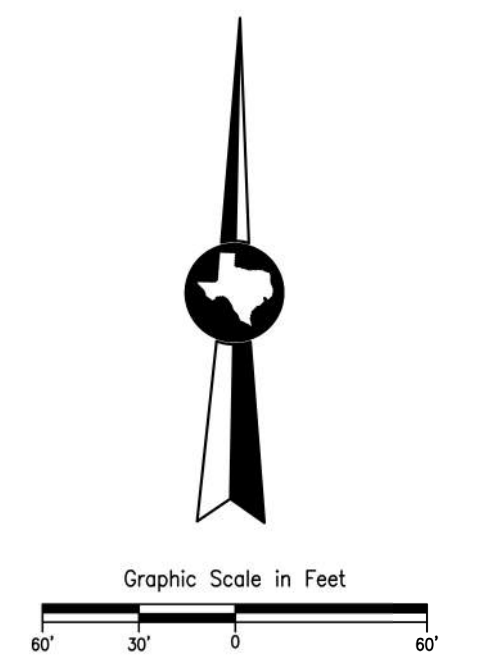
LEGEND



P:\4027-00\Drawings\Layouts\21027000-LA-SANITARY & WATERLINE.dwg Apr 03, 2023 3:37:27pm Edited by: Nitargajski

lot 50
called 20.018 acres
angleton-danbury hospital
district
doc no. 2006004367
o.p.r.b.c., tx.

WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- GENERAL NOTES:**
1. ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 2. 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 3. CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 4. CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

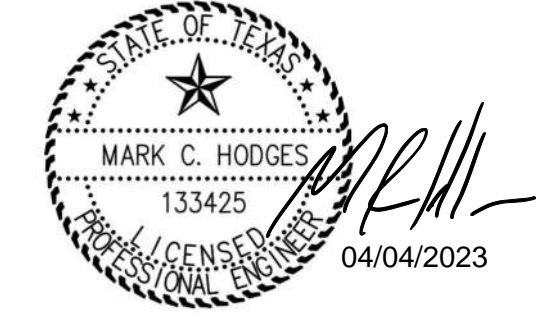
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAV888, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAV888, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030A0000E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

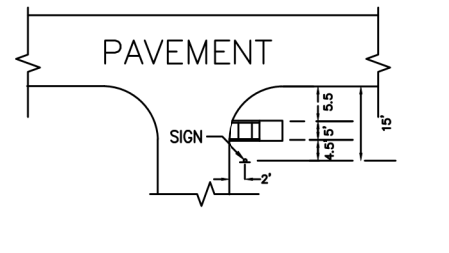
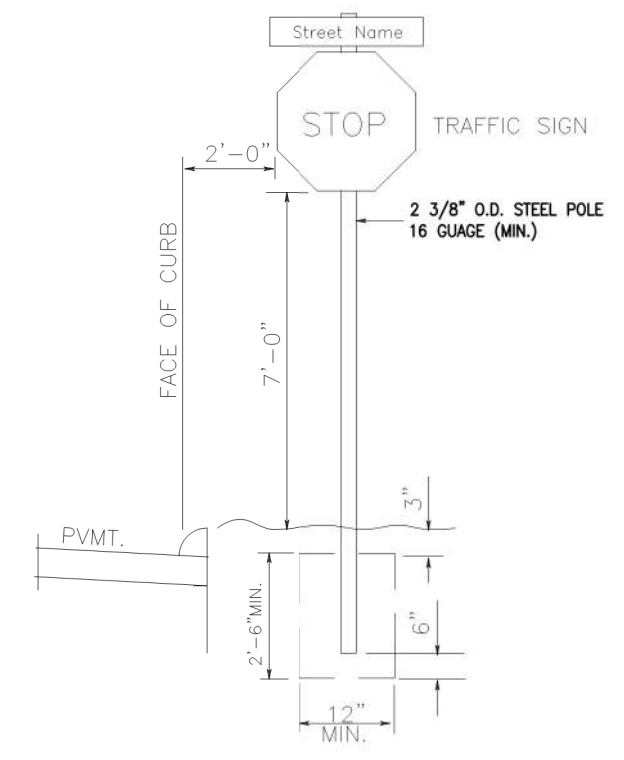
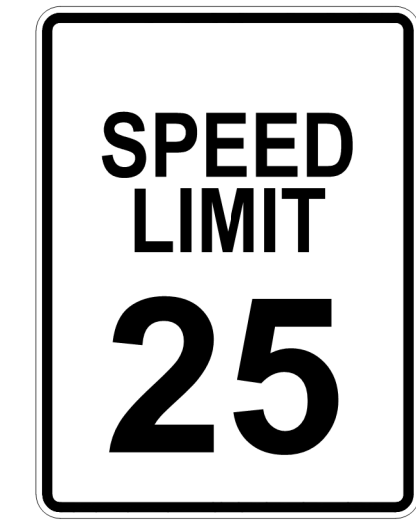


**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

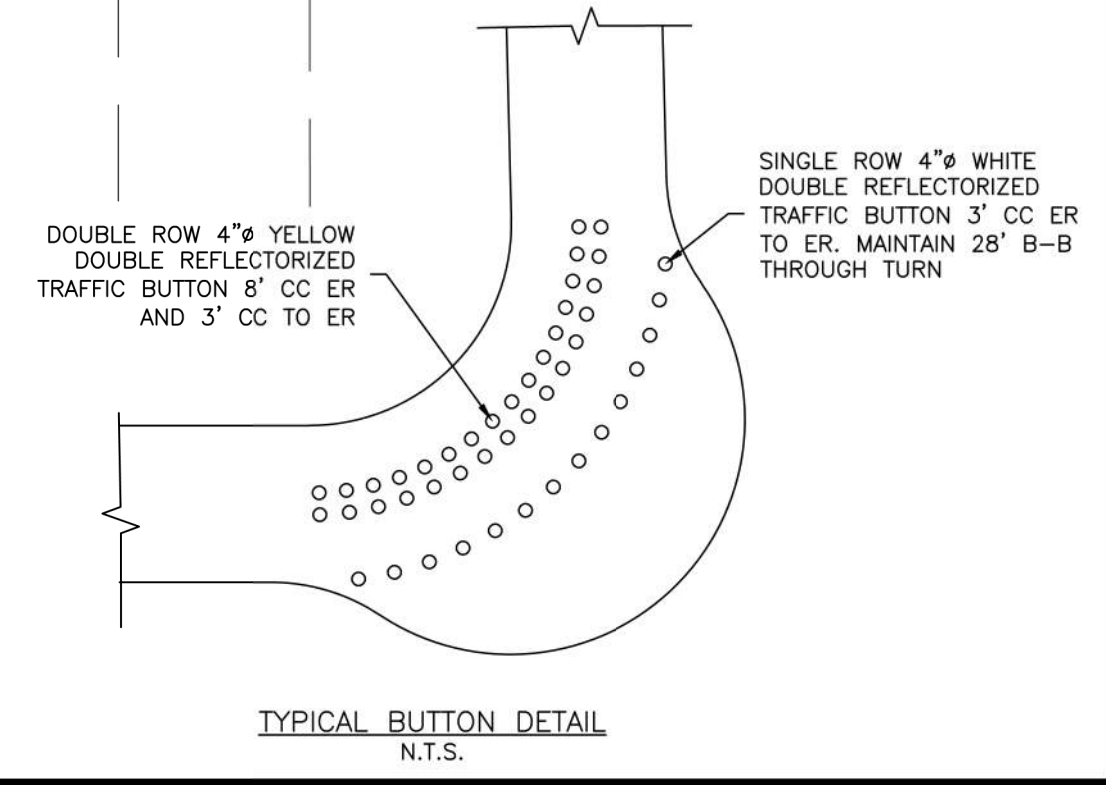
SIGNAGE, CURB LAYOUT, & PAVEMENT MARKINGS

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWIN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. 1" = 60'	SHEET 8 OF 49 SHEETS
VERT. N/A	



LEGEND

- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- STREET SIGN NAME CHANGE ONLY (AS NOTED ON PLANS)
- TRAFFIC SIGN (AS NOTED ON PLANS)
- EXISTING STREET SIGN
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- SHEET REFERENCE NUMBER
- LOT NUMBER
- BLOCK NUMBER
- RESERVE
- STREETLIGHT (BY OTHERS) LAYOUT AS PER TNMP

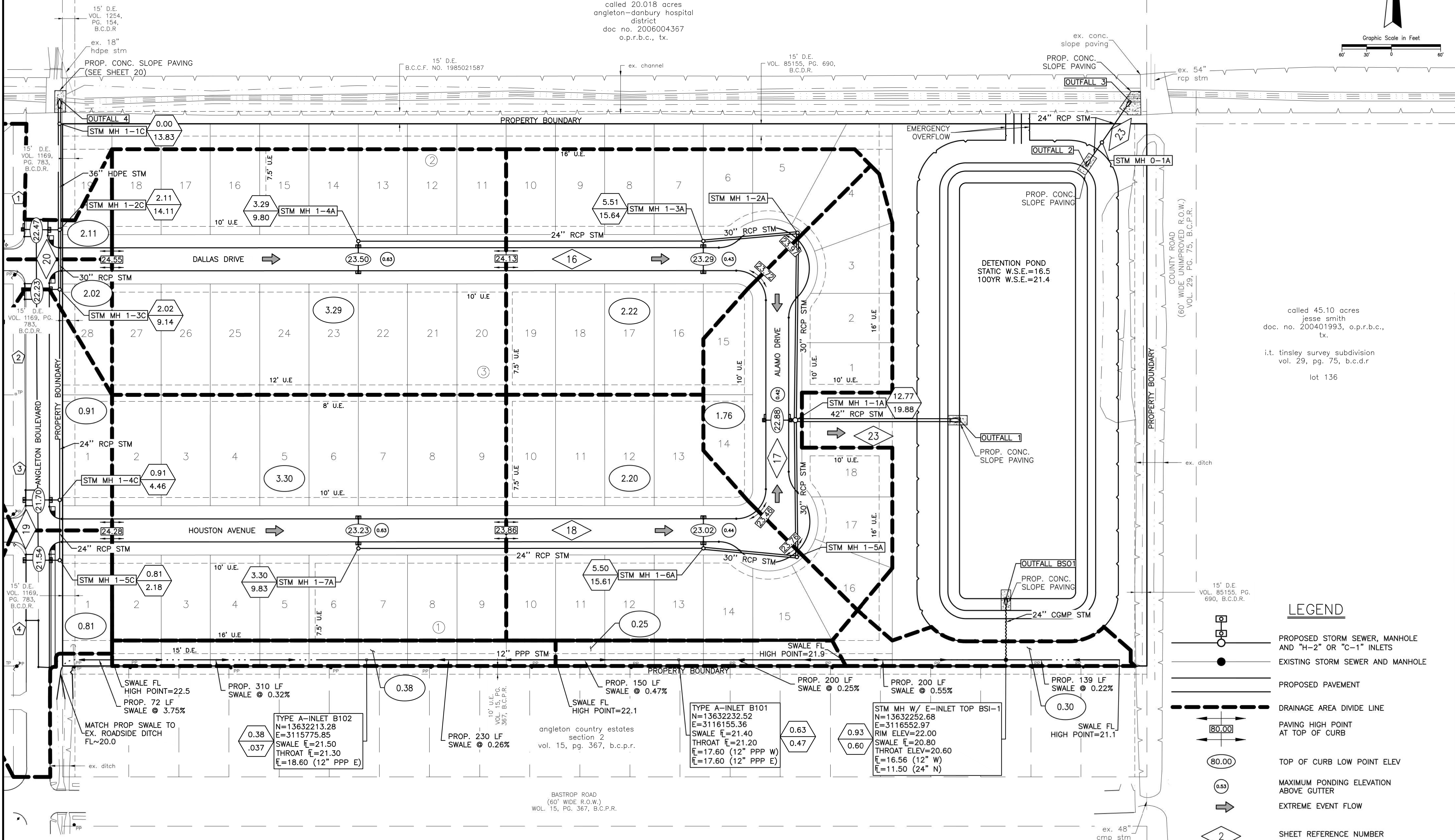
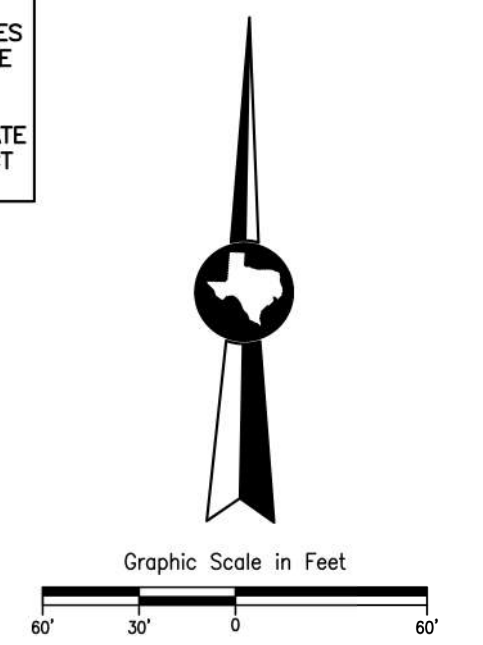


P:\027-000\Drawings\Layouts\21027000-LA-PAVING, STRIPING, & SIGNAGE LAYOUT.dwg Apr 03, 2023 9:27am Edited by: NMacgregor

- ① DRAINAGE AREA IS 2.11 ACRES AND INCLUDES EAST HALF OF ANGLETON COUNTRY-ESTATES BLOCK 1 AND NORTH LANE OF DALLAS DRIVE
- ② DRAINAGE AREA IS 2.02 ACRES AND INCLUDES EAST HALF OF ANGLETON COUNTRY-ESTATES BLOCK 2, LOTS 10-18 AND SOUTH LANE OF DALLAS DRIVE
- ③ DRAINAGE AREA IS 0.91 ACRES AND INCLUDES PART OF ANGLETON COUNTRY-ESTATES BLOCK 2, LOTS 18 AND 36
- ④ DRAINAGE AREA IS 0.81 ACRES AND INCLUDES PART OF ANGLETON COUNTRY-ESTATES BLOCK 3, LOTS 18 AND 36

lot 50
 called 20.018 acres
 angleton-danbury hospital
 district
 doc no. 2006004367
 o.p.r.b.c., tx.

WARNING:
 OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- GENERAL NOTES:**
- 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803040400, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

MARK C. HODGE
 133425
 04/04/2023

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
 LIVE OAK RANCH**

STORM SEWER LAYOUT			
SURV. MS. DATE 5/22	JOB NO. 21-027-00		
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01		
CHKD. DATE 3/23			
APPR. MCH. DATE 3/23			
SCALE: HORIZ. 1" = 60'			
VERT. N/A			

- LEGEND**
- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
 - EXISTING STORM SEWER AND MANHOLE
 - PROPOSED PAVEMENT
 - DRAINAGE AREA DIVIDE LINE
 - PAVING HIGH POINT AT TOP OF CURB
 - TOP OF CURB LOW POINT ELEV.
 - MAXIMUM PONDING ELEVATION ABOVE GUTTER
 - EXTREME EVENT FLOW
 - SHEET REFERENCE NUMBER
 - BLOCK NUMBER
 - RESERVE
 - LOT NUMBER
 - DRAINAGE AREA ACREAGE
 - CUMULATIVE AREA (AC.)/SUM OF FLOW (CFS)

TYPE A-INLET B101
 N=13632232.52
 E=3116155.36
 SWALE E=21.40
 THROAT E=21.20
 E=17.60 (12" PPP W)
 E=17.60 (12" PPP E)

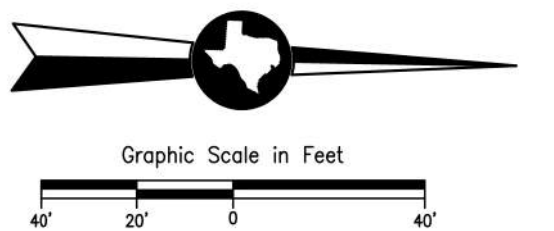
STM MH W/ E-INLET TOP BSI-1
 N=13632252.68
 E=3116552.97
 RIM ELEV=22.00
 SWALE E=20.80
 THROAT ELEV=20.60
 E=16.56 (12" W)
 E=11.50 (24" N)

TYPE A-INLET B102
 N=13632213.28
 E=3115775.85
 SWALE E=21.50
 THROAT E=21.30
 E=18.60 (12" PPP E)

BASTROP ROAD
 (60' WIDE R.O.W.)
 VOL. 15, PG. 367, B.C.P.R.

SURV.	MS.	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM.	DATE	6/22	IMAGE NO.	I-21027000-01
CHKD.	DATE	3/23			
APPR.	MCH.	DATE	3/23		

WARNING:
 OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.



- LEGEND**
- GRADE BREAK
 - PROPERTY BOUNDARY
 - PROPOSED HIGHBANK
 - PROPOSED SWALE
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING FENCE
 - EXISTING CONTOUR AND ELEVATION
 - ◇ SHEET REFERENCE
 - 83.2 --- PROPOSED ELEVATION

GENERAL NOTES:

1. ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
2. 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
3. MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
4. CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
5. CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
6. SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE
7. IN THE EVENT OF AN EXTREME EVENT OVERFLOW, ANY EROSION TO THE RECEIVING CHANNEL WILL BE REPAIRED TO EXISTING CONDITION BY THE HOA.

EARTHWORK SUMMARY

DESCRIPTION	CY
DETENTION POND EXCAVATION (ABOVE STATIC WATER SURFACE ELEV.)	27,300
DETENTION POND EXCAVATION (BELOW STATIC WATER SURFACE ELEV.)	19,000
SITE EXCAVATION	2,200
UTILITY SPOILS	4,500
REQUIRED FILL (PER GRADING PLAN)	47,200

- NOTES:**
1. ALL EXCAVATED MATERIAL IS TO BE USED FOR ON-SITE GRADING AND FILL. NO OFF-SITE DISPOSAL.
 2. SITE EXCAVATION CONSISTS OF REAR LOT SWALES AND GRADING WITHIN ANGLETON BOULEVARD PER GRADING PLAN

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

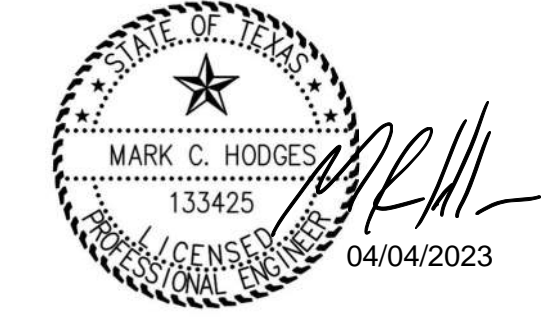
TEMPORARY BENCHMARK-A:
 TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD. HAVING AN ELEVATION OF 22.48 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
 TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT. HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



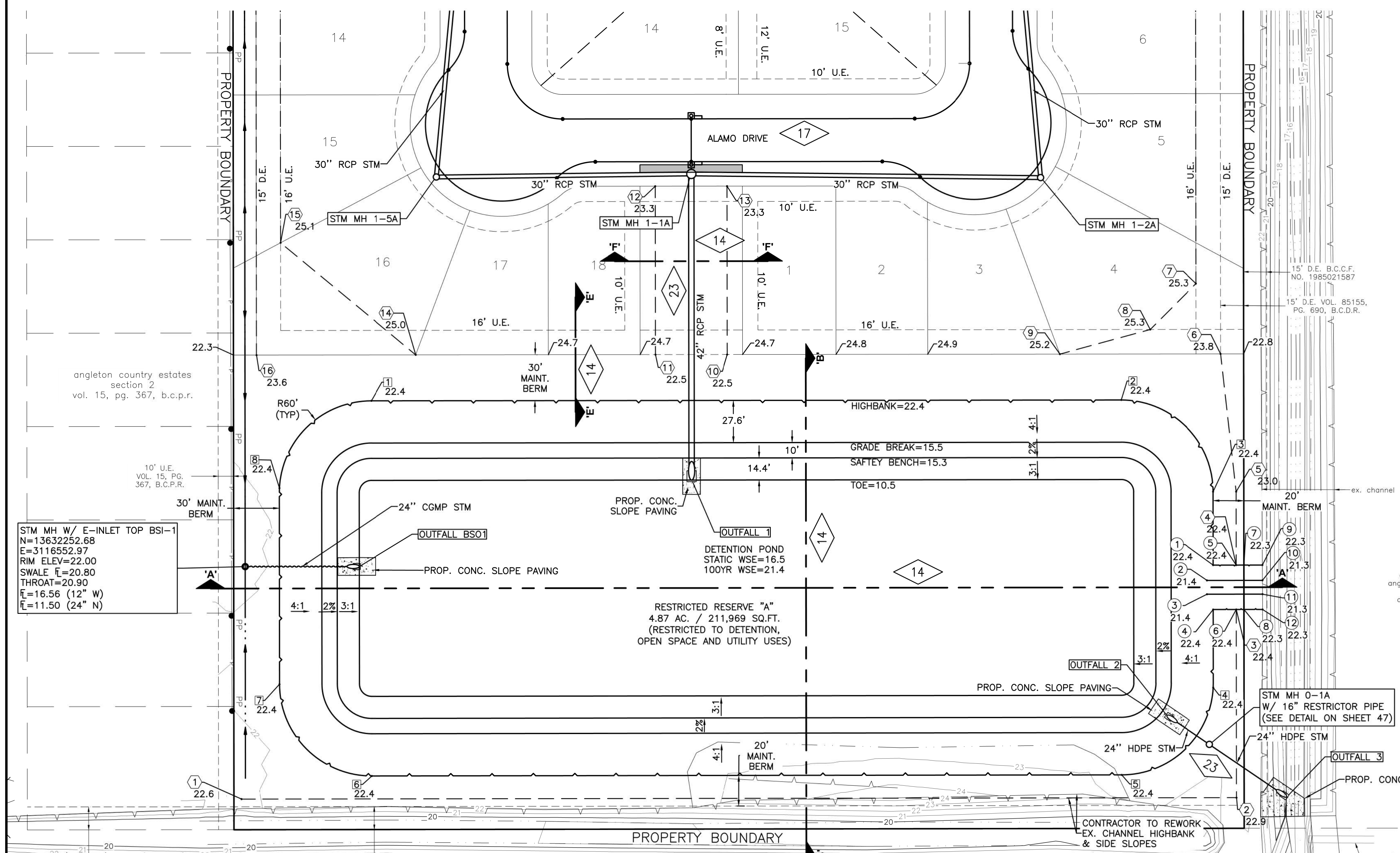
CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

DETENTION POND LAYOUT

SURV. MS. DATE: 5/22	JOB NO. 21-027-00
DISGN. NPM. DATE: 5/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE: 5/22	SCALE: HORIZ. 1"=40'
CHKD. MCH. DATE: 5/23	VERT. N/A
APPR. MCH. DATE: 5/23	SHEET 11 OF 49 SHEETS



EMERGENCY SPILLWAY POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632884.35	3116520.69	22.40
2	13632880.86	3116530.88	21.40
3	13632881.32	3116539.87	21.40
4	13632885.82	3116549.66	22.40
5	13632899.33	3116519.93	22.37
6	13632900.80	3116548.90	22.37
7	13632904.33	3116519.68	22.34
8	13632905.79	3116548.64	22.34
9	13632916.29	3116519.08	22.30
10	13632916.85	3116529.06	21.33
11	13632917.35	3116538.05	21.33
12	13632917.85	3116548.03	22.30

DETENTION POND HIGHBANK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632329.59	3116440.72	22.40
2	13632818.96	3116415.91	22.40
3	13632881.92	3116472.79	22.40
4	13632888.32	3116600.59	22.40
5	13632831.38	3116660.52	22.40
6	13632342.01	3116685.47	22.40
7	13632279.03	3116628.59	22.40
8	13632272.67	3116500.64	22.40

GRADE BREAK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
1	13632257.86	3116704.78	22.60
2	13632907.02	3116671.68	22.90
3	13632900.80	3116548.86	22.37
4	13632899.33	3116519.93	22.37
5	13632896.90	3116472.03	23.00
6	13632882.36	3116382.65	23.80
7	13632864.05	3116337.52	25.30
8	13632835.61	3116369.00	25.30
9	13632777.36	3116387.99	25.20

GRADE BREAK POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
10	13632560.52	3116398.97	22.50
11	13632513.58	3116401.35	22.50
12	13632508.01	3116291.49	23.30
13	13632554.95	3116289.11	23.30
14	13632357.18	3116409.29	25.00
15	13632265.44	3116340.52	25.10
16	13632253.22	3116414.56	23.60

lot 50
 called 20.018 acres
 angleton-danbury hospital
 district
 doc no. 2006004367
 o.p.r.b.c., tx.

county road
 (60' WIDE UNIMPROVED R.O.W.)
 VOL. 29, PG. 75, B.C.P.R.

i.t. tinsley survey subdivision
 vol. 29, pg. 75, b.c.d.r.

called 45.10 acres
 jesse smith
 doc. no. 200401993, o.p.r.b.c., tx.

lot 136

STM MH W/ E-INLET TOP BSI-1
 N=13632252.68
 E=3116552.97
 RIM ELEV=22.00
 SWALE E=20.80
 THROAT=20.90
 E=16.56 (12" W)
 E=11.50 (24" N)

angleton country estates
 section 2
 vol. 15, pg. 367, b.c.p.r.

15' D.E. VOL. 15, PG. 367, B.C.P.R.

15' D.E. VOL. 15, PG. 367, B.C.P.R.

15' D.E. B.C.C.F. NO. 1985021587

15' D.E. VOL. 85155, PG. 690, B.C.D.R.

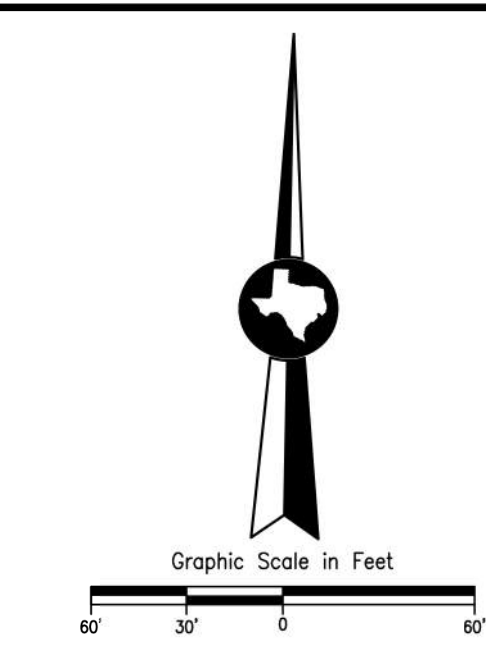
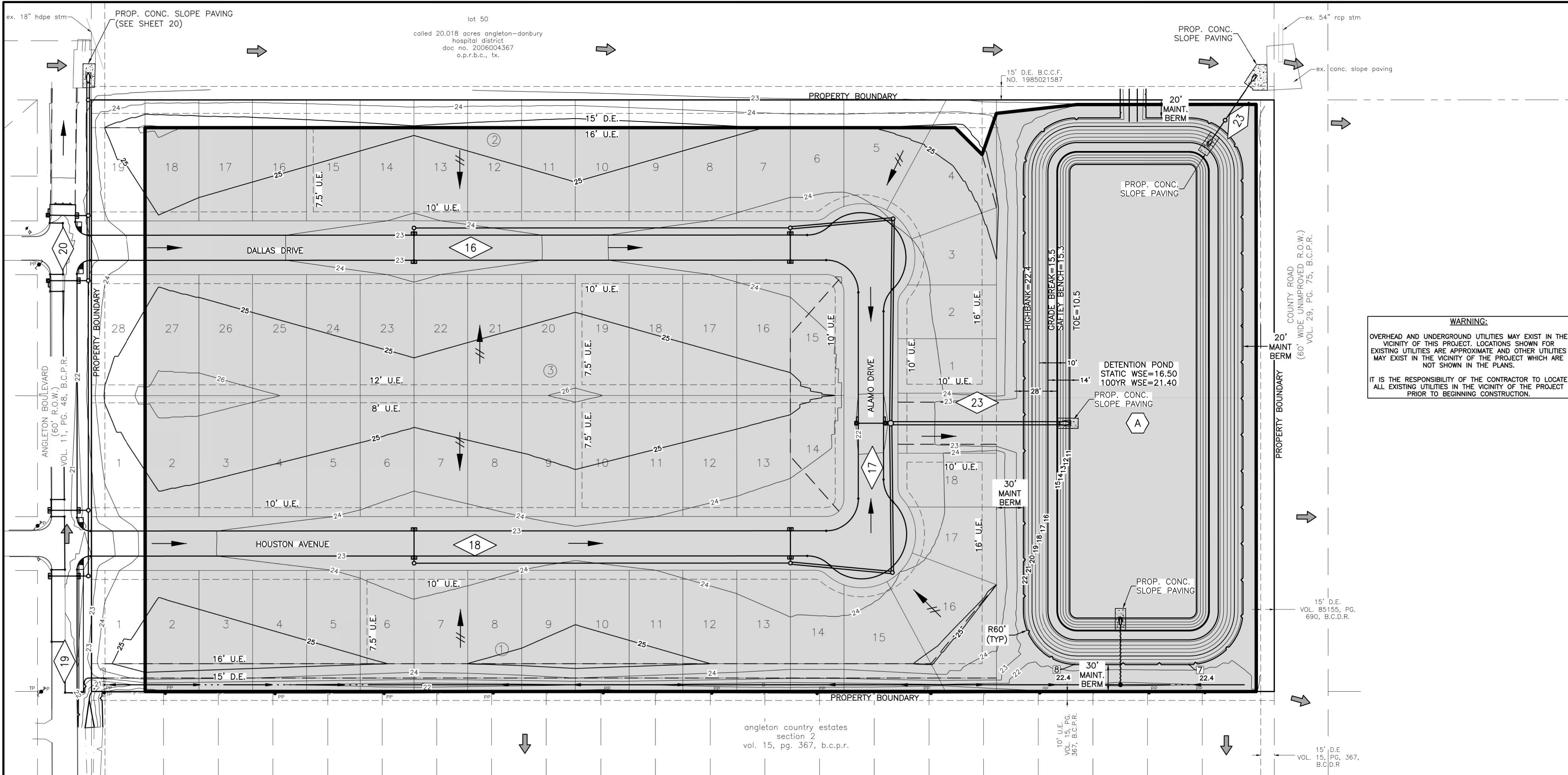
STM MH 0-1A
 W/ 16" RESTRICTOR PIPE
 (SEE DETAIL ON SHEET 47)

CONTRACTOR TO REWORK
 EX. CHANNEL HIGHBANK
 & SIDE SLOPES

ex. channel

ex. 54" rcp stm

ex. conc. slope paving



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYPING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
04/04/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

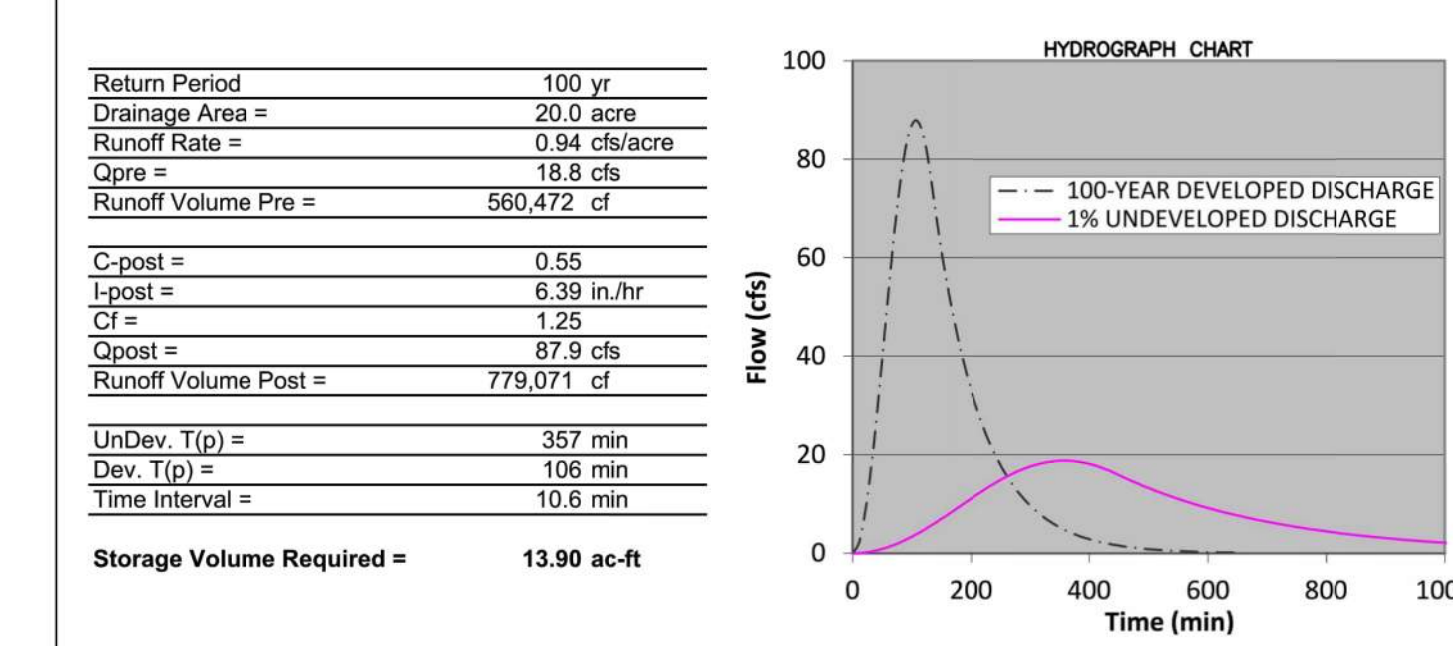
**CITY OF ANGLETON
LIVE OAK RANCH**

**DETENTION POND SERVICE AREA
& CALCULATIONS**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. 1"=60'
VERT. N/A

LIVE OAK RANCH REQUIRED DETENTION VOLUME ANALYSIS
Utilize Small Watershed (Malcom's) Method



Contour Elev.	Contour Area (ft ²)	Depth (ft)	Inc. Vol. Avg. End (ft ³)	Cum. Vol. Avg. End (ft ³)	Cum. Vol. Avg. End (ac-ft)
16.50	110,183.18	-	-	0.00	0.00
17.50	116,068.25	1.00	113,125.71	113,125.71	2.60
18.50	122,053.86	1.00	119,061.06	232,186.77	5.33
19.50	128,140.00	1.00	125,096.93	357,283.70	8.20
20.50	134,326.68	1.00	131,233.34	488,517.04	11.21
21.40	139,980.63	0.90	123,438.29	611,955.33	14.05

Restrictor Sizing Calculation

$Q = CA\sqrt{2GH}$ and $D = \frac{Q^{1/2}}{2.25 H^{1/4}}$

Outflow discharge (Q) = 18.8 cfs
C = 0.8
Orifice area (A) = 1.42 ft²
Gravitational factor (G) = 32.2 fps
Head, water surface differential (H) = 4.23 ft
Orifice diameter (D) = 1.34 ft
Orifice diameter (D) = 16.1 in.

100-YR W.S.E. = 21.40
S.W.E. = 16.50

WATERSHED: LOWER OYSTER CREEK
NOTE: EXISTING CONDITION RUNOFF RATE OF 0.84 CFS/AC IS PER ANGLETON DRAINAGE DISTRICT ZONE BB 28.

Time (min)	q (cfs)	q _u (cfs)	Difference (cfs)	Incremental Volume (ac-ft)	Storage Cumulative Volume (ac-ft)
0.0	0.00	0.00	0.00	0.00	0.00
10.6	2.15	0.04	2.11	0.02	0.02
21.2	8.40	0.16	8.23	0.08	0.09
31.9	16.12	0.37	15.75	0.19	0.28
42.5	23.36	0.65	22.71	0.36	0.63
53.1	30.36	0.98	29.38	0.53	1.16
63.7	37.55	1.44	36.11	0.72	1.89
74.4	44.80	1.94	42.86	0.91	2.79
85.0	52.13	2.50	49.63	1.06	3.85
95.6	59.57	3.13	56.44	1.17	5.02
106.2	67.13	3.81	63.32	1.22	6.24
116.9	74.77	4.54	70.23	1.21	7.45
127.5	82.53	5.31	77.22	1.14	8.59
138.1	90.34	6.12	84.22	1.01	9.60
148.7	98.13	6.96	91.18	0.87	10.47
159.4	105.99	7.81	98.18	0.74	11.22
170.0	113.82	8.68	105.14	0.63	11.84
180.6	121.64	9.56	112.08	0.52	12.36
191.2	129.44	10.43	119.01	0.43	12.79
201.9	137.22	11.30	125.93	0.35	13.14
212.5	144.99	12.18	132.82	0.27	13.41
223.1	152.75	13.07	139.75	0.21	13.62
233.7	160.50	13.97	146.78	0.16	13.76
244.4	168.24	14.88	153.84	0.09	13.86
255.0	175.97	15.80	160.93	0.05	13.90
265.6	183.69	16.72	168.06	0.00	13.90
276.2	191.40	17.65	175.22	-0.03	13.87
286.9	199.10	18.58	182.41	-0.07	13.80
297.5	206.79	19.51	189.62	-0.10	13.71
308.1	214.48	20.43	196.85	-0.12	13.59

- LEGEND**
- ← EXTREME EVENT FLOW
 - ← OFF-SITE SHEET FLOW
 - FINISHED GRADE DIRECTION OF FLOW
 - GRADE BREAK
 - PROPERTY BOUNDARY
 - PROPOSED HIGHBANK
 - PROPOSED SWALE
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING FENCE
 - EXISTING CONTOUR AND ELEVATION
 - ◇ SHEET REFERENCE
 - 83.2 PROPOSED ELEVATION
 - PROPOSED DETENTION SERVICE AREA (AREA=18.03 ACRES)
 - △ RESERVE AREA

WARNING:
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN IN THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT PRIOR TO BEGINNING CONSTRUCTION.

lot 50
called 20.018 acres angleton-danbury hospital district
doc. no. 2006004367
o.p.r.b.c., tx.

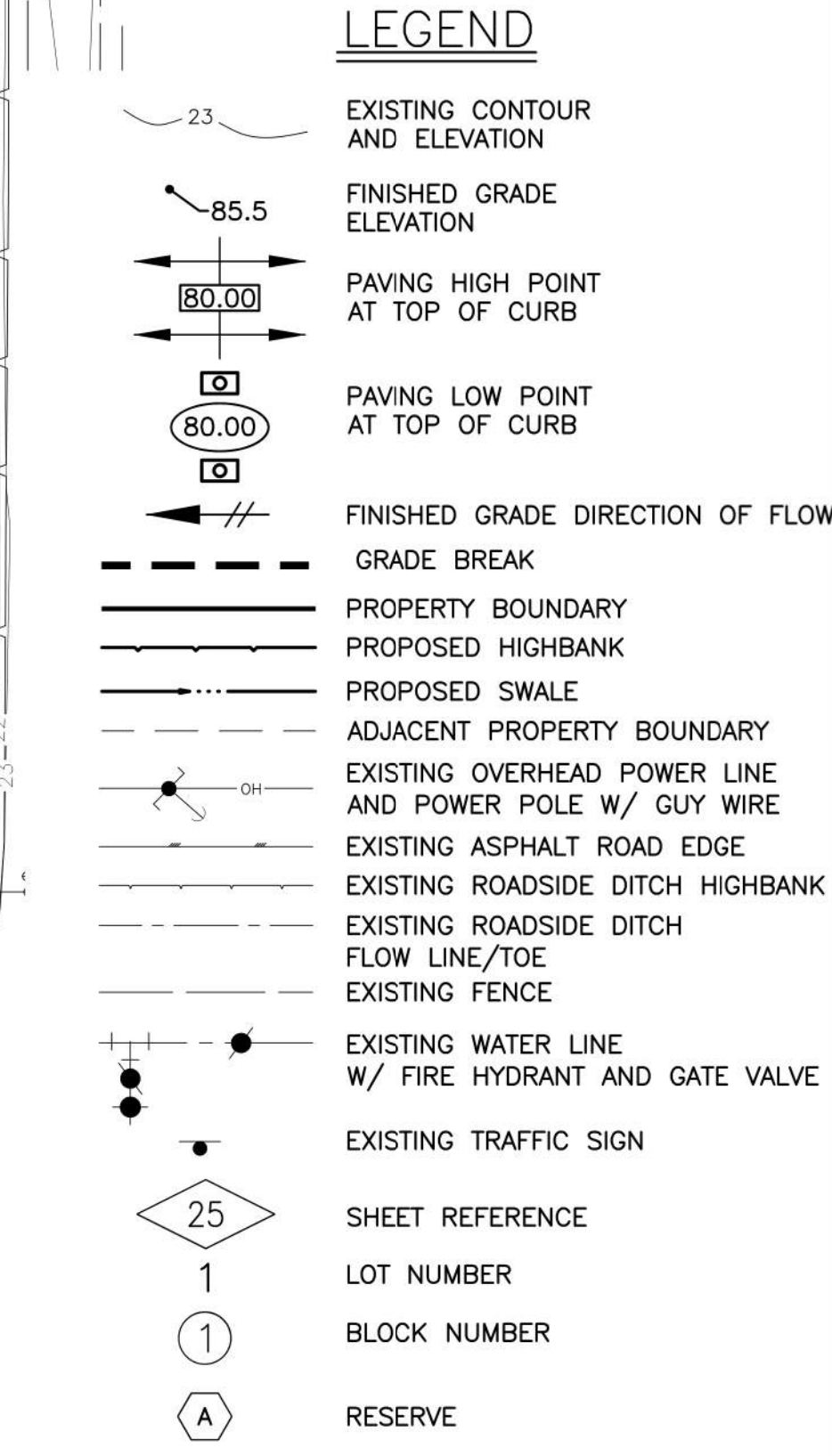
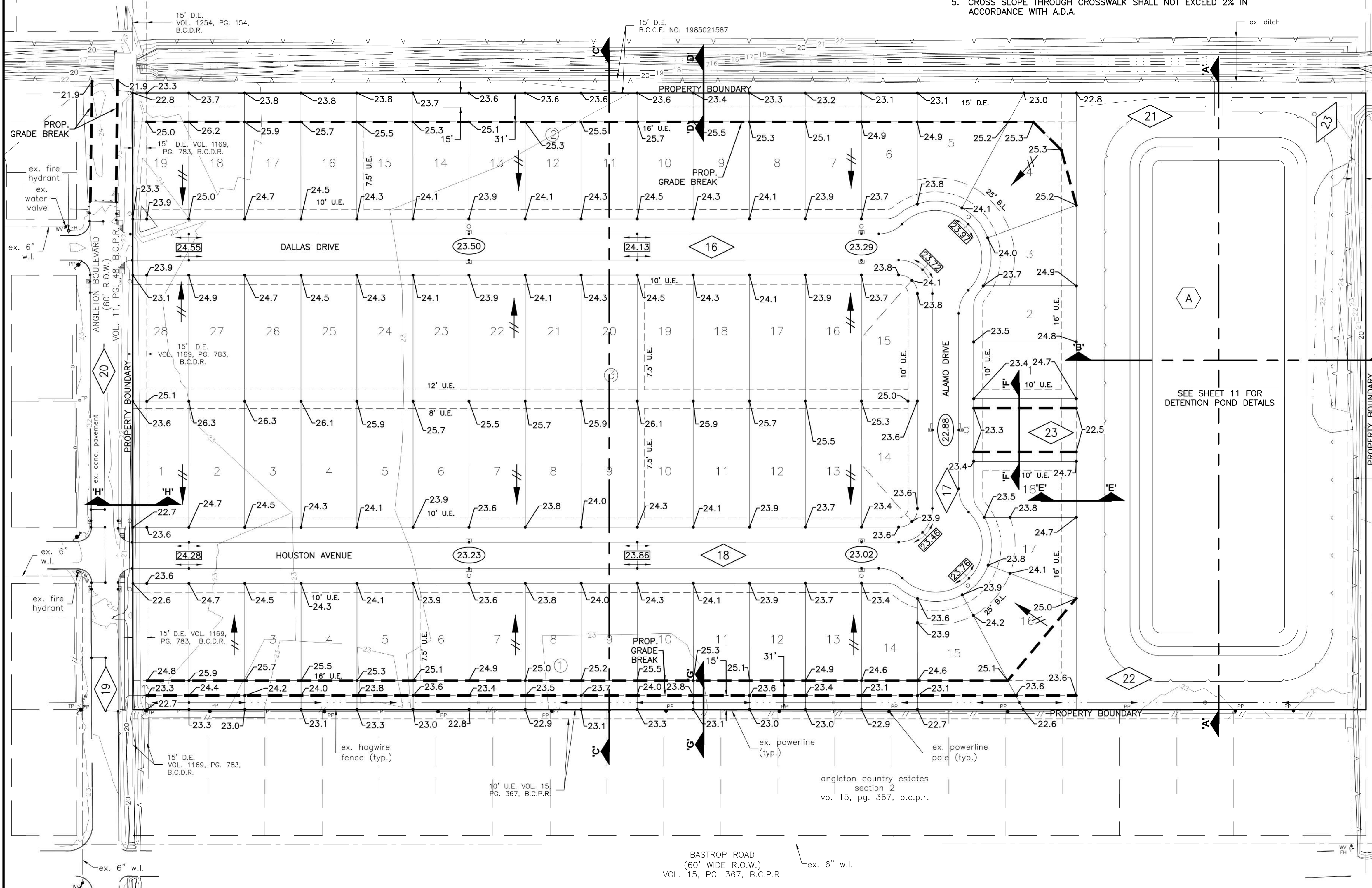
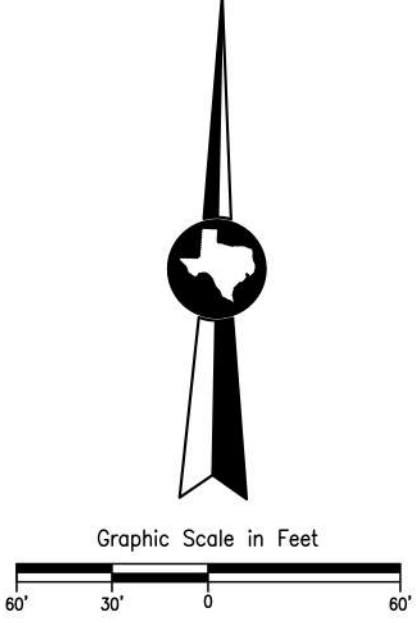
GENERAL NOTES:

- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
- ALL INTERIOR CONCRETE CURBS SHALL BE 4"x12", 6" CONCRETE CURB SHALL BE INSTALLED AT AREAS ADJACENT TO RESERVES AND ON COLLECTOR ROAD. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
- MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
- CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
- CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.

COMPACTION NOTE

- ALL FILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT OF + 3% OPTIMUM.
- CONTRACTOR IS RESPONSIBLE FOR STRIPPING THE TOP 4 TO 6 INCHES OF SOILS, STOCKPILING DURING FILL OPERATIONS, AND SPREADING AFTER FINAL FILL PLACEMENT.
- CONTRACTOR SHALL PROOF-ROLL ALL AREAS PRIOR TO FILL PLACEMENT. AREAS FOUND TO BE "PUSHING" OR SHOWING EXCESSIVE MOISTURE SHALL BE DRIED OUT AND RE-COMPACTED.
- THE TESTING LABORATORY'S REPRESENTATIVE WILL DETERMINE THE MOISTURE-DENSITY RELATIONSHIPS IN ACCORDANCE WITH ASTM D698, ON MATERIAL SECURED FROM EACH TYPE OF MATERIAL ENCOUNTERED.
- EACH LAYER SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY PER ASTM D698. "LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT OF 12,400 FT-LB/FT³ (600 KN-M/M³)", AT A MOISTURE CONTENT OF BETWEEN OPTIMUM AND PLUS 3 PERCENT OF OPTIMUM. SOILS SHALL NOT BE COMPACTED AT LESS THAN THE OPTIMUM MOISTURE CONTENT.
- THE TESTING LABORATORY'S REPRESENTATIVE WILL DETERMINE THE IN-PLACE DENSITY IN ACCORDANCE WITH ASTM D6938. "STANDARD TEST METHOD FOR IN-PLACE DENSITY AND WATER CONTENT OF SOIL AND SOIL-AGGREGATE BY NUCLEAR METHODS (SHALLOW DEPTH)" OR ASTM D1556, "STANDARD TEST METHODS FOR DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY SAND-CONE METHOD". THE MINIMUM LEVEL OF TESTING WILL CONSIST OF AT LEAST THREE TESTS FOR EACH 1,000 FEET PER LANE OF ROADWAY OR 10,000 SQUARE FEET OF FILL, PER LIFT.
- QUALITY ASSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF THE QUALITY OF MATERIALS INCORPORATED INTO THE CONSTRUCTION AND THE QUALITY OF COMPLETED CONSTRUCTION. THE OWNER WILL ENGAGE MATERIALS ENGINEERING SERVICES TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTION TO ASSIST THE ENGINEER IN DETERMINING THE ACCEPTABILITY OF MATERIALS AND COMPLETED CONSTRUCTION. QUALITY ASSURANCE SERVICES PROVIDED BY THE OWNER DO NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR QUALITY CONTROL. THE ENGINEER SHALL NOT HAVE CONTROL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

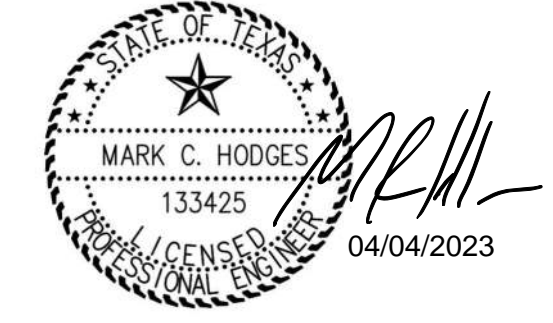
10/18/2019



FOR CROSS SECTIONS SEE SHEET 14 OF 49

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK A: TEMPORARY BENCHMARK "A" BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.45 FEET. (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK B: TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET. (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803040400, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



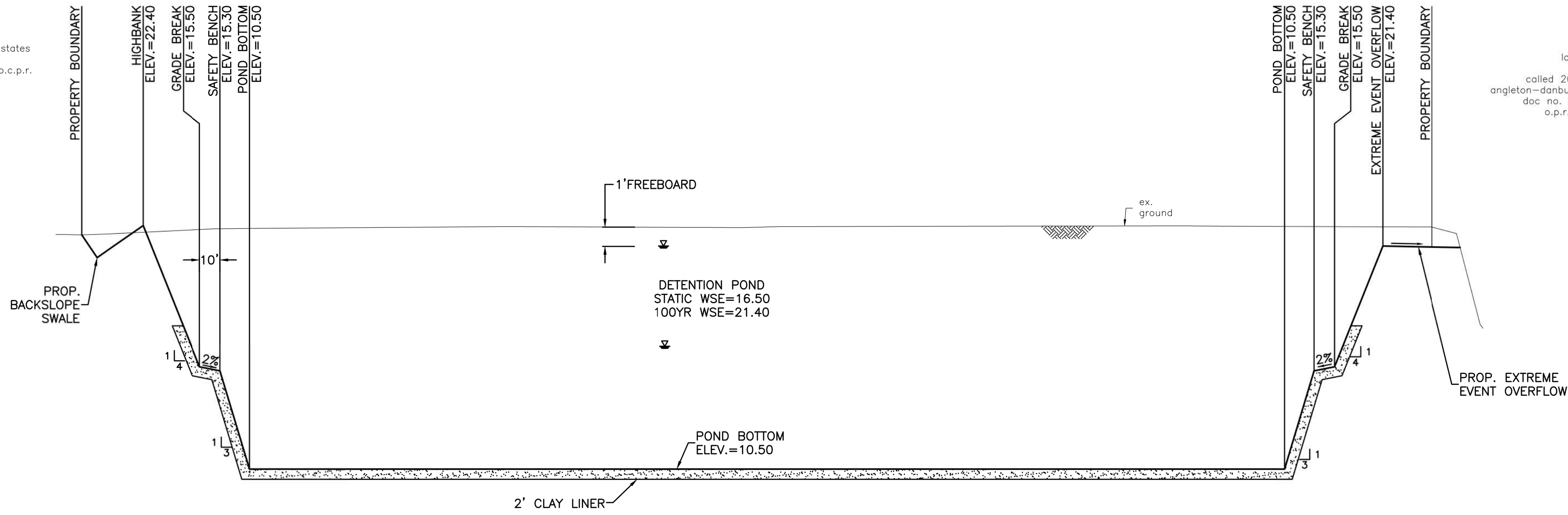
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

GRADING LAYOUT			
SURV.	MS	DATE	5/22
DSGN.	NPM	DATE	6/22
CHKD.	MCH	DATE	3/23
APPR.	MCH	DATE	3/23
SCALE:		JOB NO. 21-027-00	
HORIZ. 1" = 60'		IMAGE NO. I-21027000-01	
VERT. N/A		SHEET 13 OF 49 SHEETS	

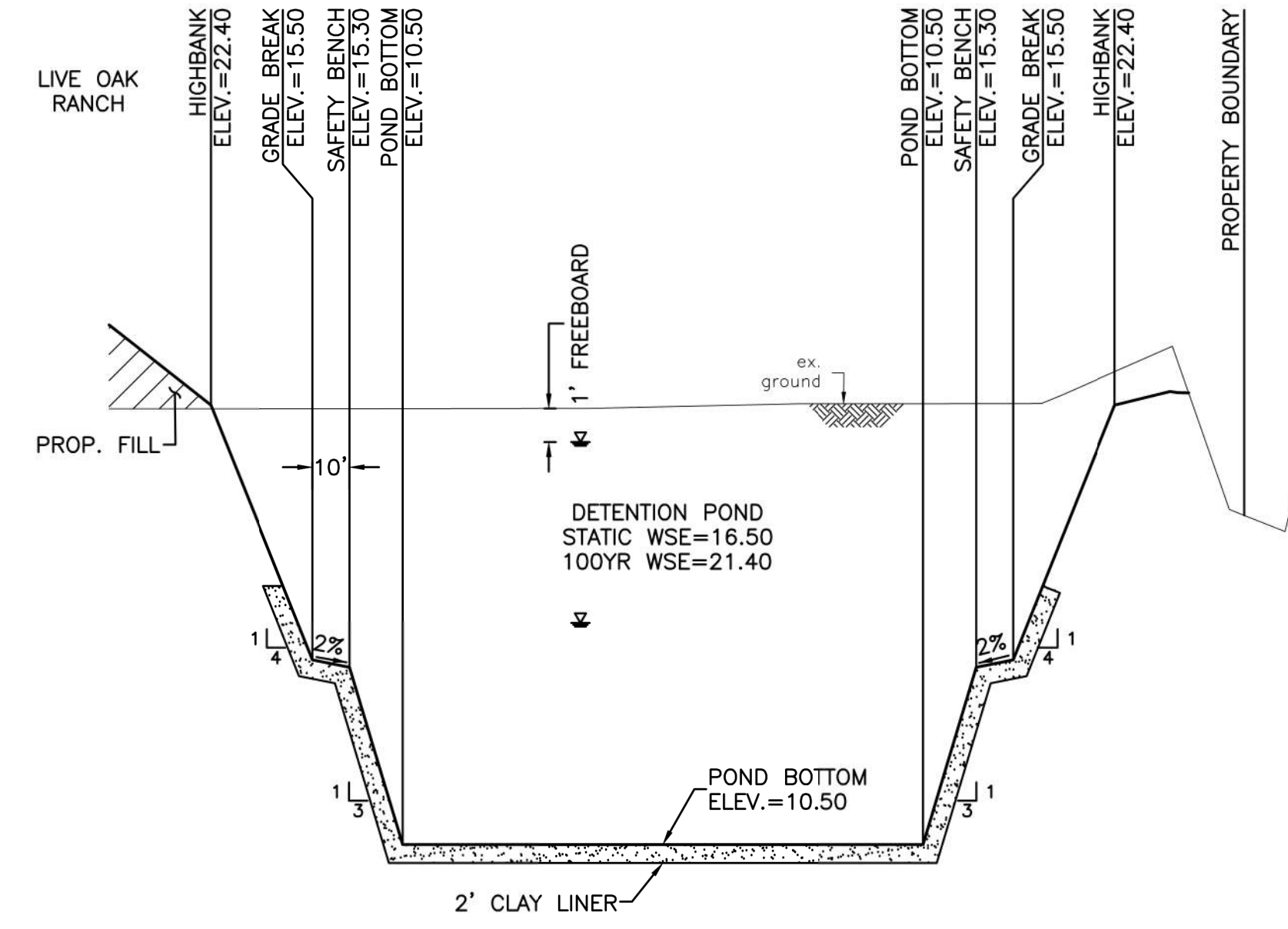
P:\4027-000\Drawings\Layouts\21027000-LA-GRADING LAYOUT.dwg Apr 03, 2023 2:28pm Edited by: NMacgregor

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.



SECTION A-A

lot 50
called 20,018 acres
angleton-danbury hospital district
doc no. 2006004367
o.p.r.b.c., tx.



SECTION B-B

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

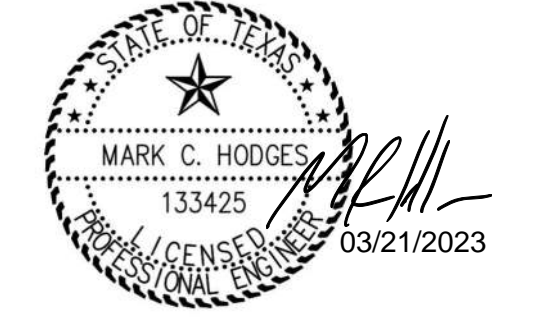
TEMPORARY BENCHMARK - A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK - B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

121 S Velasco,
Angleton, Texas 77515

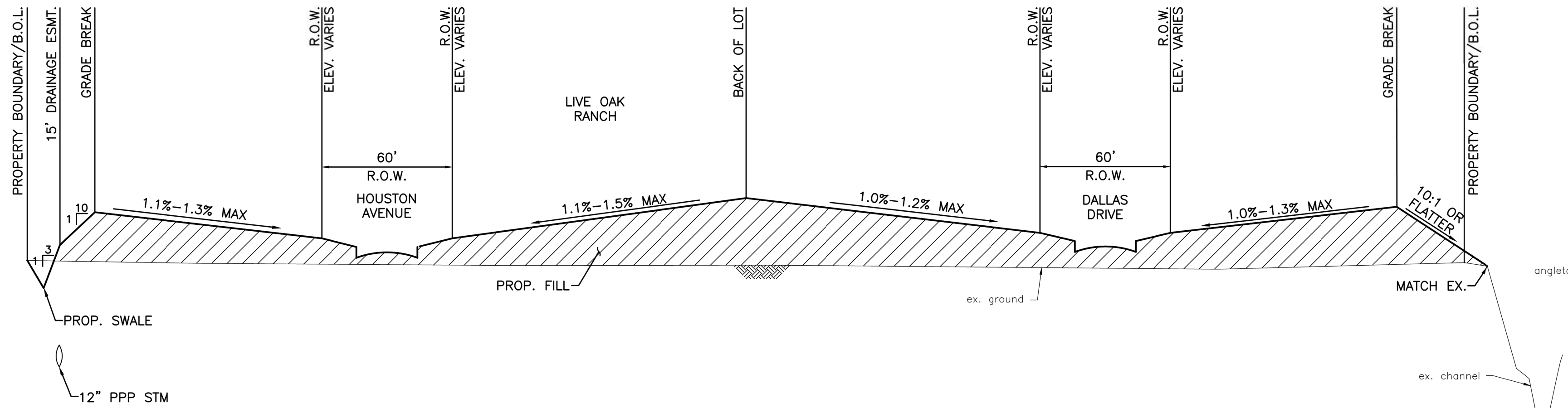
CITY OF ANGLETON
LIVE OAK RANCH

GRADING CROSS SECTIONS

SURV.	MS	DATE	5/22	JOB NO.
DSGN.	NPM	DATE	6/22	21-027-00
DWN.	NPM	DATE	6/22	
CHKD.	MCH	DATE	3/23	
APPR.	MCH	DATE	3/23	

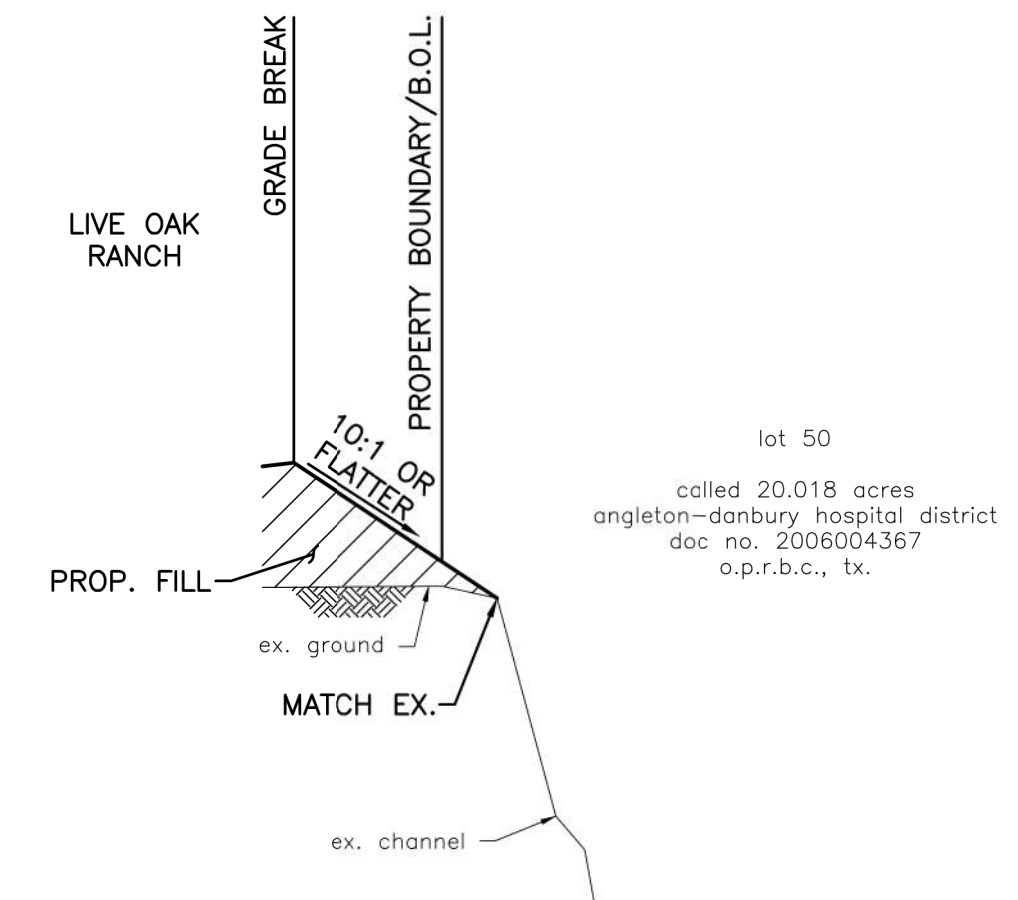
SCALE:
HORIZ. N/A
VERT. N/A

angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.



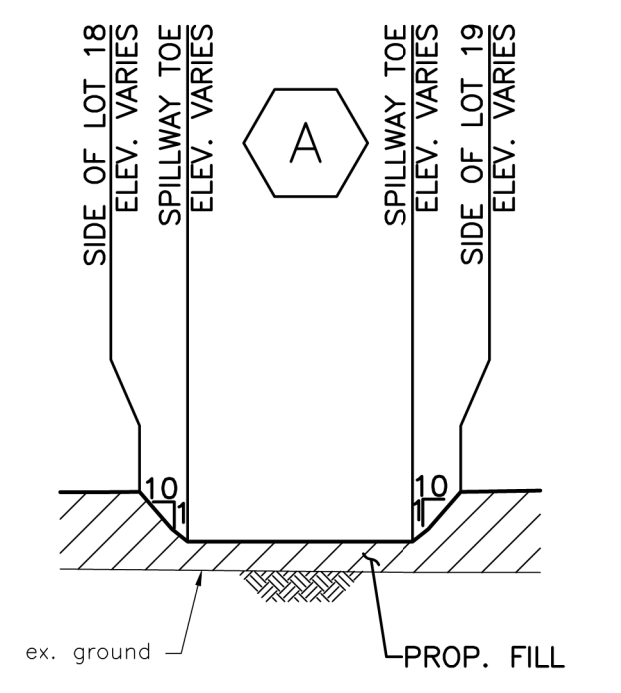
SECTION C-C

lot 50
called 20,018 acres
angleton-danbury hospital district
doc no. 2006004367
o.p.r.b.c., tx.

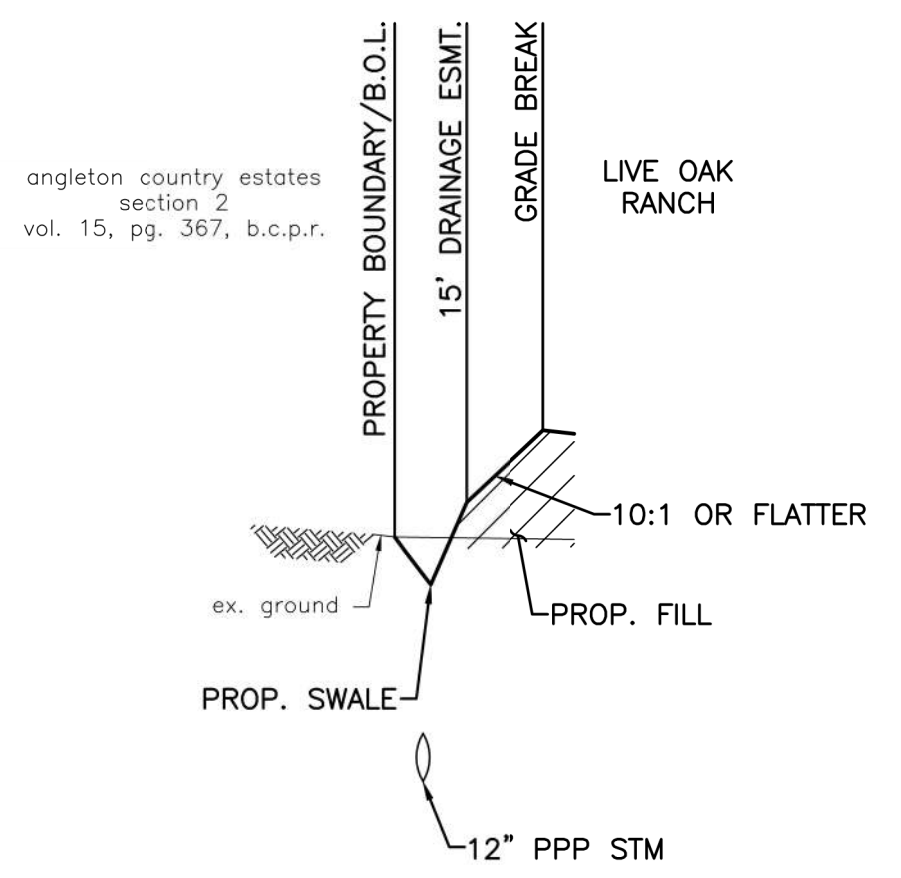


SECTION D-D

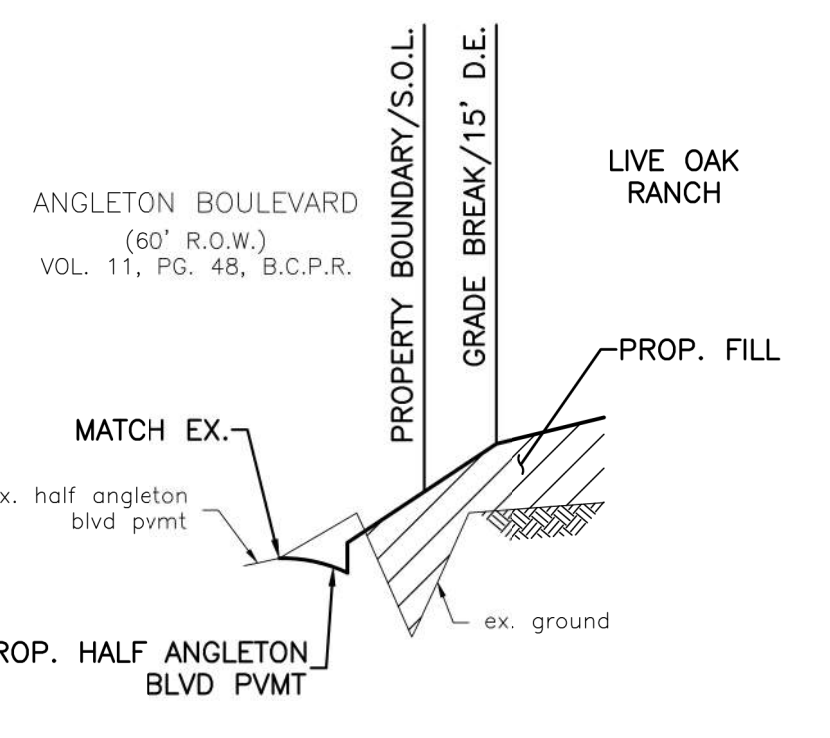
angleton country estates
section 2
vol. 15, pg. 367, b.c.p.r.



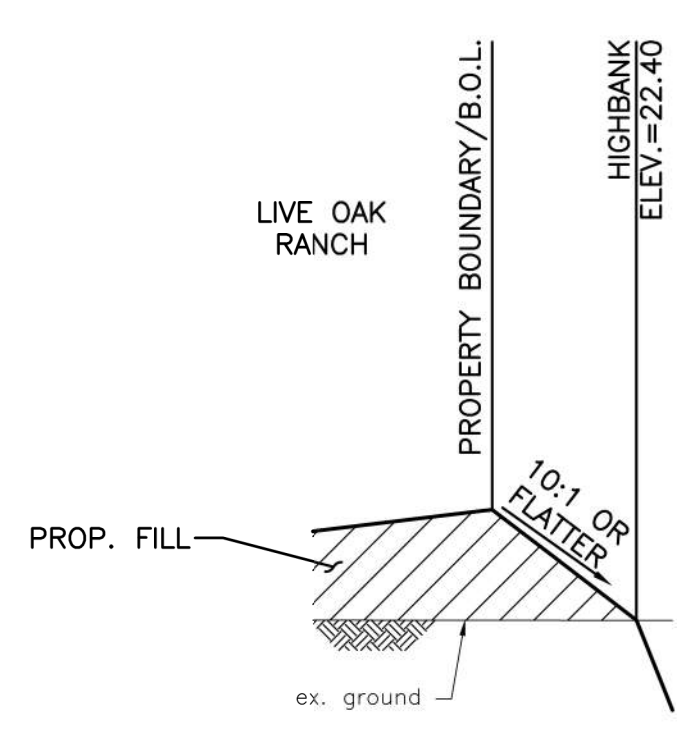
SECTION F-F



SECTION G-G

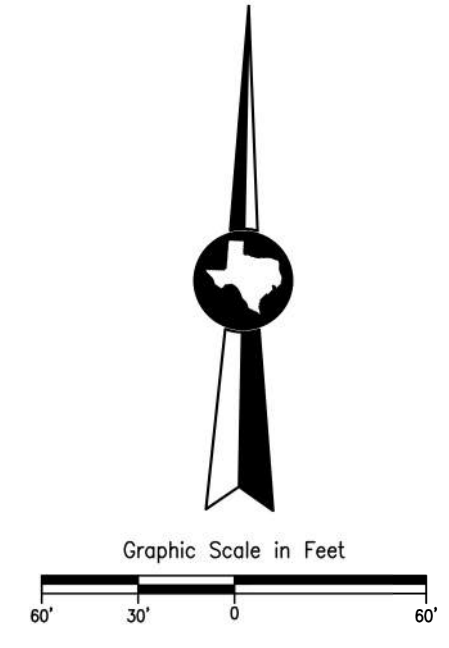


SECTION H-H

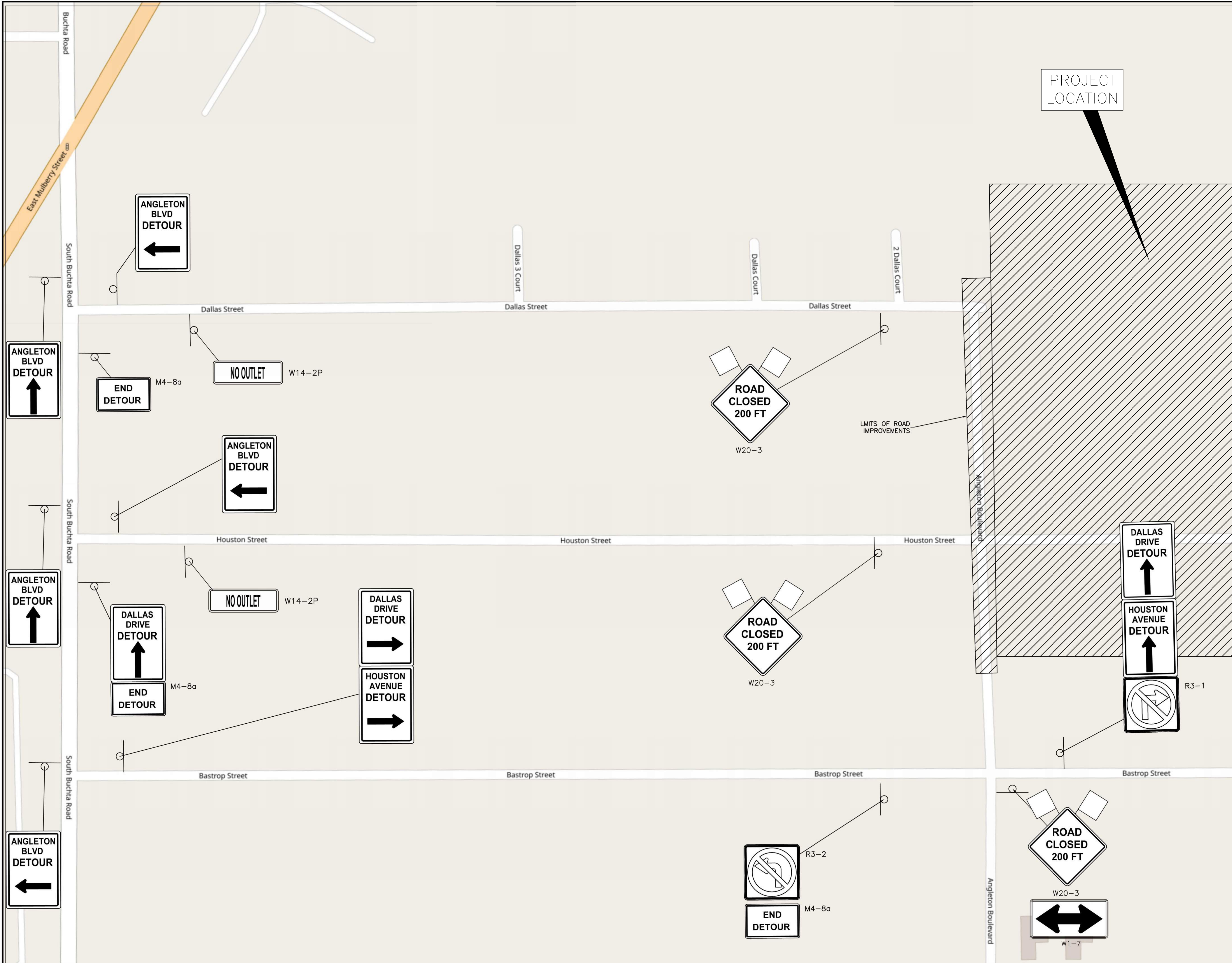


SECTION E-E

P:\4027-00\Drawings\Layouts\2102700-LA-GRADING CROSS SECTIONS.dwg Mar 21, 2023 11:53 am Edited by: Mikolajski



PROJECT LOCATION



BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

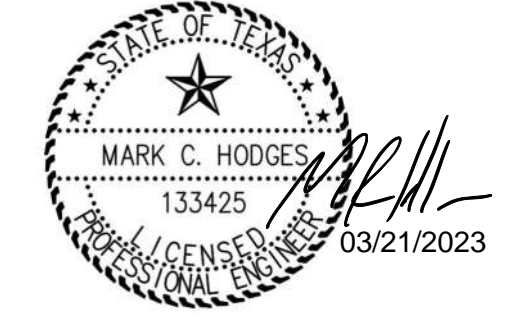
TEMPORARY BENCHMARK -A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK -B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803500A0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

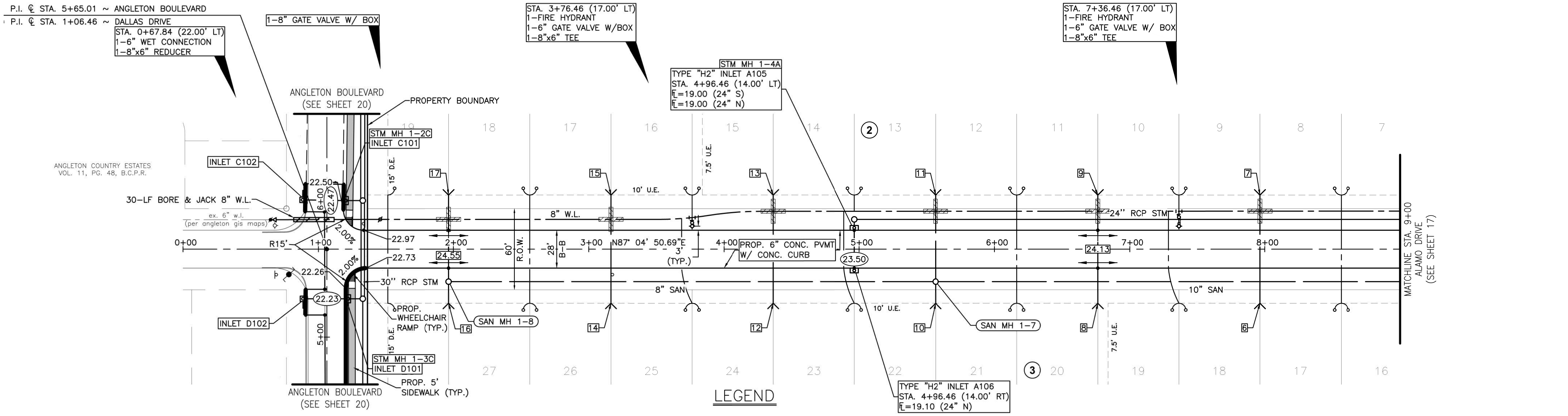
CITY OF ANGLETON
LIVE OAK RANCH

TRAFFIC CONTROL PLAN LAYOUT

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

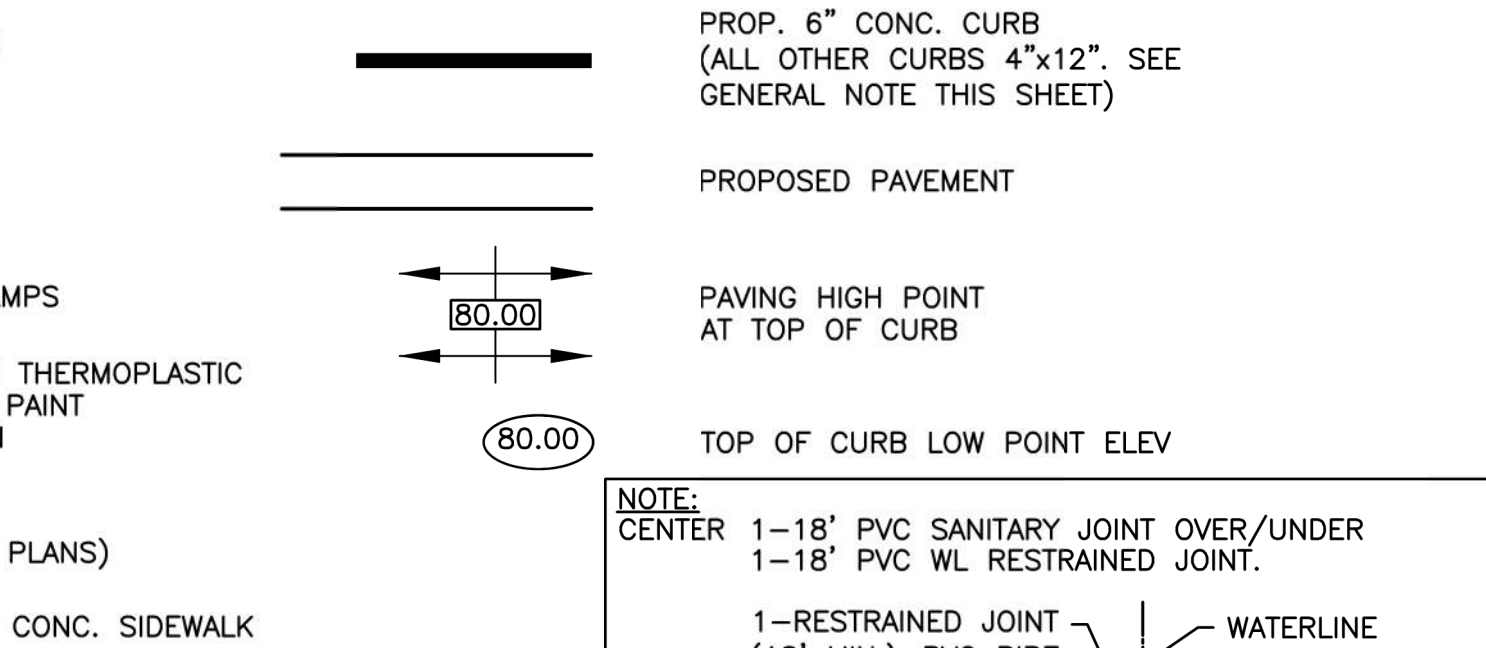
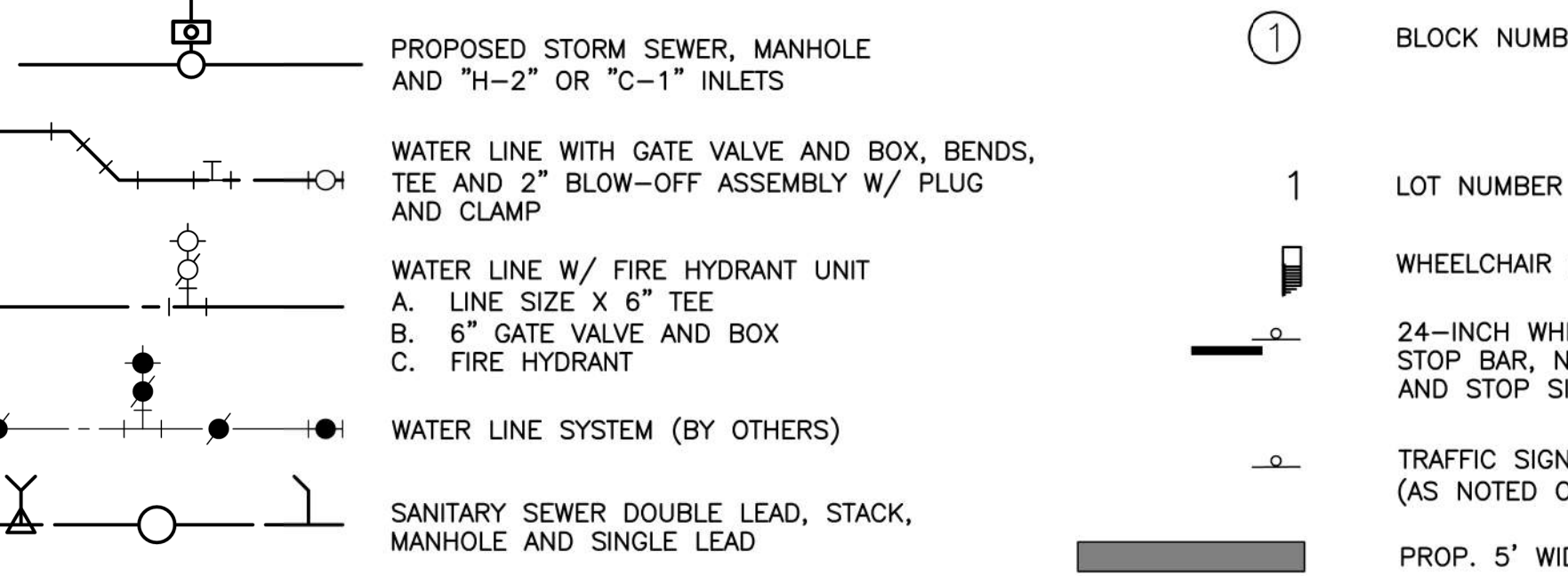
SCALE: HORIZ. 1" = 60'	SHEET 15 OF 49 SHEETS
VERT. N/A	

P:\4027-00\Drawings\Layouts\21027000-LA-TRAFFIC CONTROL PLAN LAYOUT.dwg Mar 21, 2023 11:51 am Edited by: NMaciejaj

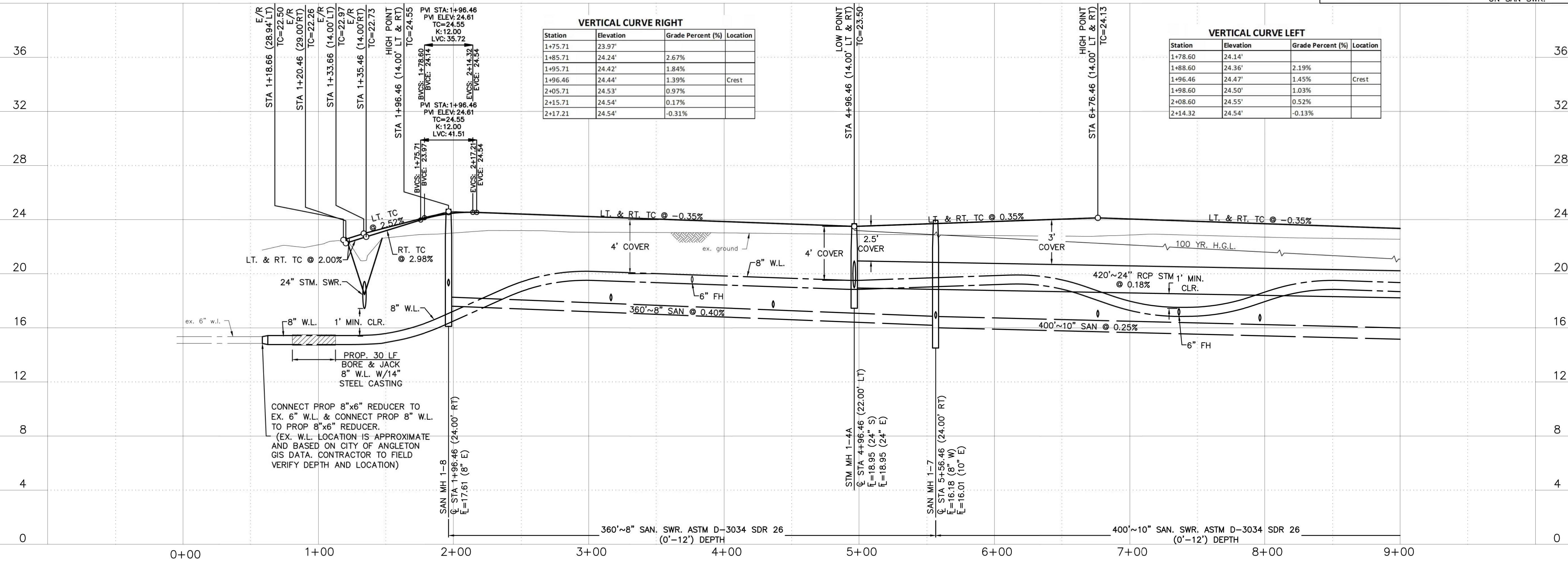
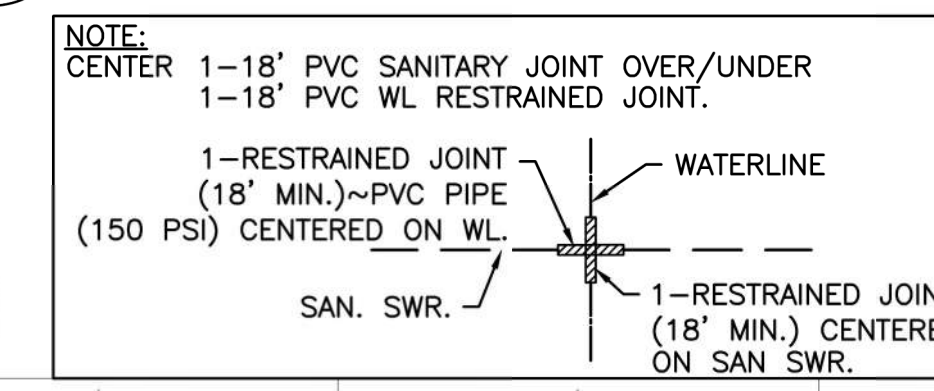


SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	E @ LOT=
6	7+96.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	15.90
7	7+96.46 (40.00' LT)	64.00' ~ 6" @ 1.25%	16.50
8	6+76.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.20
9	6+76.46 (40.00' LT)	64.00' ~ 6" @ 1.25%	16.80
10	5+56.46 (40.00' RT)	14.00' ~ 6" @ 1.43%	17.70
11	5+56.46 (40.00' LT)	62.00' ~ 6" @ 0.81%	16.70

SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	E @ LOT=
12	4+36.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.10
13	4+36.46 (40.00' LT)	64.00' ~ 6" @ 0.94%	17.50
14	3+16.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.60
15	3+16.46 (40.00' LT)	64.00' ~ 6" @ 0.94%	18.00
16	1+96.46 (40.00' RT)	14.00' ~ 6" @ 1.43%	18.80
17	1+96.46 (40.00' LT)	62.00' ~ 6" @ 0.81%	19.10



DALLAS DRIVE



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH THE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeng.com
 TBPE No. F-17637



**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

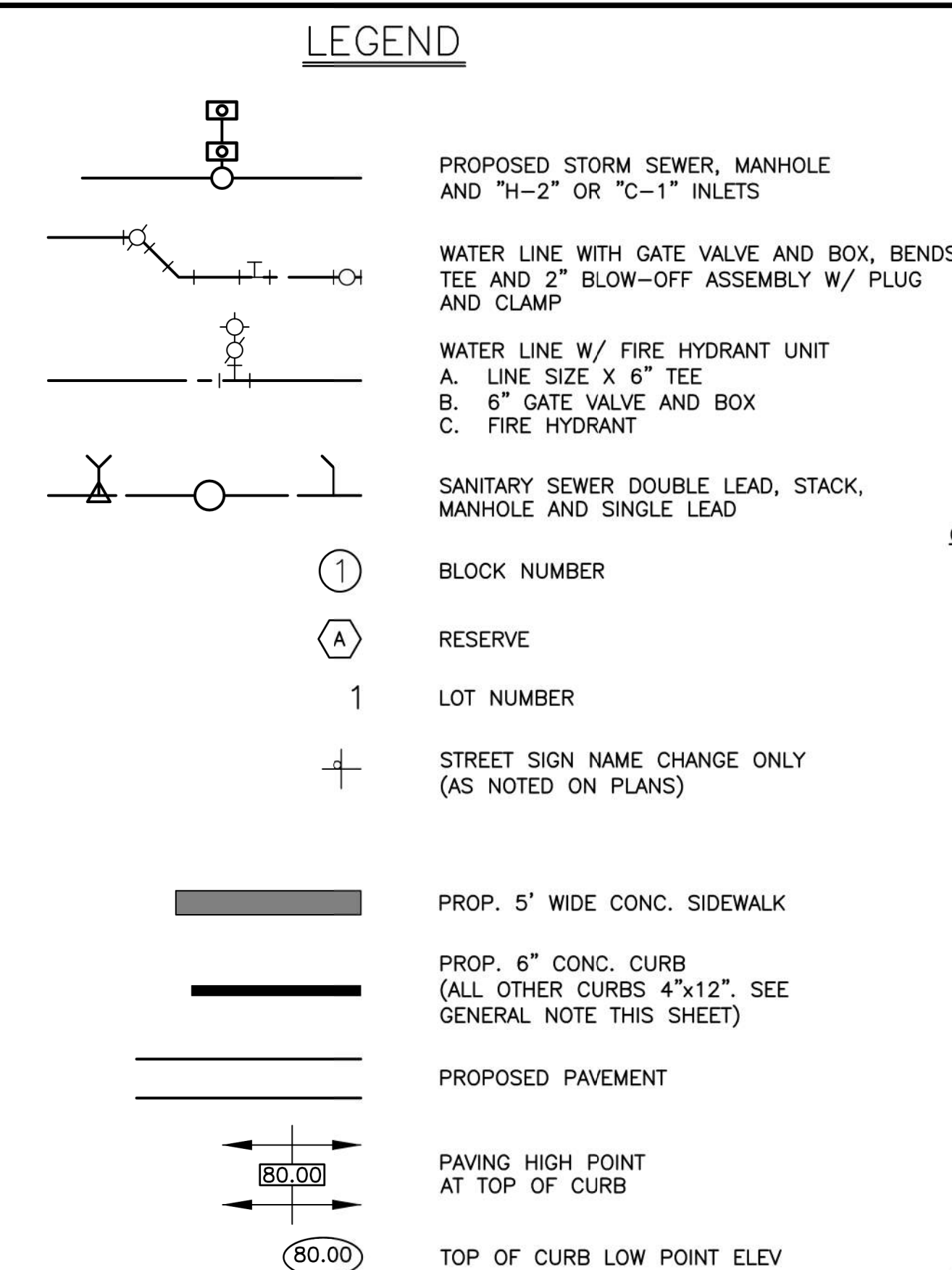
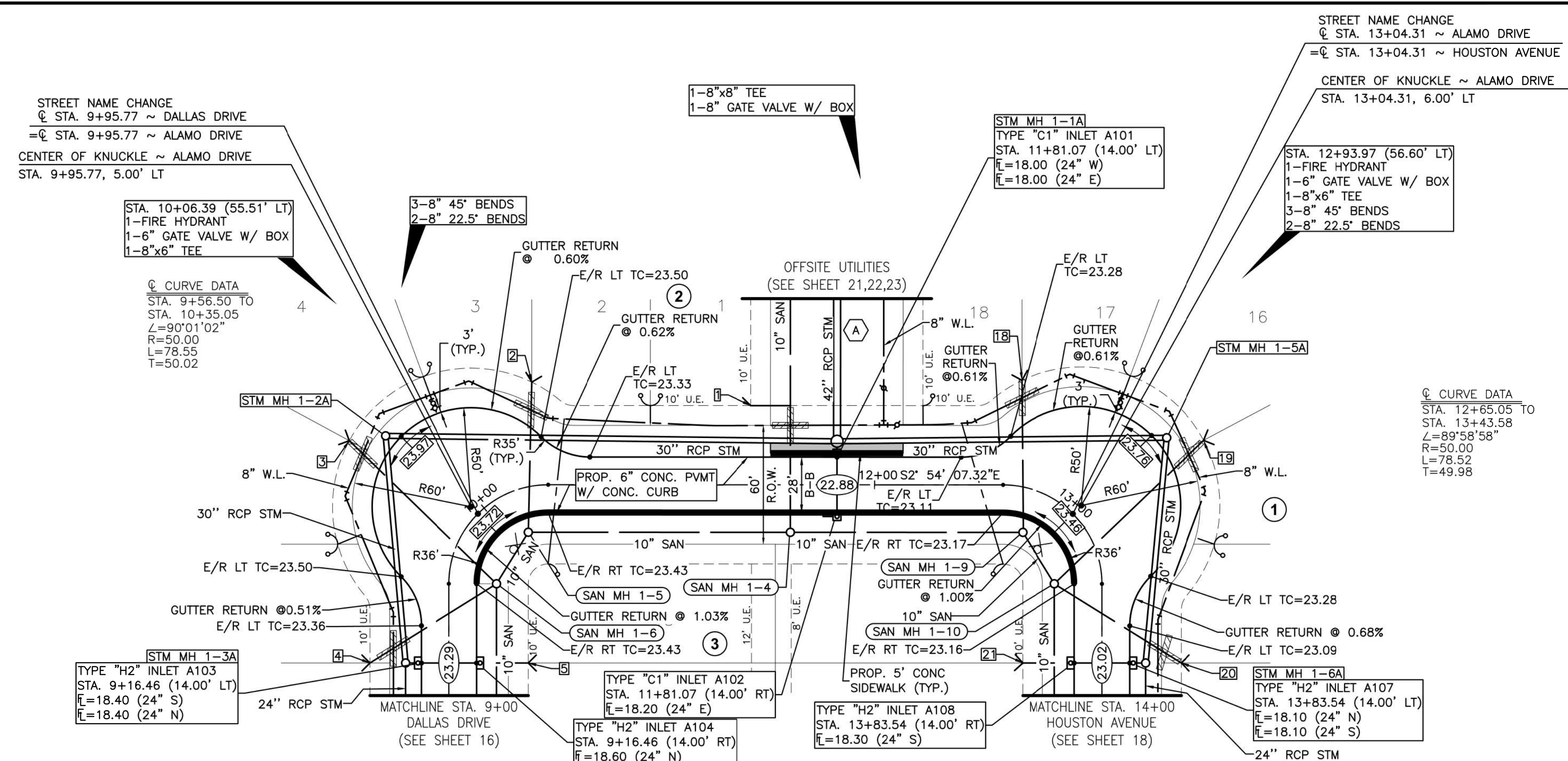
**CITY OF ANGLETON
 LIVE OAK RANCH**

**DALLAS DRIVE
 PLAN & PROFILE
 (STA. 0+00 TO 9+00)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'

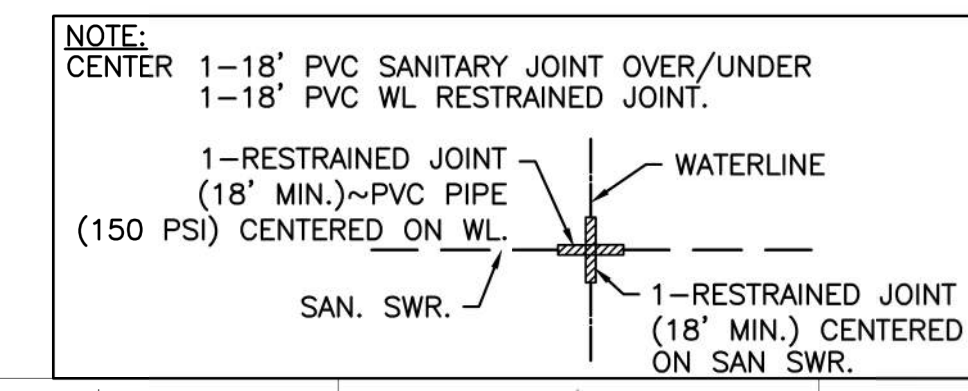
SHEET 16 OF 49 SHEETS



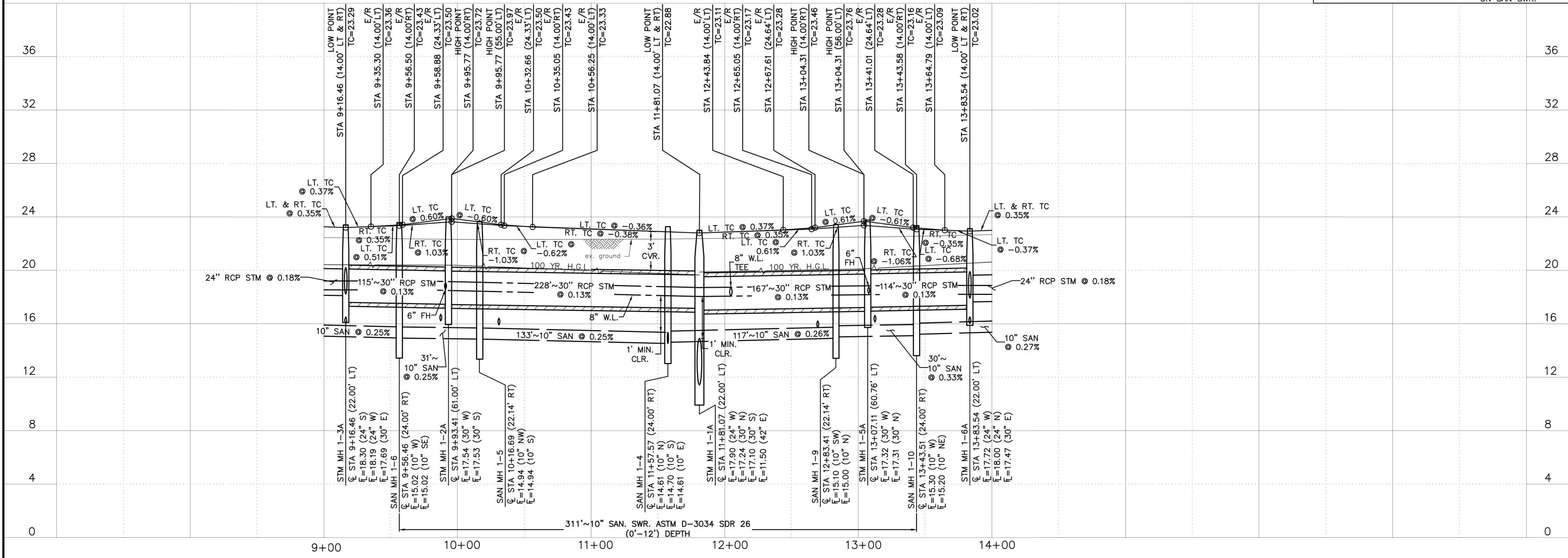
- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT.
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.

LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
1	11+37.57 (40.00' LT)	20.00' ~ 6" @ 1.00%	15.00
2	10+31.00 (52.17' LT)	73.85' ~ 6" @ 0.81%	16.00
3	9+87.68 (73.72' LT)	101.76' ~ 6" @ 0.79%	16.30
4	9+16.46 (40.00' LT)	73.47' ~ 6" @ 0.82%	16.10
5	9+16.46 (40.00' RT)	16.00' ~ 6" @ 1.25%	15.60

LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
18	12+69.67 (53.26' LT)	74.83' ~ 6" @ 0.94%	15.80
19	13+12.54 (74.64' LT)	102.56' ~ 6" @ 0.70%	16.22
20	13+83.54 (40.00' LT)	73.47' ~ 6" @ 0.82%	16.10
21	13+83.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.00



ALAMO DRIVE



APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

MARK C. HODGES
 133425
 03/21/2023

**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

121 S Velasco,
 Angleton, Texas 77515

**CITY OF ANGLETON
 LIVE OAK RANCH**

**ALAMO DRIVE PLAN & PROFILE
 (STA. 9+00 TO 14+00)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'

SHEET 17 OF 49 SHEETS

SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
22	15+03.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.30
23	15+03.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	16.60
24	16+23.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	16.60
25	16+23.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	16.90
26	17+43.54 (40.00' RT)	14.00' ~ 6" @ 1.43%	17.20
27	17+43.54 (40.00' LT)	62.00' ~ 6" @ 0.71%	17.14

SANITARY LEADS			
LEAD NO.	STATION (OFFSET)	LENGTH ~ SLOPE	ℓ @ LOT=
28	18+63.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	17.50
29	18+63.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	17.80
30	19+83.54 (40.00' RT)	16.00' ~ 6" @ 1.25%	18.00
31	19+83.54 (40.00' LT)	64.00' ~ 6" @ 0.78%	18.30
32	21+03.54 (40.00' RT)	14.00' ~ 6" @ 1.43%	18.70
33	21+03.54 (40.00' LT)	62.00' ~ 6" @ 0.81%	19.00

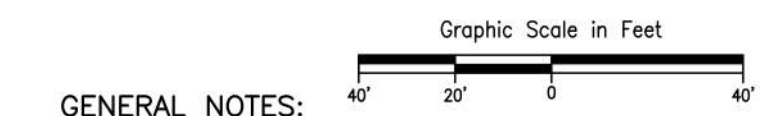
STA. 15+63.54 (17.00' LT)
1-FIRE HYDRANT
1-6" GATE VALVE W/ BOX
1-8"x6" TEE

STA. 19+23.54 (17.00' LT)
1-FIRE HYDRANT
1-6" GATE VALVE W/ BOX
1-8"x6" TEE

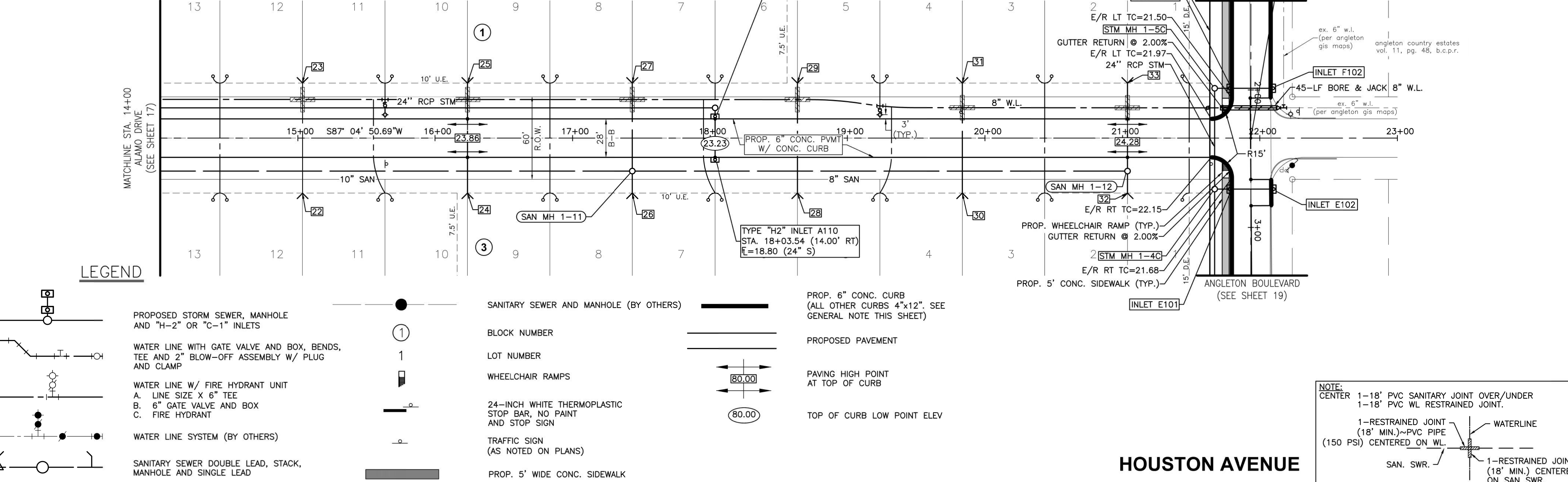
P.I. @ STA. 21+93.54 ~ HOUSTON AVENUE
= P.I. @ STA. 2+35.01 ~ ANGLETON BOULEVARD

1-8" GATE VALVE W/ BOX

1-6"x6" TEE
1-6" WET CONNECTION
1-8"x6" REDUCER



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT.
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN, AND SHALL COORDINATE WITH THE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT UPON CONNECTION.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

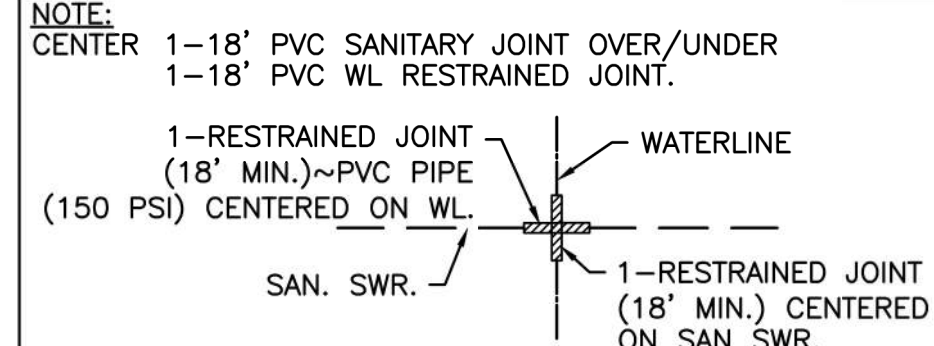
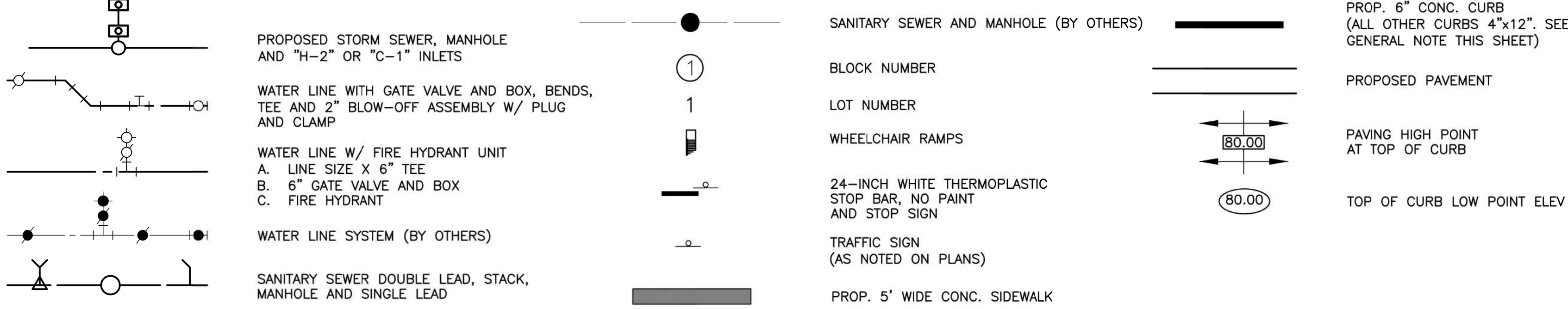
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4603000400E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

LEGEND



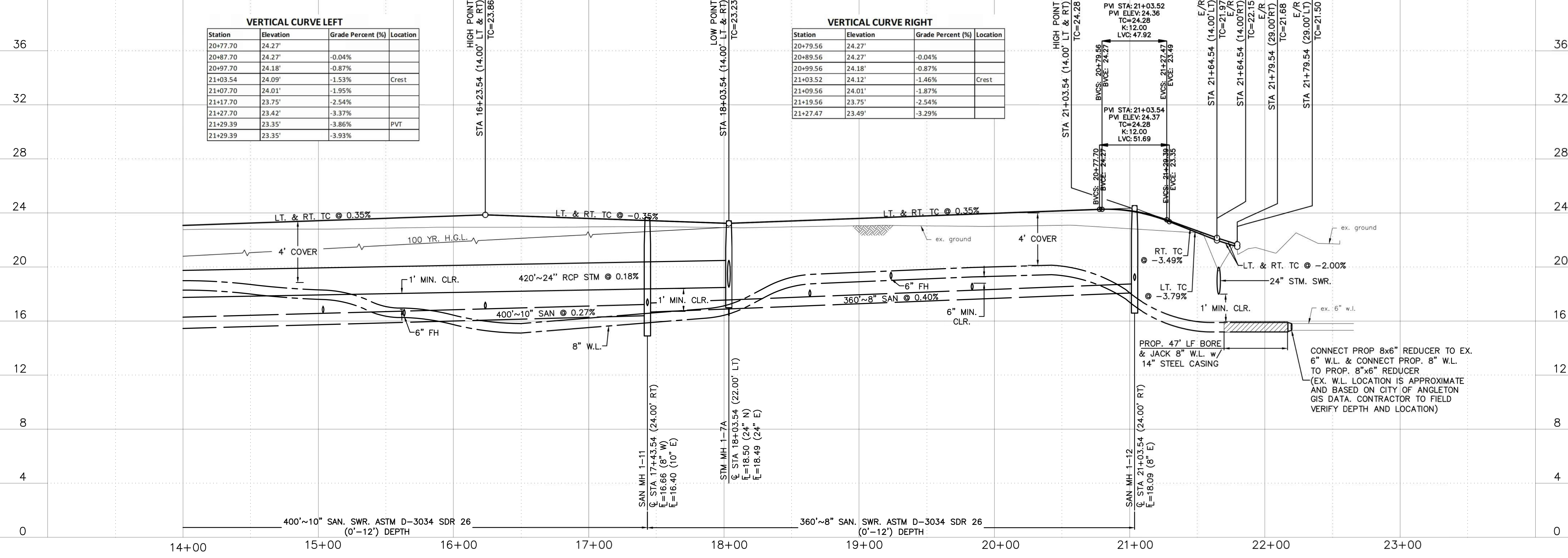
HOUSTON AVENUE

VERTICAL CURVE LEFT

Station	Elevation	Grade Percent (%)	Location
20+77.70	24.27'	-0.04%	
20+87.70	24.27'	-0.04%	
20+97.70	24.18'	-0.87%	
21+03.54	24.09'	-1.53%	Crest
21+07.70	24.01'	-1.95%	
21+17.70	23.75'	-2.54%	
21+27.70	23.42'	-3.37%	
21+29.39	23.35'	-3.86%	PVT
21+29.39	23.35'	-3.93%	

VERTICAL CURVE RIGHT

Station	Elevation	Grade Percent (%)	Location
20+79.56	24.27'	-0.04%	
20+89.56	24.27'	-0.04%	
20+99.56	24.18'	-0.87%	
21+03.52	24.12'	-1.46%	Crest
21+09.56	24.01'	-1.87%	
21+19.56	23.75'	-2.54%	
21+27.47	23.49'	-3.29%	



ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

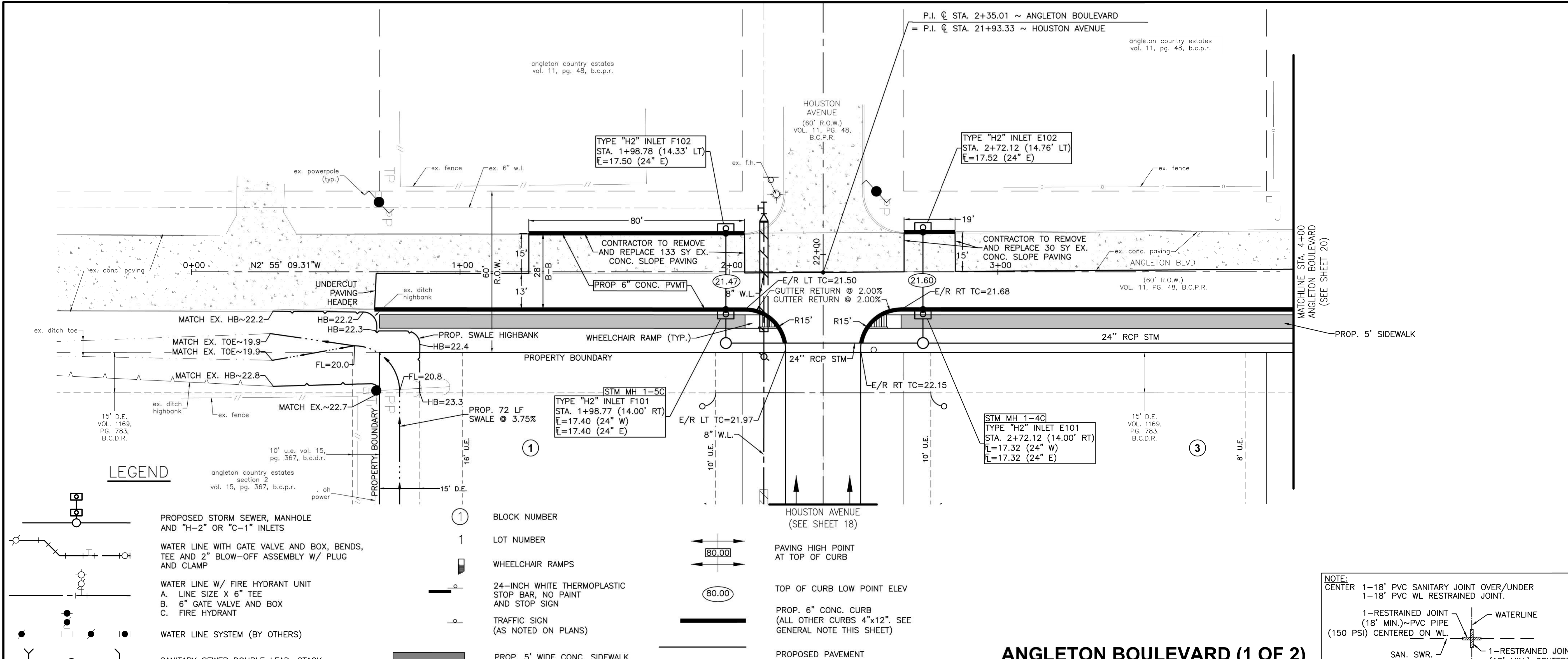
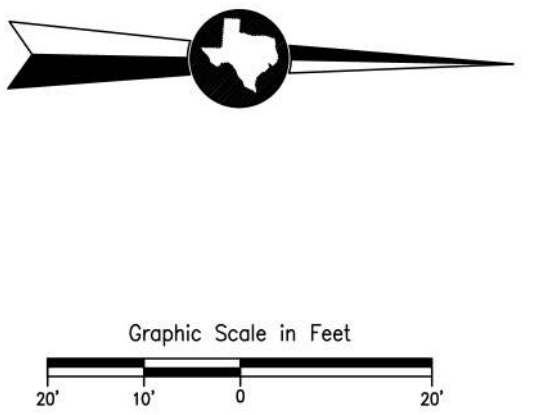
CITY OF ANGLETON
LIVE OAK RANCH

HOUSTON AVENUE
PLAN & PROFILE
(STA. 14+00 TO 23+00)

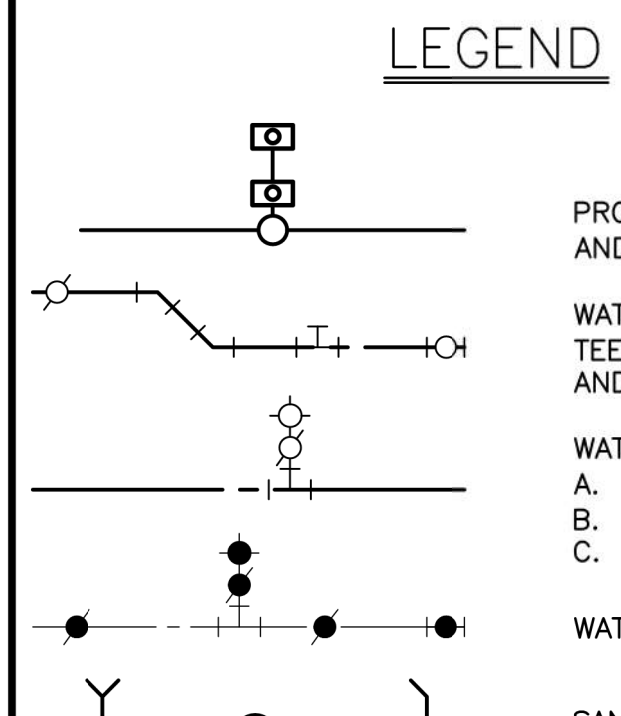
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWIN	DATE	3/23			
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE: HORIZ. 1"=40'
VERT. 1"=4'

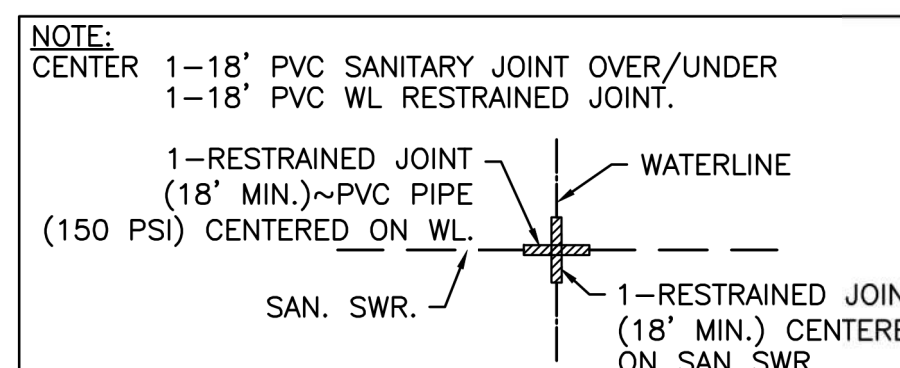
SHEET 18 OF 49 SHEETS



- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE



- 1 BLOCK NUMBER
- 1 LOT NUMBER
- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- TRAFFIC SIGN (AS NOTED ON PLANS)
- PROP. 5' WIDE CONC. SIDEWALK
- PAVING HIGH POINT AT TOP OF CURB
- TOP OF CURB LOW POINT ELEV
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT



BENCHMARK(S) / FLOODPLAIN

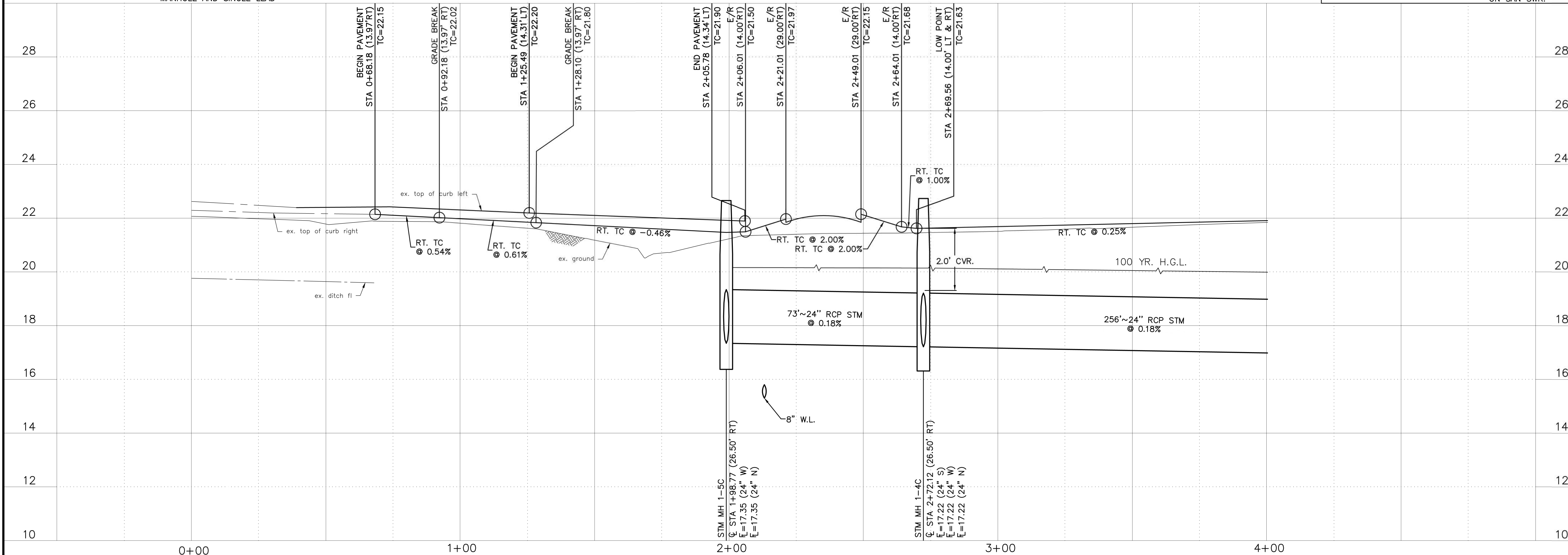
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

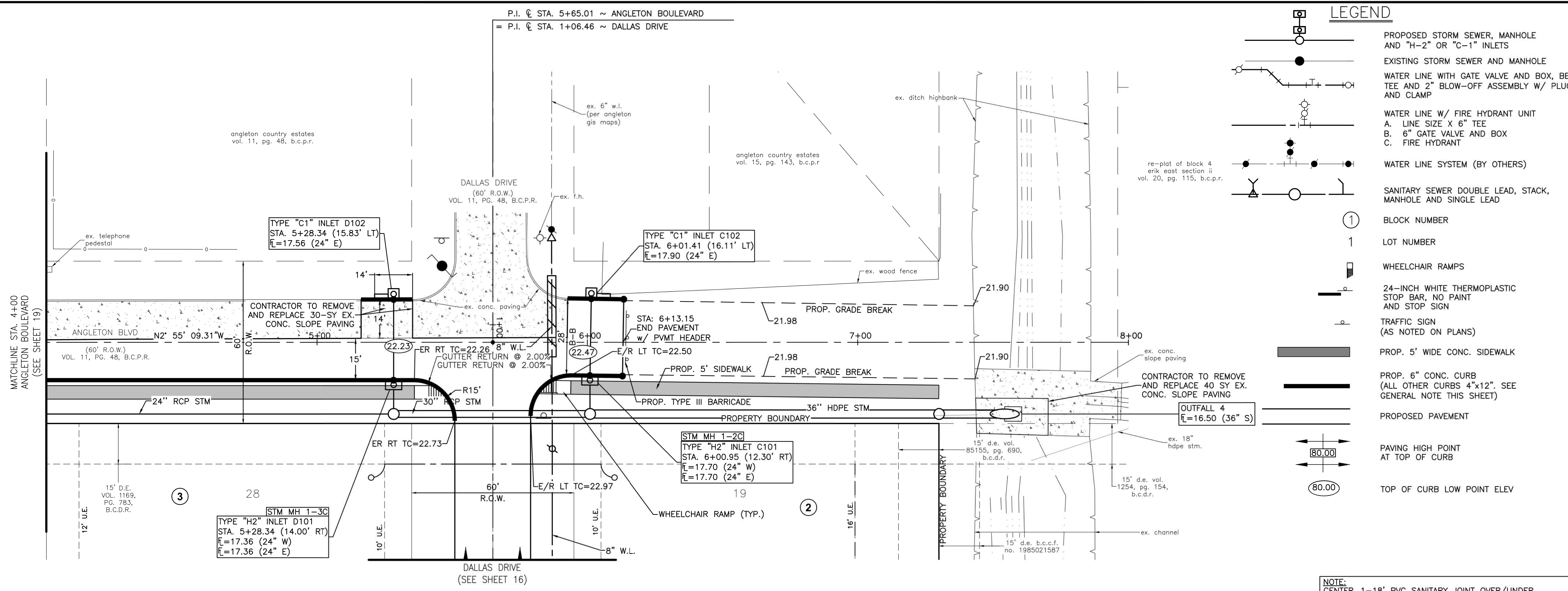
**ANGLETON BOULEVARD PLAN
& PROFILE (STA. 0+00 TO 4+00)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

SHEET 19 OF 49 SHEETS

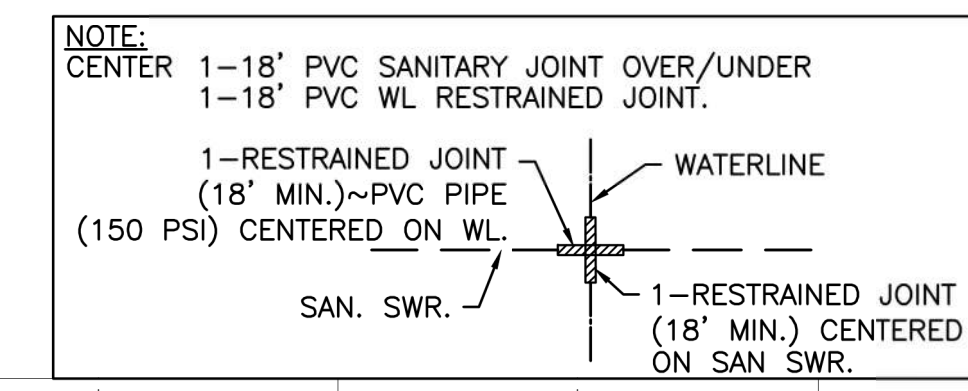
P:\027-000\Drawings\Plan\Profiles\21027000-PP-ANGLETON BOULEVARD - (STA. 0+00-4+00).dwg (Rev. 01, 2023-1-15pm) Edited by: Mikaylah



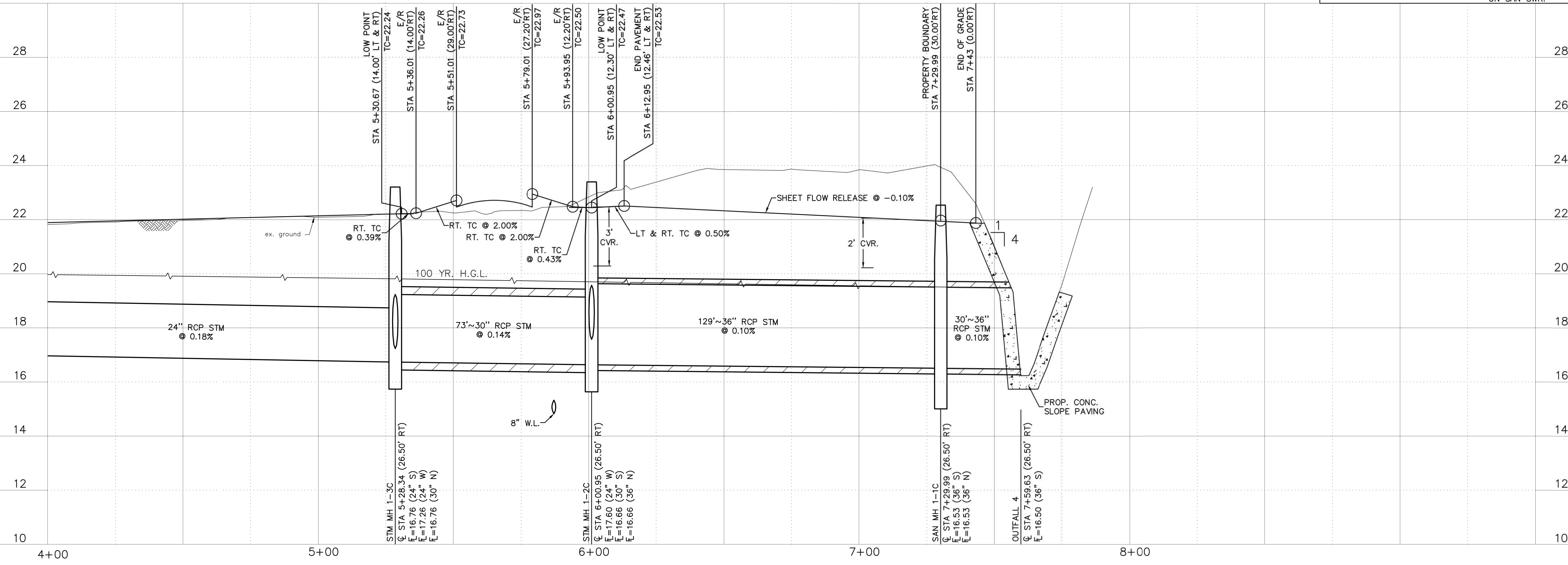
LEGEND

- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
- EXISTING STORM SEWER AND MANHOLE
- WATER LINE WITH GATE VALVE AND BOX, BENDS, TEE AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP
- WATER LINE W/ FIRE HYDRANT UNIT
 - A. LINE SIZE X 6" TEE
 - B. 6" GATE VALVE AND BOX
 - C. FIRE HYDRANT
- WATER LINE SYSTEM (BY OTHERS)
- SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD
- BLOCK NUMBER
- LOT NUMBER
- WHEELCHAIR RAMPS
- 24-INCH WHITE THERMOPLASTIC STOP BAR, NO PAINT AND STOP SIGN
- TRAFFIC SIGN (AS NOTED ON PLANS)
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT
- PAVING HIGH POINT AT TOP OF CURB
- TOP OF CURB LOW POINT ELEV

- ### GENERAL NOTES:
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE



ANGLETON BOULEVARD (2 OF 2)



BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD. HAVING AN ELEVATION OF 22.46 FEET. (NAVD88, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET. (NAVD88, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030404R0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

**ANGLETON BOULEVARD PLAN
& PROFILE (STA. 4+00 TO 8+00)**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHDK. MCH. DATE 6/22	
APPR. MCH. DATE 3/23	

SCALE:
HORIZ. 1" = 20'
VERT. 1" = 2'

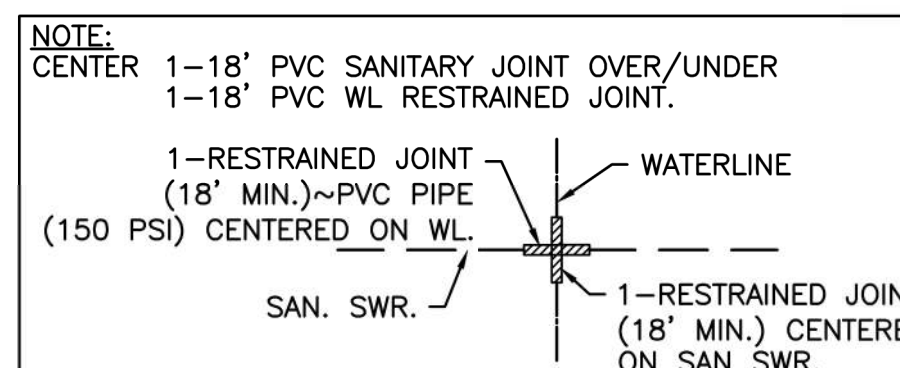
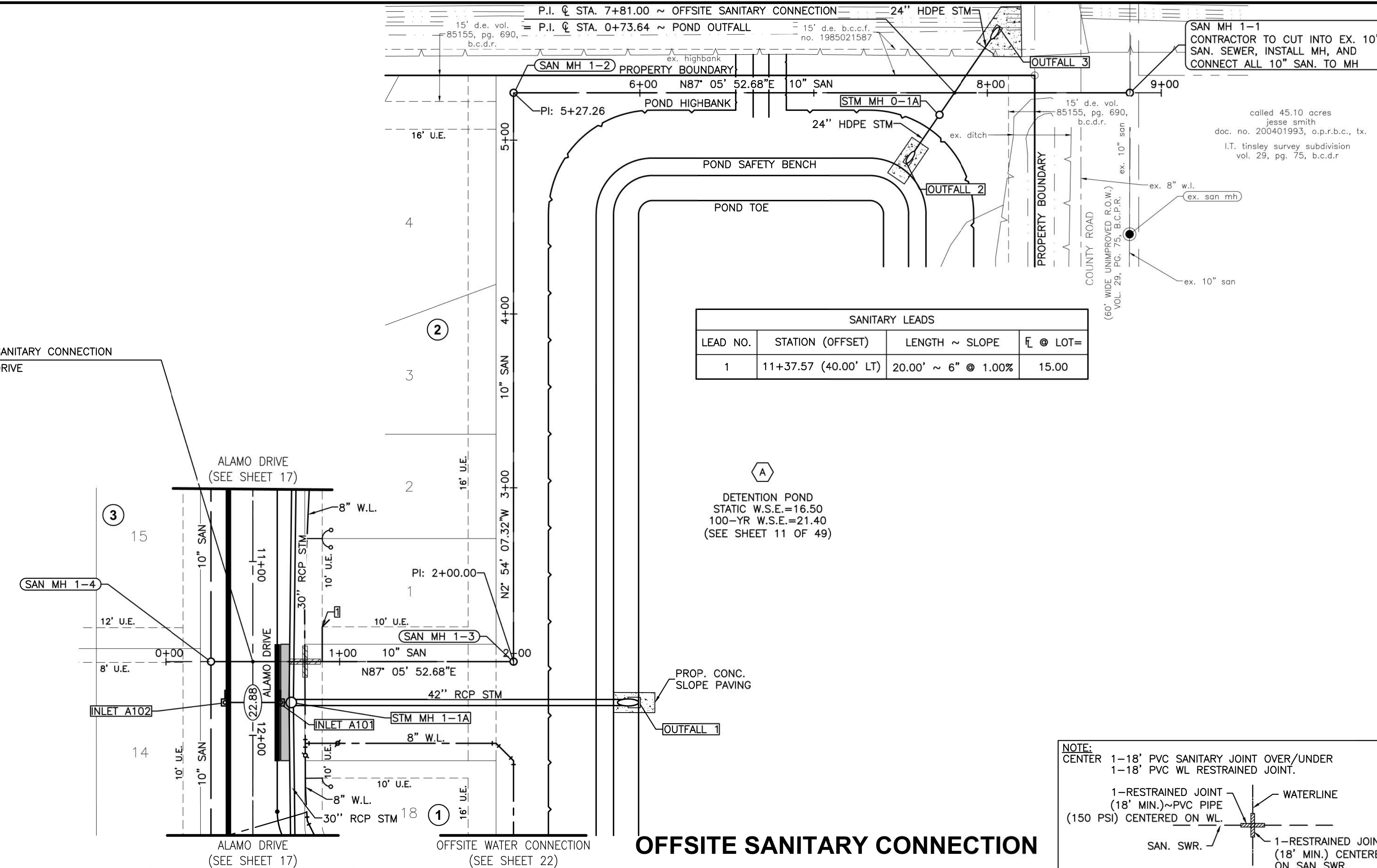
SHEET 20 OF 49 SHEETS

P:\4027-00\Drawings\Plan\Profiles\21027000-PP-ANGLETON BOULEVARD - (STA. 4+00-8+00).dwg Apr 03, 2023 4:03pm Edited by: N.Hadjiagapiou

LEGEND

- PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS
- WATER LINE W/ GATE VALVE AND BOX, BENDS, TEE, AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP
- WATER LINE W/ FIRE HYDRANT UNIT
A. LINE SIZE X 6" TEE
B. 6" GATE VALVE AND BOX
C. FIRE HYDRANT
- WATER LINE SYSTEM (BY OTHERS)
- SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD
- SANITARY SEWER AND MANHOLE (BY OTHERS)
- BLOCK NUMBER
- RESERVE
- LOT NUMBER
- PROP. 5' WIDE CONC. SIDEWALK
- PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)
- PROPOSED PAVEMENT
- TOP OF CURB LOW POINT ELEV

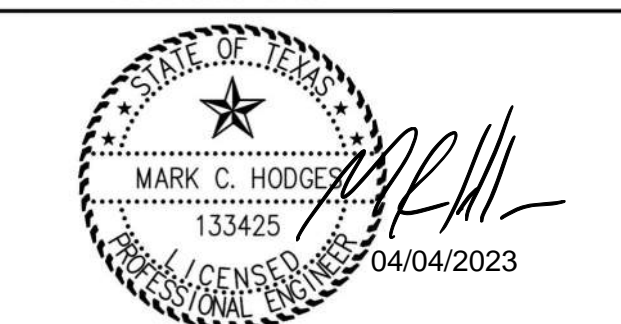
P.I. @ STA. 0+50.00 ~ OFFSITE SANITARY CONNECTION
 = P.I. @ STA. 11+57.57 ~ ALAMO DRIVE



- #### GENERAL NOTES:
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 - SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637

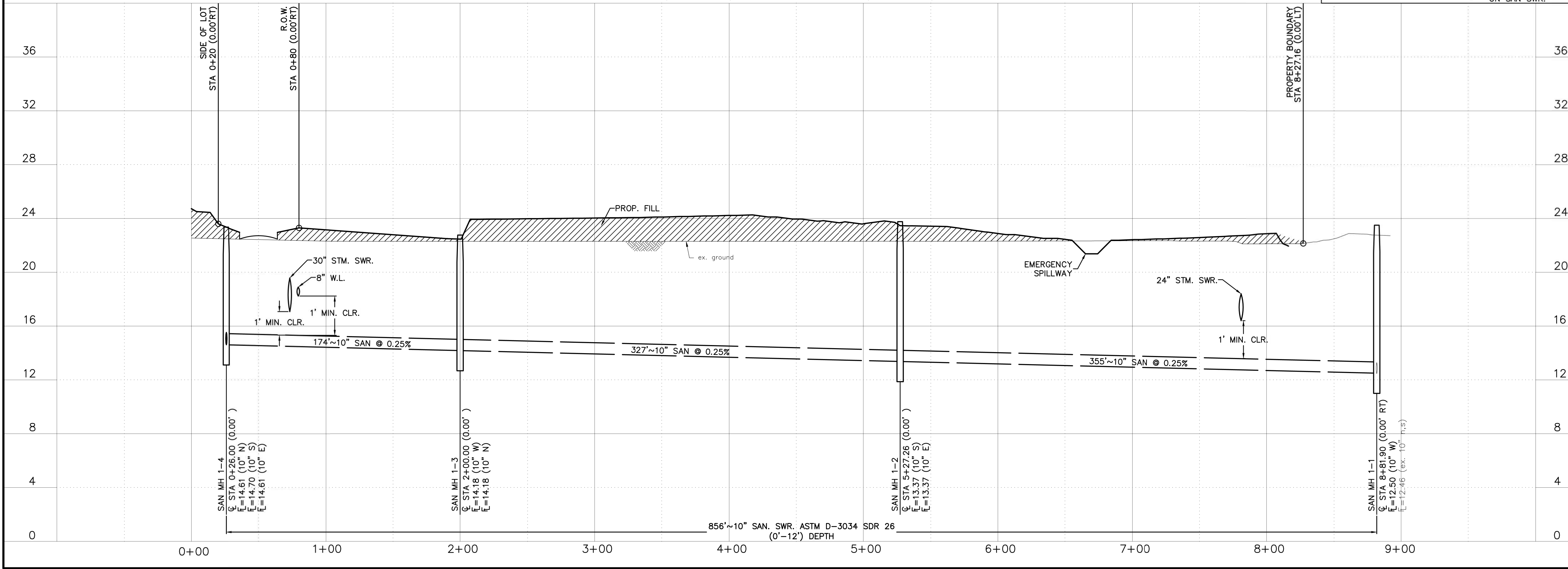


**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**
 121 S Velasco,
 Angleton, Texas 77515

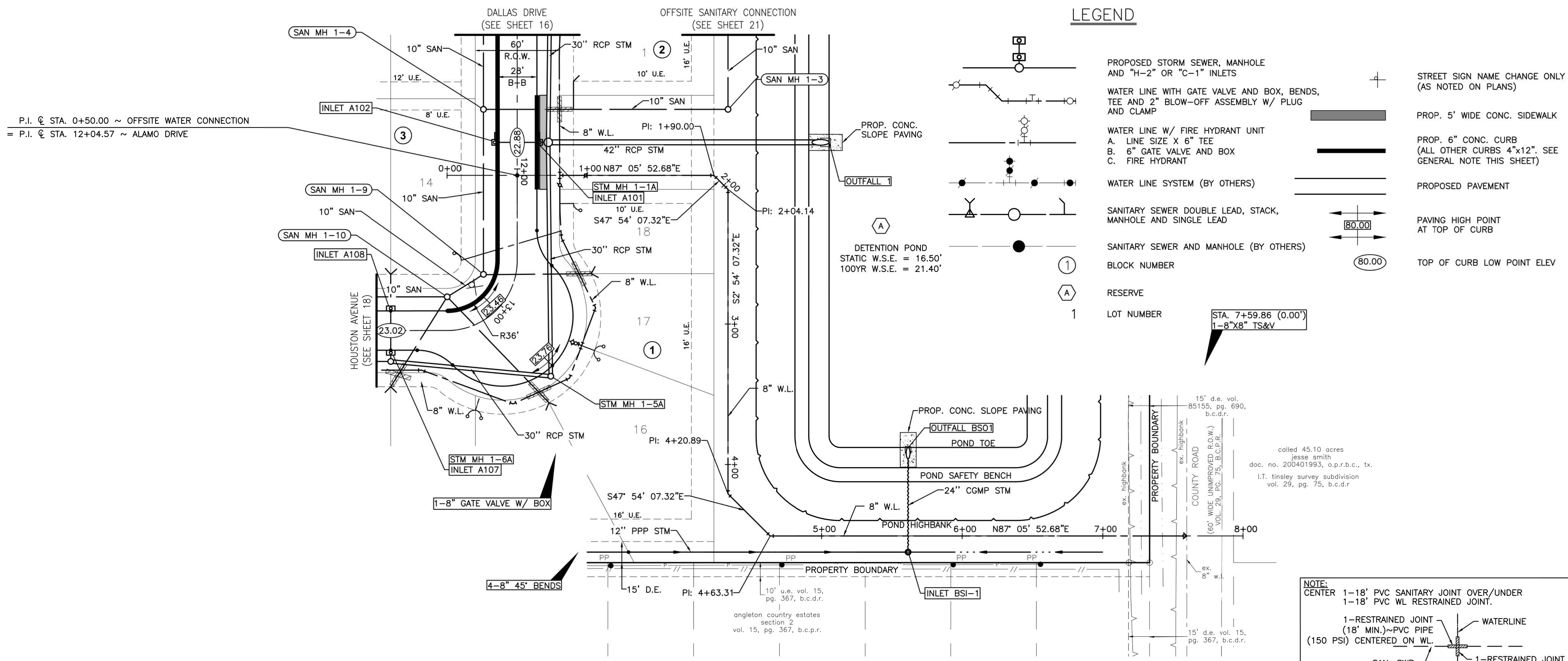
CITY OF ANGLETON
 LIVE OAK RANCH

OFFSITE SANITARY CONNECTION PLAN & PROFILE

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH. DATE 3/23	APPR. MCH. DATE 3/23
SCALE: HORIZ. 1" = 40'	VERT. 1" = 4'



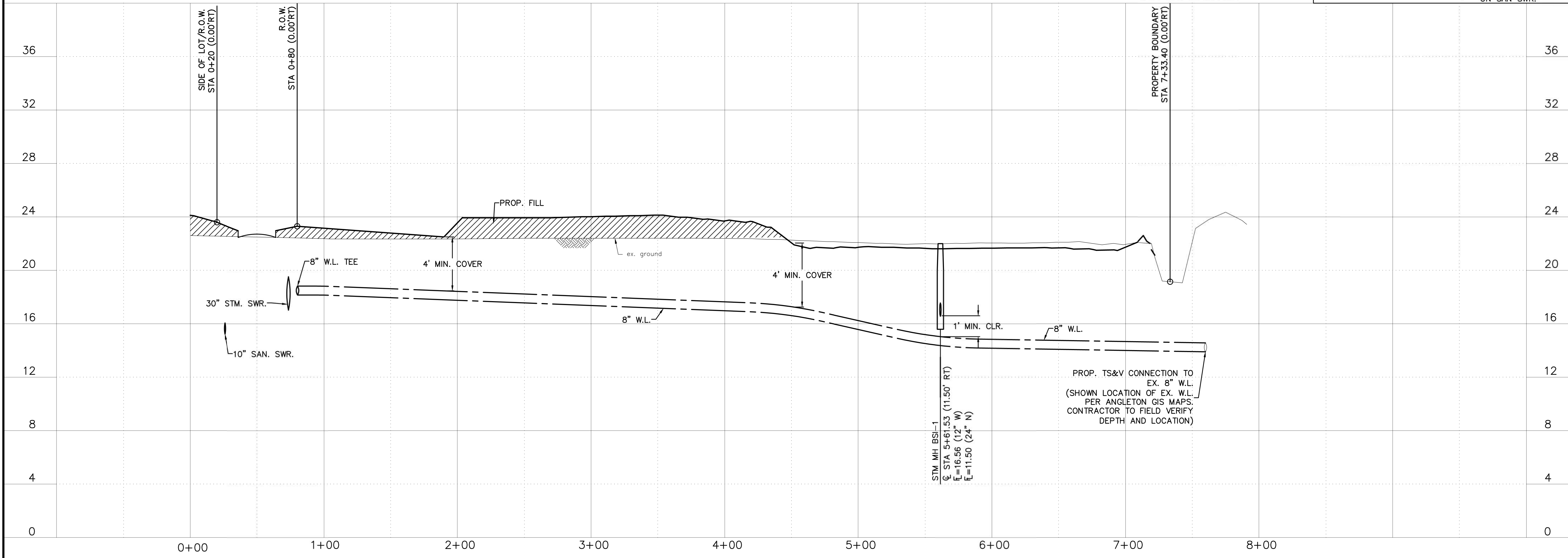
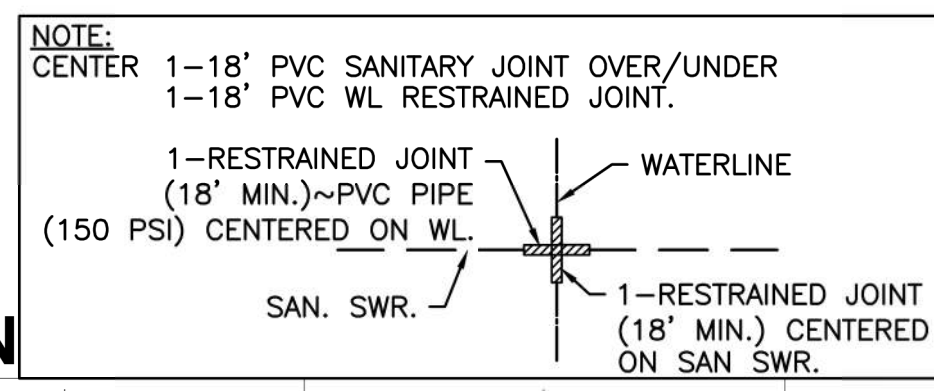
P:\4027-00\Drawings\Plan\Profile\21027000-PP-OFFSITE SANITARY CONNECTION.dwg Apr 03, 2023 3:29pm Edited by: Mhansraj



- GENERAL NOTES:**
1. ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 2. 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 3. MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 4. CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 5. CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.
 6. SPECIAL GEOTECHNICAL NOTE FOR UTILITIES UNDER CUL-DE-SAC AND OR KNUCKLES: ALL UTILITIES UNDER PAVEMENT IN CUL-DE-SAC AND OR KNUCKLES TO BE BACKFILLED WITH CEMENT STABILIZED SAND UP TO PAVEMENT SUBGRADE

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480300040K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

OFFSITE WATER CONNECTION



ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

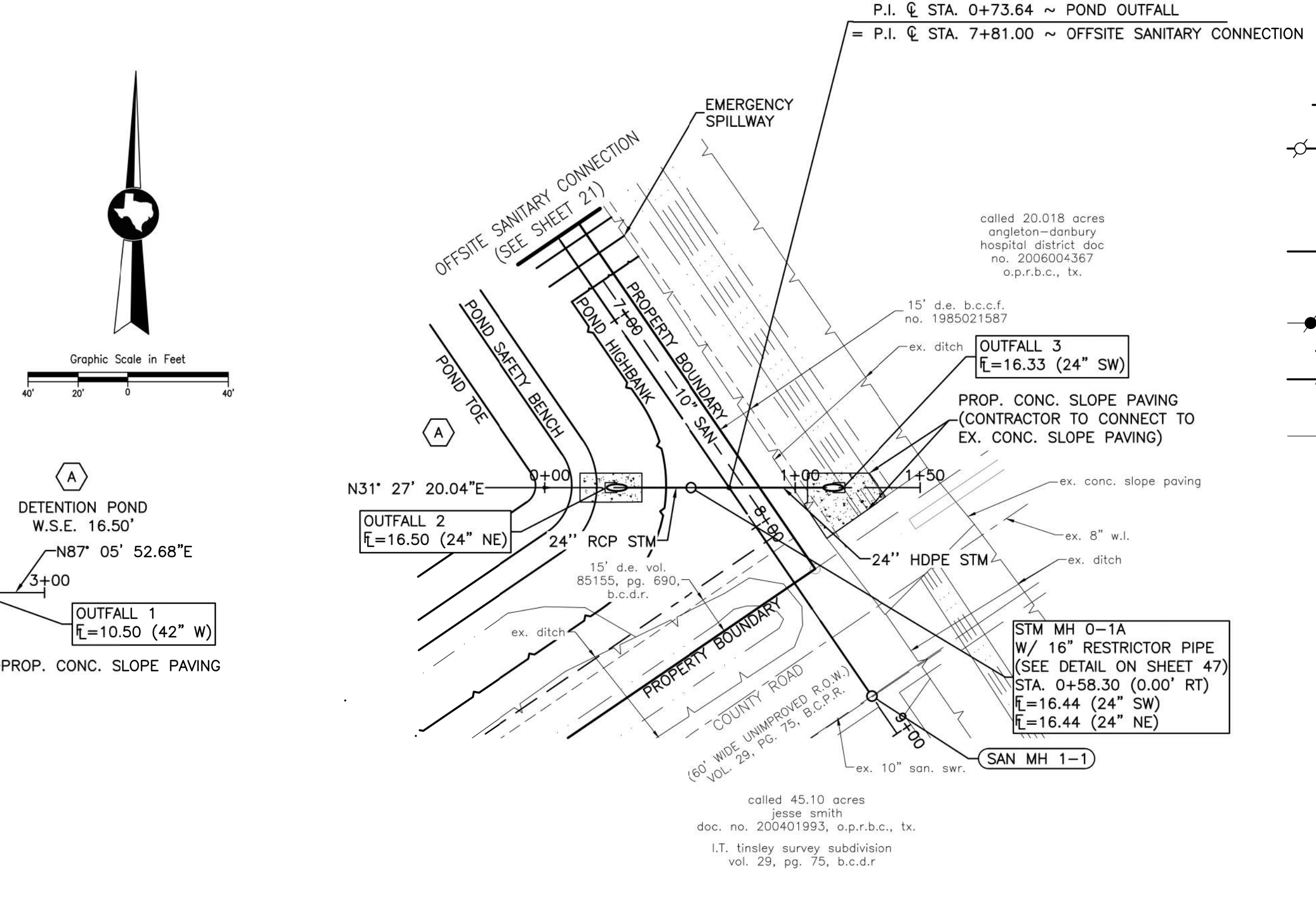
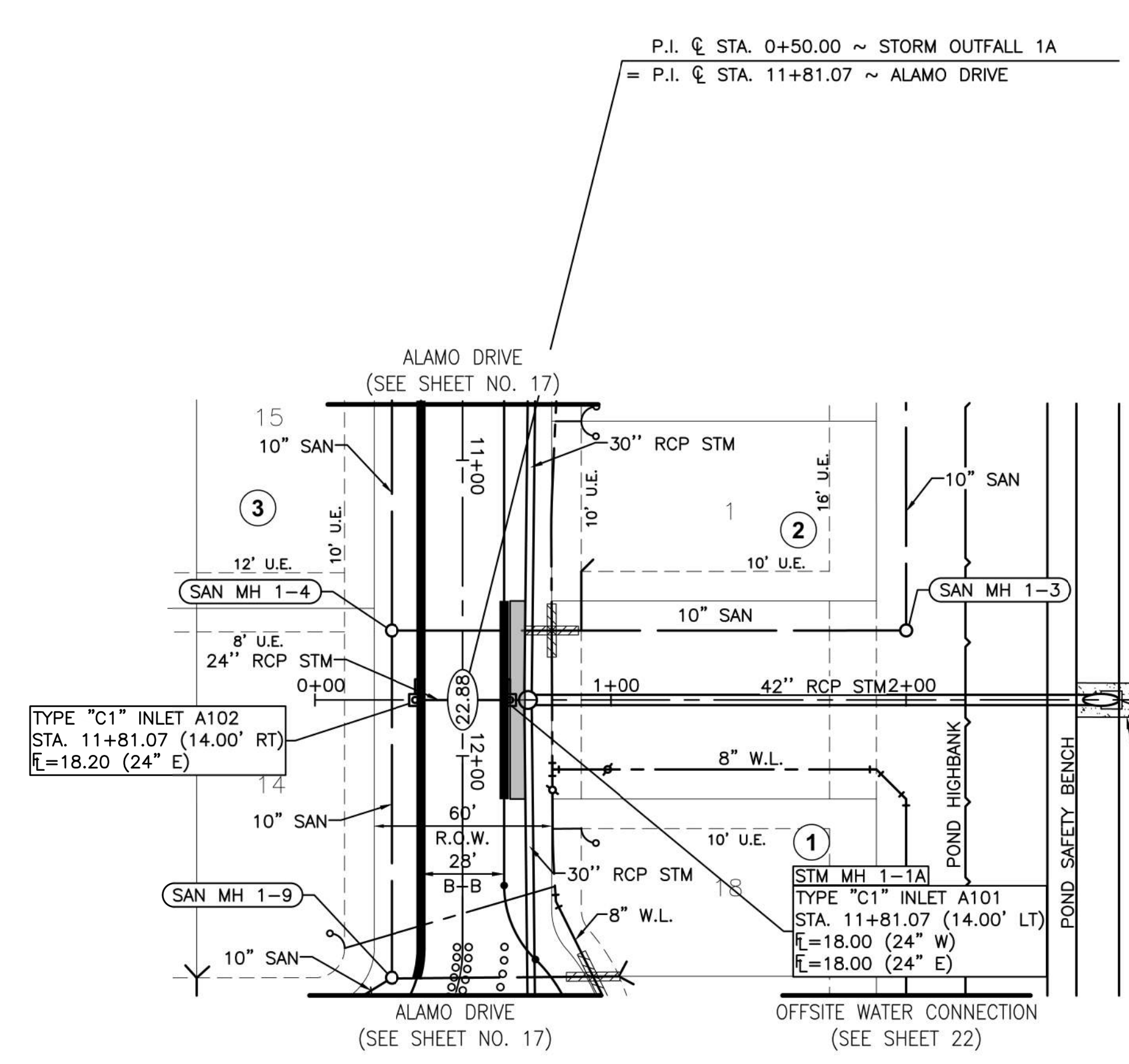
**OFFSITE WATER CONNECTION
PLAN & PROFILE**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWIN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

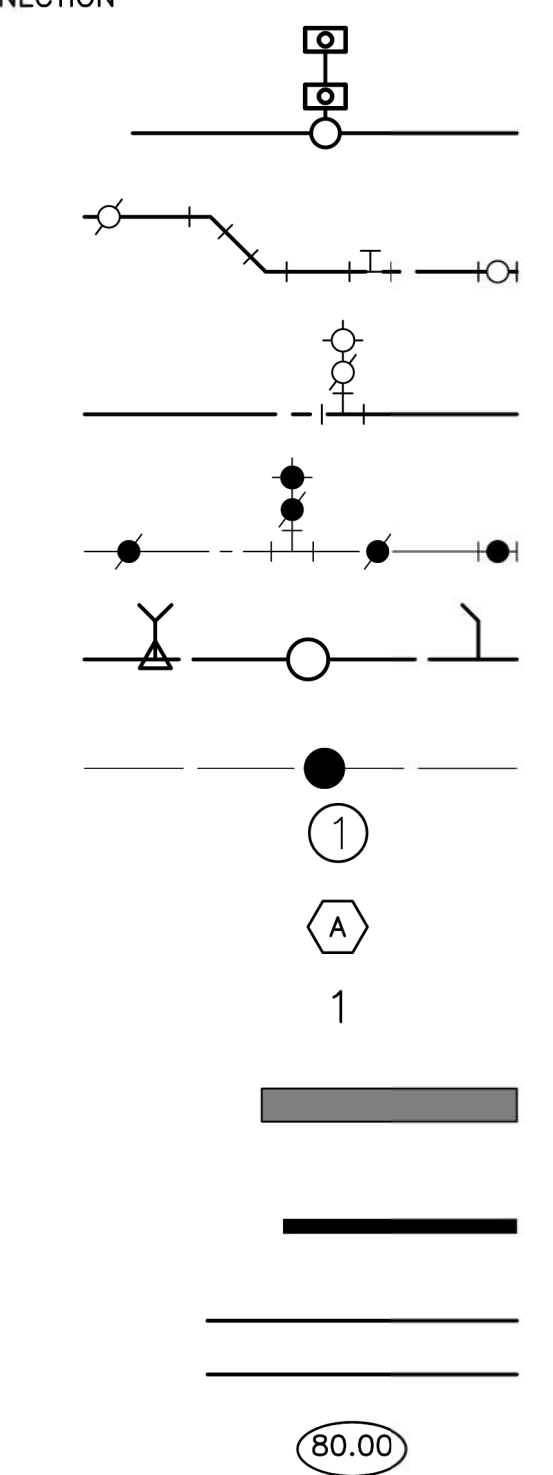
SCALE:
HORIZ. 1" = 40'
VERT. 1" = 4'

SHEET 22 OF 49 SHEETS

P:\4027-00\Drawings\Plan\Profiles\21027000-PP-OFFSITE WATER CONNECTION.dwg Apr 03, 2023 3:29pm Edited by: \mlacoste



LEGEND



PROPOSED STORM SEWER, MANHOLE AND "H-2" OR "C-1" INLETS

WATER LINE WITH GATE VALVE AND BOX, BENDS, TEE AND 2" BLOW-OFF ASSEMBLY W/ PLUG AND CLAMP

WATER LINE W/ FIRE HYDRANT UNIT
 A. LINE SIZE X 6" TEE
 B. 6" GATE VALVE AND BOX
 C. FIRE HYDRANT

WATER LINE SYSTEM (BY OTHERS)

SANITARY SEWER DOUBLE LEAD, STACK, MANHOLE AND SINGLE LEAD

SANITARY SEWER AND MANHOLE (BY OTHERS)

BLOCK NUMBER

RESERVE

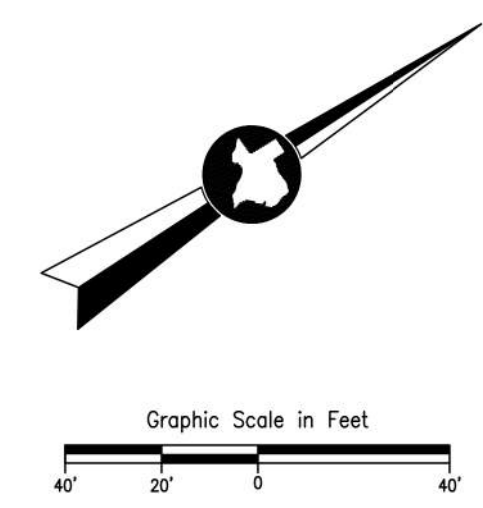
LOT NUMBER

PROP. 5' WIDE CONC. SIDEWALK

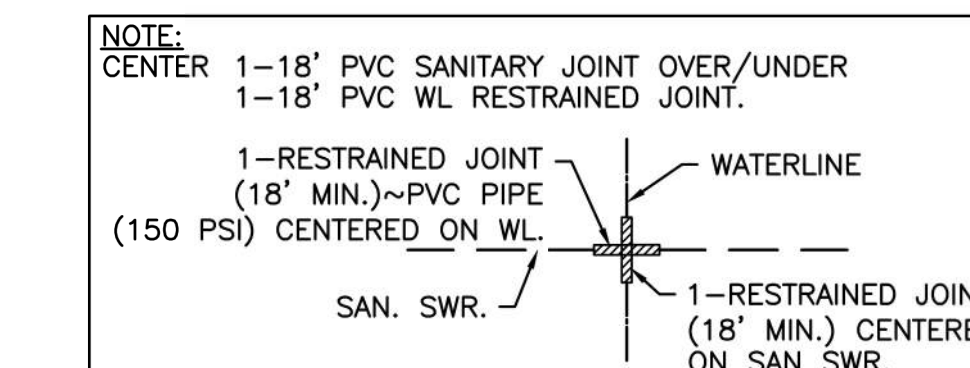
PROP. 6" CONC. CURB (ALL OTHER CURBS 4"x12". SEE GENERAL NOTE THIS SHEET)

PROPOSED PAVEMENT

TOP OF CURB LOW POINT ELEV.

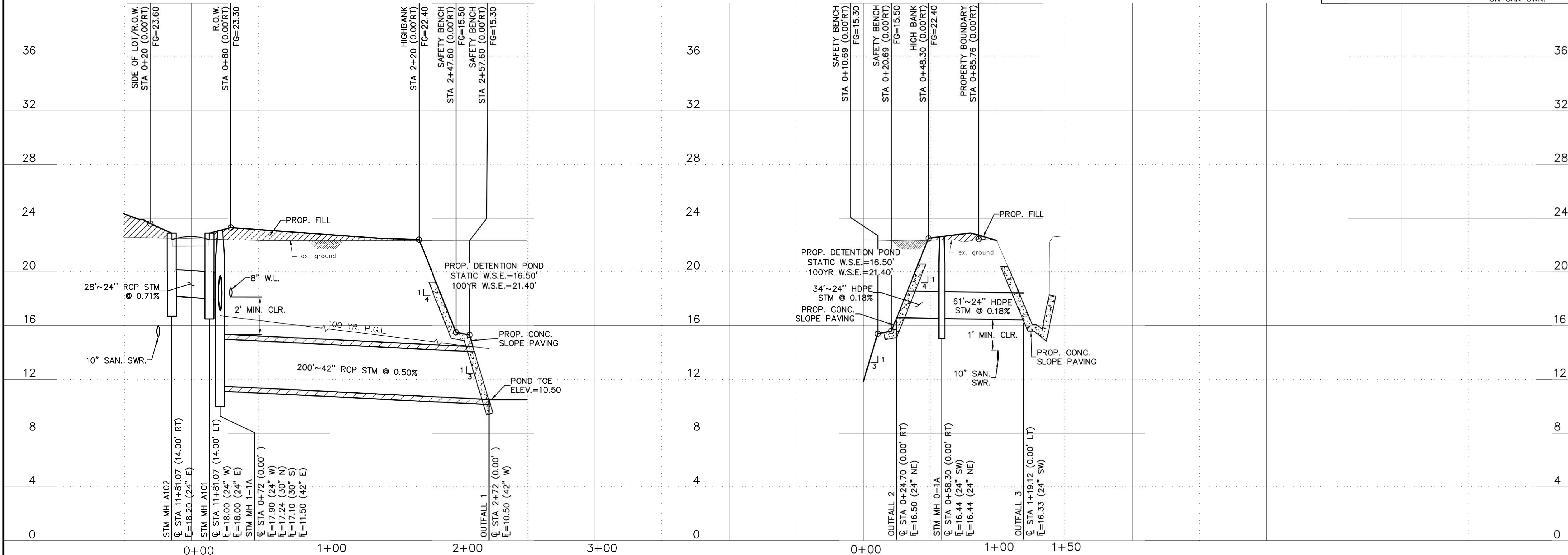


- GENERAL NOTES:**
- ALL T.C. ELEVATIONS SHOWN ON PLAN AND PROFILE ARE BASED ON 6" CURB. TO OBTAIN 4"x12" CURB ELEVATION, SUBTRACT 0.17'.
 - 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB. (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.) SEE SHEET 8 OF 49 FOR CURB LAYOUT
 - MANHOLE RIM ELEVATIONS SHOWN ON PLAN ARE APPROXIMATE ONLY. UTILITIES CONTRACTOR SHALL ADJUST MANHOLE RIM TO 0.3' ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED IN PLANS OR REQUIRED BY GOVERNING AGENCIES.)
 - CONTRACTOR SHALL FIELD VERIFY FLOW-LINES OF ALL EXISTING SANITARY SEWER, STORM SEWER, AND WATER LINES WHERE TYING IN.
 - CROSS SLOPE THROUGH CROSSWALK SHALL NOT EXCEED 2% IN ACCORDANCE WITH A.D.A.



STORM OUTFALL 1A

POND OUTFALL



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

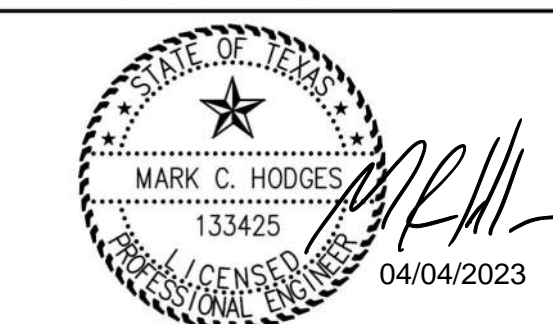
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

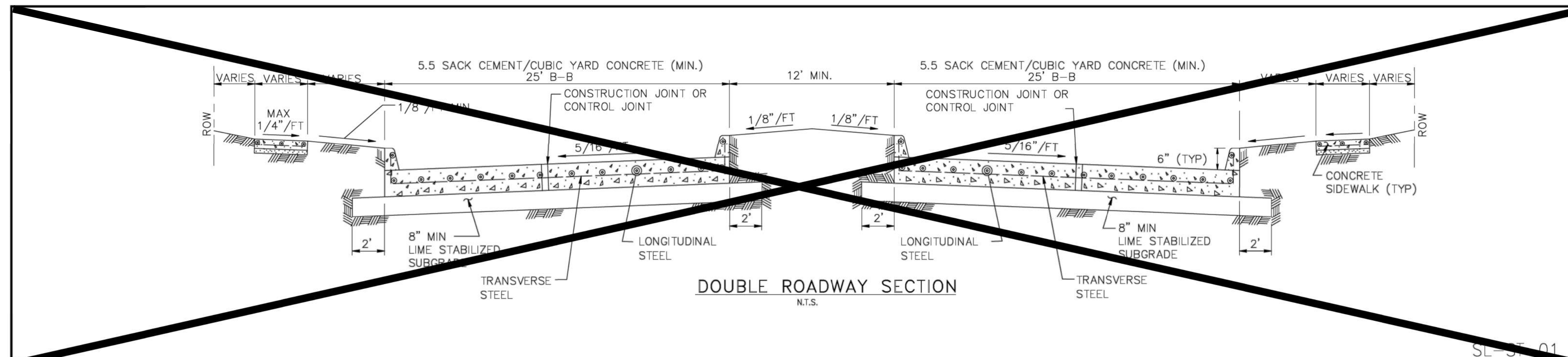
121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

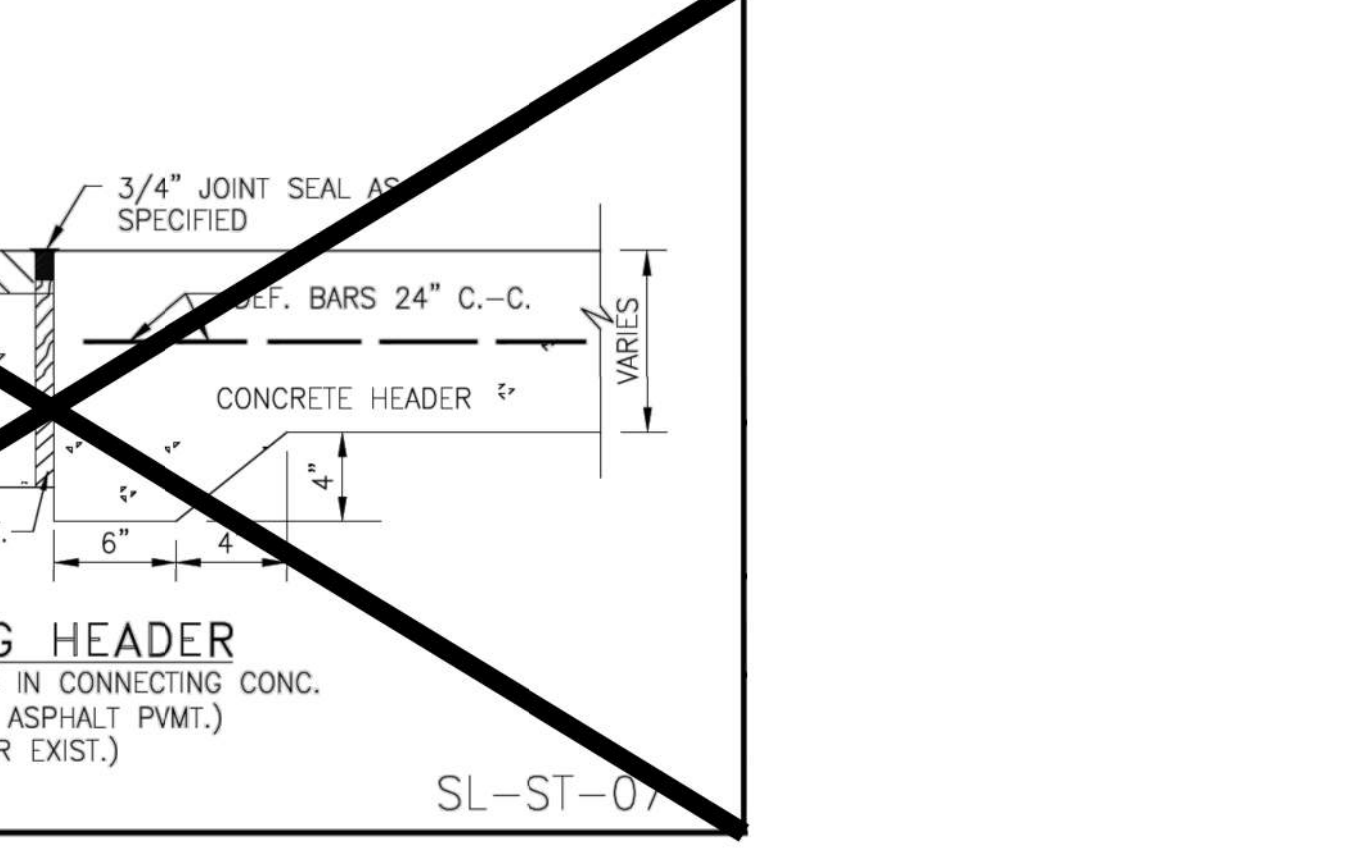
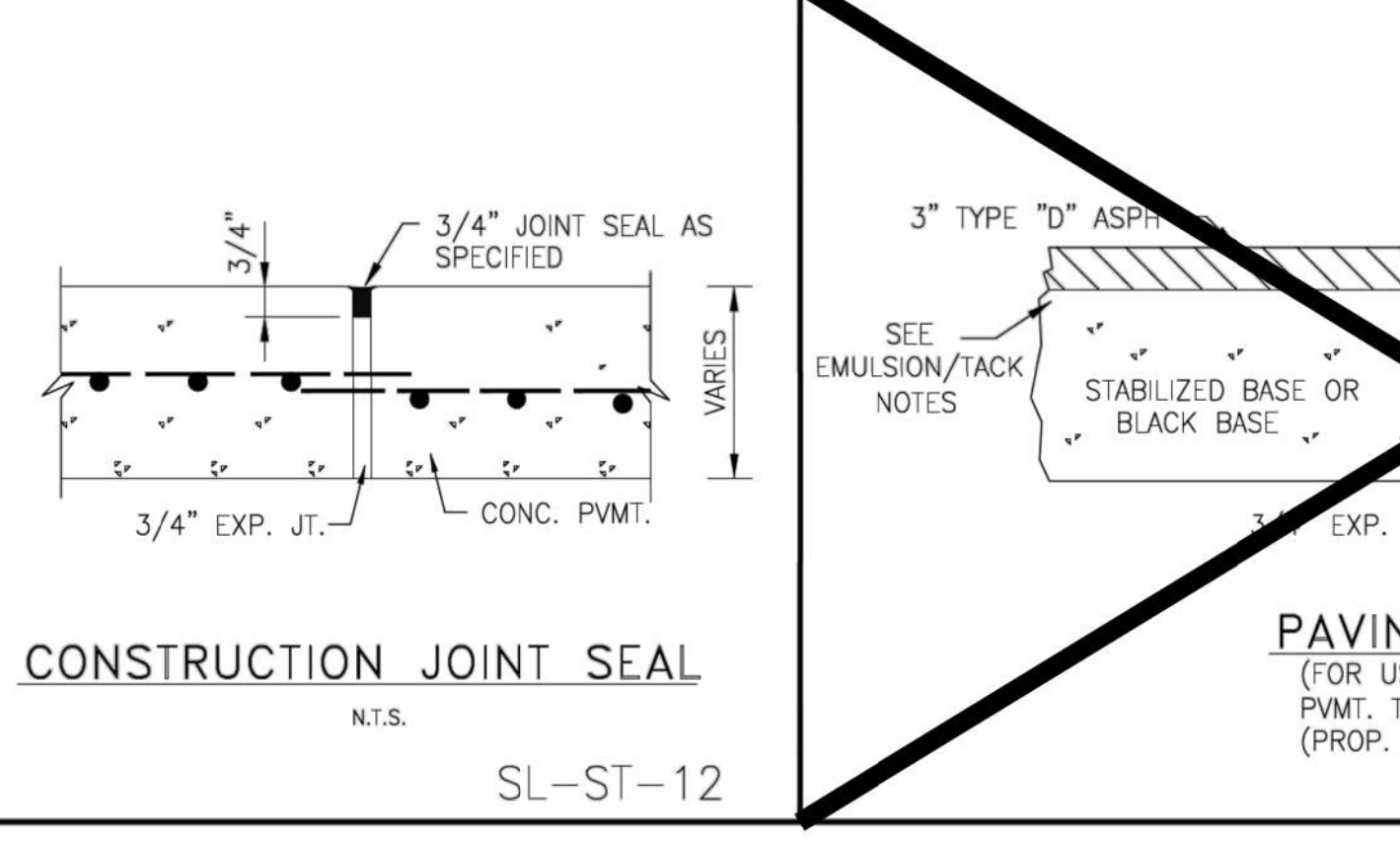
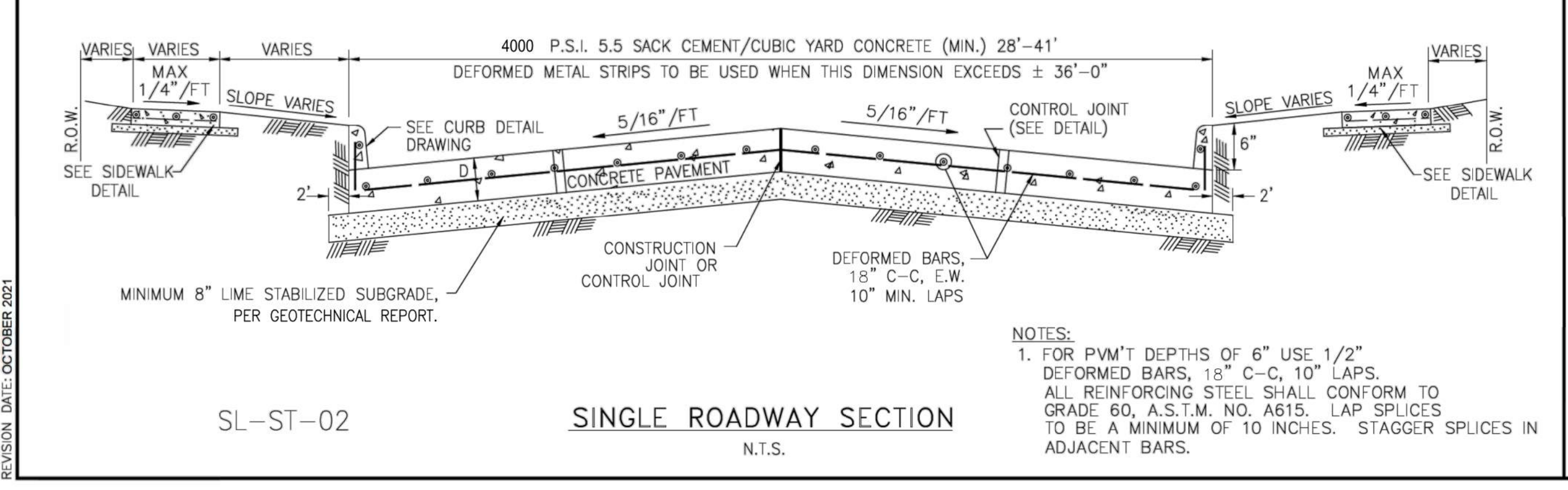
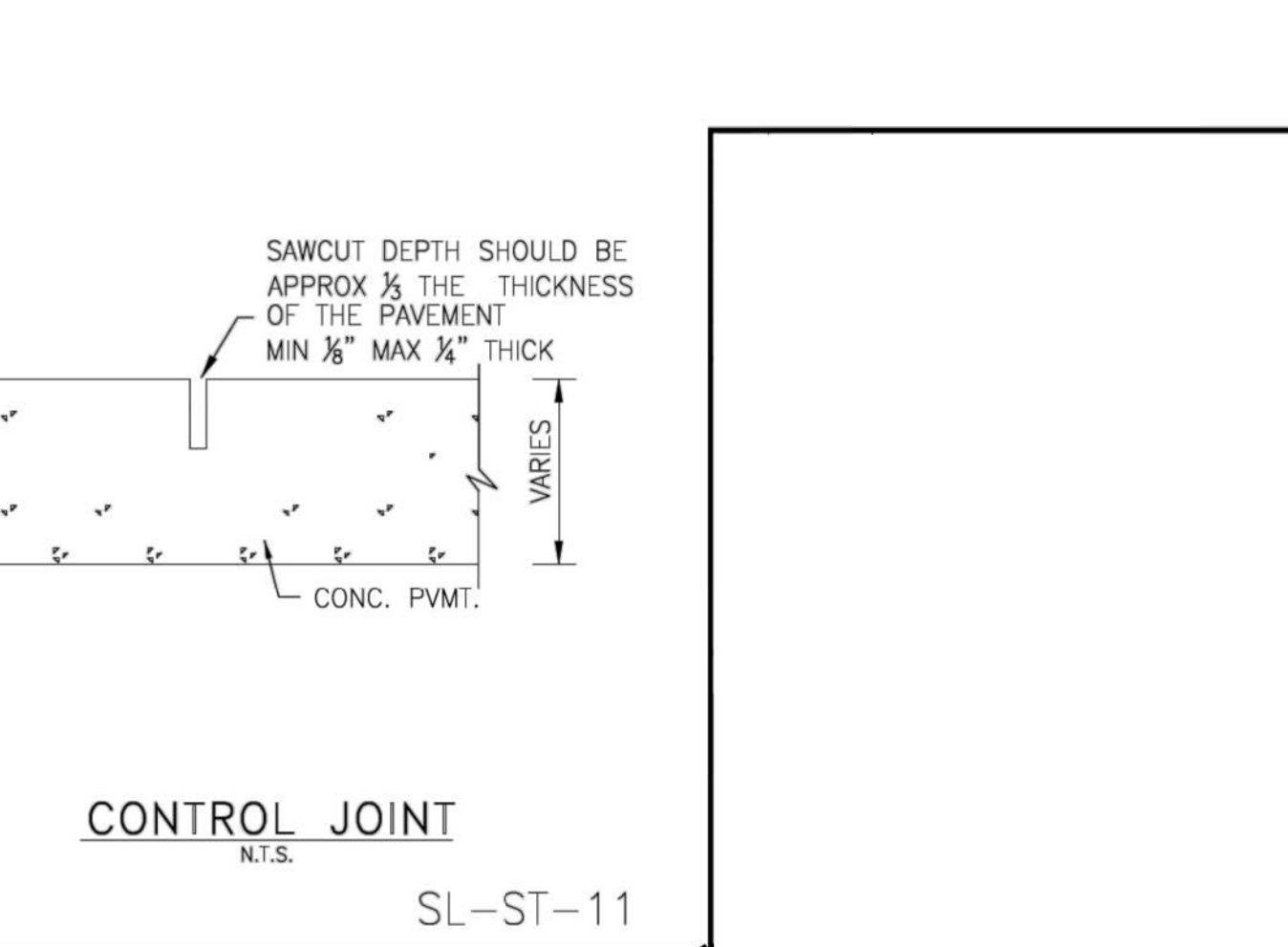
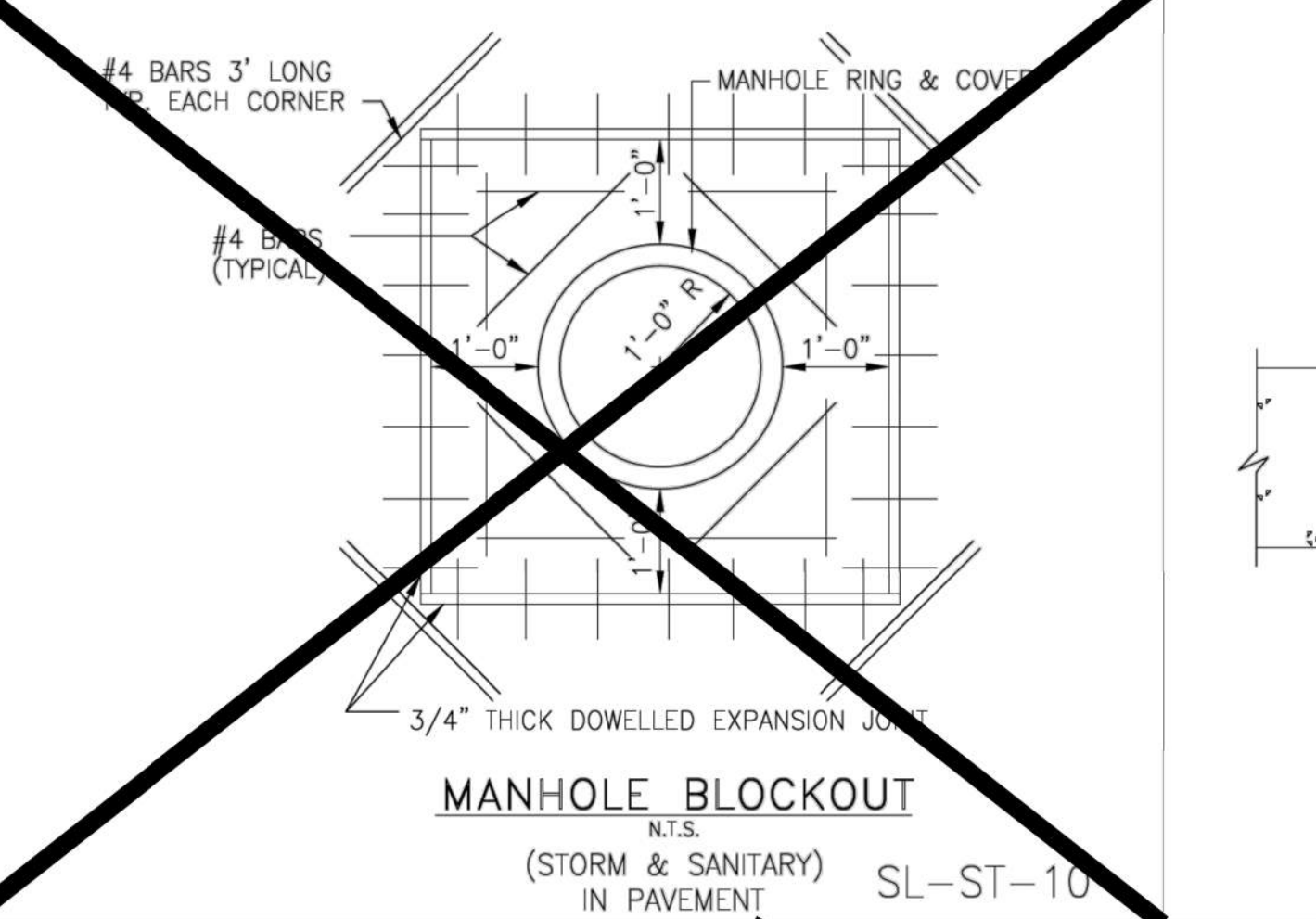
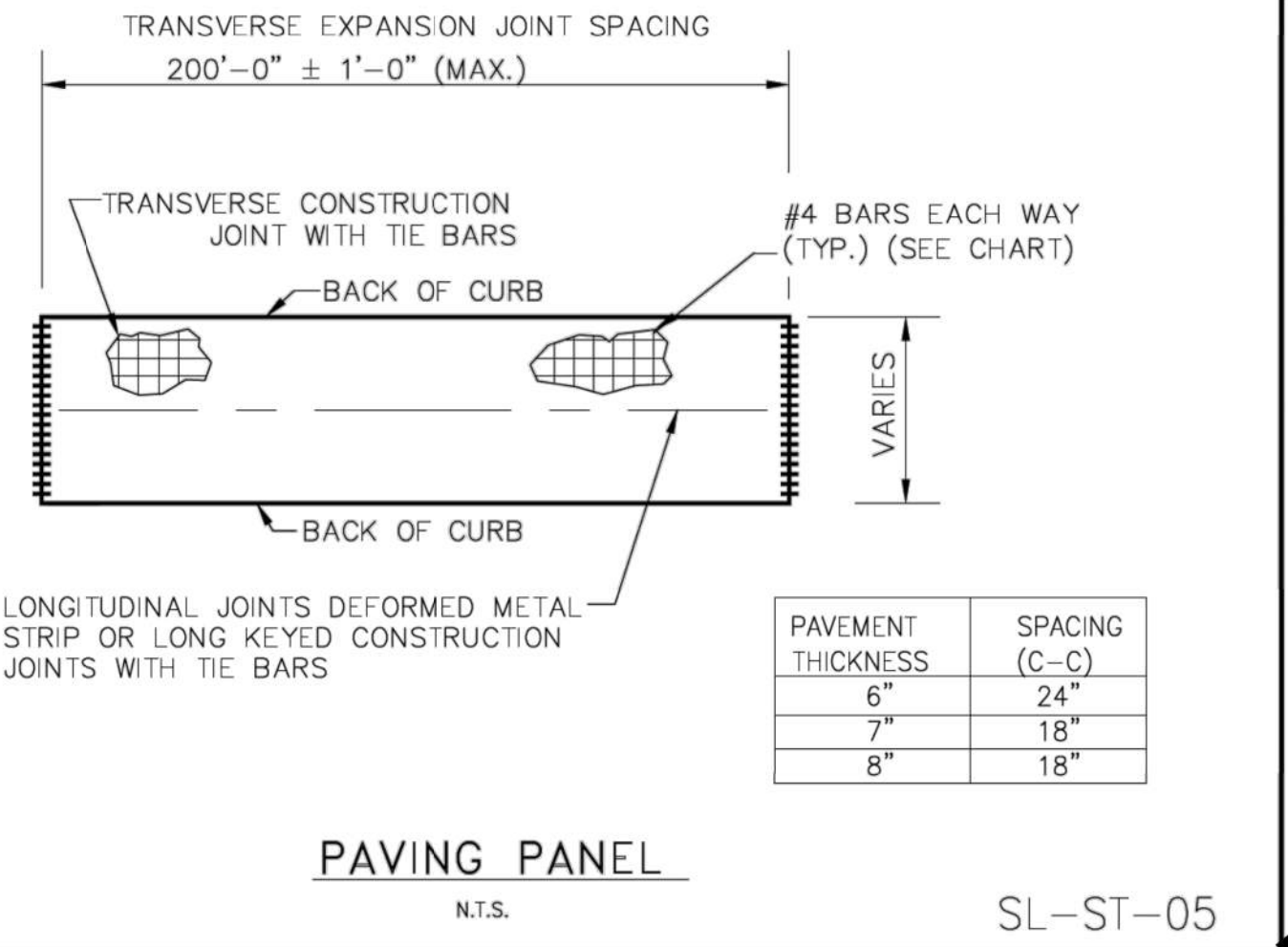
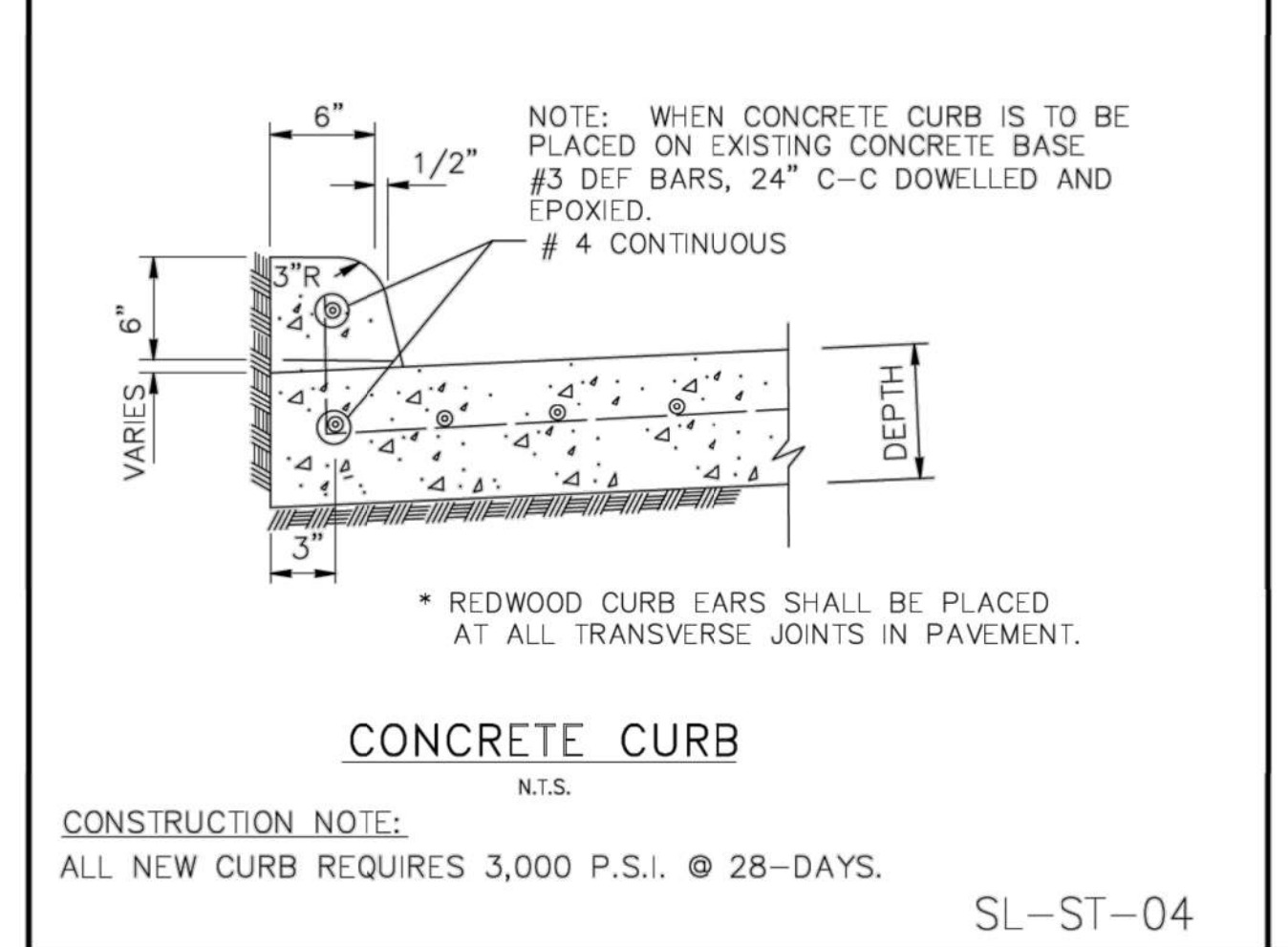
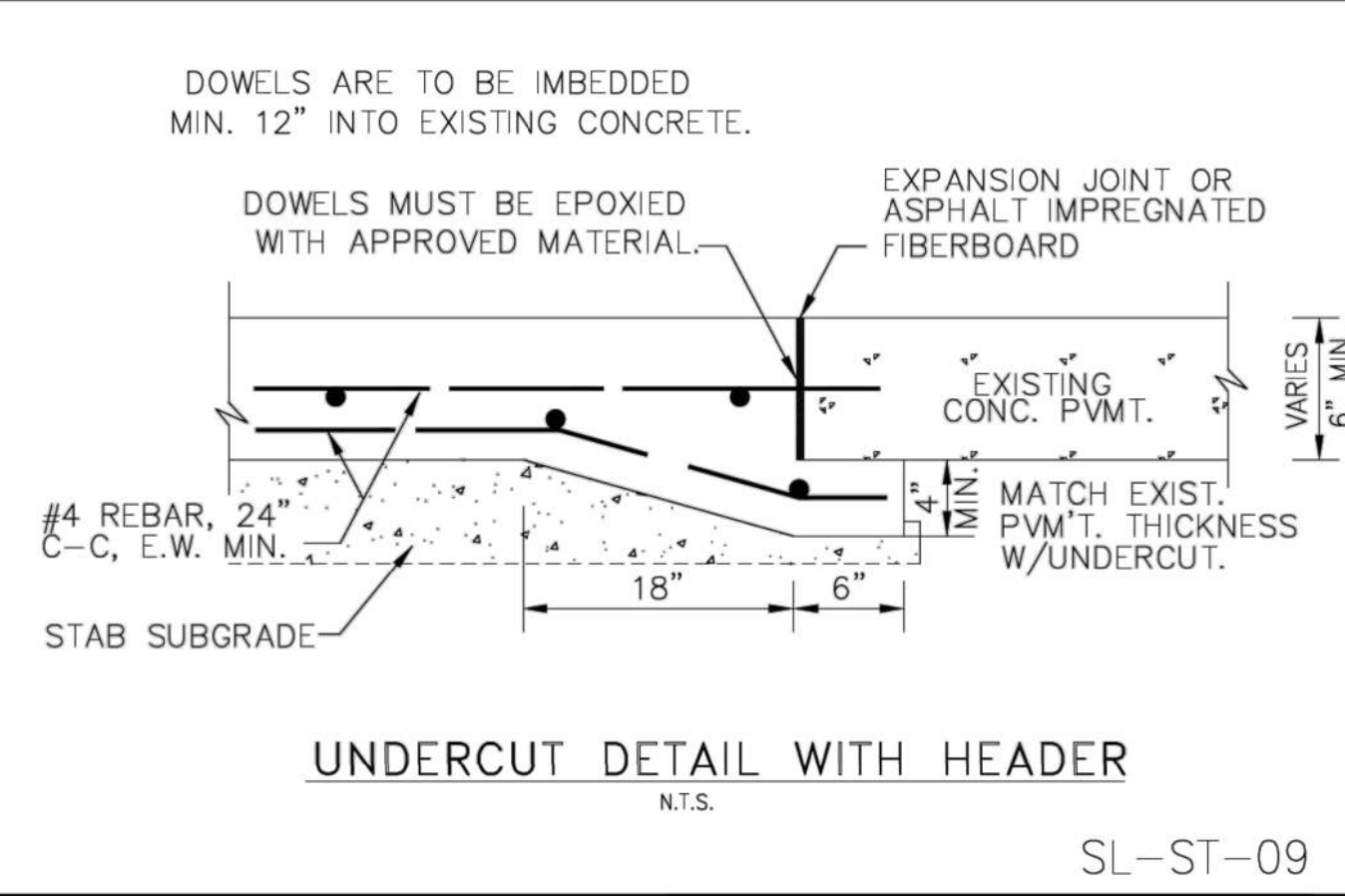
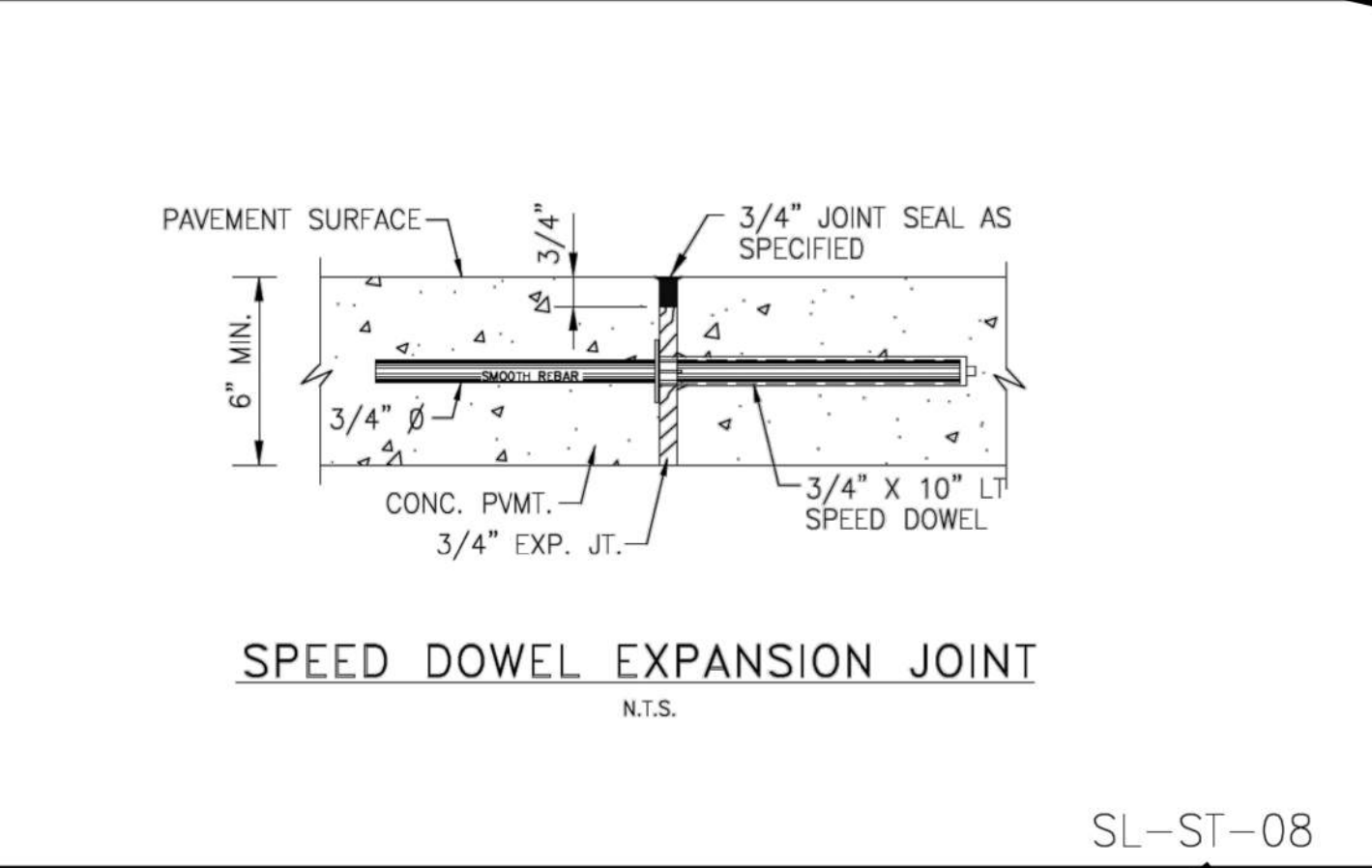
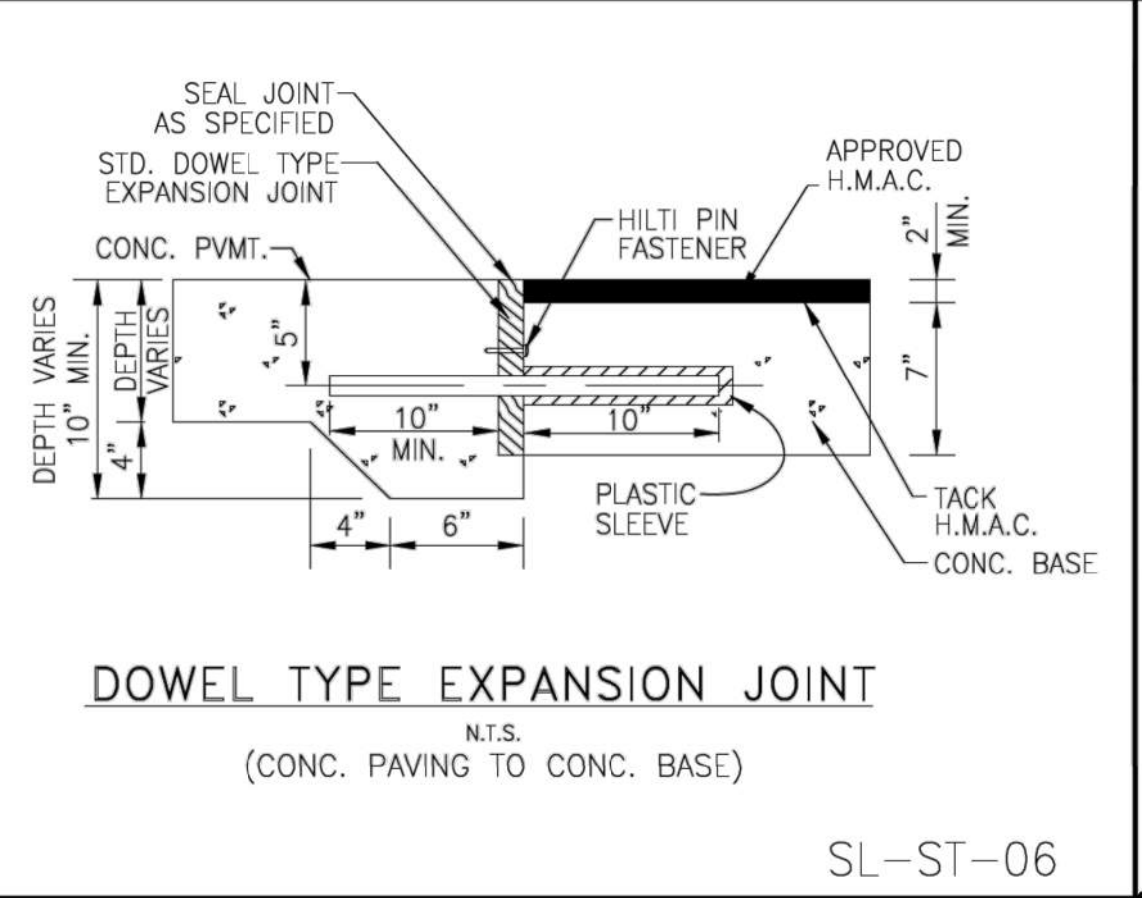
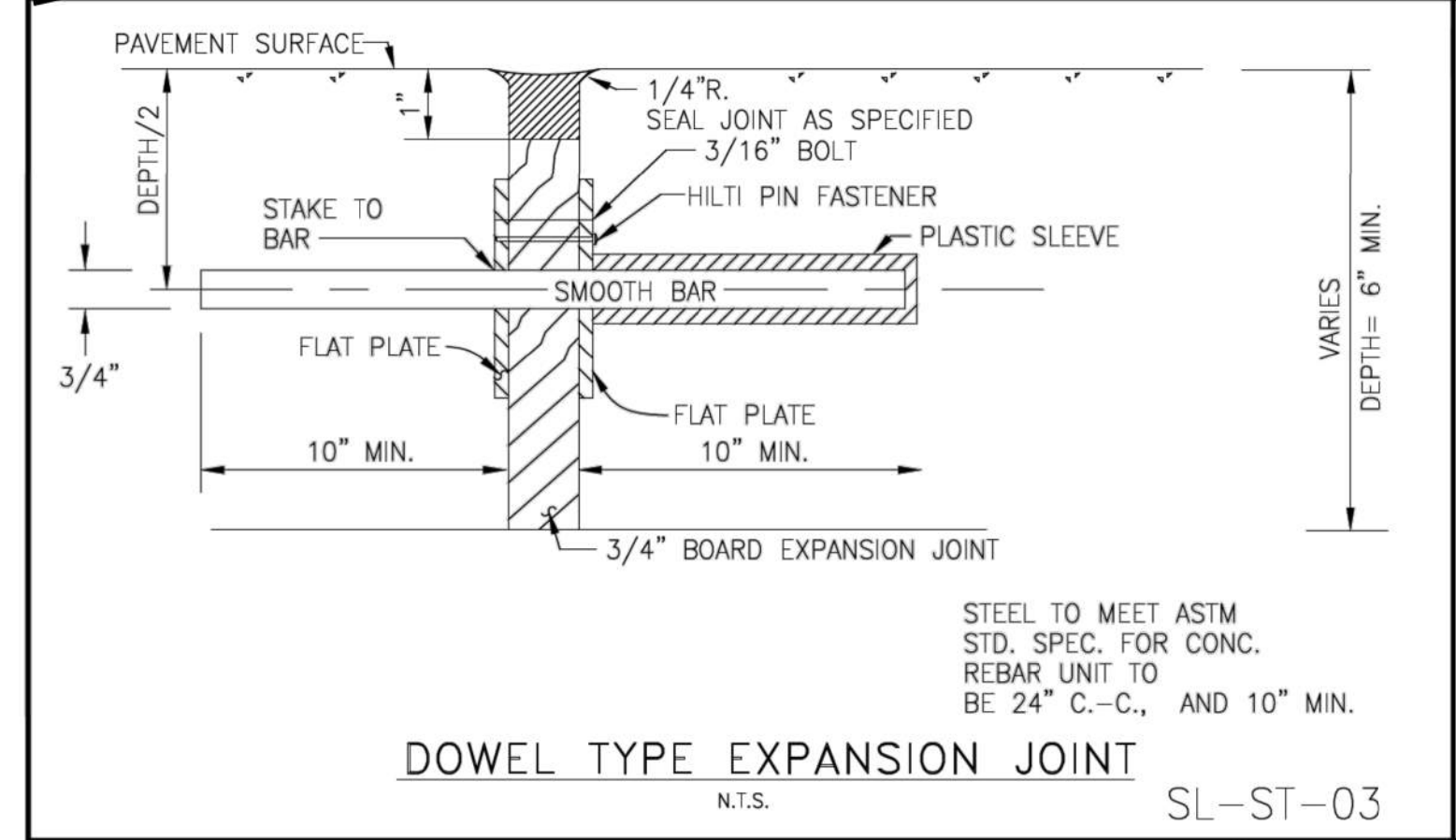
**STORM OUTFALL 1A & POND OUTFALL
 PLAN & PROFILE**

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. MCH. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 4'



- CONSTRUCTION NOTES:**
- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS PER GEOTECHNICAL REPORT.
 - 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
 - EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
 - HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
 - TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMERIC TYPE HOT Poured)
 - PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
 - STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF ANGLETON CITY ENGINEER'S APPROVAL.
 - REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
 - FOR PAVEMENT WIDTH OF 20-FT AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

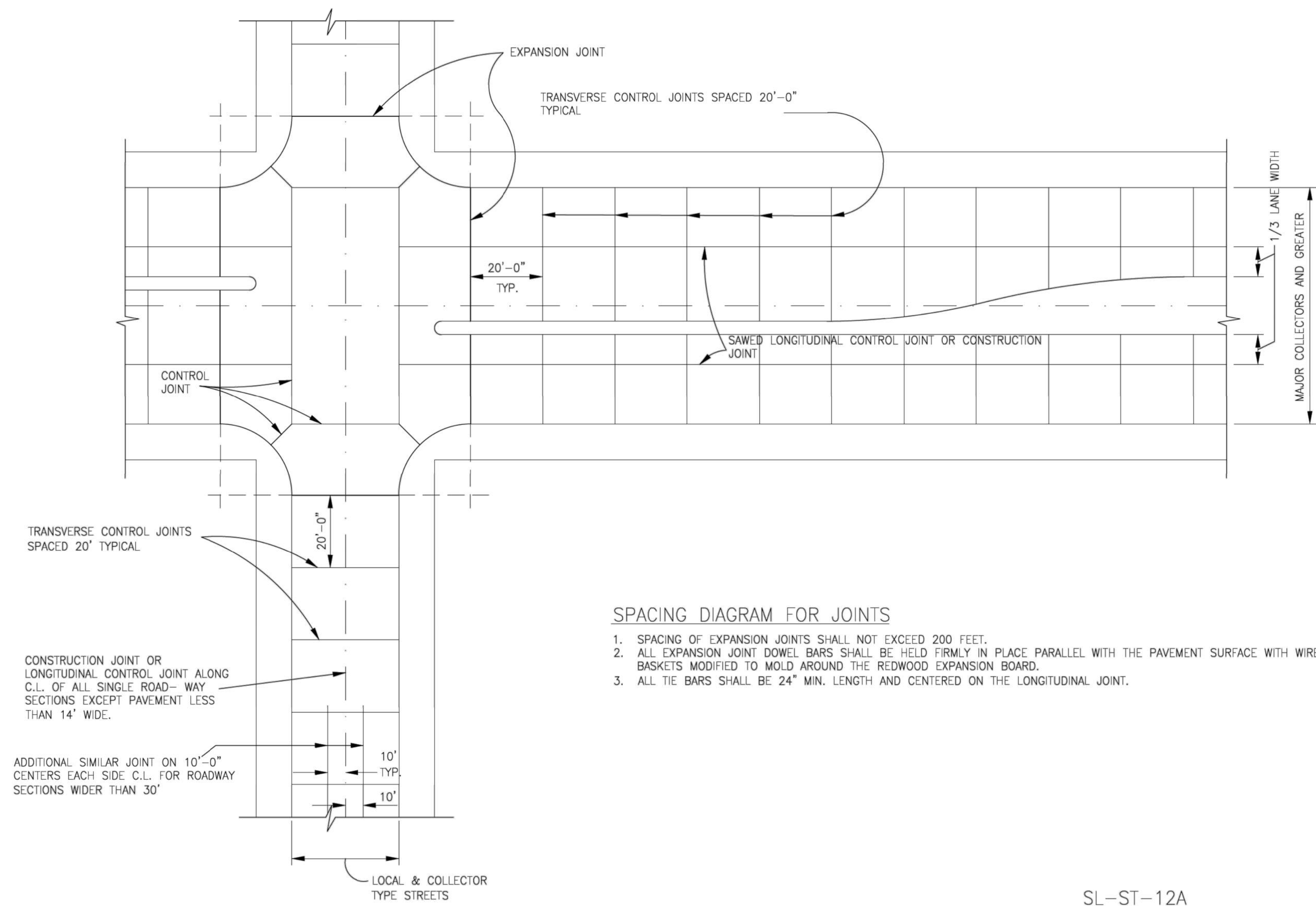
**CITY OF ANGLETON
LIVE OAK RANCH**

**PAVING DETAILS
(1 OF 9)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
CHCK.	NCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ.	N/A			
	VERT.	N/A			

REVISION DATE: OCTOBER 2021

P:\4027-00\Drawings\Detailing\21027000-01-PAVING DETAILS.dwg Mar 21, 2023 11:54am Edited by: NIMacgregor



SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 200 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

SL-ST-12A

REVISION DATE: OCTOBER 2021

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

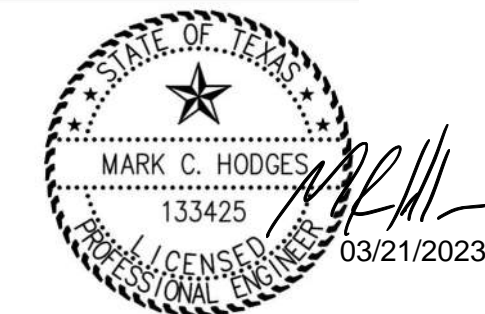
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480350040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

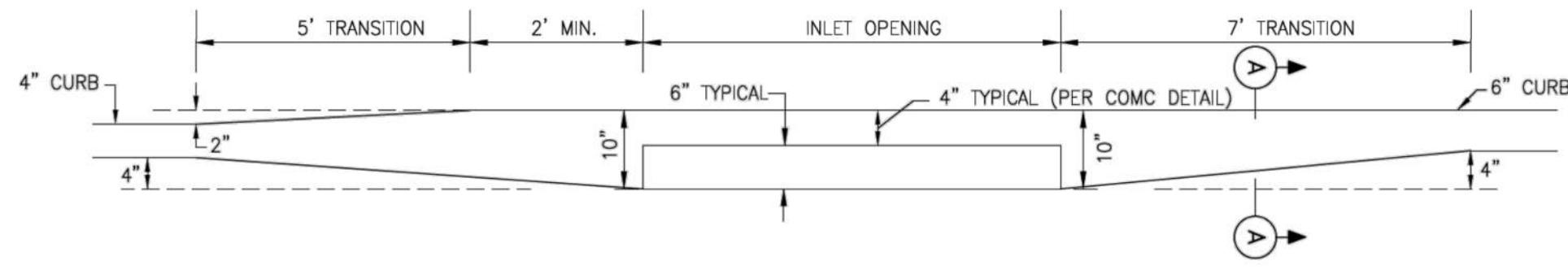
CITY OF ANGLETON
LIVE OAK RANCH

**PAVING DETAILS
(2 OF 9)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

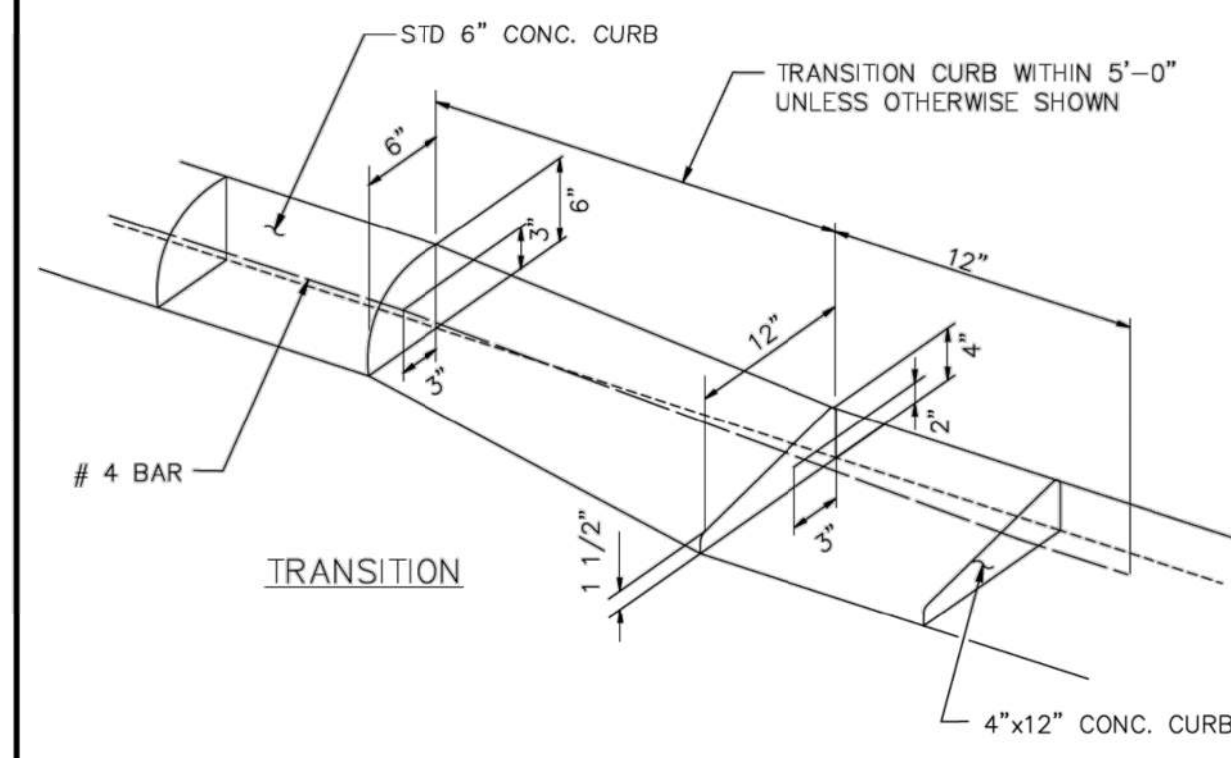
SCALE:	
HORIZ.	N/A
VERT.	N/A

P:\4027-00\Drawings\Detail\21027000-DE-PAVING DETAILS.dwg Mar 21, 2023 11:54am Edited by: MMaciejaski



TYPICAL CURB TRANSITION FOR INLET INSTALLATION

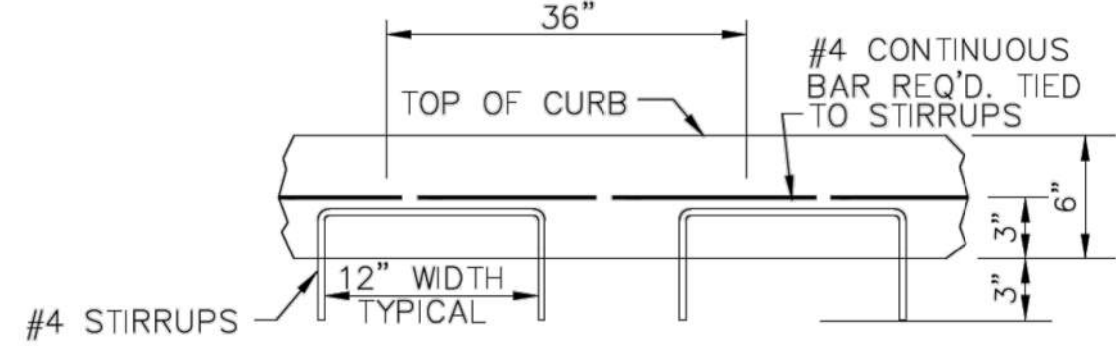
SL-ST-13



TYPICAL CURB TRANSITION

N.T.S.

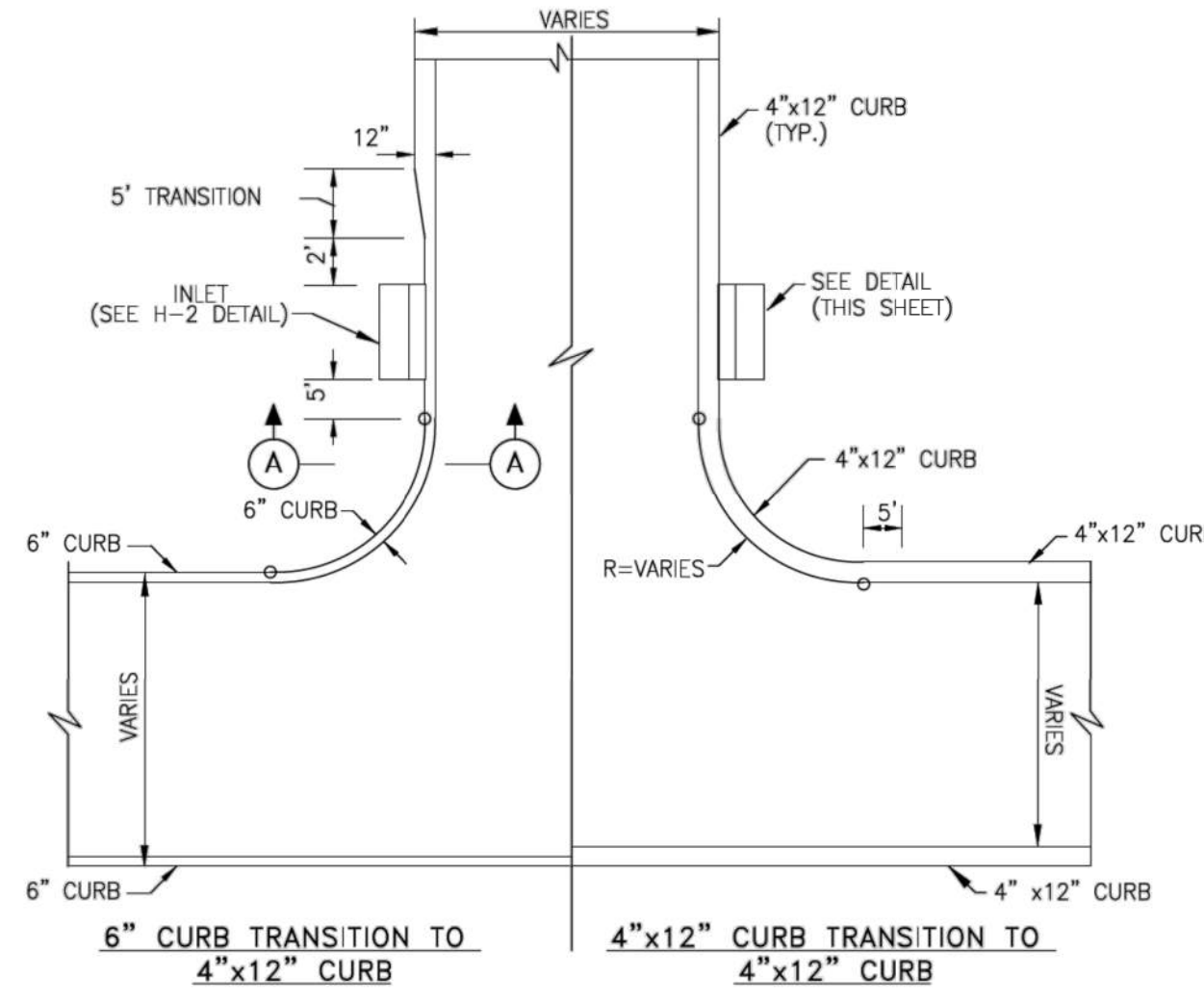
SL-ST-15



TYPICAL CONCRETE CURB REINFORCING

N.T.S.

SL-ST-16



TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS

N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS PER GEOTECHNICAL REPORT.
- 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
- EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
- TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
- TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT POURED)
- PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
- UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
- USE 1"x2" REDWOOD STAKES FOR HEADERS.
- EDGE ALL SIDES WITH EDGING TOOL.
- DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ANGLETON OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
- REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
- 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"x12" CURBS REQUIRED.

SL-ST-20

BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

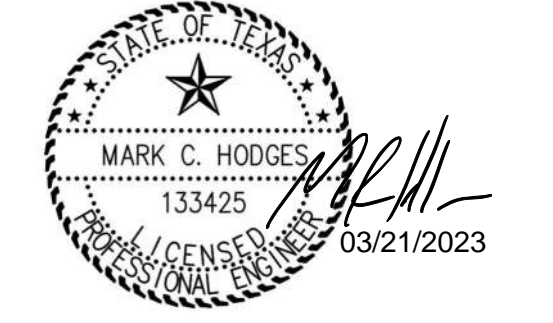
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco, Angleton, Texas 77515

CITY OF ANGLETON LIVE OAK RANCH

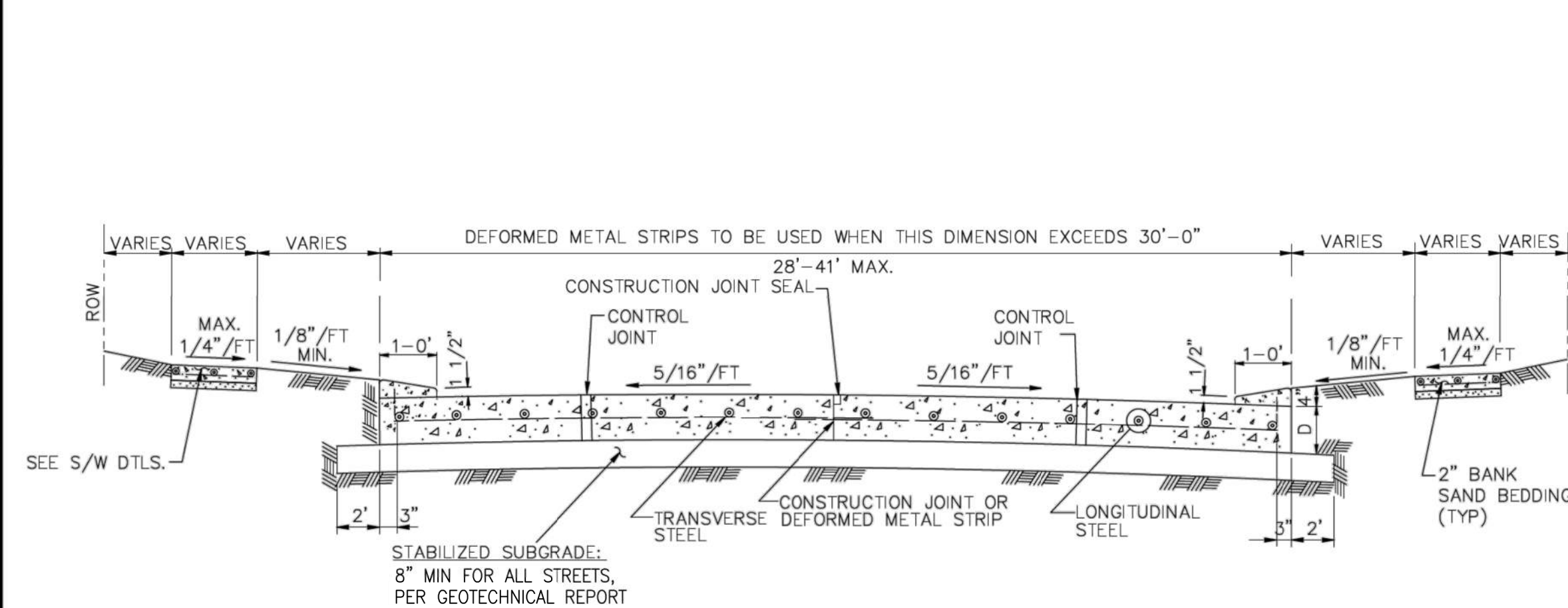
PAVING DETAILS (3 OF 9)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWV	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:	HORIZ	NIA
	VERT.	NIA

SHEET 26 OF 49 SHEETS

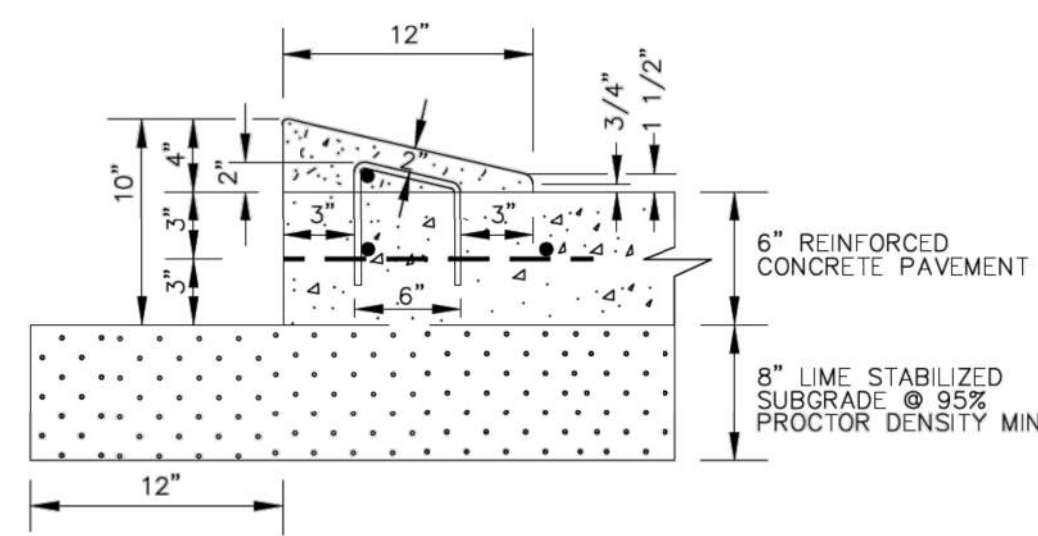
REVISION DATE: OCTOBER 2021



TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB

* SEE 4" X 12" MOUNTABLE CURB DETAIL (THIS SHEET) N.T.S.

SL-ST-19



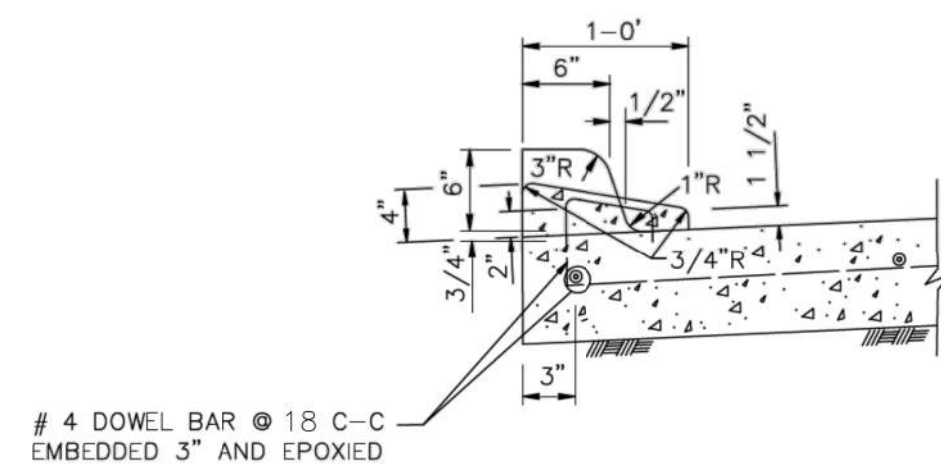
4"X12" MOUNTABLE CONCRETE CURB

N.T.S.

NOTES:

- 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"x12" CURBS.
- #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
- #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
- MOUNTABLE CURB ONLY ALLOWED ON < 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17



4-INCH X 12-INCH TRANSITION CURB

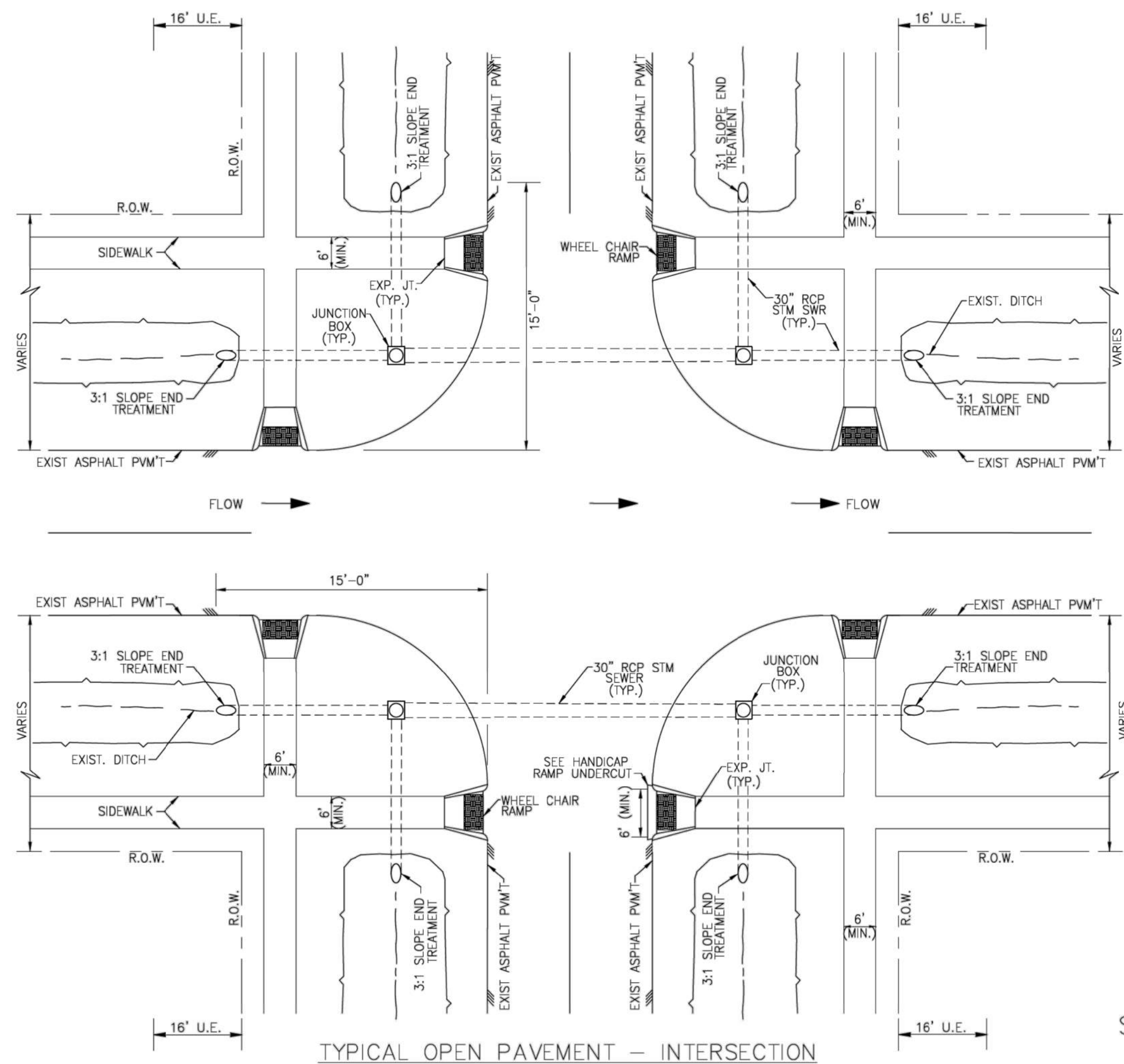
N.T.S.

SL-ST-18

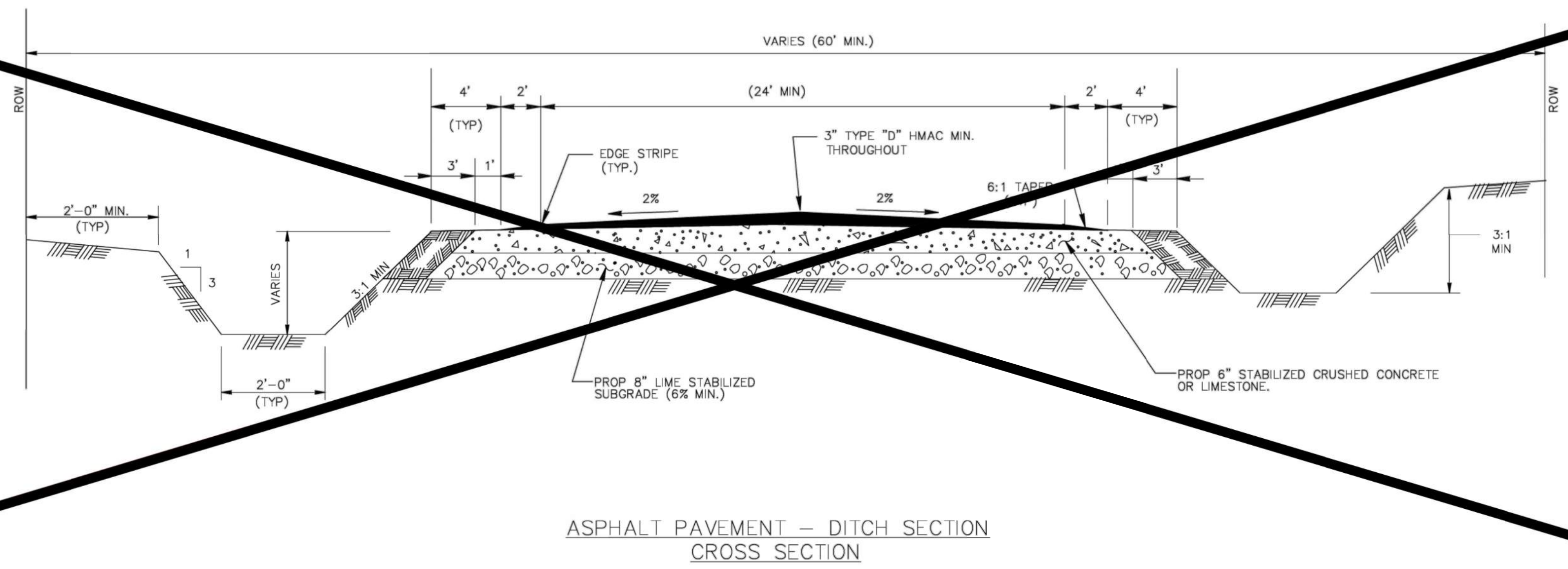
4"X12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

- 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH X 12-INCH CONCRETE CURB AS NOTED ON PLANS.
- ALL 4-INCH X 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
- TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH X 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH X 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



SL-ST-22



SL-ST-21

- REFER TO:
1. GENERAL NOTES
 2. ASPHALT NOTES
 3. BASE NOTES
 4. TACK & EMULSION NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

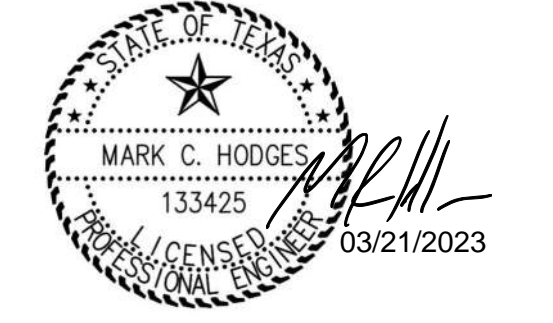
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480350404K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

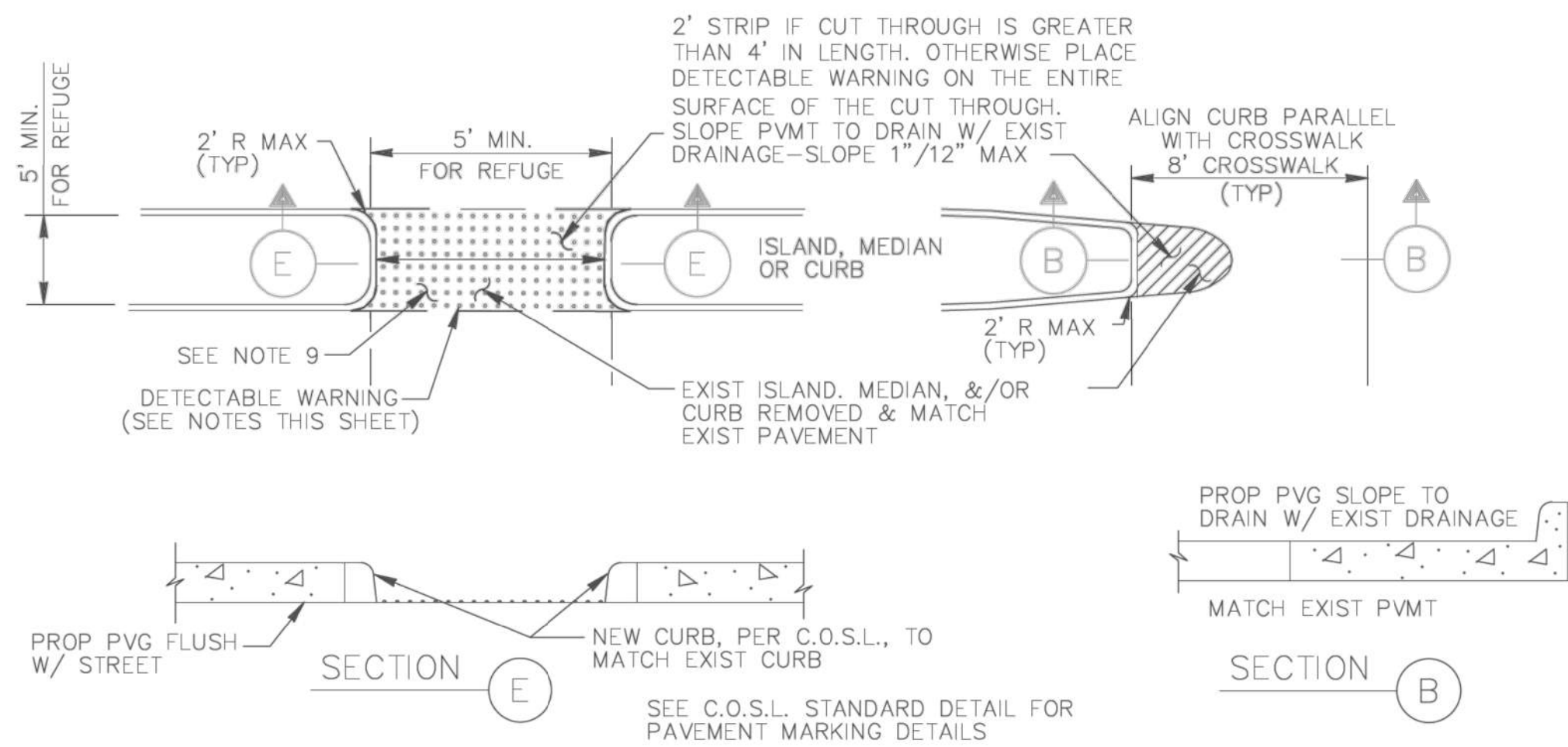
CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(4 OF 9)

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. N/A	SHEET 27 OF 49 SHEETS
VERT. N/A	80

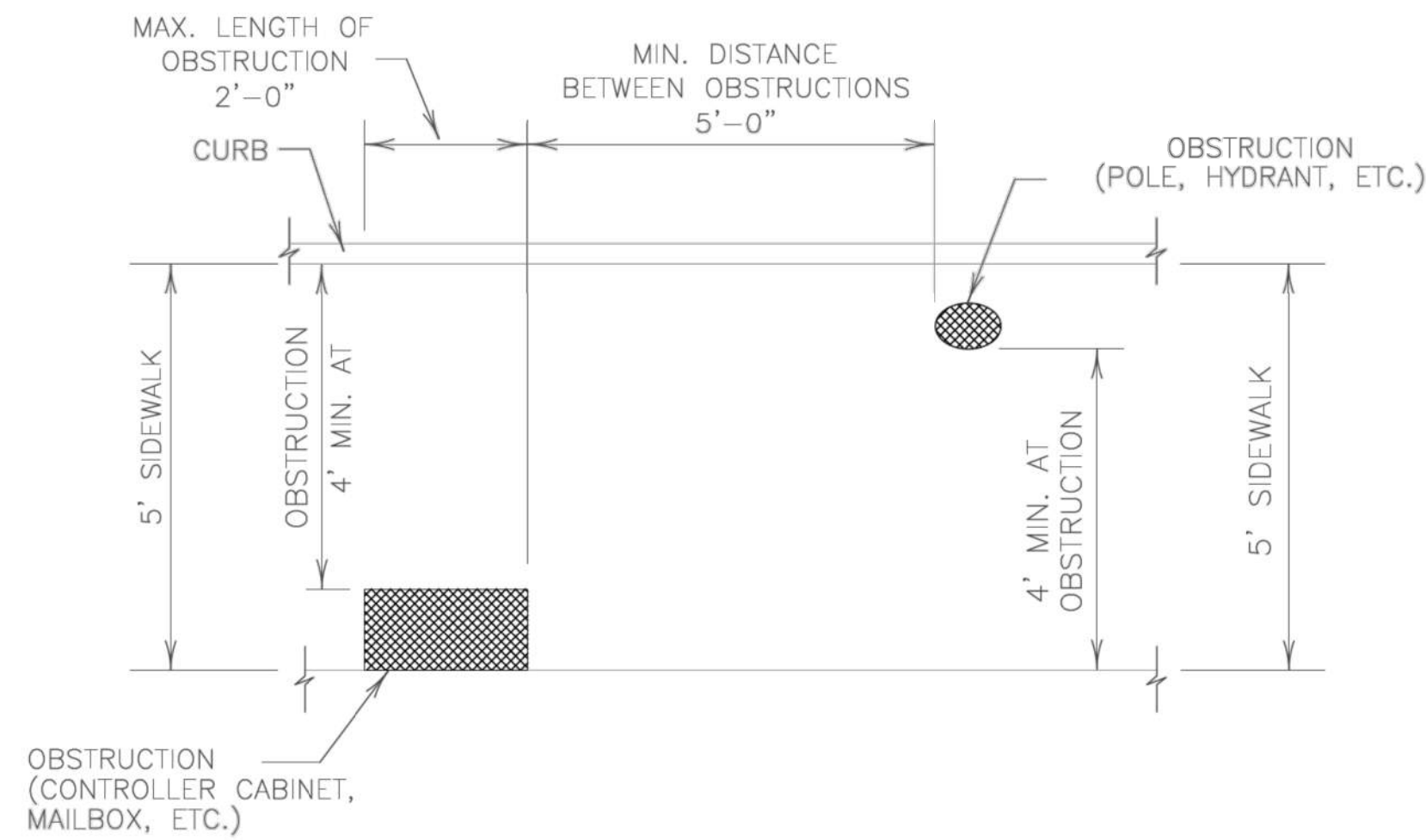
REVISION DATE: OCTOBER 2021

P:\4027-00\Drawings\Detail\21027000-DE-PAVING DETAILS.dwg Mar 21, 2023 1:15pm Edited by: MMacgibbs



FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



PLAN VIEW
PLACEMENT OF STREET FIXTURES

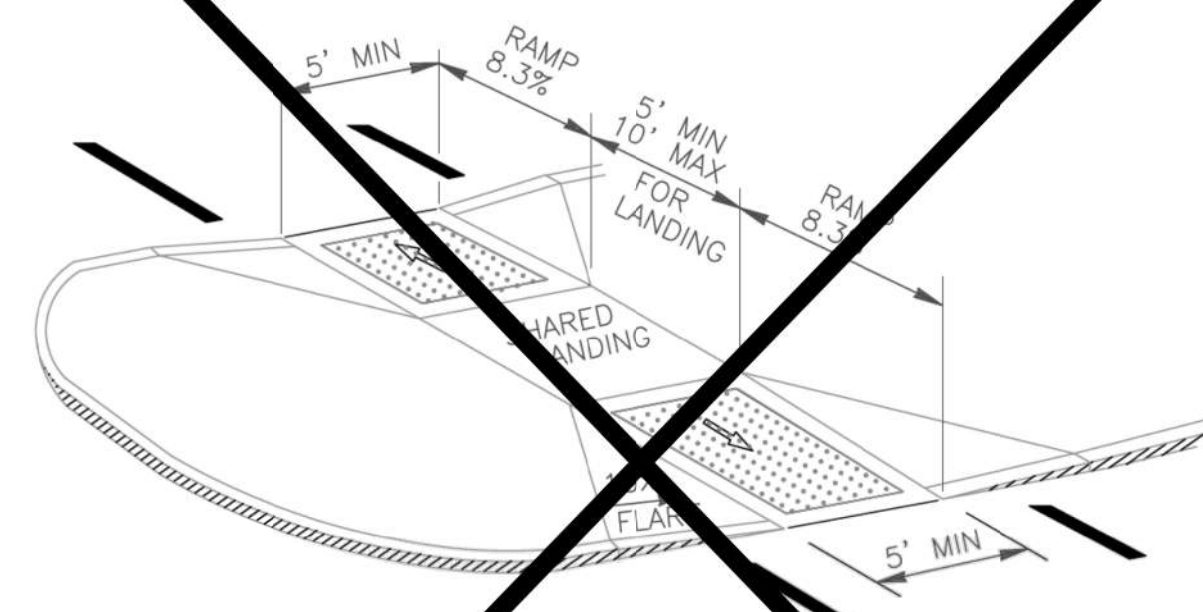
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36

NOTES:

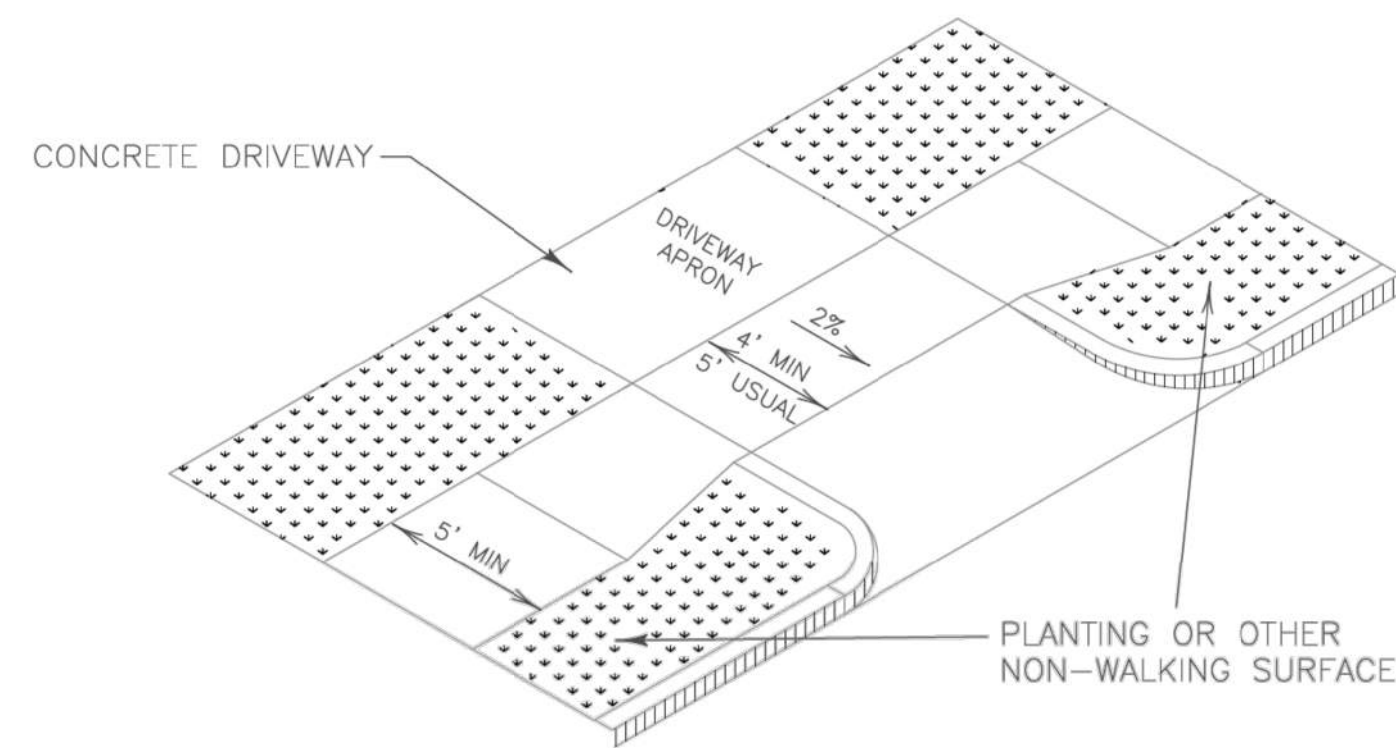
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED.
- THE MINIMUM SIDEWALK WIDTH IS 5' (FEET). THE LANDING SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%. USUAL SIDEWALK CROSS SLOPE EQUALS 1.5%. CHANGES IN LEVEL GREATER THAN 1/4" (N.) ARE NOT PERMITTED.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5' x 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6" (N.) OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES, WITH THE FOLLOWING EXCEPTIONS:
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
 - THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. WHERE STRUCTURALLY IMPRACTICAL TO ACHIEVE TEXAS ACCESSIBILITY STANDARDS (TAS) COMPLIANCE, THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS, WITHIN THE PUBLIC R.O.W., MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY WITHOUT INVOKING TEXAS ACCESSIBILITY STANDARDS (TAS) VARIANCES FOR LANDINGS OR HANDRAILS. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
- RAMP TEXTURES MUST CONSIST OF TRUNCATED DOME SURFACES, IN ACCORDANCE WITH ADA AND TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR). TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. TEXTURES ALSO SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
- RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHALL BE A MINIMUM OF 5' (FT.) WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5' x 5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH T.A.S. MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.

SL-ST-40



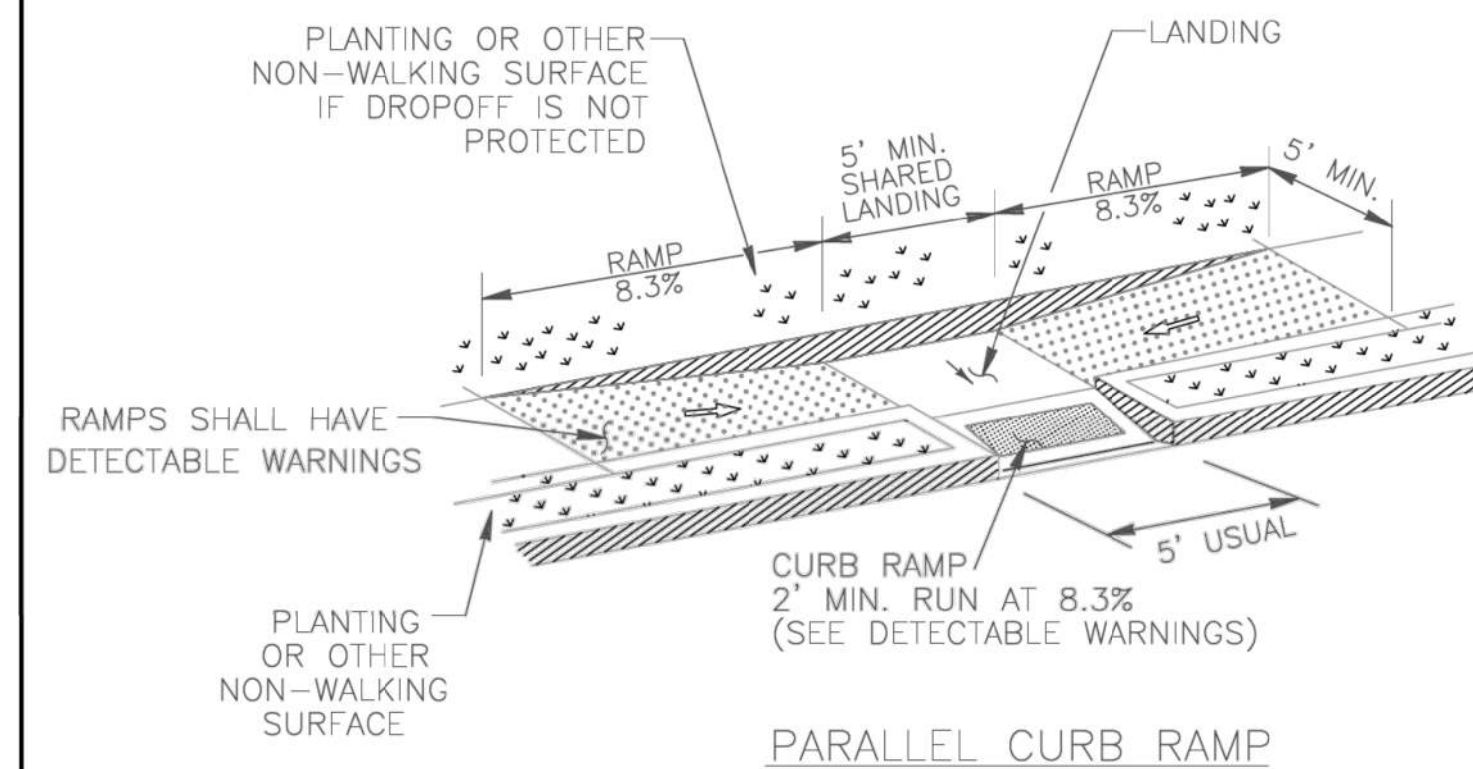
CURB RAMPS AT MEDIAN ISLANDS

SL-ST-37



SIDEWALK TREATMENT AT DRIVEWAYS

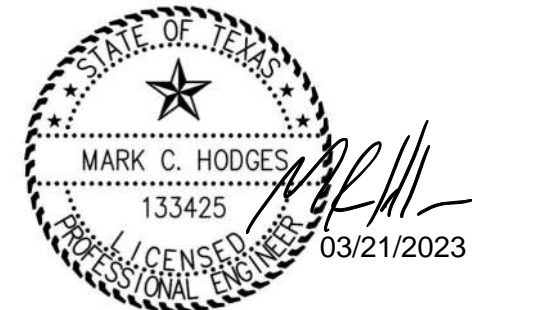
SL-ST-38



SL-ST-39

BENCHMARK(S) / FLOODPLAIN		
<p>BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.</p> <p>TEMPORARY BENCHMARK - A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>TEMPORARY BENCHMARK - B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C048K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".</p>		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

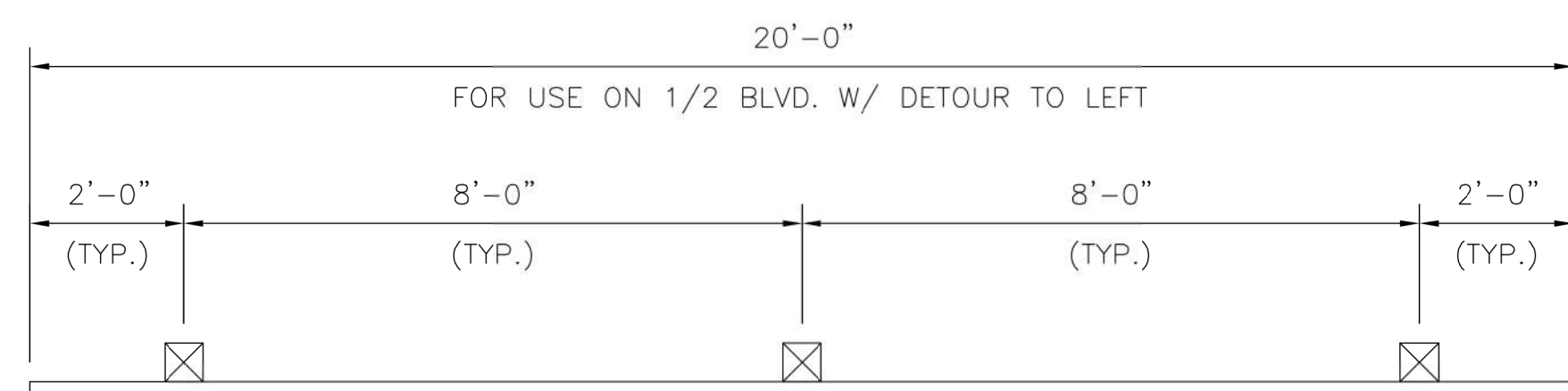
CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(6 OF 9)

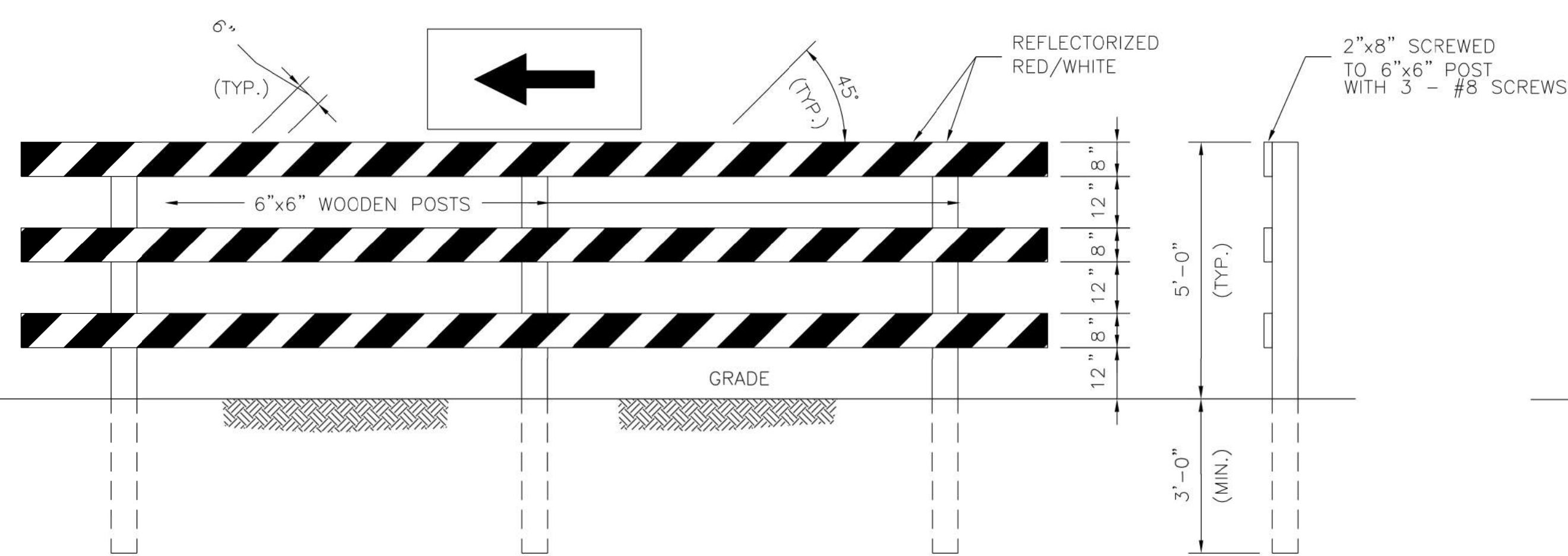
SURV. MS DATE 5/22	JOB NO. 21-027-00
DSGN. NPM DATE 6/22	IMAGE NO. I-21027000-01
DWIN. NPM DATE 6/22	
CHKD. MCH DATE 3/23	
APPR. MCH DATE 3/23	
SCALE: HORIZ. N/A	SHEET 29 OF 49 SHEETS
VERT. N/A	

REVISION DATE: OCTOBER 2021

P:\4027-00\Drawings\Detailing\21027000-DE-PAVING DETAILS.dwg Mar 21, 2023 11:55am Edited by: mmasojak

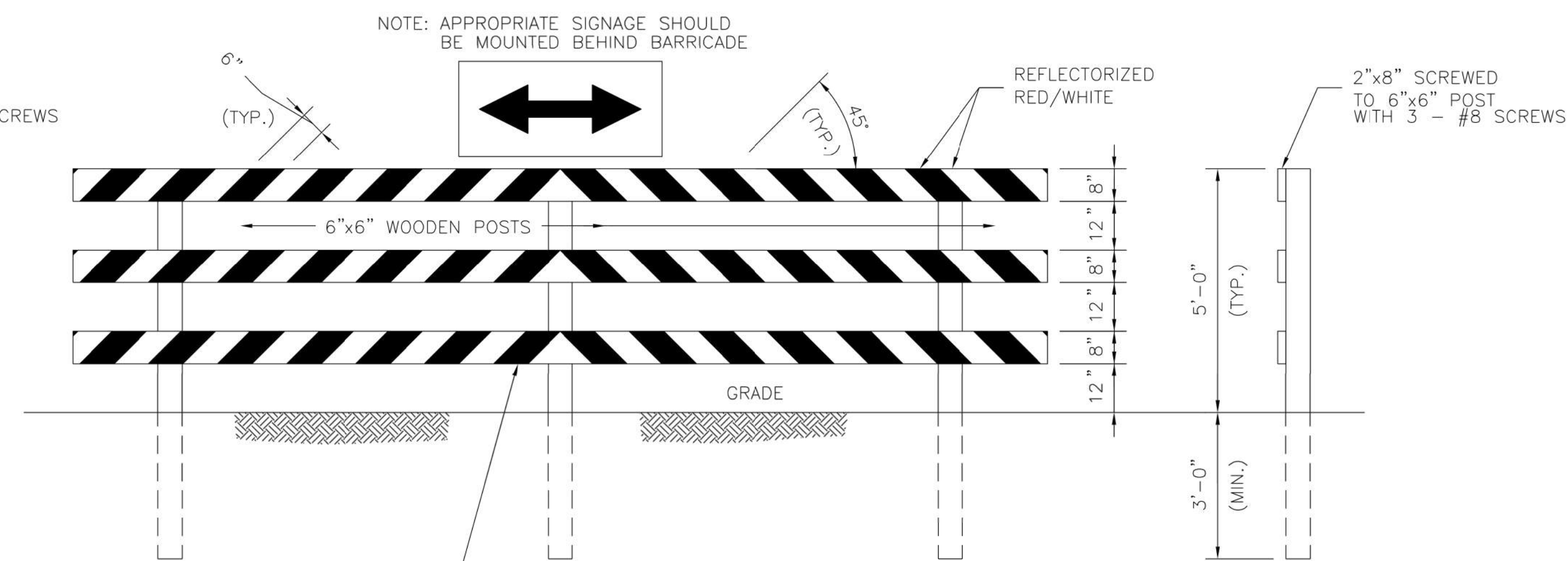


PLAN VIEW



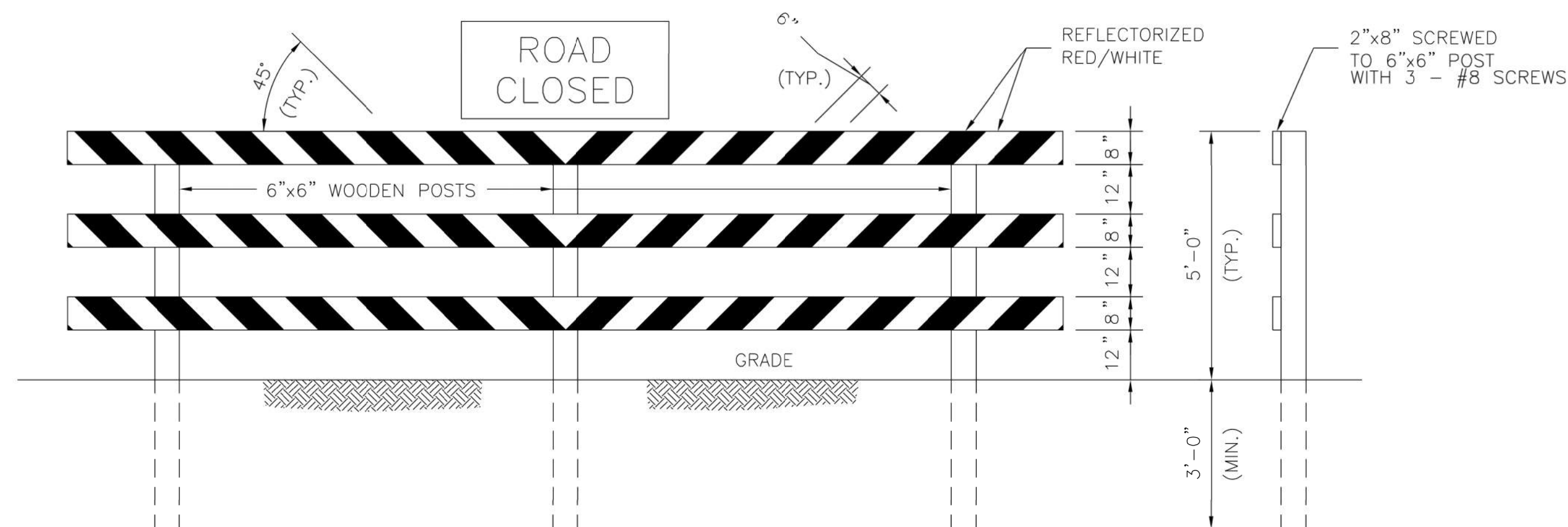
FRONT VIEW
DETOUR ROUTE

SIDE VIEW



FRONT VIEW
T-INTERSECTION

SIDE VIEW



FRONT VIEW
ROAD CLOSED - NO OUTLET

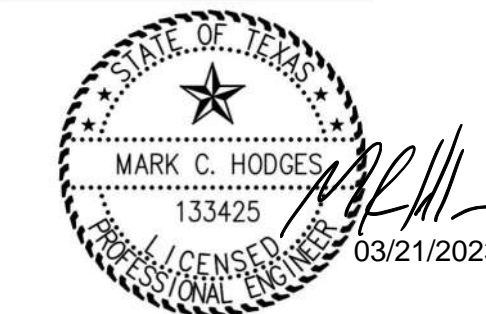
SIDE VIEW

APPLICATION: PERMANENT AND SEMI-PERMANENT CLOSURE OF ROADWAY OR ROADWAY TERMINATION

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803504R000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

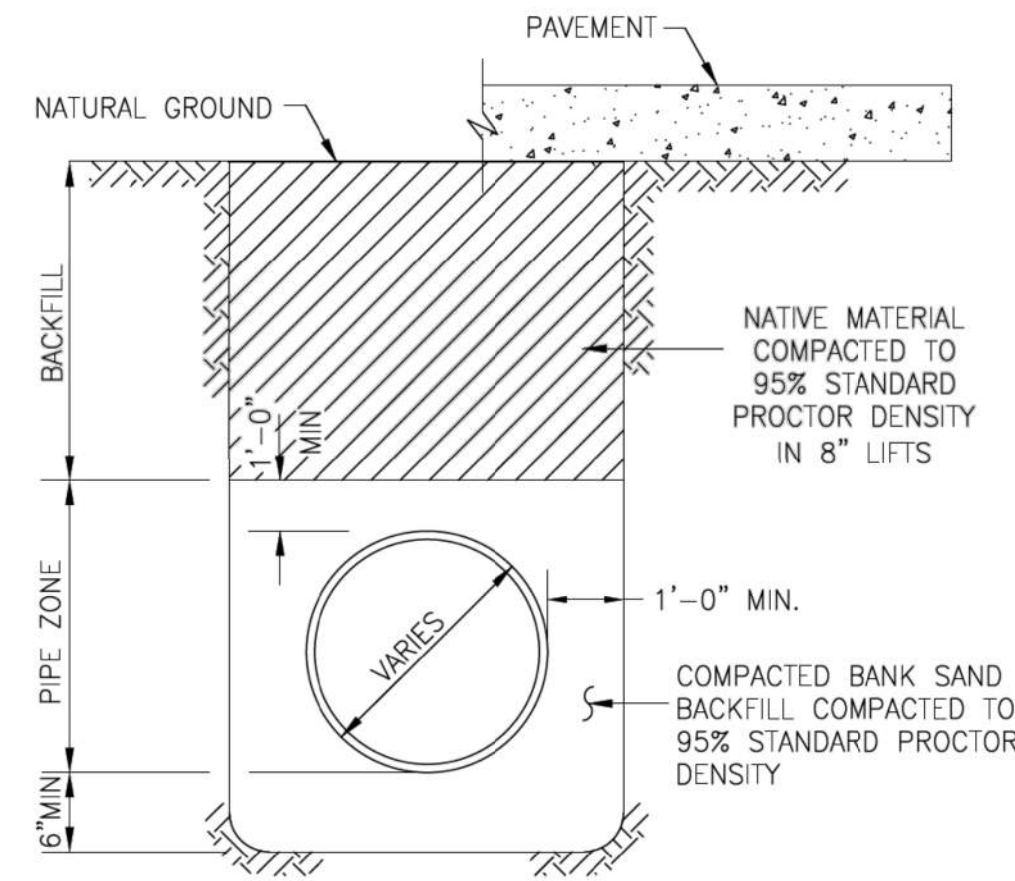
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

PAVING DETAILS
(7 OF 9)

SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
DWN. NPM. DATE 6/22	
CHKD. MCH. DATE 3/23	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. N/A VERT. N/A	SHEET 30 OF 49 SHEETS

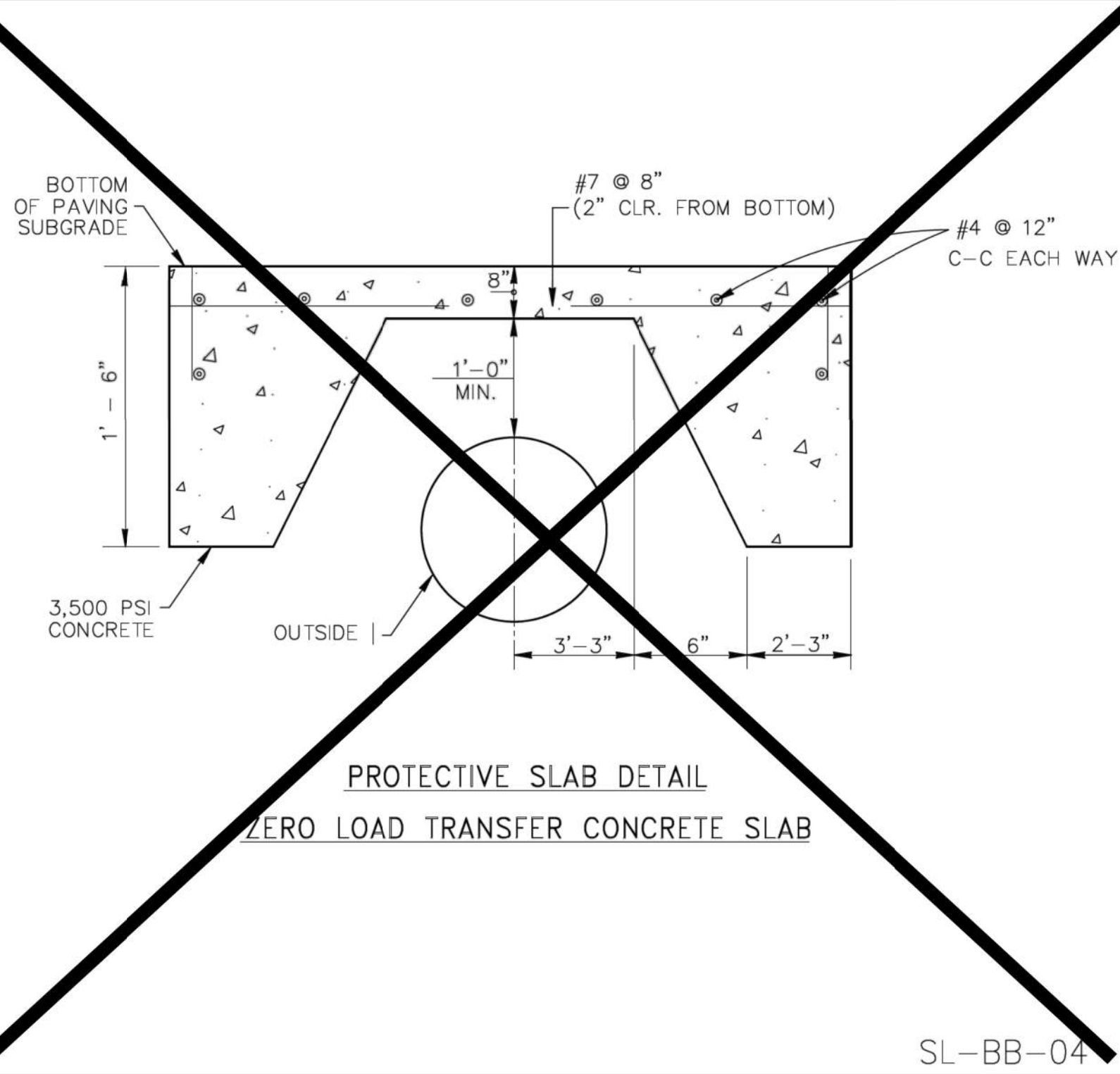
P:\027-00\Drawings\Detail\2102700-DE-PAVING DETAILS.dwg, Mar 21, 2023 1:15pm Edited by: \Mchodges



P.V.C. PIPE BEDDING & BACKFILL
N.T.S.
*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01

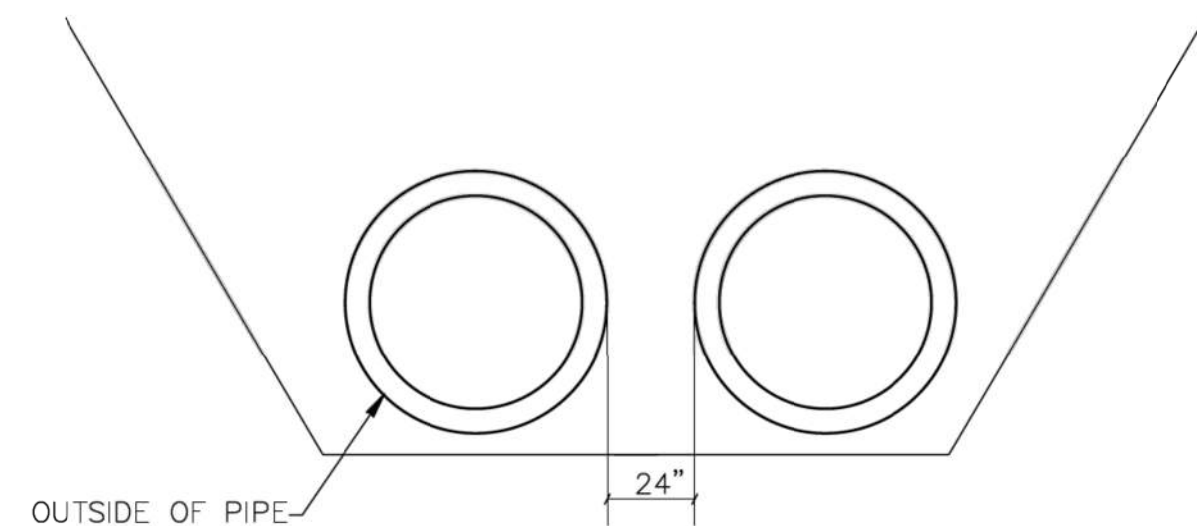


PROTECTIVE SLAB DETAIL
ZERO LOAD TRANSFER CONCRETE SLAB

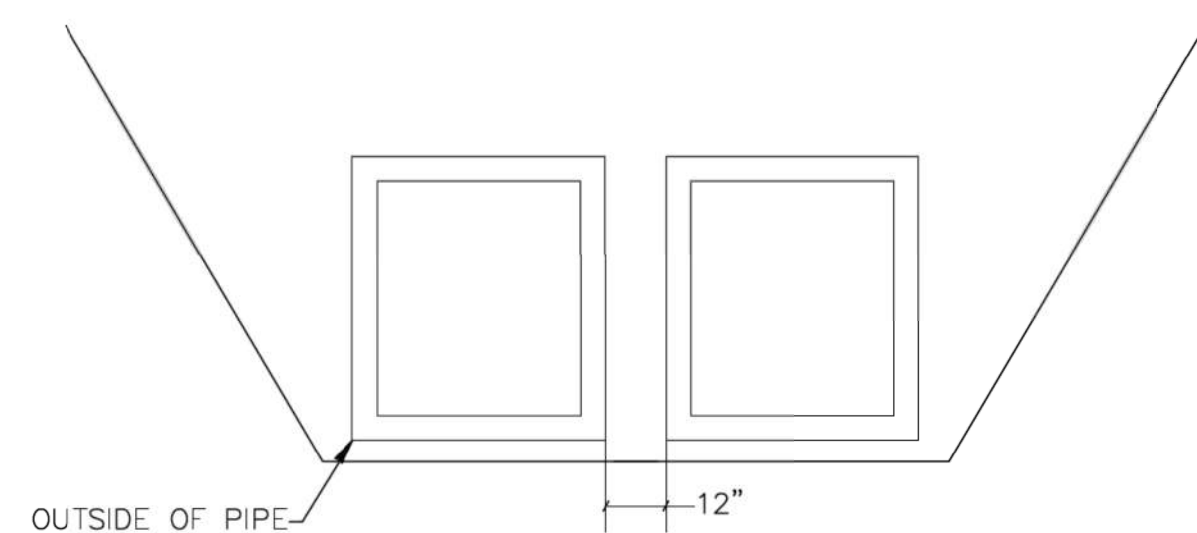
SL-BB-04

- CONSTRUCTION NOTES
1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
 2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
 3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
 4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (FT) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
 5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
 6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
 7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
 8. REFER TO: MAN-HOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
 9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05

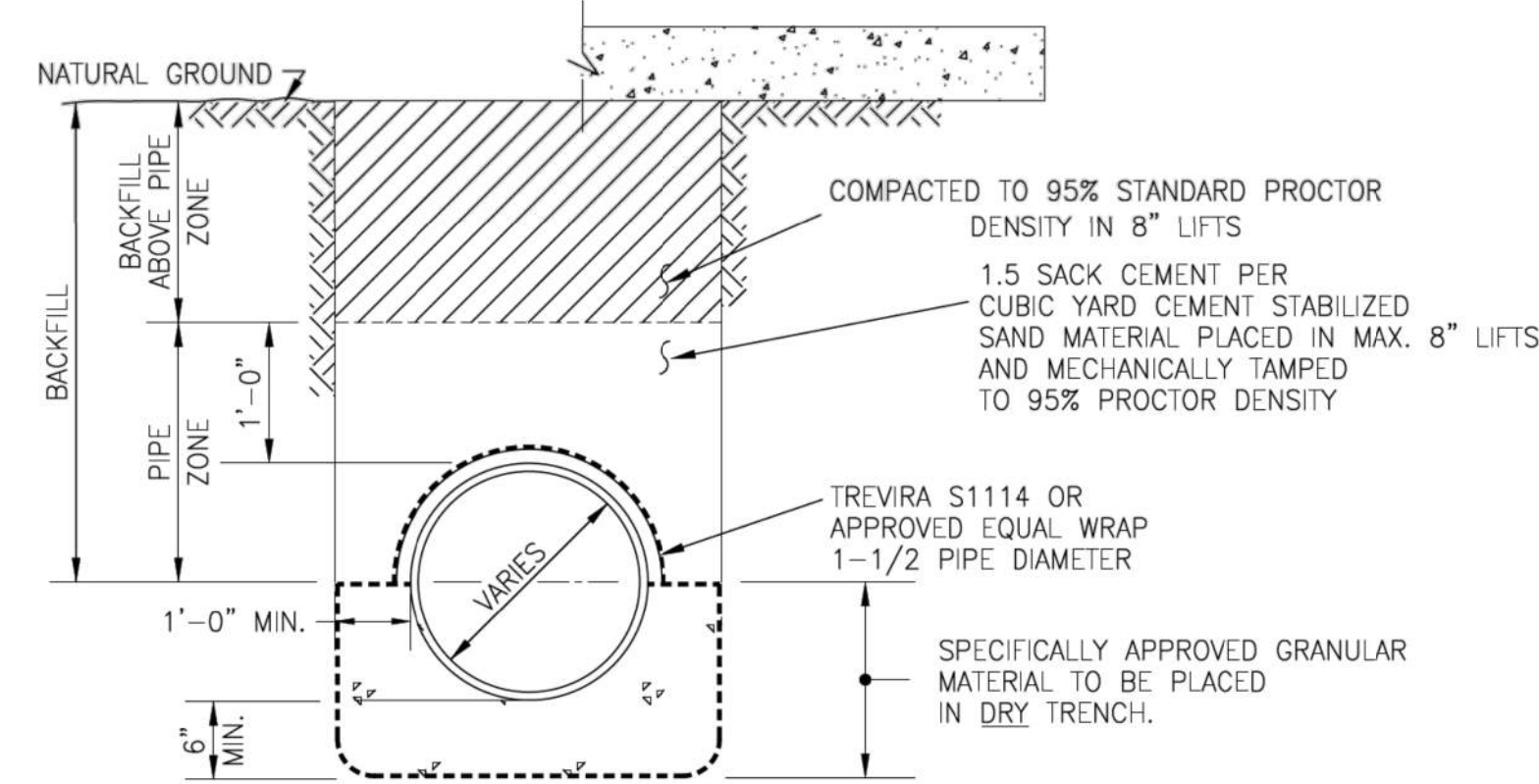


PIPE SEPARATION



RCB SEPARATION

SL-BB-16



MODIFIED "A"
N.T.S.

NOTE: C.S.S. SHALL BE INSTALLED A MIN. 1' ABOVE TOP OF PIPE.

SANITARY SEWER BEDDING AND BACKFILL

SL-BB-03

- REFER TO:
1. GENERAL NOTES
 2. C.S.S. NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET. (NAVD83, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.30 FEET. (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 46030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

SANITARY DETAILS (2 OF 2)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:					
HORIZ.	N/A				
VERT.	N/A				

SHEET 36 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

P:\4027-00\Drawings\Detail\21027-00-DE-SANITARY-SEWER-DETAILS.dwg Mar 21, 2023 1:15pm Edited by: mbarcaga

City of Angleton Manhole Cover Detail



Product Number
41421042

Design Features
- Male/female
- Gray Iron (CL35B)
- Design Load
- Heavy Duty
- Open Area

Coating
- n/a
- Undipped
- Designates Machined Surface

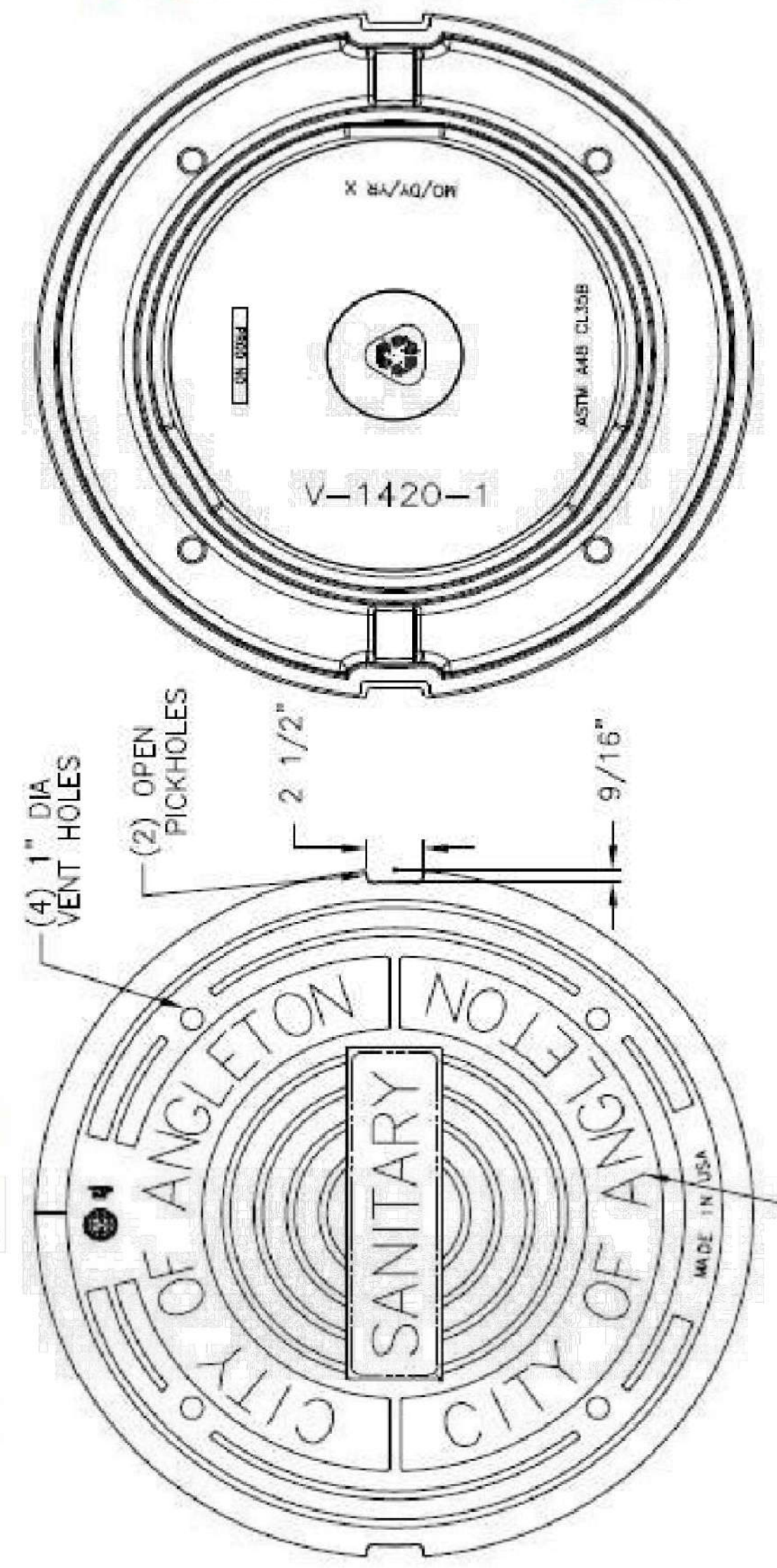
Certification
- ASTM A48

- Country of Origin: USA

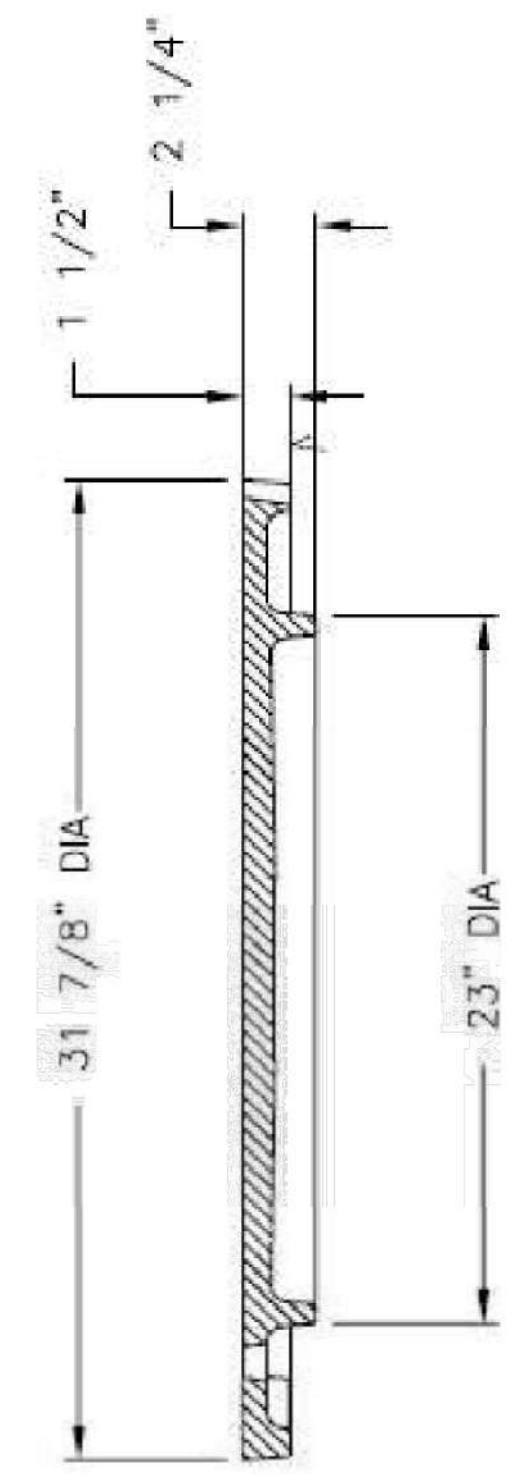
Drawing Revisions
10/07/2004 Designer: SBB
11/03/2016 Revised By: MAH

Disclaimer
The undersigned (Professional Engineer) has prepared this drawing (hereinafter referred to as "drawing") for the purpose of providing information to the client. The client is responsible for providing the necessary data and information to the undersigned. The undersigned does not warrant the accuracy or completeness of the information provided herein. The undersigned shall not be held responsible for any errors or omissions in this drawing. All rights reserved.
EJ GROUP, Inc. and its subsidiaries are the sole proprietors of the trademarks and service marks of EJ GROUP, Inc. and its subsidiaries. All other trademarks and service marks are the property of their respective owners.
Contact
800.626.4653

V1420-1 Cover



BOTTOM VIEW

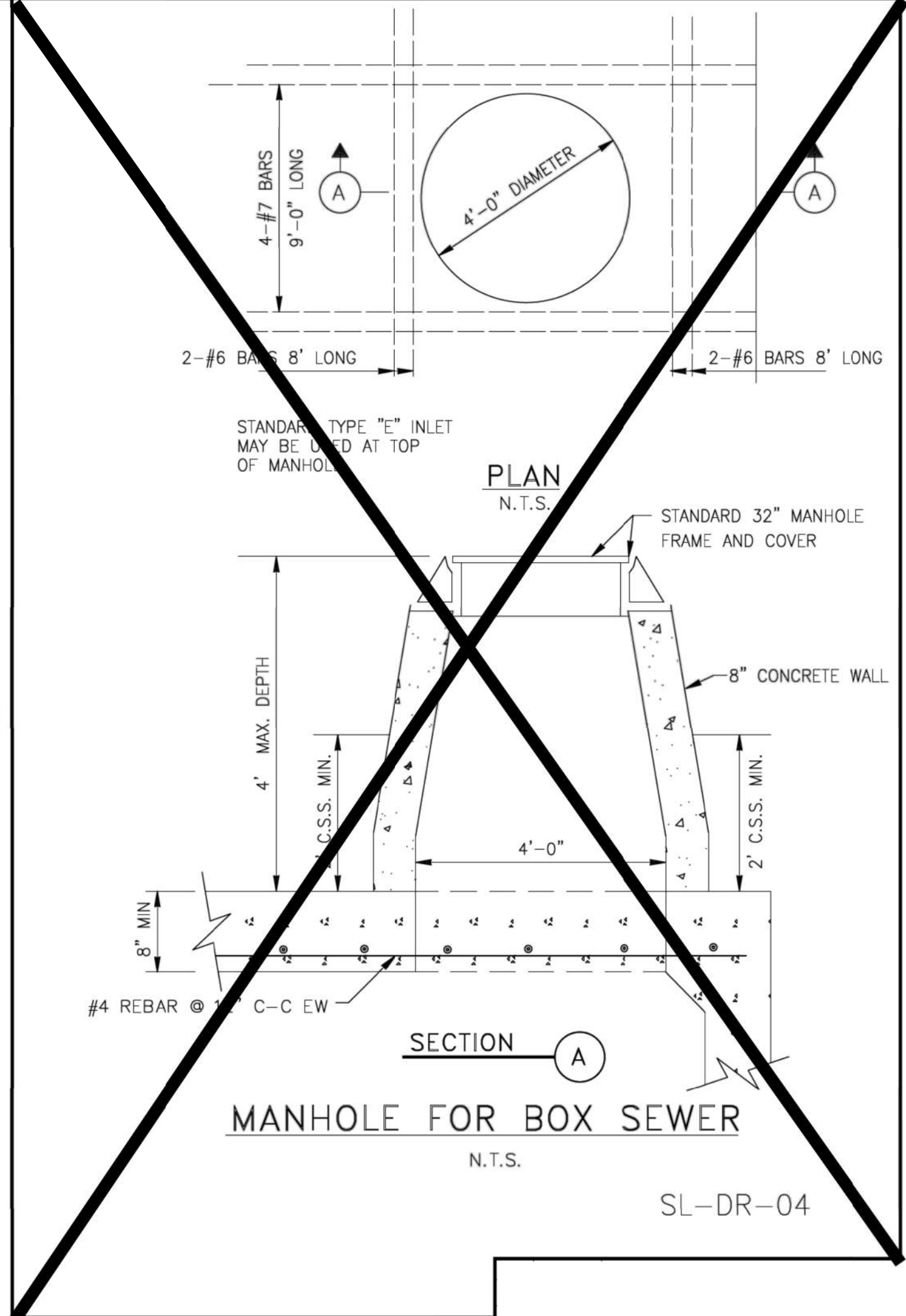
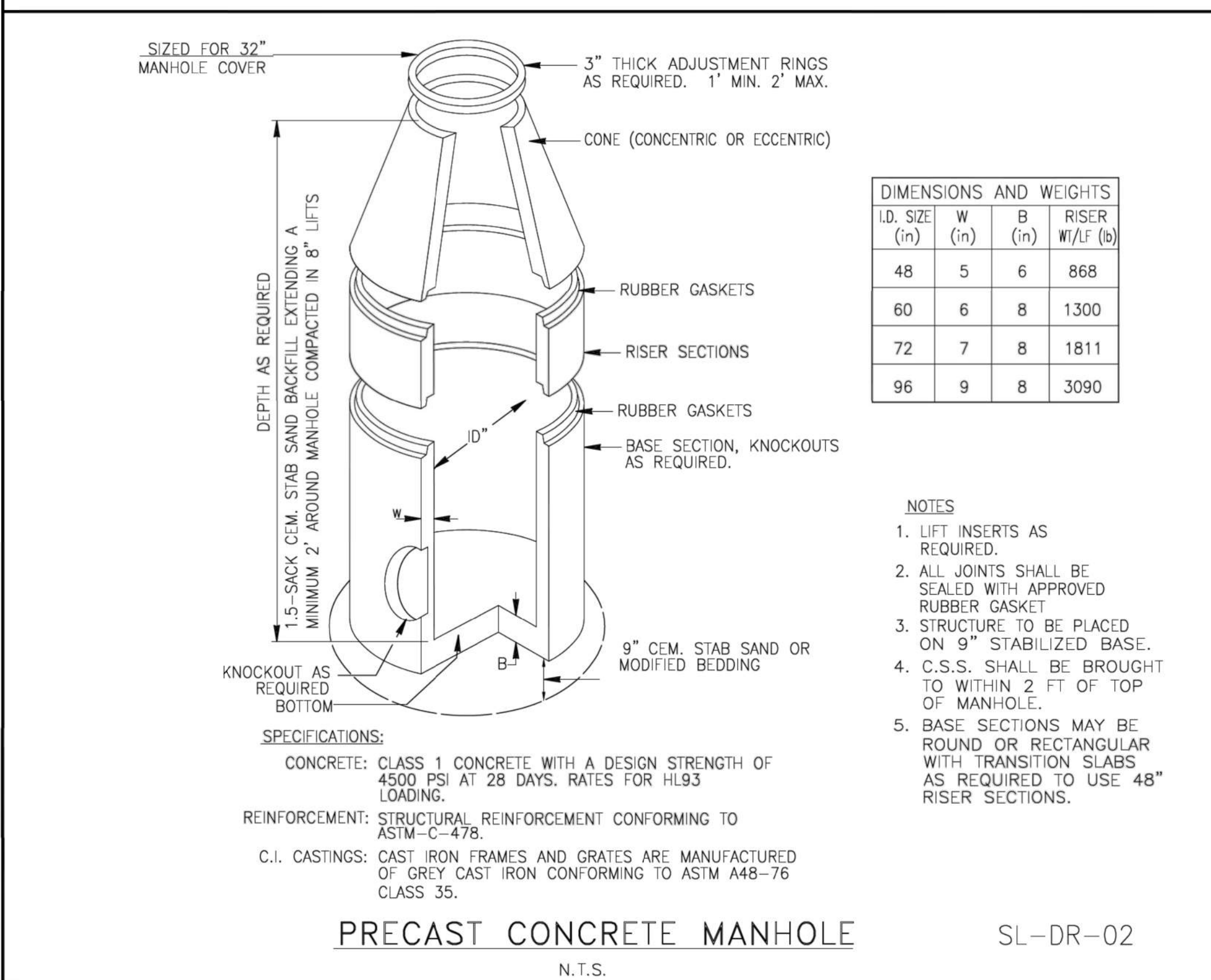
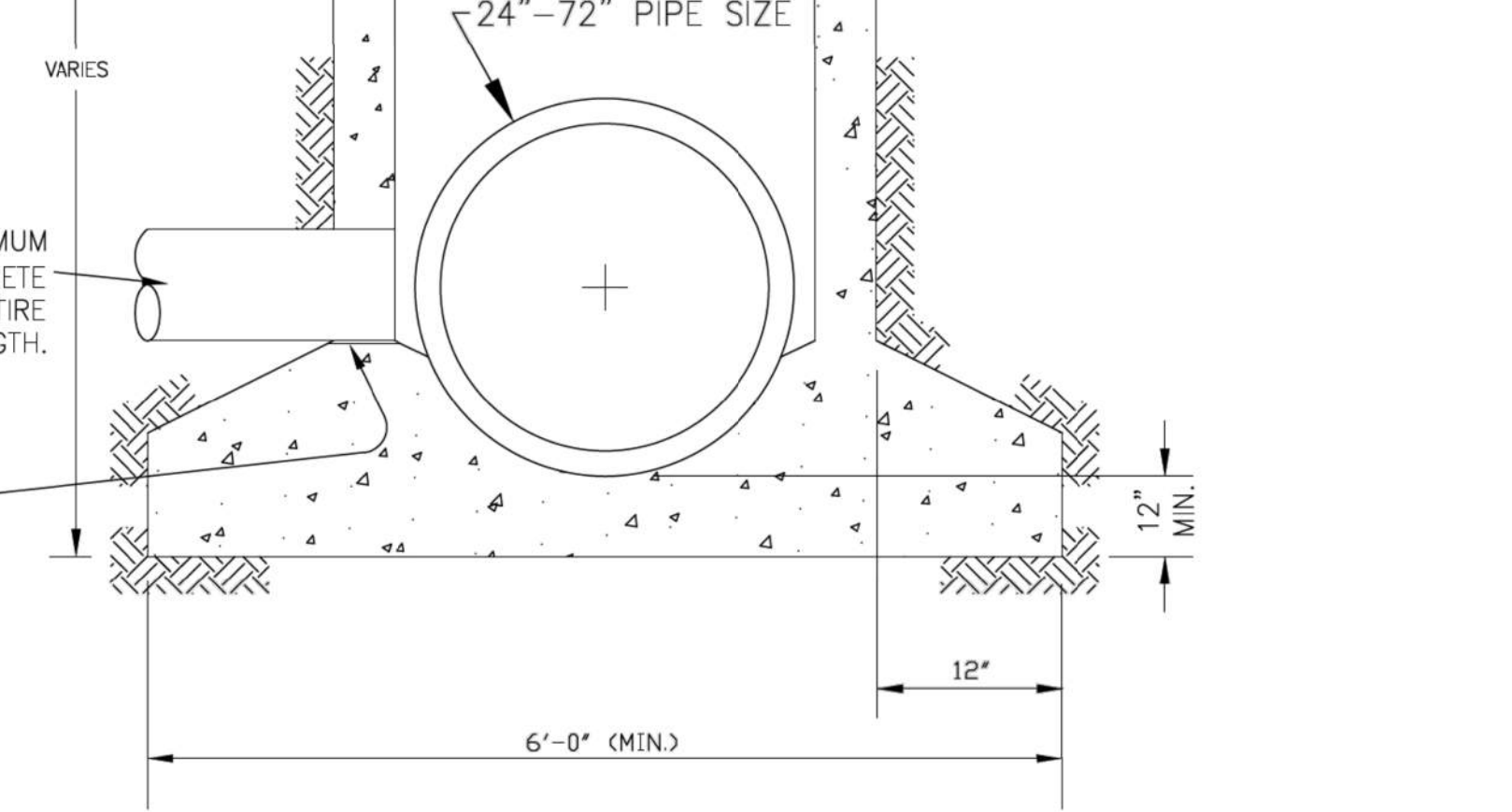
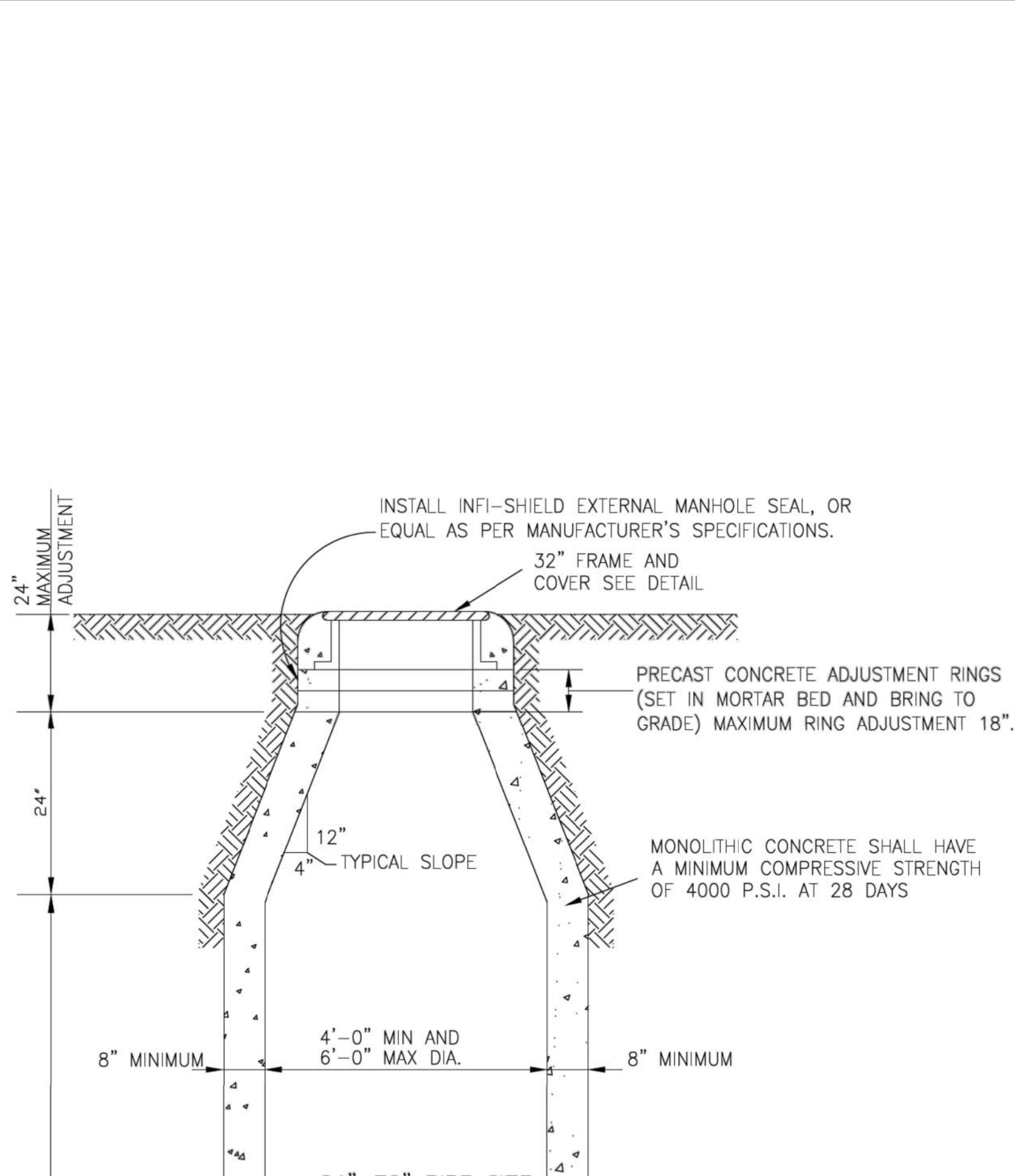
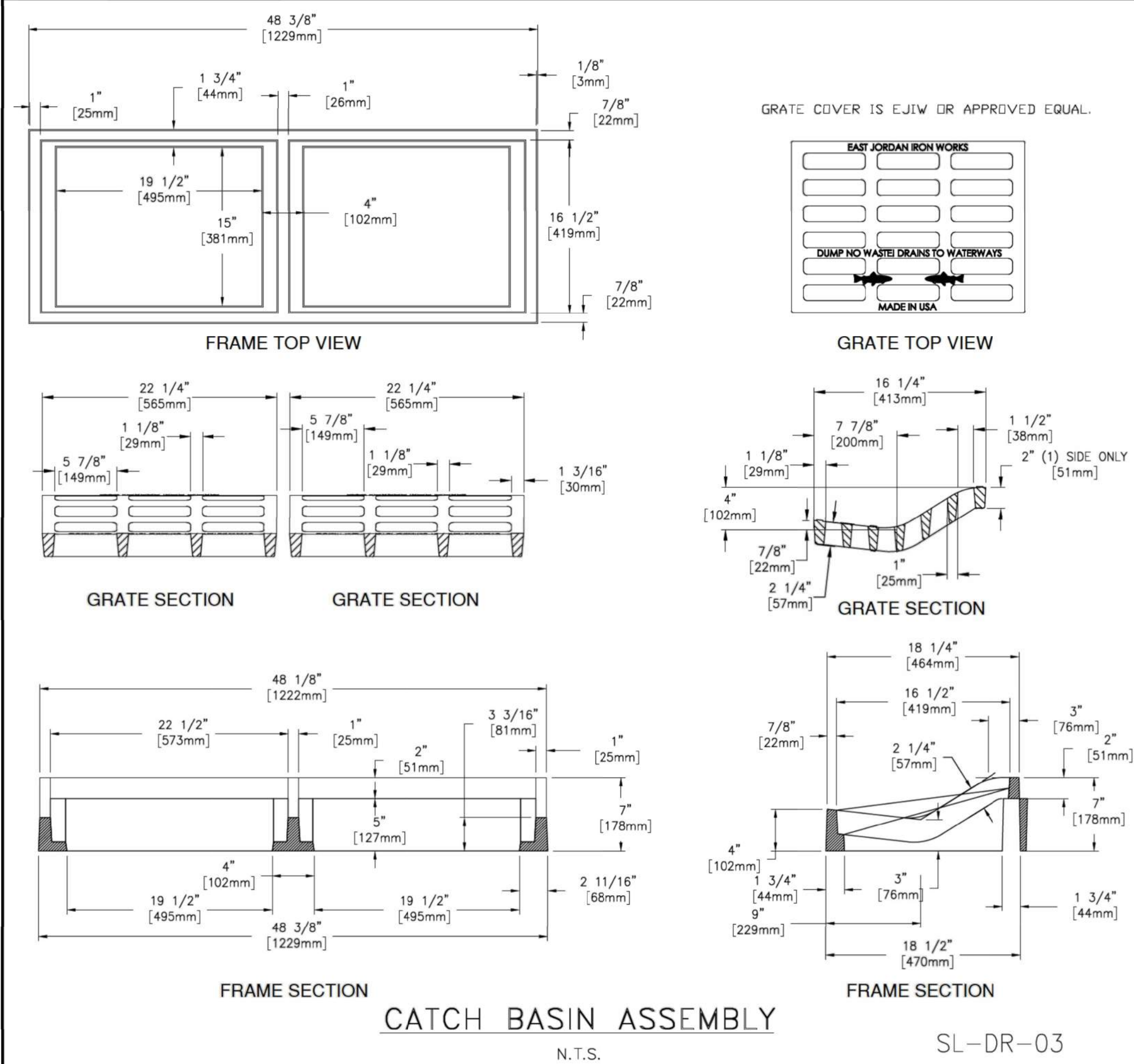


COVER SECTION

NOTES

1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.
5. MANHOLE FRAMES AND COVERS SET IN FARM TO MARKET ROADS OR HIGHWAYS SHALL FOLLOW TXDOT SPECIFICATIONS. (UNLESS OTHERWISE NOTED BY ANGLETON)

BENCHMARK(S) / FLOODPLAIN		
<p>BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.</p> <p>TEMPORARY BENCHMARK -A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>TEMPORARY BENCHMARK -B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)</p> <p>FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0480K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".</p>		
APPR.	REVISION	DATE
<p>ODYSSEY ENGINEERING GROUP 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 www.odysseyeg.com TBPE No. F-17637</p>		
<p>CITY OF ANGLETON BRAZORIA COUNTY, TEXAS</p> <p>121 S Velasco, Angleton, Texas 77515</p>		
<p>CITY OF ANGLETON LIVE OAK RANCH</p>		
<p>ANGLETON MANHOLE COVER DETAIL</p>		
SURV. MS. DATE 5/22	JOB NO.	21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO.	I-21027000-01
CHKD. NPM. DATE 3/23		
APPR. MCH. DATE 3/23		
SCALE:		
HORIZ. N/A		
VERT. N/A		
	SHEET	37 OF 49 SHEETS



GENERAL CONSTRUCTION NOTES:
1. ALL CAST CONCRETE BASES AND WALLS SHALL HAVE # 4 REBAR @ 12" C-C EW
2. CONCRETE SHALL BE 3000 PSI MIN.
3. USE C.S.S. BEDDING AS PER DETAILS 1 1/2 SK, COMPACTED 8" LIFTS (MAX.) TO 95% STANDARD.

REFER TO:
1. GENERAL NOTES, C.S.S & CONCRETE NOTES
2. STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD8 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK "A": BOX CUT IN CONCRETE ON THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAVD88, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK "B": BOX CUT IN CONCRETE ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 4803500A0000 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

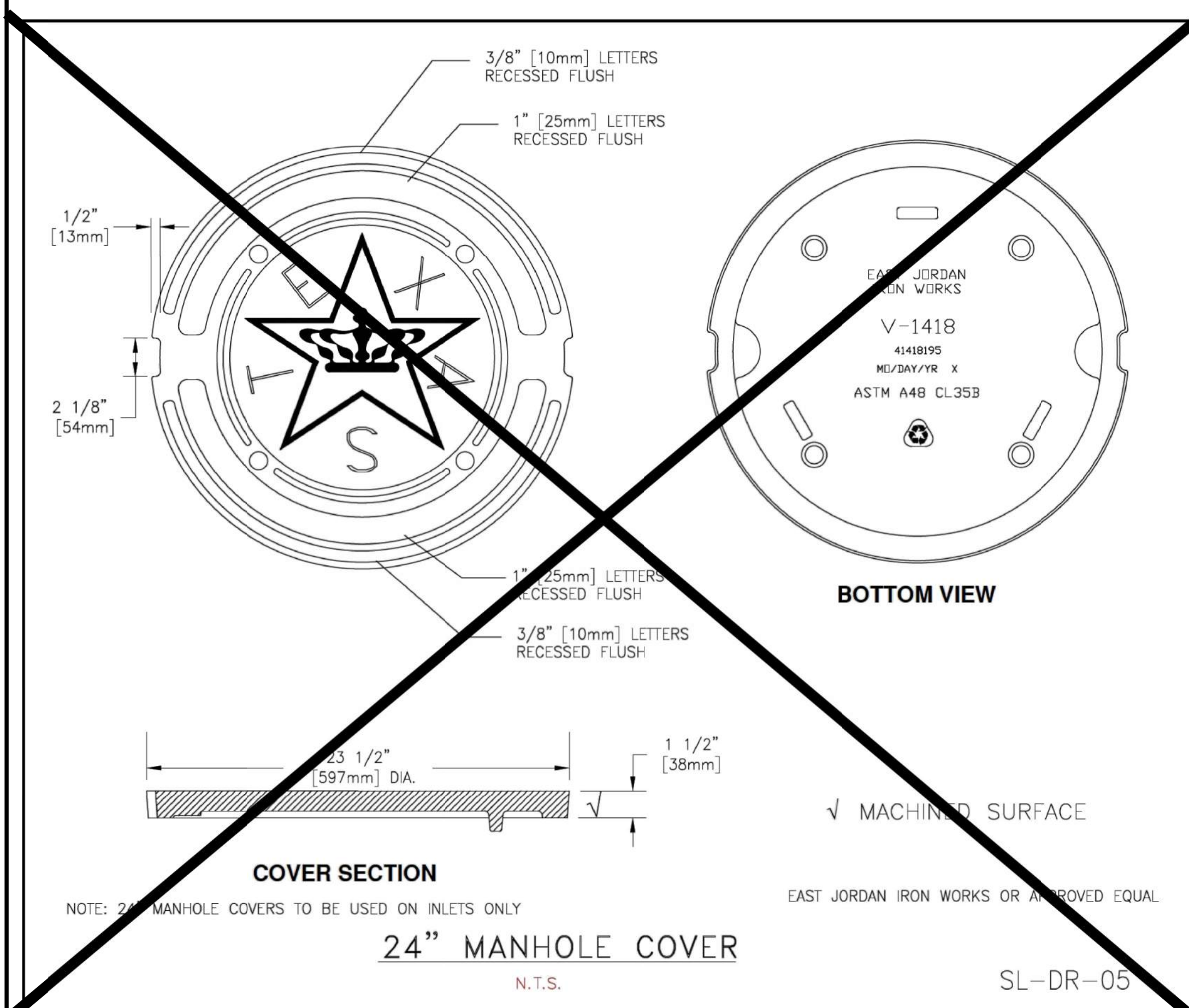
**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM DETAILS
(1 OF 10)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWVN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:					
HORIZ.	N/A				
VERT.	N/A				
					SHEET 38 OF 49 SHEETS

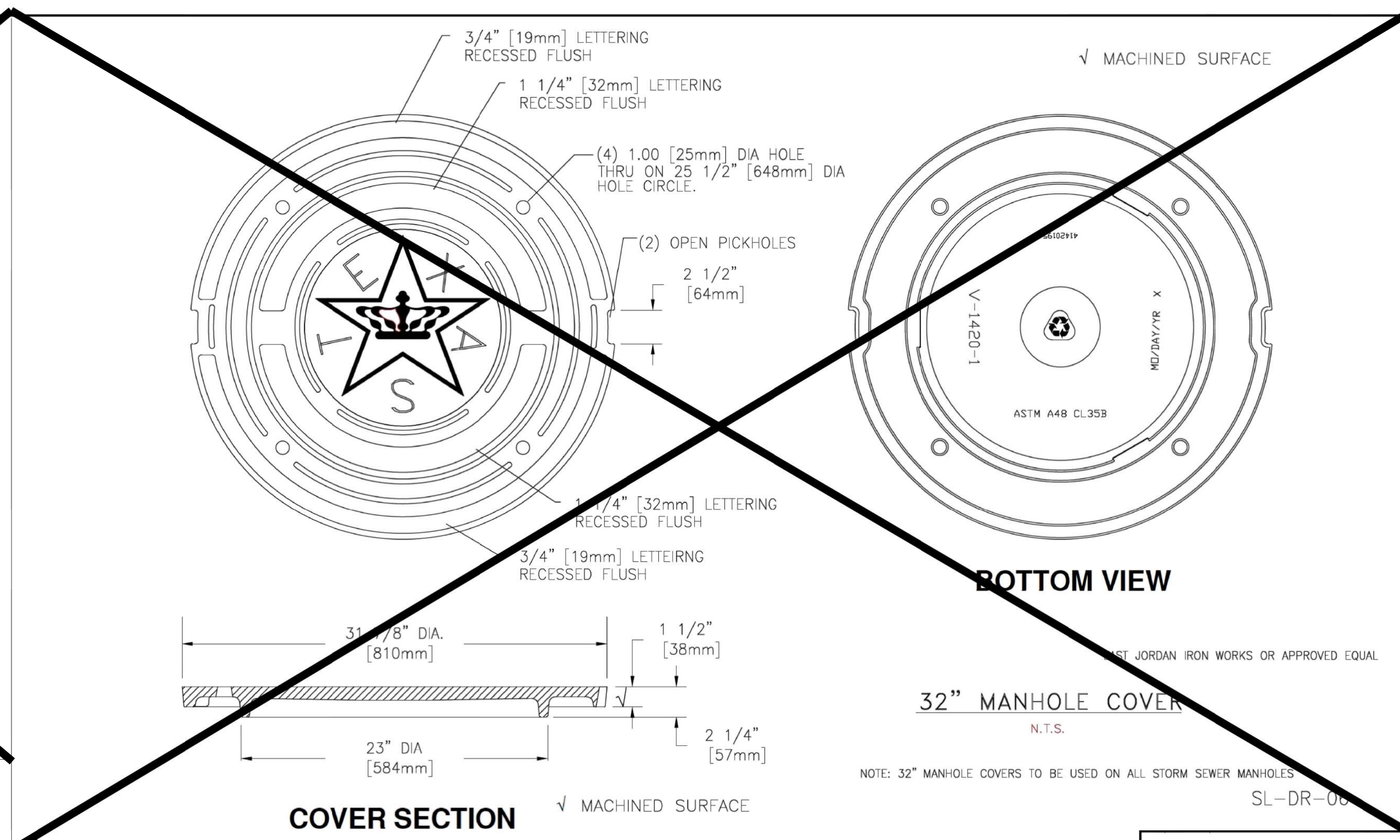
REVISION DATE: OCTOBER 2021

21-027-00/Drawings/Details/2102700-01-Storm Sewer Details.dwg (Rev. 21-03-2021) Edited by: NMaciej



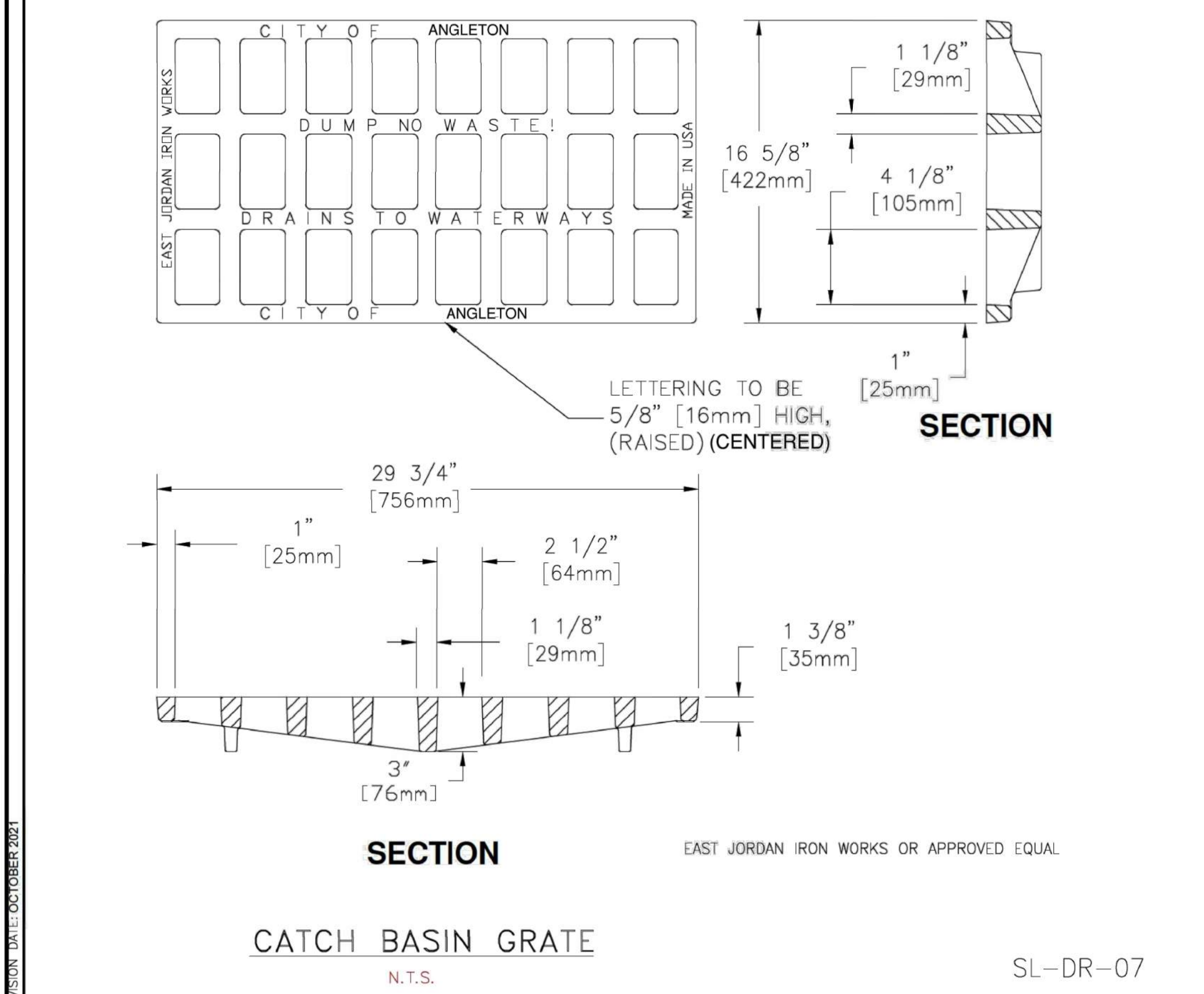
24" MANHOLE COVER
N.T.S.

SL-DR-05



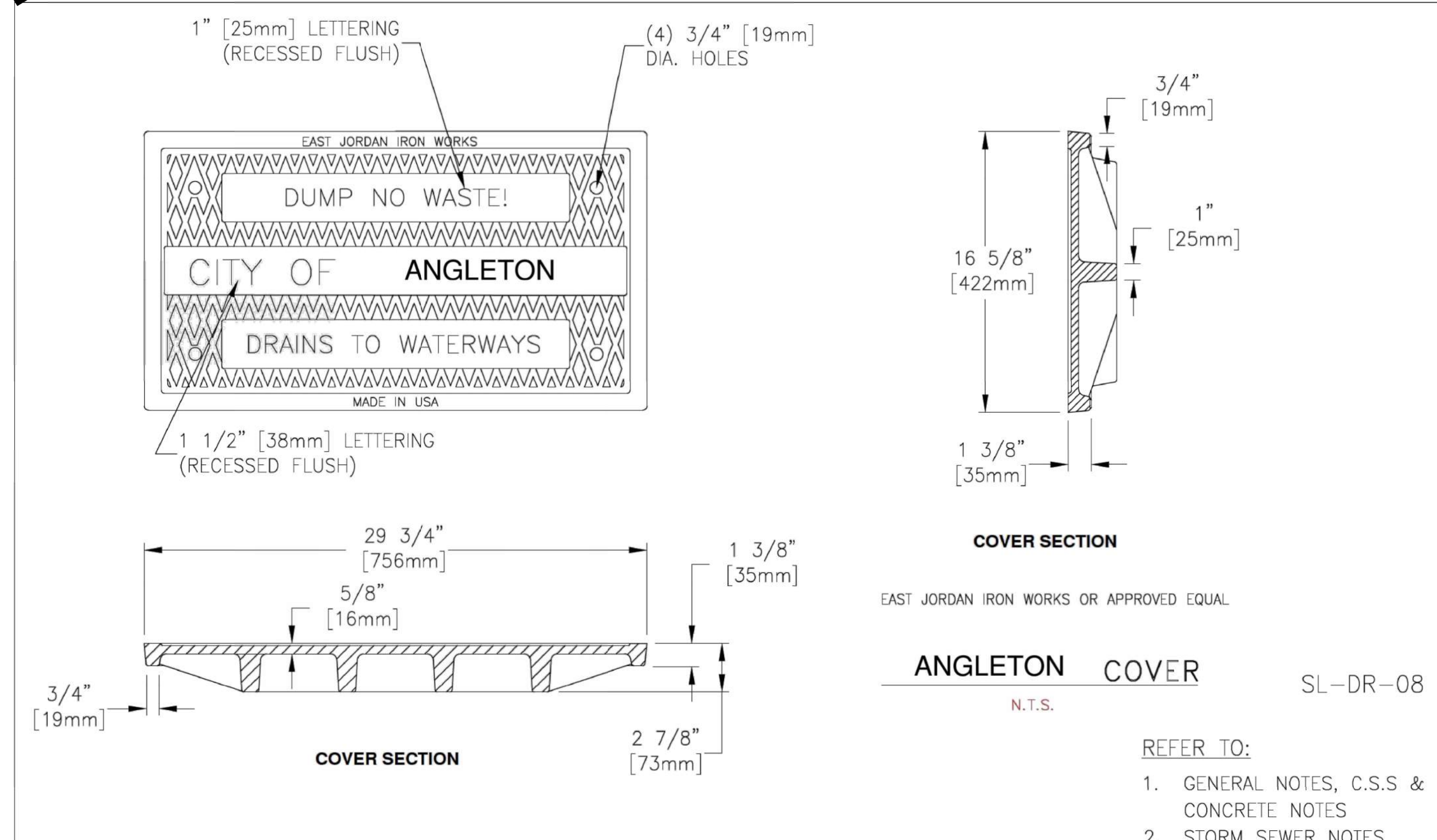
32" MANHOLE COVER
N.T.S.

SL-DR-06



CATCH BASIN GRATE
N.T.S.

SL-DR-07



ANGLETON COVER
N.T.S.

SL-DR-08

- REFER TO:
1. GENERAL NOTES, C.S.S & CONCRETE NOTES
 2. STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK "A": BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK "B": BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.30 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

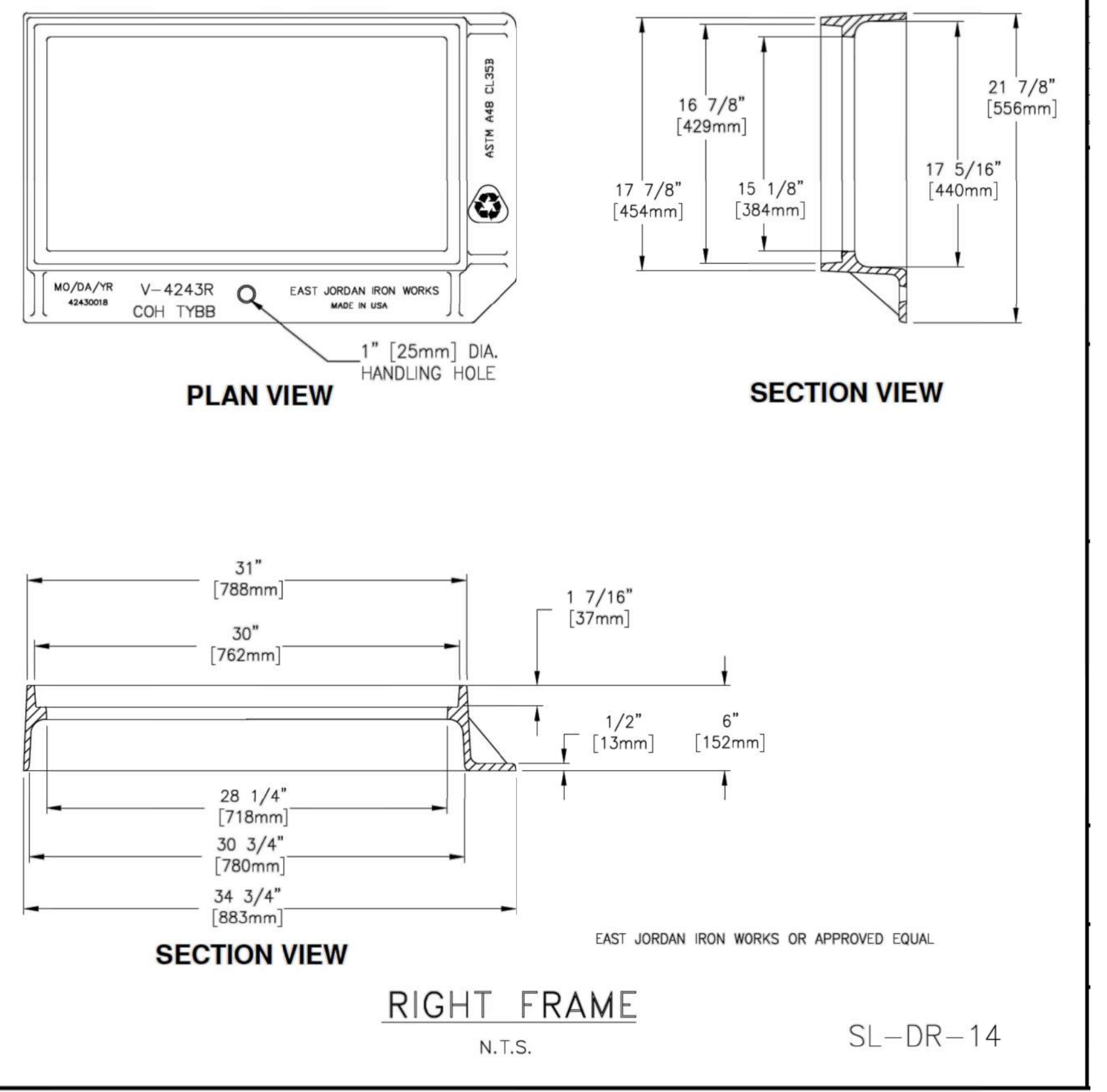
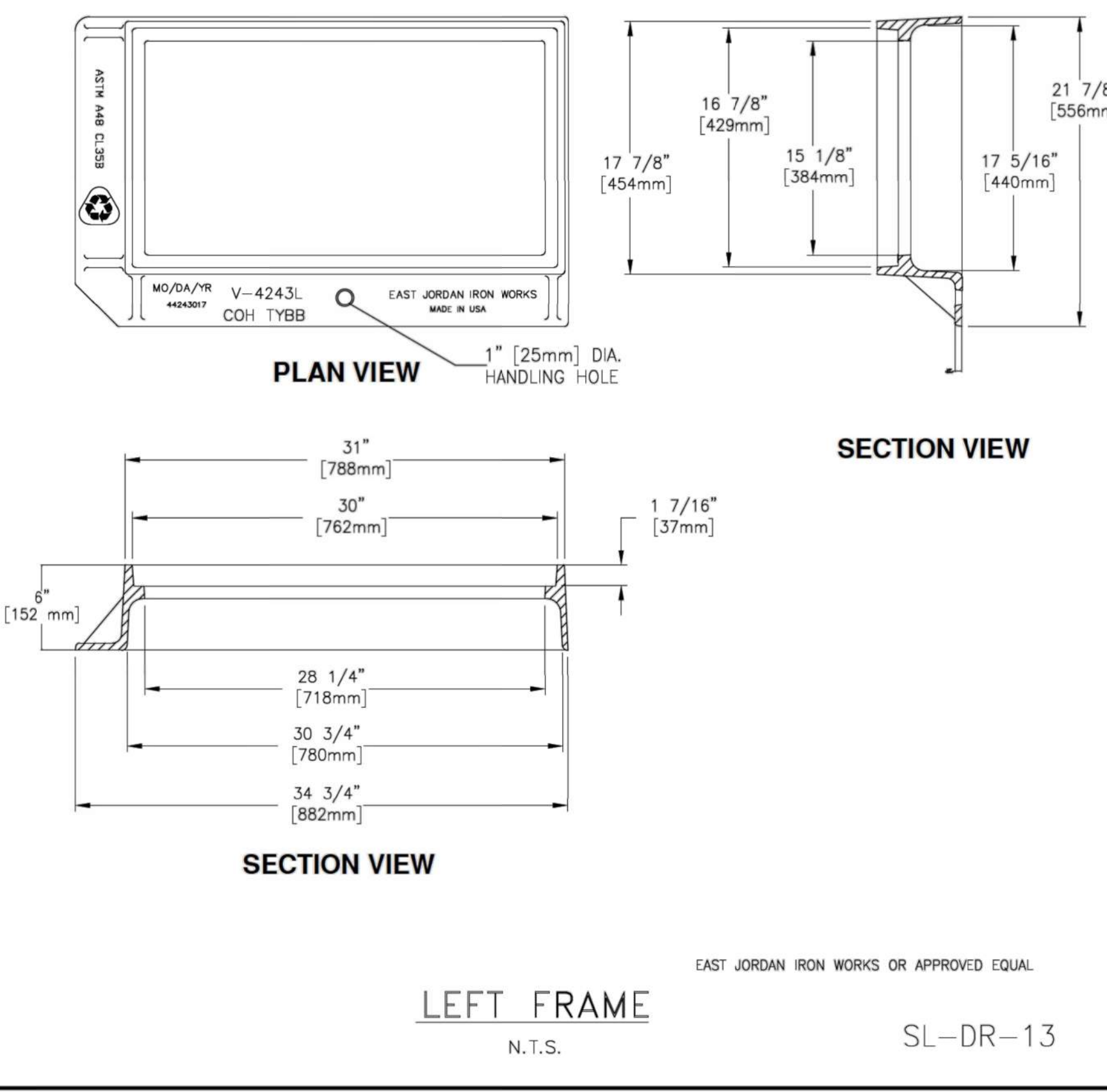
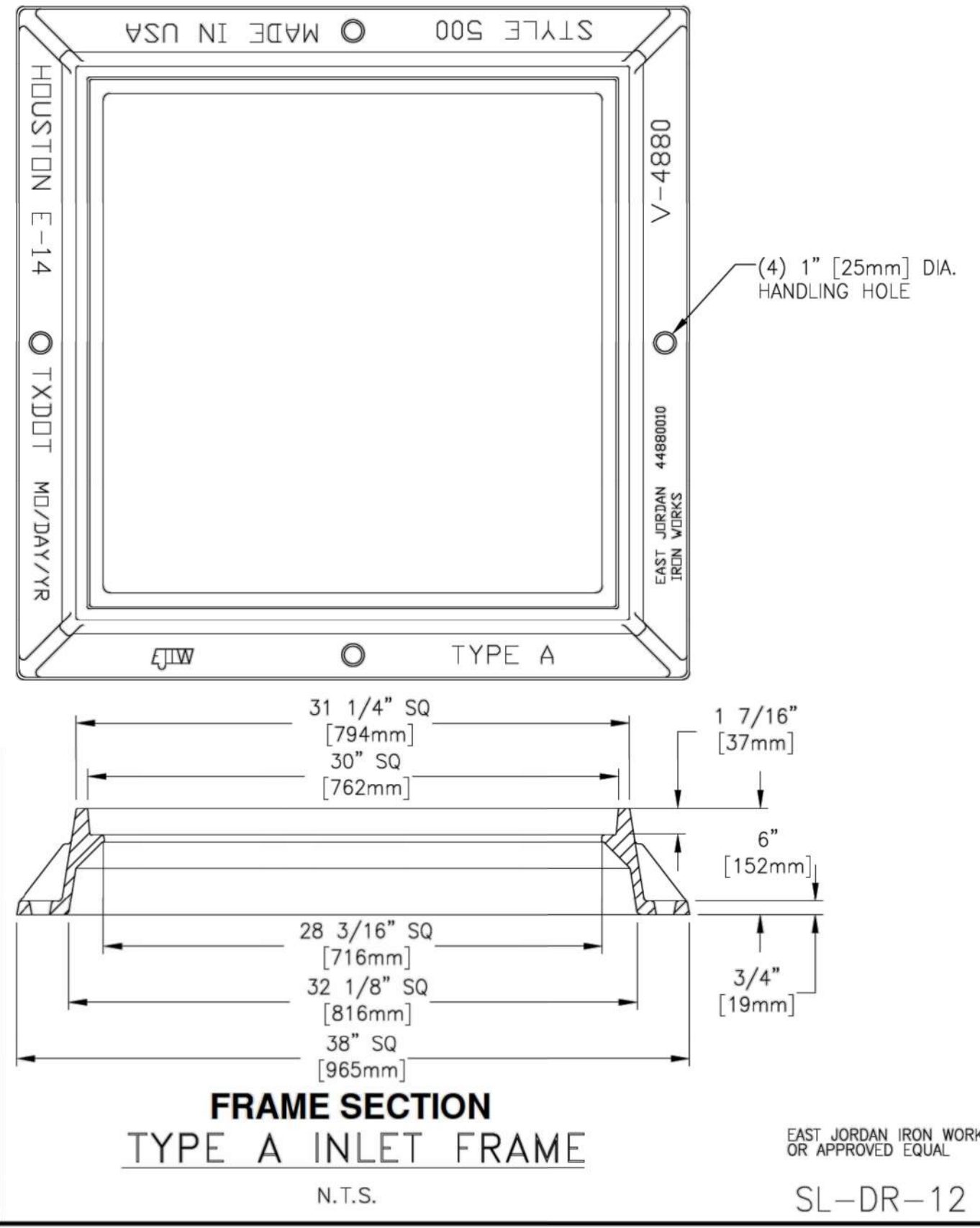
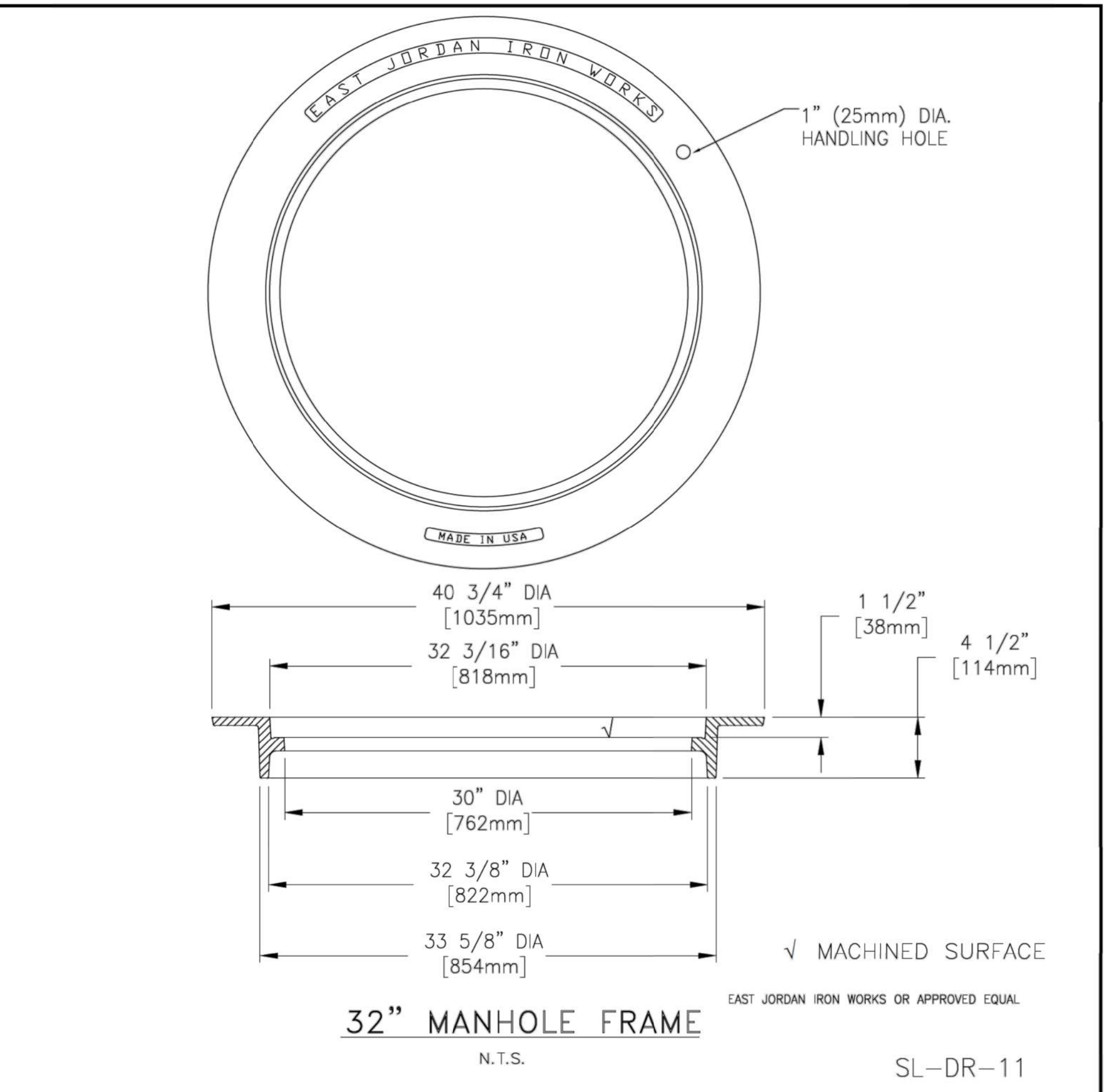
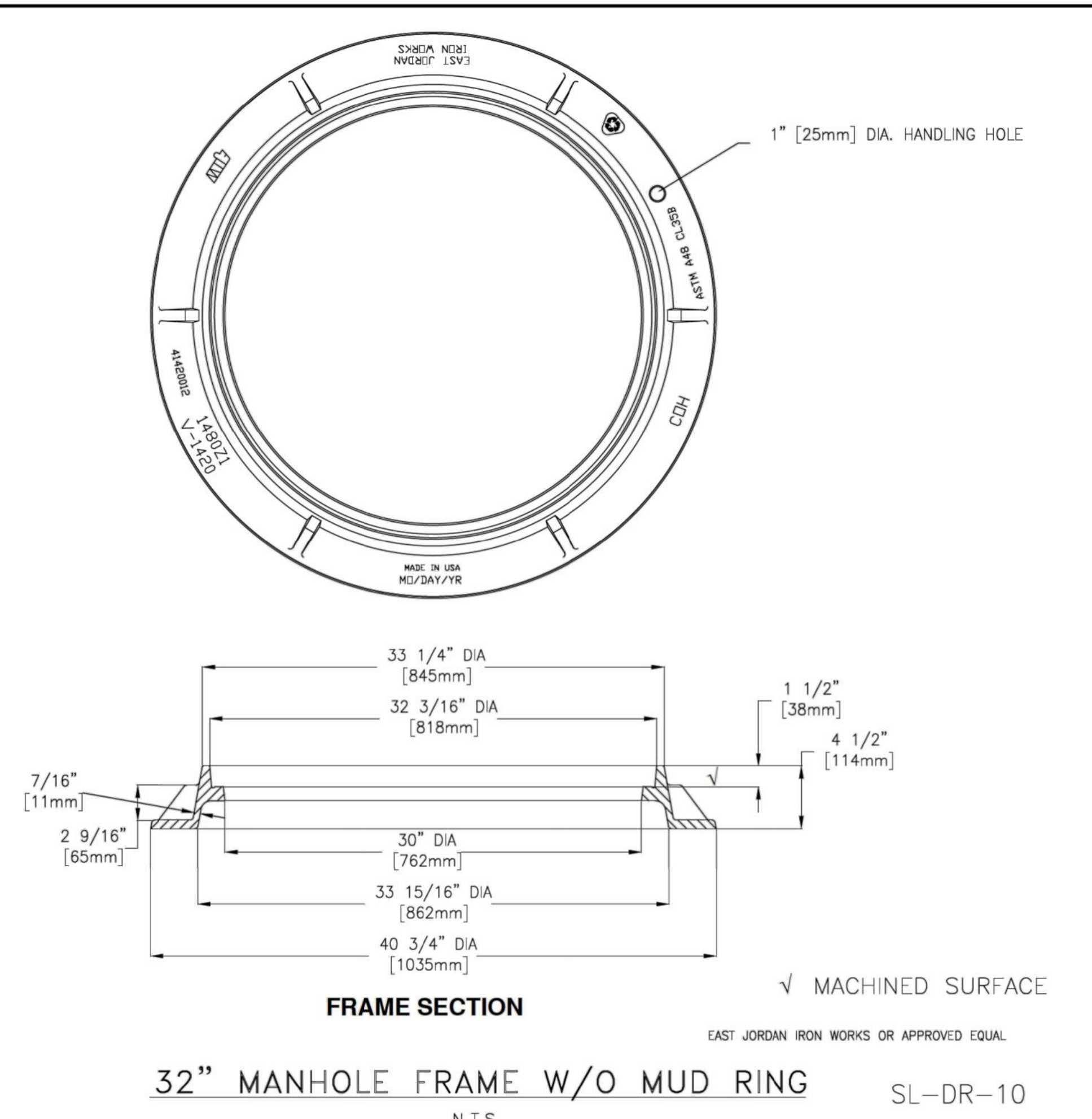
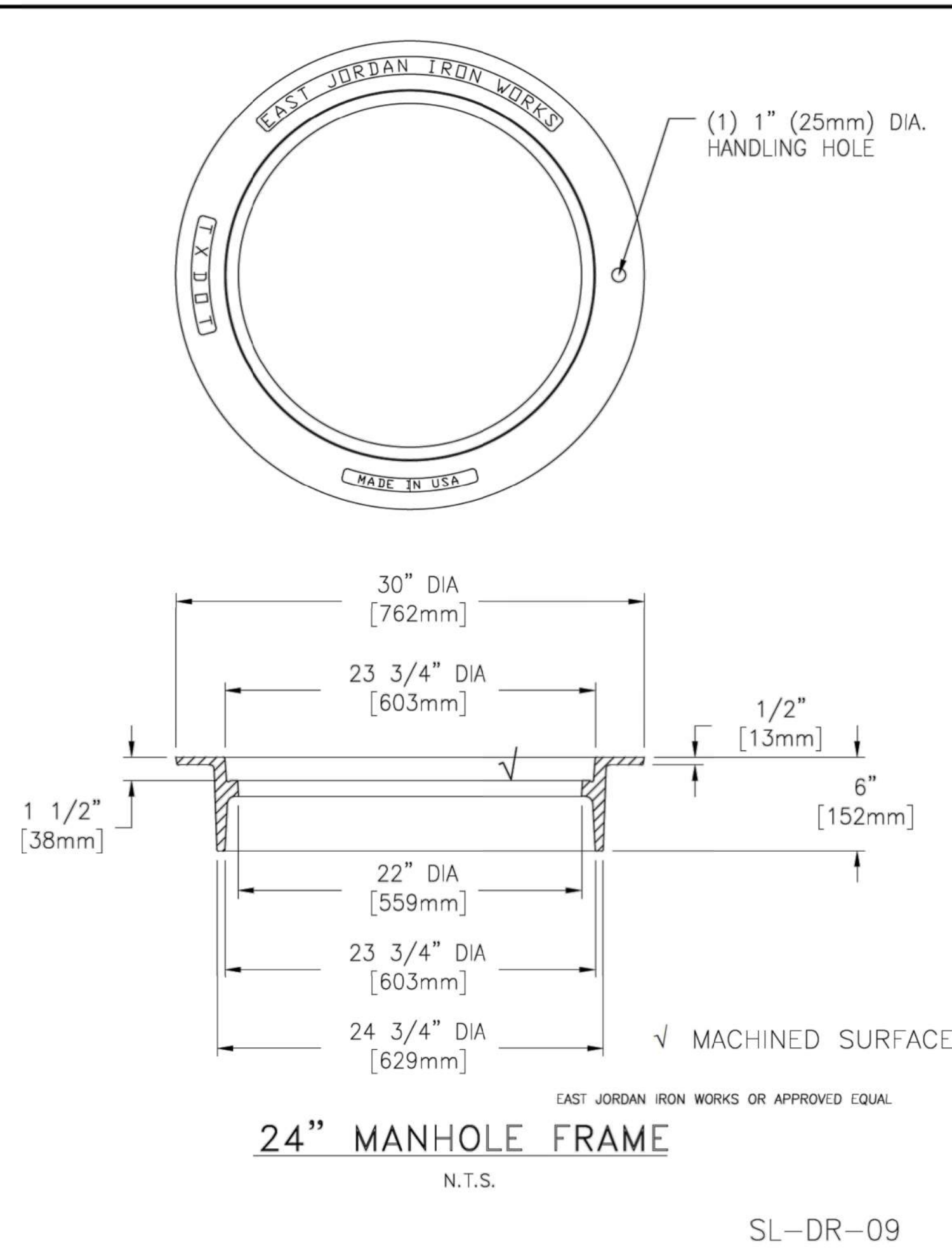
CITY OF ANGLETON
LIVE OAK RANCH

STORM DETAILS
(2 OF 10)

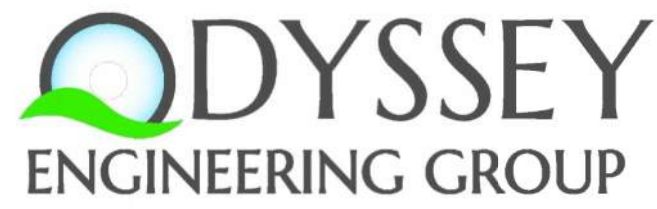
SURV. MS. DATE 5/22	JOB NO. 21-027-00
DSGN. NPM. DATE 6/22	IMAGE NO. I-21027000-01
CHKD. NPM. DATE 6/22	
APPR. MCH. DATE 3/23	
SCALE: HORIZ. N/A	SHEET 39 OF 49 SHEETS
VERT. N/A	

REVISION DATE: OCTOBER 2021


P:\4027-00\Drawings\Detail\2102700-08-STORM SEWER DETAILS.dwg (Mar 21, 2023 11:57am) Edited by: NMacias@esi



BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48035C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE



ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseysveg.com
 TBPE No. F-17637



CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
 121 S Velasco,
 Angleton, Texas 77515

CITY OF ANGLETON
 LIVE OAK RANCH

STORM DETAILS
 (3 OF 10)

SURV. MS DATE 5/22	JOB NO. 21-027-00
DSGN. NPM DATE 6/22	IMAGE NO. I-21027000-01
CHKD. MCH DATE 3/23	
APPR. MCH DATE 3/23	

SCALE: HORIZ N/A VERT N/A
 SHEET 40 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

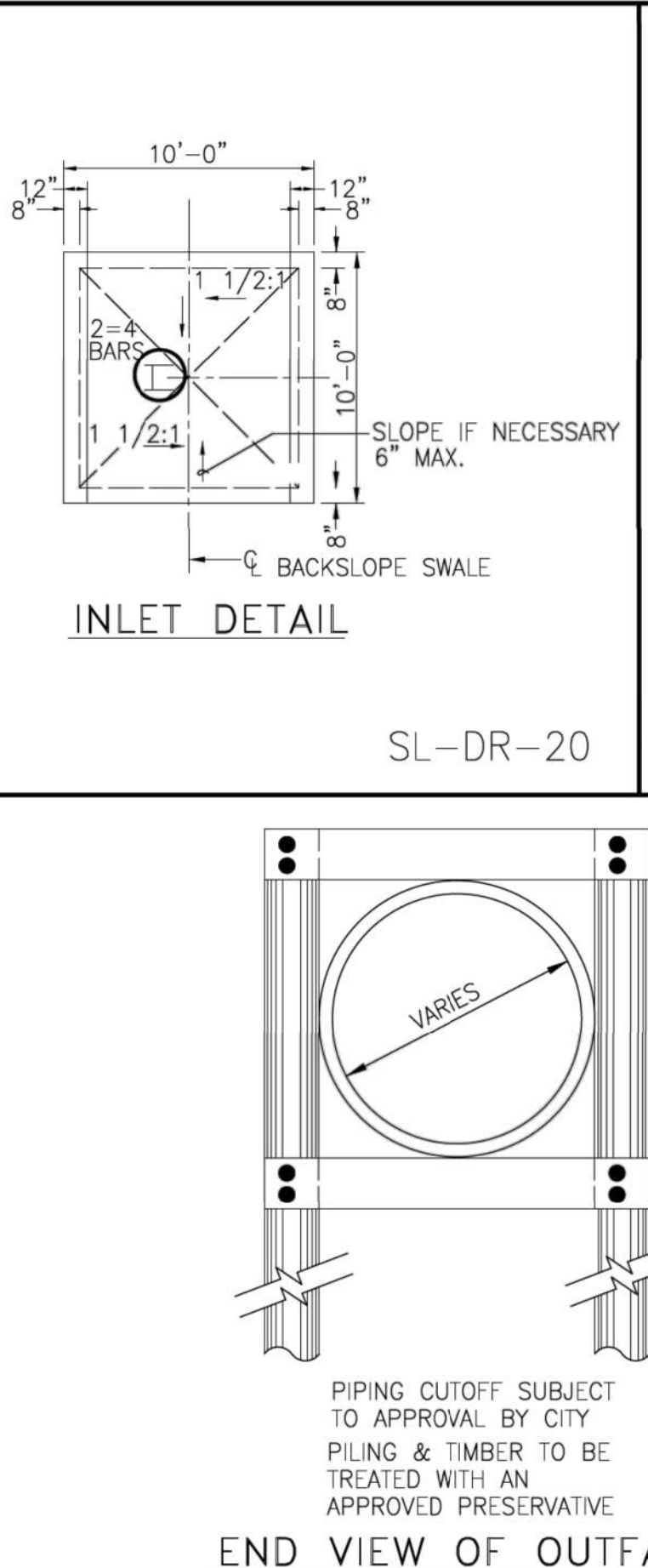
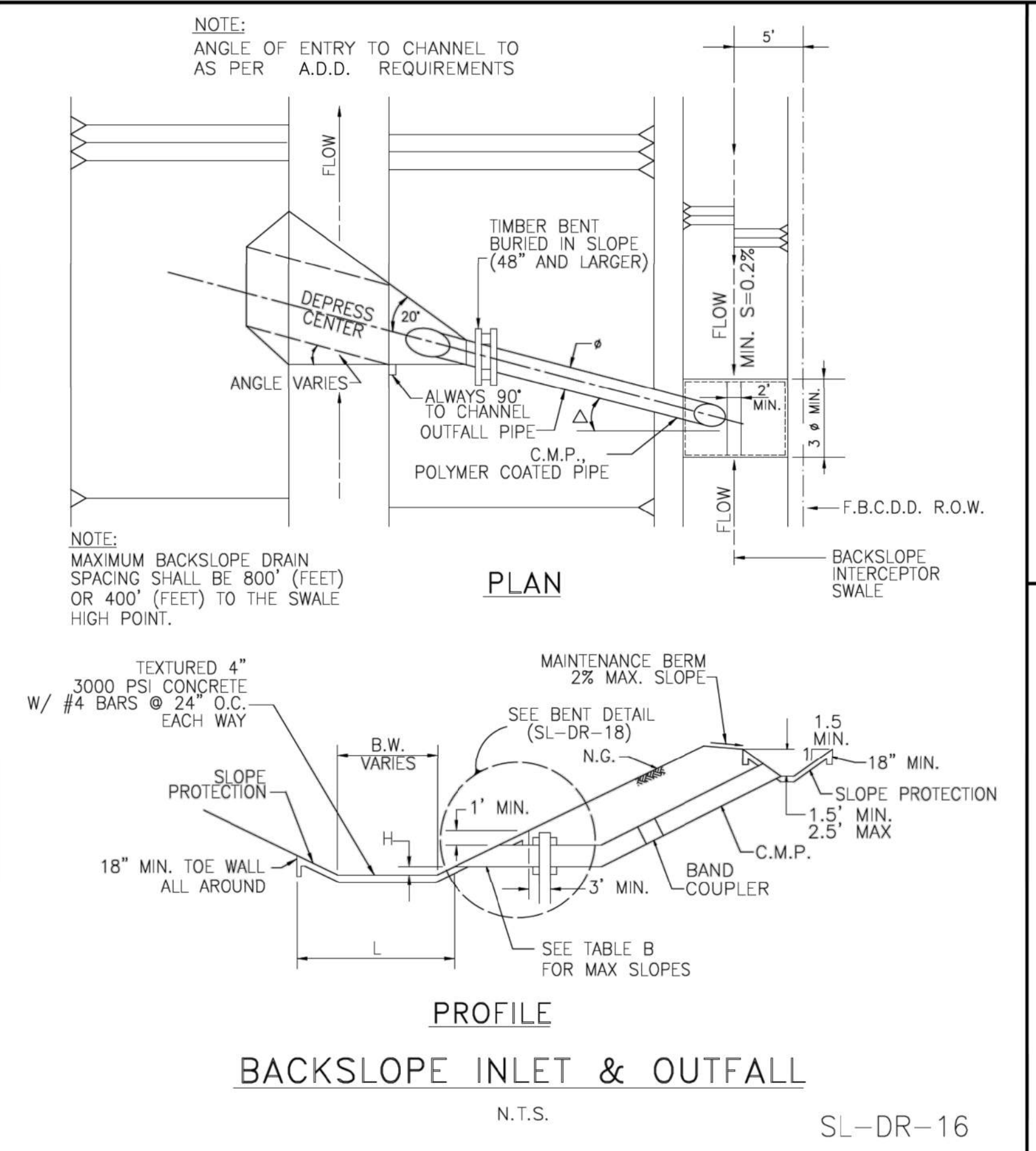
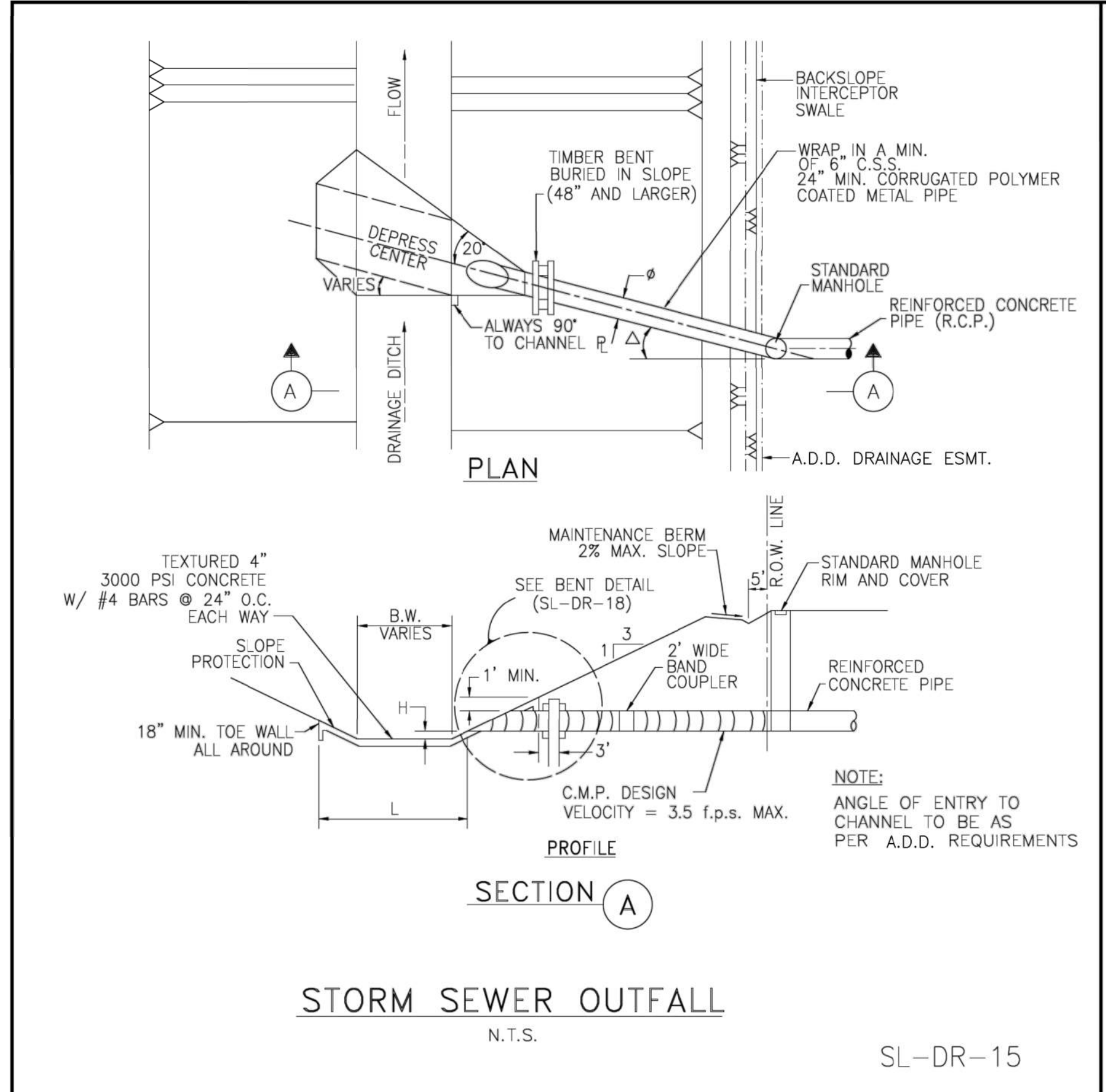


TABLE A

SIZE 2 2/3" X 1 1/2" CORRUGATION	PIPE GAUGE	BAND COUPLER GAUGE	SIZE 3'X1' & 5'X1' CORRUGATION	PIPE GAUGE	BAND COUPLER GAUGE
24"	12	12			
30"	12	12			
36"	12	12			
42"	12	12			
48"	12	12	48"	12	12
54"	12	12	54"	12	12
60"	12	12	60"	12	12
66"	10	12	66"	12	12
72"	10	12	72"	12	12
78"	8	10	78"	12	12
84"	8	10	84"	12	12

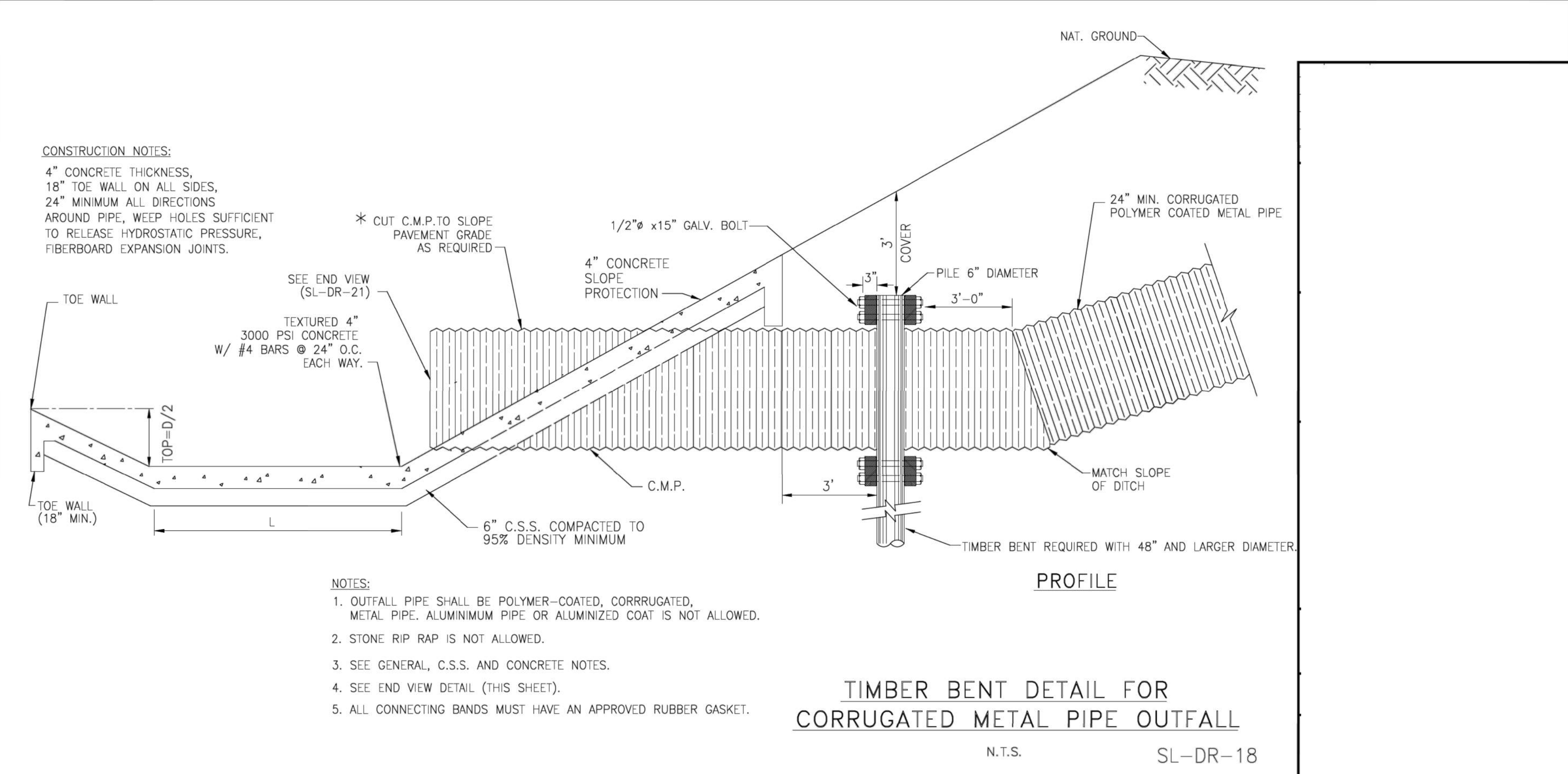
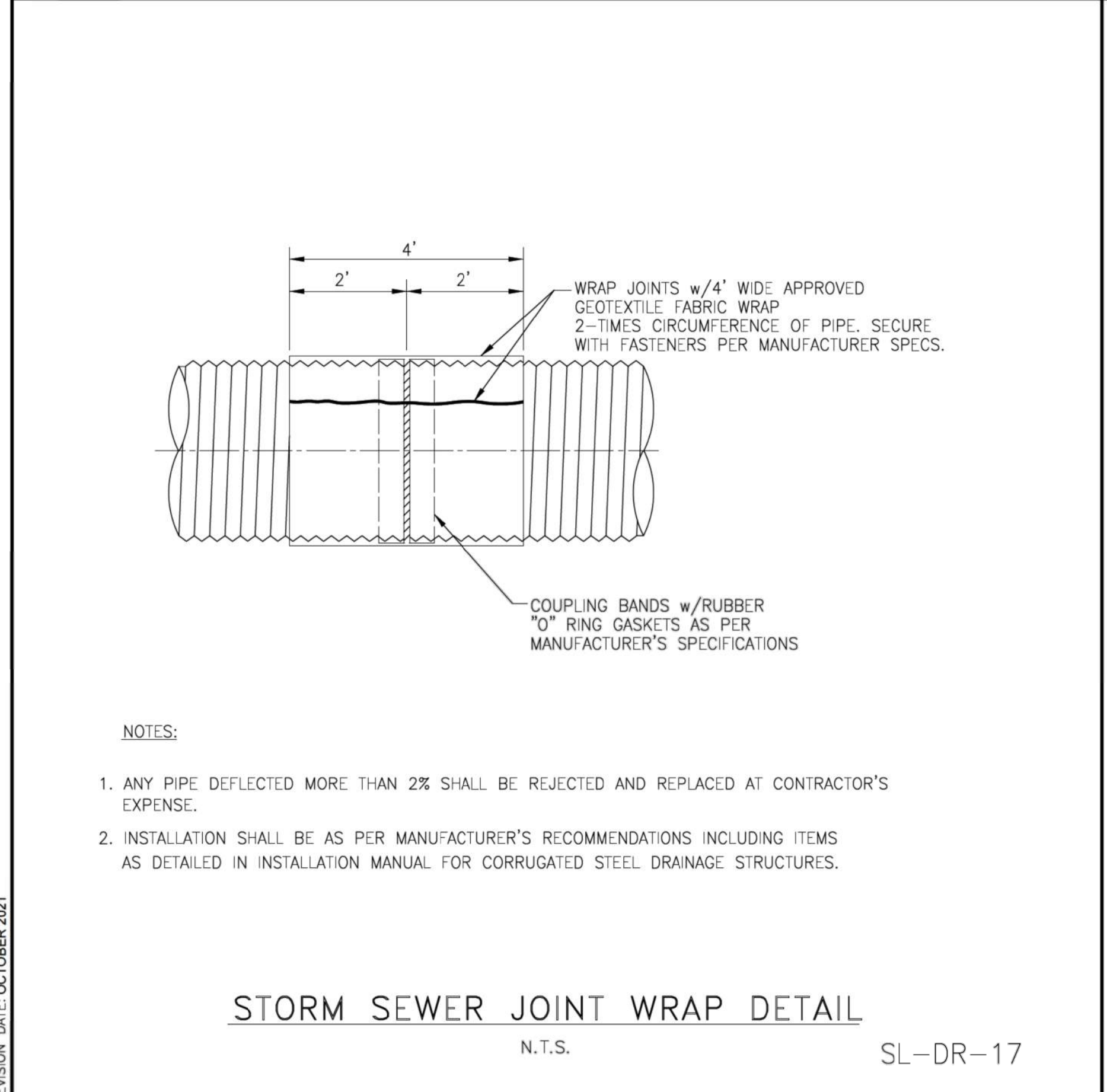
TABLE B

PIPE DIA.	SLOPE	VELOCITY
24"	0.6%	3.25 f.p.s
36"	0.3%	3.00 f.p.s
42"	0.2%	2.75 f.p.s
48"	0.2%	3.00 f.p.s
54"	0.2%	3.25 f.p.s

CONSTRUCTION NOTES:
L : B.W. / PIPE ϕ $\leq 7'-6"$ → LENGTH WILL EXTEND ONE-HALF PIPE ϕ ABOVE F ON OPPOSITE BANK (MIN. 36") OR A MINIMUM OF 6-PIPE ϕ TOWARDS OPPOSITE BANK OF CHANNEL, WHICH EVER IS THE LESSER.

Δ : PROP. 24" TO 42" $\Delta = 15'$
PROP. 48" AND LARGER $\Delta = 30'$

H : FOR PIPE SIZES 24" TO 42"
H=3' MAX. AND 1' MIN.
FOR PIPE SIZES 48" AND LARGER
H=1' MAX. AND MIN.



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAV888, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.38 FEET, (NAV888, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K, EFFECTIVE FEBRUARY 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

MARK C. HODGE
REGISTERED PROFESSIONAL ENGINEER
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM DETAILS
(4 OF 10)**

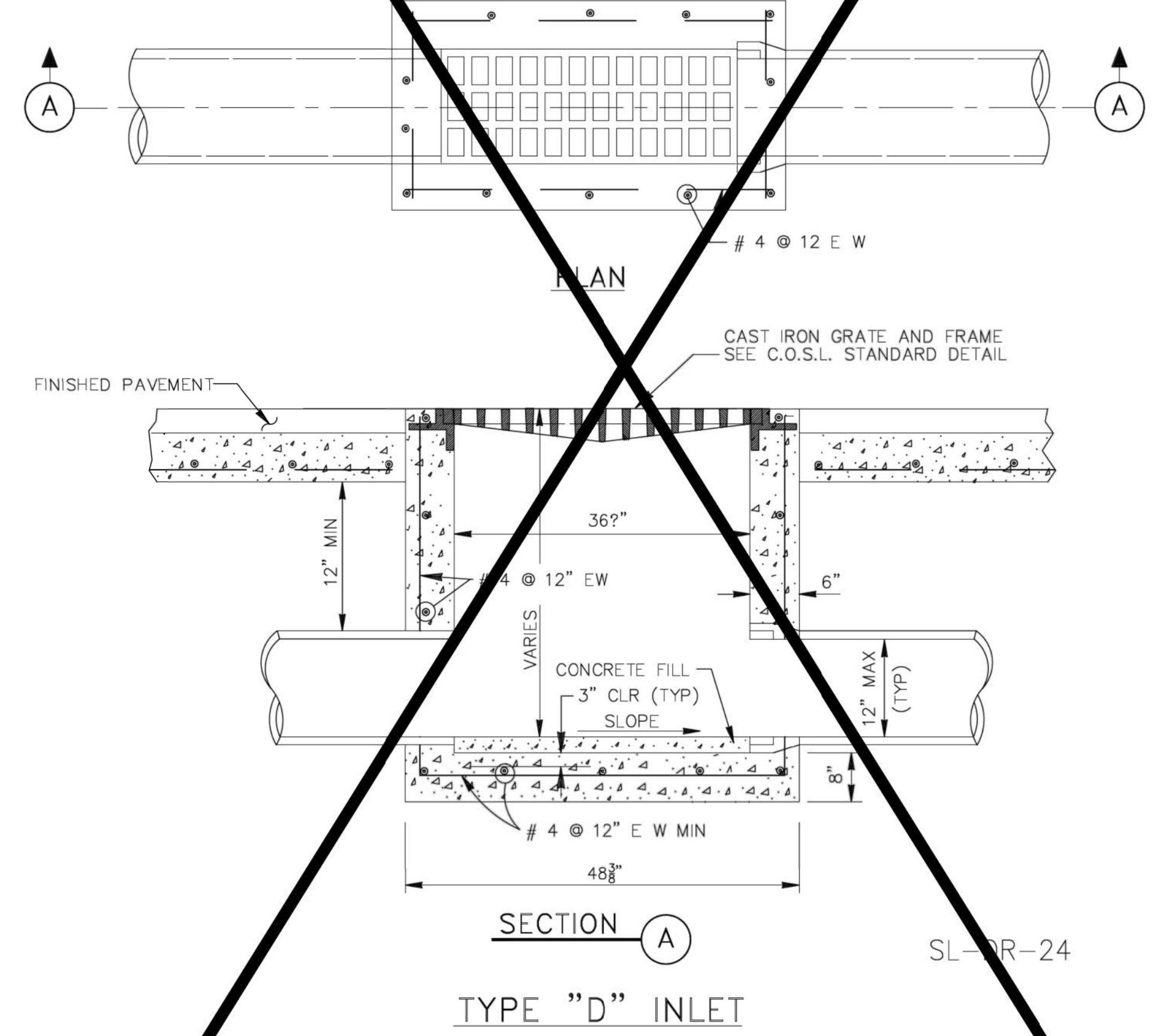
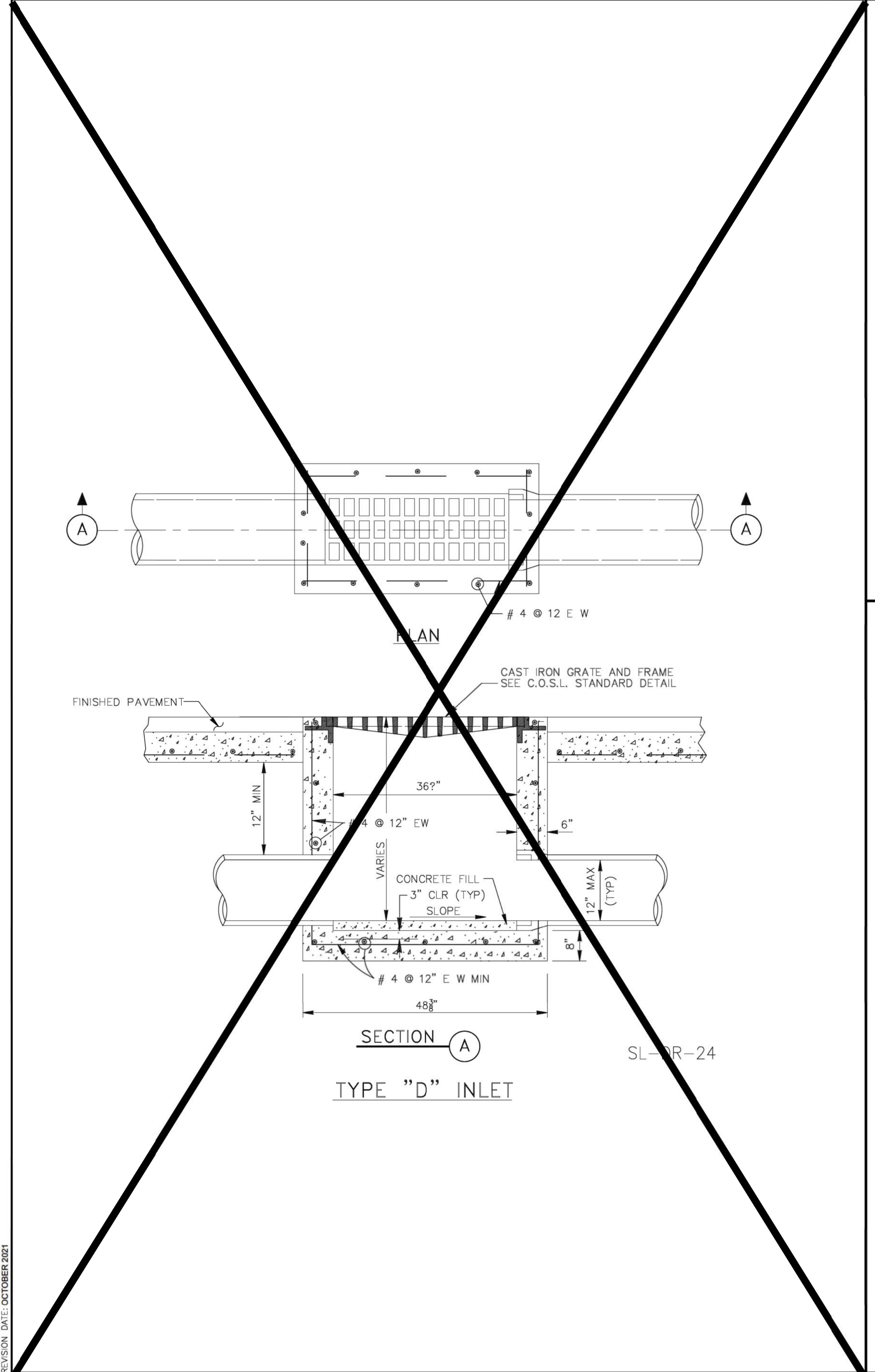
REVISION DATE: OCTOBER 2021

NOTES:
1. ANY PIPE DEFLECTED MORE THAN 2% SHALL BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
2. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ITEMS AS DETAILED IN INSTALLATION MANUAL FOR CORRUGATED STEEL DRAINAGE STRUCTURES.

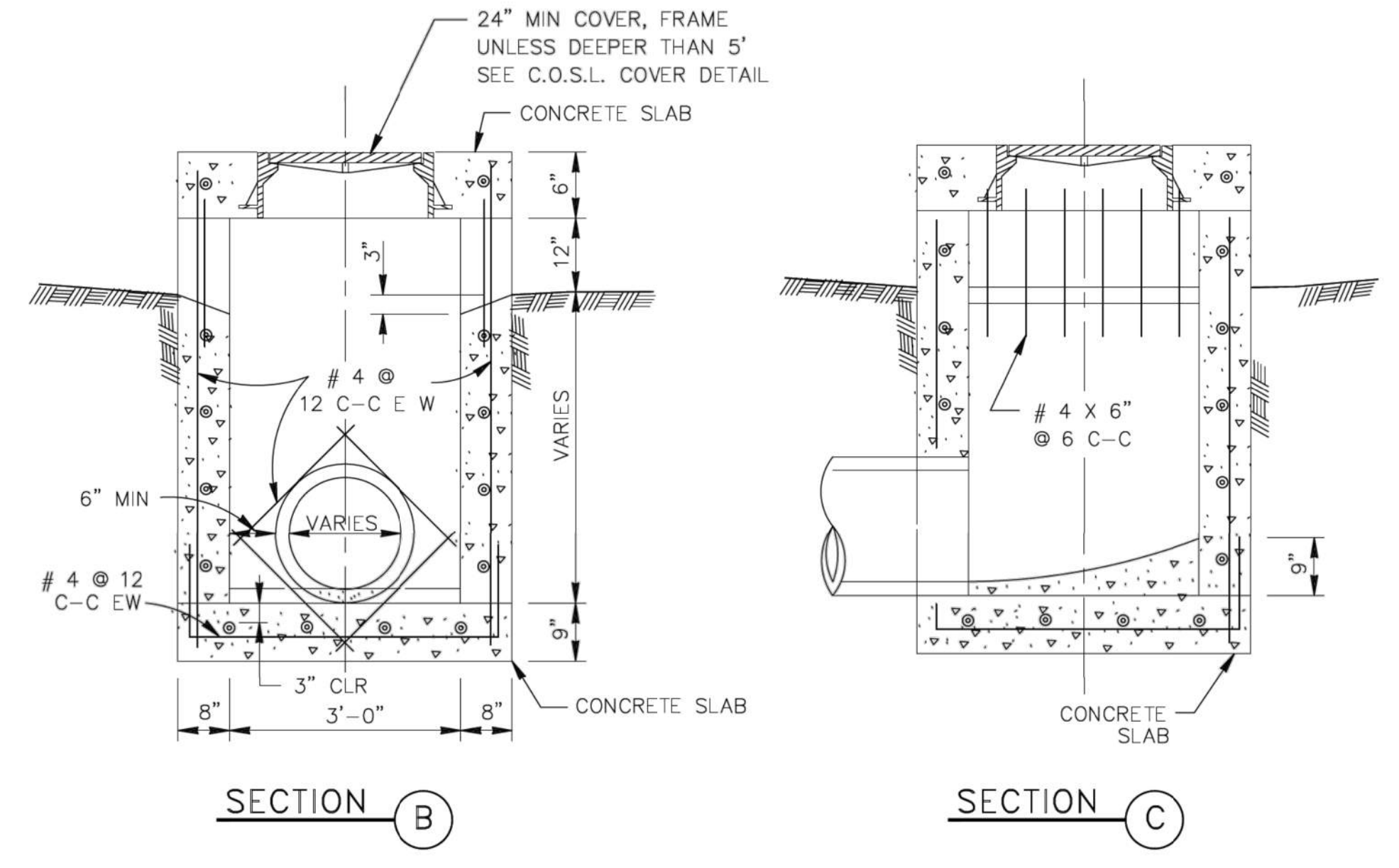
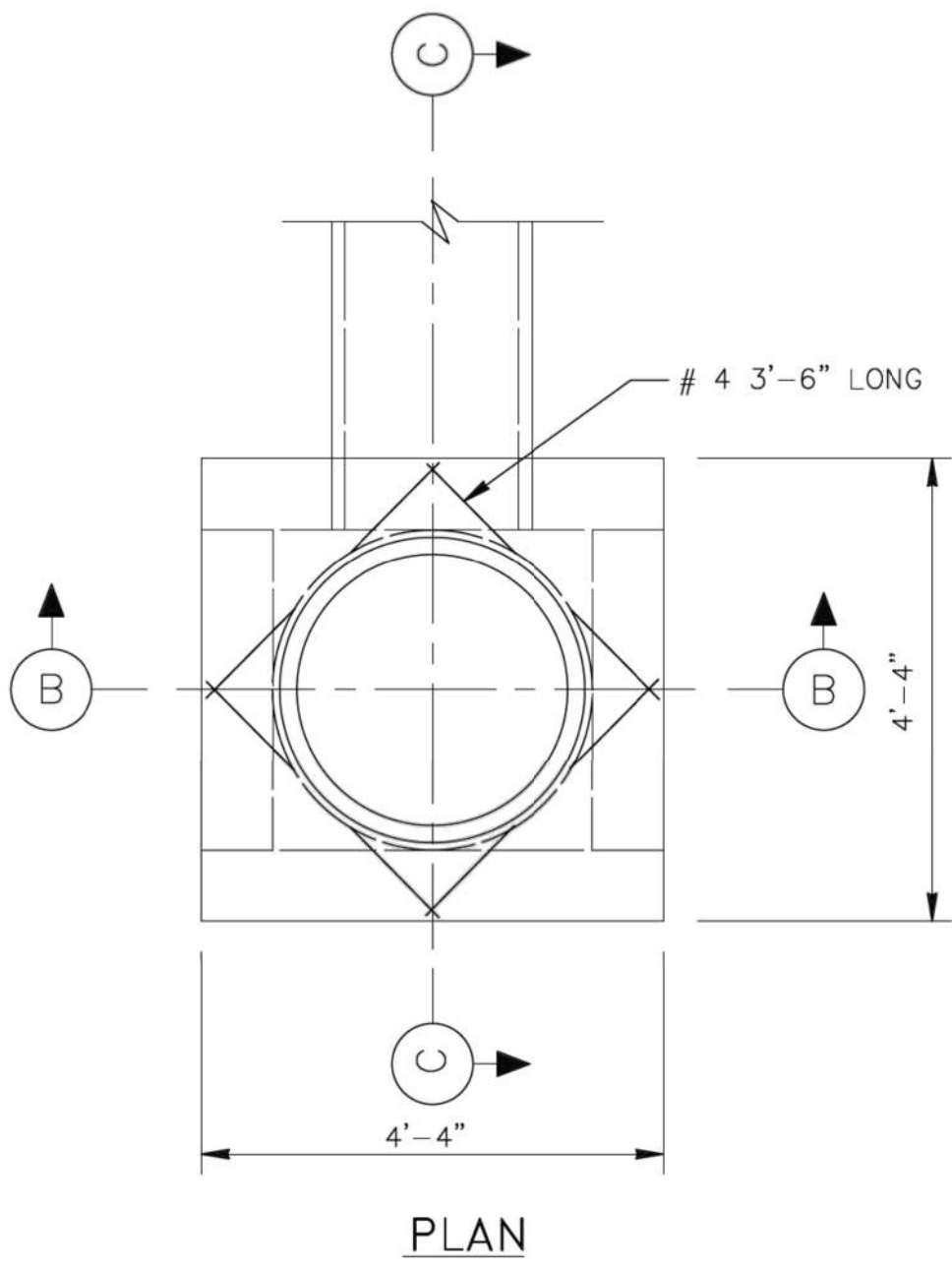
CONSTRUCTION NOTES:
4" CONCRETE THICKNESS, 18" TOE WALL ON ALL SIDES, 24" MINIMUM ALL DIRECTIONS AROUND PIPE, WEAP HOLES SUFFICIENT TO RELEASE HYDROSTATIC PRESSURE, FIBERBOARD EXPANSION JOINTS.

* CUT C.M.P. TO SLOPE PAVEMENT GRADE AS REQUIRED

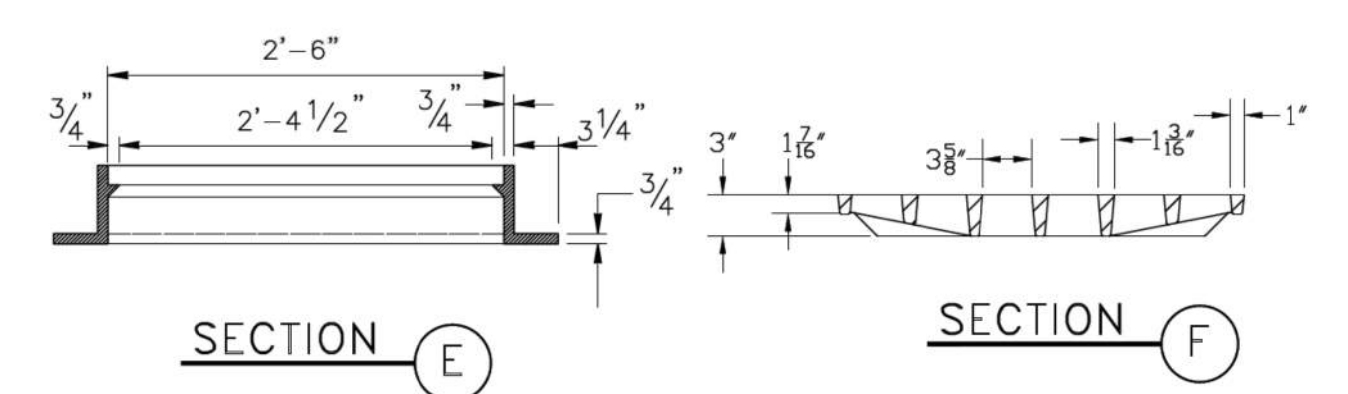
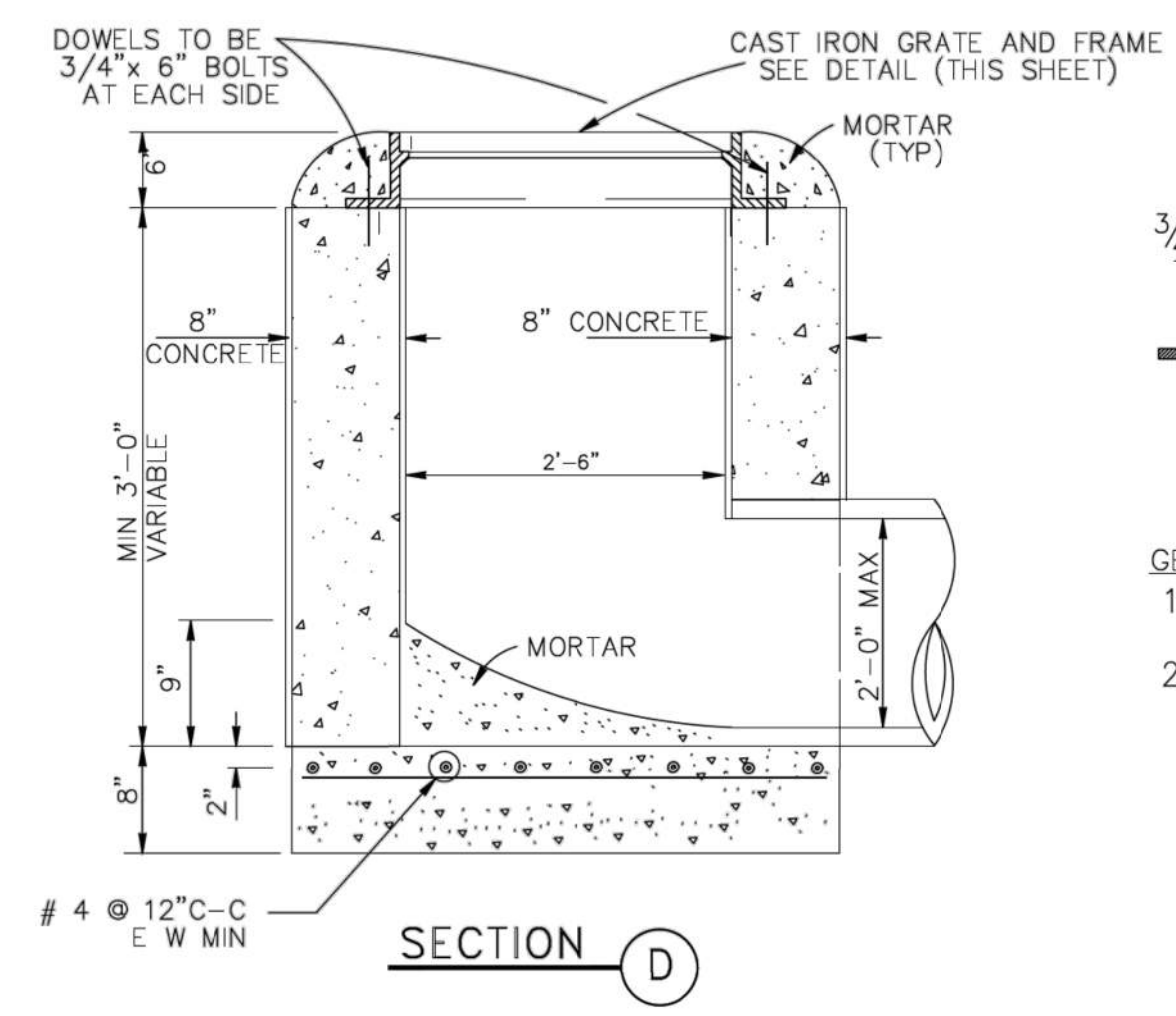
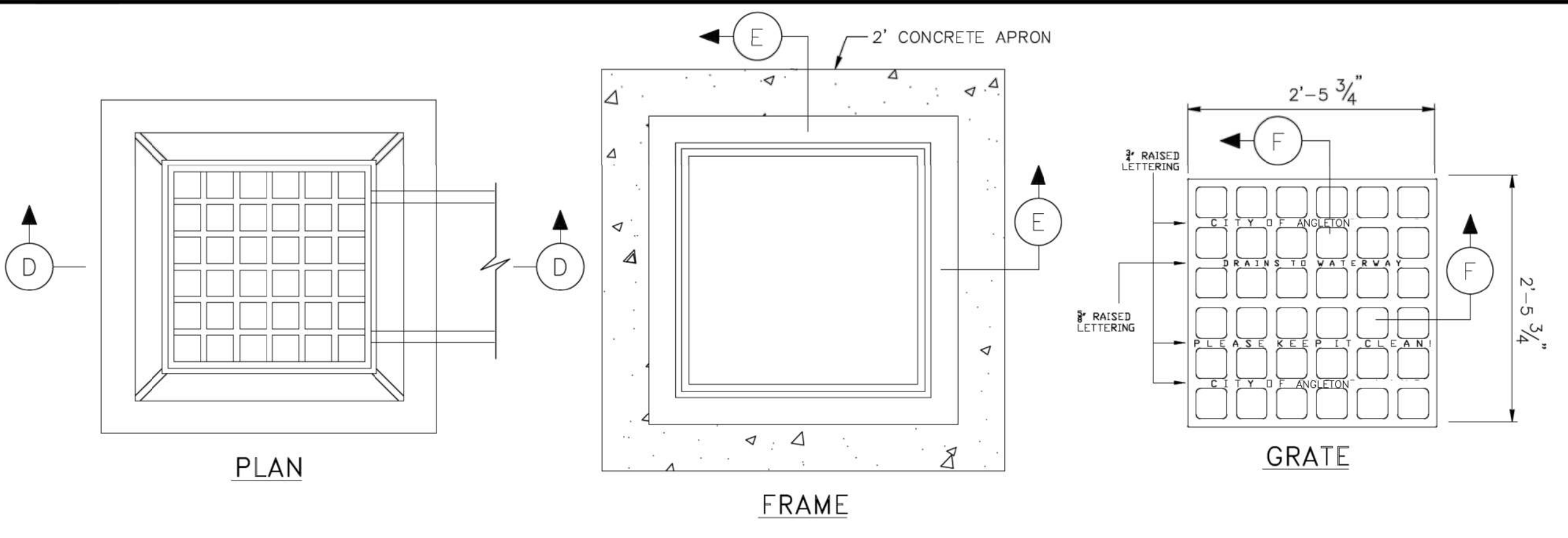
NOTES:
1. OUTFALL PIPE SHALL BE POLYMER-COATED, CORRUGATED, METAL PIPE. ALUMINUM PIPE OR ALUMINIZED COAT IS NOT ALLOWED.
2. STONE RIP RAP IS NOT ALLOWED.
3. SEE GENERAL, C.S.S. AND CONCRETE NOTES.
4. SEE END VIEW DETAIL (THIS SHEET).
5. ALL CONNECTING BANDS MUST HAVE AN APPROVED RUBBER GASKET.



SECTION A
TYPE "D" INLET
SL-DR-24



SECTION B
SECTION C
TYPE "E" INLET
N.T.S.
SL-DR-22



SECTION E
SECTION F
GENERAL CONSTRUCTION NOTES:
1. CONCRETE CAST WALLS SHALL HAVE #4 REBAR PLACED @ 12" C-C EW.
2. GRATE LID IS EAST JORDAN IRON WORKS OR APPROVED EQUAL.
TYPE "A" INLET
N.T.S.
SL-DR-23

REFER TO:
1. GENERAL NOTES, C.S.S. & CONCRETE NOTES
2. STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

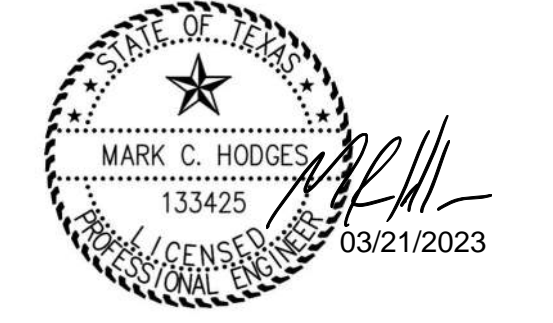
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" BOX OUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX OUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

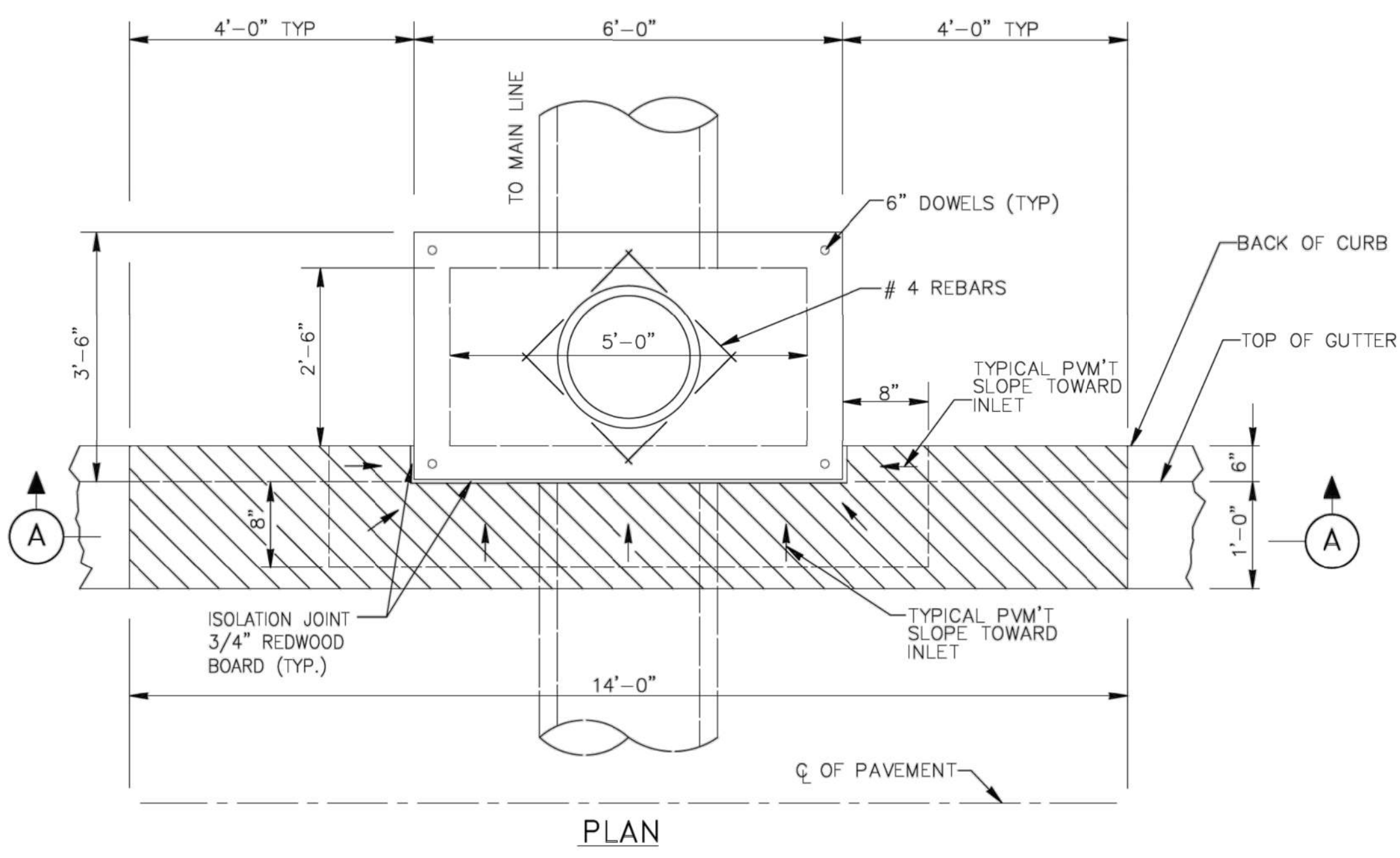


**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**
121 S Velasco,
Angleton, Texas 77515

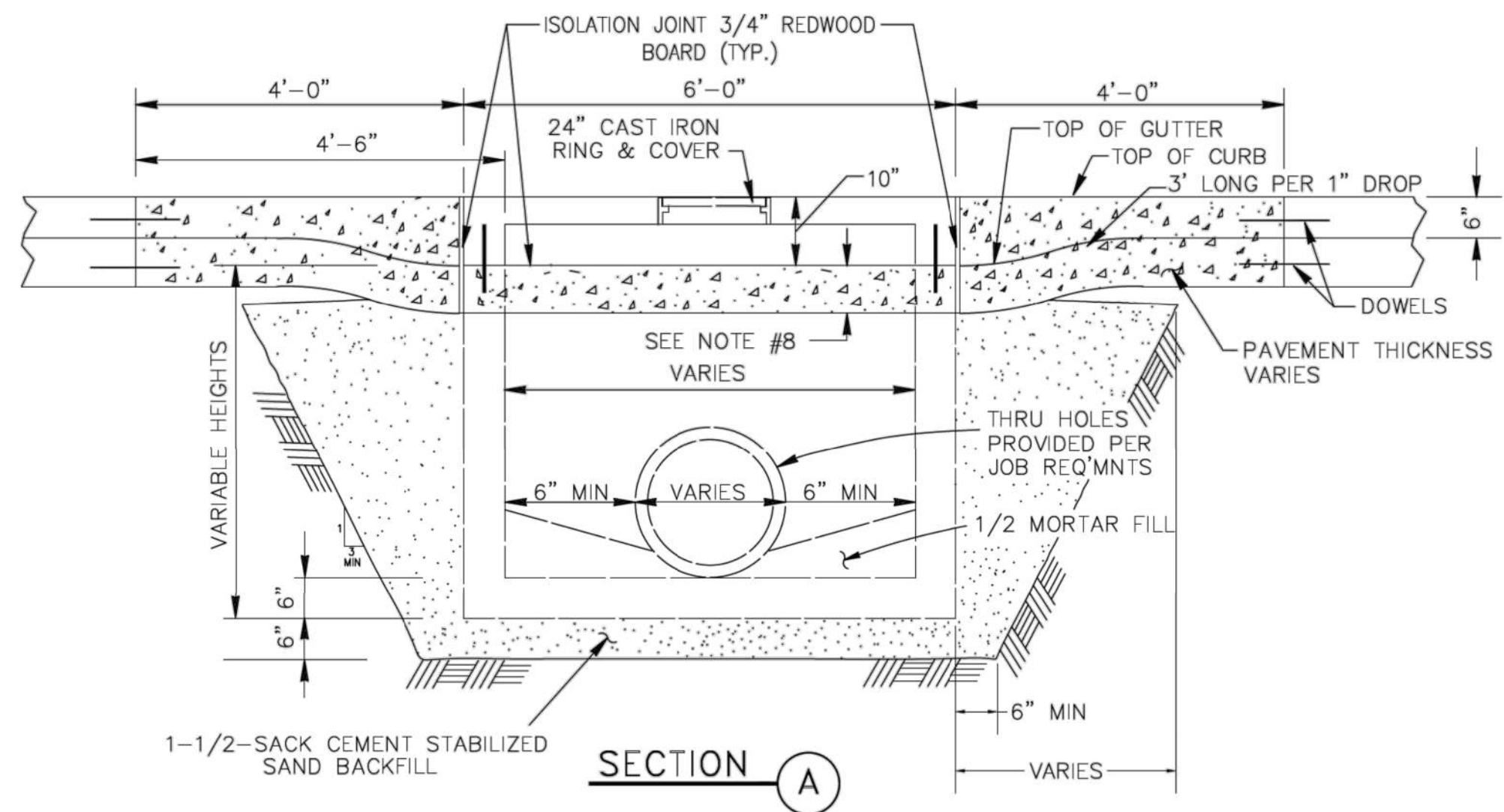
CITY OF ANGLETON
LIVE OAK RANCH

STORM DETAILS
(5 OF 10)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	I-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	NIA			
	VERT.	NIA			



PLAN

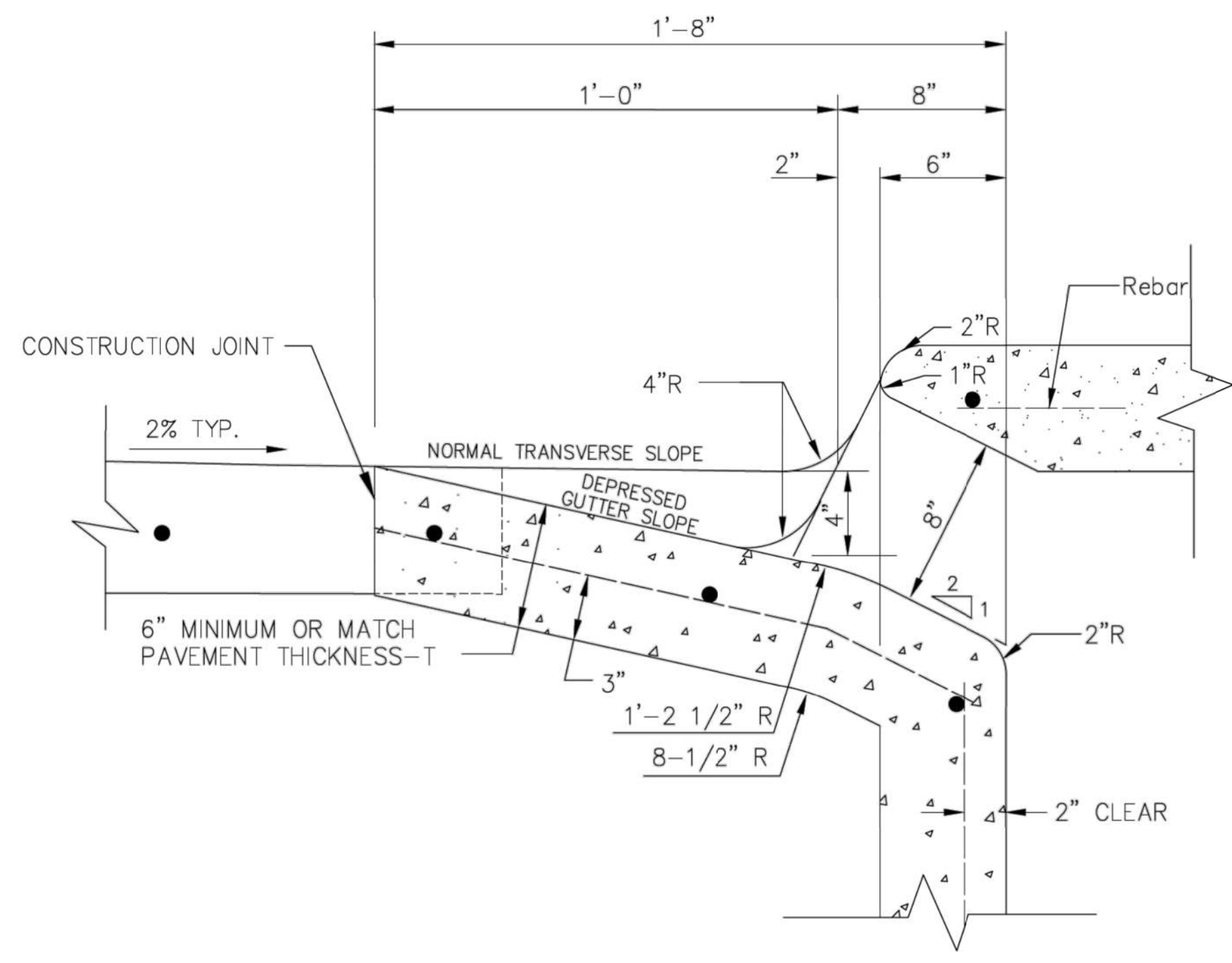


TYPE "H-2" INLET

SL-DR-25

NOTES:

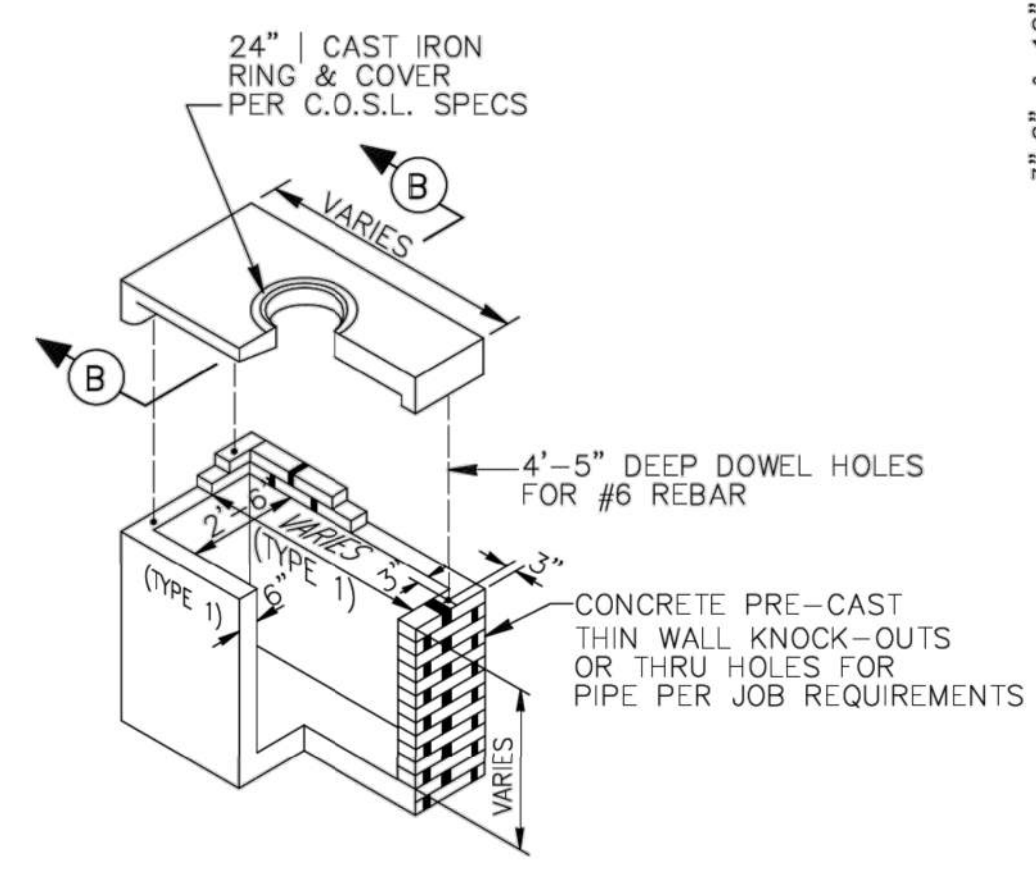
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

N.T.S.

SL-DR-40



NOTE:
REFER TO INSTALLATION FOR TYPE H-2 5'-0" CURB INLET ON PAVING DETAIL SHEET

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

1. GENERAL NOTES
2. C.S.S PAVEMENT NOTES

BENCHMARK(S) / FLOODPLAIN

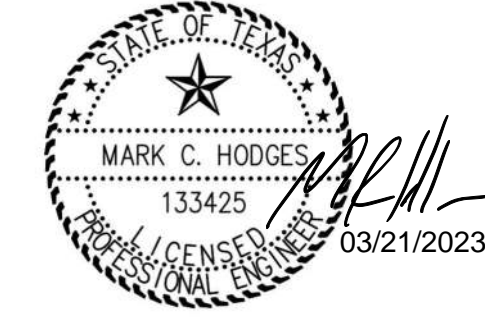
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.
TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE



2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637



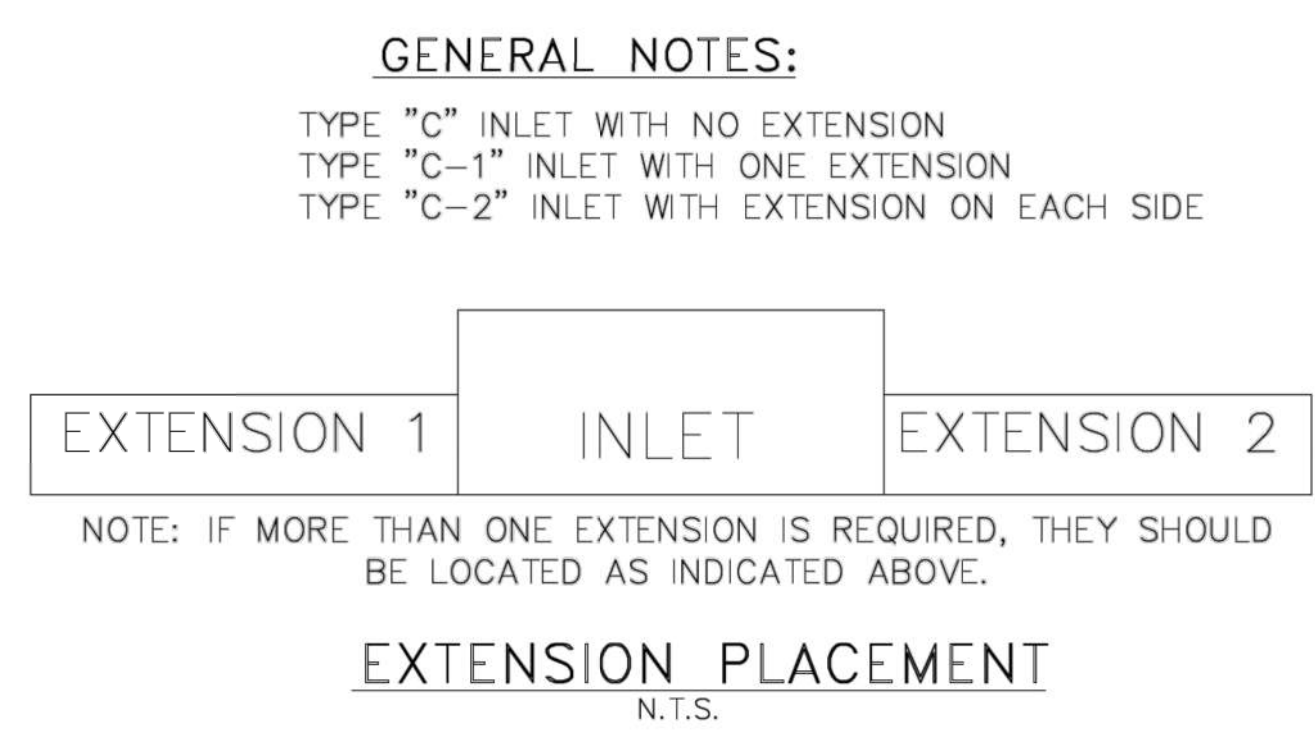
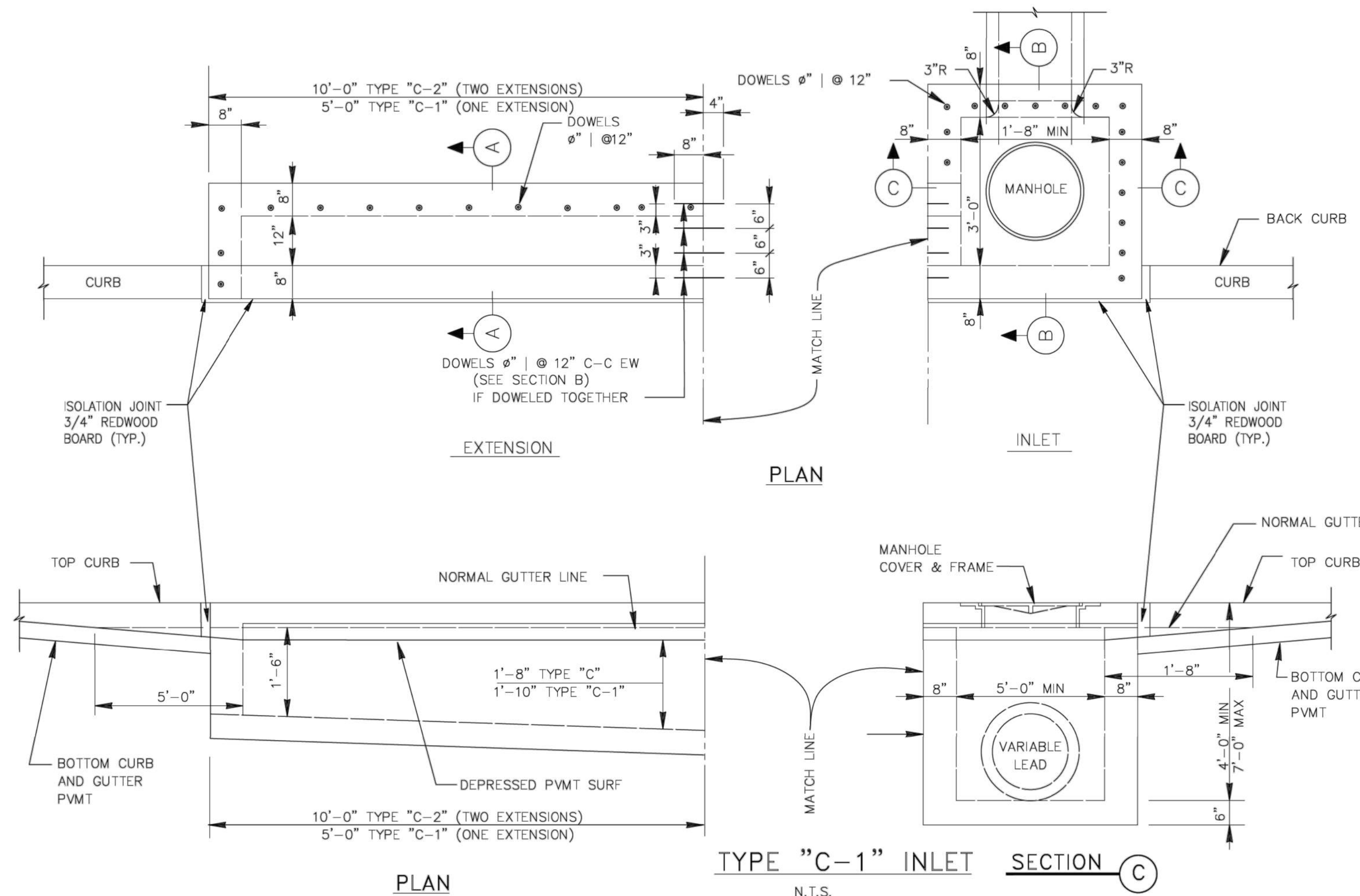
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

121 S Velasco,
Angleton, Texas 77515

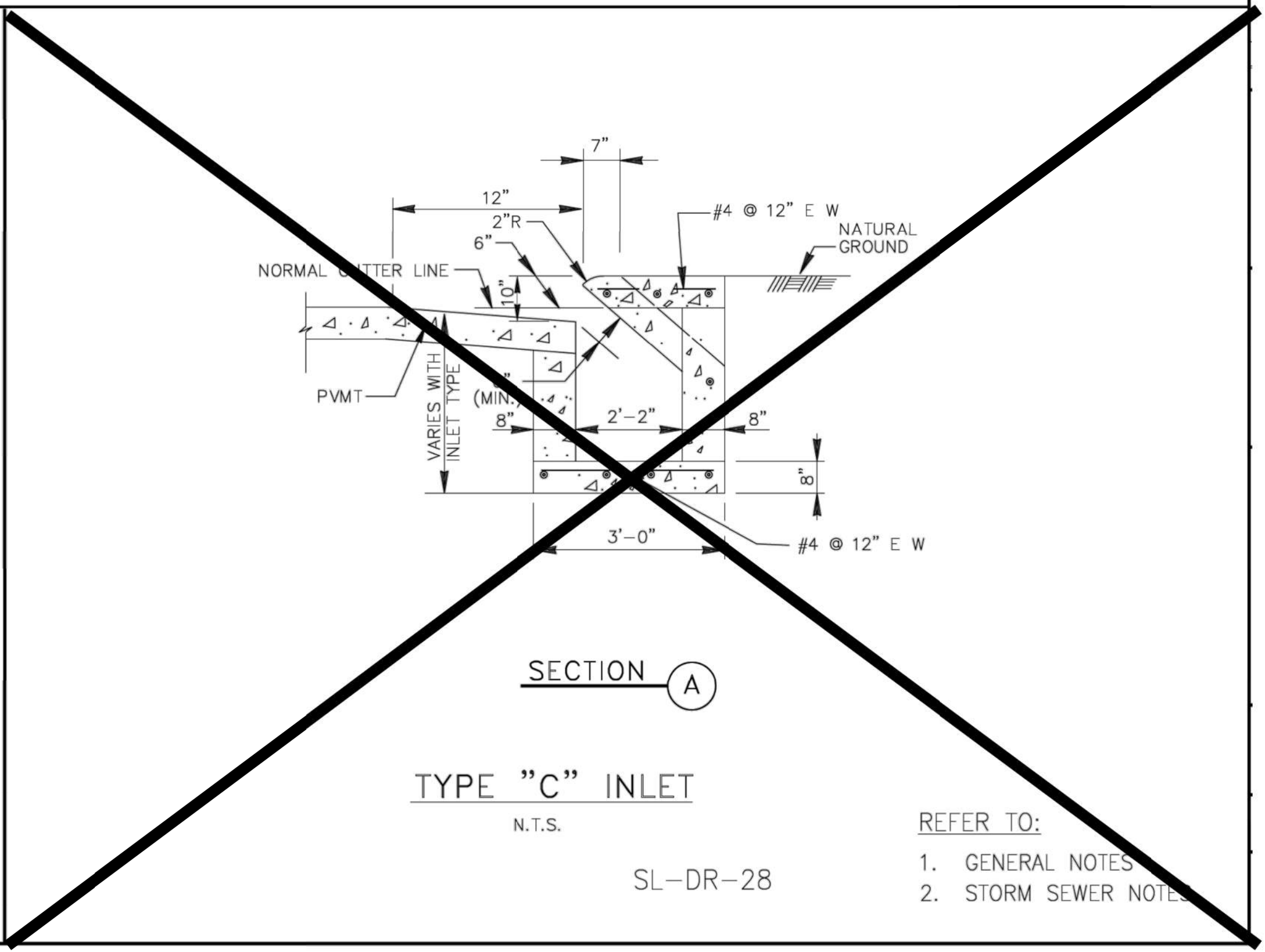
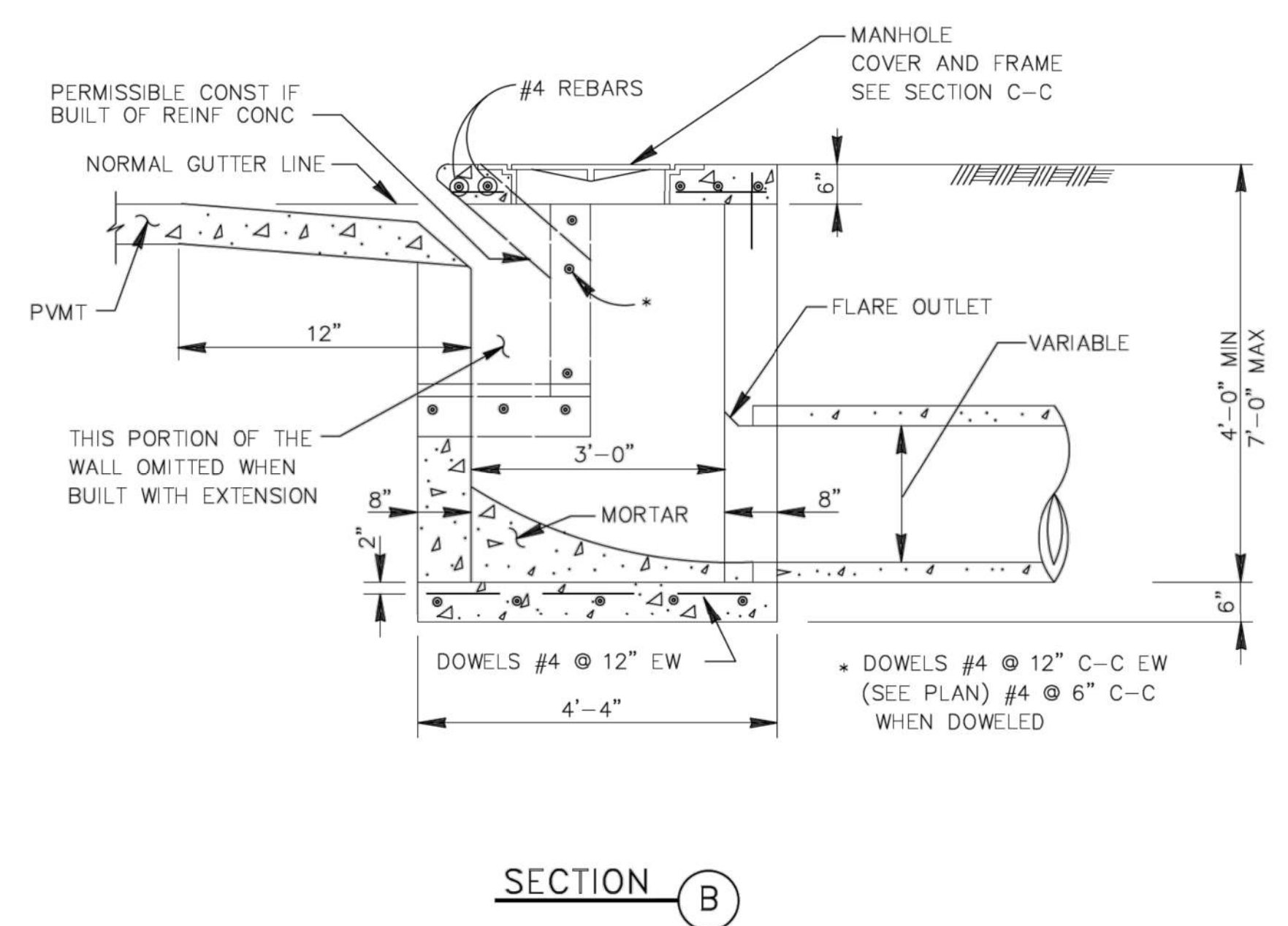
CITY OF ANGLETON
LIVE OAK RANCH

STORM DETAILS
(6 OF 10)

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWIN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	N/A			
	VERT.	N/A			



- NOTES:**
- FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"x6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
 - WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.



- REFER TO:**
- GENERAL NOTES
 - STORM SEWER NOTES

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

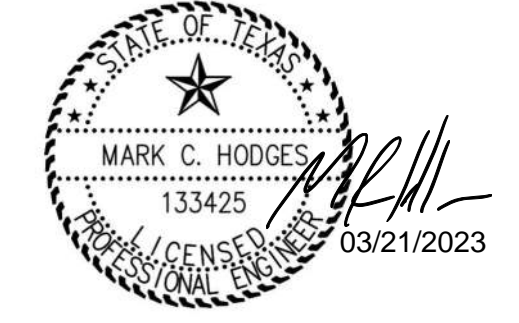
TEMPORARY BENCHMARK -A:
 TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK -B:
 TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyeng.com
 TBPE No. F-17637



**CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS**

**121 S Velasco,
 Angleton, Texas 77515**

**CITY OF ANGLETON
 LIVE OAK RANCH**

**STORM DETAILS
 (7 OF 10)**

SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		
SCALE:	HORIZ	NIA			
	VERT.	NIA			

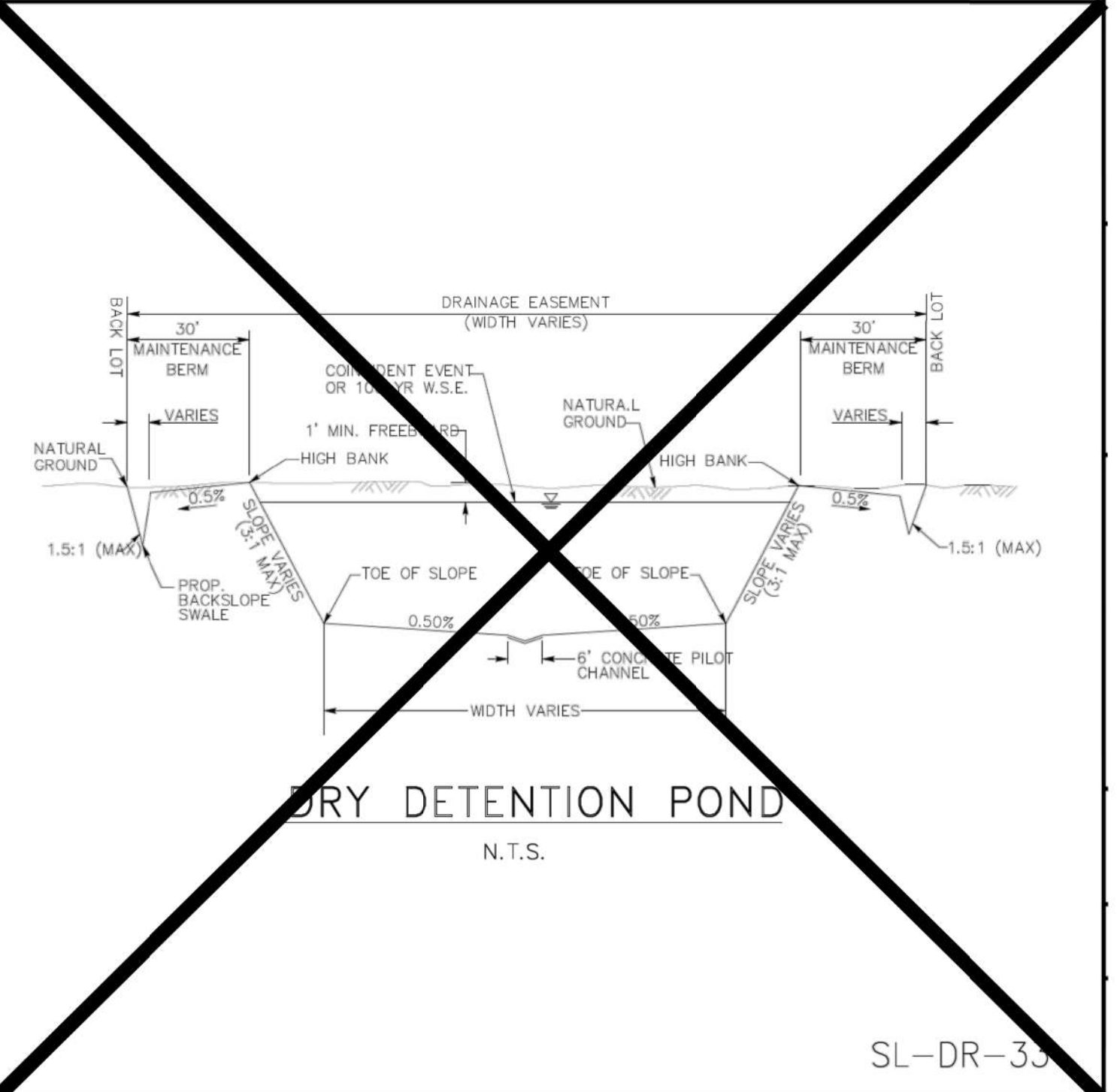
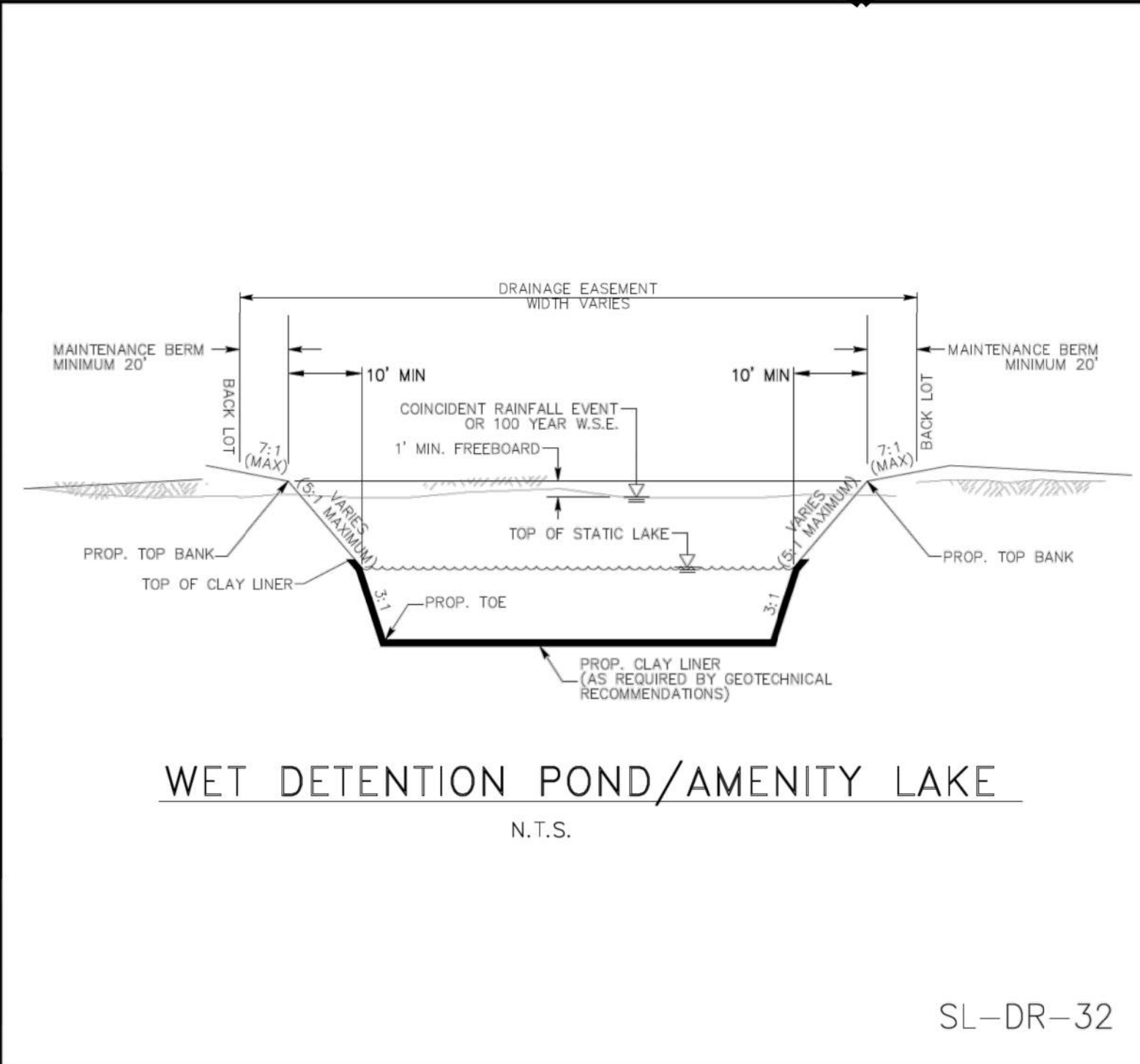
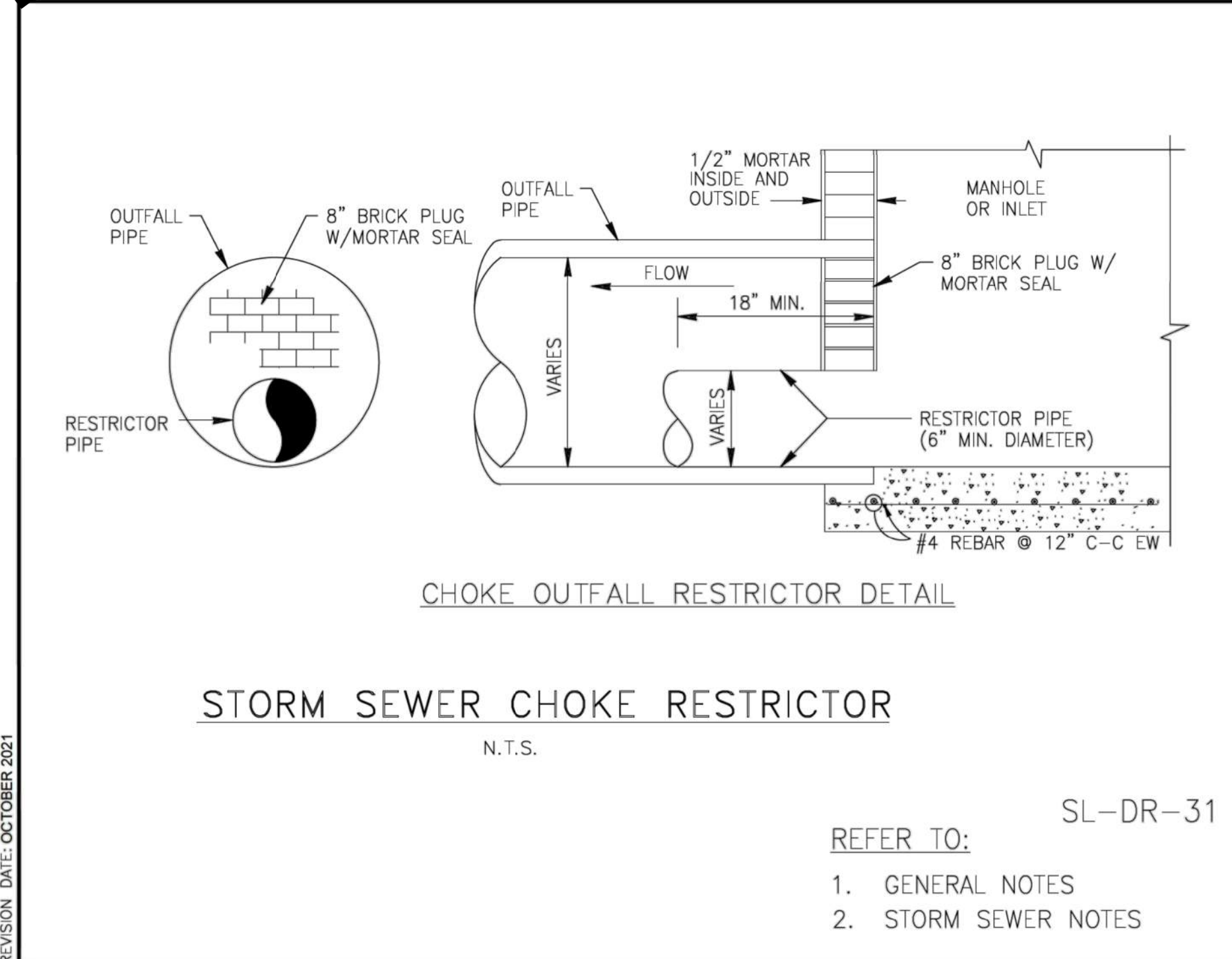
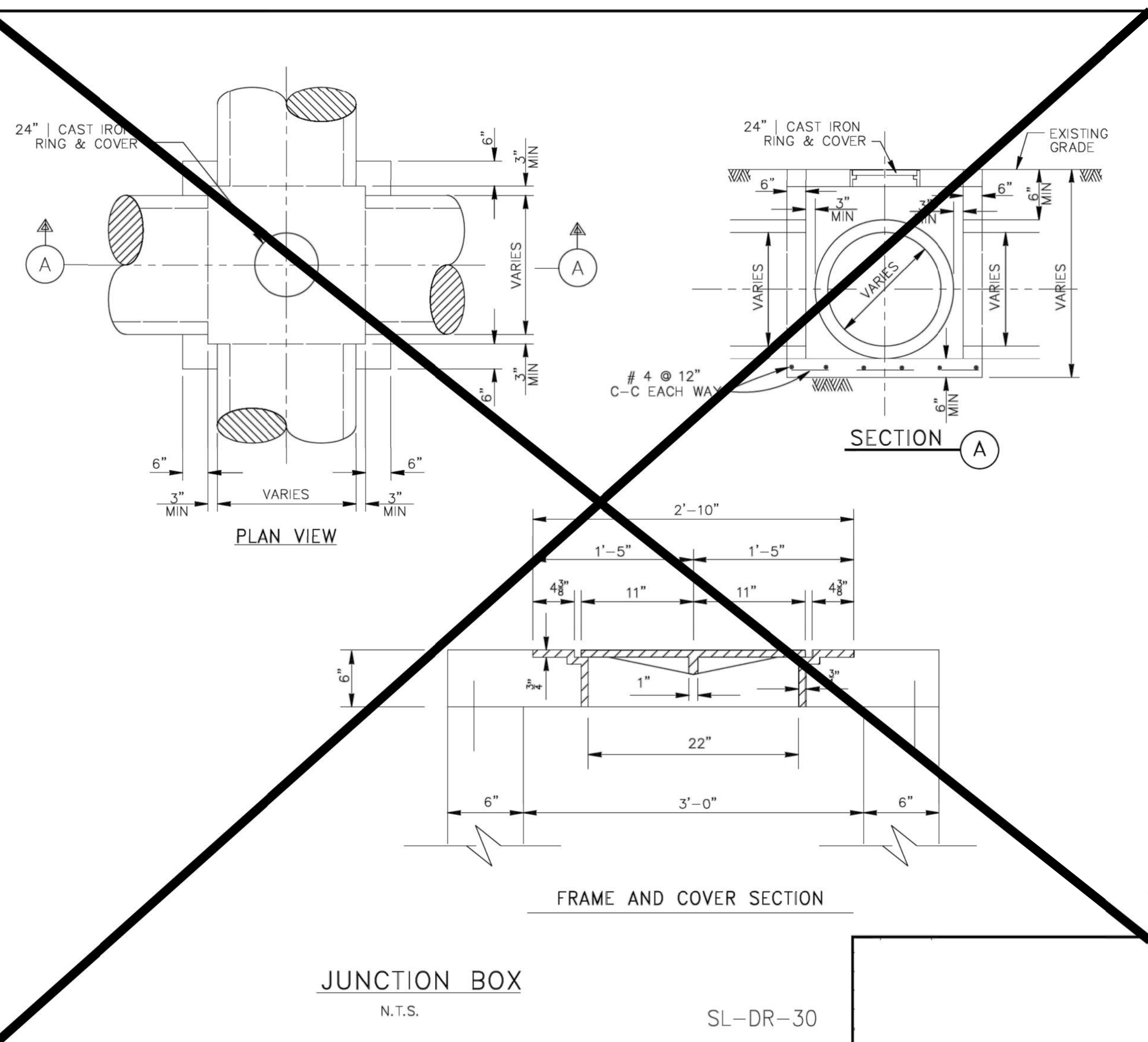
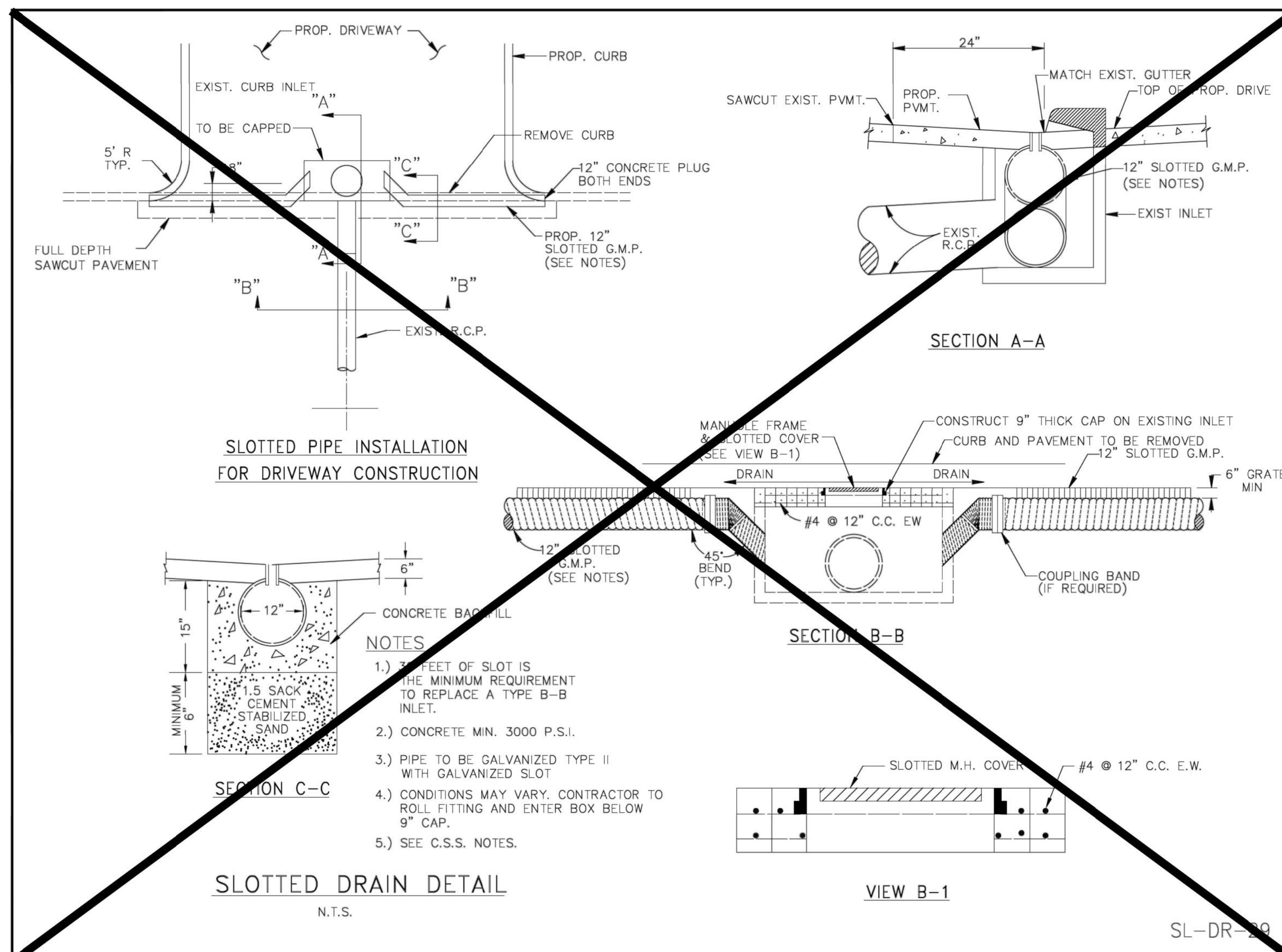
SHEET 44 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

SL-DR-27A

SL-DR-28

P:\027-00\Drawings\Detail\2102700-06-STORM SEWER DETAILS.dwg Mar 21, 2023 11:58am Edited by: NMaciejuga



BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.48 FEET, (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400E EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM DETAILS
(8 OF 10)**

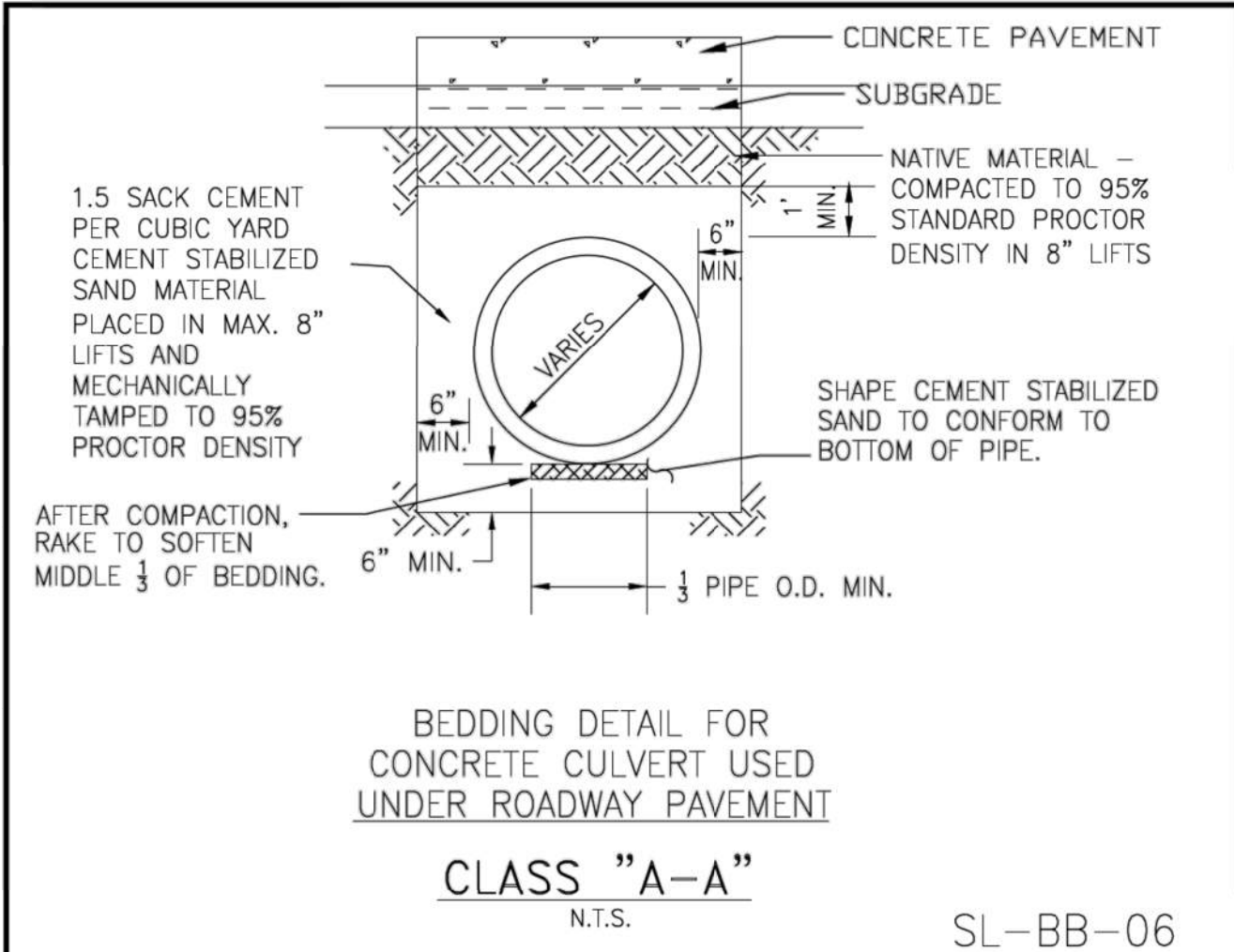
SURV.	MS	DATE	5/22	JOB NO.	21-027-00
DSGN.	NPM	DATE	6/22	IMAGE NO.	1-21027000-01
DWN.	NPM	DATE	6/22		
CHKD.	MCH	DATE	3/23		
APPR.	MCH	DATE	3/23		

SCALE:
HORIZ. N/A
VERT. N/A

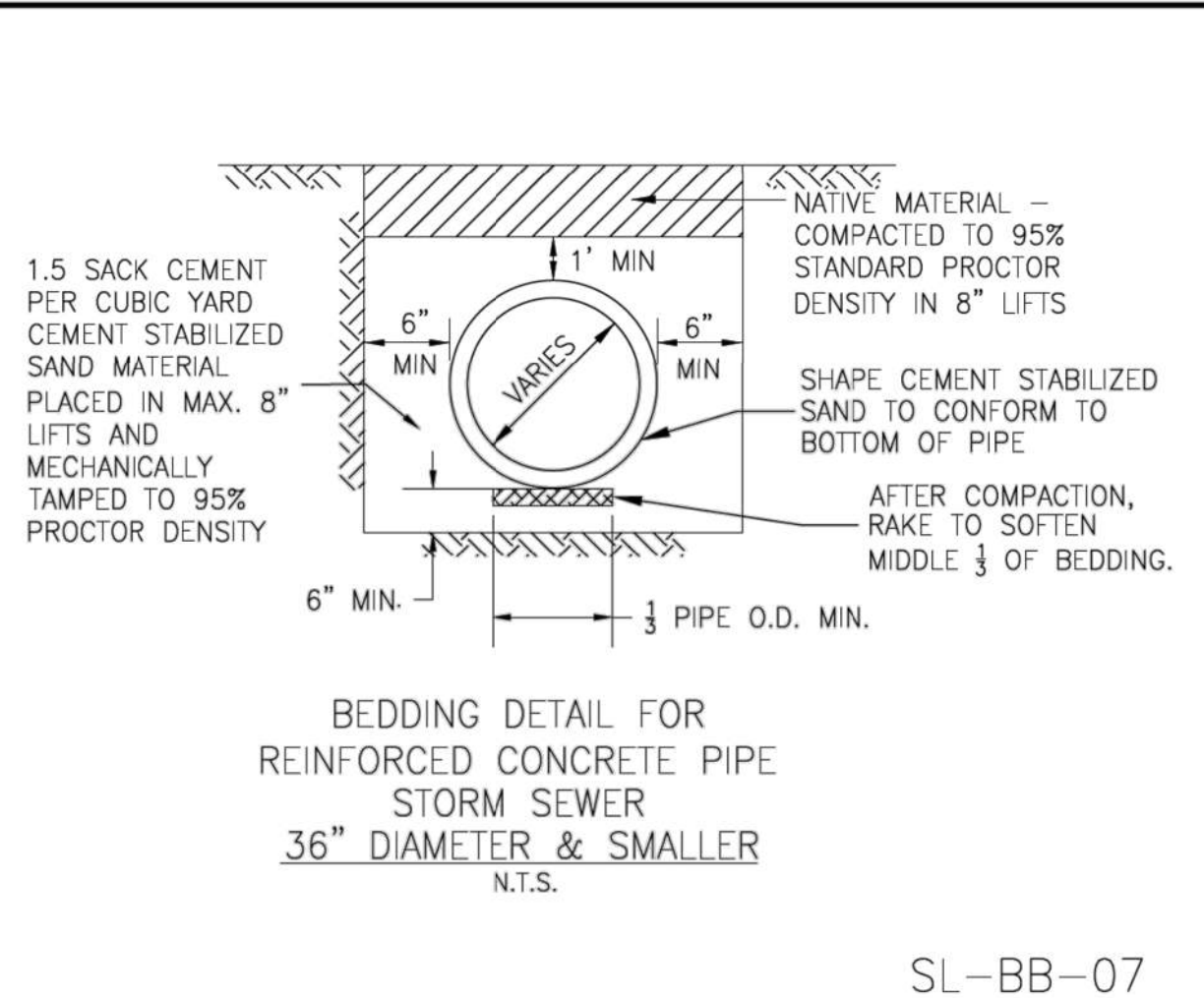
SHEET 45 OF 49 SHEETS

REVISION DATE: OCTOBER 2021

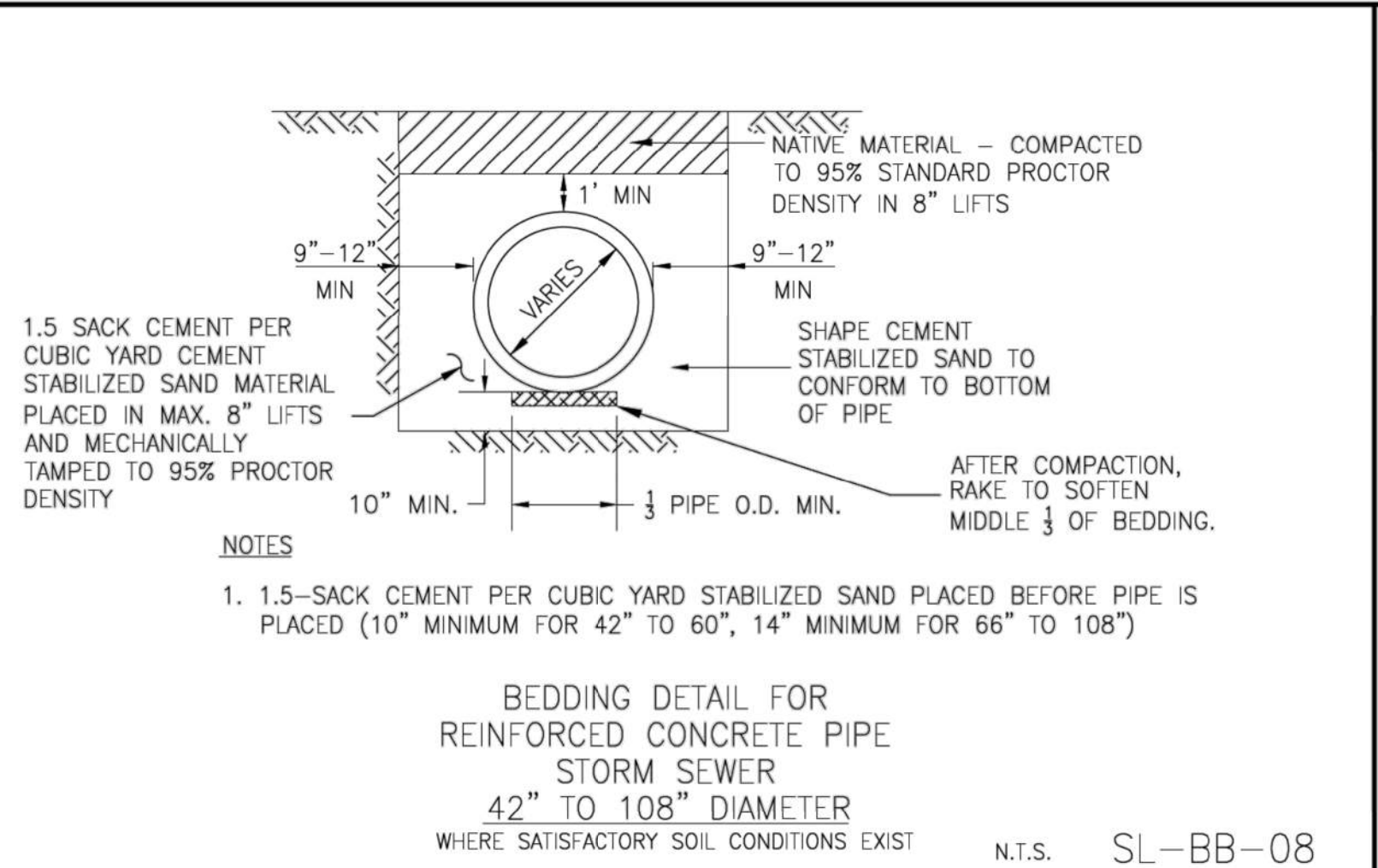
21-027-00 (Drawings) Details 21027000-01 STORM SEWER DETAILS.dwg (Rev. 21, 2023) 11:58am Edited by: NMaciejuga



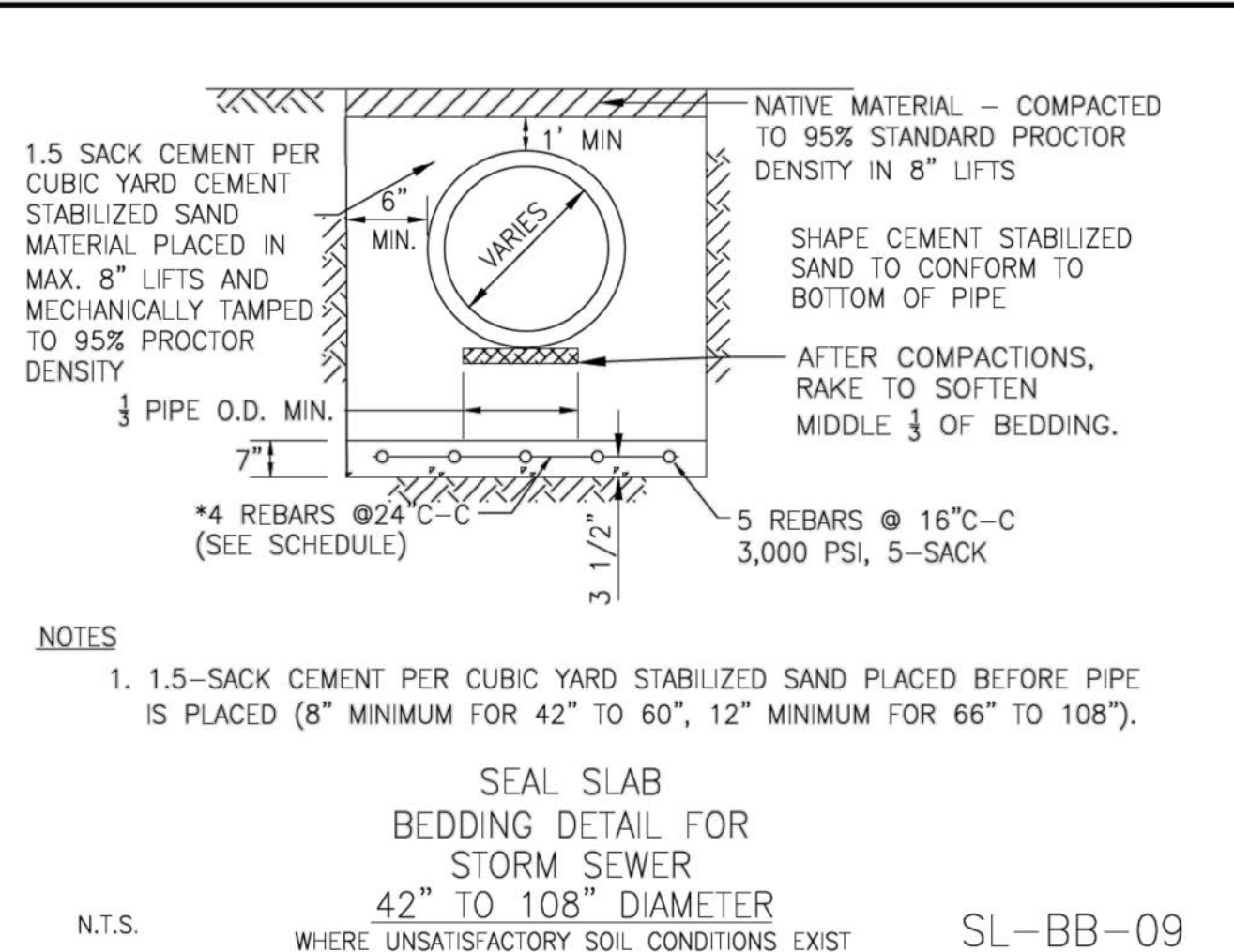
SL-BB-06



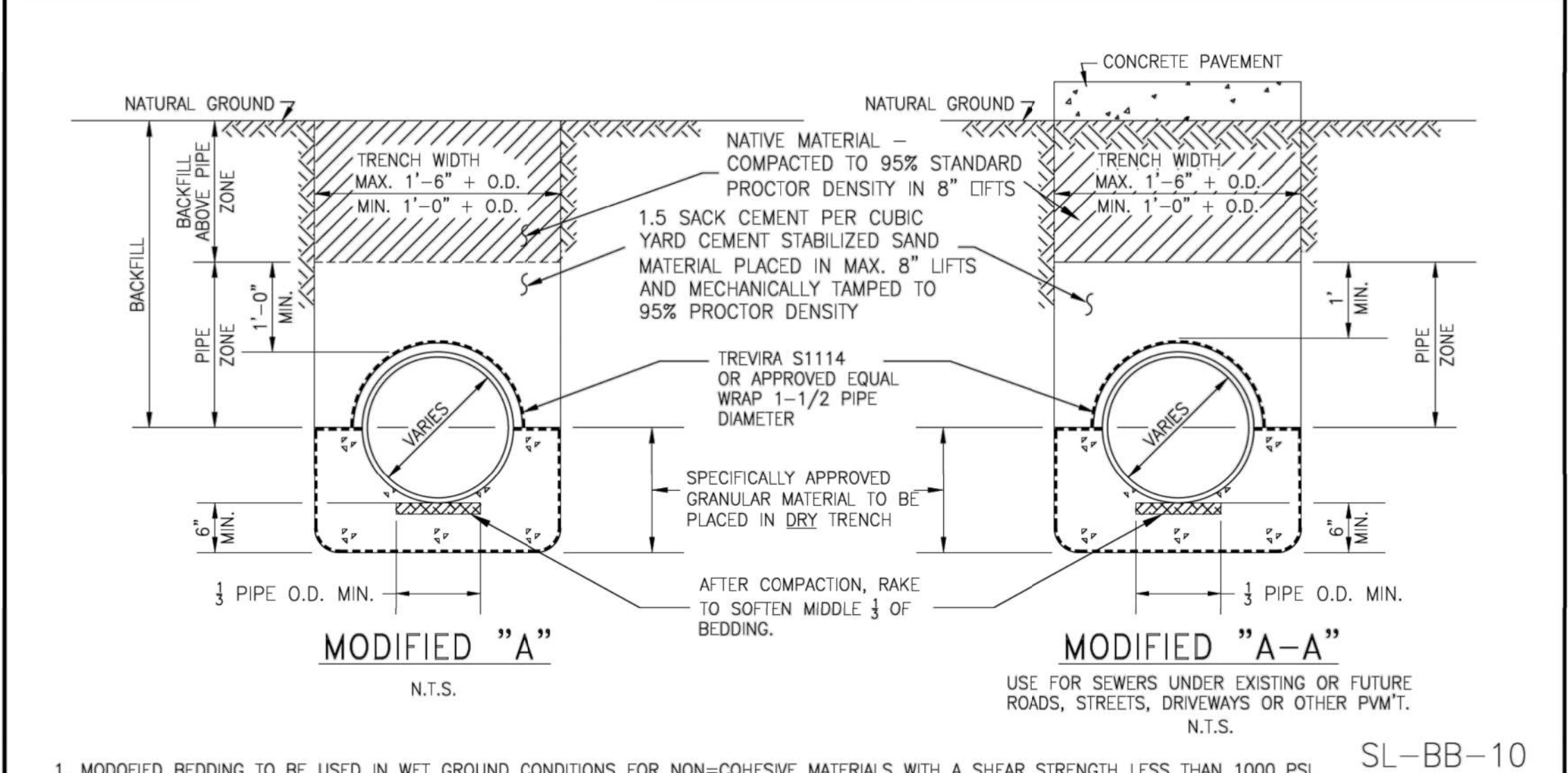
SL-BB-07



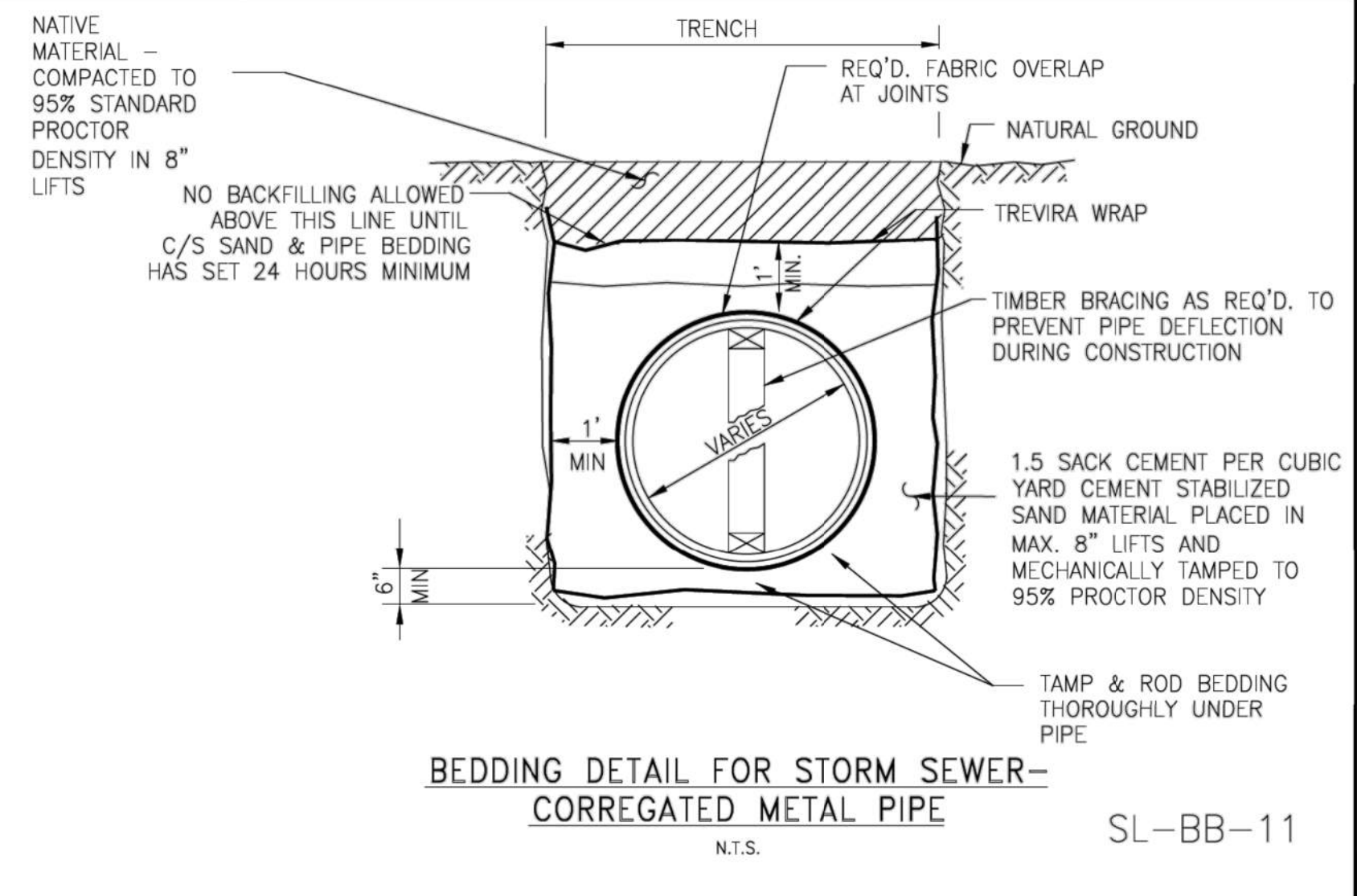
SL-BB-08



SL-BB-09



SL-BB-10



SL-BB-11

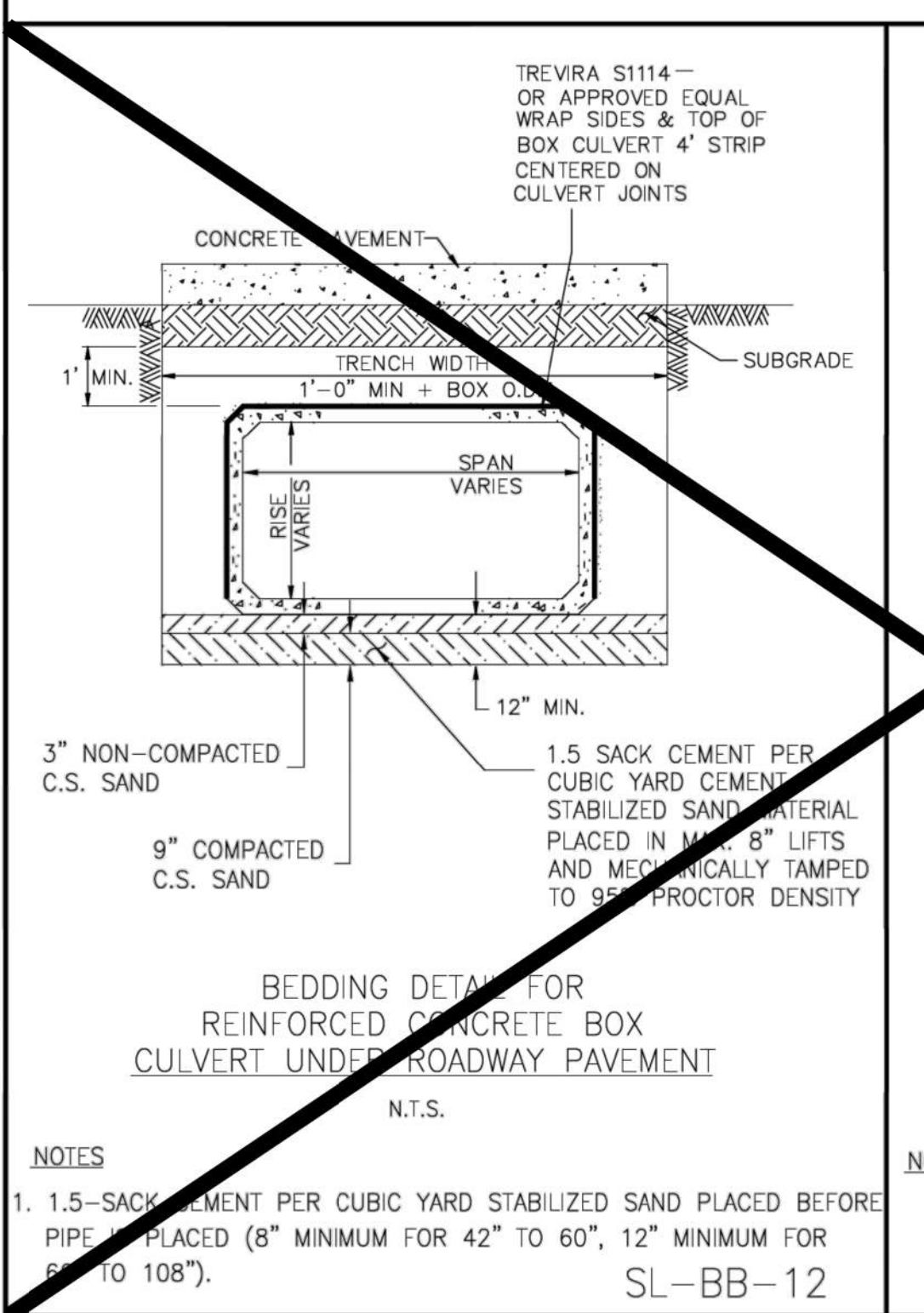
CONSTRUCTION NOTES

- CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
- SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
- NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GRADE WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
- R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
- MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A-A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
- REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
- SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
- ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.
- EXCAVATE A HOLE \$ BELL HOLES FOR BELL PIPES (NO ADDITIONAL PAYMENT)

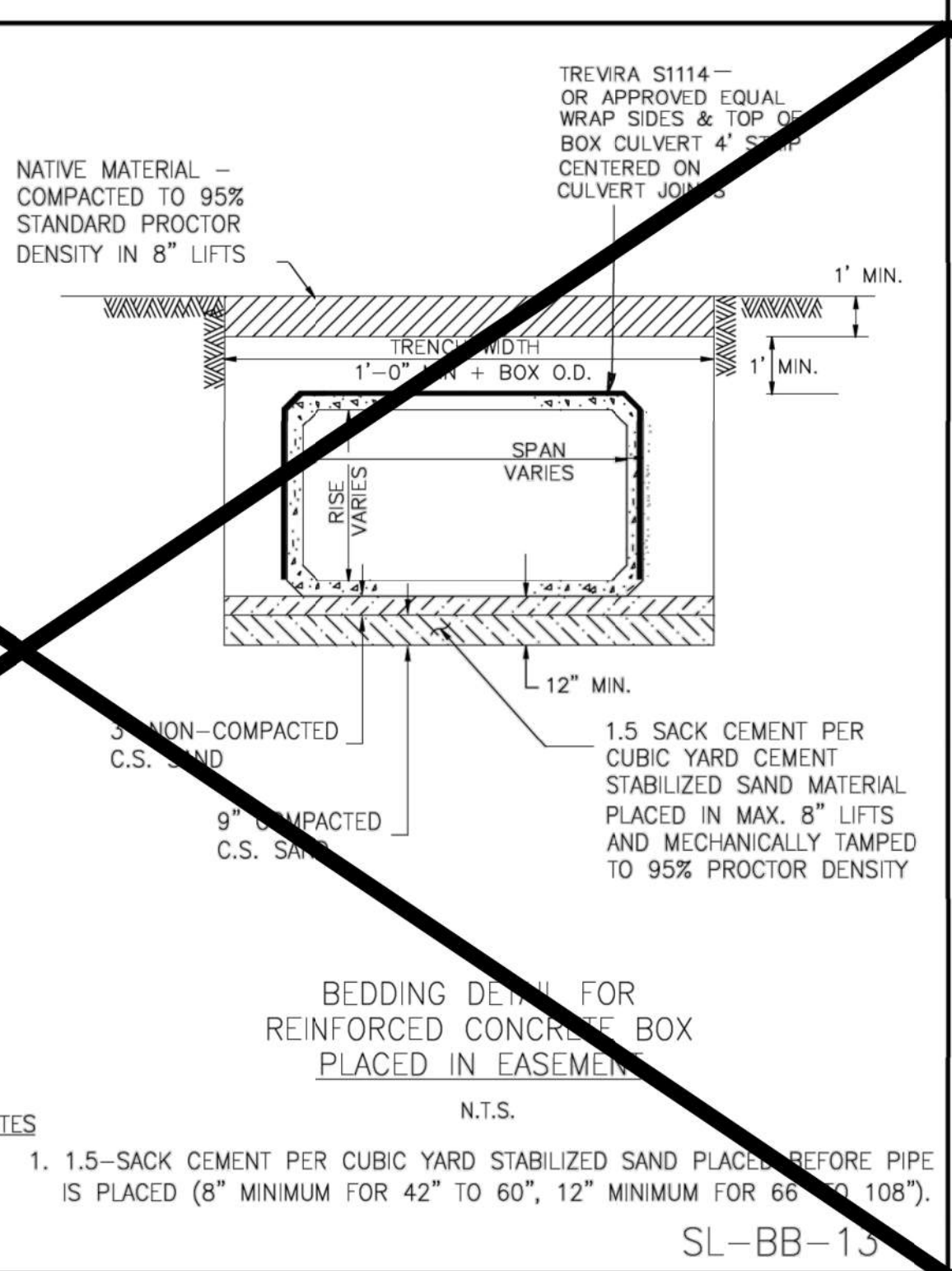
TYPICAL SEAL SLAB BAR SCHEDULE (OR AS DIRECTED BY ENGINEER)

PIPE SIZE	LGT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

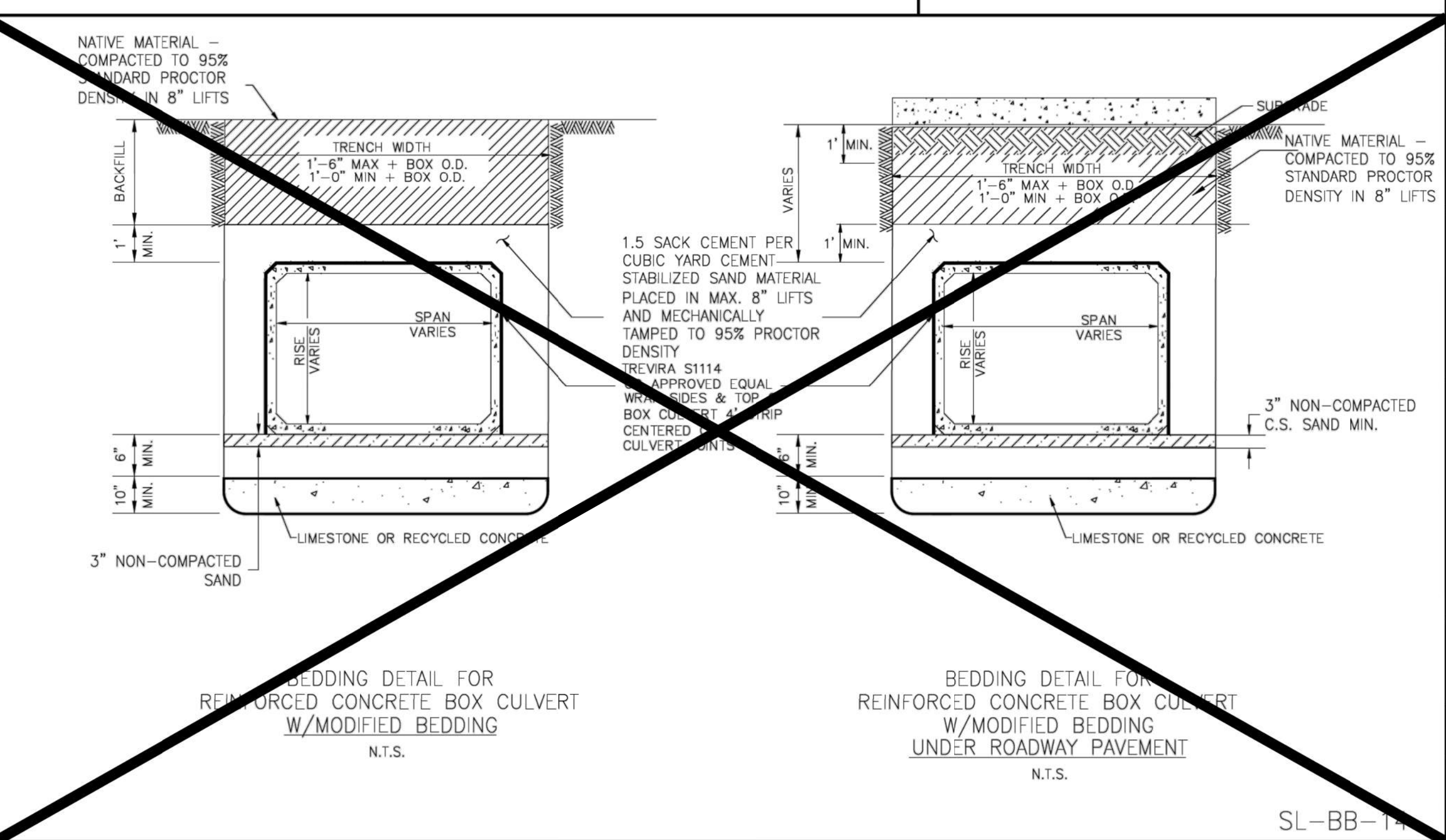
SL-BB-15



SL-BB-12



SL-BB-13



SL-BB-14

BENCHMARK(S) / FLOODPLAIN

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A:
TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)

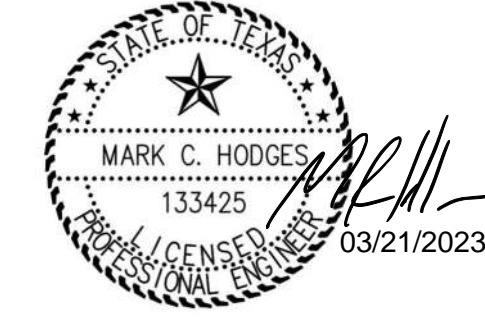
TEMPORARY BENCHMARK-B:
TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".

APPR.	REVISION	DATE

ODYSSEY
ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeng.com
TXPE No. F-17637



CITY OF ANGLETON BRAZORIA COUNTY, TEXAS

121 S Velasco,
Angleton, Texas 77515

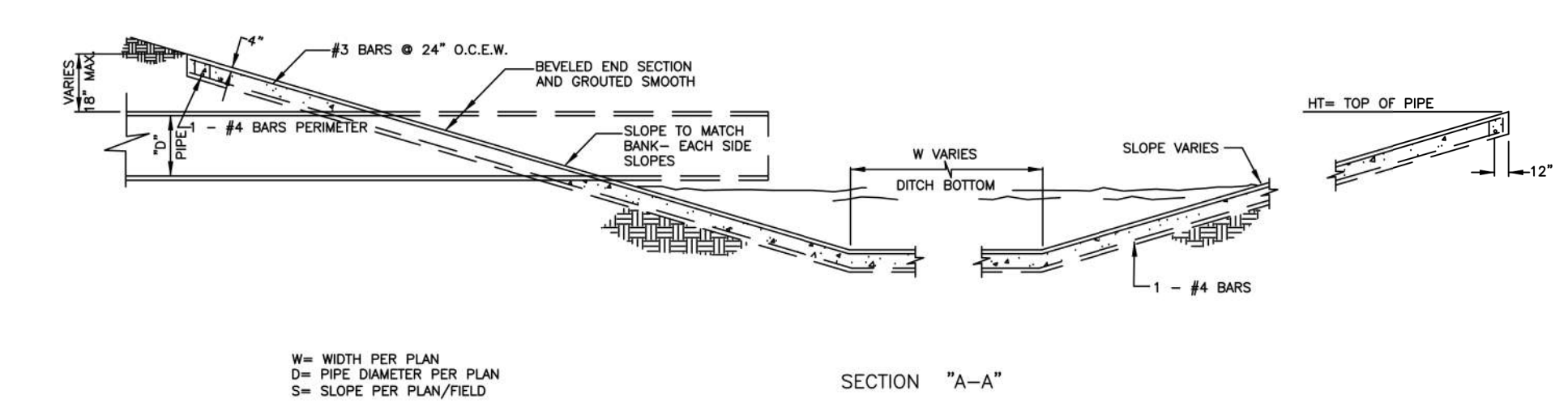
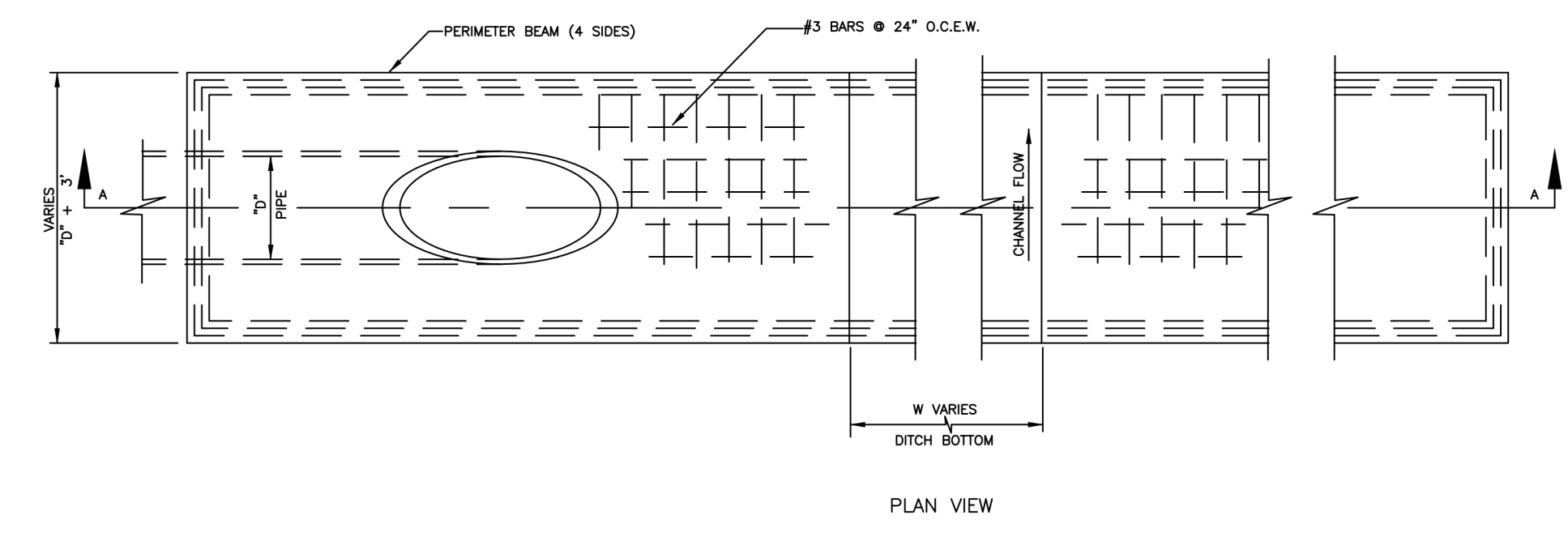
CITY OF ANGLETON LIVE OAK RANCH

STORM DETAILS (9 OF 10)

SURV.	MS	DATE	5/22	JOB NO.
DSGN.	NPM	DATE	6/22	21-027-00
DWN.	NPM	DATE	6/22	
CHKD.	MCH	DATE	3/23	IMAGE NO.
APPR.	MCH	DATE	3/23	I-21027000-01


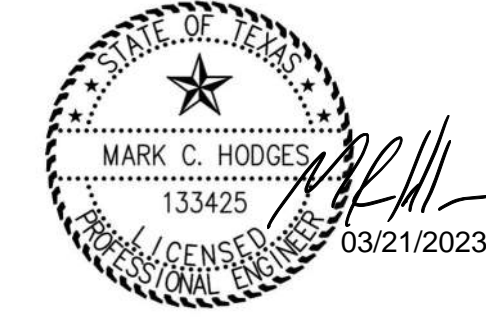
SCALE:
HORIZ. N/A
VERT. N/A

SHEET 46 OF 49 SHEETS

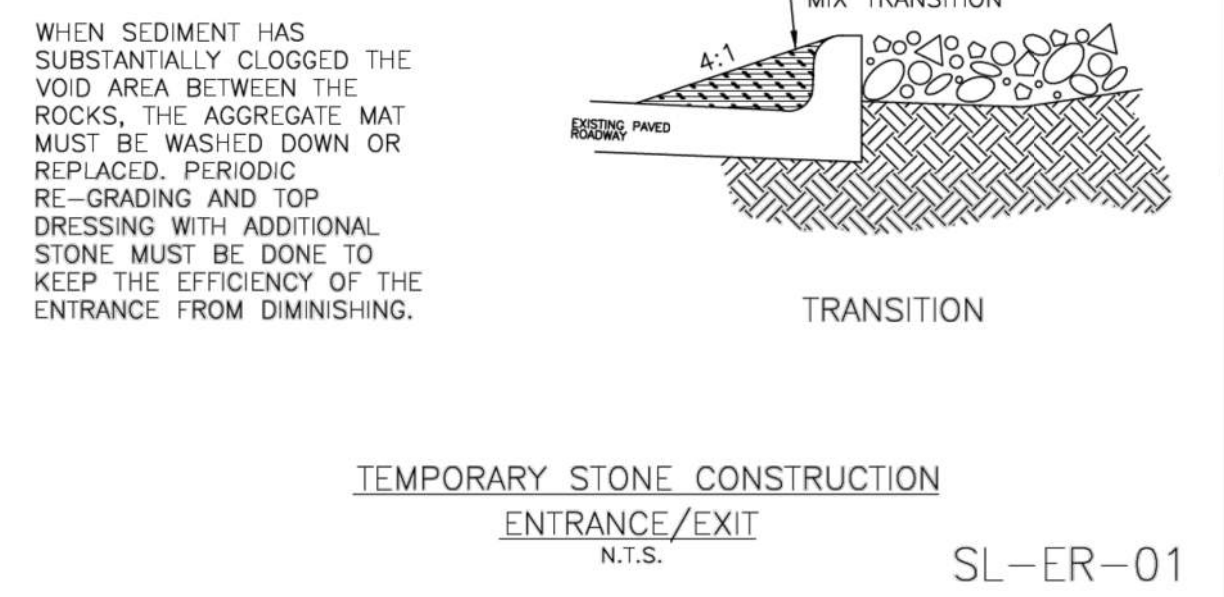
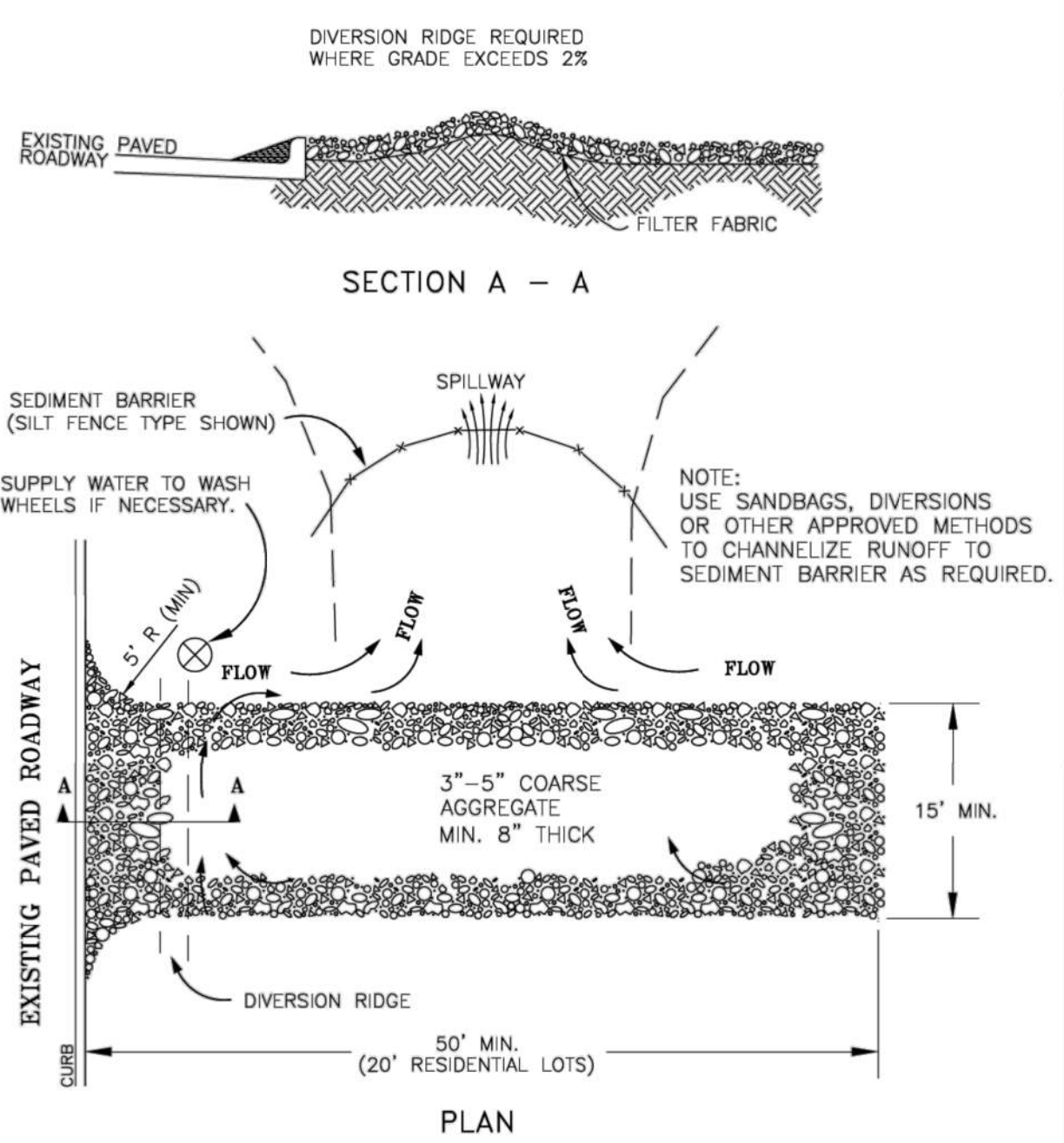


W= WIDTH PER PLAN
 D= PIPE DIAMETER PER PLAN
 S= SLOPE PER PLAN/FIELD

TYPICAL DRAINAGE OUTFALL CHANNEL

BENCHMARK(S) / FLOODPLAIN		
<p>BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.</p> <p>TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD88, 2001 ADJUSTMENT)</p> <p>TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD88, 2001 ADJUSTMENT)</p> <p>FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 480304040K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".</p>		
APPR.	REVISION	DATE
 <p>ODYSSEY ENGINEERING GROUP 2500 Tanglewilde Street, Suite 300 Houston, Texas 77063 t: 281.306.0240 www.odysseyeg.com TBPE No. F-17637</p>		
		
<p>CITY OF ANGLETON BRAZORIA COUNTY, TEXAS</p> <p>121 S Velasco, Angleton, Texas 77515</p>		
<p>CITY OF ANGLETON LIVE OAK RANCH</p>		
<p>STORM DETAILS (10 OF 10)</p>		
SURV. MS DATE 5/22 DSGN. NPM DATE 6/22 DWN. NPM DATE 6/22 CHKD. MCH DATE 3/23 APPR. MCH DATE 3/23	JOB NO. 21-027-00 IMAGE NO. I-21027000-01	SCALE: HORIZ. N/A VERT. N/A
SHEET 47 OF 49 SHEET		100

I:\4027-00\Drawings\Details\STORM SEWER DETAILS\2102700-DE-STORM SEWER DETAILS 11 of 11.dwg (Rev. 21, 2023)-1:15pm Edited by: NMacoskey



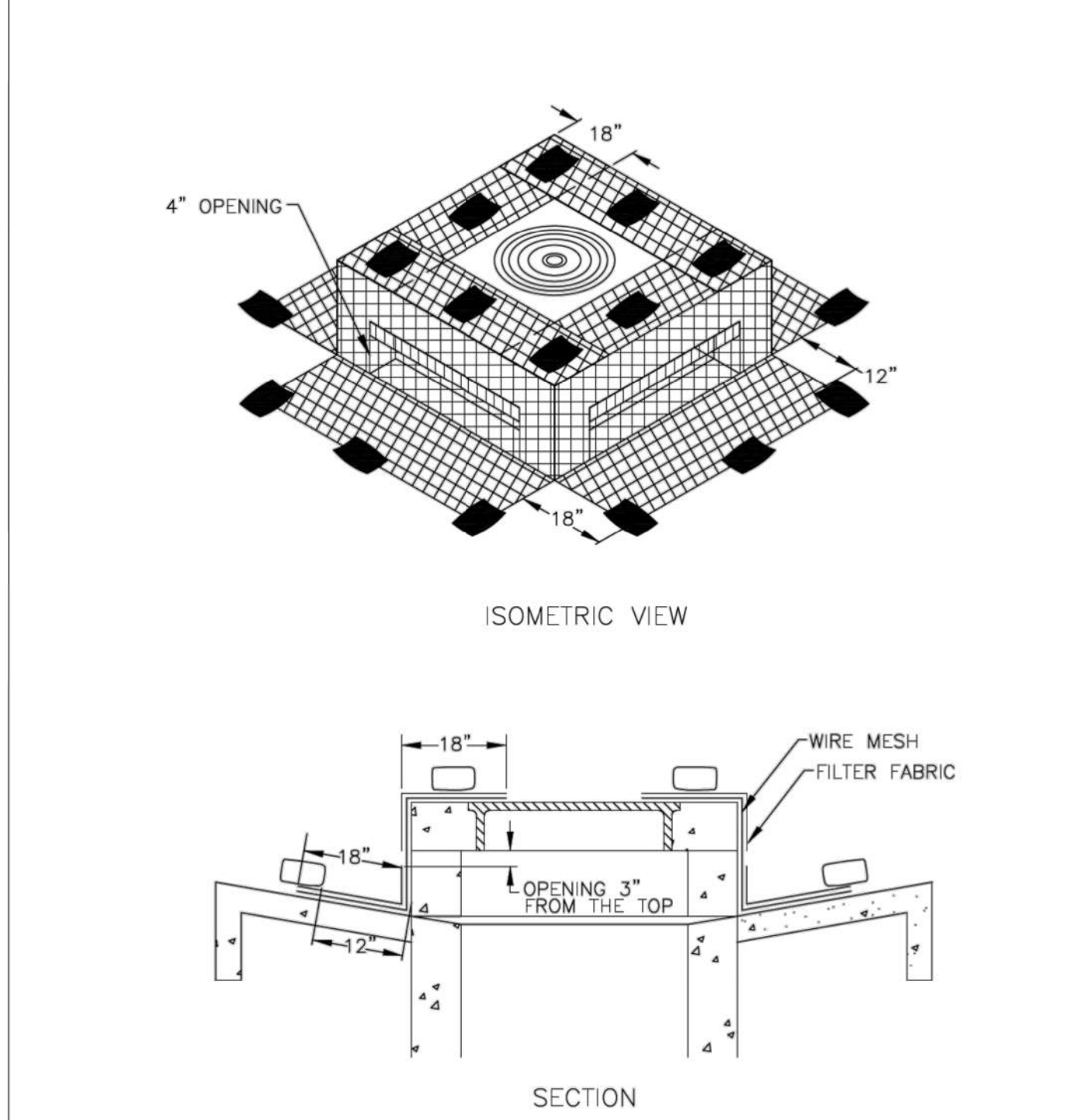
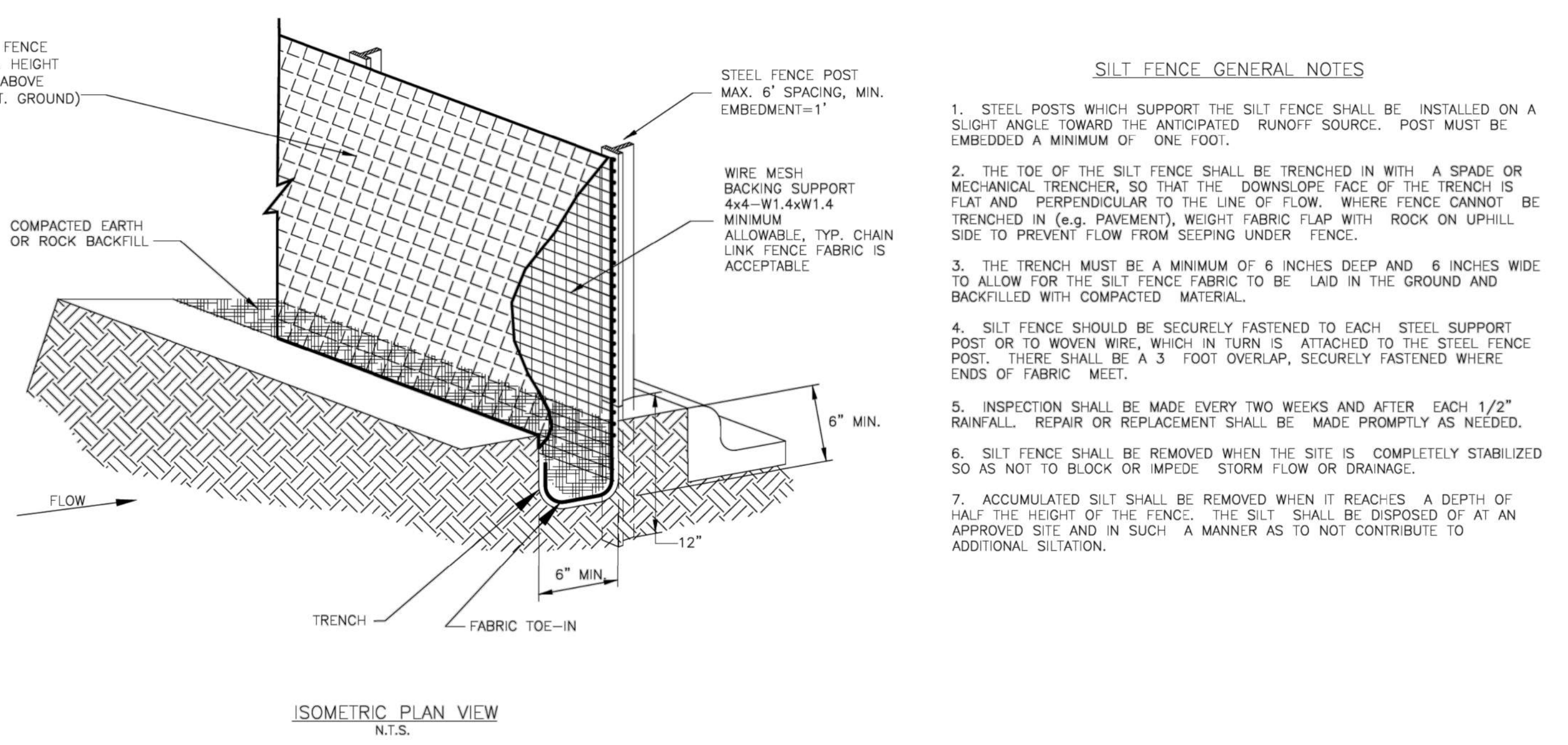
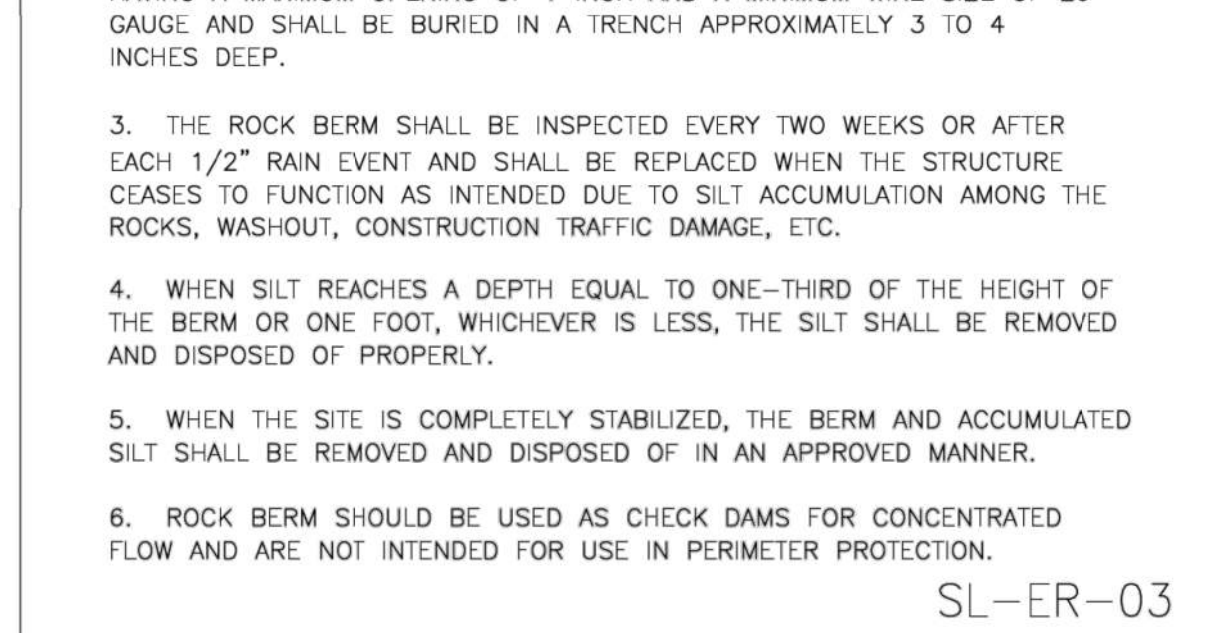
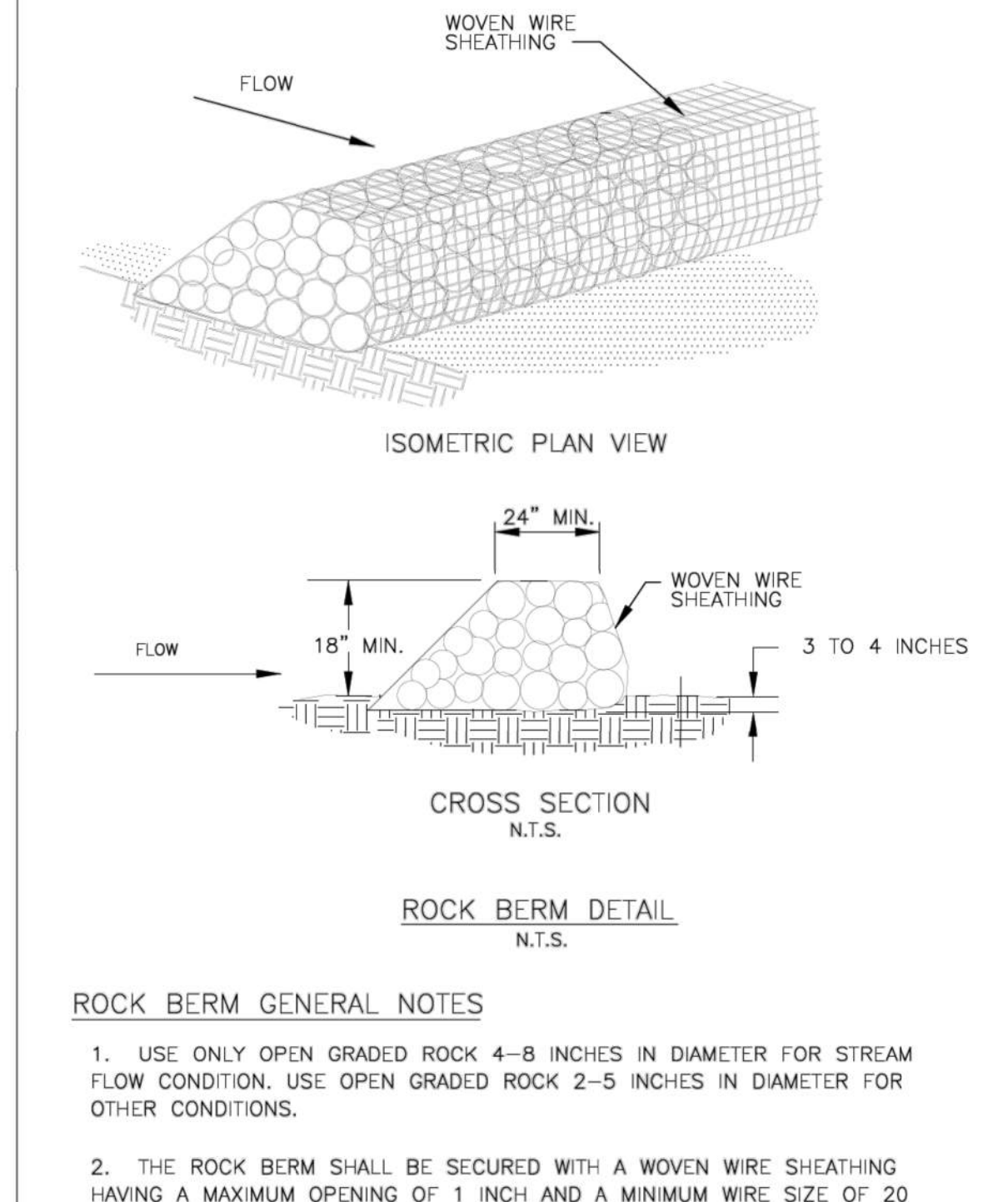
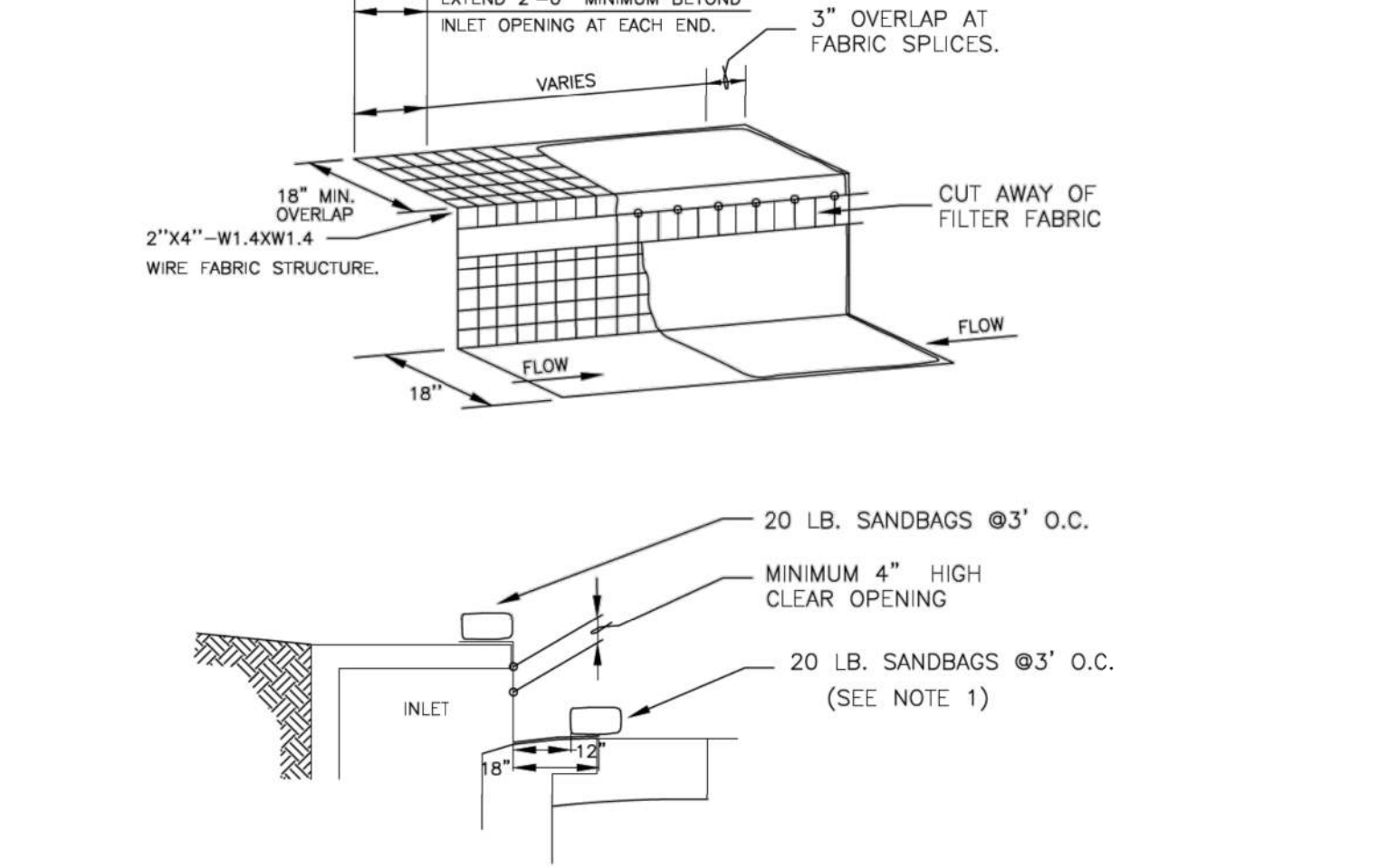
NOTES:

- A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
- INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
- INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4

SL-ER-01

SL-ER-02



BENCHMARK(S) / FLOODPLAIN

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.

TEMPORARY BENCHMARK-A: CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD. HAVING AN ELEVATION OF 22.46 FEET. (NAVD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK-B: CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT. HAVING AN ELEVATION OF 22.36 FEET. (NAVD83, 2001 ADJUSTMENT)

FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400 EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE 'X'.

APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeng.com
TBPE No. F-17637

STATE OF TEXAS
MARK C. HODGES
133425
03/21/2023
REGISTERED PROFESSIONAL ENGINEER

**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

121 S Velasco,
Angleton, Texas 77515

CITY OF ANGLETON
LIVE OAK RANCH

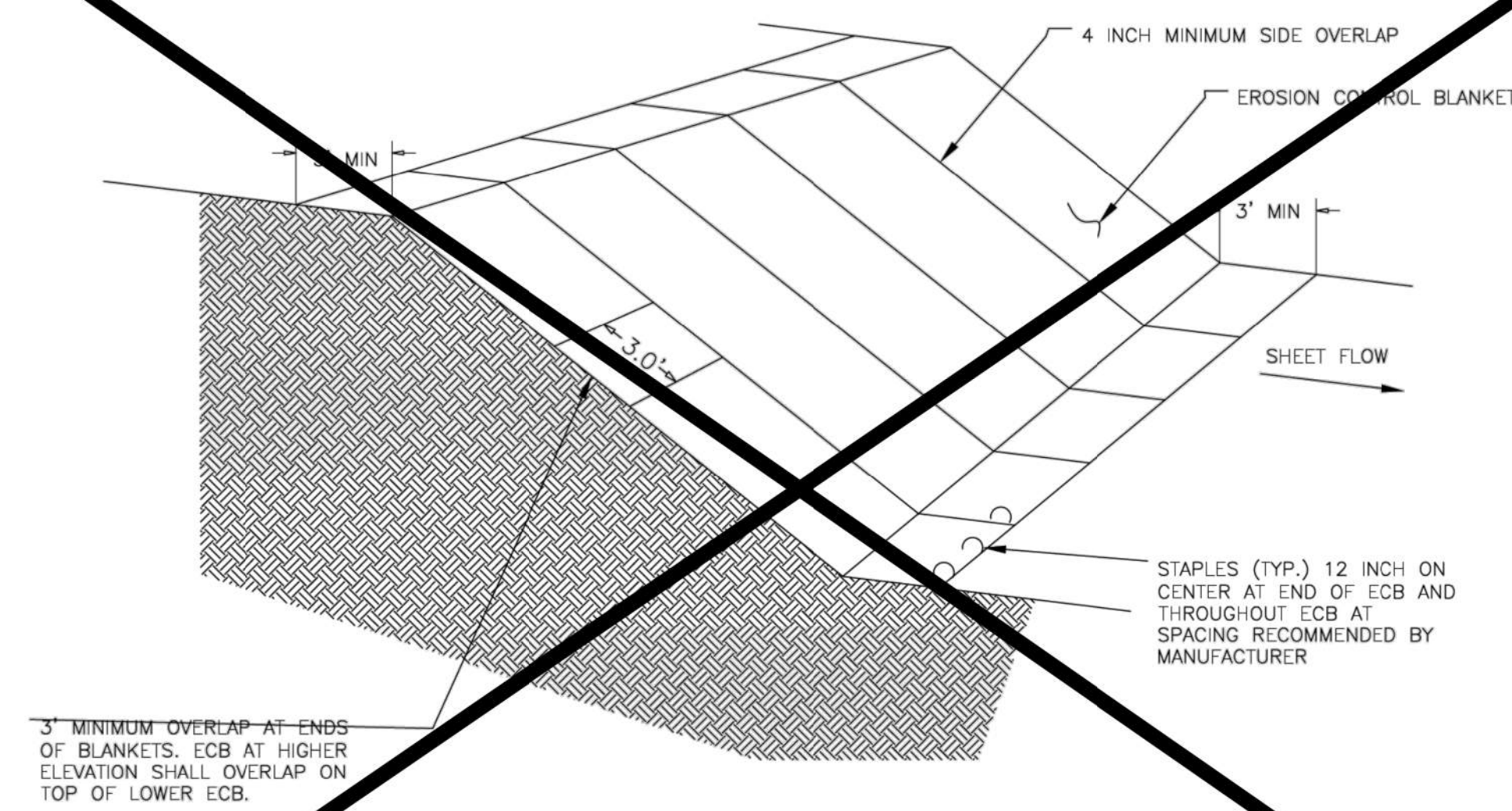
STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2)

SURV. MS	DATE 5/22	JOB NO.	21-027-00
DSGN. NPM	DATE 6/22	IMAGE NO.	1-21027000-01
DWN. NPM	DATE 3/23		
CHKD. MCH	DATE 3/23		
APPR. MCH	DATE 3/23		

SCALE: HORIZ. N/A VERT. N/A

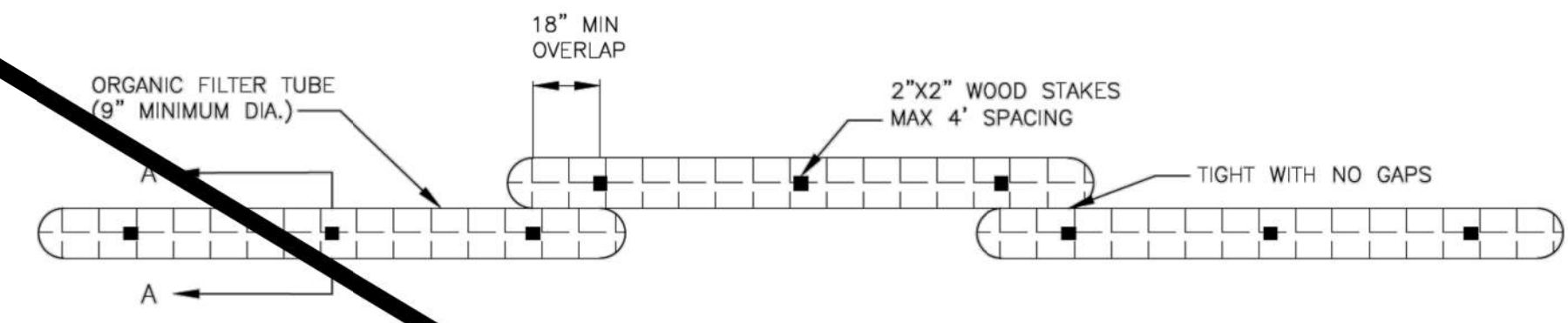
SHEET 48 OF 49 SHEET 101

REVISION DATE: OCTOBER 2021



EROSION CONTROL BLANKETS
N.T.S.

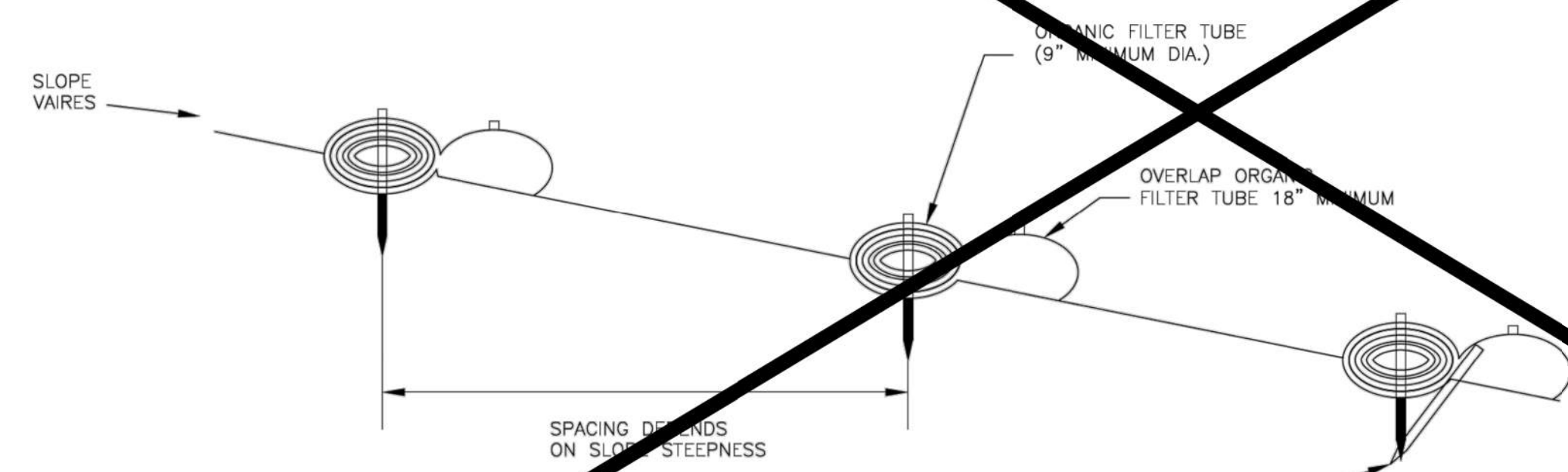
SL-ER-06



ORGANIC FILTER TUBE PERIMETER CONTROL PLAN VIEW
N.T.S.

ORGANIC FILTER TUBES NOTES

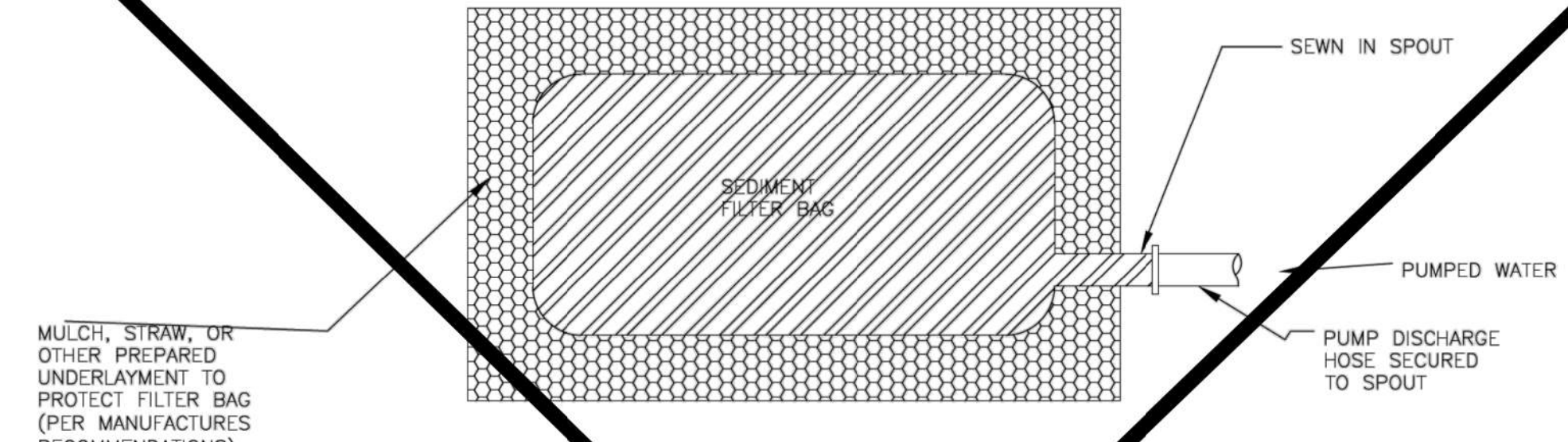
1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING SITE PARAMETERS:
 - SIZE OF CONTRIBUTING DRAINAGE AREA
 - STEEPNESS OF SLOPE
 - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THESE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. SLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.



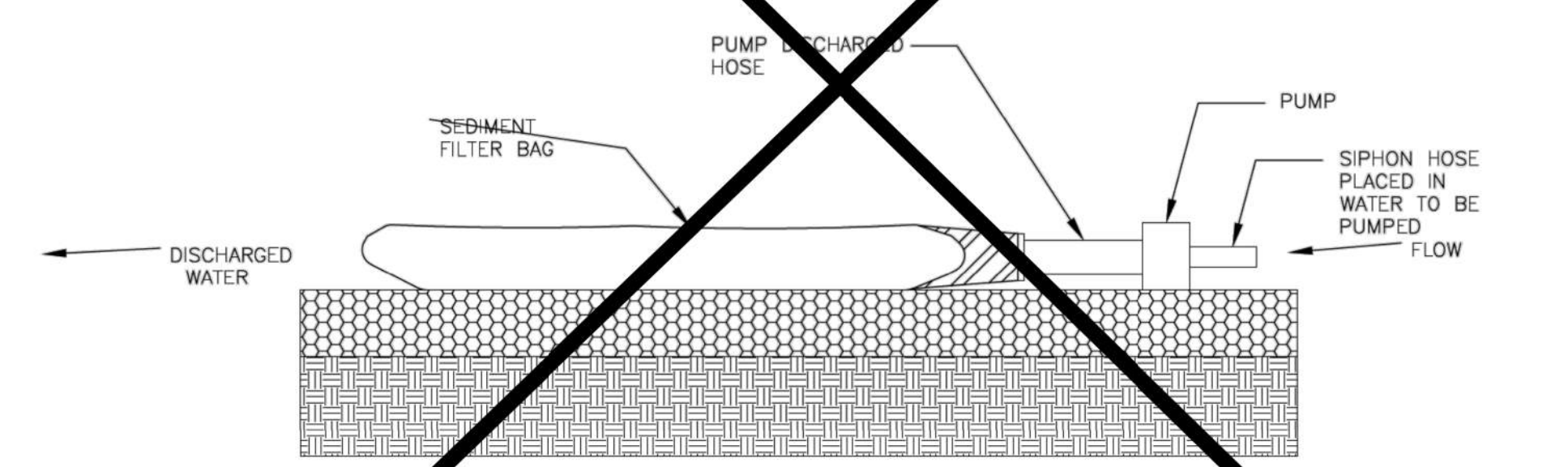
ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FOR SLOPES OF 2:1 OR STEEPER, A SECOND SLOPE SHALL BE NEEDED DEPENDING ON SLOPE TYPE.

SL-ER-08



SEDIMENT FILTER BAG PLAN VIEW
N.T.S.

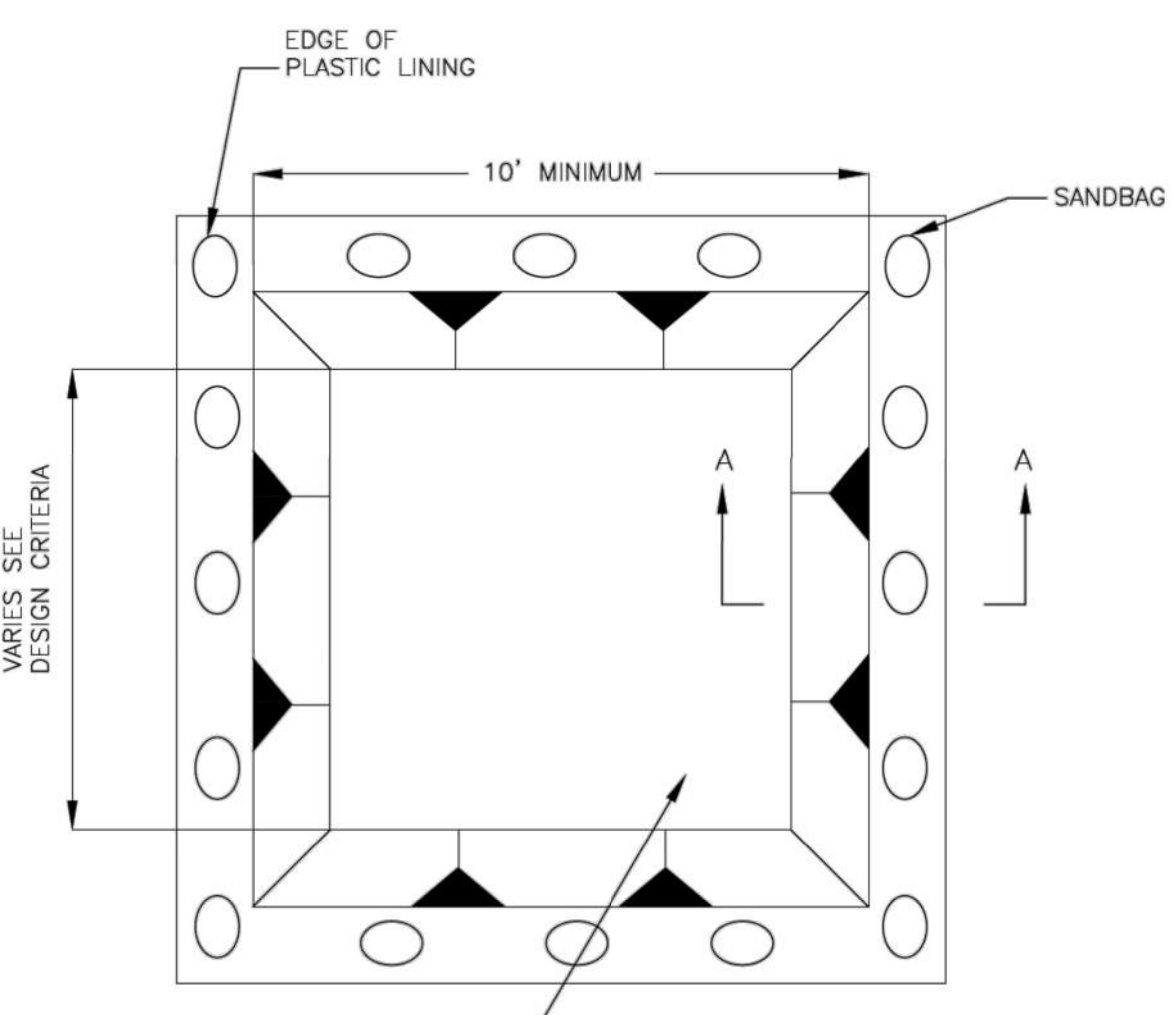


SEDIMENT FILTER BAG PROFILE
N.T.S.

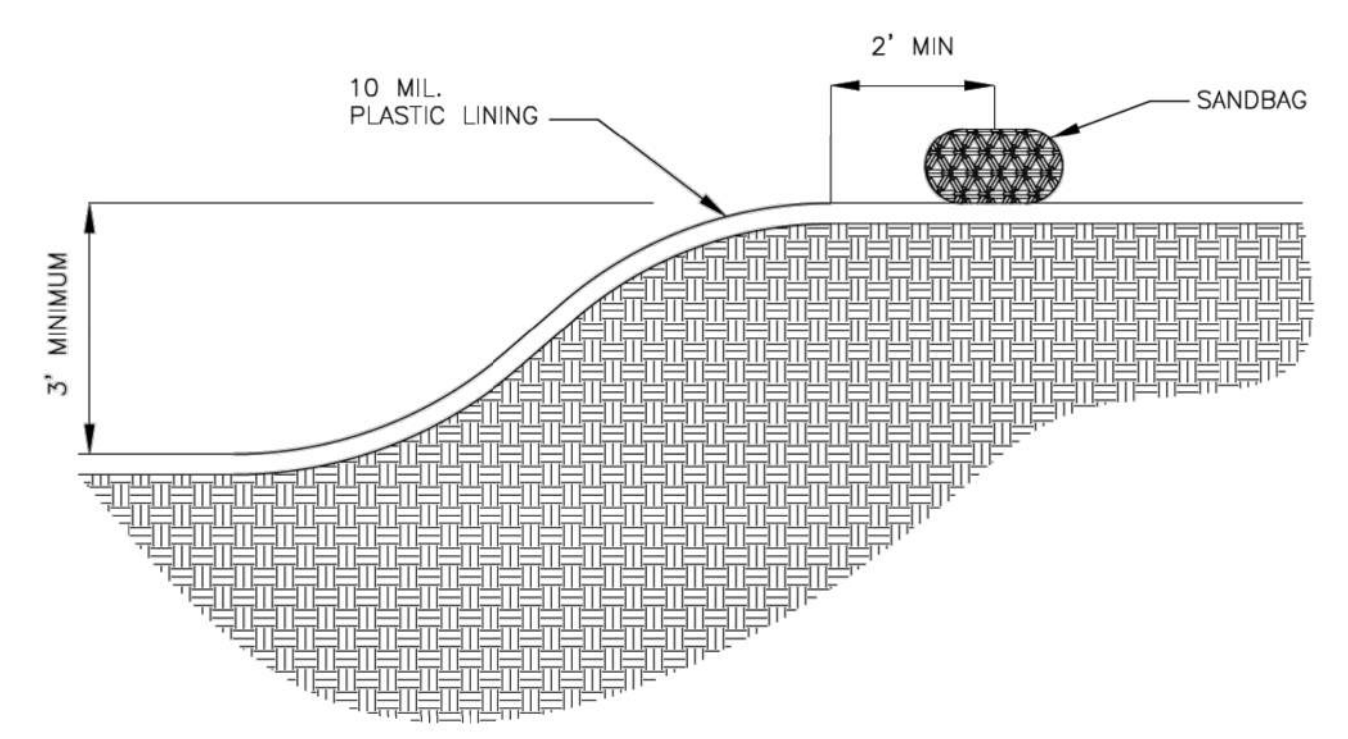
NOTE: A FILTRATION BAG IS NOT REQUIRED IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

DEWATERING CONTROLS
N.T.S.

SL-ER-07



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A-A
N.T.S.

CONCRETE WASHOUT NOTES

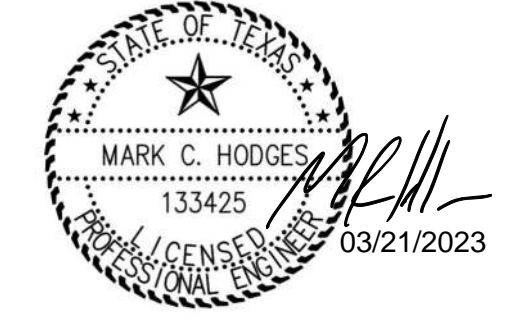
1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.

SL-ER-09

BENCHMARK(S) / FLOODPLAIN		
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD83 DATUM AND ARE NOT TIED TO ANY PUBLISHED BENCHMARK.		
TEMPORARY BENCHMARK-A: TEMPORARY BENCHMARK "A" IS A BOX CUT IN CONCRETE ON THE SOUTHEAST CORNER OF A CONCRETE INTERCEPTOR AT THE INTERSECTION OF DALLAS DRIVE AND ANGLETON BLVD., HAVING AN ELEVATION OF 22.46 FEET, (NAVD83, 2001 ADJUSTMENT)		
TEMPORARY BENCHMARK-B: TEMPORARY BENCHMARK "B" IS A BOX CUT IN CONCRETE AT THE SOUTHWEST CORNER OF A CONCRETE INTERCEPTOR ON THE EAST SIDE OF THE PROJECT, HAVING AN ELEVATION OF 22.36 FEET, (NAVD83, 2001 ADJUSTMENT)		
FLOODPLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48030C0400K EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X".		
APPR.	REVISION	DATE

ODYSSEY ENGINEERING GROUP
 2500 Tanglewilde Street, Suite 300
 Houston, Texas 77063
 t: 281.306.0240 | www.odysseyveg.com
 TBPE No. F-17637



**CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**

**121 S Velasco,
Angleton, Texas 77515**

**CITY OF ANGLETON
LIVE OAK RANCH**

**STORM WATER POLLUTION
PREVENTION PLAN DETAILS (2 OF 2)**

SURV. MS	DATE	5/22	JOB NO.	21-027-00
DSGN. NPM	DATE	6/22	IMAGE NO.	I-21027000-01
CHKD. MCH	DATE	3/23	SCALE:	
APPR. MCH	DATE	3/23	HORIZ. N/A	
			VERT. N/A	

P:\027-00\Drawings\Details\FORM WATER POLLUTION PREVENTION PLAN (SPP)\DETAILS.dwg, Mar 21, 2023 11:58am Edited by: Mchodges

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates,
Vol. 11, pg. 48, Brazoria County Map Records
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

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

NAME OF APPLICANT: Andrew Allemand with Beacon Land Services

ADDRESS: 5301 Katy Freeway, Suite 100, Houston, TX 77007

APPLICANT PHONE # 713-936-0280 E-MAIL: Aallemand@beaconland.net

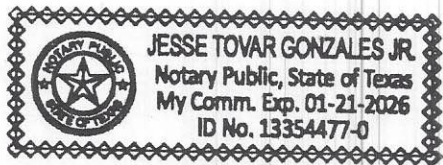
PRINTED NAME OF OWNER: Angleton Live Oak Ranch, LLC

SIGNATURE OF OWNER: *[Signature]* DATE: 11/14/22

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 14th day of November, 2022.

(SEAL)



[Signature]
Notary Public for the State of Texas
Commission Expires: 01-21-2026



OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by:
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 - (d) Any statutory or constitutional mechanic's, contractor's, or materialman's lien for labor or materials having its inception on or before Date of Policy.
3. Lack of good and indefeasible Title.
4. No right of access to and from the Land.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

G. Mathi

Authorized Countersignature

Authorized Countersignature
Stewart Title Company
190 Abner Jackson Parkway Suite 100
Lake Jackson, TX 77566



F. H. Eppinger

Frederick H. Eppinger
President and CEO

D. Hisey

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
 - (a) the occupancy, use or enjoyment of the Land;
 - (b) the character, dimensions or location of any improvement erected on the Land;
 - (c) subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective:
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency or similar creditors' rights laws by reason of the failure of its recording in the Public Records:
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
11. The Company will also pay the costs, attorneys' fees and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to:
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
6. The refusal of any person to purchase, lease or lend money on the estate or interest covered hereby in the land described in Schedule A because of Unmarketable Title.

CONDITIONS

1. DEFINITION OF TERMS.

The following terms when used in this policy mean:

- (a) "Amount of Insurance": the amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company or other similar legal entity.
- (d) "Insured": the Insured named in Schedule A.
 - (i) The term "Insured" also includes:
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title;
 - (1) If the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) If the grantee wholly owns the named Insured,
 - (3) If the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) If the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C) and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": an Insured claiming loss or damage.
- (f) "Knowledge" or "Known": actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": the land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": the estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) below, or (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

When, after the Date of the Policy, the Insured notifies the Company as required herein of a lien, encumbrance, adverse claim or other defect in Title insured by this policy that is not excluded or excepted from the coverage of this policy, the Company shall promptly investigate the charge to determine whether the lien, encumbrance, adverse claim or defect or other matter is valid and not barred by law or statute. The Company shall notify the Insured in writing, within a reasonable time, of its determination as to the validity or invalidity of the Insured's claim or charge under the policy. If the Company concludes that the lien, encumbrance, adverse claim or defect is not covered by this policy, or was otherwise addressed in the closing of the transaction in connection with which this policy was issued, the Company shall specifically advise the Insured of the reasons for its determination. If the Company concludes that the lien, encumbrance, adverse claim or defect is valid, the Company shall take one of the following actions: (i) institute the necessary proceedings to clear the lien, encumbrance, adverse claim or defect from the Title as insured; (ii) indemnify the Insured as provided in this policy; (iii) upon payment of appropriate premium and charges therefore, issue to the Insured Claimant or to a subsequent owner, mortgagee or holder of the estate or interest in the Land insured by this policy, a policy of title insurance without exception for the lien, encumbrance, adverse claim or defect, said policy to be in an amount equal to the current value of the Land or, if a loan policy, the amount of the loan; (iv) indemnify another title insurance company in connection with its issuance of a policy(ies) of title insurance

without exception for the lien, encumbrance, adverse claim or defect; (v) secure a release or other document discharging the lien, encumbrance, adverse claim or defect; or (vi) undertake a combination of (i) through (v) herein.

4. PROOF OF LOSS.

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS.

- (a) Upon written request by the Insured, and subject to the options contained in Sections 3 and 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Sections 3 and 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE.

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY.

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay. Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY.

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of:
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 3 or 5 and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY.

- (a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, all as insured, or takes action in accordance with Section 3 or 7, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY.

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE.

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS.

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT.

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION.

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT.

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim, shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. Each Commitment, endorsement or other form, or

provision in the Schedules to this policy that refers to a term defined in Section 1 of the Conditions shall be deemed to refer to that term regardless of whether the term is capitalized in the Commitment, endorsement or other form, or Schedule. Each Commitment, endorsement or other form, or provision in the Schedules that refers to the Conditions and Stipulations shall be deemed to refer to the Conditions of this policy.

16. SEVERABILITY.

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid and all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM.

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured, and in interpreting and enforcing the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of laws principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT.

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company P.O. Box 2029, Houston, Texas 77252-2029.

STEWART TITLE GUARANTY COMPANY

1. IMPORTANT NOTICE

To obtain information or make a complaint:

2. You may contact your title insurance agent at (979) 297-6426
3. You may call Stewart Title Guaranty Company's toll-free number for information or to make a complaint at:

(800) 729 1902

4. You may also write to Stewart Title Guaranty Company at P.O. Box 2029, Houston, TX 77252-2029
5. You may contact the Texas Department of Insurance to obtain information on companies, coverage's, rights or complaints at:

(800) 252-3439

6. You may write the Texas Department of Insurance:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: Consumerprotection@tdi.texas.gov**

7. PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8. ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

1. AVISO IMPORTANTE

Para obtener informacion o para presentar una queja:

2. Usted puede comunicarse con su agente al: (979) 297-6426
3. Usted puede llamar al numero de telefono gratuito de Stewart Title Guaranty Company's para obtener informacion o para presentar una queja al:

1-800-729-1902

4. Usted tambien puede escribir a Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029
5. Usted puede comunicarse con el Departamento de Seguros de Texas para obtener informacion sobre companias, coberturas, derechos, o quejas al:

(800) 252-3439

6. Usted puede escribir al Departamento de Seguros de Texas a:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: Consumerprotection@tdi.texas.gov**

7. DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamacion usted debe comunicarse con (el agente) (la compania) (el agente o la compania) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas (TDI).

8. ADJUNTE ESTE AVISO A SU POLIZA:

Este aviso es solamente para proposito informativos y no se convierte en parte o en condicion del documento adjunto.

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE A**

Item 5.

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**Name and Address of
Title Insurance Company:**

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252-2029

File No.: 1241804

Policy No.:

O-5966-278170

Address for Reference only: 20 Acres Hospital Drive, Angleton, TX 77515

Amount of Insurance: \$2,400,000.00

Premium: \$13,382.55

Date of Policy: March 9, 2022 at 10:19AM

1. Name of Insured:

Angleton Live Oak Ranch, LLC, a Texas limited liability company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is insured as vested in:

Angleton Live Oak Ranch, LLC, a Texas limited liability company

4. The land referred to in this policy is described as follows:

See Exhibit "A" Attached Hereto

**T-1 OWNER'S POLICY OF TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1241804

Policy No.: O-5966-278170

A TRACT OR PARCEL CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 51 OF THE I.T. TINSLEY SURVEY SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY, DEED RECORDS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILLIP D. SHERBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020687 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (60' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20.018 ACRE TRACT OF LAND CONVEYED TO ANGLETON-DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20.018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF SAID 20.018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

THENCE, SOUTH 02 DEG. 55 MIN. 09 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNIMPROVED RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF A 15 FOOT WIDE DRAINAGE EASEMENT AS SHOWN IN ANGLETON COUNTRY ESTATES SECTION 2, RECORDED IN VOLUME 15, PAGE 367 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,304.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD;

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND, MORE OR LESS.

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1241804

Policy No.: O-5966-278170

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below:
 - a. Those recorded in/under [Volume 11, Page 48](#) of the Plat Records of Brazoria County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Shortages in area.
3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception):
 - a. Rights of parties in possession.
 - b. Public roads, building set back lines and public utility easements as set forth by plat recorded in/under [Volume 11, Page 48](#) of the Plat Records of Brazoria County, Texas.
 - c. An easement granted to Angleton Drainage District by instrument recorded in/under [Volume 1169, Page 783](#) of the Deed Records of Brazoria County, Texas.
 - d. An easement granted to Angleton Drainage District by instrument recorded in/under [Volume 85155, Page 687](#) of the Official Public Records of Brazoria County, Texas.
 - e. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same of all which are expressly excepted herefrom and not insured hereunder, as same are set forth in instruments recorded in/under [Volume 367, Page 237](#), [Volume 905, Page 778](#) and [Volume 1539, Page 17](#) of the Deed

**T-1 OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Records of Brazoria County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

- f. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- g. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
- h. Intentionally deleted.
- i. All terms, conditions, and provisions of that certain Tri-Party Agreement, recorded on March 9, 2022 in/under Document No. 2022014614 of the Official Public Records of Brazoria County, Texas.
- j. All terms, conditions, and provisions of that certain UCC Financing Statement, recorded on March 9, 2022 in/under Document No. 2022014575 of the Official Public Records of Brazoria County, Texas.
- k. "Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss if any sustained by the insured under this policy if such liens have been filed with the County Clerk of Brazoria County, Texas, prior to the date hereof."
"Liability hereunder at the date hereof is limited to \$2,399,000.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the Insured in improvements at the time the loss occurs. Any expenditure made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy."
- l. Deed of Trust and Security Agreement executed by Angleton Live Oak Ranch LLC, a Texas limited liability company to John M. Bonner, Trustee for FIRST CONTINENTAL INVESTMENT CO., LTD., a Texas limited liability partnership, securing the original principal amount of \$2,400,000.00 dated March 8, 2022 and recorded on March 9, 2022 under Document Number 2022014573 in the Official Public Records of Brazoria County, Texas.
- m. Earnest Money Deed of Trust (with Security Agreement) executed by Angleton Live Oak Ranch LLC, a Texas limited liability company to Herman Randow, Trustee for Lennar Homes of Texas Land and Construction, LTD., a Texas limited partnership, d/b/a Friendswood Development Company securing the payment of obligations defined therein, dated March 8, 2022 and recorded on March 9, 2022 under Document Number 2022014574 in the Official Public Records of Brazoria County, Texas.

Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer

1360 Post Oak Blvd., Ste. 100, MC #14-1

Houston, TX 77056



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: November 15th, 2022

TYPE OF APPLICATION: SHORT FORM
 X PRELIMINARY/FINAL PLAT
 COMMERCIAL
 RESIDENTIAL

Address of property No address issued; Situated on east side of Angleton Boulevard across from Houston Street; platted as Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates, Vol. 11, Pg. 48, Brazoria County Map Records

Name of Applicant: Andrew Allemand, Project Manager Phone: 281.975.9065

Name of Company: Beacon Land Services Phone: 713.936.0280

E-mail: Aallemand@beaconland.net

Name of Owner of Property: Angleton Live Oak Ranch, LLC

Address: 2525 Pebble Lodge Ln. Friendswood, TX 77546

Phone: 713-402-8827 E-mail: matt@lgland.com

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

Signature of Owner or Agent for Owner (Applicant) *Andrew Allemand*

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 15th day of November, 20 22.

(SEAL)

Braeden Allemand
Notary Public for the State of Texas
Commission Expires: 9-7-2025

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

PROJECT SUMMARY FORM

Address of property No address issued; Situated on east side of Angleton Boulevard across from Houston Street; platted as Lots 1-18, Block 6, Lots 1-36, Block 7, and Lots 1-18, Block 8, Angleton Country Estates, Vol. 11, Pg. 48, Brazoria County Map Records

The subject property fronts 660.0' feet on the East side of Angleton Boulevard

Depth: 1,320.0' Area: 20.00 Acres: 871,200 square feet

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

Platting to reconfigure the subject property into a new subdivision called Live Oak Ranch containing 2 Blocks, 65 single-family residential lots, and 1 detention, open space, and utility reserve, and 1 new north/south street (Goliad Street)

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

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

Name: Andrew Allemand with Beacon Land Services

Date: September 15, 2022

Submittals due upon filing application:

- 1) Plat Review/Approval Application Form
- 2) Proof of current taxes paid for subject property (must be a certified tax certificate from tax office for current taxes paid)
- 3) Deed of ownership for subject property (must match name on plat as owner)
- 4) Application fee (see below for details of fees)
- 5) Project Description Summary Form
- 6) Authorization of Property Ownership Form (if more than one owner, a separate form must be signed, dated & notarized by each owner involved).
- 7) Six (6) copies of the plat

PLAT FEES:

SHORT FORM PLAT SUBMITTAL \$250.00
 (Property division, no drainage plan or detention)

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Includes Preliminary and Final Review)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00 deposit
(If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	

***COMMERCIAL** (Includes Preliminary and Final Review)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00 deposit
(If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	

OTHER FEES:

VARIANCE REQUEST \$200.00

INSPECTION FEE for water, sanitary sewer, drainage and street improvements:

- (a) One percent (1%) of actual construction cost of projects of \$10,000 or less, or
- (b) \$100 plus three-fourths of one percent (3/4 of 1%) of actual construction cost on the incremental project value over \$10,000, but less than \$50,000, or
- (c) \$400 plus one-half of one percent (1/2 of 1%) of actual construction cost on the incremental project value in excess of \$50,000.

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

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

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____