



Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Cecil Booth, Christiene Daniel, Tanner Sartin
City Manager | Chris Whittaker
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, APRIL 8, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Presentation of the National Animal Control Officer Appreciation Week Proclamation.
2. Presentation of the National Public Safety Telecommunicators Week Proclamation.
3. Presentation of employee service award.
4. Ceremonial Presentation of April 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

CONSENT AGENDA

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

5. Discussion and possible action to approve the City Council minutes for January 28, February 11, February 26, March 11, and March 25, 2025.

- [6.](#) Discussion and possible action to approve Resolution No. 20250408-006 suspending the effective date proposed by CenterPoint Energy Resources Corp., Texas Division, to increase rates under the gas reliability infrastructure program for 45 days and authorize the city's continued participation in a coalition of cities known as the "Alliance of CenterPoint Municipalities-Texas Coast Utilities Coalition".
- [7.](#) Discussion and possible action to waive fees for the Juneteenth Mass Gatherings permit and authorize use of Bates Park pavilion.
- [8.](#) Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 10U State Tournament and authorize closure of Bates Park.

PUBLIC HEARINGS AND ACTION ITEMS

- [9.](#) Conduct a public hearing, discussion, and possible action to receive comments regarding the 2025 Standards of Care the Angleton Parks and Recreation Department will operate for youth recreational programs and to approve Ordinance No. 20250408-009 amending and adopting the 2025 Standards of Care for Youth Programs by revising Chapter 17 – Parks and Recreation, Article 1. – In Genera, Section 17-3 Standards of care for youth recreational programs.

REGULAR AGENDA

- [10.](#) Discussion and possible action to close the Angleton Recreation Center to host the My Neighbor Day event on December 5-7, 2025 to serve Brazoria County residents.
- [11.](#) Discussion and possible action to award Bid No. 2025-04 Texian Trail Subdivision Drainage Improvements to Scope Twenty-Eight, LLC for an amount not to exceed \$211,327.10.
- [12.](#) Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.
- [13.](#) Discussion and possible action on the Final Plat of Ashland Section 3, located east of Sections 1 & 2 off Almadine Dr.
- [14.](#) Discussion and possible action on the Final Plat of Ashland Development Section 4, located south of Section 3.
- [15.](#) Discussion and possible action on the Final Plat of Ashland Development Section 5, located directly east of Section 4.
- [16.](#) Discussion and possible action on the Final Plat of Ashland Section 6, located south of future Sapphire Springs Trail.
- [17.](#) Discussion and possible action regarding the proposed updates to the Angleton Parks & Recreation Department Cost Recovery policy.
- [18.](#) Update, discussion, and possible action on city special events.

EXECUTIVE SESSION

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

19. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

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

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, April 4, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez

Michelle Perez, TRMC, CMC
City Secretary

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.

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

WHEREAS, Animal Control Officers deserve recognition for the dedicated services they provide to protect the health and welfare of the public and of all animals; and

WHEREAS, they selflessly enter potentially dangerous situations daily to serve and protect citizens, domestic animals, livestock and wildlife in our community and across the nation; and

WHEREAS, some important duties of Animal Control Officers include enforcing animal control laws, protecting the public from diseases, such as rabies, capturing roaming and potentially dangerous animals, investigating reports of animal complaints and welfare, seizing animals from harmful conditions, and rehoming, rehabilitating, relocating and releasing animals to a safe environment; and

WHEREAS, the City of Angleton urges all citizen of our community to join us in expressing our sincere appreciation for the service and dedication of Animal Control Officers in our community, state, and nation.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that April 13-19, 2025 is recognized as:

“National Animal Control Officer Appreciation Week”

PROCLAIMED this 8th day of April, 2025.

CITY OF ANGLETON, TEXAS

Travis Townsend
Mayor Pro-Tem

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

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services that prompt response of police officers, firefighters and paramedics to protect life and preserve property; and

WHEREAS, Public Safety Telecommunicators are the critical link between people calling for help in an emergency situation and the emergency response agencies who arrive on the scene; and

WHEREAS, the safety of our first responders, apprehension of criminals, and treatment of individuals in life threatening situations is dependent upon the quality and accuracy of information obtained from citizens who call the City of Angleton's emergency communications center; and

WHEREAS, countless lives have been saved due to the prompt, effective, compassionate, and professional responses of telecommunicators; and

WHEREAS, the City of Angleton, urges all citizens to join in commending each telecommunicator for their dedication to duty, professionalism and commitment to the preservation of life.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that April 13-19, 2025 is recognized as:

"National Public Safety Telecommunicators Week"

PROCLAIMED this 8th day of April, 2025.

CITY OF ANGLETON, TEXAS

Travis Townsend
Mayor Pro-Tem



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025
PREPARED BY: Colleen Martin
AGENDA CONTENT: Presentation of employee service award.
AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

Presentation of a five-year service award to Raphael Hernandez and a fifteen-year service award to Thomas Hall.

RECOMMENDATION:

Presentation of Service Awards.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2024

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

AGENDA CONTENT: Ceremonial Presentation of April 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

AGENDA ITEM SECTION: Ceremonial Presentation

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

FUND: NA

EXECUTIVE SUMMARY:

Keep Angleton Beautiful will present Yard of the Month to Bruce and Pella Branch at 700 Cannan Drive and Business of the Month to Brazoria County Alliance for Children at 139 East Myrtle Street.

RECOMMENDATION:

Staff recommend City Council acknowledge the Yard of the Month and Business of the Month with a plaque, picture, and KAB gift for their beautification efforts.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action to approve the City Council minutes for January 28, February 11, February 26, March 11, and March 25, 2025.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the City Council minutes for January 28, February 11, February 26, March 11, and March 25, 2025.

RECOMMENDATION:

Approve the City Council minutes for January 28, February 26, March 11, and March 25, 2025.



CITY OF ANGLETON
CITY COUNCIL MINUTES
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
 TUESDAY, JANUARY 28, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JANUARY 28, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Cecil Booth
 Council Member Terry Roberts
 Council Member Christiene Daniel
 Council Member Tanner Sartin

City Manager Chris Whittaker
 City Attorney Grady Randle
 City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION

Council Member Booth gave the invocation.

Mayor moved to consent agenda.

CONSENT AGENDA

2. Discussion and possible action on a request from Habitat for Humanity to waive building permit and utility connection fees for 212 W. Myrtle.
3. Discussion and possible action to approve Resolution No. 20250128-003 authorizing the submission of a General Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a Crime Victim Assistance Program in the Police Department.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved item No. 2. Discussion and possible action on a request from Habitat

for Humanity to waive building permit and utility connection fees for 212 W. Myrtle; and 3. Discussion and possible action to approve Resolution No. 20250128-003 authorizing the submission of a General Victim Assistance Grant to the Office of the Governor, Criminal Justice Division, to fund a Crime Victim Assistance Program in the Police Department. The motion passed on a 6-0 vote.

Mayor moved to Public Hearing and Action Items.

PUBLIC HEARINGS AND ACTION ITEMS

4. Conduct a Public Hearing, discussion, and take possible action on an Ordinance adopting the proposed City of Angleton Comprehensive Fee Schedule, as related to the User Fee Study. (Public Hearing left open from 1/14/25 meeting)

Otis Spriggs, Director of Development Services, introduced the agenda item and stated that The City has contracted with Ardurra/Gunda to overhaul the City of Angleton Comprehensive Fee Schedule. To accommodate additional forums to allow for public input, Staff presented the Development related fees that have proposed changes to the Planning and Zoning Commission for additional feedback during the last two (2) regular scheduled meetings. Comments and input were received and considered. Staff also held a Comprehensive Fee Schedule workshop on July 25, 2024, before the developers and the general public to gain input and comments. Mr. Spriggs requested that council continue the Public Hearing to provide discussion and feedback, as they work towards final consideration and action.

The public hearing was left open from the 1/14/25 council meeting. Council requested that the fee schedule be placed on the city website and do a public workshop/townhall.

There were no speakers for or against the item.

Council left the public hearing open.

Mayor Wright moved to executive session.

EXECUTIVE SESSION

The City Council convened into executive session at 6:10 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

1. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Associate Judge).

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 6:44 PM pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

1. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Municipal Court Associate Judge).

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved a 3.2% raise for Municipal Court Associate Judge Mark Jones. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Update and discussion on the King Municipal Operation Center (KMOC) Project from Brent Boles.

Brent Bowles, iAD Architect, addressed council and presented an update on the KMOC building plans.

The construction schedule should be a minimum of nine months, no longer than 12 months. Mayor Wright requested that council be updated on the KMOC monthly.

6. Update and discussion on the Texas Department of Transportation (TxDOT) Transportation Alternative Grant for the 288B sidewalk improvements.

John Peterson, City Engineer with HDR, addressed council and presented an update on the Texas Department of Transportation (TxDOT) Transportation Alternative Grant for the 288B sidewalk improvements.

The City of Angleton has entered into an Advanced Funding Agreement with TxDOT on the sidewalk improvements on 288B from Orange Street to Cedar Street. The synopsis of the agreement is:

- The estimated total participation by Local Government is \$1,068,457.
- The **State** is responsible for 100% of overruns.
- Total estimated payment by Local Government to State is \$1,068,457.
- ¹Local Government's first payment of \$33,920 is due to State within 30 days from execution of this contract.
- ²Local Government's second payment of \$1,034,537 is due to State within 60 days prior to the Construction contract being advertised for bids.
- ³If ROW is to be acquired by State, Local Government's share of property cost will be due prior to acquisition.
- The local match must be 20% or greater and may include State contributions, eligible in-kind contributions, EDC adjustments, or TDCs if authorized as part of project selection.
- Transportation Development Credits (TDC) are being utilized in place of the Local Government's participation in the amount of 0.
- This is an estimate; the final amount of Local Government participation will be based on actual costs.
- Maximum federal TASA funds available for Project are \$4,273,830.

The First payment from the city has been made in the amount of \$33,920.00. TxDOT is pending approval of the Federal Project Authorization and Agreement (FPAA). Once TxDOT receives the approved FPAA, the city will be notified with a Notice to Proceed. No work can be done until the FPAA is approved. HDR has completed the design for the utility improvements and is waiting on TxDOT review of the design and traffic control. Once TxDOT comments are received, they will be incorporated into the plan set and ready for bid.

Mr. Peterson stated the work is estimated to begin at the end of summer. The waterline project will take approximately four months.

Council requested an update after Mr. Peterson receives TxDOT's approval.

No action was taken.

7. Discussion and possible action to approve Amendment No. 1 of the Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project with HDR, not to exceed the amount of \$8,045.

John Peterson, city engineer with HDR, addressed Council and presented the agenda item and stated during the field investigation in the original scope, it was found that the information in the GIS system was incorrect. Several of the identified lines that were identified to be clay pipe were previously rehabilitated and are high-density polyethylene (HDPE) line segments that do not require rehabilitation. HDR, Langford Community Management Services (Langford), and city staff have been coordinating with the General Land Office (GLO) to remove these line segments from the project and incorporate several additional lines into the contract. Langford has advised HDR to bring an amendment to council for approval and begin the additional work.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council *tabled* Amendment No. 1 of the Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project with HDR, not to exceed the amount of \$8,045. The motion passed on a 6-0 vote.

Council decided to table the agenda item awaiting the General Land Office (GLO) approval.

8. Update, discussion and possible action on the Lead Service Line Inventory with KSA and to move forward with phases 2, 3, and 4.

Hector Renteria, Director of Public Works addressed Council and presented the update on the Lead Service Line Inventory and stated Phase 1 was approved for KSA to begin work in 2022. This proposal also included the continuation of this in Phase 2, 3 and 4. The Environmental Protection Agency (EPA) created a mandate to have all lead service lines removed from public water systems. We would like KSA to continue to help us make it through this new mandate and the EPA has issued a ten-year replacement deadline. Mr. Renteria stated a partial replacement cannot be done, will have to replace both the city and customer side. What has been done thus far is: Sigi West, KSA has compiled and submitted the Lead Service Line Inventory to the State. The public has been notified. We posted on the city website the Lead Service Line Inventory spreadsheet along with instructions on how residents can search the list by their name, address or account number. The next steps are to identify the service lines that are "Unknown". (The online spreadsheet will need to be updated as lines are identified) 91% of the service lines are "unknown" but that number is not accurate. Most of the information was provided by the appraisal district. That number can come down considerably by looking at Google Earth history and the dates certain subdivisions were

built. They can identify service lines by digging potholes 18" on either side of the meter boxes to determine what material the service line is on both the city side and customer side. Another EPA approved method, although not very accurate or reliable, is to obtain a metal detector that can penetrate two to three feet into the ground and identify galvanized pipes. Once these lines are identified then funding can be discussed, if the inventory shows that there are many galvanized or lead services in the system. Then there will need to be discussion of a replacement plan of action for those affected lines. i.e. "replace "x" amount of service lines per year".

KSA presented an overall phased approach plan for the entire process of complying with the new mandate.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved to move forward with phases 2, 3, and 4. The motion passed on a 6-0 vote.

9. Update and discussion on the current status, projects and future improvements of the water system.

Hector Renteria, Director of Public Works addressed Council and presented the update on the current status, projects and future improvements of the water system.

Mr. Renteria gave an update on four water plant treatment systems. Water Plant No. 3 is on Henderson Road; Water Plant No. 2 is on North Chenango; Water Plant No. 4 is on Jamison; and Water Plant No. 5 is on North Downing Road.

Water Plant No. 3 treatment facility gets surface water from Brazosport Water Authority (BWA) sent directly to this facility. It is pumped into the one-million-gallon ground storage tank (GST). There is also an on-site water well (Well No. 11) that pumps well water into the same ground storage tank after it is treated with gaseous chlorine and liquid ammonia to create chloramines. The water is then pumped out by 3 service pumps with a capacity between 800 gallons per minute (GPM) and 1,000 GPM capacity each, into the distribution system. This plant also serves as a transfer station to Plant No. 2 via the two pumps that send over the water at a rate of 750 GPM. This is done because there is not a dedicated BWA transfer line directly to the facility on North Chenango. Therefore, the water must be pumped from one facility to the other. This is one of the cons of our water system that must be taken care of to increase the redundancy of our water system. There is also a backup generator with a manual transfer switch for redundancies.

Water Plant No. 2, through a transfer line, this plant can receive both treated water from Plant No. 3 and raw, untreated groundwater from between three and six of our water wells, listed below. Under normal operating conditions, this plant receives no untreated water, and as such does not have a treatment system installed that is capable of adequately treating raw water, leaving this plant wholly reliant on Plant No. 3. For this plant to be self-sufficient, such a system would need to be added. The gas chlorination system on-site is only sufficient to booster-chlorinate the incoming water from Plant No. 3. If the connection between the plants is disconnected in any way, Plant

No. 2 will be rendered useless once the one-million-gallon ground storage tank is depleted. This plant has three service pumps rated at 800 GPM each that send water out to the distribution system. There is also a backup generator and Automatic Transfer Switch (ATS) for redundancies. Per Texas Water Development Board (TWDB), Well No. 6 (1712 North Velasco) was rated to pump 413 GPM when tested in February of 1959. This well has been inactive for longer than 20 years. Per TWDB, Well No. 7 (1202 North Velasco) was rated to pump 503 GPM when tested in May of 1960. This well has been inactive for longer than 20 years. Well No. 8 (2516 North Velasco) is rated to pump 550 GPM. It has been tested to pump 450 GPM when used to meet emergency demand. Well No. 9 (232 Shannon) is rated to pump 750 GPM. It has been tested to pump 700 GPM when used to meet emergency demand. Well No. 10 (Woodway Drive) is rated to pump 800 GPM. It has been tested to pump 720 GPM when used to meet emergency demand. Well No. 11 (Plant No. 3 on-site) is rated to pump 770 GPM. It routinely pumps 680 GPM when it is used. To allow water from this well to enter the Transfer Line directly, onsite bypass valves must be opened.

Water Plant No. 4 receives all its water from a BWA connection directly into the 400,000-gallon ground storage tank. This is then pumped into the distribution system via three service pumps with a capacity of between 750 GPM and 800 GPM each. There are no wells that pump water to this plant. There is a chlorine treatment system on site for booster chlorination if necessary. There is also a backup generator and ATS for redundancies.

Water Plant No. 5 treatment facility consists of a water well that pumps through an Arsenic filtration system into a 50,000-gallon ground storage tank (GST). The water is then pumped out of this tank into the distribution system via two service pumps at a capacity of 750 GPM each. This site utilizes chloramines, made by adding both gaseous chlorine and liquid ammonia to disinfect the raw well water. There is not a BWA connection at this site, though there is a system interconnection to allow the re-treatment and distribution of existing system water. There is also a backup generator and ATS for redundancies.

Recent improvement projects are Chenango GST Replacement, Southside Water Tower Replacement, and Freedom Park Arsenic Treatment System.

Improvements to the treatment systems are transfer line for BWA to Plant No. 2, new chemical building/pump house, new water tower, Plant No. 4 GST rehabilitation, Northside water tower rehabilitation, Supervisory Control and Data Acquisition (SCADA) at Plant No. 5, SCADA at well sites, transfer switches, well site generators, and well rehabilitations.

Current status of the distribution system consists of 144 miles of water lines of various sizes and materials. There are approximately 830 hydrants and 2,050 water valves. There were 944 water-related work orders received in 2024, of these 746 were completed. There are seven full-time employees that are responsible for the maintenance and repairs of all these components in the system. This includes the repair of water lines, hydrants, valves, and meter issues. We currently have a hydrant maintenance program in place that since inception has decreased the number of out of

service hydrants by approximately 50%. There are currently 11,362 connections in the City of Angleton. This includes current connections, and any developments that have agreements in place and are expected to build out. This leaves the city with 338 connections before we are forced by the Texas Commission on Environmental Quality (TCEQ) mandate to begin increasing capacities. Improvements to the distribution system include water line replacement program, valve maintenance program, and lead service line.

Council requested a schedule for the next ten years, what needs to be done and the needed budgeted cost.

No action was taken.

Council recessed the meeting at 7:55 P.M. and returned at 8:07 P.M.

Mayor moved to citizens wishing to address City Council.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

Mayor moved to item No. 10.

REGULAR AGENDA

10. Annual update and discussion of the Ashland Development by the developer.

Mark Jack, Vice President of land development for Ashland Development, addressed Council and gave an update and presented a PowerPoint. Mr. Jack stated the Angleton Independent School District schools are scheduled to open in fall 2025. The fire station was moved to the front of Farm-to-Market (FM) 521. There is progress with Texas Department of Transportation (TxDOT) on the feeder connection to highway 288. The first lots are set to be available for homebuilders March 2025 and the Model Home Court (MHC) and Sections 1-6 will be delivered to homebuilders by summer 2025. The homebuilders are Saratoga, Ashton Woods, Starlight, Lennar, KHOV, and Castlerock.

Mr. Jack provided construction updates and stated for MHC, Section 1 and Section 2, the utilities and dirt fill are complete, for Sections 3-6 they are working on the dirt fill, detention for Sections 1-6 and MHC is about 50% complete, the water plant is at 95% completion, collector roads have utilities installed and the pavement, lift station and Wastewater Treatment Plant (WWTP) are in progress, MHC lot delivery is March 2025, Sections 1 and 2 lot delivery is April 2025 and Sections 3-6 lot delivery is summer 2025.

No action was taken.

11. Annual update and discussion of the Riverwood Ranch Subdivision Development by the developer.

Bryan Gerard, Riverwood Ranch Development Manager, addressed council and gave an update and presented a PowerPoint. Mr. Gerard stated 40 homes are under construction, four homes are completed, 140 homes sold to date, 21 homes available to sale, 115 vacant lots, and no future lots with a total of 349 homes at buildout.

Section 1 has a total of 96 lots and buildout is completed, Section 2 has a total of 109 lots with build out to be completed in summer 2025, Riverwood Ranch North Section 1 has a total of 71 lots with buildout to be completed end of 2026, and Riverwood Ranch North Section 2 has a total of 71 lots with buildout to be completed end of 2026. Riverwood Ranch North Sections 3 and 4 are completed with water, sewer and drainage, dry utilities installed, final landscape plantings and perimeter fence complete by the end of February and home building is underway.

Mr. Gerard gave an update on the Public Improvement Districts (PID) and stated Riverwood Ranch PID No. 1 has all infrastructure completed and dedicated to the city, and playground and soccer fields are completed. Riverwood Ranch North PID No. 1 has all infrastructure completed and dedicated to the city, and currently in a one-year maintenance period.

No action was taken.

12. Annual update and discussion of the Windrose Green Subdivision Development by the developer.

Jeb Colby, Vice President of Acquisitions-Development addressed Council and introduced Joe Grabinski, Director of Development with Emer Community. Mr. Grabinski gave an update and presented a PowerPoint. Mr. Grabinski stated there have been 33 net sales in 2022, 44 net sales in 2023, 144 net sales in 2024. There was a 227% increase in sales volume in 2024 from 2023. The average community sales price is \$304,000 with the prices ranging from low 200s to \$550+. The average community for home sizes is 2,100 square feet with the square footage ranging from 1,325 square feet to 4,000 square feet. There's active construction in Sections 4 and 5 to be completed in June 2025. Sidewalk to Angleton Highschool to be completed in fall of 2024. Section 3 and new pocket park to be completed in fall 2024.

No action was taken.

13. Update, discussion and possible action on the Austin Colony Development, located on CR 44, Anchor Road and Tigner St. regarding proposed changes to the Development Agreement for the Public Improvement District (PID) and the approved Land Plan, previously established by Tejas Angleton Development LLC and the City of Angleton.

Agenda item removed from agenda. Pushed to the February 10 council meeting.

14. Discussion and possible action to consider the Angleton Estuary LLC Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (ETJ), being a tract containing 107.483 acres of land located in John W. Cloud League, A-169 & the J.DE J. Valderas Survey, A-380, Brazoria County, Texas out of a 338.705 acre tract recorded in

C.C.F. No. 2004075629, O.R.B.C.T. Pursuant to the provisions of Subchapter D, Chapter 42 of the Texas Local Government Code.

Otis Spriggs, Director of Development Services, presented the agenda item and stated that staff have reviewed the property status that is subject to this petition for Extraterritorial Jurisdiction (ETA) removal, as it relates to the long-range Comprehensive Land Use Plan. The land use plan recognized this study area as a commercial node/gateway into the City that recommends Industrial and Commercial uses along the State Highway 288-B corridor. While this property lies within a distance of approximately 390 foot to the city limits line, its removal could affect the core planning consistency for that region. An appropriate mix of both commercial and industrial uses are recommended for this area with good access to highways and major arterials.

Enacted state law allows landowners or residents to submit a written petition to a city to release their property from the city's extraterritorial jurisdiction (ETJ). In the 88th (Regular) Texas legislative session, Senate Bill 2038 was passed and is effective as of September 1, 2023. The newly enacted Local Government Code, Chapter 42, Subchapters D and E codified and established a petition and election process for releasing property from a city's ETJ.

Grady Randle, City Attorney, stated that he recommends not granting the petition since the city is an active party in the ongoing Grand Prairie lawsuit.

Upon a motion by Council Member Booth and seconded by Mayor Pro-Tem Townsend, Council moved to deny the Angleton Estuary LLC Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (ETJ), being a tract containing 107.483 acres of land located in John W. Cloud League, A-169 & the J.DE J. Valderas Survey, A-380, Brazoria County, Texas out of a 338.705 acre tract recorded in C.C.F. No. 2004075629, O.R.B.C.T. Pursuant to the provisions of Subchapter D, Chapter 42 of the Texas Local Government Code. The motion passed on a 6-0 vote.

15. Update and discussion on business signs damaged from Hurricane Beryl.

Kyle Reynolds, Assistant Director of Development Services, addressed council and gave an update on the damaged signs.

Council requested an email update moving forward.

No action was taken.

16. Annual update and discussion on the racial profiling report.

Lupe Valdez, Chief of Police, addressed Council and presented an update and stated that the profiling report is done through a third party. The Police department is compliant with all the laws and all the rules of the Sandra Bland Act.

Upon a motion by Council Member Roberts and seconded by Council Member Daniel, Council approved the acceptance of the racial profiling report. The motion passed on a 6-0 vote.

17. Update and discussion on the City Hall Annex.

John Deptuch, Building Maintenance, addressed council and presented an update on the City Hall Annex. Mr. Deptuch presented a new bid scoring sheet to council. Jamie Praslicka, Emergency Management Coordinator, stated that she can create a cubic scoring process for bid/request for proposals (RFP) scoring and council agreed.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved to move forward with the City Hall Annex RFP contingent to a cubic scoring process. The motion passed on a 6-0 vote.

18. Discussion and possible action on Lakeside Park wildscape proposal.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved the Lakeside Park wildscape proposal contingent to improving area 1 visibility and pathways. The motion passed on a 6-0 vote.

Council moved to agenda item No. 20.

20. Discussion and possible action on a hiring freeze and suspension of overtime and comp time for Angleton Recreation Center, Recreation, and Parks and Right of Way Divisions.

Jason O'Mara, Assistant Parks and Recreation Director, presented the agenda item and stated that on January 8, 2025, the City Manager instituted a hiring freeze for all departments effective immediately except for Finance and Police Departments and suspended overtime and comp time for all departments except for the Police and Public Works Departments. Staff expressed concerns with the directive due to the nature of city service delivery. Many departments routinely work outside of the set schedules established by the work hours policy enclosed, which was implemented on 10/1/23. The policy specifies "The City of Angleton Recreation Center and the Recreation Division Staff may have varying hours based on established operating hours, and programming." The Director requested the policy be extended to park operations since many operations specifically related to Parks and Recreation impact revenue generation (e.g. park rentals, emergency repairs, and event support). Parks and Recreation leadership is working with staff to minimize unnecessary use of Paid Time Off and comp time by adjusting weekly schedules to align with planned programs, events, and rentals. However, unexpected maintenance issues outside scheduled operating hours, staff call-ins requiring facility coverage, and customer service demands can disrupt these plans and impact service delivery. Additionally, Angleton Recreation Center relies on part-time employees, including front desk attendants, facility assistants, lifeguards, and seasonal staff, whose schedules are based on the facility's hours of operation or revenue-generating programs. Instituting a hiring freeze for these positions would negatively affect the center's operations. Insufficient staffing could lead to a reduction in services, which would likely decrease revenue generation. Furthermore, the Texas

Municipal Retirement System (TMRS) mandates that employees who work 1,000 or more hours annually be enrolled in TMRS to receive retirement benefits. Maintaining normal staffing levels enables leadership to ensure part-time employees remain under this threshold. A hiring freeze would hinder this ability, potentially leading to noncompliance with TMRS regulations and increasing future funding obligations. Staff were directed to take concerns about the hiring freeze and suspension of overtime and comp time to Angleton Better Living Corporation (ABLC). On January 27, the Angleton Better Living Corporation met to discuss the hiring freeze and suspension of overtime and comp time for Angleton Recreation Center, Recreation, and Parks and Right of Way Divisions.

Upon a motion by Council Member Daniel and seconded by Council Member Roberts, Council approved Angleton Better Living Corporation (ABLC) recommendation to remove the hiring freeze for lifeguards. The motion passed on a 6-0 vote.

21. Discussion and possible action on Angleton Recreation Center and Recreation Division decision packages for Fiscal Year 2024-2025.

Jason O'Mara, Assistant Parks and Recreation Director, presented the agenda item and stated that on September 21, 2024, the Angleton Better Living Corporation (ABLC) approved the Angleton Better Living Corporation budget including transfers to Parks and Right of Way (General Fund-01-550) in the amount of \$404,512, Recreation (Fund 50) in the amount of \$440,458, and Angleton Recreation Center Divisions (Fund 60) \$694,610 including various decision packages.

The City Council approved a 2% cost of living adjustment (COLA) on September 24, 2024, but did not specify ABLC approved decision packages. On Tuesday, January 14, 2025, the Finance Department presented an agenda item to the City Council regarding the Fiscal Year 24-25 budget book, findings, and development of a plan to balance the budget. Findings revealed additional budget cuts are necessary. While ABLC approved the decision packages mentioned above for the Recreation and Angleton Recreation Center Divisions in September 2024, on January 27, the staff sought confirmation from ABLC to approve decision packages and provide a recommendation to the City Council.

Staff recommended city council make the required budget adjustments and transfers needed to balance the budget.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Angleton Better Living Corporation (ABLC) recommendations to increase the Recreation Division and Angleton Recreation Center (ARC) expenses to \$91.881. The motion passed on a 6-0 vote.

19. Discussion and possible action on Angleton Better Living Corporation transfers to the General Fund for Parks and Right of Ways, Recreation Division, and Angleton Recreation Center Division.

Jason O'Mara, Assistant Parks and Recreation Director, presented the agenda item and stated that on September 21, 2024, the Angleton Better Living Corporation (ABLC)

approved the Angleton Better Living Corporation budget including transfers in Parks & Right of Way (ROW) (General Fund-01-550) - \$404,512, Recreation (Fund 50) - \$440,458, and Angleton Recreation Center Divisions (Fund 60) - \$694,610. The City Council approved a 2% cost of living adjustment (COLA) on September 24, 2024. On Tuesday, January 14, 2025, the Finance Department presented an agenda item to the City Council regarding the Fiscal Year 24-25 budget book, findings, and development of a plan to balance the budget. The transfers outlined for ABLC for Parks and ROW, Recreation Division, and Angleton Recreation Center Division were Parks and ROW (General Fund 01-550) - \$409,039, Recreation (Fund 50) - \$550,876, and Angleton Recreation Center (Fund 60) - \$440,500. Overall transfers for Parks and ROW, Recreation Division, and Angleton Recreation Center Division need to be updated as budget adjustments to reflect approved decision packages and the 2% COLA. Staff recommends the City Council approve appropriate transfer amounts and make a budget adjustment regarding the transfers to the General Fund for Parks and ROW, Recreation Division, and Angleton Recreation Center Division.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved to take from what was approved in agenda item 21 and transfer that into the fund balance. The motion passed on a 6-0 vote.

The original transfer was \$409,000 and it will increase to \$737,009. A total increase from the 28% will add \$327,972 to what was already scheduled to be transferred.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

The meeting was adjourned at 10:02 P.M.

These minutes were approved by Angleton City Council on this 8th day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL AGENDA MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, FEBRUARY 11, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, FEBRUARY 11, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:01 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend (arrived at 6:05 P.M.)
 Council Member Cecil Booth
 Council Member Terry Roberts
 Council Member Christiene Daniel
 Council Member Tanner Sartin

City Manager Chris Whittaker
 City Attorney Grady Randle
 City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Sartin led the pledge of allegiance.

INVOCATION

Ryan Oliver, Senior Pastor of Heart City Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Director of Human Resources, addressed Council and presented the service award to William "Andy" Billingsley, Public Works Department, for 30 years of service.

2. Retirement recognition to Marcos Perez for 48 years of service.

Colleen Martin, Director of Human Resources, addressed council and recognized Marcos Perez, Public Works Department, on his retirement of 48 years of service with the city. Marcos was unable to attend the meeting.

Mayor Pro-Tem Townsend arrived.

3. Presentation of the Black History Month proclamation.

Mayor Wright presented the Black History Month proclamation to Faye and Terry Gordon.

CONSENT AGENDA

4. Discussion and possible action in selecting the properties for Wind and Hail insurance as part of the City's property insurance program for a policy beginning February 16, 2025.
5. Discussion and possible action in selecting flood insurance as part of the City's property insurance program for a policy beginning March 24, 2025.
6. Discussion and possible action to approve the corrected October 22, 2025, city council minutes.
7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment.

Approved to remove from consent for discussion.

8. Discussion and Possible Action to approve authorization consent for all investment pool accounts.
9. Discussion and possible action to extend the contract with Crowder Gulf for Disaster Debris Management and Hauling.
10. Discussion and possible action on Resolution No. 20250211-010 establishing the procedure for the May 3, 2025, General Election in Angleton, Texas; and providing for other related matters related thereto.
11. Discussion and possible action on approving a contract with Brazoria County for the May 3, 2025, General election.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council removed consent agenda item 7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment; and approved consent agenda items No 4. Discussion and possible action in selecting the properties for Wind and Hail insurance as part of the City's property insurance program for a policy beginning February 16, 2025; 5. Discussion and possible action in selecting flood insurance as part of the City's property

insurance program for a policy beginning March 24, 2025; 6. Discussion and possible action to approve the corrected October 22, 2025, city council minutes; 8. Discussion and Possible Action to approve authorization consent for all investment pool accounts; 9. Discussion and possible action to extend the contract with Crowder Gulf for Disaster Debris Management and Hauling; 10. Discussion and possible action on Resolution No. 20250211-010 establishing the procedure for the May 3, 2025, General Election in Angleton, Texas; and providing for other related matters related thereto; and 11. Discussion and possible action on approving a contract with Brazoria County for the May 3, 2025, General election. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

12. Conduct a public hearing, discussion, and take possible action on a request for approval of the 2nd Replat of PT Estates, relocating an easement, and modifying a lot line, as recorded with Brazoria County Clerk Document No. 2023042763. The proposed replat is located at 2001 N. Valderas St. on 7.732 acres.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to open the public hearing at 6:10 P.M.

Miguel Saucedo with Baker & Lawson, Engineer for Patrick Thomas, spoke for the item and addressed council and stated the initial plan was done with the intent of getting Mr. Thomas's subdivision split into two. Mr. Thomas engaged a contractor about a year and a half ago to construct the plans. Mr. Saucedo stated they burned up the pond a little bit so they could shrink the size of the pond to have more buildable area for the project. That's the purpose of the plat. There was a waterline easement that was put in the middle of the property for a fire Hydrant that was going underneath the concrete of the building. It is being relocated to the south where it will not be underneath concrete and better maintained.

No one spoke against the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved to close the public hearing at 6:12 P.M.

Mayor Wright asked where the drainage from the detention pond goes when it bleeds out and Mr. Saucedo stated there is a ditch on the west side and north side of the property where it will flow to. The outfall is on the north side and is maintained by Angleton Drainage District.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council approved the 2nd Replat of PT Estates, relocating an easement, and modifying a lot line, as recorded with Brazoria County Clerk Document No. 2023042763. The proposed replat is located at 2001 N. Valderas St. on 7.732 acres. The motion passed on a 6-0 vote.

13. Conduct a public hearing, discussion, and take possible action on an Ordinance adopting the proposed City of Angleton Comprehensive Fee Schedule, as related to the User Fee Study. (Requesting Public Hearing to remain Open for Final Action on February 25, 2025)

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item. Mr. Spriggs stated there will be a Town Hall meeting on this item on February 13, 2025. Mayor Wright stated that it needs to be announced to the public as much as possible.

The public hearing was left opened at the January 28, 2025, council meeting.

No one spoke in favor or against.

Council left the public hearing open.

REGULAR AGENDA

14. Discussion, development update, and possible action on the Austin Colony Development, located on CR 44, Anchor Road and Tigner St. regarding proposed changes to the Development Agreement for the Public Improvement District (PID) and the approved Land Plan, previously established by Tejas Angleton Development LLC and the City of Angleton.

Otis Spriggs, Director of Development Services, addressed council and introduced the agenda item and stated that they have been working with legal and P3 regarding Mr. Rea's request to increase the percentage from 5% to 10% of value. P3 and Bond Counsel's recommendation to the city would be not to tie it to the bond proceeds directly. Those fees should be separated, developing an upfront administrative fee would be an option but cannot come out of the bond proceeds. Mr. Rea is requesting deadline changes. Staff's recommendation is to add this to the development agreement and bring back for approval. Sections 1-4 will be at 5% and Sections 5-9 will be at 10%.

Steven Rhea, addressed council and gave an update on Austin Colony and stated there will be an entry monument with vegetation and irrigation, along Tigner Street will be premium cedar fences with a sidewalk and lights, the back detention pond will have a playground and a track going around, the detention ponds will be dried and level packed down and seeded and hopefully can be used for practice fields. Mr. Rea stated that they have to lay a pipeline of water along County Road 44. In the center of Tigner Street is a big storm drain, and it does not move their water, it moves water from the eastern part of the city. The drain will have to be extended by 300 feet and should be a city expense. Mr. Rea did not have an estimate of the cost and council requested that he come back at a future meeting to discuss. Mr. Rea stated the builders and construction vendors are requesting a letter from the city stating that the city has water and sewer capacity for the first 100 lots prior to moving forward.

The City Attorney stated that the city can say there is currently water and sewer for the 100 lots but cannot promise that the city will never do a moratorium.

No action was taken.

15. Update, discussion and possible action on the Texas Water Development Board (TWDB) project by Dustin Pope, Freese and Nichols and to submit the updated Project Information Form (PIF) application to Texas Water Development for funding on the presented projects.

Dustin Pope with Freese and Nichols addressed Council and gave a PowerPoint presentation. Mr. Pope spoke on the background and stated the city is projected to grow by 4,616 new households over the next 10-20 years. Historically, the debt issued for water and sewer has been a combination of tax and utility revenue. Currently, the water and sewer payments are transferred from the Water Fund to the Debt Service Fund. The city issued debt on a 20-year term. The city is currently addressing aging water/wastewater infrastructure for current capacity. Mr. Pope gave a program overview and stated that HDR Engineering finalized the prioritized Capital Improvement Plan (CIP). Schneider Electric review of Operational Energy Savings across the city. Currently in Phase 1, with Freese and Nichols assisting the city with funding, in the pre application stage then will submit Texas Water Development Board (TWDB) application and then post application. Phase 2 is the Design and Bid phase services and Phase 3 is the construction phase services. The clean water Public Improvement Form (PIF) to be submitted will be on the Angleton Wastewater Treatment Plant for \$23.8M, Sanitary Sewer Rehab Project for \$4.8M and Lift Station (LS) Rehabilitation Package for five LS for \$4.5M. The drinking water PIF to be submitted will be on the Henderson Water Line for \$3.1M (Between Henderson water plant and the Chenango water plant to the south). Best case scenario if both PIFs get selected and all projects are a go then the total is \$31.2M – 33.2M over 5 Fiscal Years. Mr. Pope discussed the TWDB funding timeline.

Freese and Nichols were instructed by the City Manager to submit the PIF. Council approval is not needed until later in the timeline.

No action was taken.

16. Discussion and possible action on Abigail Arias Park schematic designs.

This item was removed from the agenda.

17. Discussion and possible action on the grant application for Partners in Places Round 22 and fifty percent matching letter of commitment.

Megan Mainer, Director of the Parks and Recreation, addressed Council and stated the City of Angleton is seeking approval to apply for the Partners for Places Grant (Round 22), a funding opportunity provided by The Funders Network (TFN). This grant supports equitable climate action (ECA) and green stormwater infrastructure (GSI) projects through collaborative partnerships between local governments, frontline community

organizations, and place-based funders. The grant can be used for personnel costs, community stipends, consultant fees, supplies, and minor capital expenses directly related to the project. However, regranteeing of funds is not allowed without prior written approval from TFN.

Upon a motion by Mayor Pro-Tem Townsend and Council Member Booth, Council authorized the Angleton Parks & Recreation Department to apply for the two-year Partners for Places Grant – Round 22 for an amount of up to \$150,000 with Angleton Restoration Project, 501c3 frontline community partner, to support the City's sustainability initiatives outlined in the Texas Parks & Wildlife Department grant for Abigail Arias Park development and write a fifty percent matching letter of commitment executed by Mayor Wright. The motion passed on a 6-0 vote.

18. Discussion and possible action on opening a new checking account for Riverwood North Public Improvement District.

Susie Hernandez, Finance Director, addressed council and presented the agenda item and stated that an account will need to be open at First State Bank to allocate the money to the right account.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved opening a new checking account for Riverwood North Public Improvement District. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council held an Executive Session at 7:10 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

20. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Manager)

OPEN SESSION

The City Council adjourned Executive Session, reconvened into Open Session at 7:51 P.M. pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

No action was taken.

REGULAR AGENDA

19. Discussion and possible action on Fiscal Year 2024-2025 budget cuts.

Susie Hernandez, Interim Finance Director, addressed council and stated that departments went through their budgets and cut a total of \$1,428,633. The remaining \$371,000 is still needed for the General Fund to total \$1.8M. Council recommended

taking the remaining amount and splitting it between the Capital Expenditure Revolving Fund and the Street Fund.

Each department presented their budget cuts.

Leasing out the annex was discussed to bring back to council with options.

Council discussed cutting or lessening the number of concerts in the park and Fourth of July Fireworks. Council gave direction to do three concerts for this fiscal year and Fourth of July Fireworks if it can be covered by sponsorships for at least half of the cost.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, council approved to accept the recommended budget cuts by staff and find a way to fund the General Fund from the Capital Expenditure Revolving Fund and Street Fund without any further reduction in staff. The motion passed on a 6-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend stated he would like to explore different options regarding the people drawing water outside of the city's Extraterritorial Jurisdiction (ETJ). Review the Water Fund.

REGULAR AGENDA

7. Discussion and possible action to approve Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council approved Resolution No. 20250201-007 approving a contract with Government Capital Corporation for the purpose of financing Public Works Vehicles/Heavy Equipment and Parks Department Equipment. Pending the Finance Director findings on if it will come from the General Fund or the Interest and Sinking Fund. The motion passed on a 6-0 vote.

ADJOURNMENT

The meeting was adjourned at 9:41 P.M.

These minutes were approved by Angleton City Council on this the 8th day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC, CMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
 WEDNESDAY, FEBRUARY 26, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON WEDNESDAY, FEBRUARY 26, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 PM.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Cecil Booth
 Council Member Tanner Sartin
 Council Member Christiene Daniel

City Manager Chris Whittaker
 City Secretary Michelle Perez
 City Attorney Grady Randle

ABSENT

Council Member Terry Roberts

PLEDGE OF ALLEGIANCE

Council Member Daniel led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

1. Discussion and possible action to accept the certification of unopposed candidates for the May 3, 2025, General Election.
2. Discussion and possible action to approve Resolution No. 20250226-002 Ordering the cancellation of the General Election to be held on May 3, 2025; declaring the unopposed

candidates for Mayor; Council Member, Position 2; and Council Member, Position 4 are duly elected.

3. Discussion and possible action to approve amending Authorized Representatives for TexPool, First Public/Lone Star, and TexSTAR. Deleting former employees, Phillip Conner and Tenecha Williams; and adding Finance Director, Susie Hernandez as the primary authorized representative and Anthony Madrigal as an additional authorized representative for inquiry only.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved consent agenda items 1. Discussion and possible action to accept the certification of unopposed candidates for the May 3, 2025, General Election; 2. Discussion and possible action to approve Resolution No. 20250226-002 Ordering the cancellation of the General Election to be held on May 3, 2025; declaring the unopposed candidates for Mayor; Council Member, Position 2; and Council Member, Position 4 are duly elected; and 3. Discussion and possible action to approve amending Authorized Representatives for TexPool, First Public/Lone Star, and TexSTAR. Deleting former employees, Phillip Conner and Tenecha Williams; and adding Finance Director, Susie Hernandez as the primary authorized representative and Anthony Madrigal as an additional authorized representative for inquiry only. The motion passed on a 5-0 vote. Council Member Roberts was absent.

PUBLIC HEARINGS AND ACTION ITEMS

4. Public hearing, discussion, and possible action to approve Ordinance No. 20250226-004, adopting the proposed City of Angleton Comprehensive Fee Schedule, as related to the User Fee Study.

Otis Spriggs, Director of Development Services, addressed Council and stated the City has contracted with Ardurra/Gunda to overhaul the City of Angleton Comprehensive Fee Schedule. To accommodate additional forums to allow for public input, Staff presented the Development related fees that have proposed changes to the Planning and Zoning Commission for additional feedback during the last two (2) regular scheduled meetings. Comments and input were received and considered. Staff also held a Comprehensive Fee Schedule workshop on July 25, 2024, before the developers and the general public to gain input and comments.

The public hearing was left open from February 11, 2025, council meeting.

There were no speakers for or against.

Upon a motion by Council Member Booth and seconded by Council Member Daniel, Council approved to close the public hearing at 6:09 PM. The motion passed on a 5-0 vote. Council Member Roberts was absent.

Council directed staff to bring back to Council in six months to review the impact of the new fees.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved Ordinance No. 20250226-004 adopting the proposed City of Angleton Comprehensive Fee Schedule, as related to the User Fee Study. The motion passed on a 5-0 vote. Council Member Roberts was absent.

REGULAR AGENDA

5. Update, discussion, and possible action on the King Municipal Operations Center Project from Brent Bowles.

Brent Bowles with iAD Architects, addressed council and presented an update on the King Municipal Operations Project (KMOC). Mr. Bowles stated that a sixth shop bay can be added under budget of 4.9 million.

Council discussed removing some of the offices and adding open office space.

Mr. Bowles suggested keeping the hard wall offices on the west side and removing the office walls in the center to add open cubicle space offices. This will allow cost savings to add additional bays. Let the design process go through to get a more accurate cost for the budget. If costs still need to be cut, then they will look at taking some more offices. Council agreed.

No action was taken.

6. Discussion and annual update on the Kiber Reserve Subdivision Development.

This item was removed from the agenda. The developer was unable to attend.

7. Discussion and annual update on the Greystone Subdivision Development.

Kyle Reynolds, Assistant Director of Development Services, addressed council and stated that the developer was unable to attend but that Adams Homes, a builder within Greystone, was in attendance to give an update.

Katy Guidry, Builder Superintendent for Adams Homes, addressed council and stated that out of 111 lots that 55 are currently fully completed. Estimate to sell four homes a month and currently have 8 in the bank. They are selling faster than they can build. The Homeowners Association (HOA) is currently under Aplin Homes and there are plans for it to be outsourced. 50% of homes built will be met and will be ready within a couple of weeks.

Mayor asked if there was a park and Mr. Reynolds stated that he didn't think there was a park. Just the detention pond green space and sidewalks. Mayor asked when the subdivision will be fully completed, and Ms. Guidry stated two years.

No action was taken.

8. Discussion and possible action to approve a utility rate increase based on the New Gen Strategies and Solutions utility rate study.

Mathew Garrett with NewGen Strategies & Solutions, addressed council and presented a PowerPoint presentation on the 2025 Water & Wastewater Rate Study Key Findings. Council directed staff to explore selling water to Brazosport Water Authority (BWA) to help manage future rates.

No action was taken.

EXECUTIVE SESSION

The City Council held an executive session at 7:24 PM pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 7:33 PM and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved the City Manager to move forward with an offer on real property to be purchased from the Parkland Dedication fund. The motion passed on a 5-0 vote. Council Member Roberts was absent.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update on the fire station.

Chris Whittaker, City Manager, stated that he will place the Capital Improvement Project (CIP) for water and wastewater on the next agenda.

Council Member Daniel requested an update on the animal services building.

Mr. Whittaker stated he will add repairs from hurricane Beryl on the next agenda.

ADJOURNMENT

The meeting was adjourned at 7:35 P.M.

These minutes were approved by Angleton City Council on this 8th day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MARCH 11, 2025 AT 6:00 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MARCH 11, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 PM.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Tanner Sartin
Council Member Christiene Daniel
Vacant Position No. 3

City Manager Chris Whittaker
City Secretary Michelle Perez
City Attorney Grady Randle

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

Mayor and Council gave their condolences and spoke in memory of Council Member Terry Roberts.

Council Member Booth stated Terry Roberts was a lifelong resident of Angleton. Not only did Mr. Roberts live in Angleton but he served here. He invested his life in the community. He invested his life in the children of the community. Council Member Booth shared a memory of both him and Council Member Roberts coaching in Little League and stated that it is hard to lose someone you care about. Very fortunate that God share Terry Roberts with us.

Mayor Wright stated the seat to his right is a big absence and he is going to miss Council Member Roberts. Mayor didn't get to serve with him very long but it was a lot of fun. A lot of people didn't realize he was a very funny person. There were a lot of laughs on this side of

the dais. He kept things lighthearted but also was a very serious person. He cared deeply for the community, and he cared deeply for the people that worked here. He wanted to make the best decisions every time and be the most informed that he could be. Mayor stated that he cannot say enough good things about him. He is really going to miss Council Member Roberts. Pray for the family and hope that all of our community will continue to pray for them and keep the family in their thoughts and prayers.

Council Member Daniel stated that Council Member Roberts was a really great example. He was kind and generous and had a very patient ear and gave the best advice. She will cherish the time they had with him and her heart goes out to all his family and friends and everyone he touched.

Council Member Sartin stated he was fortunate to have known Council Member Roberts and extended family over the course of his life and he was a great guy gone too soon. He is glad he got to spend time with him while on council. Keep the family in your thoughts and prayers.

Mayor Pro-Tem Townsend stated that when he thinks about Council Member Roberts and the life he lived, it makes you think about what you did in your life and what you accomplished. If you look at his family and the way he talked about his family, it says a lot about him and the legacy he left behind. The same goes for his service to this community. He was someone who thought beyond himself and thought of others. Everything that he did was with a great purpose and he will be sorely missed. Think about his family and remember them. They are still a part of this community, and we'll keep our arms around them as well.

Mayor recessed the meeting at 6:05PM and returned at 6:10PM.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

Colleen Martin, Human Resources Director, presented the service award to Corey Lukasheay with the Fire Department.

Ms. Martin recognized Eddie Renteria with the Police Department, for five years of service and Nancy Acosta, Police Department telecommunicator, for ten-years of service. They were unable to attend the meeting to accept the award.

CONSENT AGENDA

2. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2023-2024.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved consent agenda item No. 2. Discussion and possible action to approve an Engagement Letter with Crowe to provide a financial audit and report on the financial statements for Fiscal Year 2023-2024. The motion passed on a 5-0 vote.

REGULAR AGENDA

3. Update, discussion, and possible action on Fire Station No. 3 Apparatus Bay Project.

Neal Morton, Fire Chief with the Fire Department, addressed council and gave an update on the Fire Station No.3 Apparatus Bay Project.

Council requested legal consultation for the bidding process.

Mayor Wright received a speaker card and moved to Citizens Wishing to Address City Council.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Mr. Jessie Barnes, Angleton resident, addressed council and stated he moved to Angleton two years ago and is having drainage issues and would like staff to take care of it.

REGULAR AGENDA

4. Discussion and possible action to approve an agreement with Brazoria County for Community Development Block Grant (CDBG) funding for the rehabilitation of a portion of Lift Station 24 collections system.

John Peterson, City Engineer with HDR addressed council and stated the City of Angleton has previously completed an Inflow & Infiltration (I/I) study and selected Lift Station No. 25 collection system to be included in the County's Community Development Block Grant (CDBG) project. At the time of the initial selection, the entire City of Angleton was considered a Low and Moderate Income (LMI) community. However, new LMI data effective August 1, 2024, change the LMI maps and only small portions of the community were considered LMI areas. Lift Station (LS) 25 collection system was no longer eligible for CDBG funding. The city worked closely with the County and identified another area in the I/I study that would meet the LMI criteria. Lift Station 24 collection system is an aging sanitary sewer system that was identified in the I/I study as a major contributor inflow into the City's sanitary sewer collection system. The agreement will be for the rehabilitation of 850 linear feet of sanitary sewer ranging in size from 18-inches to 12-inches. Also included in this project will be the rehabilitation of several manholes and six sanitary sewer service replacements. The grant is \$220,000. The city will need to match 20% of this grant amount. This could be used for the engineering and construction administration cost of the project.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved an agreement with Brazoria County for Community Development

Block Grant (CDBG) funding for the rehabilitation of a portion of Lift Station 24 collections system. The motion passed on a 5-0 vote.

5. Discussion and annual update of the Kiber Reserve Subdivision Development.

Mr. Charles Von Schmidt addressed council and provided City Council an update and status of the Kiber Reserve Subdivision. Kiber Reserve subdivision comprises 93 lots, having approximately 57 homes completed and occupied. There are six homes under construction with 4 recently completed. Kiber Reserve now has 26 vacant lots remaining. The Kiber Reserve Public Improvement District (PID) was created pursuant to the PID Act, by Resolution No. 20201013-021 on October 13, 2020, by City Council.

Mayor Wright asked about the detention pond and drainage. He would like to make sure the detention area stays maintained. Mr. Von Schmidt stated the Homeowners Association (HOA) is still active. The drainage and retention area are managed by the HOA. The deed restrictions require the HOA to maintain it and has a provision for special assessments that says if a government agency directs the HOA, that the HOA has to do the repair, without the need for a vote from the HOA to say no.

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

Otis Spriggs, Director of Development Services, addressed council and stated HDR Engineering, Inc. (HDR) reviewed the plat and offered textual comments. The applicants submitted a response to all the comments and a corrected plat on February 26, 2025. All review comments have now been cleared by Staff and the City Engineer. The Planning and Zoning Commission considered the Windrose Green, Section 4 Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend. The motion passed on a 5-0 vote.

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

Otis Spriggs, Director of Development Services, addressed council and stated the City Engineer has reviewed the submitted plat and offered comments. The applicants submitted a response to all of the comments and a corrected plat on February 26, 2025. All review comments have now been cleared by Staff and the City Engineer. The Planning and Zoning Commission considered the Windrose Green, Section 5, Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane. The motion passed on a 5-0 vote.

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

Otis Spriggs, Director of Development Services, addressed council and stated the subject property is located on the north side of County Road (CR) 44 (Anchor Road), approximately 2,000 north of Wilkins Road. Section 1B consists of 10.680 acres, will have 50 residential lots, three blocks, and two reserve lots, and is in a Planned Development (PD) zoning district. This is a request from the owner/developer of the Austin Colony Development, Planned Development (PD) No. 3, for approval of Section 1B Preliminary Plat. PD No. 3 was amended and adopted by City Council on January 10, 2023, under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Boulevard, the various sections were readjusted as a result. Austin Colony Drive will serve access to Section 1A, and the newly proposed internal streets (Crockett and Moses Austin Streets) will serve Section 1B, which will also tie into Tigner Street. The City Engineer reviewed the Preliminary Plat and found only minor textual/formatting items noted for correction. He also noted additionally that the applicant must provide information that coordination with Brazoria County has been made for the proposed connection to County Road 44 (aka Anchor Road). All comments were responded to and have been cleared. The Planning and Zoning Commission considered the Preliminary Plat of Section IB of Austin Colony Subdivision on March 6, 2025, and accepted the Staff's recommendation.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved Preliminary Plat of Section IB of Austin Colony Subdivision, located west of the terminus of Tigner St. The motion passed on a 5-0 vote.

9. Discussion and possible action on the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

Otis Spriggs, Director of Development Services, addressed council and stated this is a request from the owner/developer of the Austin Colony Development, Planned Development (PD) No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023, under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as a result. Austin Colony Drive will provide access to the proposed 50 lots in Section 1A, with a tie-in to CR 44, Anchor Road. Council requested amendments to the original Development Agreement, regarding the assessment rates established in the Public Improvement District (PID) and possible changes to the Land Plan along with the comparisons to the original agreement. The changes were added to the Development Agreement.

Upon a motion by Council Member Booth and seconded by Council Member Sartin, Council approved the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

Upon an amended motion by Council Member Booth and seconded by Council Member Sartin, Council amended to add subject to legal review. The motion passed on a 5-0 vote.

10. Discussion and possible action on Abigail Arias Park schematic designs.

Meagan Mainer, Director of Parks and Recreation presented the agenda item and stated Burditt Land | Place developed two schematic designs for Abigail Arias Park based on input from the Parks & Recreation Board and Arias Family Park programming meetings held on January 13, 2025. On Tuesday, February 22, 2025, a Town Hall meeting was held to collect input from the community regarding the two schematic designs. On Tuesday, March 4, 2025, a Parks & Recreation Board meeting was held to collect input from the board regarding the two schematic designs. The staff is seeking input on the two designs from the City Council before the final design is presented for approval.

Paul Howard and Philip Kelly with Burditt Land | Place addressed council and presented the two schematic designs for Abigail Arias Park based on four pillars. Mental, physical, social, and spiritual.

Council Member Townsend suggested expanding the parking space in Plan B design closer to the street with less green space. Council agreed.

Council Member Daniel stated she liked the food truck idea but would like to see it closer to the pavilion and Mayor Wright agreed.

Council Member Booth requested that they take their hard surfaces in account for detention. He stated that you can have a low area detention that dries quickly and it doesn't look like detention.

Mayor Wright stated he like both designs. He likes the berms along the walking trail, skate park, walking trails, and water features.

Council member Daniel stated that if there are pavers then allow for sponsorships for the pavers.

No action was taken.

11. Discussion and possible action on Freedom Park schematic designs.

Meagan Mainer, Director of Parks and Recreation presented the agenda item and stated Burditt Land | Place has developed two schematic designs for the Freedom Park field expansion based on the Freedom Park Master Plan and site constraints. Concept A pros are activates more of the space through extended sidewalks, creates more Americans with Disabilities Act (ADA) accessible points from the existing playground to the existing batting cages, works better with the existing topography, one large berm, ADA access from existing parking and playground, it will be a better fit if in future (2)

200' fields are to be added. The cons are more concrete sidewalks, which will increase costs. Concept B pros are fewer concrete sidewalks, which will decrease costs, optimal field layout based on master plan documents. The cons are less activation of the site, two separate berms to avoid existing trees, and tight fit if future (2) 200' fields are to be added. On Tuesday, March 4, the staff presented both concepts to the Parks & Recreation Board. The Parks & Recreation Board made a motion to recommend Concept A as the final design to the City Council for approval.

Mayor Pro-Tem Townsend stated to remove the berm and extend the center field fencing to 350. The mayor agreed with Mayor Pro-Tem Townsend to extend the fencing but likes the berm and would like it moved elsewhere instead of removing it.

Upon a motion by Mayor Pro-Tem and seconded by Council Member Daniel, Council approved Conceptual Site Plan A. The motion passed on a 5-0 vote.

12. Discussion and possible action on the hiring freeze for Front Desk, Facility Assistant, Water Safety Instructors, and Seasonal Program staff.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved lifting the hiring freeze for Front Desk, Facility Assistant, Water Safety Instructors, and Seasonal Program staff. The motion passed on a 5-0 vote.

13. Discussion and possible action regarding the proposed updates to the Angleton Parks & Recreation Department Cost Recovery policy.

Jason O'Mara, Assistant Director of Parks and Recreation, presented the agenda item on adjustments made to better reflect community program funding. He stated in February 2019, the City of Angleton engaged GreenPlay LLC, a national parks, recreation, and open space consulting firm, to develop a Comprehensive Parks and Recreation Master and Strategic Plan. This plan assessed existing parks, open spaces, and recreational facilities to determine current and future service levels based on community input. It prioritized improvements and upgrades to parks and recreational amenities. In December 2019, the City Council adopted the Parks and Recreation Comprehensive and Master Plan, outlining short-term, mid-term, and long-term goals over a ten-year period. One short-term goal was to establish a policy to guide pricing for programs, special events, rentals, and public/private partnerships. As a result, the Angleton Parks & Recreation Department Cost Recovery Policy was adopted in September 2020, with the stipulation that senior programming maintain a 0%+ cost recovery rate. On August 27, 2024, during a pre-City Council workshop, staff were asked to update the Cost Recovery Policy to incorporate both direct and indirect costs for all programs, events, facilities, and services. Subsequently, staff engaged key stakeholders for feedback: • February 3, 2025: The Senior Citizens Commission reviewed the proposed updates and recommended an alternative approach to cost recovery for senior trips. Rather than shifting these programs to a 25% cost recovery rate under Tier 2: Considerable Community Benefit, they suggested implementing a gas or bus usage fee while keeping the trips classified under Tier 1. • February 20, 2025: The Angleton Better Living Corporation (ABLC) reviewed the proposed updates and

provided positive feedback on the incorporation of indirect costs. The Board recommended moving forward with the policy, including the revised cost recovery spreadsheet as presented. • March 4, 2025: The Parks Board reviewed the updated policy and discussed the methodology for classifying programs within their respective tiers. They supported the approach and recommended proceeding with the proposed updates.

Mayor Wright requested that the Cost Recovery Policy be posted at the Recreation Center and be sent to the members for feedback.

No action was taken.

14. Update, discussion and possible action on city property repairs damaged by Hurricane Beryl.

Jamie Praslicka, Emergency Management Coordinator, addressed council and gave a presentation on overall damage that occurred during hurricane Beryl, Federal Emergency Management Agency (FEMA) funding, and status of repairs.

No action was taken.

15. Discussion and possible action to approve Ordinance No. 20250311-015 amending the utility sewer rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266.

Susie Hernandez, Finance Director, addressed council and stated she took the rate that Newgen Strategies & Solutions presented to council at the last council meeting and put it in ordinance form. The increase is only to the sewer rate. The increase will take effect in April.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved Ordinance No. 20250311-015 amending the utility sewer rates in the City of Angleton fee schedule in Chapter 2 Administration Article X Section 2-266. The motion passed on a 5-0 vote.

16. Discussion and possible action to approve Ordinance No. 20250311-016 amending the 2024-2025 fiscal year budget at year end by amending the General Fund, Street Fund, Community Events, Keep Angleton Beautiful Fund, Capital Expenditure Revenue Fund, and miscellaneous minor funds.

Susie Hernandez, Finance Director, addressed council and stated she added the department budget cuts and the transfer changes to the General Fund.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council approved Ordinance No. 20250311-016 amending the 2024-2025 fiscal year budget at year end by amending the General Fund, Street Fund, Community Events, Keep Angleton Beautiful Fund, Capital Expenditure Revenue Fund, and miscellaneous minor funds. The motion passed on a 5-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Pro-Tem Townsend requested an update on current open bonds, open and completed projects, what was spent and the remaining balance.

Mayor Wright requested a sewer update on projects, the current status and future plans.

ADJOURNMENT

The meeting was adjourned at 8:55 P.M.

These minutes were approved by Angleton City Council on this 8th day of April 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



**CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MARCH 25, 2025 AT 6:00 PM**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MARCH 25, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Tanner Sartin
Council Member Christiene Daniel
Vacant Position

City Manager Chris Whittaker
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Council Member Booth led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Presentation of the Fair Housing Proclamation.

Mayor Wright read the Fair Housing Proclamation. No one was present to accept.

CONSENT AGENDA

2. Discussion and possible action to approve the City Council minutes for November 14, December 10, 2024, and January 14, 2025.
3. Discussion and possible action to approve the City of Richwood Animal Services renewal contract.
4. Discussion and possible action to approve Amendment No. 1 to the Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project.

Upon a motion by Councilmember Daniel and seconded by Council Member Booth, Council approved the consent agenda items 2. Discussion and possible action to approve the City Council minutes for November 14, December 10, 2024, and January 14, 2025; 3. Discussion and possible action to approve the City of Richwood Animal Services renewal contract; and 4. Discussion and possible action to approve Amendment No. 1 to the Lift Station No. 8 Sanitary Sewer Collection System Rehabilitation Project. The motion passed on a 5-0 vote.

REGULAR AGENDA

5. Presentations by Ardurra/Gunda, Freese & Nichols, and Kimley-Horn on Request for Proposal (RFP) 2025-03 Professional Services for the General Land Office (GLO) Recovery-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Grant.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated The Texas General Land Office (GLO) Contract NO. 23-160-039-E664, RESILIENT COMMUNITIES PROGRAM (RCP) SUBRECIPIENT AGREEMENT and contract was executed on June 10, 2024. The grant award total is \$270,000. The Contract will terminate on August 31, 2027, or upon completion of the Comprehensive Plan Update and the Building Code Upgrade. The City of Angleton published this RFP Request seeking a well-qualified grant administration and planning service provider(s) to assist the City in the Comprehensive Plan update, and services related to grant administration, management, and contract compliance under the Community Development Block Grant Disaster Recovery-Mitigation (CDBG-MIT) RCP program, funded by GLO. The contract will encompass provision of all project-related services to the City of Angleton, and performance of activities under Grant Administration Services and Planning Activities below. Providers will assist the GLO and/or grant recipients in completion of this CDBG-MIT project. Grant administrative services must be performed in compliance with the U.S. Department of Housing and Urban Development ("HUD") and guidelines issued by the GLO. Note that providers and respondents were invited to submit proposals specifically for one individual, or two or more of the services in the contract. The city's review committee consisted of three staff members and two members of the City Council. The Purchasing Agent for the City and Director of the Development Services Department were available to answer any questions from the reviewers, and the top three respondents were invited to give presentations before the City Council in advance of a final decision and selection.

Mindi Snyder, CPA, with Ardurra, presented a PowerPoint presentation.

Ryan Slattery, with Freese and Nichols presented a PowerPoint.

Raul Orozco Jr., AICP, with Kimley-Horn presented a PowerPoint.

No action was taken.

6. Discussion and possible action to award Request for Proposal (RFP) 2025-03 Professional Services for the General Land Office (GLO) Recovery-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Grant.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved and awarded Ardurra for Request for Proposal (RFP) 2025-03 Professional Services for the General Land Office (GLO) Recovery-Mitigation (CDBG-MIT) Resilient Communities Program (RCP) Grant. The motion passed on a 4-0 vote. Council Member Booth abstained.

7. Update and discussion on the agreement process with Brazoria County for street overlays.

Hector Renteria, Director of Public Works, introduced the agenda item.

Matt Hanks, Brazoria County Engineer, addressed Council and explained the process of the street overlay process. The County does not have the capability of milling but is able to coordinate with a contractor to mill at the expense of the city and the county can come behind them after the milling and overlay up to two miles. Milling and overlay will be for a maximum of two miles.

No action taken.

8. Discussion and possible action on the Capital Improvement Projects (CIP).

Hector Renteria, Director of Public Works, addressed council and stated that the city current projected Capital Improvement Plan will cost approximately \$402 Million (M), in today's dollars. This included necessary replacements, equipment purchases, and new infrastructure for the city's water and sewer systems. One of the factors that drives utility rates to provide a mechanism to plan and fund these upcoming projects. Also, as we plan these projects to replace infrastructure there are emergencies that occur which force repairs, and replacements sooner than planned. As we look back at historical populations, we can see that by 1980 there were 13,929 residents in Angleton. The most recent census puts Angleton at 19,429 residents. Based on this, approximately 72% of Angleton's infrastructure was in place by 1980. The age of this infrastructure has put it all in a need to replace category. Especially since the materials used during this earlier period had much less life expectancy than today's materials. As we are concerned ourselves more today about the replacements of the infrastructure, it is all coming due at a rapid rate. \$7.063M has been spent since 2019-2020 Fiscal Year (FY) on emergency repairs/replacements to infrastructure. This is compared to the \$11.812M that was spent on infrastructure projects in total since the 19-20FY. As we plan and create capital projects, we have infrastructure failures that are occurring as well. This significantly compounds the issue as we are having to address these immediately. It

takes away funding for planned projects and erodes away our reserve funding for future emergencies. The revenue is \$12,429,728 for the 2024-2025 FY, with expenditures at \$12,429,728, this leaves no room for error and won't bolster our fund balance. This is up from revenues in 2023-2024 FY at \$11,174,102 in the 2023-2024 FY with expenditures at \$11,360,836. The budget needs are essential and increase annually based on many factors including the needs of the department, inflation, new regulations, growth, and trying to propel the department forward. There are also many things that we currently don't accomplish that are necessary as well. An example was how we increased the budget to create a hydrant maintenance plan, but we still have a need for a valve maintenance program. Another factor is the city has aging equipment that we are trying to keep up with, whether it's a replacement or the amount we are having to spend to repair it. There have also been transfers to the general fund for the last 3 fiscal years in the amount of \$3,476,085.04. In summary there are many needs across our infrastructure that must be met. It appears that we are at a point where we have infrastructure failing at a faster rate as it is all coming to that age at the same time. This is the reason for the increase in rates to attempt to meet these needs as they arise. We are behind the curve when it comes to maintaining our infrastructure, increasing resiliency, and keeping up with new innovations. It is detrimental that we continuously plan to make improvements annually, whilst also providing a funding source for emergency issues as they arise.

Mayor Wright stated he would like a breakdown of annual cost between water and sewer for maintenance and operation.

Council Member Sartin requested the max gallons the city could use if all the wells were working perfectly.

No action was taken.

9. Update, discussion and possible action on the unspent bonds for Fiscal Year 2024-2025 Budget.

Susie Hernandez, Director of Finance, addressed council and gave the Fiscal Year (FY) 2024-2025 end of the year report on the 2018, 2022, 2024, and emergency bond.

There is a balance of \$722,000 in the 2018 Street Improvement Bond, and a \$2 Million balance in the street fund to be used for the N. Parrish and Silver Saddle Street projects. The total for the project is \$3,403,742. With the 2018 bond and street fund, this project comes up short.

The 2022 bond that covers the King Municipal Operations Center (KMOC), Annex, Fire Station Bays and the 288-project match has a shortfall of \$227,000, but going out for a bond on the 288 match will take care of the 2022 bond.

The 2024 Parks bond is taken care of, and any additional cost will be paid through grants and Angleton Better Living Corporation (ABLC).

The Emergency bond money has all been spent. The Federal Emergency Management Agency (FEMA) has awarded reimbursement money, but the city has not received the money.

No action taken.

10. Discussion and possible action on the selection process to fill the vacancy of Council Position No. 3.

Mayor and Council discussed the process to fill Position No. 3 vacancy. Council Members will provide their recommendations to the City Secretary to verify the candidate's qualifications. The candidates will be placed on the April 22 council agenda for Council to discuss and make a decision. Council requested the candidates to attend the April 22 meeting.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

The meeting was adjourned at 7:53 P.M.

These minutes were approved by Angleton City Council on this the 8th day of April, 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action to approve Resolution No. 20250408-006 suspending the effective date proposed by CenterPoint Energy Resources Corp., Texas Division, to increase rates under the gas reliability infrastructure program for 45 days and authorize the city's continued participation in a coalition of cities known as the "Alliance of CenterPoint Municipalities-Texas Coast Utilities Coalition".

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

ACTION TO SUSPEND THE EFFECTIVE DATE PROPOSED BY CENTERPOINT ENERGY RESOURCES CORP., TEXAS DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM FOR 45 DAYS, AND AUTHORIZE THE CITY'S CONTINUED PARTICIPATION IN A COALITION OF CITIES KNOWN AS THE "ALLIANCE OF CENTERPOINT MUNICIPALITIES-TEXAS COAST UTILITIES COALITION"

ALLIANCE OF CENTERPOINT MUNICIPALITIES

The City is a member of the Texas Coast Utilities Coalition ("TCUC") of cities. TCUC was organized by a number of municipalities served by CenterPoint Energy Resources Corp., Texas Coast Division ("CenterPoint") and has been represented by the law firm of Herrera Law & Associates, PLLC (through Mr. Alfred R. Herrera) to assist in reviewing applications to change rates submitted by CenterPoint.

In CenterPoint's immediately preceding general rate case, CenterPoint consolidated its four service divisions – the Beaumont/East Texas Division; the South Texas Division; the Houston Division; and the Texas Coast Division – into a single division to which CenterPoint refers as the "Texas Division." The City intervened in the proceeding at the Railroad Commission as part of the broader Alliance of CenterPoint Municipalities (ACM). ACM is comprised of cities represented by the law firm of Herrera

Law & Associates, including the ACM-TCUC cities, served by CenterPoint in what were its prior four divisions, and now consolidated into a single division.

“GRIP” RATE APPLICATION

Under section 104.301 of the Gas Utility Regulatory Act (“GURA”), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between rate cases. This section of GURA is commonly referred to as the “GRIP” statute, that is, the “Gas Reliability Infrastructure Program.”

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover return on capital expenditures made during the interim period between rate cases by applying for interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities’ filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a *ministerial* review of the utility’s filings to ensure compliance with the GRIP statute and the Railroad Commission’s rules, and that it is within the Railroad Commission’s authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

CENTERPOINT’S “GRIP” APPLICATION

On or about February 18, 2025 CenterPoint Energy Resources Corp., Texas Division (“CenterPoint”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”). CenterPoint’s application if approved by the Commission will result in an increase in the monthly customer charges as shown below:

CenterPoint’s filing proposes a uniform increase in each customer class’s Customer Charge, as follows:

- Residential: \$2.88 per month
- General Service-Small: \$5.14 per month
- Gen. Service-Large Vol: \$61.20 per month

However, because CenterPoint’s customer charges are not currently uniform across its “Texas Division,” the increase in customer charge per customer class affects customers’ bills differently. The tables below show the current customer charges compared to the proposed customer charges in what were CenterPoint’s four prior divisions. We note that as part of the transition to a single “Texas Division,” the Houston and Texas Coast geographic areas have their own set of uniform customer charges, and the South Texas and Beaumont/East Texas Divisions have their own set of customer charges.

Houston and Texas Coast Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	Percent Increase in Customer Charge
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	\$19.50 per customer per month	\$2.88 per customer per month	\$22.38 per customer per month	\$2.88 per customer per month	14.77%
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	\$30.00 per customer per month	\$5.14 per customer per month	\$35.14 per customer per month	\$5.14 per customer per month	17.13%
GSLV-630-I-GRIP 2025;	\$390.00 per customer	\$61.20 per customer	\$451.20 per customer	\$61.20 per customer	15.69%

GSLV-630-U-GRIP 2025 General Service Large Volume	per month	per month	per month	per month	
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South Texas and Beaumont/East Texas Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	\$25.00 per customer per month	\$2.88 per customer per month	\$27.88 per customer per month	\$2.88 per customer per month	11.52%
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	\$48.00 per customer per month	\$5.14 per customer per month	\$53.14 per customer per month	\$5.14 per customer per month	10.71%
GSLV-630-I-GRIP 2025; GSLV-630-U-GRIP 2025 General Service Large Volume	\$230.00 per customer per month	\$61.20 per customer per month	\$291.20 per customer per month	\$61.20 per customer per month	26.61%

CenterPoint presents that its proposed increases in its customer charges produce an increase in annual revenue of about \$70.7 million, system wide, in its Texas Division.

REVIEW AND ACTION RECOMMENDED

Although the City’s ability to review and effectuate a change in CenterPoint’s requested increase is limited, the City should exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries, including increases requested under the GRIP statute to ensure compliance with the requirements of that law. This includes whether CenterPoint’s current rates produce a rate of return in excess of its authorized rate of return.

To exercise its due diligence, it is necessary to suspend CenterPoint’s proposed effective date of April 19, 2025 for forty-five days, so that the City can evaluate whether the data and calculations in CenterPoint’s rate application are correctly done.

Therefore, ACM-TCUC’s Special Counsel, the law firm of Herrera Law & Associates, PLLC (through Alfred R. Herrera) recommends that the City adopt a resolution suspending CenterPoint’s proposed effective date for 45 days. Assuming a proposed effective date of April 19, 2025, CenterPoint’s proposed effective date is suspended until June 3, 2025.

RESOLUTION NO. 20250408-006

A RESOLUTION BY THE CITY OF ANGLETON, TEXAS, (“CITY”) REGARDING THE APPLICATION OF CENTERPOINT ENERGY RESOURCES CORP., TEXAS DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES NOW KNOWN AS THE “ALLIANCE OF CENTERPOINT MUNICIPALITIES-TCUC;” DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about February 18, 2025 CenterPoint Energy Resources Corp., Texas Division (“CenterPoint”) filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”), and proposed increases in the monthly customer charges for all retail customer classes as shown below:

Houston and Texas Coast Geographic Rate Areas

Rate Schedule	Current Customer Charge	Proposed 2025 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill	Percent Increase in Customer Charge
R-2099-I-GRIP 2025; R-2099-U-GRIP 2025 Residential	\$19.50 per customer per month	\$2.88 per customer per month	\$22.38 per customer per month	\$2.88 per customer per month	14.77%
GSS-2099-I-GRIP 2025; GSS-2099-U-GRIP 2025 General Service Small	\$30.00 per customer per month	\$5.14 per customer per month	\$35.14 per customer per month	\$5.14 per customer per month	17.13%
GSLV-630-I-GRIP 2025; GSLV-630-U-GRIP 2025 General Service Large Volume	\$390.00 per customer per month	\$61.20 per customer per month	\$451.20 per customer per month	\$61.20 per customer per month	15.69%

and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by CenterPoint is complex; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in CenterPoint’s rate application are correctly done; and

WHEREAS, the effective date proposed by CenterPoint is April 19, 2025, but a suspension by the City will mean that the rate increase cannot go into effect prior to June 3, 2025.

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

SECTION 1. That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

SECTION 2. The City suspends the requested effective date by CenterPoint for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code to allow the City to review the data and calculations that provide the basis for CenterPoint’s proposed increase in rates.

SECTION 3. The City shall continue to act jointly with other cities that are part of a coalition of cities now known as the Alliance of CenterPoint Municipalities (“ACM”) – Texas Coast Utilities Coalition.

SECTION 4. The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with CenterPoint’s application to increase rates.

SECTION 5. To the extent allowed by law, CenterPoint is ordered to pay the City’s reasonable rate case expenses incurred in response to CenterPoint’s rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law.

SECTION 6. The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 7. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED THIS 8TH DAY OF APRIL 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2024

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

AGENDA CONTENT: Discussion and possible action to waive fees for the Juneteenth Mass Gatherings permit and authorize use of Bates Park pavilion.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

The Juneteenth Celebration Committee has submitted a Mass Gatherings Permit for their annual Juneteenth Celebration, scheduled for Thursday, June 19, 2025, from 11:00 AM to 8:30 PM. They have requested that the City of Angleton waive the associated permit fees and authorize the use of the Bates Park pavilion.

The event is expected to attract approximately 400–500 attendees and will feature a fish fry, local vendors, food vendors, moonwalks, and participation from the Fire Department. A DJ and live band will provide music from 5:00 PM to 8:30 PM. Additionally, a parade will begin at 3:00 PM at Pizza Hut and conclude at Bates Park. However, attendees typically begin arriving at the park as early as 11:00 AM.

Historically, the Parks Division has supported the event by providing additional trash cans, trash can liners, and staff assistance throughout the day. The City Manager has requested that City departments including Police, Public Works, Emergency Management, and Parks & Recreation continue to support the event by hosting informational booths and sharing important City related materials relevant to their respective areas.

RECOMMENDATION:

Staff recommend City Council waive fees for the Juneteenth Mass Gatherings permit and authorize the use of Bates Park pavilion.

SUGGESTED MOTION:

I move we approve to waive fees for the Juneteenth Mass Gatherings permit and authorize use of Bates Park pavilion.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2024

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

AGENDA CONTENT: Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 10U State Tournament and authorize closure of Bates Park.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

Angleton submitted a Mass Gatherings Permit for the 2025 USE 10U State Tournament at Bates Parks on June 6-8, 2025. AGSA is requesting the City of Angleton to waive the fees associated with the Mass Gatherings Permit and Bates Park be closed to the public for gate and optimal traffic flow.

Brief Event Details:

- Family event
- Tournament play
- Vendors and concession stand
- Limited access to Bates Park (one way access)

Additionally, AGSA was awarded HOT funds to assist with purchasing dirt to level fields, field conditioner, renting port-s-cans and wash stations, additional dumpster onsite, tents to provide shade on fields 3-5 and batting cage nets.

Enclosed in your agenda packet is the submitted application for full event details.

RECOMMENDATION:

Staff recommend City Council waive fees for the Angleton Girls Softball Association (AGSA) Mass Gatherings permit for the 2025 USA 10U State Tournament and authorization to close Bates Park to the public.

SUGGESTED MOTION:

I move we approve to waive fees for the Angleton Girls Softball Association (AGSA) Mass Gatherings permit for the 2025 USA 10U State Tournament and authorization to close Bates Park to the public.

**CITY OF
ANGLETON**

Mass Gathering
Application

2025

Event Name: USA IOU State Tournament

Mass Gathering Permit Application

To be filed at least 45 days before the mass gathering date.

*** Form must be complete in its entirety. Incomplete forms will be rejected.

PROMOTER

Promoters Name:

Todd Patterson

Company:

Angleton Girls Softball Assn. / USA Softball District 27

Primary Phone:

979, 215-0902

Secondary Phone:

979, 215-

Address:

700 Bates Park Rd Angleton, TX

Email Address:

toddpattersonntp2013@gmail.com

Name of the Event:

2025 USA 10U State Tournament

SUBMIT FINANCIAL STATEMENT THAT REFLECTS THE FUNDS BEING SUPPLIED TO FINANCE THE MASS GATHERING AND EACH PERSON SUPPLYING THE FUNDS.

PROPERTY

Property Owner Name:

City of Angleton

Phone:

Address:

700 Bates Park Rd

Email Address:

The 911 address of the property on which the event will be held:

SUBMIT CERTIFIED COPY OF THE AGREEMENT BETWEEN PROMOTER AND PROPERTY OWNER.

Description of location (consider attaching a diagram and/or area map):

Bates Park Softball fields

Address of mass gathering:

700 Bates Park Rd.

Dates of proposed gathering:

June 6-8, 2025

EVENT INFORMATION

Event time from:

7:00

am/pm

on

6/6/25

until

7:00

am/pm

on

6/8/25

Expected number of attendees:

Maximum # of persons the promoter will allow to attend:

Will alcohol be served at the event?

 Yes

 X No

Will minors be attending the event?

 X Yes

 No

If minors will be attending the event, provide a description of the promoter's preparations for supervising minors who may attend the event.

This is a family event, minors
will attend with parents.

Performers:

Name and address of each performer who has agreed to appear at the mass gathering:

none

Name and address of each performer's agent:

none

SUBMIT A DESCRIPTION OF THE TERMS OF THE AGREEMENT BETWEEN THE PROMOTER AND THE PERFORMER

HEALTH AND SANITATION COMPLIANCE:

Following the minimum standards of the Texas Administrative Code, Title 25, Section 265.3 (water supply, toilet facilities, vector control, solid waste facilities, noise control, food sanitation, medical and nursing care and final site clean-up)

Describe the water supply, meeting minimum standards noted above:

City water supply

Describe the Toilet facilities, meeting minimum standards noted above:

Bates Park Restrooms and will rent extra restrooms (porta cans).

Describe Vector Control, meeting minimum standards noted above:

vector control is provided by the City.

Describe the steps taken to ensure minimum health/sanitation standards will be maintained during the gathering, including the names of the solid waste haulers and liquid waste haulers, with their phone numbers and specify the frequency that the solid and liquid waste will be picked up:

We will rent two hand washing stations.

Describe Noise Control, meeting minimum standards noted above, ensuring that noise levels from the event do not exceed 70 decibels measured at the perimeter of the mass gathering site: none

Noise level will not exceed 70 decibels.

Food and Beverage Services:

The promoter must attach a list of all permitted mobile food vendors and temporary food service vendors, including vendors providing bar services.

The promoter shall ensure all temporary food service permit applications are submitted to the City Health Authority at least ten (10) days before the event. All food vendors must hold a City Food Vendor Permit.

Food and Beverage Safety Requirements – All vendors will be subject to fire and health inspections and must meet the minimum standards noted above.

Describe the steps taken to ensure the physical health/safety of the persons attending:

Food vendors will be approved by the city.

Describe the preparations taken to provide adequate medical/nursing care to include the total number of Emergency Medical Personnel and their qualifications, including a copy of a contract between the promoter and ambulance service indicating the number of ambulances, emergency first aid stations and emergency personnel to be on site at the mass gathering and a written plan for evacuation of sick or injured persons to be approved by the City Health Authority, meeting the minimum standard for medical and nursing care noted above:

First Aid Kit will be stationed in concession stand.

⁴ If a medical emergency occurs AGSA will contact Angleton Pd.

Final Site Clean Up Plan

The promoter must include a site clean-up plan for returning the site to its pre-event condition, meeting the minimum standards for final site clean up noted above.

SECURITY AND PUBLIC SAFETY COMPLIANCE:

Following the minimum standards of the Texas Administrative Code, Title 37, Chapter 1, Subchapter L, Section 1.161-1.169,

Describe the method promoter will use to ensure maximum number of attendees is not exceeded:

AGSA will have one way into the park and out. This will help traffic control and control the number of attendees.

Describe the preparations you will take to provide traffic control and physical security, including a copy of a contract or agreement between the promoter and the City of Angleton Police Department and/or Brazoria County Sheriff's Department listing the exact number of off-duty police officer and deputies to be on site at the mass gathering, submitting a security plan and how security will be handled for the event:

AGSA will notify Angleton PD of the event.

We will have AGSA personnel at entry to help traffic control.

Describe the steps you will take to ensure that the mass gathering will be conducted in an orderly manner:

AGSA and USA District 27 officials will be monitoring event at all times.

SUBMIT PLAN TO ADDRESS HAZARDOUS CONDITIONS, INCLUDING, BUT NOT LIMITED TO EVACUATION, CANCELLATION OR DELAY OF THE MASS GATHERING.

Identify the locations on the grounds where promoter or representative will be available at all times during the event:

Bates Park Concession Stand

INDEMNIFICATION PROVISION

THE PROMOTER AGREES TO INDEMNIFY AND HOLD THE CITY OF ANGLETON, ITS OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) AND DAMAGES TO PERSONS OR PROPERTY ARISING DIRECTLY OR INDIRECTLY AS A RESULT OF THE MASS GATHERING.

Information True and Correct

The undersigned promoter affirms that all of the information provided or to be provided by the promoter is true and correct.

Promoter: AGSA 3 USA District 27
By: AGSA Todd Patterson
Signature [Signature] Printed Name Todd Patterson
Title: AGSA President
Date: 3/17/25

WHEN APPLICATION IS COMPLETE, TURN APPLICATION AND ALL REQUIRED DOCUMENTS IN TO THE CITY MANAGER AT 121 S. VELASCO, ANGLETON, TEXAS.

FOR OFFICE USE ONLY:

Angleton Police Department:

Approved or Denied

By:

Name: _____

Signature: _____ Date: ___/___/___

Notes: _____

Angleton Health Authority:

Approved or Denied

By:

Name: _____

Signature: _____ Date: __/__/__

Notes: _____

Angleton Fire Marshal:

Approved or Denied

By:

Name: _____

Signature: _____ Date: __/__/__

Notes: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2024

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action to receive comments regarding the 2025 Standards of Care the Angleton Parks and Recreation Department will operate for youth recreational programs and to approve Ordinance No. 20250408-XXX amending and adopting the 2025 Standards of Care for Youth Programs by revising Chapter 17 – Parks and Recreation, Article 1. – In Genera, Section 17-3 Standards of care for youth recreational programs.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

The City of Angleton seeks to promote to protect the health, safety, and well-being of the children of the City of Angleton, Texas.

Based on Section 42.041 of the Texas Human Resources Code, the City of Angleton is not required to obtain a license from the Department of Family and Protective Services to operate an elementary age (ages 5-13) recreation program provided that the governing body of the City of Angleton annually adopts standards of care by ordinance after a public hearing.

On May 14, 2024, City Council held a public hearing regarding standards of care for its recreation program for elementary-age children (ages 5 through 13) and thereafter passed and approved Ordinance No. 20240514-014 that adopted such standards of care.

The Standards of Care for 2025 for the elementary-age recreation youth programs operated by the City of Angleton are included in your packet as Exhibit "A" and will replace the standards of care adopted in 2024 codified in Section 17-3, Chapter 17 Parks and Recreation of the Code of Ordinances of the City of Angleton.

Staff will provide the standards of care to the parents of each program participant which will outline at a minimum:

- Staffing ratios;
- Minimum staff qualifications;

- Minimum facility, health, and safety standards, and mechanisms for monitoring and enforcing the adopted local standards;
- And inform parents that the program is not licensed by the state and the program will not be advertised as a child-care facility.

RECOMMENDATION:

Staff recommends City Council approve Ordinance 20250408-XXX.

SUGGESTED MOTION:

I move we approve Ordinance No. 20250408-XXX adopting the Standards of Care for 2025 for youth programs offered by the City of Angleton and revising Chapter 17 – Parks and Recreation, Article 1 – In General, Section 17-3 – Standards of Care; providing for severability; providing for repeal; and providing an effective date.

ORDINANCE NO. 20250408-009

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ADOPTING THE STANDARDS OF CARE FOR 2025 FOR YOUTH PROGRAMS OFFERED BY THE CITY OF ANGLETON AND REVISING CHAPTER 17 PARKS AND RECREATION, ARTICLE I IN GENERAL, SECTION 17-3 STANDARDS OF CARE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Angleton seeks to promote to protect the health, safety, and well-being of the children of the City of Angleton, Texas; and

WHEREAS, pursuant to Section 42.041 of the Texas Human Resources Code, the City of Angleton is not required to obtain a license from the Department of Family and Protective Services to operate an elementary age (ages 5-13) recreation program provided that the governing body of the City of Angleton annually adopts standards of care by ordinance after a public hearing; and

WHEREAS, the City Council held a public hearing on May 14, 2024 regarding standards of care for its recreation program for elementary age children (ages 5 through 13) and thereafter passed and approved Ordinance No. 202400513-014 that adopted such standards of care; and

WHEREAS, Section 42.041(b)(14) of the Texas Human Resources Code provides an exception from licensure for an elementary-age (ages 5 through 13) recreation program operated by a municipality, provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs, that such standards are provided to the parents of each program participant, and that the ordinances shall include at a minimum, staffing ratios, minimum staff qualifications, minimum facility, health, and safety standards, and mechanisms for monitoring and enforcing the adopted local standards; and further provided that parents be informed that the program is not licensed by the state and the program may not be advertised as a child-care facility; and

WHEREAS, the City of Angleton finds that a public hearing was held prior to the adoption of this ordinance.

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

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

SECTION 2. In accordance with Section 42.0941(b)(14) of the Texas Human Resources Code, the Angleton City Council hereby adopts the Standards of Care for 2025 for the elementary-age recreation youth programs operated by the City of Angleton that are attached hereto as Exhibit “A” and incorporated by reference as if fully set out herein.

SECTION 3. The Standards of Care for 2025 for the elementary-age recreation youth programs operated by the City of Angleton attached hereto as Exhibit “A” replace the standards of care adopted in 2024 codified in Section 17-3, Chapter 17 Parks and Recreation of the Code of Ordinances of the City of Angleton.

SECTION 4. *Effective Date.* This Ordinance shall take effect immediately upon passage and approval by the City Council of the City of Angleton, Texas, as required by law.

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

SECTION 6. *Repeal.* All other ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 7. This ordinance shall take effect upon adoption.

PASSED, APPROVED, AND ADOPTED on this the 8th day of April, 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT "A"

**CITY OF ANGLETON STANDARDS OF CARE FOR
YOUTH RECREATIONAL PROGRAMS**

The following Standards of Care have been adopted by the City Council of the City of Angleton, Texas to comply with Texas Human Resources Code, Section 42.041(b)(14). The Standards of Care are intended to be minimum standards by which the City of Angleton will operate the City's youth programs. The programs operated by the City are recreational in nature and are not licensed by the State of Texas as certified day care programs.

City of Angleton Code of Ordinances Section 17-3. Standards of care for youth recreational programs.

The standards of care for youth recreational programs are intended to be minimum standards by which the City of Angleton's Parks and Recreation Department will operate its youth recreational programs. The Texas Human Resources Code provides an exception to licensure for elementary-age (ages five through 13) recreation program operated by a municipality. The programs operated by the city are for elementary aged (ages five through 13) children, recreational in nature, and are not daycare programs. This allows the city to qualify as being exempt from the requirements of the Texas Human Resources Code. The city is not licensed by the State of Texas to offer daycare programs.

(1) *Definitions.* As used in this section, and in accordance with V.T.C.A., Human Resources Code § 42.002, "Definitions," the following terms and phrases shall have the meanings ascribed to them in this section, unless the context requires otherwise.

- a. *"Child"* means a person under 18 years of age.
- b. *"Department"* means the Parks and Recreation Department of the City of Angleton, Texas.
- c. *"Director of parks and recreation"* means the full-time City of Angleton departmental employee who performs the functions responsible for administration and implementation of the youth recreational programs.
- d. *"Parent"* means one parent, both parents, or other adult with legal custody and authority to enroll their child in a youth recreational program.
- e. *"Participant"* means a child, age five to 13, whose parent has completed all required registration procedures and has been determined eligible to participate in a youth recreational program.
- f. *"Program manual"* means the notebook of policies, procedures, required forms, and organizational and programming information relevant to the City of Angleton's youth recreational programs.
- g. *"Program site"* means the physical location where the youth recreational program is being conducted.
- h. *"Program staff"* means the person or persons who have been hired or have volunteered to work for the City of Angleton and have been assigned responsibilities for managing, administering, or implementing some or all portions of a youth recreational program.
- i. *"Recreational facility/recreation center"* means a building, which is open to the public, where meetings are held, sports are played, and there are activities available for all ages.

j. "Site(s)" means Angleton Recreation Center at 1601 N Valderas, Angleton, TX 77515.

1. The City of Angleton may, from time-to-time, designate other site areas.
2. This section establishes the standards of care for youth recreational programs of current and future site areas within the City of Angleton.

k. "Site superintendent" or "site assistant superintendent" means the person who has been hired to directly administer and oversee the daily operations of the youth recreational program to include, but not be limited to, the supervision of staff, safety of participants, and programming.

l. "Youth recreational program" or "program" means:

1. The City of Angleton's recreational programs and activities which are either a non-fee-based or fee-based children's program or activity offered and supervised by the department that requires a participant to enroll or register in order to participate.

(2) *Organization.*

- a. The governing body of the youth recreational program is the City Council of the City of Angleton, Texas.
- b. Implementation of the youth recreational program's standards of care for youth recreational programs is the responsibility of the director of parks and recreation and program staff.
- c. Each program site will have a current copy of the standards of care for youth recreational programs available for the public and program staff to review.
- d. Parents will be provided a copy of the current standards of care for youth recreational programs during the registration process.

(3) *Inspection, monitoring, enforcement.*

- a. The site superintendent or site assistant superintendent will perform weekly inspections of the program to confirm adherence to the standards of care for youth recreational programs.
 1. Inspection reports will be kept on record in accordance with the City of Angleton's record retention policy.
 2. The director of parks and recreation will review the inspection report and establish deadlines and criteria for compliance with the standards of care for youth recreational programs.
- b. Complaints regarding enforcement of the standards of care for youth recreational programs will be directed to the site superintendent or site assistant superintendent. The site superintendent or site assistant superintendent will be responsible for taking the necessary steps to resolve the reported complaints. The site superintendent or assistant superintendent will record complaints regarding enforcement of the standards of care for youth recreational programs and their resolution. The director of parks and recreation will address serious complaints regarding enforcement of the standards of care for youth recreational programs. Complaints and related resolutions will be noted.
- c. The director of parks and recreation shall make a report during the annual budget process to the City Council of the City of Angleton on the overall status of the youth recreational program.

(4) *Registration and enrollment.* Before a child may become a youth recreational program participant, the parent must complete and sign registration forms that contain information pertaining to the participant and their parent. The following information must be provided:

- a. Name, address, and home telephone number;
- b. Name, address, and telephone number of parent during program hours;
- c. In case of emergency, contact names and telephone numbers during program hours;
- d. Disclosure of disability or required special care;
- e. Emergency medical authorization; and
- f. A liability release that encompasses all personal injury claims, including death and property damage resulting from participation in the program.

(5) *Suspected abuse.* Program staff will receive basic training related to child abuse prevention and how to report suspected abuse.

(6) *Staffing responsibilities and training.*

a. *Program site superintendent and site assistant superintendent qualifications.*

1. Must be an employee of the City of Angleton;
2. Must be at least 19 years of age;
3. Must have a high school diploma, GED, or equivalent;
4. Must have two years' experience planning and implementing recreational activities;
5. Must have previous experience in supervising children and possess knowledge of recreational games, crafts, and activities;
6. Must be skilled in supervising children of varying age levels in a group setting;
7. Must pass a background investigation, including a test for illegal substances;
8. Must have a current certification in first aid cardiopulmonary resuscitation ("CPR") based on either American Heart Association or American Red Cross standards; and
9. Must have a valid Texas State Driver's License or identification.

b. *Program site superintendent and program assistant superintendent responsibilities.*

1. Program site superintendent or program assistant superintendent administers the daily operations of the program in compliance with the adopted standards of care for youth recreational programs.
2. Program site superintendent or program assistant superintendent recommends for hire, supervises, and evaluates program coordinators, part-time employees, and other program staff as needed.
3. Program site superintendent or program assistant superintendent plans, implements, and evaluates the daily activities of programs.

c. *Program staff.*

1. Program staff may be full-time, part-time, or temporary employees of the City of Angleton's Parks and Recreation Department.
2. Program staff working with children must be 16 years of age or older; however, each site will have at least one employee, 18 years or older, present at all times.
3. Program staff must pass a background investigation, including a test for illegal substances.
4. Full-time program staff must have successfully completed a course in first aid and CPR based on either American Heart Association or American Red Cross standards. An exception can be made for no more than one staff person at each site and that person shall successfully complete a first aid and CPR course within four weeks of his or her first date of employment.

d. *Program staff responsibilities.*

1. Program staff must be able to consistently exhibit competency, tolerance, and patience.
2. Program staff must relate to children with courtesy, respect, tolerance, and patience.
3. Program staff will provide participants with an environment in which they can feel safe, can enjoy wholesome recreational activities, and can participate in appropriate social opportunities with peers.
4. Program staff will be responsible to know and follow all City of Angleton departmental and program standards, policies, and procedures that apply to City of Angleton programs.
5. Program staff shall not be responsible for those participants who voluntarily leave the program site, whether or not the participant has signed out.

e. *Training/orientation.*

1. The parks and recreation department will provide orientation and training to program staff in working with participants and for specific job responsibilities.
2. Program staff will be trained in appropriate procedures to handle emergencies.
3. Full-time program staff are required to receive a training course to include City of Angleton departmental and program policies and procedures, provision of recreational activities, safety issues, and city organization.
4. Program staff will be required to sign an acknowledgment that they received the required training and are expected to conduct activities in accordance with training and the standards of care for youth recreational programs.

(7) *Staff-participant ratio.* In a youth recreational program, the standard ratio of participants to program staff will be a maximum of ten participants to one program staff member. In the event a program staff member is unable to report to the program site, a replacement program staff member will be assigned.

(8) *Discipline.*

- a. Program staff will implement discipline and guidance in a consistent manner based on the best interests of program participants.
- b. There shall be no cruel, harsh, or unreasonable punishment or treatment.
- c. Corporal punishment shall not be utilized, under any circumstances, even at a parent's request.

- d. Program staff may use brief supervised separation from the group if necessary.
- e. As necessary, program staff will initiate discipline reports to the parents of participants. Parents will be asked to sign discipline reports to indicate they have been advised about specific problems or incidents.
- f. A significant number of discipline reports or repeated instances of severe or aggressive behavior may result in a participant being suspended from the program.
- g. In instances where there is a danger to participants or staff, the offending participant will be removed from the program site as soon as possible.

(9) *Programming.* Program staff will attempt to provide activities for each group according to the participants' ages. The activities must be appropriate to participants' health, safety, and well-being. The activities also must be flexible and attempt to promote the participants' emotional, social, and mental growth. Programs will include indoor and outdoor activities.

(10) *Communication.*

- a. The program site will have a mobile phone or radio to allow the site to be contacted by department personnel, and each site will have access to a telephone or radio for use in contacting the municipal complex or making emergency calls.
- b. A participant is not allowed to use the telephone unless it is an emergency. In the case of an emergency, program staff should make the call for the participant.
- c. The program site superintendent or program assistant superintendent will post the telephone numbers of the following organizations, adjacent to a telephone accessible to all program staff, at each site:
 1. The City of Angleton's ambulance or emergency medical services;
 2. The City of Angleton Police Department's dispatch and emergency telephone numbers;
 3. The fire department;
 4. The City of Angleton's Parks and Recreation Department; and
 5. The telephone number for the site itself.

(11) *Transportation.* The program does not offer transportation to or from the program site(s) to participants. The program does and will transport participants to and from any off-site or between-site event or activity.

(12) *Facility standards.*

- a. *Safety.*
 1. Program staff will inspect program sites daily to detect sanitation and safety concerns that might affect the health and safety of the participants.
 2. Buildings, grounds, and equipment at the program site will be inspected, cleaned, repaired and maintained to protect the health and safety of the participants.
 3. Program equipment and supplies must be safe for participant use.

4. Program staff must have first aid supplies and a guide to first aid and emergency care readily available at each site.

b. *Fire.*

1. In case of fire, danger of fire, explosion, or other emergency, the first priority of program staff is to evacuate the participants to a designated safe area.
2. Emergency evacuation and relocation plans will be posted at each program site.

c. *Health.*

1. *Illness or injury to participant.*

- i. A participant who is considered to be a health or safety concern to other participants or program staff will not be admitted to the program.
 - ii. Illnesses and injuries will be handled in a manner to protect the health of all participants and program staff.
 - iii. Program staff will follow plans to provide emergency care for injured participants with symptoms of an acute illness as specified in the program manual.
2. Program staff will follow the recommendation of the state department of health concerning the admission or readmission of any participant after a communicable disease.

3. *Medication.*

- i. Program staff will not administer medication except in the case of emergency.

d. *Toilet facilities.*

1. The program site(s) will have inside toilets located and equipped so participants can use them independently, and program staff can supervise as needed.
2. There shall be at least one toilet for every 15 females and one toilet for every 15 males. In each male toilet facility, up to 70 percent of the toilets required may be urinals. In facilities with more than one toilet, some means of privacy must be provided for each toilet.
3. Exceptions to the toilet-to-participant ratio may be adjusted when program activities take place at primitive or outdoor park locations.

e. *Sanitation.*

1. The program site(s) must have adequate light, ventilation, and heat.
2. The program must have an adequate supply of water, meeting the standards of the state department of health, for drinking water and ensure that the water will be supplied to the participants in a safe and sanitary manner.

(13) *Personal assistance.* Participants requiring personal assistance (e.g., feeding themselves, dressing themselves, using the restroom) must provide an attendant for the duration of the program. Program staff cannot provide personal assistance. The participant's attendant will be admitted to the program free of charge.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2024

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

AGENDA CONTENT: Discussion and possible action to close the Angleton Recreation Center to host the My Neighbor Day event on December 5-7, 2025 to serve Brazoria County residents.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: NA

EXECUTIVE SUMMARY:

In October of 2024, the Better Life in Sight Foundation partnered with the City of Angleton and Remote Area Medical (RAM) to host a healthcare event called My Neighbor Day in the Angleton community. The event was held at the Angleton Recreation Center from October 25-27 and offered eye care, dental, and medical care at no charge to the patients.

Data from the event proved that the event was a true success and was well received by Angleton and the surrounding community. Over 200 individuals visited the health clinic throughout the events with 73 people from Angleton city limits.

Due to event success and the growing need to serve the greater community, Better Life in Sight is seeking support from the City of Angleton on hosting the My Neighbor Day event in December 2025 and permission to use the Angleton Recreation Center.

2025 EVENT DETAILS:

- Set-up: Friday, December 5, 2025, starting at 12:00 PM
 - Angleton Recreation Center would remain open from 5:00 AM to 12:00 PM
- Saturday, December 6, 2025 – 6:00 AM to 6:00 PM – Clinic Open
- Sunday, December 7, 2025 – 6:00 a.m. to 12:00 PM – Clinic Open
- Breakdown, Sunday, December 7, 2025 – 12:00 to 6:00PM

To facilitate the event, the Angleton Recreation Center will need to be closed to the public from December 5 at 12:00 PM to December 8 at 5:00 AM

IMPACT & CONSIDERATIONS:

During the comparable weekend in December 2024, the Angleton Recreation Center recorded:

- 354 member check-ins
- 97 daily passes sold
- \$1,961 in revenue collected on-site

To mitigate the impact of the closure, the Better Life in Sight Foundation has agreed to contribute \$1,961 to the Recreation Center, covering the estimated revenue loss based on past attendance data.

Enclosed in your agenda packet is a Better Life in Sight – My Neighbor Day Prospectus as well as a RAM Community Host Starter Kit.

RECOMMENDATION:

Staff recommends the City Council discuss and approve the closure of the Angleton Recreation Center from December 5 at 12:00 PM to December 8 at 5:00 AM, to host the 2025 My Neighbor Day event or suggest alternative locations to accommodate this initiative.



Better Life in Sight™ Foundation

My Neighbor Day



Summary

Better Life in Sight Foundation is bringing a free pop-up clinic to Angleton, Texas. Better Life in Sight Foundation has partnered with Remote Area Medical to have a healthcare event to help Southern Brazoria County residents. Remote Area Medical (RAM) is an organization based in Tennessee that provides pop-up clinics around the country. They provide eyecare, dental, and medical care in one event.

Who

The mission of Better Life in Sight™ Foundation is to provide a better quality of life through sight for our neighbors in rural communities who would otherwise not be able to obtain healthcare education and healthcare. Better Life in Sight Foundation is the non-profit philanthropic arm of The Eye Contact, Inc. We launched this non-profit to help the underserved and those who find themselves in need of healthcare (in between jobs, etc.).

After over 30 years of practicing in the Eyecare Industry, Better Life in Sight Foundation was developed in 2022 to be more intentional about support for healthcare in our community for those who need this support. The two tenants of the Better Life in Sight Foundation are:

Healthcare Education

- Quarterly Healthcare Education Roadshows to share information with targeted audiences on healthcare conditions that can be found during a comprehensive eye exam. The Healthcare Education Roadshow focus is on elderly, school-age youth, and populations with data indicating a higher risk for various healthcare conditions (ex. Diabetes, Hypertension, Glaucoma, etc.)
- Partnership agreement with BISD High School Health Science juniors and seniors – Student shadowing and sponsorship of HIPAA certification



Healthcare

Annual care event for comprehensive healthcare. Partnered with Remote Area Medical (RAM) to sponsor a pop-up clinic in the community. Better Life in Sight Foundation’s name for the event is My Neighbor Day™. The name My Neighbor Day™. was inspired by *Matthew 22:39 NLT ..Love your neighbor as yourself.*

Why?

Why develop a healthcare event? - The organization that was offering eyecare services to underprivileged people in Lake Jackson can no longer continue and asked if they could pass the baton to the Better Life in Sight Foundation. The partnership with RAM is to reimagine how these services could be brought to the community and be more inclusive of overall health. The plan is to have these events annually, if possible.

Why in Angleton, Texas? – Angleton is the county seat for Brazoria County, and we think My Neighbor Day will highlight the heart of Angleton in caring for our community.

As indicated in the 2020 U.S. census, Angleton, Texas has 19.4% persons without health insurance under the age of 65.

Why the Angleton Recreation? – Angleton is the county seat for Brazoria County. The Angleton Recreation Center is centrally located in the city of Angleton and is a facility focused on enhancing the quality of life for the citizens of Angleton.

My Neighbor Day 2024 Statistics (Link - [My Neighbor Day 2024 - Angleton Event Video](#))

	Adults	Children	Total
Total Unique Patients	189	21	210
Percentage	90%	10%	--
Total Encounters	284	26	310
Percentage	92%	8%	--
Total Value of Care	\$ 68,517	\$ 7,089	\$ 75,606
Total Volunteers	--	--	112

Volunteers Represented 10 States and Texas volunteers represented cities across Texas

Massachusetts	
Minnesota	
New York	
North Carolina	
Ohio	
Pennsylvania	
South Carolina	
Tennessee	
Virginia	
Texas	
	Angleton, Lake Jackson, West Columbia, Danbury, Rosharon, Clute, Richmond, Friendswood, Webster, Pearland, Missouri City, Houston, Lufkin, Pasadena, Katy, Cypress, Spring, Cedar Park, Bacliff, Austin, Belton, New Tazewill, Georgetown, Canyon Lake, New Braunsfels, Lantana, Garland, Prosper, Splendora, and Lucas

Patient Zipcodes

Event	ZipCode	UniquePatients
Angleton Clinic		1
Angleton Clinic	37381	1
Angleton Clinic	37397	1
Angleton Clinic	37920	1
Angleton Clinic	62957	1
Angleton Clinic	75126	2
Angleton Clinic	76513	1
Angleton Clinic	77002	1
Angleton Clinic	77065	1
Angleton Clinic	77335	2
Angleton Clinic	77372	4
Angleton Clinic	77407	4
Angleton Clinic	77422	16
Angleton Clinic	77461	3
Angleton Clinic	77480	3
Angleton Clinic	77486	3
Angleton Clinic	77511	2
Angleton Clinic	77515	73
Angleton Clinic	77516	2
Angleton Clinic	77521	1
Angleton Clinic	77531	31
Angleton Clinic	77534	5
Angleton Clinic	77541	26
Angleton Clinic	77542	1
Angleton Clinic	77566	20
Angleton Clinic	77583	2
Angleton Clinic	78130	1
Angleton Clinic	78757	1

In Community Referrals (44)

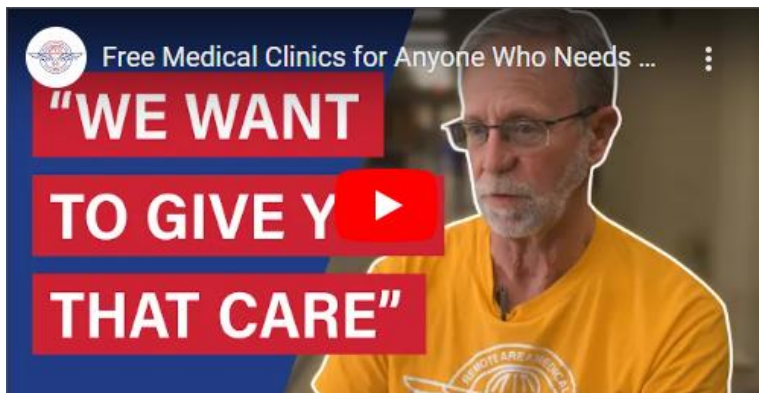
Medical	16	MyCHN
Dental	9	MyCHN
Vision Procedures	19	UofH College of Optometry



About Remote Area Medical (RAM)

Remote Area Medical (RAM) is an organization based in Tennessee that provides pop-up clinics around the country. They provide eyecare, dental, and medical care. Better Life in Sight Foundation will sponsor their coming to Angleton.

See video to learn more information about Remote Area Medical.
<https://www.youtube.com/watch?v=NmmOTtltbNI>



VOLUNTEERS NEEDED

FREE MEDICAL CLINIC COMING TO ANGLETON, TEXAS

OCT. 26-27, 2024
 Angleton Recreation Center
 1601 N Valdera Street
 Angleton, TX 77515



REMOTE AREA MEDICAL (RAM)
Providing free, quality healthcare to those in need

PRESENTED BY: Better Life In Sight Foundation



SPECIAL THANKS TO: ANGLETON

- DENTAL CARE**
Dentists, Oral Surgeons, Dental Assistants, Hygienists
- VISION CARE**
Optometrists, Ophthalmologists, Opticians, Vision Techs
- MEDICAL CARE**
Physicians, Physician Assistants, Nurse Practitioners, Nurses
- GENERAL SUPPORT**
Interpreters, Guides, Data Entry, & Much More!



When & Where

Better Life in Sight Foundation is sponsoring Remote Area Medical to host the event in the Angleton community on Saturday, December 6th and morning of Sunday, December 7th. This event will be a part of the Better Life in Sight Foundation’s My Neighbor Day initiative.

We will have this event in the Angleton Recreation Center on Saturday, December 6th from 6 a.m. – 6 p.m. and on Sunday, December 7th from 6 a.m. – 12p.m. Set up Friday, December 5th starting at noon.

Volunteer and Sponsor Needs

We need volunteers who are willing to help with the event. Training will be provided for those who volunteer.

Volunteer Needs:

50-60 General support volunteers

3-5 People to help with the parking lot

10-15 Translators (Signers, Spanish, other)

General Support Activities:

- Unload supplies and equipment
- Help with clinic set-up and breakdown
- Throughout each clinic day
- During the day and overnight in the parking lot
- Loading the trucks

If you would like to volunteer in a professional capacity, below are the volunteer opportunities:

<u>Professional Volunteer (Medical):</u>	<u>Professional Volunteer (Vision):</u>	<u>Professional Volunteer (Dental):</u>
1 MD/DO & 1 Nurse Practitioner	1 Optician, 1-2 Optometrists	2 Dentists, 2 Dental Hygienist
Women’s Health Provider	Vision School + preceptors	<u>Note:</u> Each Dentist will need an assistant (RDA/Hygienist)
Nursing Students + preceptors (1:5 ratio of students: preceptors)	(1:5 ratio of student to preceptors)	

Sponsor Needs: In kind donations to support the cost of bringing this event to the Southern Brazoria County Community. All Donors will be listed on the website with level of sponsorship. Better Life in Sight Foundation is a 501(c)(3) organization.

Meals for Volunteers and Snacks during the clinic

Lodging for the Healthcare team

Premier Sponsor: \$1000

Elite Sponsor: \$500

Distinguished Sponsor: \$250

Love My Community: \$100





Volunteer Signup

All volunteers must create a profile at <https://volunteer.ramusa.org>

If you are a General Support volunteer (not a Professional Healthcare volunteer), **in the Profession or Volunteer Classification sections, select (General Support)** for both Event Area and Profession/Classification.

If you are a Professional volunteer (not a general volunteer), **in the Profession or Volunteer Classification section, select your profession (Dental, Vision, or Medical) and provide the information requested.**

Under Events & Assignments, **select Texas events.** In the Event Category, select **Clinics**, and in Events, **BE SURE TO SELECT THE ANGLETON CLINIC.** We will receive our list of volunteers to ensure training is scheduled for the Angleton Clinic.

Remote Area Medical Volunteer Registration

Thank you for your interest in volunteering with RAM!
From here you can sign up as a volunteer, register for events, and change your assignments.

Recall My Information If you previously registered on this webpage, we will recall your information. Do not RECALL your information and type over it for another family member. That overwrites the existing record.

Contact Information

Abbreviated Title	<input type="text"/>	Example: Mr., Ms., Dr., Hon., Ms.
First Name	<input type="text"/>	
Last Name	<input type="text"/>	
Professional Abbreviations	<input type="text"/>	Example: DDS, MD, PhD required
Date of Birth	<input type="text"/>	
Name on Badge	<input type="text"/>	List the information you want to appear on your badge. Example: Dr. Jeff McKing, Sr.
Contact Phone with Area Code	<input type="text"/>	
Confirm Phone	<input type="text"/>	Re-Enter Phone with Area Code

Profession or Volunteer Classification

Event Area:

Profession / Classification:

I am currently in a residency program.
 I am a healthcare student.

Events & Assignments

Limit Event List by State?:

Event Category:

Event:

Event Location: Angleton Recreation Center 1601 N Valderas ST Angleton, TX 77515
Event Email: volunteers@ramusa.org
Event Phone: 8655791530
Event Information: <http://ramusa.org>

Denese Jackson, President, Better Life in Sight Foundation

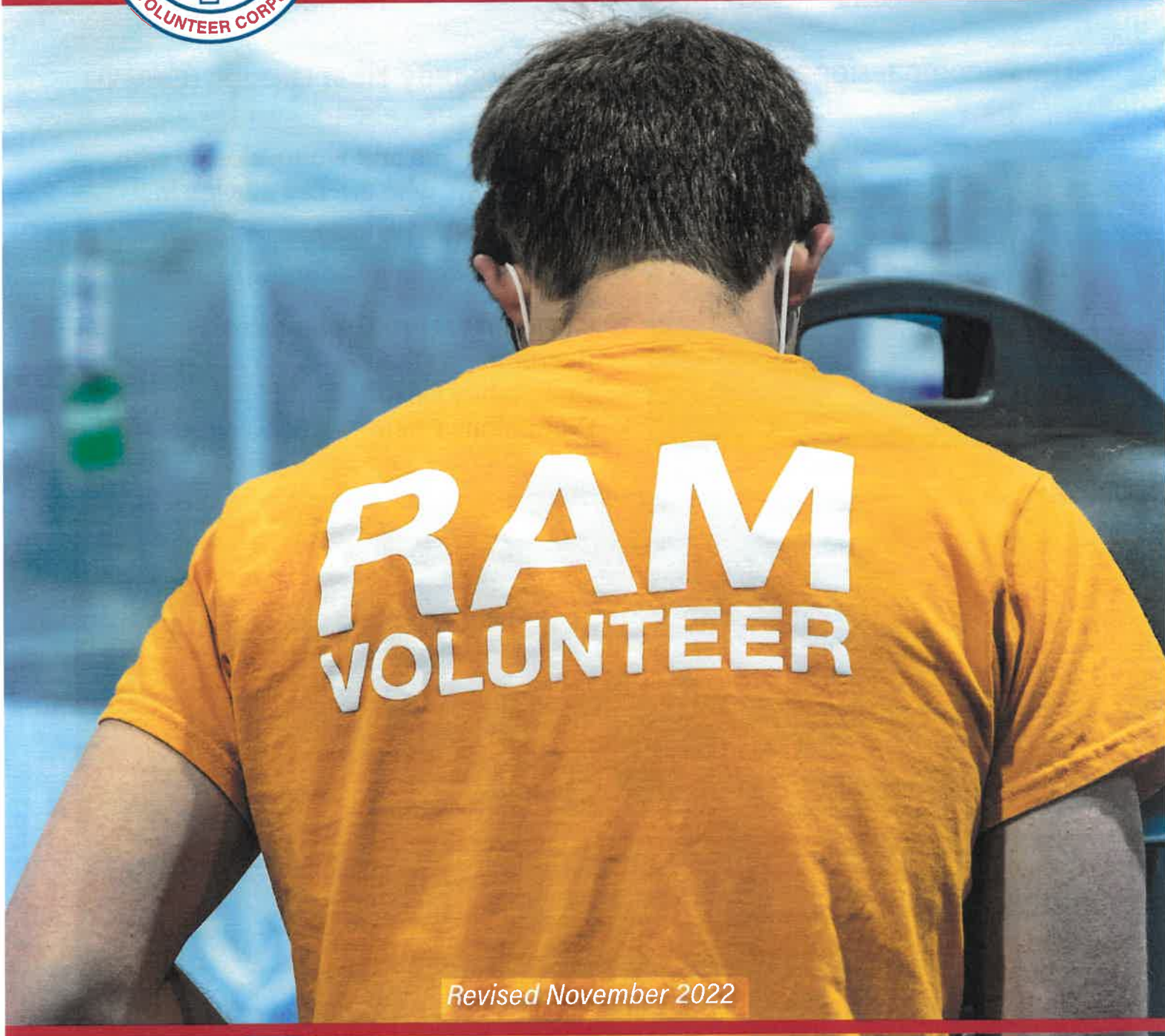
Dr. William Jackson, O.D.

Better Life in Sight™ was inspired by Mathew 6:22 (The eye is the lamp of the body. If your eyes are healthy, your whole body will be full of light.)

COMMUNITY HOST GROUP STARTER KIT



Remote Area Medical - RAM®



Revised November 2022

Bringing free healthcare to those in need • RAMUSA.ORG



COMMUNITY HOST GROUP

CHG Responsibilities:

- Provide CHG representatives
- Secure support from community
- Lead planning team
- Recruit volunteers, both professional and general support
- Ensure security for the event, including overnight parking lot
- Promote clinic
- Provide all hospitality services for CORE Volunteers, professional volunteers, and RAM Staff
- Provide food for ALL Volunteers during the event
- Work directly with RAM Headquarters; communicate regularly to set goals and create CHG planning timeline guides
- Oversee all team activities and accomplishments
- Secure funds needed for the event
- Help to find and provide suitable facility for the event
- Arrange facility maintenance and traffic control during event





HOSPITALITY TEAM

Members of the Hospitality Team secure and supervise lodging, food services, and hosting needs.

Hospitality Responsibilities:

- Secure resources and implement processes related to food and drink for volunteers
- Secure portable bathrooms and handwashing stations according to clinic demands and city regulations
- CHGs seek donated or discounted lodging in the surrounding area as a recruitment tool for professionals
- Secure lodging accommodations (minimum 15 rooms or 30 beds) for RAM Staff and CORE Volunteer leadership
 - » Clean, temperature-controlled lodging is required
 - » Cabins are acceptable
 - » Do not secure rooms in private homes
 - » Lodging should be within 30 minutes of the clinic site





PROMOTIONS TEAM

Members of the Promotions Team publicize the event to spread awareness in the community, which will inform potential patients, help with volunteer recruitment, and recruiting donors to support the clinic.

Promotions Responsibilities:

- Help the RAM Marketing Team secure media attention prior to the clinic by providing press releases to all local media outlets, once content is approved by RAM's Marketing Team
- Use promotional tools provided by RAM, such as print assets, radio, television, and social media materials
 - » RAM will provide promotional flyers for the clinic
 - » Anything created by the CHG with RAM's name or logo, including T-shirt and flyers designs, must be approved prior to use
- Increase awareness during the clinic by arranging for local press to visit the clinic
- Help secure monetary and in-kind donations

Public Relations Policy

In addition to CHG community engagement, RAM promotes all public clinics through established media sources and social media platforms. Please do not create social media accounts for your event. Do so dilutes RAM's internet presence, damages search engine optimization, and causes confusion for patients researching RAM clinics for care.

REMOTE AREA MEDICAL'S
FREE POP-UP
 DENTAL, VISION, MEDICAL
CLINIC
JAN. 13-15, 2022

KNOXVILLE, TENN.
 JACOB BUILDING - CHILHOWEE PARK
 3301 E. MAGNOLIA AVE., KNOXVILLE, TN 37914



NO ID NECESSARY • FIRST COME, FIRST SERVED • 3 DAYS ONLY





AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Texian Trail Subdivision Drainage Improvements – Bid 2025-04

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$299,439.00 **FUNDS REQUESTED:** \$211,327.10

FUND:

EXECUTIVE SUMMARY:

HDR has prepared a Letter of Recommendation (LOR) for the award of the above referenced project. Please find the attached LOR.

RECOMMENDATION:

1. Award the Texian Trail Subdivision Drainage Improvements – Bid 2025-04 to Scope Twenty -Eight, LLC for a not to exceed amount of \$211,327.10.

LETTER OF RECOMMENDATION
FOR THE
TEXIAN TRAIL SUBDIVISION DRAINAGE
IMPROVEMENTS - BID 2025-04



CITY OF ANGLETON

April 2025

HDR Job No. 10405563



HDR ENGINEERING, INC.
4828 LOOP CENTRAL DRIVE, SUITE 700
HOUSTON, TEXAS 77081
(713) 622-9264
HDR Engineering Inc. Texas Reg. No. F-754



April 8th, 2025

Mayor and City Council Members
 City of Angleton
 121 S. Velasco
 Angleton, TX 77515

**Re: Letter of Recommendation for Texian Trail Subdivision Drainage
 Improvements - Bid 2025-04
 City of Angleton, Texas
 HDR Job No. 10405563**

Dear Mayor and City Council Members:

On March 25, 2025, the City received five (5) bids for the above referenced project. The project was bid with Base Bid items, and Supplemental items. The following is a summary of our bid evaluation.

1. Bid Tabulation Sheet – Five (5) construction firms participated in the bidding process. A bid tab is included in Section 1. Each bid was checked for mathematical errors and/or bid irregularities. An error was found in one of the bid packages and appropriate corrections were made and included in the attached bid tabulation. The errors did not affect the order of the bids, making Scope Twenty-Eight, LLC, the apparent low bidder for this project. The bids for the project are as follows:

	Contractor	Total Project
1	Scope Twenty-Eight, LLC.	\$211,327.10
2	TECA Construction	\$229,475.22
3	Tejas Civil Construction	\$248,757.30
4	Wilson Building Services	\$282,900.00
5	HTI Construction Inc.	\$413,450.00

Evaluation of the Lowest Responsible Bidder – Scope Twenty-Eight, LLC provided references with a list previous of similar projects. Please see Section 2 of this report for their references. HDR contacted four (4) references and asked them to respond to a questionnaire. HDR received overall good ratings on their projects. The references indicated that they were satisfied with the work Scope Twenty-Eight, LLC had performed and would use them again in the future. Copies of the questionnaires are attached in Section 3 of this report.

Scope Twenty-Eight, LLC appears to be a responsible firm that should be capable of performing the specified work in a satisfactory manner. For these reasons, HDR recommends that the City of Angleton award the Texian Trail Subdivision Drainage Improvements - Bid 2025-04 to Scope Twenty-Eight, LLC, for a total bid amount of two hundred eleven thousand three hundred twenty-seven dollars and ten cents (\$211,327.10).

If you have any questions, please feel free to contact us.

Sincerely,

HDR Engineering, Inc.



John Peterson, P.E., C.F.M.
Associate Vice President/Municipal Lead

SECTION 1

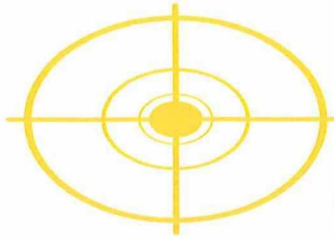
Bid Tabulation

ITEM NO.	DESCRIPTION	UNIT	QUAN.	Scope Twenty-Eight LLC		TECA Construction		Tejas Civil Construction		Wilson Building Services		HTI Construction Inc.	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
A) General Items													
1	Traffic Control, including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining All Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes, complete in place, the sum of:	L.S.	1	\$ 4,600.00	\$ 4,600.00	\$ 7,767.35	\$ 7,767.35	\$ 7,500.00	\$ 7,500.00	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00
2	Storm Water Pollution Prevention Plan including Inlet protection barriers, Stage I and II inlets and existing inlets, including filter fabric fence, gravel bags, repair and replacement, maintenance and removal of sediments and TDPES requirements, Rock Filter Dam, complete in place, the sum of:	L.S.	1	\$ 517.50	\$ 517.50	\$ 1,813.12	\$ 1,813.12	\$ 8,500.00	\$ 8,500.00	\$ 3,500.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
3	Mobilization (max 3% of contract price), complete in place, the sum of:	L.S.	1	\$ 5,848.10	\$ 5,848.10	\$ 4,077.78	\$ 4,077.78	\$ 7,332.30	\$ 7,332.30	\$ 2,500.00	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00
Subtotal General Items					\$ 10,965.60	\$ 13,658.25	\$ 23,332.30	\$ 8,500.00	\$ 35,000.00				
B) Paving Items													
4	Full-depth concrete point repair, including full depth sawcutting, pavement removal, 12" cement stabilized sand subgrade, 7" thick reinforced High Early (7-sack) concrete with dowels and undercut, complete in place, the sum of:	S.Y.	160	\$ 156.30	\$ 25,008.00	\$ 183.96	\$ 29,433.60	\$ 170.00	\$ 27,200.00	\$ 200.00	\$ 32,000.00	\$ 180.00	\$ 28,800.00
5	Remove and replace 6-inch concrete curb, complete in place, the sum of:	L.F.	150	\$ 11.50	\$ 1,725.00	\$ 11.16	\$ 1,674.00	\$ 8.00	\$ 1,200.00	\$ 10.00	\$ 1,500.00	\$ 50.00	\$ 7,500.00
6	Remove existing sidewalk and replace with 4"-thick sidewalk, complete in place, the sum of:	S.F.	230	\$ 9.20	\$ 2,116.00	\$ 15.87	\$ 3,650.10	\$ 8.00	\$ 1,840.00	\$ 15.00	\$ 3,450.00	\$ 15.00	\$ 3,450.00
Subtotal Paving Items					\$ 28,849.00	\$ 34,757.70	\$ 30,240.00	\$ 36,950.00	\$ 39,750.00				
C) Drainage Items													
7	Remove Existing Outfall, complete in place, the sum of:	S.F.	400	\$ 2.90	\$ 1,160.00	\$ 4.80	\$ 1,920.00	\$ 7.00	\$ 2,800.00	\$ 25.00	\$ 10,000.00	\$ 20.00	\$ 8,000.00
8	Remove Storm Sewer Pipe, all sizes, all depths, complete in place, the sum of:	L.F.	350	\$ 17.30	\$ 6,055.00	\$ 33.87	\$ 11,854.50	\$ 67.00	\$ 23,450.00	\$ 40.00	\$ 14,000.00	\$ 100.00	\$ 35,000.00
9	Abandon and Grout-fill of existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	35	\$ 349.90	\$ 12,246.50	\$ 268.54	\$ 9,398.90	\$ 300.00	\$ 10,500.00	\$ 350.00	\$ 12,250.00	\$ 300.00	\$ 10,500.00
10	24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	40	\$ 154.60	\$ 6,184.00	\$ 134.07	\$ 5,362.80	\$ 430.00	\$ 17,200.00	\$ 200.00	\$ 8,000.00	\$ 200.00	\$ 8,000.00
11	30" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	270	\$ 162.20	\$ 43,794.00	\$ 164.48	\$ 44,409.60	\$ 149.50	\$ 40,365.00	\$ 225.00	\$ 60,750.00	\$ 250.00	\$ 67,500.00
12	36" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill, complete in place, the sum of:	L.F.	200	\$ 202.80	\$ 40,560.00	\$ 214.92	\$ 42,984.00	\$ 222.50	\$ 44,500.00	\$ 275.00	\$ 55,000.00	\$ 387.00	\$ 77,400.00
13	5' Diameter Precast Storm Sewer Manhole, complete in place, the sum of:	EA.	2	\$ 14,950.00	\$ 29,900.00	\$ 7,192.79	\$ 14,385.58	\$ 10,000.00	\$ 20,000.00	\$ 8,000.00	\$ 16,000.00	\$ 15,000.00	\$ 30,000.00
14	Trench Safety for All Storm Sewer greater than 5' deep, including installation, operation and removal, complete in place, the sum of:	L.F.	510	\$ 5.80	\$ 2,958.00	\$ 7.01	\$ 3,575.10	\$ 11.00	\$ 5,610.00	\$ 5.00	\$ 2,550.00	\$ 20.00	\$ 10,200.00
15	Outfall Structure, per detail, complete in place, the sum of:	L.S.	1	\$ 7,141.50	\$ 7,141.50	\$ 9,386.69	\$ 9,386.69	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00	\$ 18,000.00	\$ 14,500.00	\$ 14,500.00
16	Remove and replace wooden fence, complete in place, the sum of:	L.F.	300	\$ 29.30	\$ 8,790.00	\$ 32.44	\$ 9,732.00	\$ 28.00	\$ 8,400.00	\$ 45.00	\$ 13,500.00	\$ 80.00	\$ 24,000.00
17	Temporary Fencing for the duration of the project, including installation, maintenance, and removal, complete in place, the sum of:	L.F.	300	\$ 3.30	\$ 990.00	\$ 8.99	\$ 2,697.00	\$ 2.00	\$ 600.00	\$ 10.00	\$ 3,000.00	\$ 25.00	\$ 7,500.00
Subtotal Drainage Items					\$ 159,779.00	\$ 155,706.17	\$ 188,425.00	\$ 213,050.00	\$ 292,600.00				
D) Tree Protection Items													
18	Tree Removal, complete in place the sum of:	L.S.	1	\$ 2,127.50	\$ 2,127.50	\$ 2,496.90	\$ 2,496.90	\$ 500.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
Sub Total Tree Protection Items					\$ 2,127.50	\$ 2,496.90	\$ 500.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00			
E) Supplemental Items													
19	Remove and Replace Decorative Landscaping, including Flowers, Plants, Bushes, Rocks and Associated Materials within Landscaping Area, complete in place, the sum of:	S.F.	50	\$ 0.60	\$ 30.00	\$ 80.94	\$ 4,047.00	\$ 4.00	\$ 200.00	\$ 10.00	\$ 500.00	\$ 100.00	\$ 5,000.00
20	Remove and Replace with 6" thick concrete driveway, including blockout, reinforcement and joints, complete in place, the sum of:	S.Y.	50	\$ 144.60	\$ 7,230.00	\$ 98.03	\$ 4,901.50	\$ 60.00	\$ 3,000.00	\$ 225.00	\$ 11,250.00	\$ 160.00	\$ 8,000.00
21	Well pointing for storm sewer, all sizes, all depths, including all necessary appurtenances, complete in place, the sum of:	L.F.	510	\$ 4.60	\$ 2,346.00	\$ 27.27	\$ 13,907.70	\$ 6.00	\$ 3,060.00	\$ 15.00	\$ 7,650.00	\$ 60.00	\$ 30,600.00
Subtotal Supplemental Items					\$ 9,606.00	\$ 22,856.20	\$ 6,260.00	\$ 19,400.00	\$ 43,600.00				
Sub Total Base Bid Items					\$ 201,721.10	\$ 206,619.02	\$ 242,497.30	\$ 263,500.00	\$ 369,850.00				
SubTotal Supplemental Items					\$ 9,606.00	\$ 22,856.20	\$ 6,260.00	\$ 19,400.00	\$ 43,600.00				
Total Construction Bid					\$ 211,327.10	\$ 229,475.22	\$ 248,757.30	\$ 282,900.00	\$ 413,450.00				

*The highlighted portion indicates the error that has been corrected.

SECTION 2

References



SCOPE TWENTY-EIGHT, LLC MOST RECENT COMPLETED PROJECTS

NO.	PROJECT NAME AND LOCATION	CONSTRUCTION BUDGET VS COST	CONSTRUCTION DAYS VS ACTUAL	OWNER NAME AND CONTACT INFORMATION
1	SUNTERRA 32 Construction of Hardscape, Landscape, and Irrigation in Sunterra Section 32 for Waller County Municipal District No. 37 WALLER COUNTY Sidewalk Project	\$338642.10 VS \$338642.10	120 110	Astro Sunterra LP, 2450 FONDREN ROAD, SUITE 210, HOUSTON, TEXAS 77063 Suzanne Blackburn Cell: (512) 415- 9574 suzanne@waterloodevelopment.com
2	SUNTERRA SECTIONS 26,24,31 Sidewalk installation and final grade for sod installation	\$140,900.00	90 60	JBM LANDSCAPE & IRRIGATION, LLC Joel Muniz CEO CELL: (832) - 392 - 7659 jbmirrigation@gmail.com
3	ABC WEST Land Clearing, Construction of Parking lots, Storm and Drainage Installation	\$240,354.25	120 120	Joe Carreon, <i>Construction Director</i> Harris County Department of Education 6005 Westview Houston, TX 77055 www.hcde-texas.org (713) 696-2107
4	High Country Acres Clearing and Grubbing, Pond Construction	\$185,368.00	60 60	Meggie Reyes Maintenance Coordinator 39296 Chambers Rd Hempstead, Tx 77445 (832)-701-4343 meggie@hcrrtexas.com

5	Morton & Mirror Lake Trail Improvements Sidewalk Project	\$274,425.55	120 vs 90	Halff Associates, Inc Casey Collins 765 - 714 - 9934 ccollins@halff.com
6	Field Store Ditch Restoration, Land Preparation and Drainage Project	\$162,902.60	60 vs 60	IDS Engineering Group Coy P Custer 409 - 370 -7002 CCuster@idseg.com
7	The Grand Prairie Kickapoo Sidewalk Project	\$206,987.60	120 vs 100	Clark Condon Andrew Konyha 281 - 433 - 8609 akonyha@clarkcondon.com
8	The Grand Prairie Kickapoo Swale and Ditch Drainage Project	\$15,000.00		Friendswood Development Company, Lennar Corporation, David Danielson 650-833-9142 david.danielson@lennar.com



SCOPE TWENTY-EIGHT, LLC COMPLETED PROJECTS 2024

NO.	PROJECT NAME AND LOCATION	CONSTRUCTION BUDGET VS COST	CONSTRUCTION DAYS VS ACTUAL	OWNER NAME AND CONTACT INFORMATION
3	<p>ABC WEST Land Clearing, Construction of Parking lots, Storm and Drainage Installation</p>	<p>\$240,354.25</p>	<p>120 vs 120</p>	<p>Joe Carreon, <i>Construction Director</i> Harris County Department of Education 6005 Westview Houston, TX 77055 www.hcde-texas.org (713) 696-2107</p>
4	<p>High Country Acres Clearing and Grubbing, Pond Construction</p>	<p>\$185,368.00</p>	<p>60 vs 60</p>	<p>Meggie Reyes Maintenance Coordinator 39296 Chambers Rd Hempstead, Tx 77445 (832)-701-4343 meggie@hcrrtexas.com</p>

6	Field Store Ditch Restoration, Land Preparation and Drainage Project	\$162,902.60	60 vs 60	IDS Engineering Group Coy P Custer 409 - 370 -7002 CCuster@idseg.com
7	The Grand Prairie Kickapoo Swale and Ditch Drainage Project	\$15,000.00	10	Friendswood Development Company, Lennar Corporation, David Danielson 650-833-9142 david.danielson@lennar.com
8	34th Street Sidewalk, Driveway, Safety End Treatment, Swale 24" and 30" Storm Sewer	\$145,404.90	75 vs 60	ARKK ENGINEERS, LLC Ronak Patel 713.400.2755 ronak.patel@arkkengineers.com

SECTION 3

Telephone Conversations with References

DATE: 3/27/25

PROJECT: Texian Trail

CONTRACTOR: Scope Twenty-Eight LLC

TELEPHONE NO.: 713-696-2107

REFERENCE NAME: Joe Carreon, Construction Director, HCDE

REFERENCE PROJECT: ABC WEST Land clearing, construction of parking lot, storm and drainage installation

QUESTIONS

1. How did _____ perform for you on previous projects? (On a scale of 1-10)

ANSWER: "9"

2. Were you satisfied with their performance?

ANSWER: "9"

3. How would you rate the quality of their work? (On a scale of 1-10)

ANSWER: "9 the property is still standing"

4. How would you rate their ability to coordinate the work with neighboring property owners? (Scale of 1-10)

ANSWER: "Works well with others; knows how to handle pressure and unforeseen circumstances"

5. Did they have any problems with any jobs? If so, what was the nature of the problem?

ANSWER: "We hired a surveyor that had some miscalculations on the amount of materials needed, so it was piled very high; contractor helped remove so much dirt, it could have been a disaster, but he didn't even charge me."

6. Were they able to complete projects within the time allotted? If not, what was the reason?

ANSWER: *reference incident above*

7. How would you rate their ability to cooperate with a client? (On a scale of 1-10)

ANSWER: "10"

8. Would you like to have them perform a job for you again?

ANSWER: "Absolutely!"

DATE: 3/27/25

PROJECT: Texian Trail

CONTRACTOR: Scope Twenty-Eight LLC

TELEPHONE NO.: 713-400-2755

REFERENCE NAME: Ronak Patel

REFERENCE PROJECT: 34th Street Sidewalk, driveway, Safety End treatment, Swale 24" and 30" storm sewer

QUESTIONS

1. How did _____ perform for you on previous projects? (On a scale of 1-10)

ANSWER: "9"

2. Were you satisfied with their performance?

ANSWER: "very satisfied"

3. How would you rate the quality of their work? (On a scale of 1-10)

ANSWER: "8-9"

4. How would you rate their ability to coordinate the work with neighboring property owners? (Scale of 1-10)

ANSWER: "all communication was through us"

5. Did they have any problems with any jobs? If so, what was the nature of the problem?

ANSWER: "no problems, very straight forward"

6. Were they able to complete projects within the time allotted? If not, what was the reason?

ANSWER: "yes"

7. How would you rate their ability to cooperate with a client? (On a scale of 1-10)

ANSWER: "very responsive, Cesar was very easy to reach and communicated well"

8. Would you like to have them perform a job for you again?

ANSWER: "this type of project, yes; they don't have experience with major paving"

DATE: 3/28/25
PROJECT: Texian Trail
CONTRACTOR: Scope Twenty-Eight LLC
TELEPHONE NO.: 713-400-2755
REFERENCE NAME: Bobby Vasek, ARKK
REFERENCE PROJECT: Driveway and Sidewalk

QUESTIONS

1. How did _____ perform for you on previous projects? (On a scale of 1-10)

ANSWER: “this was the first job they worked with us on, 9”

2. Were you satisfied with their performance?

ANSWER: “yes”

3. How would you rate the quality of their work? (On a scale of 1-10)

ANSWER: “8, no one is perfect”

4. How would you rate their ability to coordinate the work with neighboring property owners? (Scale of 1-10)

ANSWER: “8”

5. Did they have any problems with any jobs? If so, what was the nature of the problem?

ANSWER: “no issues”

6. Were they able to complete projects within the time allotted? If not, what was the reason?

ANSWER: “yes, everything was on time”

7. How would you rate their ability to cooperate with a client? (On a scale of 1-10)

ANSWER: “8 great job, communication was great with inspectors and staff on site”

8. Would you like to have them perform a job for you again?

ANSWER: “yes, would work with them again”

DATE: 3/31/25

PROJECT: Texian Trail

CONTRACTOR: Scope Twenty-Eight LLC

TELEPHONE NO.: 832-701-4343

REFERENCE NAME: Meggie Reyes

REFERENCE PROJECT: High Country Acres Clearing and Grubbing - Pond Construction

QUESTIONS

1. How did _____ perform for you on previous projects? (On a scale of 1-10)

ANSWER: "They have done multiple projects for us, all of them satisfactory"

2. Were you satisfied with their performance?

ANSWER: "Absolutely"

3. How would you rate the quality of their work? (On a scale of 1-10)

ANSWER: "10"

4. How would you rate their ability to coordinate the work with neighboring property owners? (Scale of 1-10)

ANSWER: "9, they are very good communicators"

5. Did they have any problems with any jobs? If so, what was the nature of the problem?

ANSWER: "No"

6. Were they able to complete projects within the time allotted? If not, what was the reason?

ANSWER: "In general yes, only thing is the weather which sometime didn't permit to stay on schedule."

7. How would you rate their ability to cooperate with a client? (On a scale of 1-10)

ANSWER: "Satisfactory, easy to work with"

8. Would you like to have them perform a job for you again?

ANSWER: "Yes"



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Project Street Ashland Project Sapphire Springs Trail Street Dedication/Number 4 (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.



For roads, the construction of which are governed by the pending development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

The Preliminary Plat was approved in September of 2023 by City Council.

Staff and City Engineering Review:

The Sapphire Springs Trail Preliminary Plat was forwarded to the City Engineer who submitted minor textual comments for the applicant's correction.

Prior to the Planning and Zoning Meeting held on April 3, 2025, the applicants submitted the corrective responses to the 8 textual issues found, and the City Engineer approved the final plat with no objections.

During the Planning and Zoning Commission Meeting held 4/03/2025, the following action was taken:

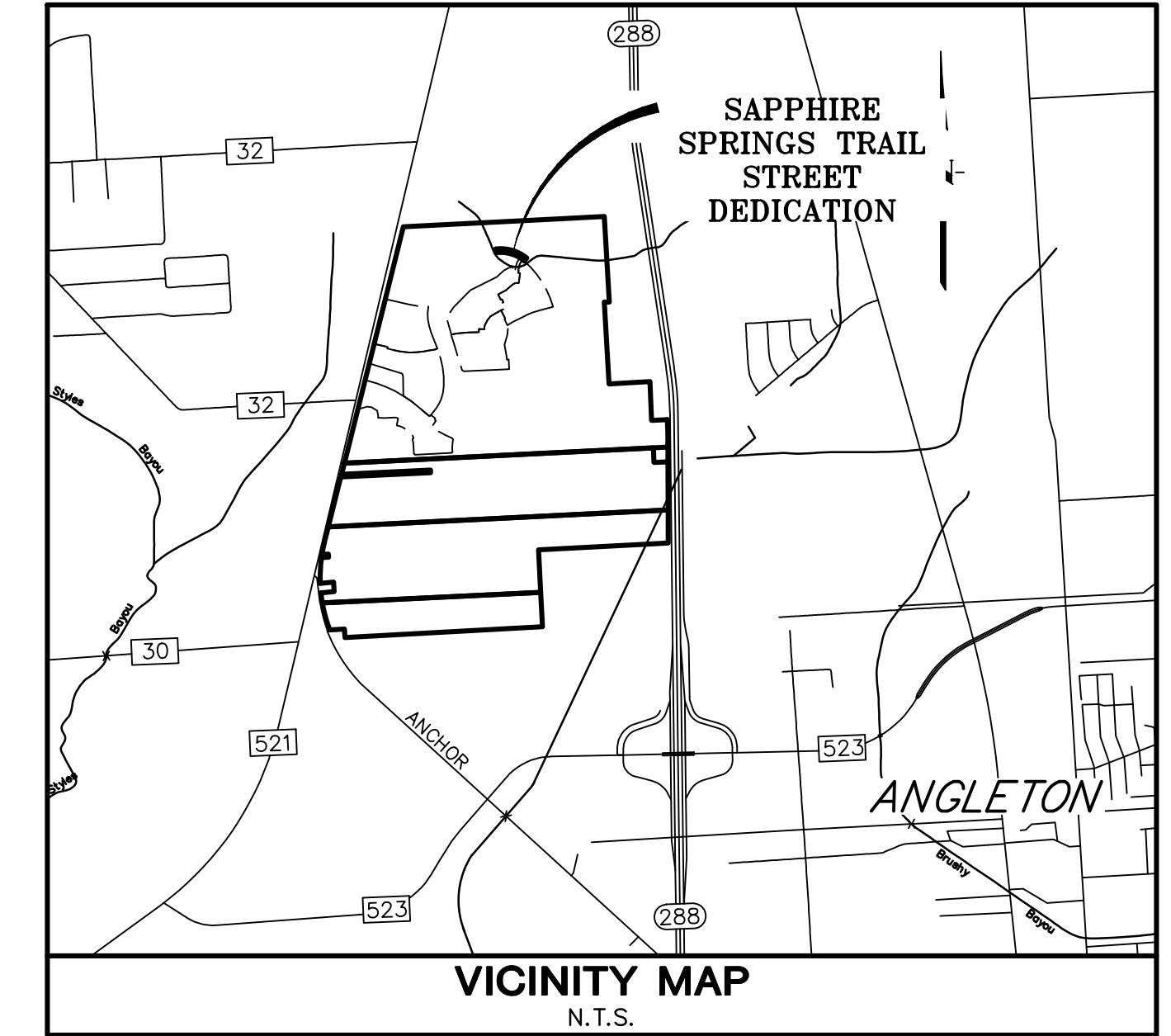
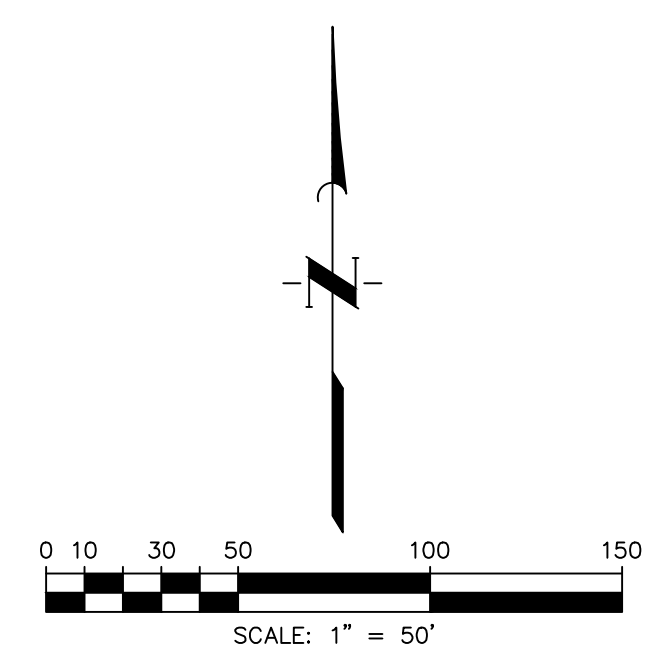
A Motion was made by P&Z Commission Member Regina Bieri to approve the Final Plat for Ashland Sapphire Springs Trail Street Dedication No.4, and the final plat was forwarded to the City Council for final action and approval, seconded by P&Z Commission Member Michelle Townsend.

Roll Call Vote: P&Z Commission Member Jeff Roberson- Aye; P&Z Commission Member Regina Bieri- Aye; P&Z Commission Member Michelle Townsend- Aye; and P&Z Commission Chair Garwood- Aye. **4-0 Vote, the Final Plat was approved.**

RECOMMENDATION:

The City Council should accept the Planning and Zoning Commission's recommendation of approval of the Final Plat for Ashland Sapphire Springs Trail Street Dedication No.4 by final action.

STREET NAME AND LENGTH			
STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
SHAPPHIRE SPRINGS TRAIL	603'	70'	LOCAL



- Legend:
- BL..... "Building Line"
 - CRBC..... "Commissioner's Court Records of Brazoria County"
 - OPRC..... "Official Public Records of Brazoria County"
 - No..... "Number"
 - POC..... "Point of Commencement"
 - POB..... "Point of Beginning"
 - ROW..... "Right-of-Way"
 - VOL., PG..... "Volume and Page"
 - ①..... "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity Eng. Property Corner' as Per Certification"

- General Notes:
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereon shall revert to and vest in the dedicator, his heirs, assigns or successors.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - Elevations are based upon National Geodetic Survey Continuously Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and unincorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Municipal Utility District No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submitted where or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
 - Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties, adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

F.M. HIGHWAY 521 (100' ROW)
VOL. P, PG. 201,
CORBR

CALLED 2.97 ACRES
JAMES W. NORTHRUP &
DEBORAH NORTHRUP
Instrument No. 01-008056
OPRBC

CALLED 96.50 ACRES
JAMES W. NORTHRUP
Instrument No. 00-016352
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL
WARRANTY DEED
Instrument No. 2023033483
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL
WARRANTY DEED
Instrument No. 2023033483
OPRBC

CALLED 469.08 ACRES
TO ANCHOR HOLDINGS MP, LLC
BY SPECIAL WARRANTY DEED
Instrument No. 2021085145
OPRBC

POB
N: 13,645,856.66
E: 3,096,385.95

N: 13,645,685.85
E: 3,096,975.64

N: 13,645,831.59
E: 3,096,931.42

ASHLAND
STREET DEDICATION
SECTION 3
PLAT No.
OPRBC

ASHLAND
STREET DEDICATION
SECTION 3
PLAT No.
OPRBC

FUTURE
ASHLAND
SECTION 3

FUTURE
ASHLAND
SECTION 6

SHUBAEL MARSH SURVEY
ABSTRACT 82

GEORGE ROBINSON
LEAGUE
ABSTRACT 126

J.W. CLOUD SURVEY
ABSTRACT 169

CITRINE POINT LN
(60' ROW)

LINE	BEARING	DISTANCE
L1	N06°52'05"W	70.00'
L2	S39°10'35"W	70.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	785.00'	46°02'39"	630.84'	S73°50'45"E	614.01'	333.57'
C2	715.00'	46°02'39"	574.59'	N73°50'45"W	559.25'	303.83'
C3	750.00'	46°02'39"	602.72'	N73°50'45"W	586.63'	318.70'

FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10086100
6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
 a Texas limited liability company,
 its Manager

By: SVAG Asset Management, LLC
 a Texas limited liability Company
 its Manager

By: _____
 Surdharshan Vembutty, Manager

STATE OF TEXAS §
 COUNTY OF _____ §

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

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

 Notary Public in and for the State of Texas

 Print Name

My commission expires: _____

STATE OF TEXAS §
 COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

 Steve Jares
 Registered Professional Land Surveyor
 Texas Registration No 5317

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

 Darren J. McAfee, P.E.
 Professional Engineer
 No. 137808

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.9686-acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 0.9686-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

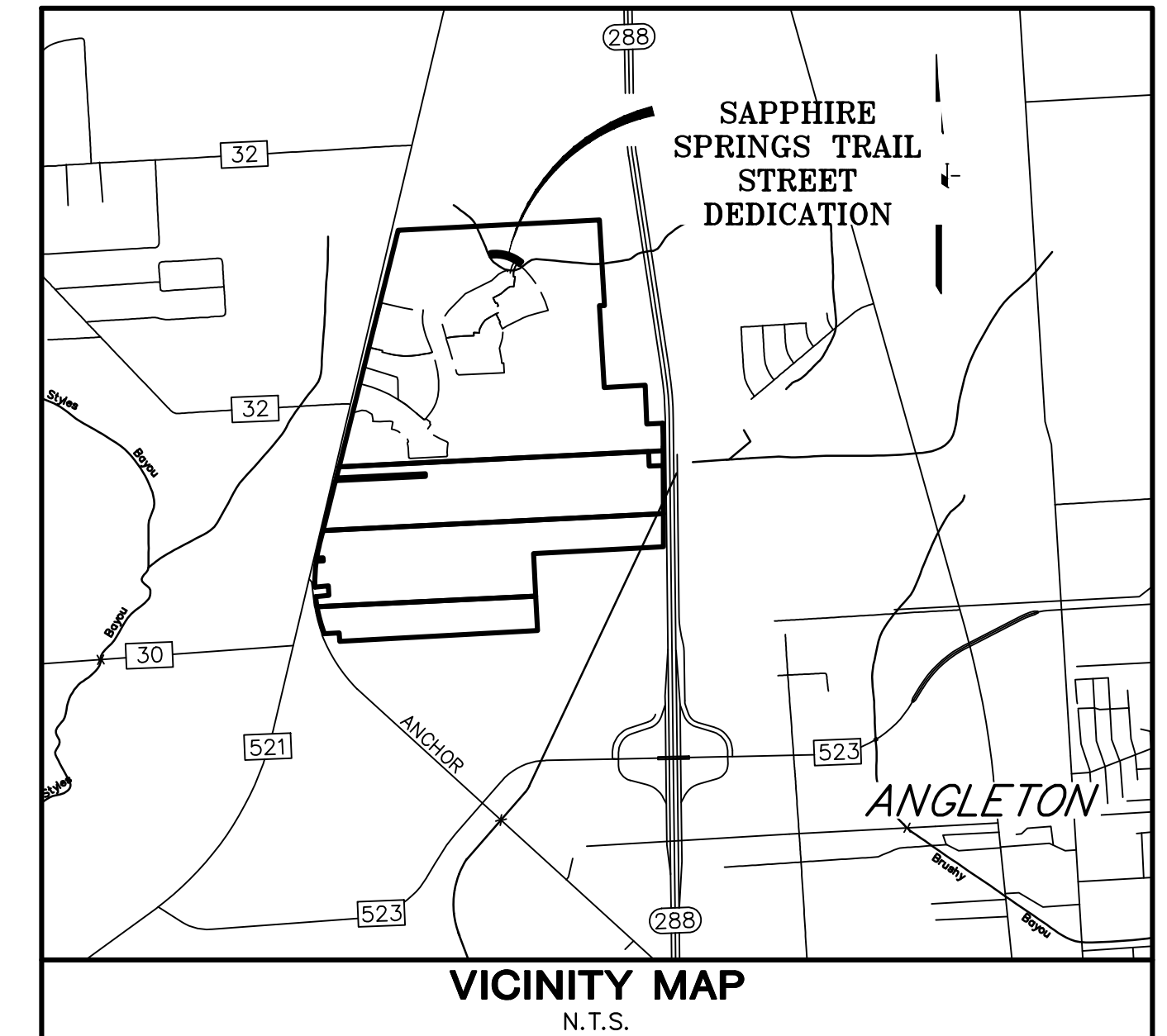
THENCE, South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 46°02'39", an arc length of 630.84 feet, and a long chord bearing South 73°50'45" East, with a chord length of 614.01 feet, to a point for corner;

THENCE, South 39°10'35" West, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 715.00 feet, a central angle of 46°02'39", an arc length of 574.59 feet, and a long chord bearing North 73°50'45" West, with a chord length of 559.25 feet, to a point for corner;

THENCE, North 06°52'05" West, 70.00 feet to the POINT OF BEGINNING, CONTAINING 0.9686 acre of land in Brazoria County, Texas.



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

 Chairman, Planning and Zoning Commission

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

 Mayor

STATE OF TEXAS §
 COUNTY OF BRAZORIA §


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

_____, City Secretary, City of Angleton, on behalf of the city.
 Notary Public
 State of Texas

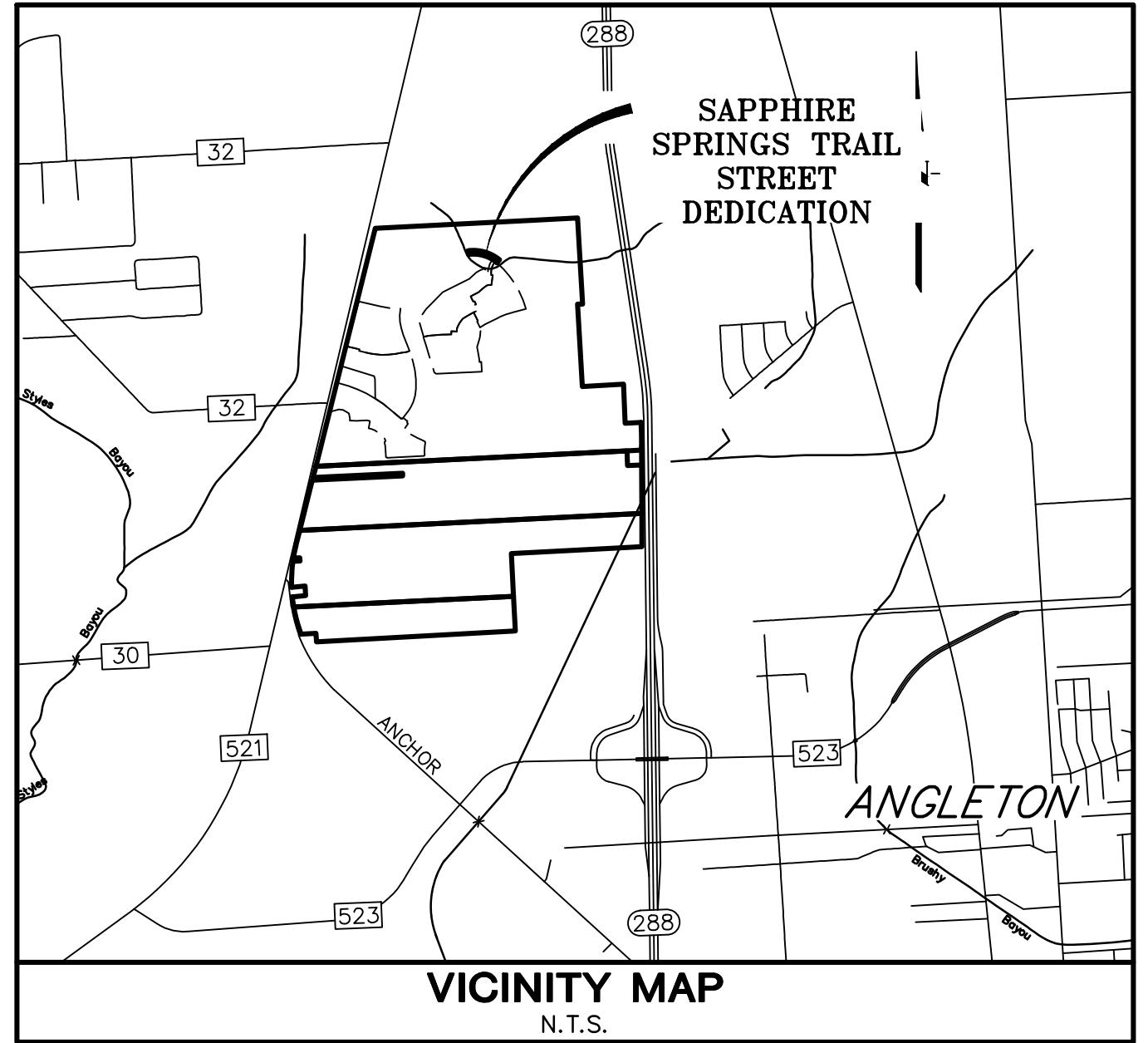
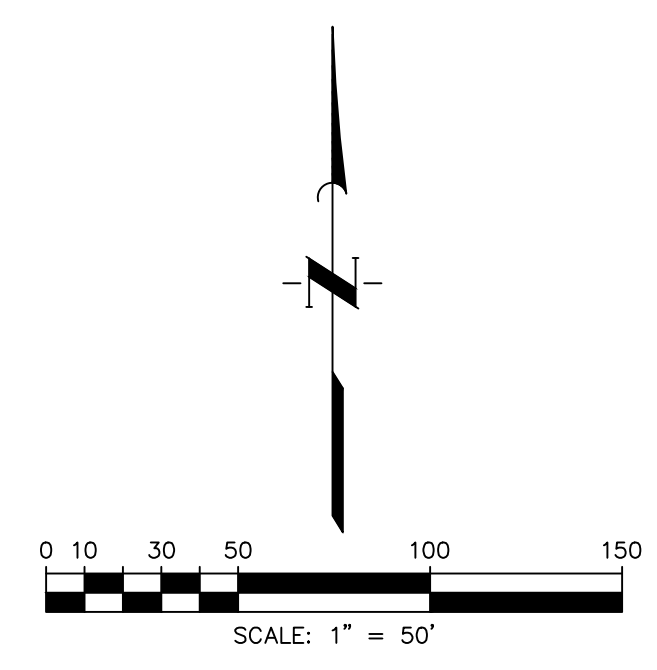
FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS
 MARCH 2025

OWNER
 ANCHOR HOLDINGS MP LLC
 A TEXAS LIMITED LIABILITY COMPANY
 101 PARKLANE BOULEVARD
 SUITE 102
 SUGAR LAND, TEXAS 77478
 281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 10048100
 6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

STREET NAME AND LENGTH			
STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
SHAPPHIRE SPRINGS TRAIL	603'	70'	LOCAL



- Legend:
- BL..... "Building Line"
 - CRBC..... "Commissioner's Court Records of Brazoria County"
 - OPRC..... "Official Public Records of Brazoria County"
 - No..... "Number"
 - POC..... "Point of Commencement"
 - POB..... "Point of Beginning"
 - ROW..... "Right-of-Way"
 - VOL., PG..... "Volume and Page"
 - ①..... "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity Eng. Property Corner' as Per Certification"

- General Notes:
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee therefor shall revert to and vest in the dedicator, his heirs, assigns or successors.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - Elevations are based upon National Geodetic Survey Continuously Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and unincorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by Brazoria County Municipal Utility District No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submitted where or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
 - Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties, adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

F.M. HIGHWAY 521 (100' ROW)
VOL. P, PG. 201,
CORBR

CALLED 2.97 ACRES
JAMES W. NORTHRUP &
DEBORAH NORTHRUP
Instrument No. 01-008056
OPRBC

CALLED 96.50 ACRES
JAMES W. NORTHRUP
Instrument No. 00-016352
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL
WARRANTY DEED
Instrument No. 2023033483
OPRBC

ANGLETON INDEPENDENT
SCHOOL DISTRICT
CALLED 50.516 ACRES
BY CORRECTION SPECIAL
WARRANTY DEED
Instrument No. 2023033483
OPRBC

CALLED 469.08 ACRES
TO ANCHOR HOLDINGS MP, LLC
BY SPECIAL WARRANTY DEED
Instrument No. 2021085145
OPRBC

POB
N: 13,645,856.66
E: 3,096,385.95

N: 13,645,685.85
E: 3,096,975.64

N: 13,645,831.59
E: 3,096,931.42

ASHLAND
STREET DEDICATION
SECTION 3
PLAT No.
OPRBC

ASHLAND
STREET DEDICATION
SECTION 3
PLAT No.
OPRBC

FUTURE
ASHLAND
SECTION 3

FUTURE
ASHLAND
SECTION 6

SHUBAEL MARSH SURVEY
ABSTRACT 82

GEORGE ROBINSON
LEAGUE
ABSTRACT 126

J.W. CLOUD SURVEY
ABSTRACT 169

CITRINE POINT LN
(60' ROW)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°52'05"W	70.00'
L2	S39°10'35"W	70.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	785.00'	46°02'39"	630.84'	S73°50'45"E	614.01'	333.57'
C2	715.00'	46°02'39"	574.59'	N73°50'45"W	559.25'	303.83'
C3	750.00'	46°02'39"	602.72'	N73°50'45"W	586.63'	318.70'

FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10086100
6330 West Loop South, Suite 550 • Bellaire, TX 77404 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager

By: SVAG Asset Management, LLC
a Texas limited liability Company
its Manager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Darren J. McAfee, P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.9686-acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 0.9686-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

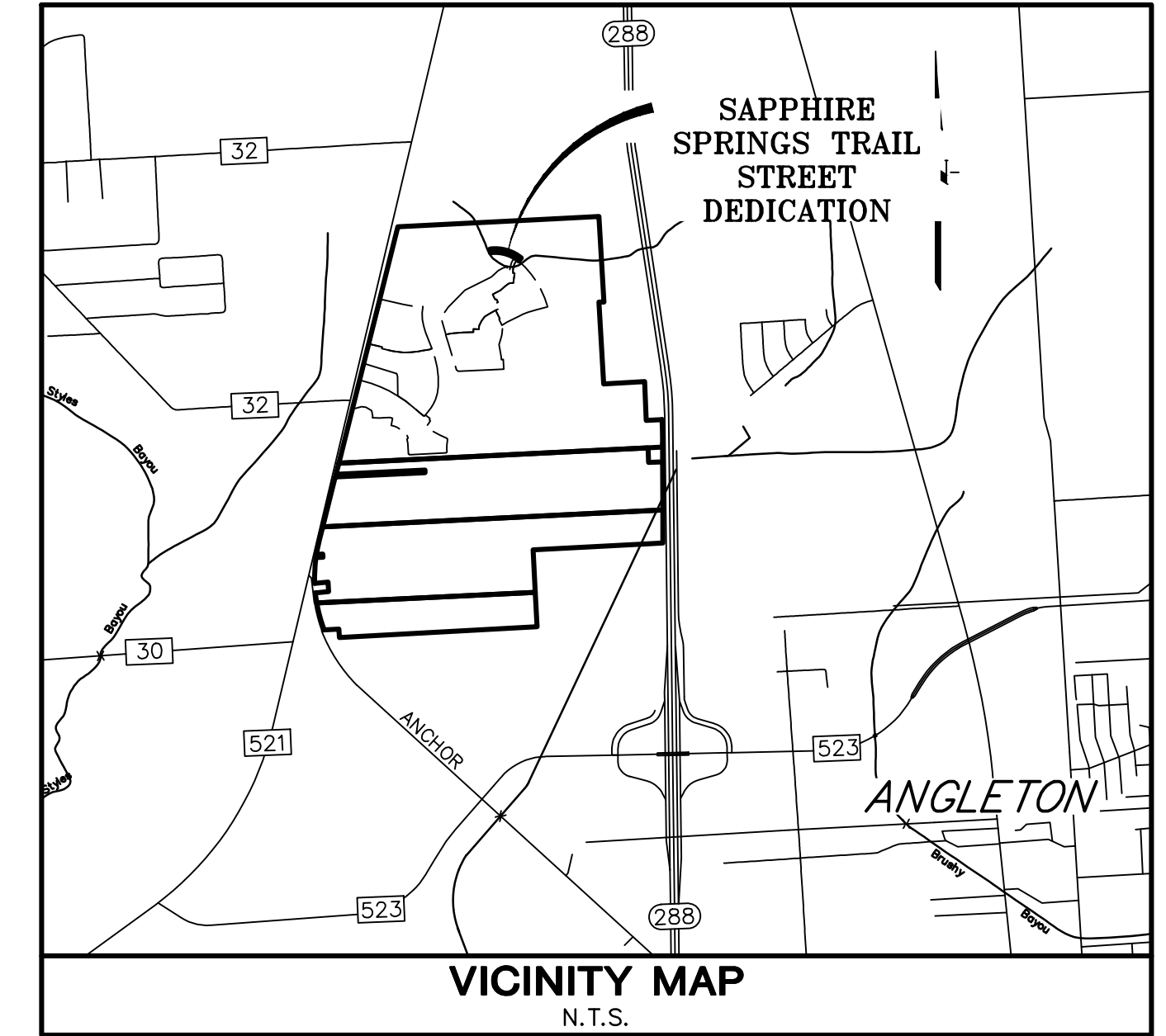
THENCE, South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract also being at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 46°02'39", an arc length of 630.84 feet, and a long chord bearing South 73°50'45" East, with a chord length of 614.01 feet, to a point for corner;

THENCE, South 39°10'35" West, 70.00 feet to a point at the beginning of a non-tangent curve to the left;

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §


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

_____, City Secretary, City of Angleton, on behalf of the city.
Notary Public
State of Texas

FINAL PLAT OF SAPPHIRE SPRINGS TRAIL STREET DEDICATION

A SUBDIVISION OF 0.9686 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

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

Address of property: (Sapphire Springs Trail Street Dedication) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

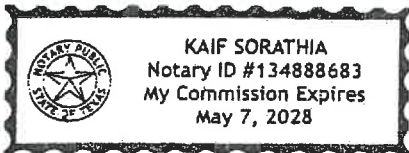
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant) VL

NOTARIAL STATEMENT FOR APPLICANT:

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

(SEAL)



Kaif Sorathia

Notary Public for the State of Texas
Commission Expires: May 7 2028

pb. 3/7/25 chK# 0610195 \$800.00

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
0.97 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

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: Quiddly Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 3 and Street Dedication 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 3 and Street Dedication 4 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 supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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


Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024
 APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY
 QUIDITTY ENGINEERING LLC

 2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

ID: R000595482

TAX CERTIFICATE

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

Amount Due	\$0.00
-------------------	---------------

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to
QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due	\$0.00
-------------------	---------------

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 3, located east of Sections 1 & 2 off Almadine Dr.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development Section 3 Final Plat comprises of 19.43 acres, with 75 lots, 8 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Sections 1 & 2 off Almadine Dr. The northern portion of this section will enter off of Sapphire Springs Trail on to Citrine Point Ln (to Jade Crest Dr.). The majority of the lots in this section are greater than 50-ft. in width averaging 53-ft. to 60- ft. +/-.

The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant’s request.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer who reviewed the Final Plat and submitted only minor textual comments for the applicant's correction:

Prior to the Planning and Zoning Meeting held on April 3, 2025, the applicants submitted the corrective responses to the 8 textual issues found, and the City Engineer approved the final plat with no objections.

During the Planning and Zoning Commission Meeting held 4/03/2025, the following action was taken:

A Motion was made by P&Z Commission Member Michelle Townsend to approve the Ashland Development Section 3 Final Plat, and the final plat was forwarded to the City Council for final action and approval, seconded by P&Z Commission Member Jeff Roberson.

Roll Call Vote: P&Z Commission Member Jeff Roberson- Aye; P&Z Commission Member Regina Bieri- Aye; P&Z Commission Member Michelle Townsend- Aye; and P&Z Commission Chair Garwood- Aye. **4-0 Vote, the Final Plat was approved.**

Recommendation:

The City Council should accept the Staff and Planning and Zoning Commission's recommendation of approval of the Ashland Development Section 3 Final Plat by final action.

- RESTRICTED RESERVE A**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,755 Sq. Ft.
- RESTRICTED RESERVE B**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.01 AC
309 Sq. Ft.
- RESTRICTED RESERVE C**
Restricted to Drainage, Detention, Landscape, Open Space and Incidental Utilities
1.01 AC
44,182 Sq. Ft.
- RESTRICTED RESERVE D**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.05 AC
2,320 Sq. Ft.
- RESTRICTED RESERVE E**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.14 AC
6,113 Sq. Ft.
- RESTRICTED RESERVE F**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.21 AC
8,957 Sq. Ft.
- RESTRICTED RESERVE G**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.07 AC
3,115 Sq. Ft.
- RESTRICTED RESERVE H**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.16 AC
7,147 Sq. Ft.

LOT AREA SUMMARY

BLOCK 1	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	8,052	17	7,878	1	6,600
2	8,096	18	7,760	2	6,600
3	7,911	19	7,766	3	6,600
4	6,982	20	7,546	4	6,754
5	7,705	21	7,546	5	8,062
6	8,667	22	7,709	6	8,290
7	7,149	23	7,546	7	8,495
8	7,150	24	7,546	8	8,585
9	7,150	25	7,709	9	9,332
10	7,150	26	7,546	10	9,264
11	7,150	27	7,546	11	7,148
12	7,150	28	7,709	12	2,320
13	7,291	29	7,492	13	7,162
14	7,618			14	7,162
15	7,986			15	7,162
16	8,232			16	7,112
				17	7,786
				18	6,600
				19	6,600
				20	6,722
				21	7,027
				22	7,009
				23	6,918
				24	6,968
				25	7,592
				26	7,552
				27	7,603
				28	7,590
				29	7,553

LINE TABLE

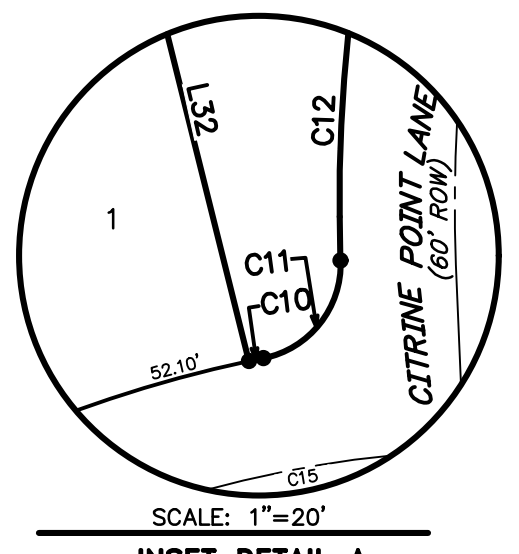
LINE	BEARING	DISTANCE
L1	S08°01'52"W	187.02'
L2	S85°56'19"W	57.37'
L3	S72°40'17"W	38.31'
L4	S55°13'34"W	52.20'
L5	S43°24'51"W	30.35'
L6	S47°20'07"W	54.69'
L7	S53°44'19"W	53.98'
L8	S57°40'23"W	54.03'
L9	S62°02'20"W	54.22'
L10	S63°17'42"W	66.00'
L11	S26°42'18"E	95.00'
L12	S26°42'18"E	60.00'
L13	S63°17'42"W	21.42'
L14	S26°42'18"E	110.00'
L15	S71°42'18"E	14.14'
L16	S63°17'42"W	234.15'
L17	S55°35'04"W	106.55'
L18	S39°10'31"W	100.11'
L19	S24°54'06"W	103.10'
L20	S05°32'39"W	43.96'

LINE TABLE

LINE	BEARING	DISTANCE
L21	S02°55'07"W	26.10'
L22	S00°55'44"W	60.00'
L23	N15°30'16"W	60.00'
L24	N15°49'21"W	264.54'
L25	N21°46'37"E	66.45'
L26	N36°12'11"E	190.26'
L27	N44°34'38"E	455.00'
L28	N63°17'42"E	570.00'
L29	N47°48'28"E	178.80'
L30	N58°30'09"E	91.70'
L31	N70°08'52"E	90.29'
L32	S14°01'46"E	136.67'
L33	S02°17'51"E	48.29'
L34	S47°07'34"W	74.17'
L35	S63°17'42"W	350.84'
L36	N26°42'18"W	300.00'
L37	S63°17'42"W	300.57'
L38	N38°40'56"W	127.53'
L39	S42°52'26"E	126.69'
L40	N34°42'07"E	196.03'

STREET NAME AND LENGTH

STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
JADE CREST DRIVE	1,744'	60'	LOCAL
JASPER MEADOWS WAY	864'	60'	LOCAL
ALMADINE DRIVE	544'	60'	LOCAL
OBSIDIAN SPRINGS DRIVE	300'	60'	LOCAL
CITRINE POINT DRIVE	325'	60'	LOCAL

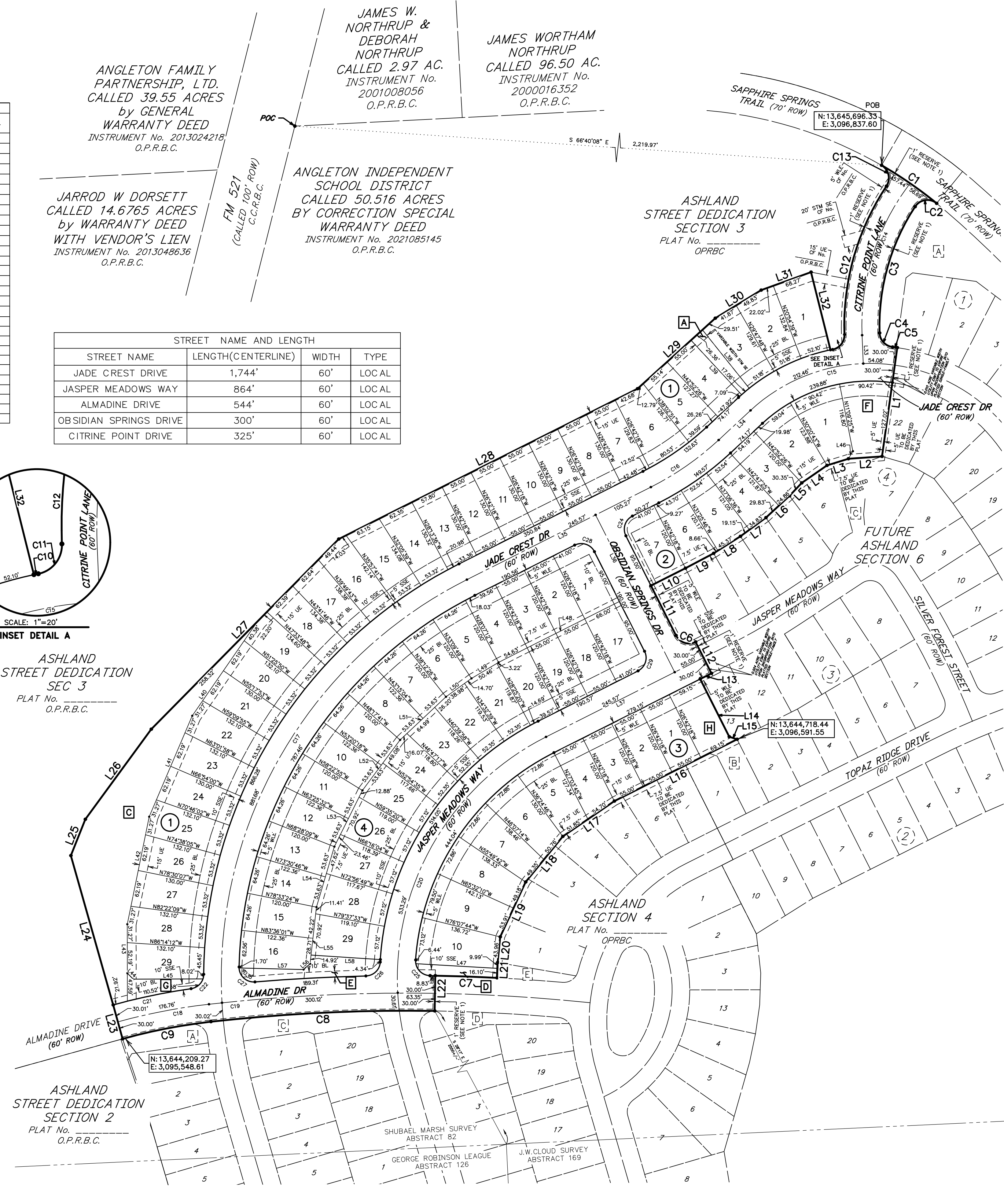


ASHLAND STREET DEDICATION
SECTION 3
PLAT No. O.P.R.B.C.

CURVE TABLE

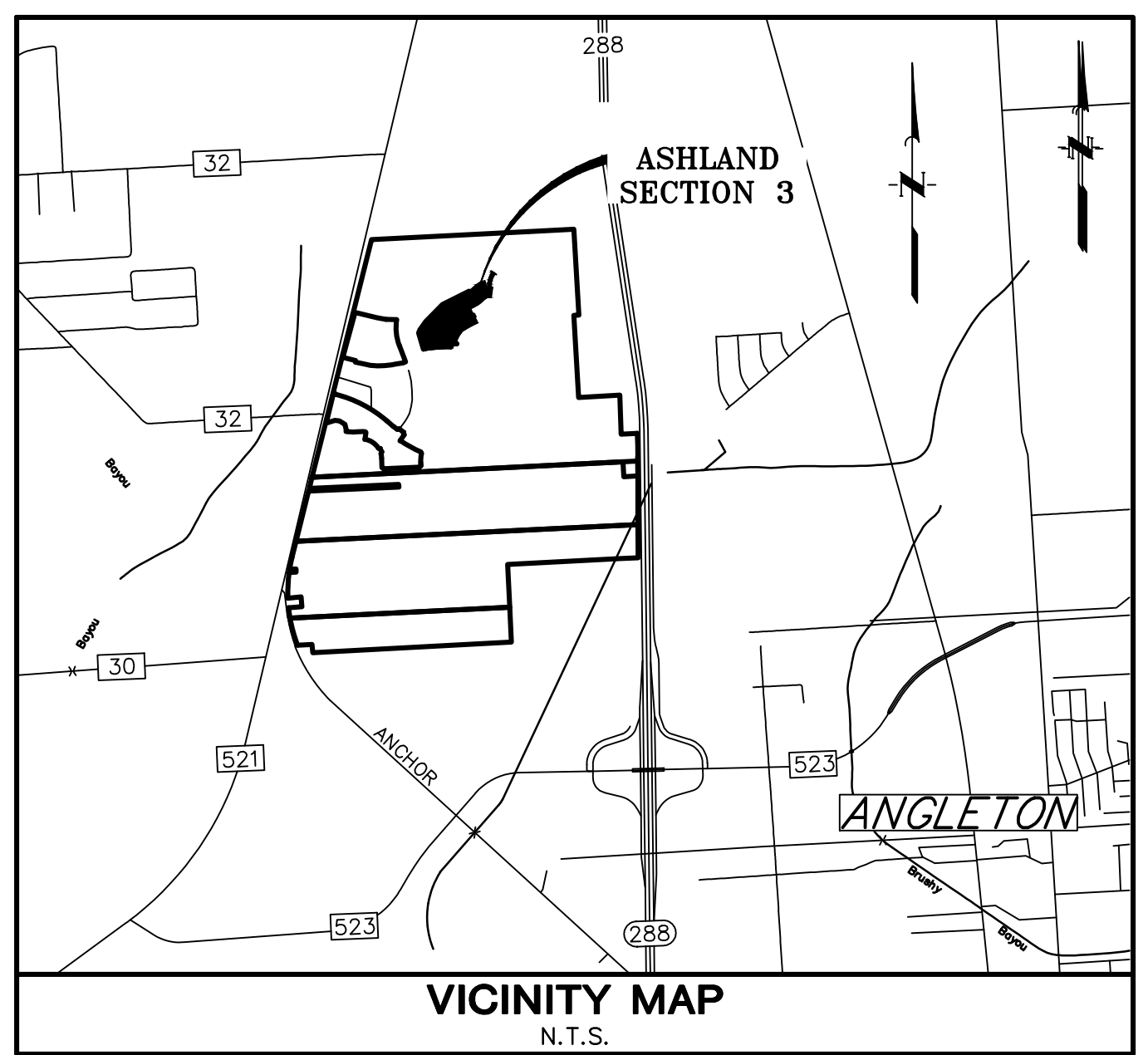
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	715.00'	9°08'44"	114.13'	S55°23'48"E	114.01'	57.19'
C2	25.00'	95°54'12"	41.85'	S81°13'29"W	37.13'	27.72'
C3	370.00'	35°10'04"	227.10'	S15°41'20"W	223.56'	117.26'
C4	25.00'	81°29'18"	35.56'	S42°38'21"E	32.63'	21.54'
C5	330.00'	1°24'52"	8.15'	S82°40'34"E	8.15'	4.07'
C6	25.00'	90°00'00"	39.27'	S71°42'18"E	35.36'	25.00'
C7	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'	52.61'
C8	2970.00'	7°22'02"	381.89'	S87°14'43"W	381.63'	191.21'
C9	970.00'	9°03'58"	153.49'	S79°01'43"W	153.33'	76.90'
C10	330.00'	0°39'20"	3.78'	N78°27'47"E	3.78'	1.89'
C11	25.00'	80°46'58"	35.25'	N38°23'58"E	32.40'	21.27'
C12	430.00'	35°35'12"	267.07'	N15°48'05"E	262.80'	138.00'
C13	25.00'	93°33'50"	40.82'	N13°11'15"W	36.44'	26.61'
C14	400.00'	39°39'00"	276.81'	S17°31'39"W	271.32'	144.21'
C15	300.00'	50°54'18"	266.54'	S72°34'43"W	257.86'	142.79'
C16	500.00'	16°10'08"	141.10'	N55°12'38"E	140.63'	71.02'
C17	760.00'	68°43'54"	911.69'	S28°55'45"W	858.00'	519.72'
C18	1000.00'	9°03'58"	158.23'	S79°01'43"W	158.07'	79.28'
C19	3000.00'	7°22'02"	385.75'	S87°14'43"W	385.49'	193.14'
C20	460.00'	70°14'13"	563.90'	S28°10'36"W	529.25'	323.51'
C21	1030.00'	7°32'32"	135.58'	S78°16'00"W	135.49'	67.89'
C22	25.00'	81°34'16"	35.59'	N41°15'10"E	32.66'	21.57'
C23	25.00'	90°00'00"	39.27'	S18°17'42"W	35.36'	25.00'
C24	25.00'	93°22'00"	40.74'	S42°33'17"E	36.38'	26.51'
C25	25.00'	85°30'24"	37.31'	N45°56'26"E	33.94'	23.11'
C26	25.00'	96°22'31"	42.05'	S46°41'53"E	37.27'	27.95'
C27	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	N71°42'18"W	35.36'	25.00'
C29	25.00'	90°00'00"	39.27'	N18°17'42"E	35.36'	25.00'

ASHLAND STREET DEDICATION
SECTION 2
PLAT No. O.P.R.B.C.



- LEGEND**
- AC: "Acre"
 - BL: "Building Line"
 - C.C.F.: "County Clerk's File"
 - DE: "Drainage Easement"
 - Esm: "Easement"
 - FC: "Film Code"
 - FND: "Found"
 - OCBCCT: "Official County Clerk, Brazoria County, Texas"
 - OPRBC: "Official Public Records of Brazoria County"
 - No: "Number"
 - POB: "Point of Beginning"
 - POC: "Point of Commencement"
 - ROW: "Right-of-Way"
 - SSE: "Sanitary Sewer Easement"
 - Sq Ft: "Square Feet"
 - Stm SE: "Storm Sewer Easement"
 - Temp: "Temporary"
 - UE: "Utility Easement"
 - Vol: Pg: "Volume and Page"
 - WLE: "Waterline Easement"
 - Ⓛ: "Block Number"
 - : "Set 3/4-inch Iron Rod with Cap Stamped 'Quiddity' as Per Certification"

- General Notes:**
- A one-foot reserve (1" reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicating, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - HORIZONTAL DATUM: Elevations are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continuously Operating Reference Stations (CORS) stations and were obtained utilizing Trimble Static observations and are NAVD88, Geoid 18 vertical datum.
 - These tracts lie within Zone "X" Unshaded/Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the Engineer or Surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or Surveyor of record.
 - Reserves A-H shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
 - Incidental Utilities are including but not limited to the underground utility services.
 - Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.



FINAL PLAT
ASHLAND
SECTION 3
A SUBDIVISION OF 1943 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

75 LOTS 8 RESERVES 4 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L2084100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.3377

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 3, 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.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 3 where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asses Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshon Vembutty, Manager

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

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

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

Darren J. McAfee, P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.43 acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.43 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 BCOPR; being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 BCOPR, being in the east line of F.M. Highway 521 dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones/Carter Property Corner") bears along the east line of said FM 521, South 14°2'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009979 BCOPR and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 66°40'08" East, over and across said called 50.516 acre tract and said called 469.08 acre tract, 2219.97 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at a northeast corner of proposed Ashland Street Dedication Section 3, and being in the south right-of-way line of proposed Sapphire Springs Trail at the POINT OF BEGINNING of the herein described tract, said iron rod being at the beginning of a curve to the right;

THENCE, along the south right-of-way line of proposed Sapphire Springs Trail and along the arc of said curve to the right, having a radius of 715.00 feet, a central angle of 09°08'44", an arc length of 114.13 feet, and a long chord bearing South 55°23'48" East, 114.01 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left, being in the north line of proposed Ashland Section 5;

THENCE, along the boundary of proposed Ashland Section 5, the following twenty-one (21) courses and distances:

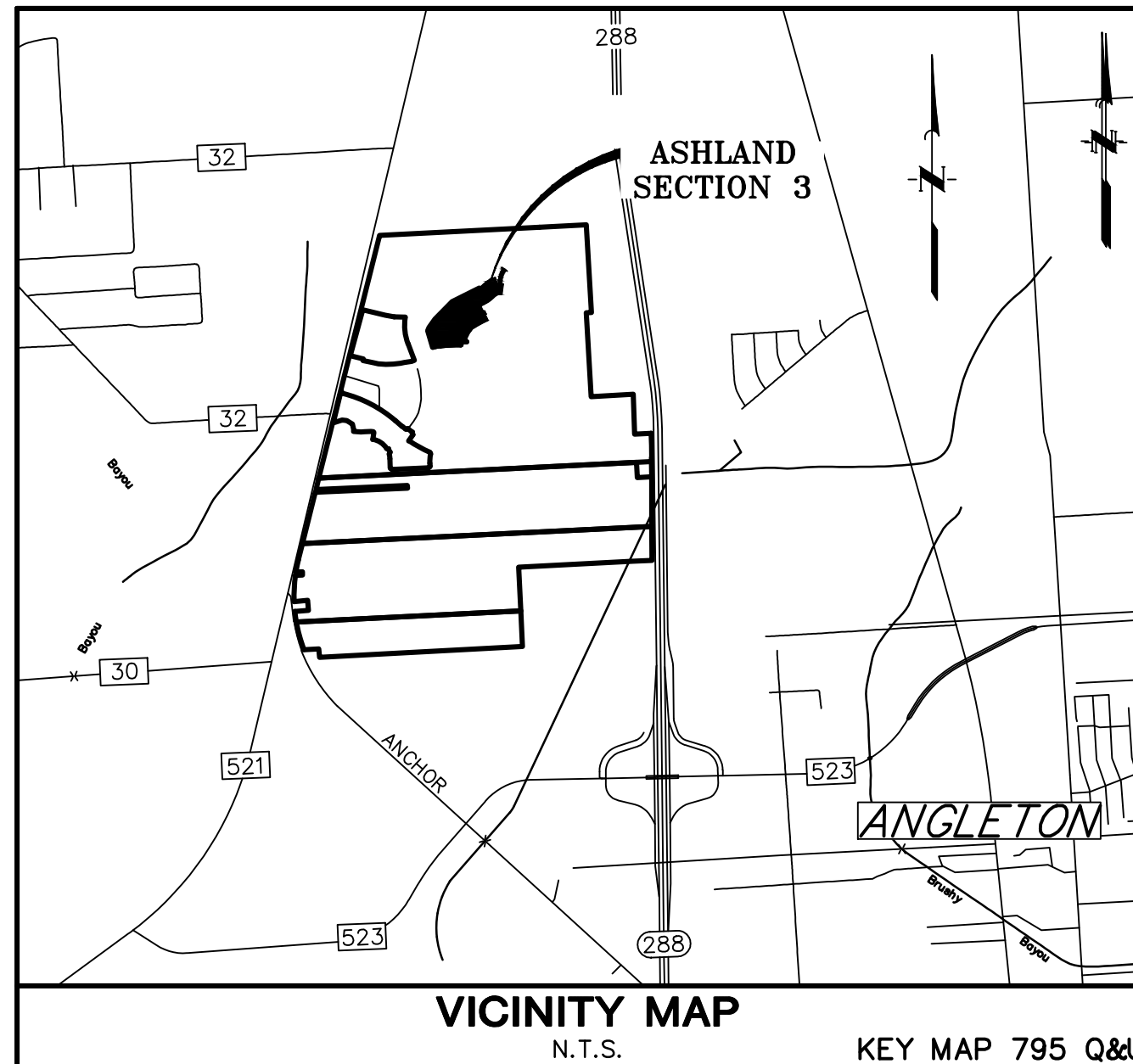
- 1. Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing South 81°13'29" West, 37.13 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
2. Along the arc of said compound curve to the left, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing South 15°41'20" West, 223.56 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
3. Along the arc of said compound curve to the left, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing South 42°38'21" East, 32.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;
4. Along the arc of said reverse curve to the right, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing South 82°40'34" East, 8.15 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. South 08°01'52" West, 187.02 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
6. South 85°56'19" West, 57.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
7. South 72°40'17" West, 38.31 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
8. South 55°13'34" West, 52.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
9. South 43°24'51" West, 30.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
10. South 47°20'07" West, 54.69 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
11. South 53°44'19" West, 53.98 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
12. South 57°40'23" West, 54.03 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
13. South 62°02'20" West, 54.22 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
14. South 63°17'42" West, 66.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
15. South 26°42'18" East, 95.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
16. Along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 71°42'18" East, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
17. South 26°42'18" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
18. South 63°17'42" West, 21.42 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
19. South 26°42'18" East, 110.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
20. South 71°42'18" East, 14.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
21. South 63°17'42" West, partially along the boundary of proposed Ashland Section 5, now along the boundary of proposed Ashland Section 4, 234.15 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, along the boundary of proposed Ashland Section 4, the following nine (9) courses and distances:

- 1. South 55°35'04" West, 106.55 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. South 39°10'31" West, 100.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
3. South 24°54'06" West, 103.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
4. South 05°32'39" West, 43.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. South 02°55'07" West, 26.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
6. Along the arc of said curve to the left, having a radius of 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing North 88°04'34" West, 105.20 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
7. South 00°56'44" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the left;
8. Along the arc of said curve to the left, having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing South 87°14'43" West, 381.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;
9. Along the arc of said compound curve to the left, having a radius of 970.00 feet, a central angle of 09°03'58", an arc length of 153.49 feet, and a long chord bearing South 79°01'43" West, 153.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in an east line of proposed Ashland Street Dedication Section 3;

THENCE, along the boundary of Ashland Street Dedication Section 3, the following fourteen (14) courses and distances:

- 1. North 15°30'16" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. North 15°49'21" West, 264.54 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
3. North 21°46'37" East, 66.45 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
4. North 36°12'11" East, 190.26 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. North 44°34'38" East, 455.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
6. North 63°17'42" East, 570.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
7. North 47°48'28" East, 178.80 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
8. North 58°30'09" East, 91.70 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
9. North 70°08'52" East, 90.29 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
10. South 14°01'46" East, 136.67 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the right;
11. Along the arc of said curve to the right, having a radius of 330.00 feet, a central angle of 00°39'20", an arc length of 3.78 feet, and a long chord bearing North 78°27'47" East, 3.78 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 80°46'58", an arc length of 35.25 feet, and a long chord bearing North 38°23'58" East, 32.40 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;
13. Along the arc of said reverse curve to the right, having a radius of 430.00 feet, a central angle of 35°35'12", an arc length of 267.07 feet, and a long chord bearing North 15°48'05" East, 262.80 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the left;
14. Along the arc of said reverse curve to the left, having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing North 13°11'15" West, 36.44 feet to the POINT OF BEGINNING, CONTAINING 19.43 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

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

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary,
City of Angleton, on behalf of the City

Notary Public

State of Texas

FINAL PLAT
ASHLAND SECTION 3
A SUBDIVISION OF 19.43 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

75 LOTS 8 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Registration Nos. F-23290 & 23088100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

March 25, 2025

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

Re: On-going Services
Ashland Section 3 Plat – 1st Submittal Review
Angleton, Texas
HDR Job No 10391496

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: All reserve graphics have been updated to match similar to existing block graphics.

2. *Verify and match metes and bounds description for line and curves noted*

Response: Metes and bounds have been updated to match plat.

3. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey*

Response: Bearing and distance for the corner tie has been added.

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c)

2. *Verify and update curve information shown for Curves C10-C13.*

Response: Curve information has been verified and updated.



3. Verify and update distance shown on L32

Response: Line information has been verified and updated.

4. *Verify and update distance shown on L32*

Response: Line information has been verified and updated.

5. *Include Angleton Drainage District Certification block.*

Response: The Ashland Development is not in the Angleton Drainage District.

Sincerely,

A handwritten signature in black ink that reads "Rose Villarreal".

Rose Villarreal
Planner



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

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

Address of property: (Ashland Section 3) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

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

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

NOTARIAL STATEMENT FOR APPLICANT:

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

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

pd: 3/17/25; ch# 0610099, \$ 1250.00

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
19.43 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

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: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembutty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 3 and Street Dedication 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 3 and Street Dedication 4 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 supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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


Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

 **KRISTIN R. BULANEK**
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate
 Property Account Number:
00810045002

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024
 APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY
 QUIDITTY ENGINEERING LLC

 2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

ID: R000595482

TAX CERTIFICATE

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

Amount Due \$0.00

IF PAID IN FEBRUARY 2025

Paid In Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to **QUIDDITY**
2322 W GRAND N.
STE 150
KATY, TX 77449

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due \$0.00

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

M Garcia

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Development Section 4, located south of Section 3.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Section 4 Final Plat comprises of 19.38 acres, with 88 lots, 6 drainage, landscaping, open space and incidental utility reserves, and 6 blocks being proposed. The section is located east of Sections 1 & 2 off Almadine Dr. The northern portion of this section will enter off of Sapphire Springs Trail on to Citrine Point Ln (to Jade Crest Dr.). The majority of the lots in this section are 50-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Final Plat and submitted only minor textual comments for the applicant's correction:

Prior to the Planning and Zoning Meeting held on April 3, 2025, the applicants submitted the corrective responses to the 11 textual and metes and bound issues found, and the City Engineer approved the final plat with no objections.

During the Planning and Zoning Commission Meeting held on 4/03/2025, the following action was taken:

A Motion was made by P&Z Commission Member Michelle Townsend to approve the Ashland Development Section 3 Final Plat, and the final plat was forwarded to the City Council for final action and approval, seconded by P&Z Commission Member Regina Bieri.

Roll Call Vote: P&Z Commission Member Jeff Roberson- Aye; P&Z Commission Member Regina Bieri- Aye; P&Z Commission Member Michelle Townsend- Aye; and P&Z Commission Chair Garwood- Aye. **4-0 Vote, the Final Plat was approved.**

Recommendation:

The City Council should accept the Staff and Planning and Zoning Commission's recommendation of approval of the Ashland Development Section 4 Final Plat by final action.

- RESTRICTED RESERVE A**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.11 AC
4,672 Sq Ft
- RESTRICTED RESERVE B**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.15 AC
3,125 Sq Ft
- RESTRICTED RESERVE C**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.17 AC
7,369 Sq Ft
- RESTRICTED RESERVE D**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.15 AC
6,331 Sq Ft
- RESTRICTED RESERVE E**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,486 Sq Ft
- RESTRICTED RESERVE F**
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.27 AC
11,670 Sq Ft

ANGLETON FAMILY PARTNERSHIP, LTD. CALLED 39.55 ACRES by GENERAL WARRANTY DEED INSTRUMENT No. 2013024218, O.P.R.B.C.

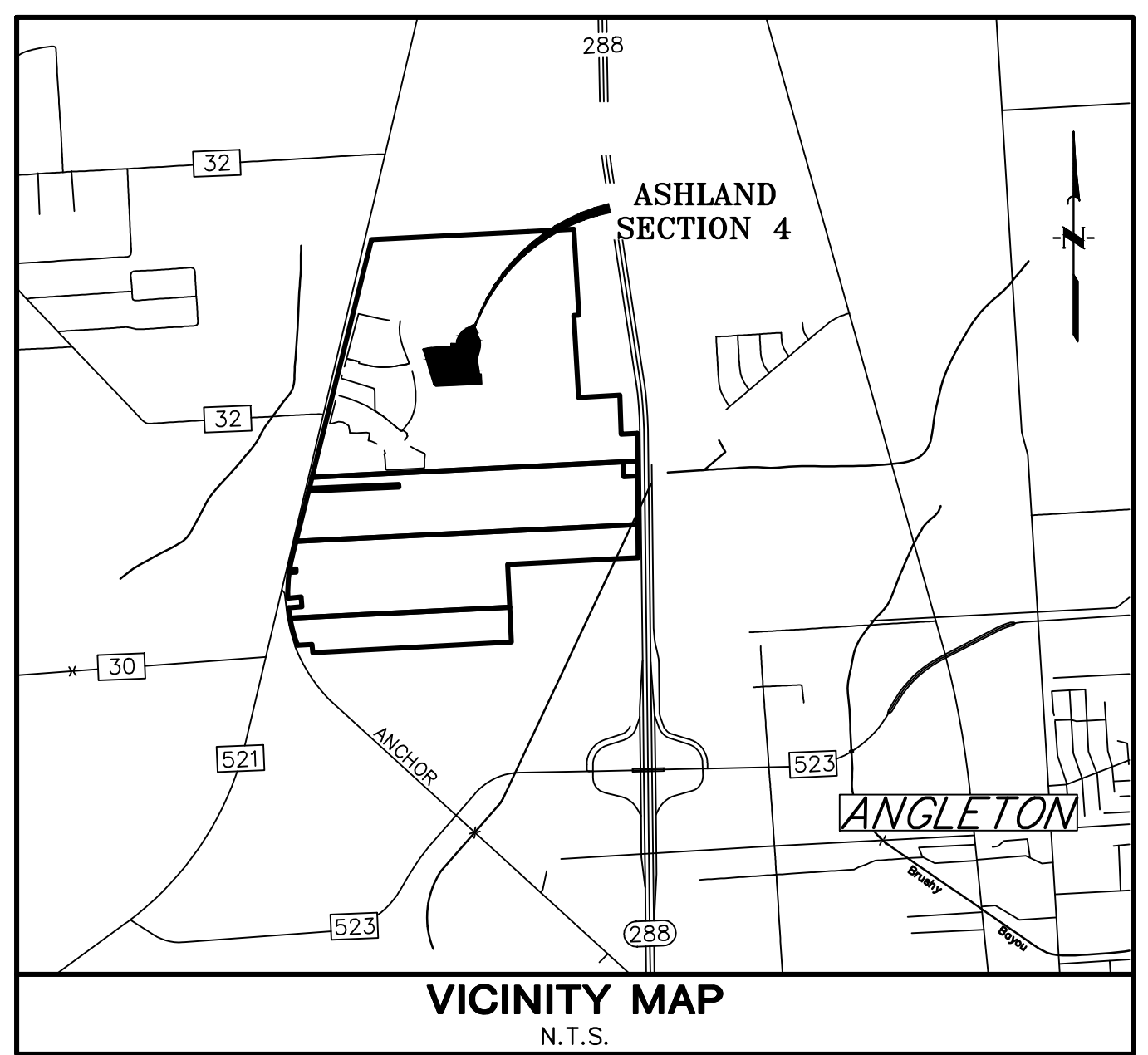
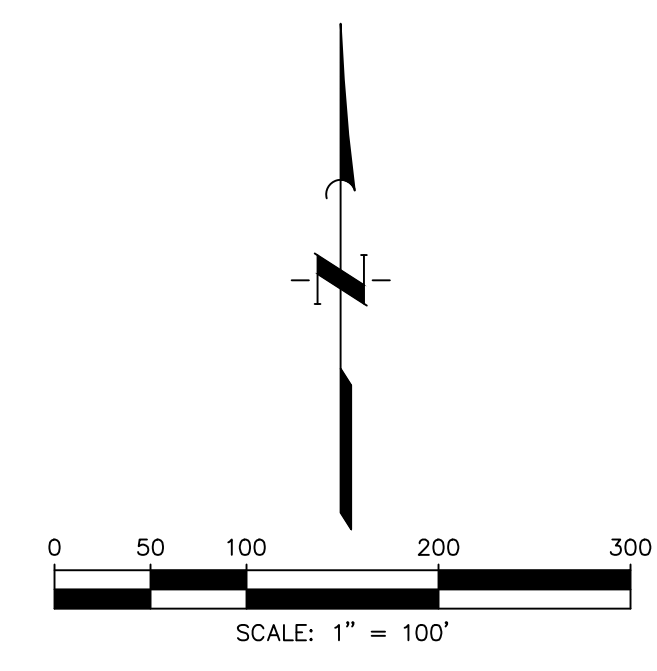
JARROD W DORSETT CALLED 14.6765 ACRES by WARRANTY DEED WITH VENDOR'S LIEN INSTRUMENT No. 2013048636 O.P.R.B.C.

JAMES W. NORTHRUP & DEBORAH NORTHRUP CALLED 2.97 AC. INSTRUMENT No. 2001008056 O.R.B.C.

JAMES WORTHAM NORTHRUP CALLED 96.50 AC. INSTRUMENT No. 2000016352 O.R.B.C.

ANGELTON INDEPENDENT SCHOOL DISTRICT CALLED 50.516 ACRES BY CORRECTION SPECIAL WARRANTY DEED INSTRUMENT No. 2023033483 O.P.R.B.C.

STREET NAME AND LENGTH			
STREET NAME	LENGTH(CENTERLINE)	WIDTH	TYPE
ALMADINE DRIVE	265'	60'	LOCAL
JADE CREST DRIVE	591'	60'	LOCAL
JASPER MEADOWS WAY	598'	60'	LOCAL
MORGANITE MIST DRIVE	776'	60'	LOCAL
ONYX VALLEY DRIVE	394'	60'	LOCAL
TOPAZ RIDGE DRIVE	968'	60'	LOCAL



- LEGEND:**
- AC "Acres"
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - C.O.R.B.C. "Commissioners Court Record Brazoria County"
 - DE "Drainage Easement"
 - Em "Easement"
 - FC "Film Code"
 - FND "Found"
 - O.P.R.B.C. "Official Public Records of Brazoria County"
 - No "Number"
 - POB "Point of Beginning"
 - POC "Point of Commencement"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"
 - "Street Name Break"

- GENERAL NOTES:**
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - HORIZONTAL DATUM: Bearings shown hereon are based on the Texas Coordinate System NAD 83, south Central Zone. The combined scale factor is 1.00013, which is the Texas Department of Transportation combined scale factor for this area.
 - VERTICAL DATUM: Elevations are based upon National Geodetic Survey Continuously Operating Reference Stations (CORS) stations and were obtained utilizing Trimble static observations and are NAVD88, Geoid 18 vertical datum.
 - These tracts lie within Zone "X" Unshaded/Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the Brazoria County MUD No. 82.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - This subdivision shall be serviced by the following providers: Brazoria County MUD No. 82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the Engineer or Surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or Surveyor or record.
 - Reserves A - F shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
 - Incidental Utilities are including but not limited to the underground utility services.
 - Storm Water detention is required for the development located within this plat and is accounted for in detention facilities located in adjacent properties. Adequate capacity is provided in detention facilities to account for the development within this plat as shown in the drainage impact analysis reviewed and approved by Brazoria County.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°55'44"E	60.00'
L2	N02°55'07"E	26.10'
L3	N05°32'39"E	43.96'
L4	N24°54'06"E	103.10'
L5	N39°10'31"E	100.11'
L6	N55°35'04"E	106.55'
L7	N63°17'42"E	135.90'
L8	S26°42'18"E	180.00'
L9	S63°17'42"W	21.37'
L10	S26°42'18"E	130.75'
L11	S06°24'33"E	67.37'
L12	S02°02'25"W	54.59'
L13	S08°09'53"W	48.84'
L14	S11°44'21"W	50.00'
L15	S15°56'18"W	158.16'
L16	S09°18'28"E	229.26'
L17	S06°28'10"E	60.52'
L18	N87°09'33"E	36.21'
L19	S02°50'27"E	185.08'
L20	S87°12'27"W	95.35'
L21	S87°09'33"W	776.39'
L22	N54°48'09"W	52.14'

LINE TABLE

LINE	BEARING	DISTANCE
L23	N16°09'42"W	562.30'
L24	N18°17'36"W	141.43'
L25	N16°09'42"W	411.62'
L26	N35°29'55"E	23.13'
L27	N87°09'33"E	739.12'
L28	N16°09'42"W	429.94'
L29	N16°09'42"W	313.60'
L30	N63°17'42"E	74.56'
L31	N31°28'05"E	9.20'
L32	N02°50'27"W	125.00'
L33	N02°50'27"W	125.00'
L34	N68°37'21"W	11.83'
L35	N10°58'15"W	47.79'
L36	N15°27'49"W	54.31'
L37	N16°09'42"W	374.77'
L38	N14°27'49"W	58.75'
L39	N11°55'50"W	101.03'
L40	N16°09'42"W	325.81'
L41	N14°25'11"W	48.95'
L42	N08°53'15"W	58.95'
L43	N89°12'09"E	140.89'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	970.00'	9°03'58"	153.49'	N79°01'43"E	153.33'	76.90'
C2	2970.00'	7°22'02"	381.89'	N87°14'43"E	381.63'	191.21'
C3	3030.00'	1°59'22"	105.21'	N88°04'34"W	105.20'	52.61'
C4	760.00'	10°43'30"	142.26'	N10°47'57"W	142.05'	71.34'
C5	55.00'	76°40'46"	73.61'	N54°30'05"W	68.24'	43.50'
C6	400.00'	13°31'47"	94.45'	N09°23'48"W	94.24'	47.45'
C7	460.00'	9°13'11"	74.02'	N11°33'06"W	73.94'	37.09'
C8	700.00'	13°26'24"	164.20'	N09°26'30"W	163.83'	82.48'
C9	300.00'	79°27'24"	416.03'	N23°34'00"E	383.49'	249.32'
C10	3000.00'	5°03'36"	264.94'	N86°32'27"W	264.86'	132.56'
C11	200.00'	112°50'36"	393.90'	N08°50'19"E	333.25'	301.27'
C12	25.00'	91°11'35"	39.79'	N52°53'45"W	35.72'	25.53'
C13	25.00'	19°11'17"	8.37'	N06°34'03"W	8.33'	4.23'
C14	65.00'	115°03'20"	130.53'	N54°30'05"W	109.67'	102.14'
C15	25.00'	19°11'17"	8.37'	N77°33'54"E	8.33'	4.23'
C16	25.00'	85°56'00"	37.50'	N49°52'27"W	34.08'	23.29'
C17	25.00'	70°34'09"	30.79'	N19°07'22"E	28.88'	17.69'
C18	25.00'	87°08'01"	38.02'	N09°23'17"E	34.46'	23.78'
C19	25.00'	80°16'46"	35.03'	N54°53'44"E	32.23'	21.08'
C20	25.00'	81°55'24"	35.75'	N44°01'59"W	32.78'	21.70'
C21	25.00'	94°45'42"	41.35'	N39°46'42"E	36.79'	27.17'
C22	25.00'	83°14'32"	36.32'	N51°13'11"W	33.21'	22.21'
C23	25.00'	102°27'36"	44.71'	N39°41'56"E	38.98'	31.13'
C24	25.00'	82°09'56"	35.85'	N50°09'43"W	32.86'	21.80'
C25	25.00'	98°55'40"	43.17'	N37°41'42"E	38.00'	29.23'
C26	25.00'	92°30'28"	40.36'	N38°47'22"E	36.12'	26.12'
C27	25.00'	135°00'36"	58.91'	N75°38'26"W	46.20'	60.37'
C28	25.00'	135°00'36"	58.91'	N87°45'46"W	46.20'	60.37'



FINAL PLAT OF ASHLAND SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

88 LOTS 6 RESERVES 6 BLOCKS

MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & L2084100
6330 West Loop South, Suite 550, Bellaire, TX 77401 • 713.777.3337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Ashland Section 4 where building setback lines or public utility easement are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company,
its Manager
By: SVAG Asses Management, LLC,
a Texas limited liability company,
its Manager

By: Sudharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

LOT AREA SUMMARY

Table with 2 columns: LOT, SQ. FT. for BLOCK 1. Rows 1-28.

Table with 2 columns: LOT, SQ. FT. for BLOCK 2. Rows 1-20.

Table with 2 columns: LOT, SQ. FT. for BLOCK 3. Rows 1-20.

Table with 2 columns: LOT, SQ. FT. for BLOCK 4. Rows 1-7.

Table with 2 columns: LOT, SQ. FT. for BLOCK 6. Rows 1-13.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Darren J. McAfee, P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 19.38 acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 19.38 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 BCOPR, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008058 BCOPR, being in the east line of F.M. Highway 521, dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCPRC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones/Carter Property Corner") bears along the east line of said FM 521, South 14702'37" West, 4030.19 feet to the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009979 BCOPR and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract North 8705'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 1731'16" East, 2422.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the southwest corner of proposed Ashland Section 3, same being the POINT OF BEGINNING of the herein described tract, said iron rod also being at the beginning of a non-tangent curve to the right;

THENCE, along the boundary of proposed Ashland Section 3, the following ten (10) courses and distances:

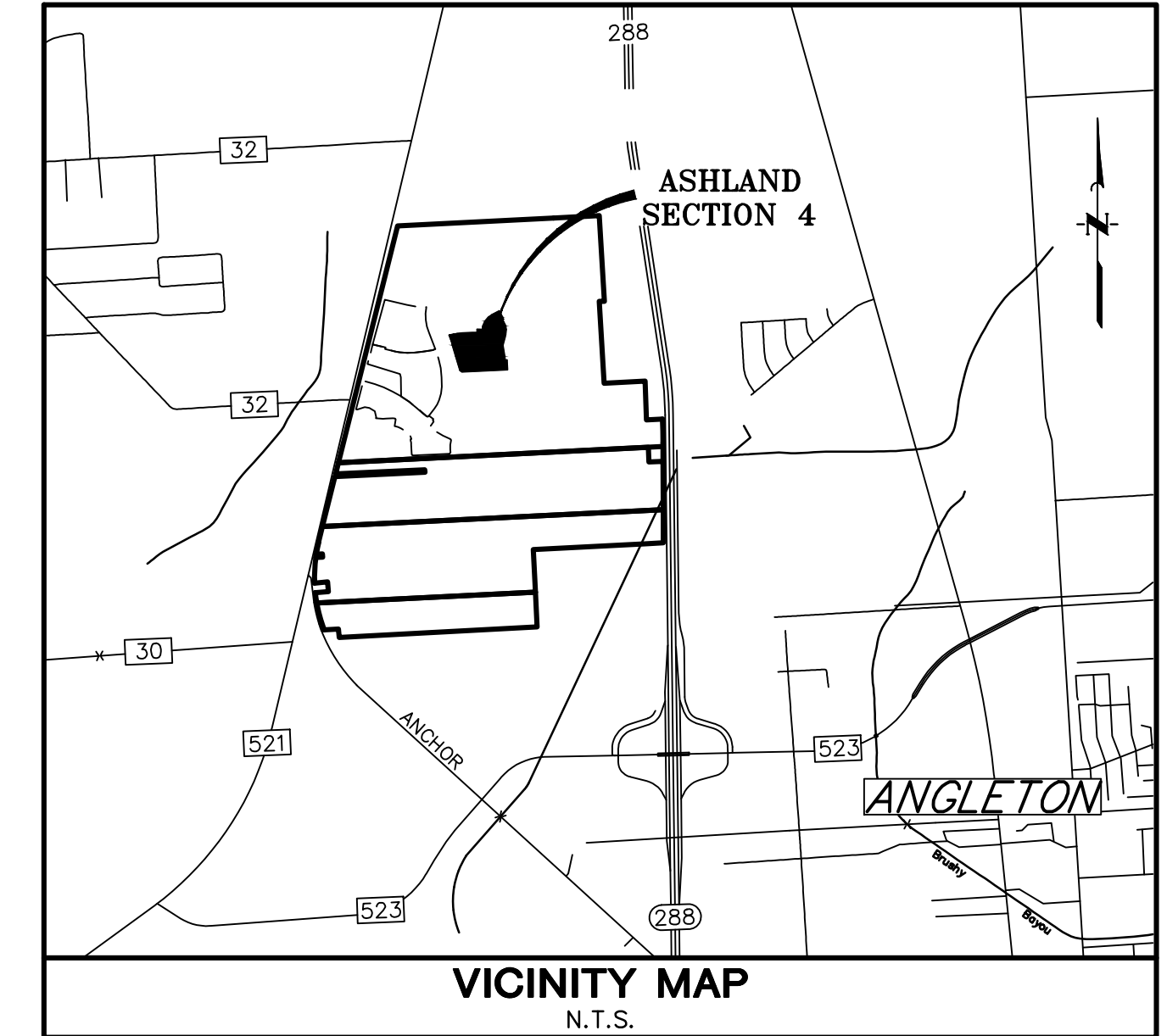
- 1. Along the arc of said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 09°03'58", an arc length of 153.49 feet, and a long chord bearing North 79°01'43" East, 153.33 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the right;
2. Along the arc of said compound curve to the right having a radius of 2970.00 feet, a central angle of 07°22'02", an arc length of 381.89 feet, and a long chord bearing North 87°14'43" East, 381.63 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
3. North 00°55'44" East, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner marking the beginning of a non-tangent curve to the right;
4. Along the arc of said non-tangent curve to the right having a radius of 3030.00 feet, a central angle of 01°59'22", an arc length of 105.21 feet, and a long chord bearing South 88°04'34" East, 105.20 feet, to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. North 02°55'07" East, 26.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
6. North 05°32'39" East, 43.96 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
7. North 24°54'06" East, 103.10 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
8. North 39°10'31" East, 100.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
9. North 55°35'04" East, 106.55 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
10. North 63°17'42" East, 135.90 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in a west line of proposed Ashland Section 6;

THENCE, along the boundary of proposed Ashland Section 6, the following twelve (12) courses and distances:

- 1. South 26°42'18" East, 180.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. South 63°17'42" West, 21.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
3. South 26°42'18" East, 130.75 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
4. South 06°24'33" East, 67.37 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. South 02°02'25" West, 54.59 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
6. South 08°09'53" West, 48.84 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
7. South 11°44'21" West, 50.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
8. South 15°56'18" West, 158.16 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
9. South 09°18'28" East, 229.26 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
10. South 06°28'10" East, 60.52 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
11. North 87°09'33" East, 36.21 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
12. South 02°50'27" East, 185.08 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in an easterly line of proposed Ashland Street Dedication Section 2;

THENCE, along the boundary of proposed Ashland Street Dedication Section 2, the following five (5) courses and distances:

- 1. South 87°12'27" West, 95.35 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. South 87°09'33" West, 776.39 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
3. North 54°48'09" West, 52.14 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
4. North 16°09'42" West, 562.30 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
5. North 18°17'36" West, 141.43 feet to the POINT OF BEGINNING, CONTAINING 19.38 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

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

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary,
City of Angleton, on behalf of the City
Notary Public
State of Texas

FINAL PLAT OF
ASHLAND
SECTION 4

A SUBDIVISION OF 19.38 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

88 LOTS 6 RESERVES 6 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478

ENGINEER/PLANNER/SURVEYOR:



281-912-3364

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & L0046100
6300 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

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

Address of property: (Ashland Section 4) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

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

Signature of Owner or Agent for Owner (Applicant) ✓ _____

NOTARIAL STATEMENT FOR APPLICANT:

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

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

pd 3/7/25 chr # 0610097 #1328-03

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 19.38 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

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: Quiddity Engineering

ADDRESS:

APPLICANT PHONE # E-MAIL:

PRINTED NAME OF OWNER: Susharshan Venbutty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



[Signature: Kaif Sorathia]

Notary Public for the State of Texas
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 4 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 4 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 supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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


Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
Owner: ANCHOR HOLDINGS MP LLC
Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024
 APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY
 QUIDITTY ENGINEERING LLC

 2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82

ID: R000595482

TAX CERTIFICATE

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

Amount Due \$0.00

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to
QUIDDITY
2322 W GRAND N.
STE 150
KATY, TX 77449

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due \$0.00

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



March 25, 2025

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

Re: On-going Services
Ashland Section 4 Construction Plans – 1st Submittal Review
Angleton, Texas
HDR Job No 10391496

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: All reserve graphics have been updated to match similar to existing block graphics.

2. *Label Bearing and distance for corner tie shown to the Shubael Marsh Survey*

Response: bearing and distance has been added

3. *L22 verify distance shown to match M&B*

Response: L22 has been updated on the M&B

4. *Line information does not match M&B lines L23-24*

Response: L23-L24 has been updated on the M&B

5. *C2 does not match M&B*

Response: C2 has been updated on the M&B

6. *Verify missing line information from POB to C2 (L25?). Update plat accordingly.*

Response: The plat boundary has been updated.

Sheet 2 of 2

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.

Response: The City secretary certification has been updated per the code block.

2. *Curve information shown does not match curve table for C2.*

Response: C2 has been updated accordingly to the M&B.

3. *Distance shown for L22 does not match line table. Verify and update distance shown.*

Response: the distance for L22 matched the line table.

4. *Verify and update last three courses shown. Once course does not match line table, while the distance shown for L23 does not match. L24 is not shown and instead a curve is shown that not match the curve table.*

Response: The whole boundary has been updated it now reflects the M&B.

5. *Include Angleton Drainage district certification block.*

Response: The Ashland development is not within the Angleton Drainage District.

Sincerely,



Rose Villarreal
Planner



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

Item 14.



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Development Section 5, located directly east of Section 4.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Section 5 Final Plat comprises of 22.75 acres, with 102 lots, 4 drainage, landscaping, open space and incidental utility reserves, and 5 blocks being proposed. The section is located east of Section 4/south of Section 6, and west of future Sapphire Springs Trail (see Land Plan below). The majority of the lots in this section are 50-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The plat was forwarded to the City Engineer who reviewed the Final Plat and submitted only minor textual comments for the applicant's correction:

Prior to the Planning and Zoning Meeting held on April 3, 2025, the applicants submitted the corrective responses to the 5 textual found, and the City Engineer approved the final plat with no objections.

During the Planning and Zoning Commission Meeting held on 4/03/2025, the following action was taken:

A Motion was made by P&Z Commission Member Regina Bieri to approve the Ashland Development Section 5 Final Plat, and the final plat was forwarded to the City Council for final action and approval, seconded by P&Z Commission Member Michelle Townsend.

Roll Call Vote: P&Z Commission Member Jeff Roberson- Aye; P&Z Commission Member Regina Bieri- Aye; P&Z Commission Member Michelle Townsend- Aye; and P&Z Commission Chair Garwood- Aye. **4-0 Vote, the Final Plat was approved.**

Recommendation:

The City Council should accept the Staff and Planning and Zoning Commission's recommendation of approval of the Ashland Development Section 5 Final Plat by final action.

A RESTRICTED RESERVE "A"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,032.51 Sq. Ft.

B RESTRICTED RESERVE "B"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.79 AC
12,556.41 Sq. Ft.

C RESTRICTED RESERVE "C"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.07 AC
3,165.36 Sq. Ft.

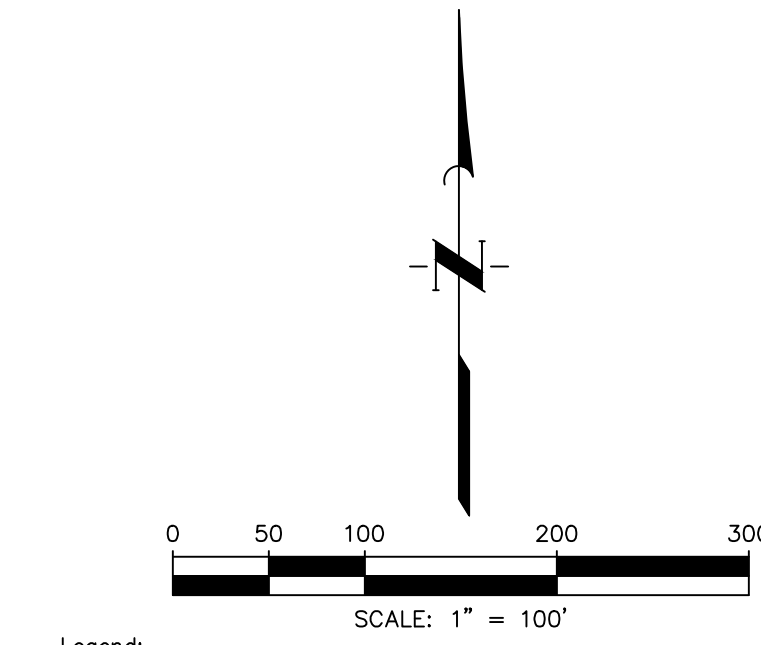
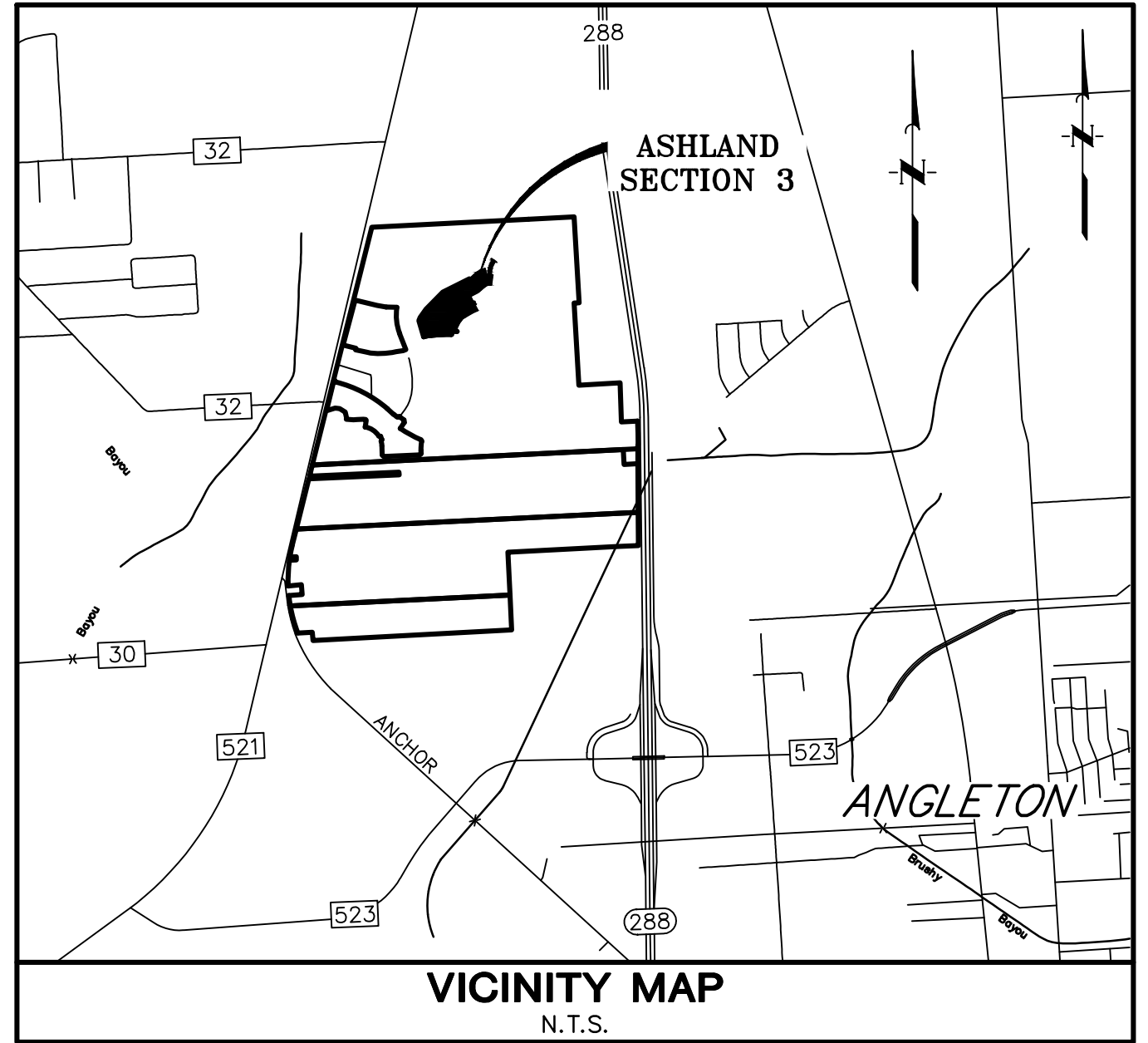
D RESTRICTED RESERVE "D"
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.16 AC
6,783.43 Sq. Ft.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L36 with their respective bearings and distances.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L37 through L72 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Lists curves C1 through C38 with their geometric data.

STREET NAME AND LENGTH table with columns: STREET NAME, LENGTH(CENTERLINE), WIDTH, TYPE. Lists streets like ALEXANDRITE LANE, BLUE MOONSTONE LANE, etc.



- Legend: AC - "Acres", BL - "Building Line", CRBC - "Commissioner's Court Records of Brazoria County", etc.
- General Notes: 1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation... 2. All building lines along street rights-of-way are as shown on the plat.

FINAL PLAT OF ASHLAND SECTION 5
A SUBDIVISION OF 22.75 ACRES OF LAND OUT OF THE LEAGUE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS
102 LOTS 4 RESERVES 5 BLOCKS
MARCH 2025
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102 SUGARLAND, TX 77478
281 221 2699
ENGINEER/SURVEYOR: QUIDDITY

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 22.75 acre tract of land situated in Shubael Marsh Surveys, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 22.75 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201 ORBC.

THENCE, South 39°49'35" East, 2849.75 feet to the POINT OF BEGINNING of the herein described subject tract;
 THENCE, North 57°51'47" East, 113.51 feet to a point for corner;

THENCE, North 63°17'42" East, 275.00 feet to a point for corner;

THENCE, North 63°56'38" East, 54.51 feet to a point for corner;

THENCE, North 66°31'30" East, 54.29 feet to a point for corner;

THENCE, North 69°37'38" East, 70.23 feet to a point for corner;

THENCE, North 72°44'57" East, 60.00 feet to a point for corner;

THENCE, North 73°30'38" East, 65.92 feet to a point for corner;

THENCE, North 75°56'46" East, 180.20 feet to a point for corner;

THENCE, North 74°52'19" East, 76.39 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 1765.00 feet, a central angle of 37°35'46", an arc length of 1158.15 feet, and a long chord bearing South 03°40'12" West, with a chord length of 1137.48 feet to a point for corner;

THENCE, South 22°28'05" East, 189.80 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 1834.82 feet, a central angle of 01°01'31", an arc length of 32.83 feet, and a long chord bearing South 21°57'20" West, with a chord length of 32.83 feet to a point for corner;

THENCE, North 72°27'47" West, 324.50 feet to a point for corner;

THENCE, North 75°07'34" West, 118.39 feet to a point for corner;

THENCE, North 81°51'46" West, 118.17 feet to a point for corner;

THENCE, North 88°38'15" West, 118.17 feet to a point for corner;

THENCE, South 87°12'27" West, 24.62 feet to a point for corner;

THENCE, North 02°50'27" West, 185.08 feet to a point for corner;

THENCE, South 87°09'33" West, 36.21 feet to a point for corner;

THENCE, North 06°28'10" West, 60.52 feet to a point for corner;

THENCE, North 09°18'28" West, 229.26 feet to a point for corner;

THENCE, North 15°56'18" East, 158.16 feet to a point for corner;

THENCE, North 11°44'21" East, 50.00 feet to a point for corner;

THENCE, North 08°09'53" East, 48.84 feet to a point for corner;

THENCE, North 02°02'25" East, 54.59 feet to a point for corner;

THENCE, North 06°24'33" West, 67.37 feet to the POINT OF BEGINNING, CONTAINING 22.75 acres of land in Brazoria County, Texas.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 5, 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.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or six feet, six inches (6'6") for fifteen feet (15'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet, six inches (7'6") for fifteen feet (15'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
 a Texas limited liability company
 its Manager
 By: SVAG Asset Management, LLC,
 a Texas limited liability company
 its Manager

By: _____
 Surdharshan Vembutty, Manager

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

 Notary Public
 State of Texas

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

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

 Steve Jares
 Registered Professional Land Surveyor
 No. 5317

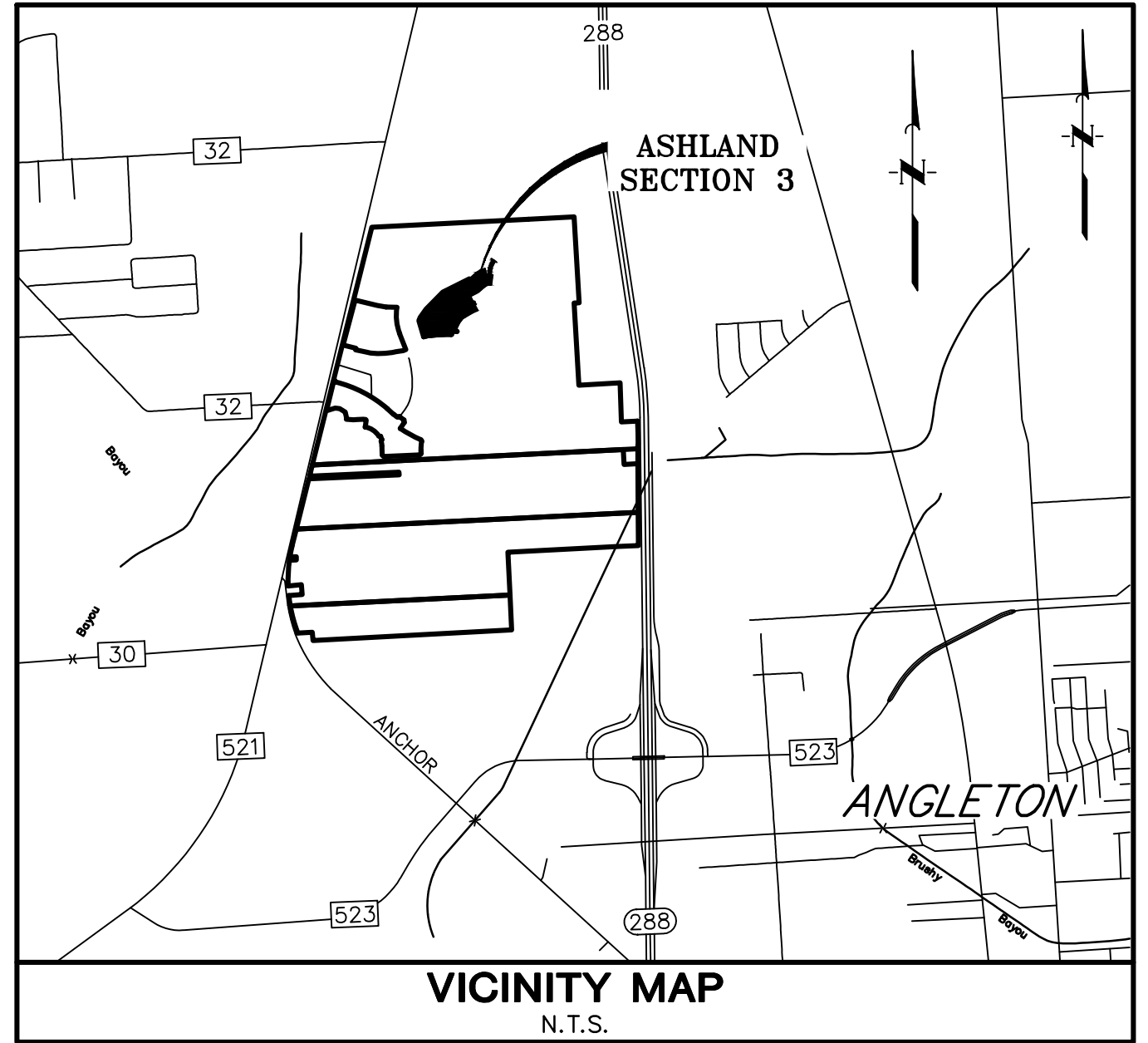
STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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.

 Darren J. McAfee
 Professional Engineer No. 137808

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)	Lot Number	Lot Area (Sq Ft)
1	7,691	1	7,691	1	6,388	1	8,969	1	9,790
2	6,046	2	6,046	2	7,095	2	6,232	2	6,396
3	6,139	3	6,139	3	9,883	3	6,194	3	6,369
4	6,608	4	6,608	4	9,764	4	6,215	4	6,443
5	7,075	5	7,075	5	6,404	5	6,215	5	6,156
6	7,266	6	7,266	6	6,250	6	6,215	6	6,500
7	6,701	7	6,701	7	6,252	7	6,215	7	7,012
8	6,092	8	6,092	8	6,887	8	6,215	8	8,794
9	6,000	9	6,000	9	6,544	9	6,215	9	10,118
10	6,580	10	6,580	10	6,583	10	7,829	10	5,896
11	6,173	11	6,173	11	6,570	11	8,315	11	6,160
12	9,530	12	9,530	12	6,556	12	6,799	12	6,731
13	7,435	13	7,435	13	6,589	13	6,951	13	6,823
14	5,985	14	5,985	14	6,487	14	6,888	14	6,166
15	6,000	15	6,000			15	6,938	15	6,134
16	6,000	16	6,000			16	6,914	16	6,145
17	6,000	17	6,000			17	7,223	17	6,191
18	6,000	18	6,000			18	9,600	18	6,193
19	6,136	19	6,136			19		19	7,242
20	6,188	20	6,188			20		20	8,972
21	7,550	21	7,550			21		21	6,995
						22		22	6,855
						23		23	6,957
						24		24	7,274
						25		25	7,117
						26		26	6,369
						27		27	6,491
						28		28	6,399



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

 Chairman, Planning and Zoning Commission

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

 Mayor

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

_____, City Secretary, City of Angleton, on behalf of the city.


 Notary Public
 State of Texas

**FINAL PLAT OF
 ASHLAND
 SECTION 5**

**A SUBDIVISION OF 22.75 ACRES OF LAND
 OUT OF THE
 LEAGUE SHUBAEAL MARSH SURVEY, A-82
 BRAZORIA COUNTY, TEXAS**

**102 LOTS 4 RESERVES 5 BLOCKS
 MARCH 2025**

OWNER
 ANCHOR HOLDINGS MP, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 101 PARKLANE BLVD., STE. 102
 SUGARLAND, TX 77478
 281 221 2699

ENGINEER/SURVEYOR:
 **QUIDDITY**
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 30848100
 6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



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

March 26, 2025

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

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

Dear Mr. Springs:

In response to HDR Engineering, Inc. (HDR) review, we have provided the following corrections and responses to the comments.

Final Plat

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: Graphic for adjoining reserves are updated.

2. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey.*

Response: Bearing and distance is labeled (split on line).

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c).

2. *Include Angleton Drainage District Certification Block.*

Response: the Ashland Development is not subject to Angleton Drainage District.

3. *Verify and update course shown and that bearings and distances shown match the plat drawing.*

Response: See updated M&B on face of plat.

Sincerely,

Chris Stuart
Platting Technician



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

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

Address of property: (Ashland Section 5) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone: _____

Name of Company: Quiddity Engineering Phone: _____

E-mail: _____

Name of Owner of Property: Anchor Holdings MP, LLC

Address: _____

Phone: _____ E-mail: _____

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

Signature of Owner or Agent for Owner (Applicant) ✓ _____

NOTARIAL STATEMENT FOR APPLICANT:

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

(SEAL)



Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

*pd. 3/7/25, chk # 0610098
\$1,412.00*

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
22.75 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

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: Quiddity Engineering

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembetty


SIGNATURE OF OWNER:  DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)




Notary Public for the State of Texas
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services
Ashland Section 5 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 5 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 supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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


Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
 Owner: ANCHOR HOLDINGS MP LLC
 Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
 Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
 Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY
 Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024
 APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY
 QUIDITTY ENGINEERING LLC

 2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002 CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez *2/18/25*
 Signature of Authorized officer of collection office Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82 TAX CERTIFICATE

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

Amount Due \$0.00

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to **QUIDDITY**
2322 W GRAND N.
STE 150
KATY, TX 77449

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link: 

Amount Due \$0.00

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.



Signature of Collections Officer

2/6/2025

Date of Tax Certificate



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 8, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 6, located south of future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

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

Ashland Development Section 6 Final Plat comprises of 15.20 acres, with 62 lots, 3 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Section 3, and south off of future Sapphire Springs Trail (see Land Plan below). The majority of the lots in this section are averaging approximately 55-ft.+/- in width.



The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.

Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Final Plat and submitted only minor textual comments for the applicant's correction:

Prior to the Planning and Zoning Meeting held on April 3, 2025, the applicants submitted the corrective responses to the 8 textual found, and the City Engineer approved the final plat with no objections.

During the Planning and Zoning Commission Meeting held on 4/03/2025, the following action was taken:

A Motion was made by P&Z Commission Member Michelle Townsend to approve the Ashland Development Section 6 Final Plat, and the final plat was forwarded to the City Council for final action and approval, seconded by P&Z Commission Member Regina Bieri.

Roll Call Vote: P&Z Commission Member Jeff Roberson- Aye; P&Z Commission Member Regina Bieri- Aye; P&Z Commission Member Michelle Townsend- Aye; and P&Z Commission Chair Garwood- Aye. **4-0 Vote, the Final Plat was approved.**

Recommendation:

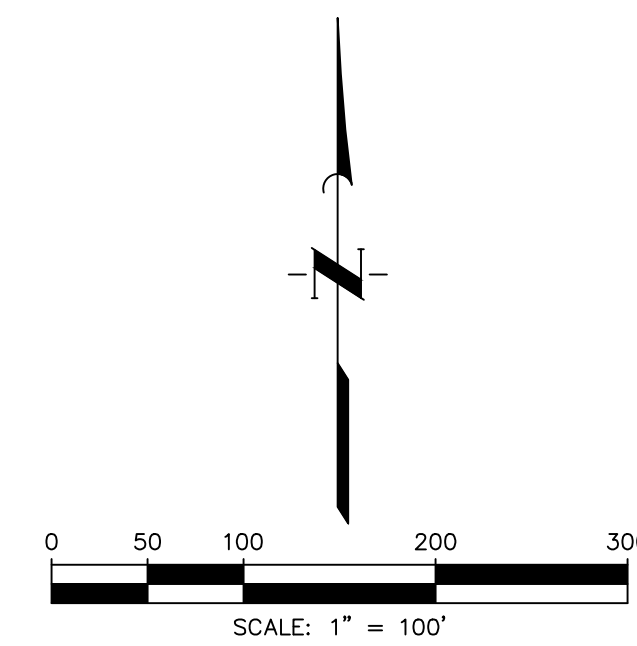
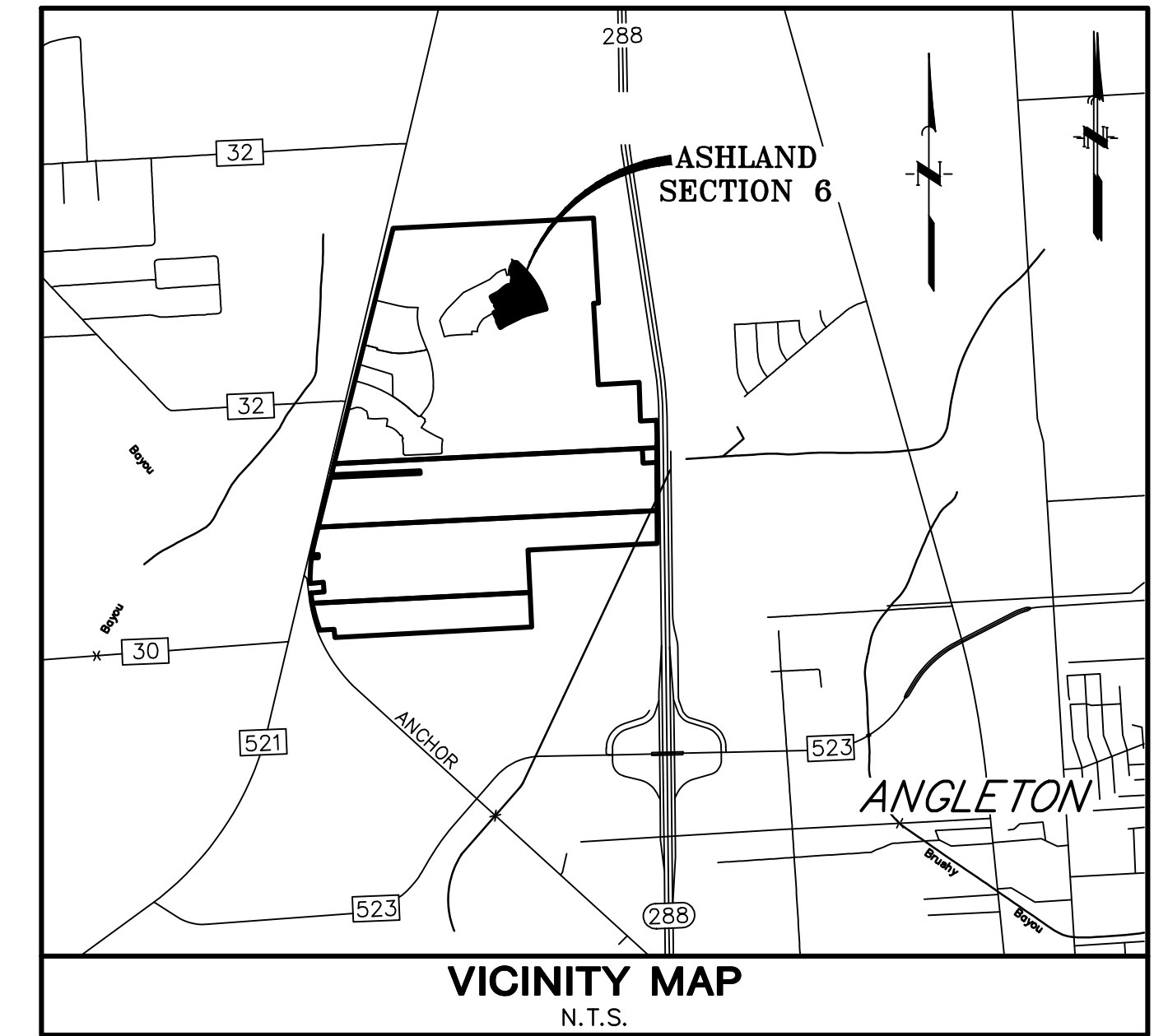
The City Council should accept the Staff and Planning and Zoning Commission's recommendation of approval of the Ashland Development Section 6 Final Plat by final action.

Block lot and square footage tables for blocks 1 through 4.

Street name and length table including Jade Crest Drive, Jasper Meadows Way, Silver Forest Street, Topaz Ridge Drive, and Turquoise Trace.

Curve table with columns for Curve, Radius, Delta Angle, Arc Length, Chord Bearing, Chord Length, and Tangent.

Line table with columns for Line, Bearing, Distance, and a list of lines L1 through L39.



- Legend defining symbols for Acres, Building Line, Drainage Easement, Easement, Found, etc.

- General Notes detailing requirements for building lines, coordinates, easements, and survey compliance.

ASHLAND SECTION 6
A SUBDIVISION OF 15.20 ACRES OF LAND OUT OF THE LEAGUE SHUBAEEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS
62 LOTS 3 RESERVES 4 BLOCKS
MARCH 2025

OWNER ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102 SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR: QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23296 & 30084300
2322 W. Grand Parkway North, Suite 534 Katy, TX 77449 • 832.933.4000

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 6, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion. but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

ANCHOR HOLDINGS MP, LLC
a Texas limited liability company
Its Manager

By: SVAG Asset Management, LLC
a Texas limited liability company
Its Manager

By: _____
Surdharshan Vembutty, Manager

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee, 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.

Darren J. McAfee
Professional Engineer No. 137808

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.20 acre tract of land situated in Shubael Marsh Surveys, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 15.20 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201, from said found concrete monument a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 4611.00 feet;

THENCE, North 87°05'19" East, along the north line of the said 469.08 acre tract common with the south line of the said 2.97 acre tract, at 284.23 feet passing the southeast corner of the 2.97 acre tract common with the southwest corner of a called 96.50 acre tract as conveyed to James W. Northrup & Deborah Northrup and recorded in Clerk's File No. 00-016352 (ORBC), continuing along the north line of the 469.08 acre tract now common with the south line of the 96.50 acre tract, in all a distance of 2081.58 feet to a point, from which a found concrete monument at the southwest corner of the 96.50 acre tract bears North 87°05'19" East, 865.82 feet;

THENCE, South 02°54'41" East, 1051.04 feet to the POINT OF BEGINNING of the herein described subject tract marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing South 50°05'36" East, with a chord length of 18.23 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 1765.00 feet, a central angle of 34°14'05", an arc length of 1054.60 feet, and a long chord bearing South 32°14'43" East, with a chord length of 1038.99 feet to a point for corner;

THENCE, South 74°52'19" West, 76.39 feet to a point for corner;

THENCE, South 75°56'46" West, 180.20 feet to a point for corner;

THENCE, South 73°30'38" West, 65.92 feet to a point for corner;

THENCE, South 72°44'57" West, 60.00 feet to a point for corner;

THENCE, South 69°37'38" West, 70.23 feet to a point for corner;

THENCE, South 66°31'30" West, 54.29 feet to a point for corner;

THENCE, South 63°56'38" West, 54.51 feet to a point for corner;

THENCE, South 63°17'42" West, 275.00 feet to a point for corner;

THENCE, South 57°51'47" West, 113.51 feet to a point for corner;

THENCE, North 26°42'18" West, 130.75 feet to a point for corner;

THENCE, North 63°17'42" East, 21.37 feet to a point for corner;

THENCE, North 26°42'18" West, 180.00 feet to a point for corner;

THENCE, North 63°17'42" East, 98.24 feet to a point for corner;

THENCE, North 71°42'18" West, 14.14 feet to a point for corner;

THENCE, North 26°42'18" West, 110.00 feet to a point for corner;

THENCE, North 63°17'42" East, 21.42 feet to a point for corner;

THENCE, North 26°42'18" West, 60.00 feet to a point for corner marking the beginning of a tangent curve to the right;

THENCE, along the arc of said tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 71°42'18" West, with a chord length of 35.36 feet to a point for corner;

THENCE, North 26°42'18" West, 95.00 feet to a point for corner;

THENCE, North 63°17'42" East, 66.00 feet to a point for corner;

THENCE, North 62°02'20" East, 54.22 feet to a point for corner;

THENCE, North 57°40'23" East, 54.03 feet to a point for corner;

THENCE, North 53°44'19" East, 53.98 feet to a point for corner;

THENCE, North 47°20'07" East, 54.69 feet to a point for corner;

THENCE, North 43°24'51" East, 30.35 feet to a point for corner;

THENCE, North 55°13'34" East, 52.20 feet to a point for corner;

THENCE, North 72°40'17" East, 38.31 feet to a point for corner;

THENCE, North 85°56'19" East, 57.37 feet to a point for corner;

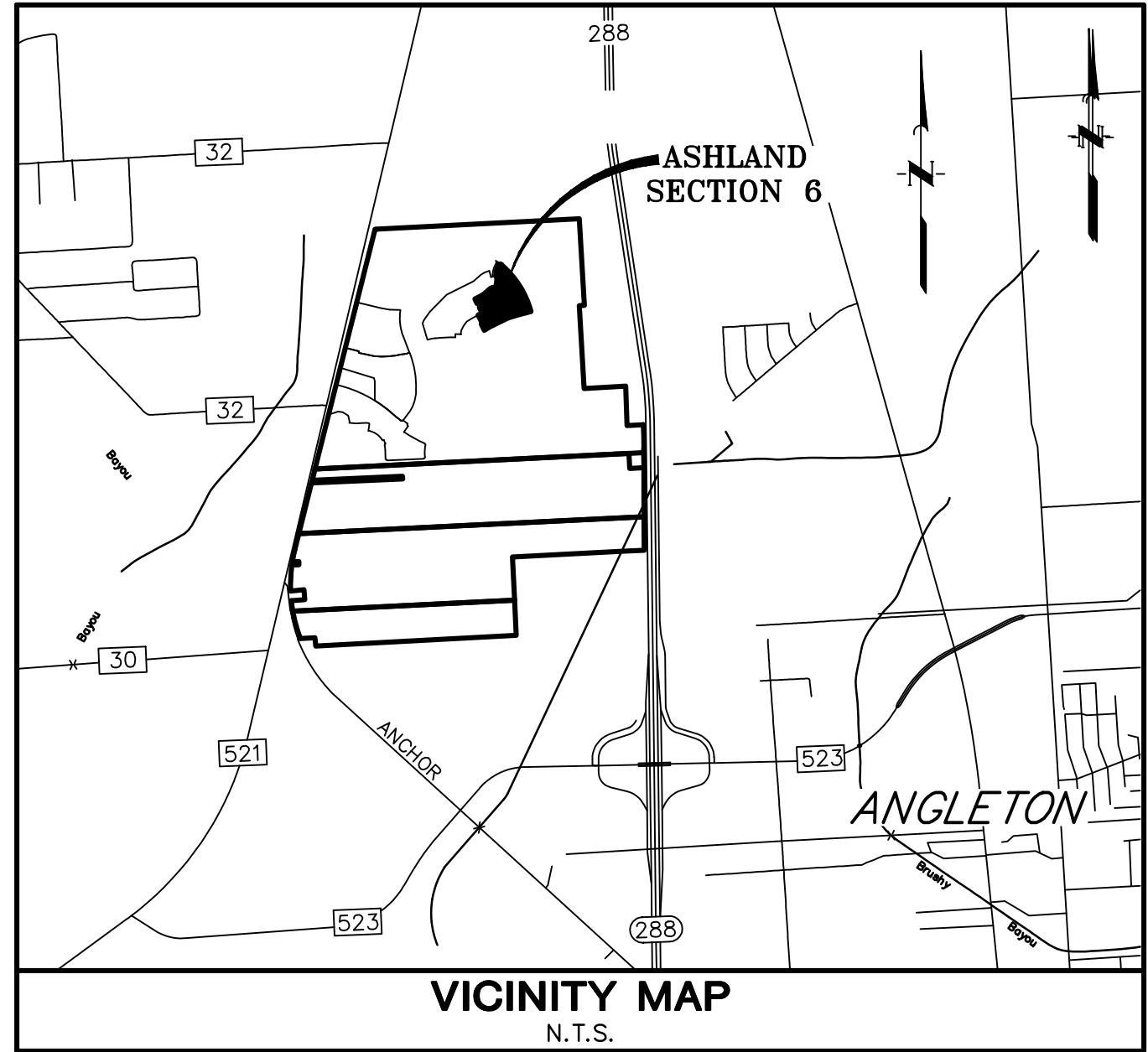
THENCE, North 08°01'52" East, 187.02 feet to a point for corner marking the beginning of a tangent curve to the left;

THENCE, along the arc of said tangent curve to the left, having a radius of 330.00 feet, a central angle of 01°24'52", an arc length of 8.15 feet, and a long chord bearing North 82°40'34" West, with a chord length of 8.15 feet to a point for corner marking the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right, having a radius of 25.00 feet, a central angle of 81°29'18", an arc length of 35.56 feet, and a long chord bearing North 42°38'21" West, with a chord length of 32.63 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 370.00 feet, a central angle of 35°10'04", an arc length of 227.10 feet, and a long chord bearing North 15°41'20" East, with a chord length of 223.56 feet to a point for corner marking the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right, having a radius of 25.00 feet, a central angle of 95°54'12", an arc length of 41.85 feet, and a long chord bearing North 81°13'29" East, with a chord length of 37.13 feet to the POINT OF BEGINNING, CONTAINING 15.20 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

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

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

_____, City Secretary, City of Angleton, on behalf of the city.

ASHLAND SECTION 6

A SUBDIVISION OF 15.20 ACRES OF LAND
OUT OF THE
LEAGUE SHUBAEAL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

62 LOTS 3 RESERVES 4 BLOCKS
MARCH 2025

OWNER
ANCHOR HOLDINGS MP, LLC
A TEXAS LIMITED LIABILITY COMPANY
101 PARKLANE BLVD., STE. 102
SUGARLAND, TX 77478
281 221 2699

ENGINEER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23276 & 30888100
2322 W. Grand Parkway North, Suite 510 #409, TX 77469 • 832.913.4000

March 26, 2025

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

Re: On-going Services
Ashland Section 6 Final Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR Engineering, Inc. (HDR) review, we have provided the following corrections and responses to the comments.

Final Plat

Sheet 1 of 2

1. *For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.*

Response: Graphic for adjoining reserves are updated.

2. *Label bearing and distance for corner tie shown to the Shubael Marsh Survey.*

Response: Bearing and distance is labeled (split on line).

3. *Fix overlapping text near L13-L15.*

Response: Overlapping text fixed.

4. *Fix text on drawing to show line L28 label.*

Response: Overlapping text fixed.

5. *Label point of beginning on plat drawing.*

Response: Point of Beginning added to plat.

Sheet 2 of 2

1. *Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.*

Response: City certification has been updated to the required language per LDC chapter 23, Appendix A-1, Sec 23-114(c).

2. *Move notary closer to City Council Approval certificate.*

Response: Notary block location now updated.

3. *Include Angleton Drainage District Certification Block.*

Response: the Ashland Development is not subject to Angleton Drainage District.

Sincerely,



Chris Stuart
Platting Technician



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

Administrative, Preliminary, Final options with checkboxes for Minor, Residential, Commercial, and Amending/Replat.

Address of property: (Ashland Section 6) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone:

Name of Company: Quiddity Engineering Phone:

E-mail:

Name of Owner of Property: Anchor Holdings MP, LLC

Address:

Phone: E-mail:

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

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

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

(SEAL)



Signature of Notary: Kaif Sorathia, Notary Public for the State of Texas, Commission Expires: May 7 2028

pd. ctk # 0610100, \$1,172.00

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 15.20 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

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: Quiddity Engineering

ADDRESS:

APPLICANT PHONE # E-MAIL:

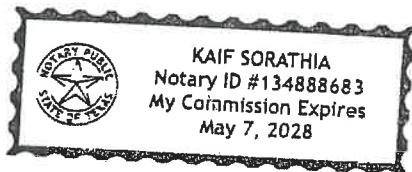
PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: [Signature] DATE: 03/06/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



[Signature: Kaif Sorathia]
Notary Public for the State of Texas
Commission Expires: May 7 2028



November 15, 2024

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

Re: On-Going Services
Ashland Section 6 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 6 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 supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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


Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:
00810045002

Statement Date: 02/18/2025
 Owner: ANCHOR HOLDINGS MP LLC
 Mailing Address: 101 PARKLANE BLVD STE 102
 SUGAR LAND TX 774785521

Property Location: FM 521
 Legal: A0081 S MARSH TRACT
 25TO28-57-58-60A-63-63A-64-64A
 2 ACRES 418.564 FM 521
 Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002
 AD NUMBER: 703922
 GF NUMBER:
 CERTIFICATE NO : 3330562

FEE : \$10.00
 DATE : 2/18/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 8,652,590
 EXEMPTIONS: Ag 1D1

REQUESTED BY

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



Sindy Rodriguez
 Signature of Authorized officer of collection office

2/18/25
 Date

Print Date : 2/6/2025

BRAZORIA CO. MUD NO. 82 TAX CERTIFICATE

ID: R000595482

REF:

BRAZORIA CO. MUD NO. 82
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

Amount Due \$0.00

IF PAID IN FEBRUARY 2025

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to **QUIDDITY**
2322 W GRAND N.
STE 150
KATY, TX 77449

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2024	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
		48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due \$0.00

IF PAID IN FEBRUARY 2025

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Signature of Collections Officer

2/6/2025

Date of Tax Certificate



AGENDA ITEM SUMMARY FORM

MEETING DATE: 04/08/2025

PREPARED BY: Jason O'Mara, Interim Director of Parks & Recreation, and Geri Gonzales, Recreation Superintendent

AGENDA CONTENT: Discussion and possible action regarding the proposed updates to the Angleton Parks & Recreation Department Cost Recovery policy.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

On March 11, 2025, staff presented an updated Cost Recovery Policy to City Council, introducing new standards that incorporate both direct costs, originally included in the 2020 policy, and indirect costs to better capture additional expenses associated with programs and events. Following the presentation of the revised policy and a newly proposed cost recovery worksheet, Council recommended gathering community feedback.

To engage residents, staff held a public meeting on April 1, 2025, where 23 Angleton residents attended to review the proposed updates and discuss the pyramid methodology for cost recovery. Attendees participated in an activity to categorize current programs and events within the cost recovery pyramid, and their input is summarized in the Cost Recovery Public Meeting Data chart included in your packet.

Overall, participants provided positive feedback on the structured approach to cost recovery, expressing appreciation for having a clear and transparent method for determining cost recovery rates. Many residents valued the opportunity to contribute their perspectives and found the tiered methodology helpful in understanding how programs are categorized.

Feedback from Boards & Commissions:

- February 3, 2025 – Senior Citizens Commission: Recommended an alternative approach to cost recovery for senior trips. Instead of shifting these programs to a 25% cost recovery rate under Tier 2: Considerable Community Benefit, they suggested implementing a gas or bus usage fee while keeping the trips in Tier 1.

- February 20, 2025 – Angleton Better Living Corporation (ABLC): Expressed support for incorporating indirect costs and recommended moving forward with the updated policy and revised cost recovery spreadsheet.
- March 4, 2025 – Parks Board: Reviewed the updated policy, discussed the methodology for classifying programs within the pyramid tiers, and endorsed the proposed updates.

RECOMMENDATION:

Staff recommend that City Council review the updated Cost Recovery Policy, along with feedback from Boards, Commissions, and the public meeting, to provide input on the proposed revisions and cost recovery tiers. Based on the discussion, consider approval of the policy.

Cost Recovery Public Meeting Data

Program & Events	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
Adaptive Programs	53.85%	15.38%	23.08%	7.69%	0.00%
Father Daughter Dance	6.25%	25.00%	6.25%	62.50%	0.00%
Adult Swim Lessons	12.50%	6.25%	6.25%	25.00%	50.00%
Youth Swim Lessons	20.00%	33.33%	20.00%	20.00%	6.67%
Music & Performing Arts	25.00%	37.50%	25.00%	6.25%	6.25%
Mini Athletes	12.50%	43.75%	25.00%	12.50%	6.25%
Youth Camps	18.75%	25.00%	31.25%	18.75%	6.25%
Silver Heart Events	33.33%	13.33%	6.67%	26.67%	20.00%
Silver Heart Tuesdays	31.25%	12.50%	0.00%	31.25%	25.00%
Merchandise	6.25%	0.00%	0.00%	18.75%	75.00%
Silver Hearts Lunch Bunch	31.25%	18.75%	6.25%	31.25%	12.50%
CPR/First Aid/AED Training	62.50%	6.25%	0.00%	25.00%	6.25%
Youth Leagues	14.29%	28.57%	28.57%	14.29%	14.29%
Doggy Egg Hunt	25.00%	25.00%	12.50%	18.75%	18.75%
Facility Rentals	12.50%	6.25%	6.25%	6.25%	68.75%
Community Garage Sale	12.50%	0.00%	18.75%	18.75%	50.00%
Event Concessions	13.33%	0.00%	20.00%	13.33%	53.33%
Adult Leagues	6.25%	6.25%	12.50%	18.75%	56.25%
Movie in the Park	33.33%	6.67%	33.33%	13.33%	13.33%
No So Scary Spooky House	26.67%	26.67%	33.33%	13.33%	0.00%
Silver Hearts Trips	12.50%	31.25%	6.25%	18.75%	31.25%
Lifeguard Training	37.50%	12.50%	12.50%	25.00%	12.50%
Silver Hearts Lunch & Learn	50.00%	12.50%	6.25%	31.25%	0.00%
Jingle Bell Fun Run & 5K/10K	25.00%	0.00%	18.75%	37.50%	18.75%
Teen Programs	31.25%	12.50%	43.75%	6.25%	6.25%
Lakeside Starry Night	42.86%	0.00%	21.43%	28.57%	7.14%
Cooking class	0.00%	0.00%	100.00%	0.00%	0.00%
Group Fitness	0.00%	0.00%	100.00%	0.00%	0.00%
Dodgeball	0.00%	0.00%	100.00%	0.00%	0.00%



COST RECOVERY POLICY

City of Angleton Parks & Recreation Department
Revised February 2025

BACKGROUND

In February 2019, The City of Angleton retained the services of GreenPlay LLC, a national parks, recreation, and open space consulting firm, to assist with a Comprehensive Parks and Recreation Master and Strategic Plan Study. The Comprehensive Plan looked at existing parks and open space recreational facilities and amenities to determine the current and future level of service for the community based on public input. The plan prioritized needs and desires for upgrading and improving parks and open space recreational facilities and amenities.

In December 2019, the city council approved the parks and recreation comprehensive and strategic plan, which included short-term, mid-term, and long-term goals over ten years. A short-term goal was to develop a policy that consistently guides pricing for programs, special events, rentals, and public/private partnerships. The policy was adopted in September 2020 with the condition that senior programming have a 0%+ recovery.

At the city council workshop on August 24, 2024, staff were asked to consider updates to the current cost recovery policy to consider both direct and indirect costs for all existing and future programs, events, facilities, and services.

PURPOSE

The purpose of this policy is to serve as a guide and to promote transparency and accountability to the public and policy makers for why and how Angleton Parks and Recreation develops and implements fees for its programming, special events and facility rentals. The development of this policy is based on the following factors:

- Guiding principles
- Pyramid Methodology
- Direct and Indirect costs

GUIDING PRINCIPLES

The following statements were used to guide the development of this policy:

- Fees are based on both direct costs and indirect costs
- Fees will reflect the level of benefit and exclusivity a user receives based on pyramid methodology
- Ensure that, at a minimum, impacts to facilities, programs, events and services are covered through fair and reasonable fees
- Provide equitable access to facilities, programs, and services to all users
- Fees will reflect market value for similar facilities, programs, and services
- Fees will be evaluated every year and policy goals every two years by Angleton Parks and Recreation staff

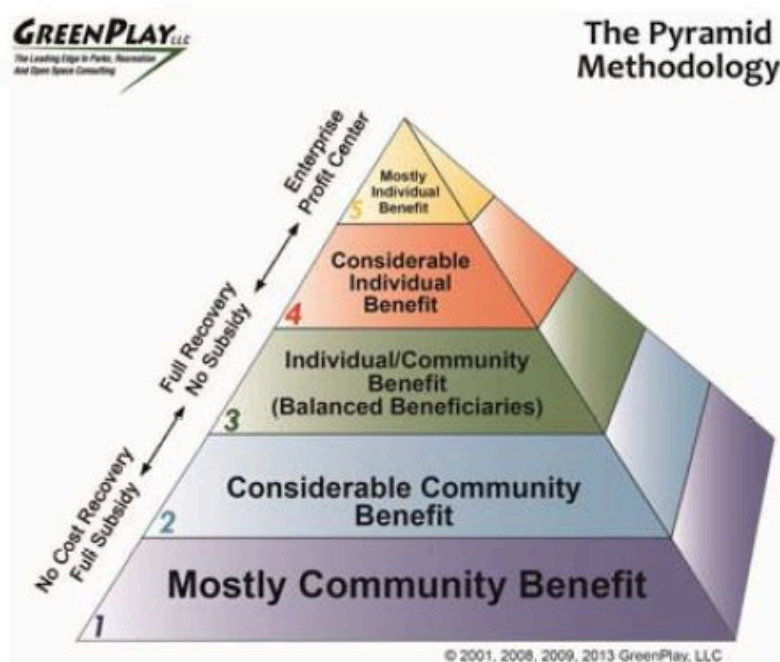
PYRAMID METHODOLOGY

The 'Cost Recovery Pyramid Methodology', developed by GreenPlay, LLC, represents industry standard "best practices" and is used as a guide for developing cost recovery guidelines for facilities, programs, and services provided by Parks and Recreation departments. One of the core values of the City of Angleton is stewardship. This is the responsible management of something entrusted to one's care. In regards to tax payer and city funds, it is the responsibility of parks and recreation staff to make sure such funds are strategically utilized. As a resource allocation model, the Pyramid Methodology ultimately becomes a management tool that can help an agency make decisions about its financial resources and the establishment of fees for the services it provides.

The model (Figure 1) is a continuum of cost recovery and resource allocation targets with a majority of an agency's services assigned to the appropriate pyramid level. The basic purpose of the methodology is that as programs, events, services, and facility use become more specialized, exclusive, and of individual benefit, fees will increase accordingly. Alternatively, as programs, events, services, and facility use become more general, inclusive, and beneficial to the greater community, fees will decrease or be ultimately subsidized by city funding. The model provides an easy way to understand an agency's cost recovery and resource allocation policy. It is a tool that provides transparency, accountability and guidance.

Utilizing a 'Benefits Filter' is the foundation of the Pyramid Methodology. This methodology is based on answering the question "who benefits from the service?" coupled with the agency's resource allocation philosophy. It attempts to determine if the community in general or the individual or group receiving the service is the beneficiary of the provision. It asks the question who is generating the need for the service and therefore, the cost of providing it? Finally, how the level of the fee will affect the demand and the public's ability to pay for the service is considered.

FIGURE 1



BENEFITS FILTERS

The benefits filters are the five tiers that make up the pyramid methodology . This foundation and upward progression is intended to represent public parks and recreation's core mission, while also reflecting the growth and maturity of an organization as it enhances its service offerings.

- **Tier 1: Mostly Community Benefit** - Programs, facilities and services that benefit the community as a whole. They increase property value, provide safety and enhance quality of life for residents. Generally paid for through taxes and are offered to agency residents at minimal to no fee.
- **Tier 2: Considerable Community Benefit** - Programs, facilities and services that promote individual physical and mental well-being and provide recreational skill development. Traditionally expected services and beginner instructional levels. Assigned fees based on a specified percentage of direct costs to represent a tax subsidy for the community benefit and a participant fee based on individual benefit.
- **Tier 3: Balanced Individual/Community Benefit** - Services that promote individual physical and mental well-being and provide intermediate level of recreation skill development. Fees reflect how the level provides more individual benefit and less community benefit.
- **Tier 4: Considerable Individual Benefit** - Represents specialized services generally for specific groups. Groups tend to have a competitive focus. Programs and services at this level should be priced to recover full costs.
- **Tier 5: Mostly Individual Benefit** - Represents specialized services generally for specific groups. Groups tend to have a competitive focus. Programs and services at this level should be priced to recover full costs.

DIRECT & INDIRECT COSTS

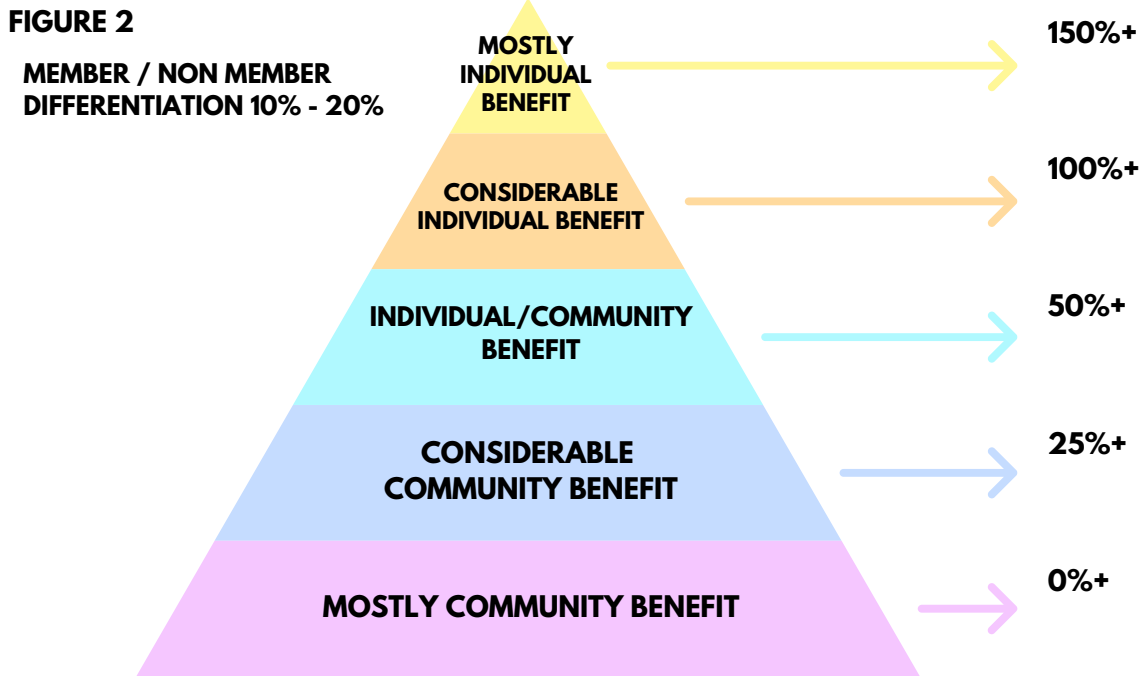
Direct costs are expenses directly related to a program, event or service. These costs typically include all the specific, identifiable expenses (fixed and variable) associated with providing a service. These expenses would not exist without the service and may be variable costs.

Indirect cost are expenses that may not be directly tied to a specific product or service, but are necessary for the overall function of a program, event, or operation. Examples can be facility spaces, administrative salaries, utilities, and advertising methods.

Defining these costs for all of an agencies programs, events and services is important in determining fees once tier placement is determined.

POLICY & COST RECOVERY GOALS

Angleton Parks & Recreation has analyzed data of expenses and revenues for its programs, events, facilities, and services held over a year’s time. This information has aided in Angleton Parks & Recreation creating a Pyramid model for the agency to use to develop transparent and accountable user fees. The updated fee policy, as shown in Figure 2, includes examples of current programs, events, services, and facilities. Additionally, the policy introduces a fee differentiation between members and non-members, with member fees set at a discount of 10% to 20%. Members are defined as individuals with an active membership at the Angleton Recreation Center.



TIER 5: MOSTLY INDIVIDUAL BENEFIT | 150%+

- Adult Leagues
- Adult Swim Lessons
- Community Garage Sale
- Facility Rentals

TIER 4: CONSIDERABLE INDIVIDUAL BENEFIT | 100%+

- Cake Off Challenge!
- Father Daughter Dance
- Jingle Bell Fun Run & 5K/10K
- Red Cross Skills Classes (CPR, Lifeguard, Babysitting)
- Youth Leagues
- Youth Swim Lessons

TIER 3: INDIVIDUAL/COMMUNITY BENEFIT | 50%+

- Youth Camps (Summer, Spring Break, Youth Track)

TIER 2: CONSIDERABLE COMMUNITY BENEFIT | 25%+

- Mini Athletes
- Silver Heart Day Trips & Overnight Trips

TIER 1: MOSTLY COMMUNITY BENEFIT | 0%+

- Adaptive programs
- Doggy Egg Hunt
- Lakeside Starry Night
- Silver Heart events (Christmas, Summer, Valentines, etc.)
- Silver Hearts Lunch & Learn
- Silver Hearts Lunch Bunch
- Silver Hearts Tuesdays (bingo, bunco, games, etc.)

The cost recovery goals set for each tier express a balance of community and individual benefits are to be set by recreation staff under the authority of the Parks & Recreation leadership staff. In setting prices, the agency will balance the goals of program availability and affordability within the constraints of budget allocations, market economics, and cost recovery goals outlined herein.

2025 POLICY UPDATES

Since implementation of the policy in 2019, staff have utilized the cost recovery policy for all programs, events, and services considering direct costs. The formula utilized was [Total Revenue / Total Expenses].

In efforts to gather information to update the existing policy and consider indirect costs, staff researched fellow parks and recreation agencies and professionals. A formula was shared that considers direct costs and indirect costs, including 30% overhead for Recreation Programs and 50% for Aquatics Programs. The formula worksheet can be found in Appendix A. The overhead includes utilities, equipment, maintenance, and front desk registration services. The formula also considers 31% of benefits for employee salaries.

Additionally, the cost differentiation for member and non-member fees have increased from 5% - 10% to 10% - 20%.

Staff have proposed the placement of current recreation programs, events, and services on the pyramid. Senior Commission will review the policy on February 3, 2025, the Parks Board on February 10, 2025, the Angleton Better Living Corporation on February 18, 2025, and city council on March 11. These dates are tentative and subject to change.

UPDATING & FUTURE GOALS

Cost recovery in parks and recreation will be analyzed annually. Staff will utilize future annual data on programs, events, services and facilities to update pricing as needed. Cost recovery goals should be reviewed and updated, if needed, at least every two years after review of past years expense, revenues and market value comparisons.

RESOURCES

- GreenPlay, LLC Pyramid Methodology
- Coconino County, Arizona Parks & Recreation Cost & Fee Recovery Policy
- Town of Brookline Parks & Recreation Cost Recovery Policy for Town Recreation Programs
- The Woodlands Township Parks & Recreation Cost Recovery Worksheet
- Angleton Parks & Recreation cost recovery meetings public and staff input
- Angleton Parks & Recreation program, event, service and facility revenue and expense data

REVIEW & REVISION HISTORY

- Created March 2020
- Adopted by City Council September 2020
- Reviewed September 2024
- Revised January 2025
- **Adopted by City Council TBD**

Program Name:		Program Supervisor:				
1	Program Title: Summer Camp	Current Price	\$125			
A	Salaries - Full-Time	\$14,610.00	(Includes hours spent in the planning, supervision, & maintenance directly related to program)			
B	Salaries - Part-Time	\$15,840.00				
C	Benefits (31 % of salaries)	\$9,439.50	Benefits: 31% of Total of benefited employees' salaries			
D	Professional Services (set fee for events, equipment, etc)	\$800.00	Prof. Services: set fee for entertainers, emcees, performers, etc.			
E	Supplies and Materials (F55)	\$11,004.00	Supplies and Materials: Anything used in the program			
F	Transportation (if applicable)	\$4,240.00	Transportation: Based on use of AISD transportation			
G	Playbook (1/8=\$55, 1/4=\$70, 1/2=\$135, Full Page=\$265)	\$135.00				
H	Room/Field Fees	\$4,800.00				
	Subtotal	\$60,868.50				
I	Administration 30%-Recreation Programs	\$18,260.55	Administration 50%-Aquatics Program		\$30,434.25	
	Subtotal	\$79,129.05	Subtotal		\$91,302.75	
	Rental Revenue Opportunity	\$4,800.00			\$4,800.00	
		Subsidy	Revenue	Subsidy	Revenue	
	Cost Recovery-25%/75% Subsidy	\$59,346.79	\$19,782.26	Cost Recovery-25%/75% Subsidy	\$68,477.06	
	Cost Recovery-50%/50% Subsidy	\$39,564.53	\$39,564.53	Cost Recovery-50%/50% Subsidy	\$45,651.38	
	Cost Recovery-75%/25% Subsidy	\$19,782.26	\$59,346.79	Cost Recovery-75%/25% Subsidy	\$22,825.69	
	Cost Recovery-100%		\$79,129.05	Cost Recovery-100%	\$91,302.75	
	Cost Recover-150%		\$118,693.58	Cost Recovery-150%	\$136,954.13	
	Cost Per Person Formula	Rec 25%	Rec 50%	Rec 75%	Rec 100%	Rec 150%
	Total From "C"	\$19,782.26	\$39,564.53	\$59,346.79	\$79,129.05	\$118,693.58
K1	Enter Expected # of Participants Here >	240	240	240	240	240
	Charge per person to "break-even"	\$82.43	\$164.85	\$247.28	\$329.70	\$494.56
J	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	10	10	10	10	10
	Charge per Person, Non-Member>	\$92.43	\$174.85	\$257.28	\$339.70	\$504.56
	Cost of Subsidy	\$59,346.79	\$39,564.53	\$19,782.26		
	Total from H	Aquatics 25%	Aquatics 50%	Aquatics 75%	Aquatics 100%	Aquatics 150%
		\$22,825.69	\$45,651.38	\$68,477.06	\$91,302.75	\$136,954.13
K2	Enter Expected # of Participants Here >	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Charge per person to "break-even" >	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Charge per Person, Non-Member>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Cost of Subsidy	\$68,477.06	\$45,651.38	\$22,825.69		
	Salaries:	Rate	Weeks	Hours	Days PW	Total
A.	Full Time Employee: Planning Hours	\$21.00	25	2	5	\$5,250.00
	Full Time Employee: Camp hours	\$21.00	8	10	5	\$8,400.00
	Full Time Employee:	\$21.00	5	8	2	\$960.00
	Total Full Time					\$14,610.00
B.	Part Time Employee: Camp Hours	\$12.00	8	8	5	\$3,840.00
	Part Time Employee: Camp Hours	\$12.00	8	8	5	\$3,840.00
	Part Time Employee: Camp Hours	\$12.00	8	8	5	\$3,840.00
	Part Time Employee: Camp Hours	\$12.00	8	8	5	\$3,840.00
	Part Time Employee: Training Hours	\$12.00	1	5	2	\$120.00
	Part Time Employee: Training Hours	\$12.00	1	5	2	\$120.00
	Part Time Employee: Training Hours	\$12.00	1	5	2	\$120.00
	Part Time Employee: Training Hours	\$12.00	1	5	2	\$120.00
	Total Part-Time					\$15,840.00
E	Supplies (Identify Supplies)			Units	Price	Total
	T-shirts			75	\$9.32	\$699.00
	Games & Toys			1	\$100.00	\$100.00
	Crafts			8	\$30.00	\$240.00
	Field Trips			16	\$600.00	\$9,600.00
	Outdoor			1	\$77.00	\$77.00
	Life Jackets			5	\$45.00	\$225.00
	Water & Snacks			1	\$63.00	\$63.00
	Total Supplies- Total Should Appear in C8					\$11,004.00
H	Field/Room Fees	Rate	Weeks	Hours	Days PW	Total
	Gym- MFW court 1	\$115	8	3	0	\$0
	Multipurpose room 2	\$75	8	1	0	\$0
	Multipurpose room 1 & 2	\$150	8	4.5	0	\$0
	Pool (Swim lesson area)	\$200	8	1	3	\$4,800
						\$0
						\$0
						\$0
						\$0
	Total Field Fee- Total should appear in C11					\$4,800

Program Name:		Program Supervisor:				
1	Program Title: Schulman's Movie Grill	Current Price	\$6			
A	Salaries - Full-Time	\$252.00	(Includes hours spent in the planning, supervision, & maintenance directly related to program)			
B	Salaries - Part-Time	\$0.00				
C	Benefits (31 % of salaries)	\$78.12	Benefits: 31% of Total of benefited employees' salaries			
D.	Professional Services (set fee for events, equipment, etc)		Prof. Services: set fee for entertainers, emcees, performers, etc.			
E	Supplies and Materials (F55)	\$159.00	Supplies and Materials: Anything used in the program			
F	Transportation (if applicable)	\$49.00	Transportation: bus or van rental, or vans .70p/mile			
G	Playbook (1/8=\$55, 1/4=\$70, 1/2=\$135, Full Page=\$265) & Senior Newsletter \$12.50	\$67.50				
H	Room/Field Fees	\$0.00				
	Subtotal	\$605.62				
I	Administration 30%-Recreation Programs	\$181.69		Administration 50%-Aquatics Program		\$302.81
	Subtotal	\$787.31		Subtotal		\$908.43
	Rental Revenue Opportunity	\$0.00				\$0.00
		Subsidy	Revenue		Subsidy	Revenue
	Cost Recovery-25%/75% Subsidy	\$590.48	\$196.83	Cost Recovery-25%/75% Subsidy	\$681.32	\$227.11
	Cost Recovery-50%/50% Subsidy	\$393.65	\$393.65	Cost Recovery-50%/50% Subsidy	\$454.22	\$454.22
	Cost Recovery-75%/25% Subsidy	\$196.83	\$590.48	Cost Recovery-75%/25% Subsidy	\$227.11	\$681.32
	Cost Recovery-100%		\$787.31	Cost Recovery-100%		\$908.43
	Cost Recover-150%		\$1,180.96	Cost Recovery-150%		\$1,362.65
	Cost Per Person Formula	Rec 25%	Rec 50%	Rec 75%	Rec 100%	Rec 150%
	Total From "C"	\$196.83	\$393.65	\$590.48	\$787.31	\$1,180.96
K1	Enter Expected # of Participants Here >	10	10	10	10	10
	Charge per person to "break-even"	\$19.68	\$39.37	\$59.05	\$78.73	\$118.10
J	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	5	5	10	10	10
	Charge per Person, Non-Member>	\$24.68	\$44.37	\$69.05	\$88.73	\$128.10
	Cost of Subsidy	\$590.48	\$393.65	\$196.83		
		Aquatics 25%	Aquatics 50%	Aquatics 75%	Aquatics 100%	Aquatics 150%
	Total from H	\$227.11	\$454.22	\$681.32	\$908.43	\$1,362.65
K2	Enter Expected # of Participants Here >					
	Charge per person to "break-even" >	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Charge per Person, Non-Member>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	Cost of Subsidy	\$681.32	\$454.22	\$227.11		
	Salaries:	Rate	Weeks	Hours	Days PW	Total
A.	Full Time Employee: On Trip	\$21.00	1	8	1	\$168.00
	Full Time Employee: Planning	\$21.00	1	4	1	\$84.00
	Full Time Employee:					\$0.00
	Total Full Time					\$252.00
B.	Part Time Employee:					\$0.00
	Part Time Employee:					\$0.00
	Part Time Employee:					\$0.00
	Part Time Employee:					\$0.00
	Total Part-Time					\$0.00
E	Supplies (Identify Supplies)			Units	Price	Total
	Tickets			24	\$6.00	\$144.00
	Lunch Per Diem			1	\$15.00	\$15.00
						\$0.00
						\$0.00
						\$0.00
	Total Supplies- Total Should Appear in C8					\$159.00
H	Field/Room Fees	Rate	Weeks	Hours	Days PW	Total
	Full Gym	\$115				\$0
	Half Court Gym					\$0
	Full Room Area	\$125				\$0
	Room 2	\$50				\$0
	Room 1	\$75				\$0
	Field Rental					\$0
	Courtyard					\$0
	Pool Area					\$0
	Total Field Fee- Total should appear in C11					\$0

Program Name:		Program Supervisor:							
1	Program Title: Father Daughter Dance	Current Price	\$40/\$35 Couple & \$20/\$15 Addtl. Daughter						
A	Salaries - Full-Time	\$903.00	(Includes hours spent in the planning, supervision, & maint-						
B	Salaries - Part-Time	\$58.50	enance directly related to program)						
C	Benefits (31 % of salaries)	\$298.07	Benefits: 31% of Total of benefited employees' salaries						
D.	Professional Services (set fee for events, equipment, etc)		Prof. Services: set fee for entertainers, emcees, performers, etc.						
E	Supplies and Materials (F55)	\$2,825.00	Supplies and Materials: Anything used in the program						
F	Transportation (if applicable)		Transportation: bus or van rental, or vans .70p/mile						
G	Playbook (1/8=\$55, 1/4=\$70, 1/2=\$135, Full Page=\$265)	\$55.00							
H	Room/Field Fees	\$1,150.00							
	Subtotal	\$5,289.57							
I	Administration 30%-Recreation Programs	\$1,586.87			Administration 50%-Aquatics Program			\$2,644.78	
	Subtotal	\$6,876.43			Subtotal			\$7,934.35	
	Rental Revenue Opportunity	\$1,150.00						\$1,150.00	
		Subsidy	Revenue				Subsidy	Revenue	
	Cost Recovery-25%/75% Subsidy	\$5,157.33	\$1,719.11	Cost Recovery-25%/75% Subsidy			\$5,950.76	\$1,983.59	
	Cost Recovery-50%/50% Subsidy	\$3,438.22	\$3,438.22	Cost Recovery-50%/50% Subsidy			\$3,967.17	\$3,967.17	
	Cost Recovery-75%/25% Subsidy	\$1,719.11	\$5,157.33	Cost Recovery-75%/25% Subsidy			\$1,983.59	\$5,950.76	
	Cost Recovery-100%		\$6,876.43	Cost Recovery-100%				\$7,934.35	
	Cost Recover-150%		\$10,314.65	Cost Recovery-150%				\$11,901.52	
	Cost Per Person Formula	Rec 25%	Rec 50%	Rec 75%	Rec 100%	Rec 150%			
	Total From "C"	\$1,719.11	\$3,438.22	\$5,157.33	\$6,876.43	\$10,314.65			
K1	Enter Expected # of Participants Here >	100	100	100	100	100			
	Charge per person to "break-even"	\$17.19	\$34.38	\$51.57	\$68.76	\$103.15			
J	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	5	5	10	10	10	5	5	5
	Charge per Person, Non-Member>	\$22.19	\$39.38	\$61.57	\$78.76	\$113.15			
	Cost of Subsidy	\$5,157.33	\$3,438.22	\$1,719.11					
		Aquatics 25%	Aquatics 50%	Aquatics 75%	Aquatics 100%	Aquatics 150%			
	Total from H	\$1,983.59	\$3,967.17	\$5,950.76	\$7,934.35	\$11,901.52			
K2	Enter Expected # of Participants Here >								
	Charge per person to "break-even" >	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
	Add Non-resident Fee (\$5 below \$50, \$10 above \$50)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
	Charge per Person, Non-Member>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
	Cost of Subsidy	\$5,950.76	\$3,967.17	\$1,983.59					
	Salaries:	Rate	# of Employees	Hours	Days PW	Total			
A.	Full Time Employee: Event Day	\$21.00	6	2	1	\$252.00			
	Full Time Employee: Event Prep & Clean Up	\$21.00	3	7	1	\$441.00			
	Full Time Employee: Event Planning	\$21.00	1	10	1	\$210.00			
	Full Time Employee:					\$0.00			
	Total Full Time					\$903.00			
B.	Part Time Employee:	\$9.75	2	3	1	\$58.50			
	Part Time Employee:					\$0.00			
	Part Time Employee:					\$0.00			
	Part Time Employee:					\$0.00			
	Total Part-Time					\$58.50			
E	Supplies (Identify Supplies)			Units	Price	Total			
	Food			1	\$1,475.00	\$1,475.00			
	Decorations			1	\$600.00	\$600.00			
	Giveaway			1	\$100.00	\$100.00			
	Desserts			1	\$400.00	\$400.00			
	Backdrop			1	\$250.00	\$250.00			
	Total Supplies- Total Should Appear in C8					\$2,825.00			
H	Field/Room Fees	Rate	Weeks	Hours	Days PW	Total			
	Full Gym	\$115	1	10	1	\$1,150			
	Half Court Gym					\$0			
	Full Room Area	\$125				\$0			
	Room 2	\$50				\$0			
	Room 1	\$75				\$0			
	Field Rental					\$0			
	Courtyard					\$0			
	Pool Area					\$0			
	Total Field Fee- Total should appear in C11					\$1,150			



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/8/2025

PREPARED BY: Martha Eighme

AGENDA CONTENT: Update, discussion, and possible action on city special events.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND: 11 Community Events

EXECUTIVE SUMMARY:

In response to citywide budget constraints for FY2024–25, the Communications and Marketing Department submitted a proposal recommending temporarily suspending the Concerts in the Park series and the Freedom Fireworks event. This proposal aimed to help offset the General Fund deficit and included a strategy to contribute a \$100,000 transfer from Fund 11 – Community Events Fund to the General Fund by the end of the fiscal year. In March, Finance Director Susie Hernandez presented an agenda item for acceptance of the budgets for the Special Revenue Funds and associated transfers. At that time, the Council approved the \$100,000 fund balance transfer from Fund 11.

Concert in the Park - Following Council feedback expressing interest in hosting a limited number of concerts, staff began exploring options for a scaled-back concert series. After receiving AISD’s football schedule on April 1, staff engaged Jim Luna and the production team, who help us find entertainers to coordinate potential dates. Staff are proposing three Friday evening concerts in September—9/5, 9/12, and 9/19—to take advantage of a one-time stage delivery and setup while securing reduced rates on portable restrooms. Conversations with potential sponsors are underway to support the modified series.

Staff are also pursuing options to move forward with **Freedom Fireworks** on Saturday, June 28. Although this event was originally removed from the budget, early sponsor interest suggests a scaled-back show in the \$20,000 range would be feasible with 50% or more in sponsorship support. The 2024 show was \$28,500.

New Artisan Market, set for August 30–31 at the Brazoria County Fairgrounds. Since its announcement in mid-March, the event has already received 45 vendor applications, indicating strong interest. Modeled after the growth and success of Angleton Market Days, this juried event will feature original handmade goods, culinary creations, and small-batch products, laying the groundwork for a new signature event and future revenue growth.

RECOMMENDATION: