



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY SEPTEMBER 1, 2022, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

- [1.](#) Discussion and possible action on a preliminary plat application and variances for 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380
- [2.](#) Discussion and possible action on a proposed land plan for 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.
- [3.](#) Discussion and possible action on a variance request to use septic systems on a propose 2 lot subdivision located on the south side of Kiber Road, just west of Sims Drive.
- [4.](#) Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.
- [5.](#) Discussion and possible action on the preliminary plat of Coleman Commercial Park
- [6.](#) Discussion and possible action on a proposed concept plan for property located in the City's ETJ on the east side of future Gifford Road north of CR 220.
- [7.](#) Discussion and possible action on a proposed concept plan for 879.9 acres located in the City's ETJ between SH 521 and SH 288 approximately 2,500 feet north of SH 523.
- [8.](#) Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #1
- [9.](#) Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #2
- [10.](#) Discussion and possible action on the preliminary plat of the Ashland Model Home Park
- [11.](#) Discussion and possible action on the preliminary plat of Ashland Section 1

[12.](#) Discussion and possible action on the preliminary plat of Ashland Section 1

ADJOURNMENT

CERTIFICATION

I, Walter E. Reeves Jr., Director of Development Services, 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, August 26, 2022 by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

AGENDA CONTENT: Discussion and possible action on a preliminary plat application and variances for 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

Based on the letter the applicant appears to think that installation of public improvements to service the lots created as part of the subdivision process occurs after the subdivision process and is determined on whatever specific development occurs on the property. Unfortunately, that understanding is incorrect. The subdivision process is designed to assure that adequate public facilities exist to serve any potential use of the property, not some unknown future use. While Section 23-38 does allow for deferral of installation of public improvements it also requires an approved set of construction plans, an approved cost estimate of the public improvements, an escrowing of funds in the amount of the public improvements or an irrevocable letter of credit of 125% of the estimated cost of the construction of the public improvements, and a recommendation from the City Engineer and City Manager. It appears that the goal seems to be to defer everything required as part of the subdivision process (Attachment 5) to whenever development occurs on the property. No reasoning consistent with Section 23-102 Land Development Code Variances was provided.

At the July 7, 2022, Planning and Zoning Commission meeting a question was raised about available water and sewer lines in the area, Attachment 6 provides that information. The City Engineer has provided comments (Attachment 7) on what little information was provided for review.

No action was taken at the August 16, 2022, special meeting of the Commission due to lack of a quorum.

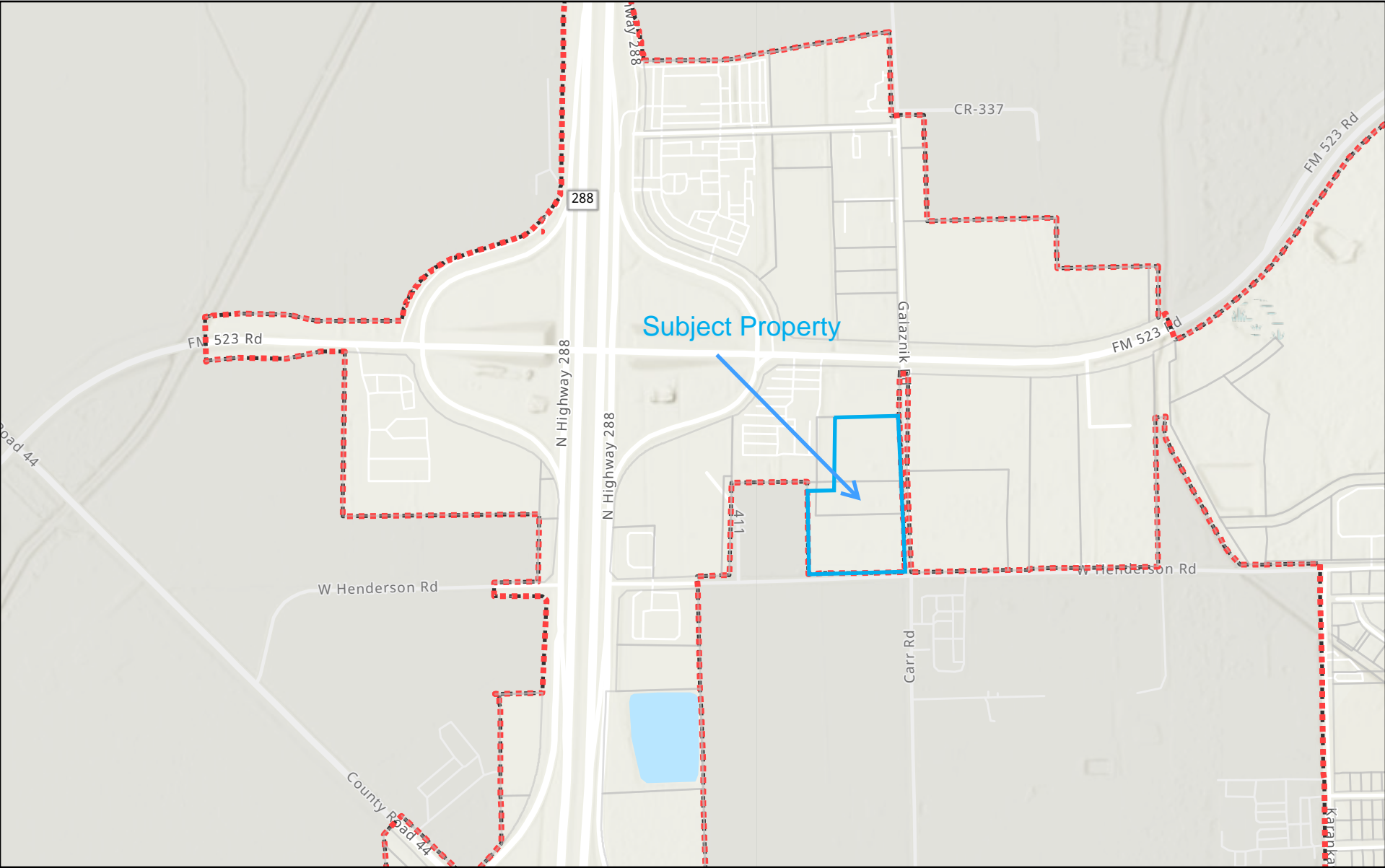
RECOMMENDATION:

Staff recommends denial of the denial of the variances and denial of the preliminary plat.

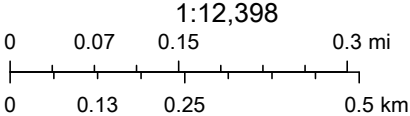
SUGGESTED MOTION:

I move we recommend denial of the requested variances and denial of the preliminary plat.

Location Map



7/1/2022



1:12,398

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

Attachment 2

DEDICATION STATEMENT:

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

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

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

DANIELLE CLARK, ASSIGNEE
SMART STORAGE ANGLETON, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

Planning and Zoning Commission, Chairman

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City of Angleton, on behalf of the City,

Notary Public
State of Texas

NOTES:

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

ANGLETON DRAINAGE DISTRICT

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS _____ BOARD MEMBER _____

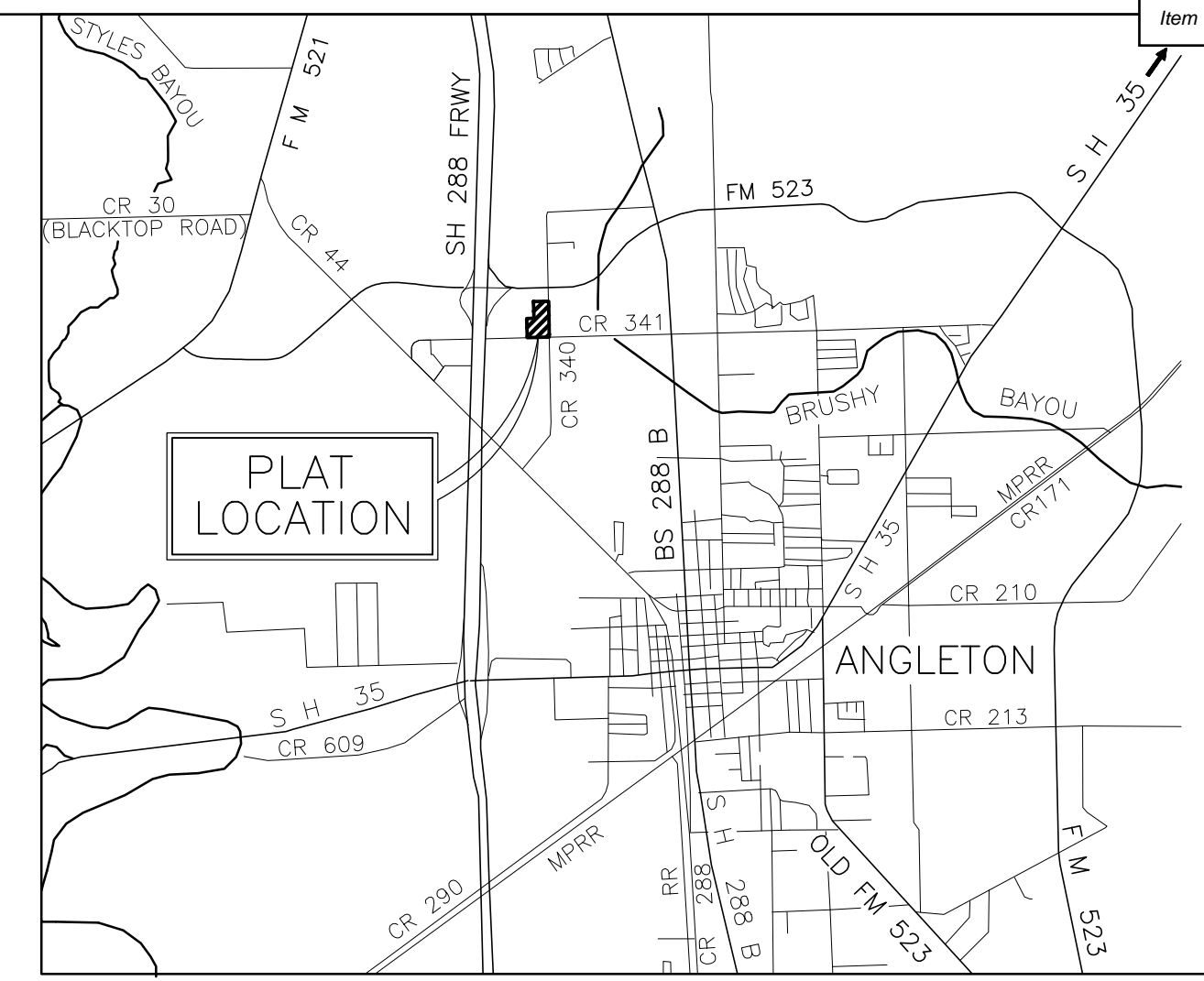
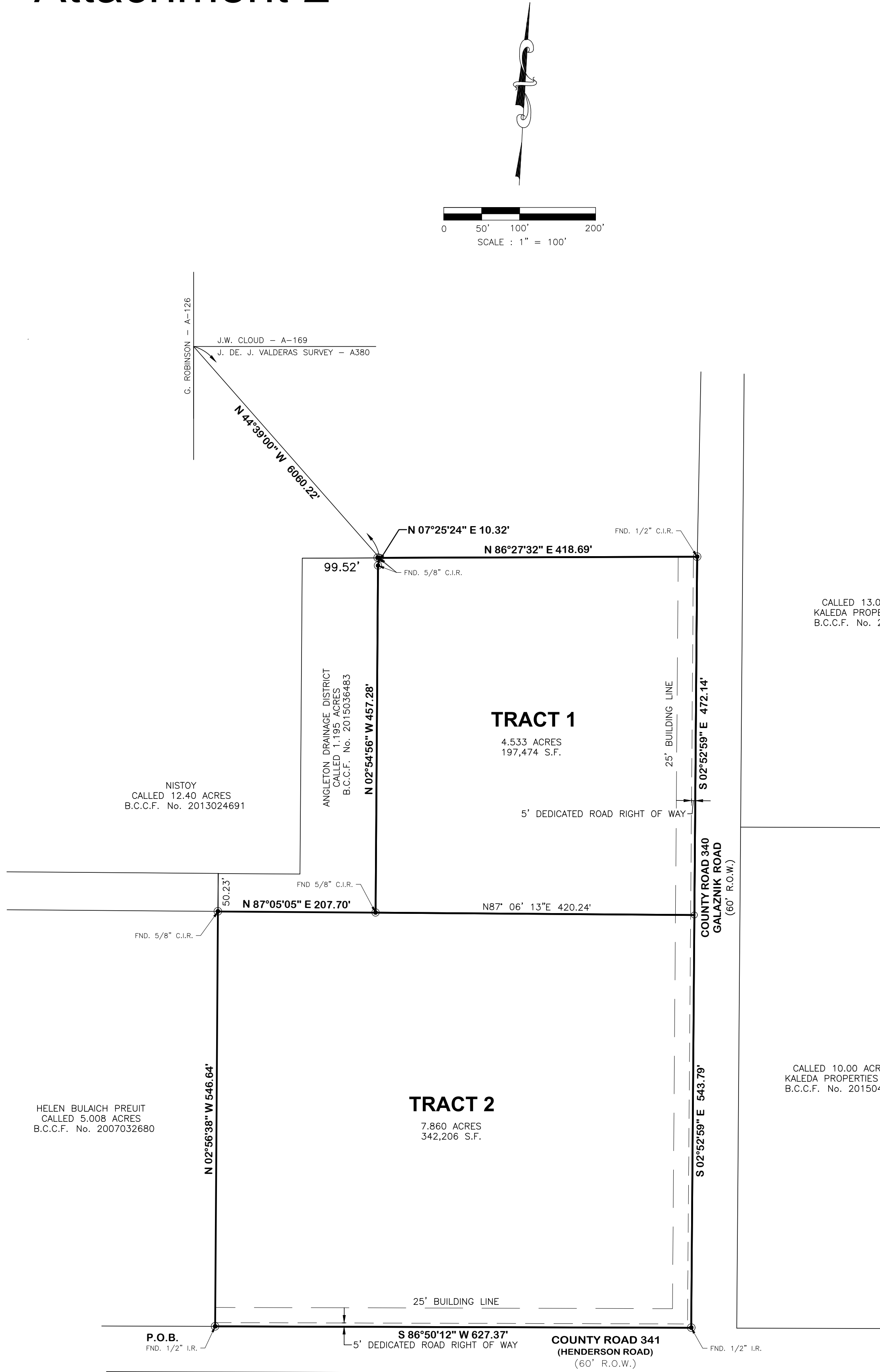
BOARD MEMBER

LEGEND

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

SYMBOLS

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



VICINITY MAP
NTS

FIELD NOTES FOR 12.390 ACRE

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

BEGINNING at 1/2-inch iron rod found on the north right-of-way line of County Road 341 (Henderson Road) at the southwest corner of said 13.58-acre tract and the southeast corner of the remainder of a called 447' X 600' tract recorded in B.C.C.F. No. 2007032680 (originally recorded in Volume 888, Page 156, of the Brazoria County Deed Records (B.C.D.R.);

THENCE, North 02° 56' 38" West, with the east line of said 13.58-acre tract, a distance of 546.64 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for the southwest corner of a called 1.195-acre tract recorded in B.C.C.F. No. 2015036483;

THENCE, North 87° 05' 05" East, with the south line of said 1.195-acre tract, a distance of 207.70 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found;

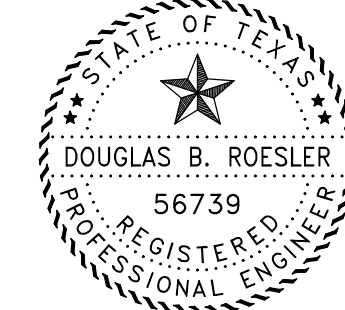
THENCE, North 02° 54' 56" West, along the east line of said 1.195-acre tract, a distance of 457.28 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found;

THENCE, North 07° 25' 24" East, continuing with said east line, a distance of 10.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of aforesaid 13.58-acre tract common with the south line of a called 12.40-acre tract recorded in B.C.C.F. No. 2013024691;

THENCE, North 86° 27' 32" East, continuing with said common line, a distance of 418.69 feet to a 1/2-inch iron rod with cap found for the common east corner of said 13.58-acre tract and said 12.40-acre tract, same being on the west right-of-way line of County Road 340 (aka Galaznik Road);

THENCE, South 02° 52' 59" East, with the east line of said 13.58, a distance of 1015.93 feet to a 1/2-inch iron rod found for the southeast corner of said 13.58-acre tract being the northwest intersection of said County Road 340 and aforesaid County Road 341;

THENCE, South 86° 50' 12" West, with the south line of said 13.58-acre tract, a distance of 627.37 feet to the POINT OF BEGINNING and containing 12.390 acres of land.



The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739
Date: _____

KNOW ALL MEN BY THESE PRESENTS:

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

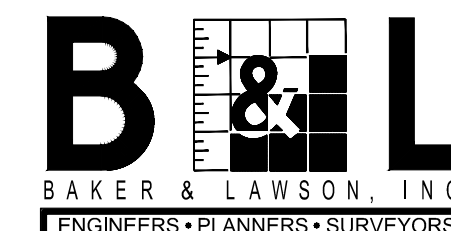


DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378

REVISED:

PRELIMINARY PLAT OF 12.390 ACRES

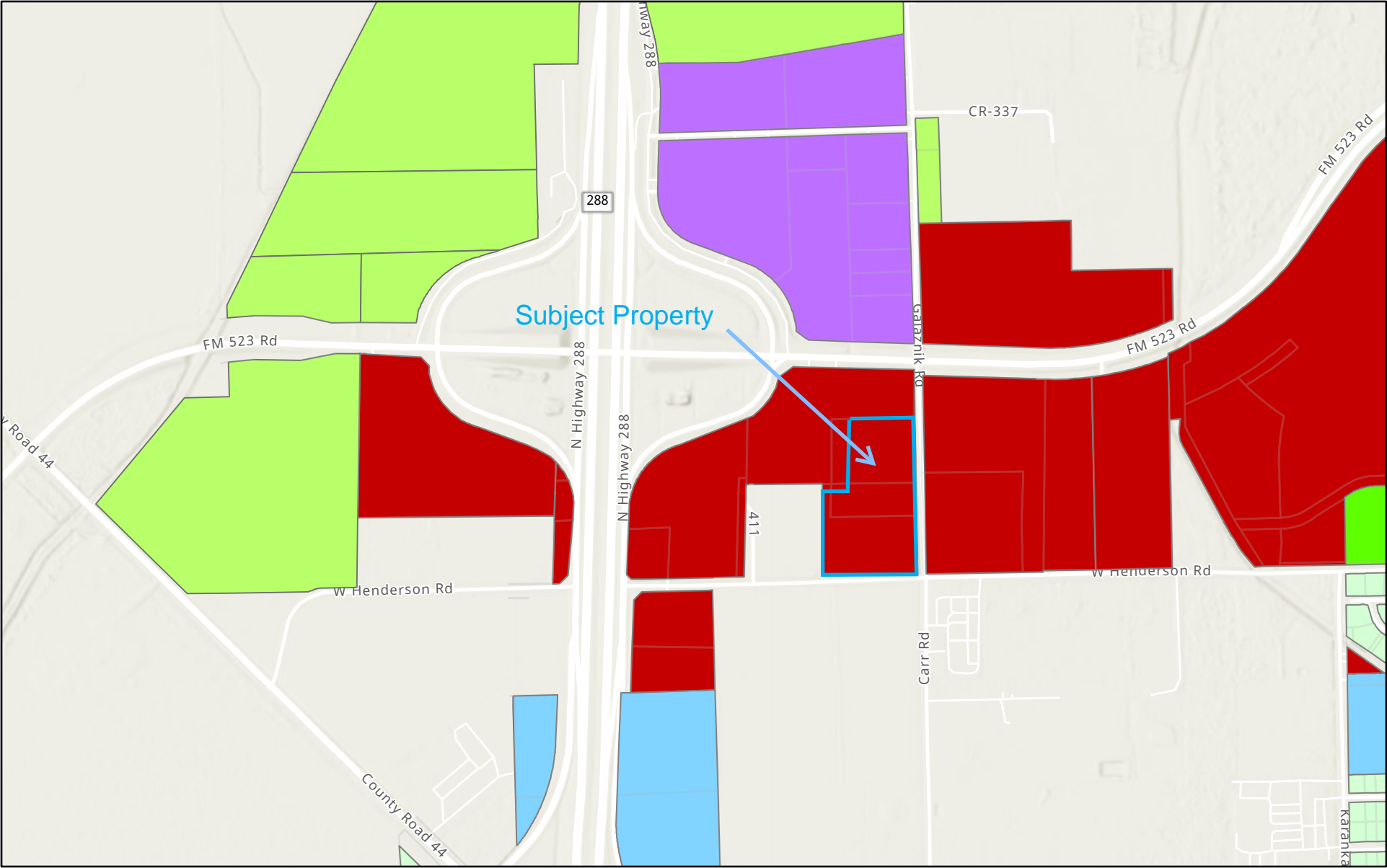
REMAINDER OF A CALLED 13.58 ACRE TRACT RECORDED IN B.C.C.F. No. 2005043342 LOCATED IN THE J. DE J. VALDERAS SURVEY, ABSTRACT No. 380 IN BRAZORIA COUNTY, TEXAS



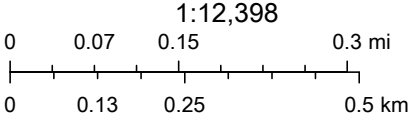
4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.:	15282	SCALE:	1" = 100'	DRAWN BY:	CAP
DRAWING NO.:	15282 PRELPLAT.DWG	DATE:	07/14/2022	CHECKED BY:	AH

Zoning



7/1/2022



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

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

June 21, 2022

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

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

Dear Mr. Reeves,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Danielle Clark, Owner



General Subdivision Process

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

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

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

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

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

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

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

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



General Subdivision Process

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

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

Step 5. Application is distributed for review and comment:

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

Step 6. Planning and Zoning Commission Meeting:

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

Step 7. City Council Meeting

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



General Subdivision Process

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

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

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

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

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

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

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



General Subdivision Process

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

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

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

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

Step 13. Application is distributed for review and comment:

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

Step 14. Planning and Zoning Commission Meeting:

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



General Subdivision Process

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

Step 15. City Council Meeting

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

Step 16. Installation and Acceptance of Public Improvements

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



General Subdivision Process

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

Step 17. Recording of Final Plat/Replat

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

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



General Subdivision Process

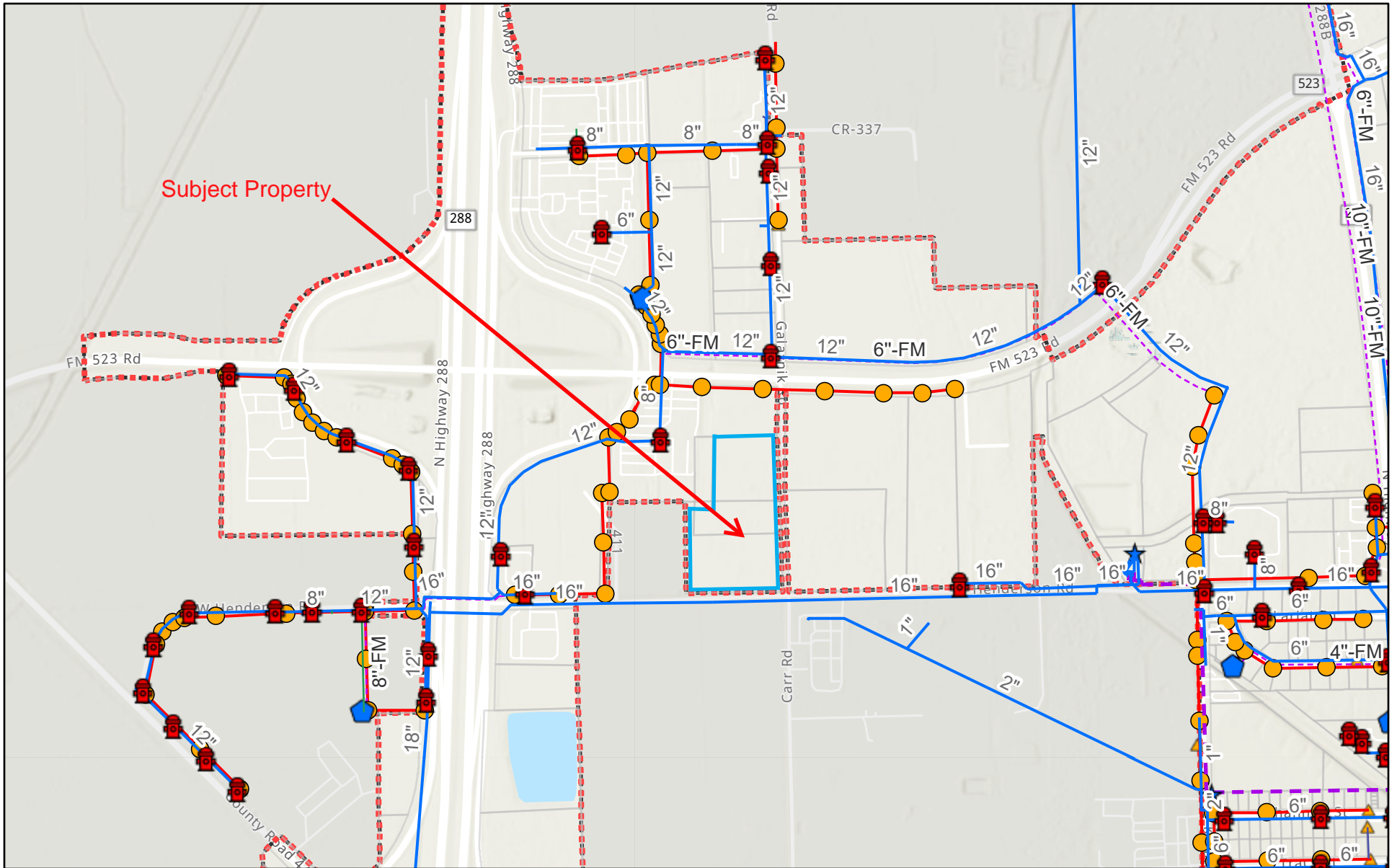
- Payment of recording fees.
- Payment of all City of Angleton fees, including but not limited to CAF and park fee-in-lieu of dedication; and
- Execution of a development agreement.

Step 18. Issuance of Building Permits

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

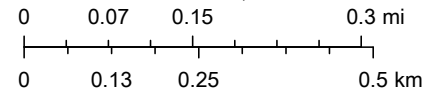
Water & Sewer Utilities

Item 1.



7/1/2022

1:12,398



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, TerraMetrics, Microsoft, DeLorme, Esri, HERE, Garmin, Foursquare, SafeGraph

July 29, 2022

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

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

Dear Mr. Reeves:

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

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

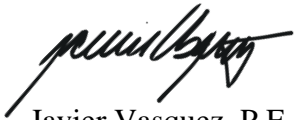
12. Revise text “Tract” to “Lots” on the plat drawing.
13. Note that detention to be verified and noted as a reserve on the Final Plat.
14. Note that a Fire Lane and Fire Easements Certificate found in Angleton LDC Sec. 23-115 is to be provided on the Final Plat.
15. Provide the applicable drainage/detention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

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

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

Update subdivision name and text in the certificate

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

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

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

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

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

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

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

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

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

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

DANIELLE CLARK, ASSIGNEE SMART STORAGE ANGLETON, LLC

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

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

Planning and Zoning Commission, Chairman

City Secretary

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

Mayor

City Secretary STATE OF TEXAS § COUNTY OF BRAZORIA §

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

City of Angleton, on behalf of the City.

Notary Public State of Texas

NOTES:

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

Verify if note is applicable and remove if not necessary

Verification of serviceability and requirements of utility extension is to be coordinated with the City. Extension of utilities would require utility easements within the proposed subdivision and adjacent parcels/tracts (see Angleton LDC Sec. 23-28 - Responsibilities of the subdivider or developer)

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

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

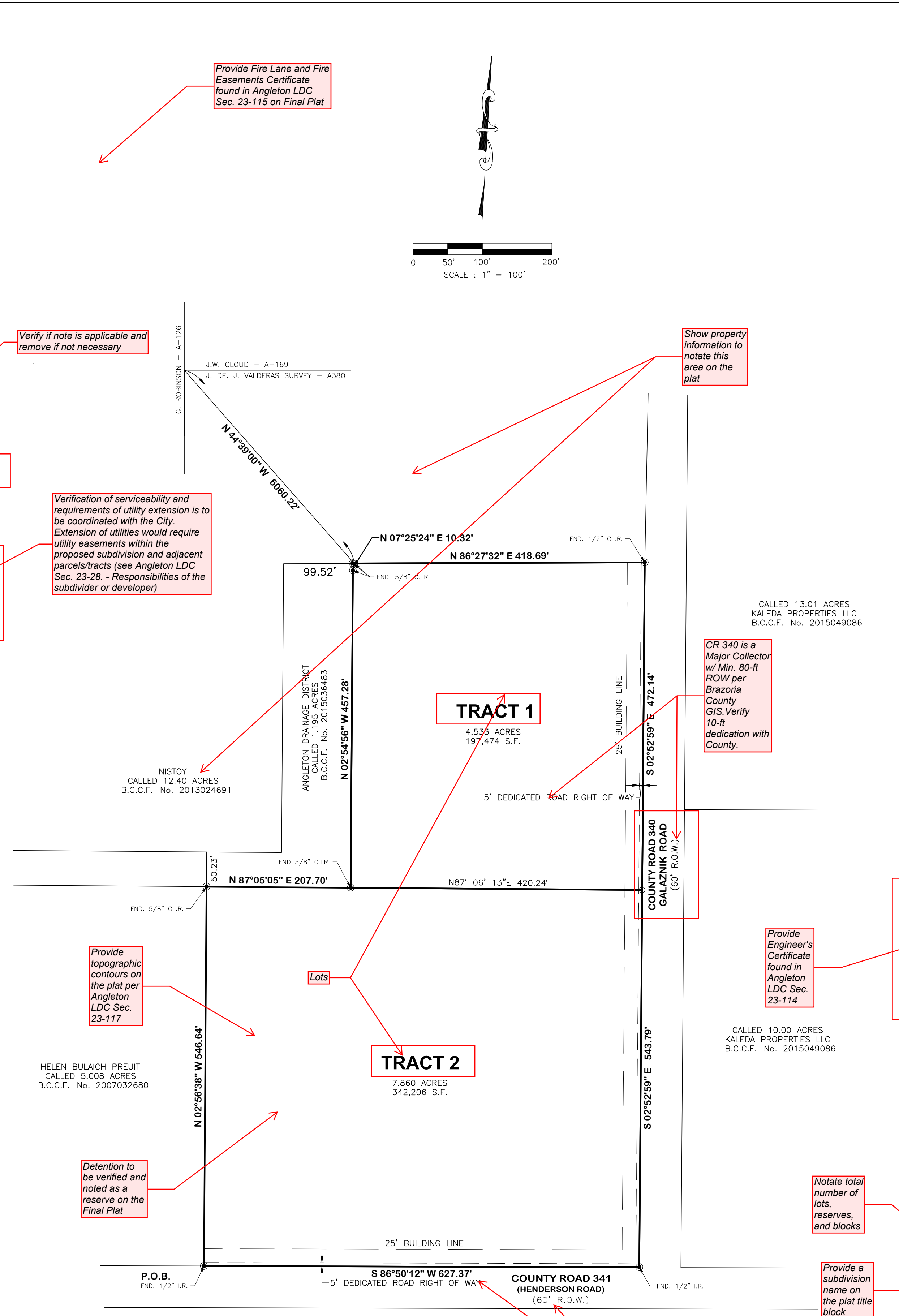
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER
BOARD MEMBER

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

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



Provide Fire Lane and Fire Easements Certificate found in Angleton LDC Sec. 23-115 on Final Plat

Verify if note is applicable and remove if not necessary

Verification of serviceability and requirements of utility extension is to be coordinated with the City. Extension of utilities would require utility easements within the proposed subdivision and adjacent parcels/tracts (see Angleton LDC Sec. 23-28 - Responsibilities of the subdivider or developer)

Provide topographic contours on the plat per Angleton LDC Sec. 23-117

Detention to be verified and noted as a reserve on the Final Plat

Show property information to note this area on the plat

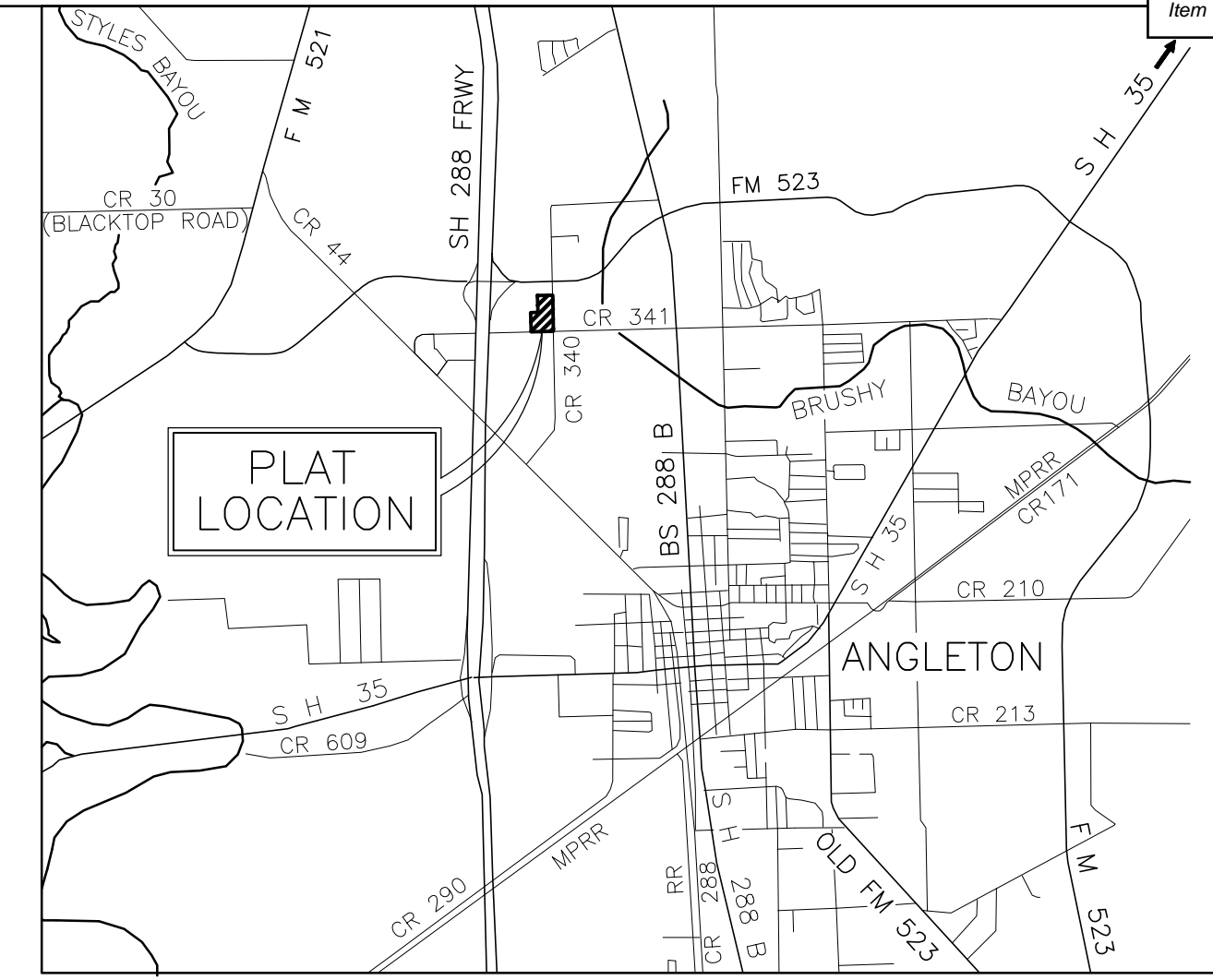
CR 340 is a Major Collector w/ Min. 80-ft ROW per Brazoria County GIS. Verify 10-ft dedication with County.

Provide Engineer's Certificate found in Angleton LDC Sec. 23-114

Provide a subdivision name on the plat title block

Henderson Road (CR 341) is a Major Collector w/ a 90-ft ROW per current City Planning. 15-ft Min. ROW dedication required along with 20-ft utility easement for future utility extension.

Label Owner(s) and address(es)



VICINITY MAP NTS

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

BEGINNING at 1/2-inch iron rod found on the north right-of-way line of County Road 341 (Henderson Road) at the southwest corner of said 13.58-acre tract and the southeast corner of the remainder of a 447' X 600' tract recorded in B.C.C.F. No. 2007032680 (originally recorded in Volume 888, Page 156, of the Brazoria County Deed Records (B.C.D.R.); THENCE, North 02° 56' 38" West, with the east line of said 13.58-acre tract, a distance of 546.64 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for the southwest corner of a called 1.195-acre tract recorded in B.C.C.F. No. 2015036483; THENCE, North 87° 05' 05" East, with the south line of said 1.195-acre tract, a distance of 207.70 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found; THENCE, North 02° 54' 56" West, along the east line of said 1.195-acre tract, a distance of 457.28 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found; THENCE, North 07° 25' 24" East, continuing with said east line, a distance of 10.32 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of aforesaid 13.58-acre tract common with the south line of a called 12.40-acre tract recorded on B.C.C.F. No. 2013024691; THENCE, North 86° 27' 32" East, continuing with said common line, a distance of 418.69 feet to a 1/2-inch iron rod with cap found for the common east corner of said 13.58-acre tract and said 12.40-acre tract, same being on the west right-of-way line of County Road 340 (aka Galaznik Road); THENCE, South 02° 52' 59" East, with the east line of said 13.58-acre tract, a distance of 1015.93 feet to a 1/2-inch iron rod found for the southeast corner of said 13.58-acre tract being the northwest intersection of said County Road 340 and aforesaid County Road 341; THENCE, South 86° 50' 12" West, with the south line of said 13.58-acre tract, a distance of 627.37 feet to the POINT OF BEGINNING and containing 12.390 acres of land.

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

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

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

REVISED: _____ DATE _____

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

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

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

AGENDA CONTENT: Discussion and possible action on a proposed land plan for 28.203 acres located north of Western Avenue and east of Heritage Oaks Drive.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Section 23-104.B.3 allows any person desiring to subdivide or develop land to submit a concept plan, master plan, or land study to obtain limited vesting rights to proceed with development applications in accordance with the specific conditions of approval of the plan that is approved by the city. To that end, a possible developer of property located north of Western Avenue and east of Heritage Oaks Drive (Attachment 1) has made such a submission. The proposed land plan (Attachment 2) consists of 49 single family residential lots having typical lot dimensions of 100 feet of width and 130 ft. of depth, a central detention pond and two areas designated as “park areas.” The subject property is in the Single Family Residential 7.2 zoning district (Attachment 3) which has minimum lot dimension of 60 feet of width, 100 feet of depth and 7,200 square feet of lot area. The proposed land plan exceeds those minimum requirements and the density is 1.73 dwelling units per acre.

Section 23-11.I requires the following:

1. All subdivisions containing 30 or more lots must have at least two points of 100-year storm compliant public access constructed to ACM standards, that connect to paved public streets.
2. **The city council may approve subdivisions that have more than 30 lots, but fewer than 50 lots, with a single entrance to a paved public street provided that such connection to an existing paved public street is designed as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 100 feet, unless left-turn lanes and median breaks designed to ACM standards, are installed at any crossing streets.**
3. The city council may approve subdivisions that have more than 50 lots, with a single entrance to a paved street subject to the entrance to the development being designated as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 150 feet, unless left-turn lanes and median breaks, designed to

ACM standards, are installed at any crossings, subject to a phasing plan that stipulates when the second access will be provided and the developer or subdivider posts surety for the second access point. The council may defer plat recordation until adequate access is provided.

As the Commission will recall there was a request for preliminary plat approval in June 2021 for a proposed 80 lot subdivision that requested a variance of Section 23-11.1.3. The Commission recommended denial of the requested variance and the preliminary plat. After the Commission recommendation the developer approached staff by an alternative design for the required boulevard entrance. Staff met with the original developer on June 9, 2021 and discussed the requirements of Section 23-11.1. To meet the boulevard entrance requirement the developer proposed a revised cross-section (Attachment 4) for the existing stub street that is the proposed entrance into the Whispering Pines project. After input from Fire Chief Scott Meyers, EMS Director Lucille Maes, and Police Chief Guadalupe Valdez, the consensus staff direction to the developer in regard to the proposed entrance cross-section was the following:

1. Widen the pavement to 48 feet in width and remove the median due to the property owner to the south taking driveway access to the existing stub street.
2. Post “No Parking” signs along the entrance into the Whispering Pines project.
3. The curbs be rollover curbs.

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

Pursuant to Section 23-104 D.3. applicants are encouraged as part of the plan submittal contents to “Cite any design deviations that are contemplated. Without such declarations it is assumed that the project will comply with all applicable development requirements.” While no design deviations have been cited, the boulevard entrance requirement has been a topic of discussion with the new applicant. Unfortunately, even if a design deviation as proposed by the previous 80 lot development were specifically requested for the boulevard entrance, staff would advise that the Commission not address that deviation. Such a deviation is a variance of the requirement of Section 23-11.1.2 and variances requested as part of a residential replat (which this proposal would be) must comply with the requirements of the Texas Local Government Code (LGC).

LGC Section 212.015.(a).(1) requires conformance with LGC Section 212.015 if during the preceding five years, any lot in the preceding plat was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot. The subject property is in the (SF-7.2) district which limits the number of residential units per lot to one. As a result, conformance with LGC Section 212.015 is required. LGC Section 212.015.(a-1) requires that if a proposed replat described by LGC Section 212.015.(a) requires a variance or exception, a public hearing must be held by the municipal planning commission or governing body of the municipality. LGC Section 212.015.(b) requires notice of the public hearings, as required by LGC Section 212.015.(a-1), be published in the City’s official newspaper and sent to all property owners in the original subdivision within 200 feet of the lot(s) being replatted.

The process of Section 23-104 does not require public notice. As such, no deviation of the boulevard standard detailed in Section 23-11.1.2 can be recommended by the Commission as no

public hearing is being held on the deviation. At best, the Commission can recommend the proposed lot layout.

No action was taken on this item at the August 16, 2022 special meeting of the Commission due to lack of a quorum.

RECOMMENDATION:

Staff recommends approval of the proposed lot layout.

SUGGESTED MOTION:

I move we recommend approval of the proposed lot layout.

Attachment 1

Heritage Oaks Dr

W Miller St

288

Heritage Oaks Dr

Whispering Oaks Subdivision

Western Ave

288

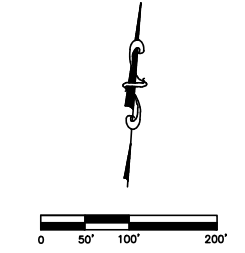
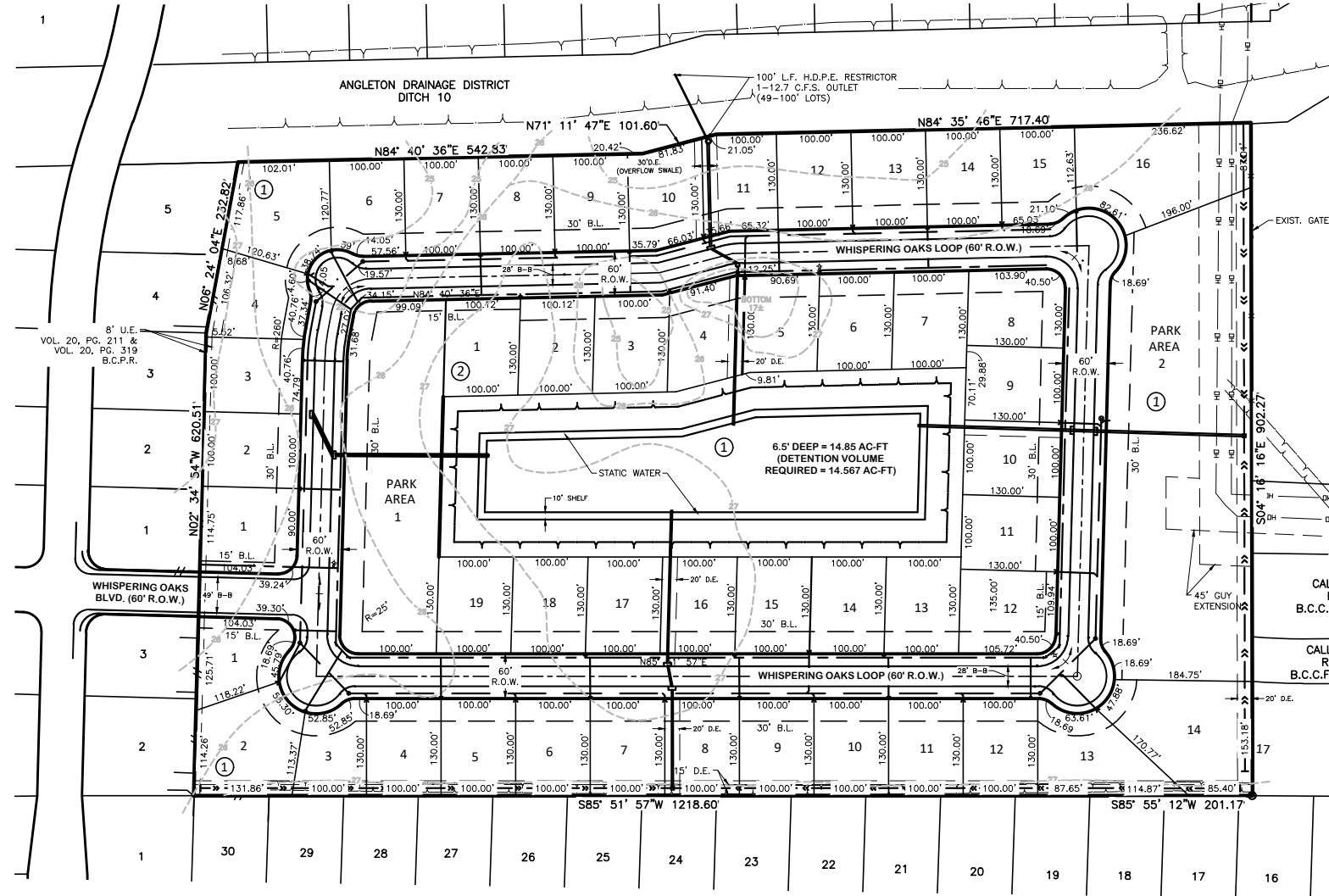
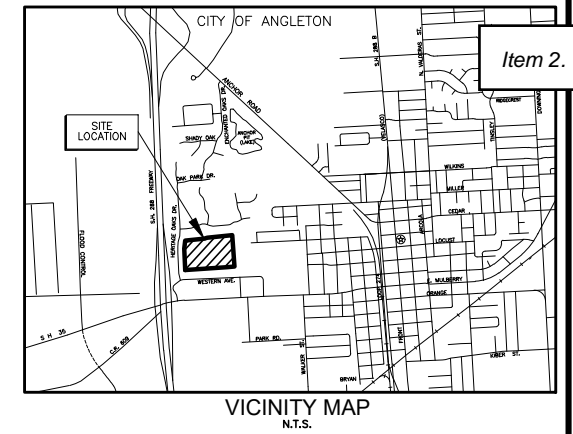
EXHIBIT 1



1000 ft

Attachment 2

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



49 LOTS
100' x 130' Usual

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

CALLED 7.71 ACRES
RICHARD WILLY
B.C.C.F. No. 2000014456

CALLED 1.08 ACRES
RICHARD WILLY
B.C.C.F. No. 2017062018

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

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

ORIFICE EQUAT
Q = Cd * A * (2 * G * H)^{0.5}
Where:
Cd = 0.6
G = 32.2
H = 0.5
Q = 12
A = 2.8
USE 18" Dia. = 1.77 SF FOR REST

REVISED:

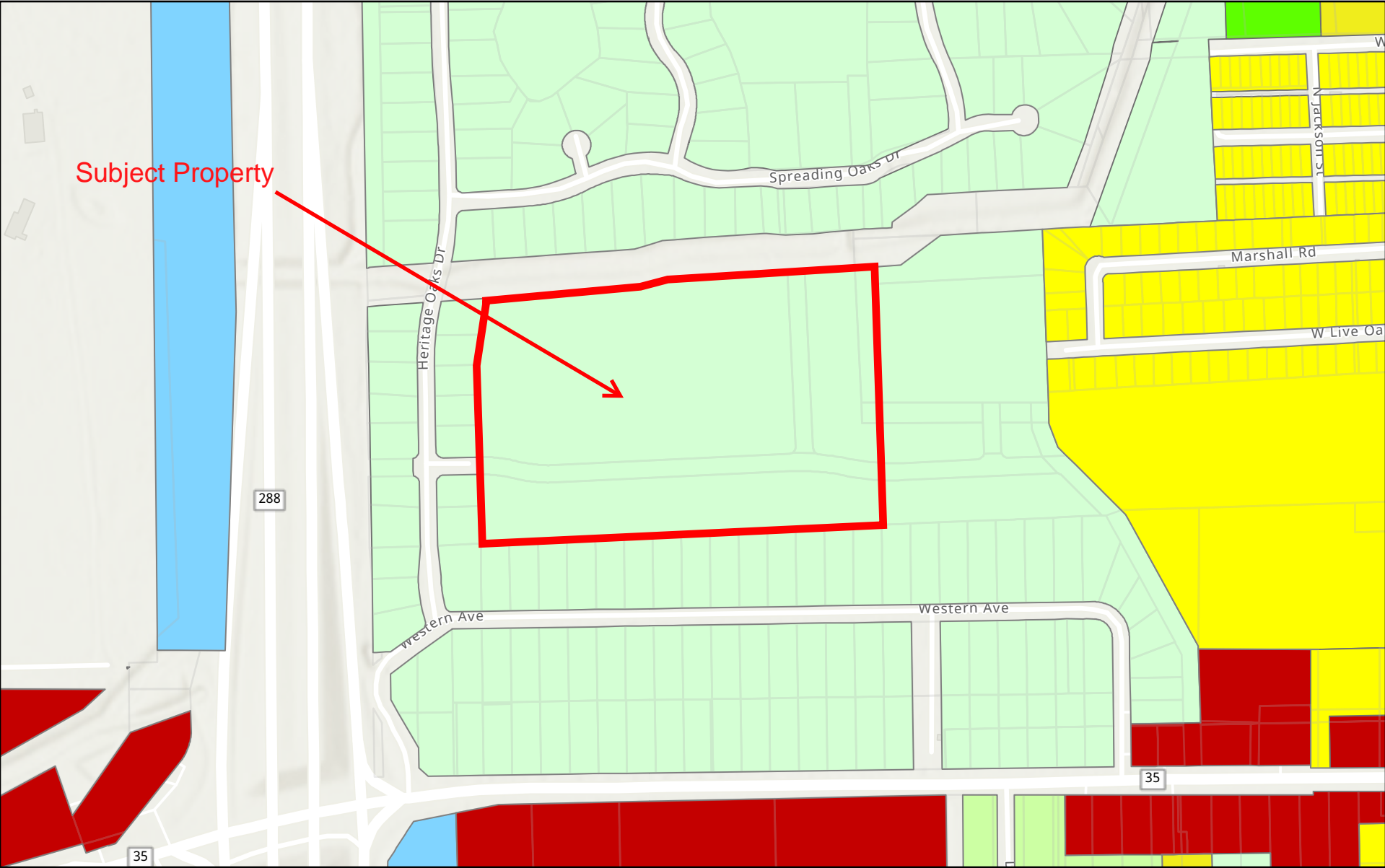
PRELIMINARY LAYOUT

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

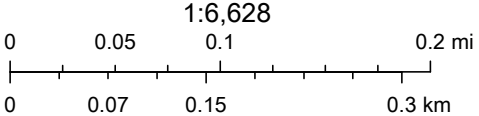
BAKER & LAWSON INC.
Baker & Lawson Inc.
4005 Technology Drive, Suite 1530,
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

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

Zoning

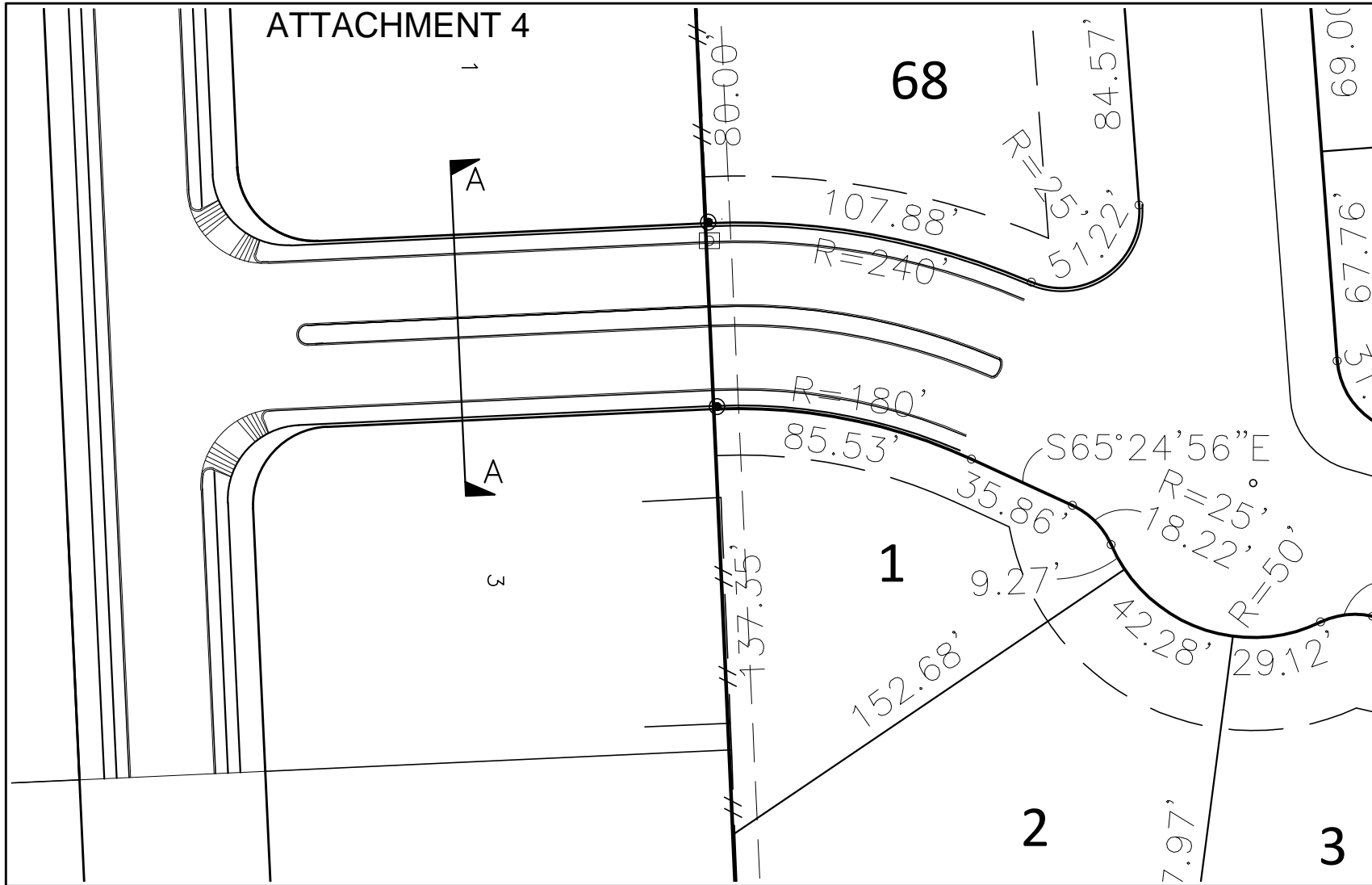


8/12/2022

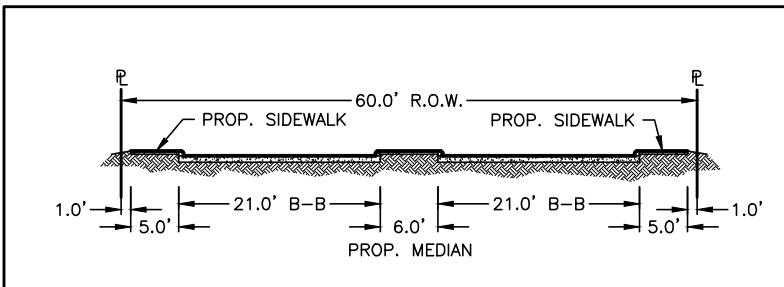
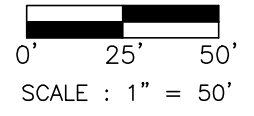


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEP, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA

ATTACHMENT 4



Item 2.



SECTION "A"-"A"

SCALE: 1"=20'



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

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

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request for a variance of Section 23-15.C to allow use of on-site sewerage facilities (OSSF) pursuant to Section 23-15.D.2. The proposed OSSF are septic systems. The subject property consists of 3.996 acres and is in the Single Family Estate Residential – 20 (SFE-20) zoning district (Attachment 1). The proposal is to subdivide the property into two lots (Attachment 2).

The ordinance (Attachment 3) annexing the property into the City (Ord. #2011-O-6C) Exhibit “B” of the ordinance, the Annexation Services Plan, requires that prior to the City providing sanitary sewer service to the area the property owner, at his/her own expense, must install a grinder pump or small lift station in accordance with applicable codes and departmental policies and maintain the lift station or install a gravity. The variance request (Attachment 4) outlines the reasons for the variance, and Mr. Javier Vasquez, PE with HDR has provided a timeline detailing efforts to meet Chapter 23 requirements (Attachment 5). As Attachments 4 and 5 indicate, the applicant has been unable to find a way to connect to the City’s sewer system, and while a solution could certainly be found if enough money is spent, that solution would not be consistent with the Section 23-32 Rough Proportionality requirement and pursuant to Section 23-33 the City Council can grant relief. After discussion with the City Attorney, it was determined that the controlling regulations in this instance are Sections 23-32 and 23-33 and not Ordinance #2011-o-6C.

No action was taken at the August 16, 2022 special meeting of the Commission due to lack of a quorum.

RECOMMENDATION:

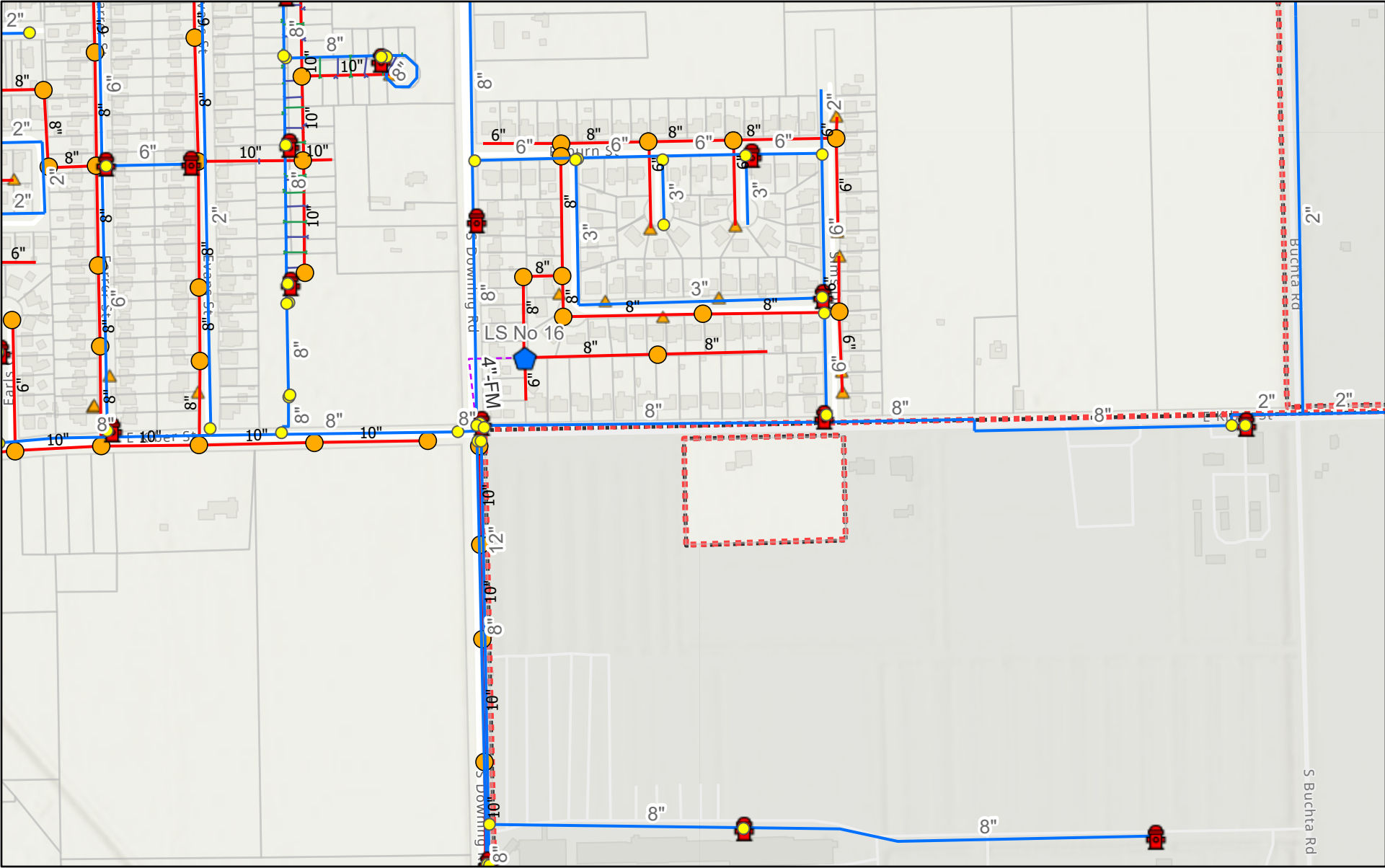
Staff recommends approval of the requested variance to Section 23-15.C to allow use of septic systems for the two lots.

SUGGESTED MOTION:

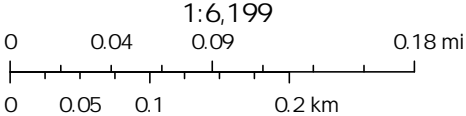
I move we recommend approval of the of the requested variance to Section 23-15.C to allow use of septic systems for the two lots.

Water & Sewer Utilities

Item 3.



8/12/2022



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

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Jacobo De La Garza, Owner

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

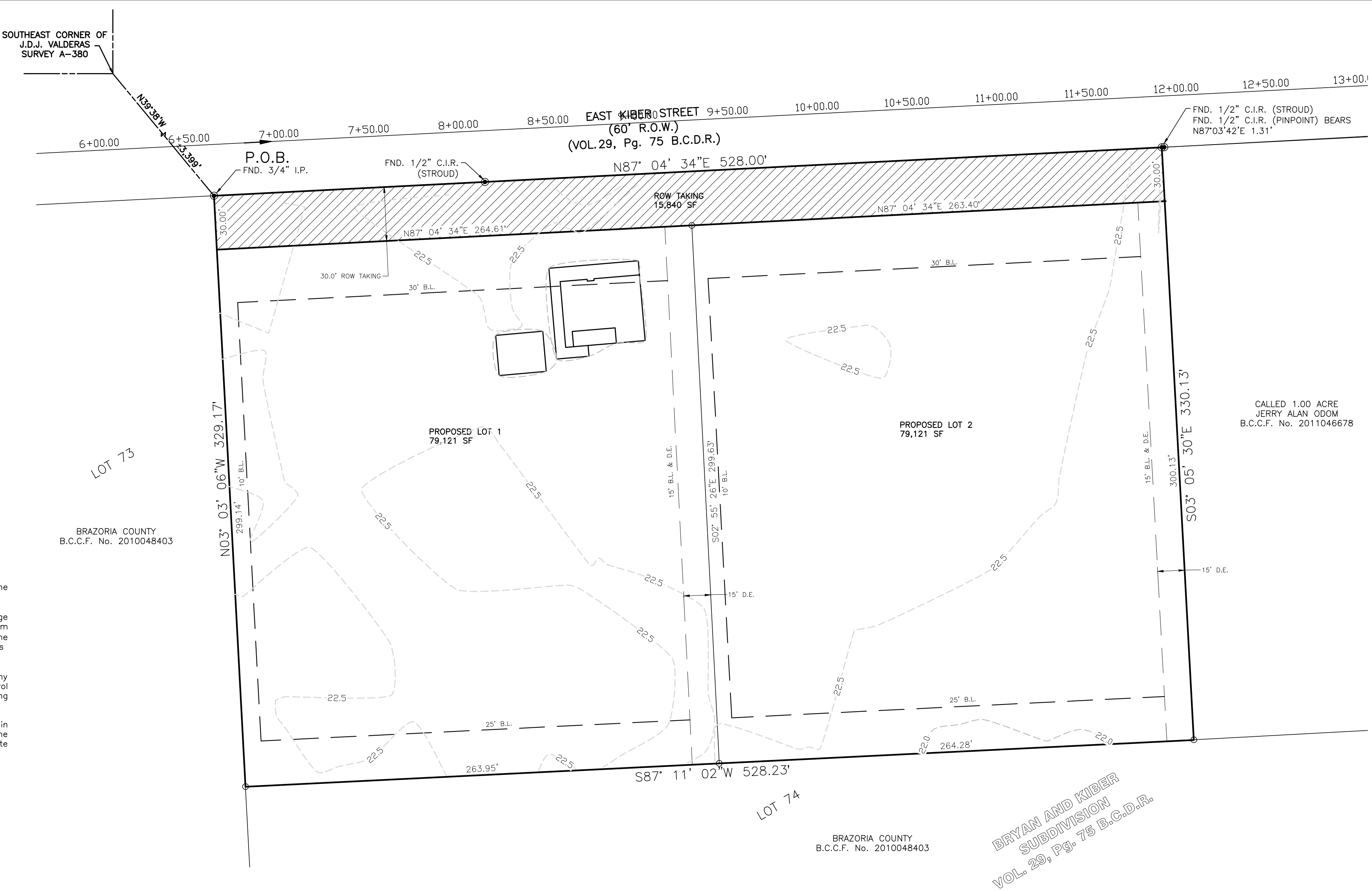
This instrument was acknowledged before me on the _____ day of _____, 20____, by

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

Notary Public
State of Texas

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel A. Saucedo, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: Miguelangel A. Saucedo DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992



ANGLETON DRAINAGE DISTRICT

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

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

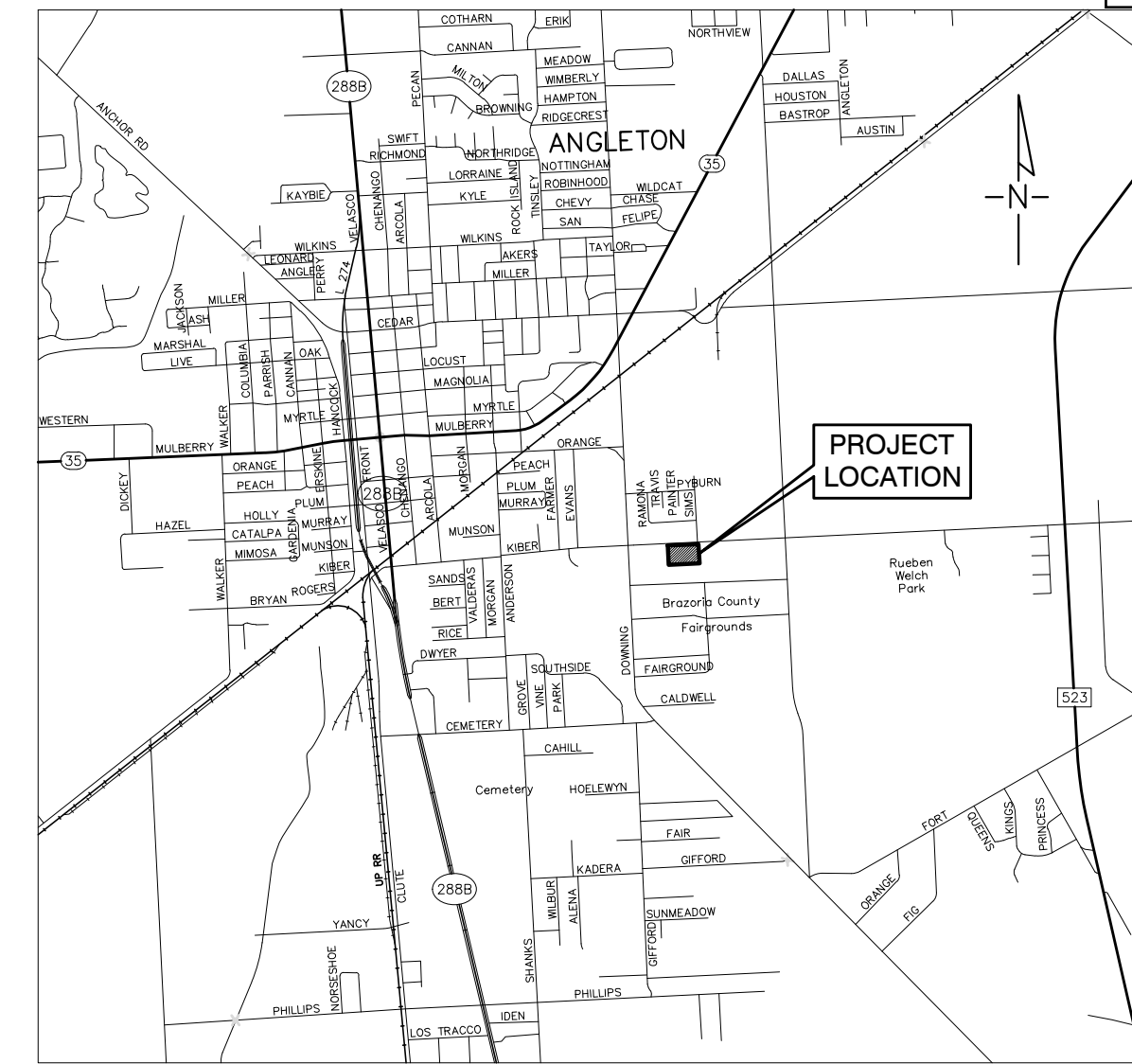
SIGNED: PHIL HAMMONS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840



NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2021, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
N/S MONUMENT R1182 (PID AW1171)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
12. ALL REAR BUILDING LINES SHALL BE 25 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 10 FEET FOR INTERIOR SIDE LOTS. THE FRONT BUILDING LINE SHALL BE 30 FEET.
13. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE THE TRACT INTO TWO LOTS.

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

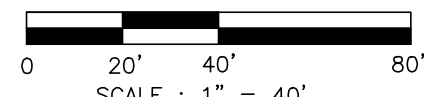


LEGEND

- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.F.P. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
BM = BENCHMARK
D.D.E. = DRAINAGE AND DETENTION EASEMENT
G.B.L. = GARAGE BUILDING LINE
FND = FOUND
I.R. = IRON ROD
P.I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
STM.S.E. = STORM SEWER EASEMENT
VOL., Pg. = VOLUME, PAGE

SYMBOLS

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



FIELD NOTES FOR 3.996 ACRE TRACT

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

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

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

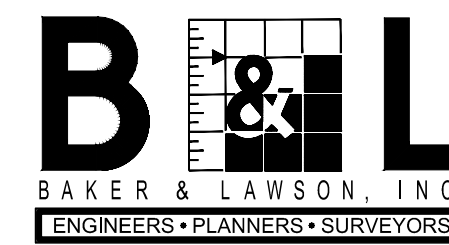
THENCE, WITH THE WEST LINE OF SAID 1.00 ACRE TRACT, SOUTH 03 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 330.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH LINE OF A TRACT RECORDED IN THE NAME OF BRAZORIA COUNTY UNDER B.C.C.F. NO. 2010048403, AT THE SOUTHWEST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

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

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

REVISED:

PRELIMINARY/FINAL
REPLAT
DE LA GARZA SUBDIVISION
A 3.996 ACRE, 2-LOT,
1 BLOCK SUBDIVISION
PORTION OF OF TRACT 74 OF THE
BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
BRAZORIA COUNTY, TEXAS



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

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DRAWING NO., DATE, CHECKED BY. Values: PROJECT NO.: 14526, SCALE: 1" = 40', DRAWN BY: MAS; DRAWING NO.: 14526 PLAT, DATE: 04/01/2020, CHECKED BY: DRR

ORDINANCE NO. 2011-O-6C

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

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

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

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

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

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

WHEREAS, the territory described is one-half mile or less in width;

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

SECTION 1. The City of Angleton hereby annexes for all purposes the territory described as follows:

Being a 4.000 acre tract of land, 375 IT Tinsley LTS 74A1, also known as 1236 E. Kiber, Angleton, Brazoria County, Texas,

and more particularly described in Exhibit "A", which is attached hereto and incorporated herein in full. The boundary limits of the City shall include said territory. The ordinances, codes, resolutions, regulations, and all laws of the City shall apply to said territory. The City Council finds that all requirements of law for this annexation have been satisfied.

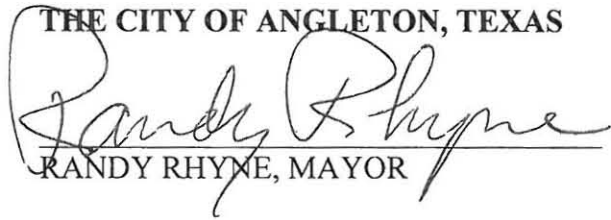
SECTION 2. Where applicable, the land owner shall be responsible for the cost of extending any water or sewer lines to his property and the City will then provide all City services to the area.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of said conflict.


SECTION 4. If any section or part of this Ordinance is unconstitutional, illegal, or invalid, then such unconstitutionality, illegality, or invalidity of such section or part shall in no way effect, impair or invalidate the remaining portion thereof, but such remaining portion shall remain in full force and effect.

SECTION 5. This ordinance shall be effective from and after its passage and adoption.

PASSED AND ADOPTED, this 14th day of June, 2011.

THE CITY OF ANGLETON, TEXAS

RANDY RHYNE, MAYOR

ATTEST:


SHELLY DEISHER, CITY SECRETARY

APPROVED AS TO FORM:


MARY KAY FISCHER, CITY ATTORNEY

Item 3.

Brazoria CAD

Property Search Results > Property ID 170949 R H REED CORPORATION for Year 2011

Property Details	
1: <input type="text" value="Zoom"/>	
Account	Property ID: 170949 Geo ID: 0375-0150-000 Type: Real Legal Description: 375 I T TINSLEY LTS 74A1, ACRES 4.000
Location	Address: 1238 KIBER, ANGLETON TOWNSITE 1964 AND OLDER Mapsco: CAD, DR1, EM3, GBC, HAD, NAV, RDB, SAN Jurisdictions: CAD, DR1, EM3, GBC, HAD, NAV, RDB, SAN
Owner	Name: R H REED CORPORATION Address: PO BOX 970 CLUTE, TX 77531-0970
Property	Appraised Value: N/A
<input type="checkbox"/> Map Layers <input checked="" type="checkbox"/> Radius Search	

Website version: 1.2.2.0

Database last updated on: 3/29/2011 4:11 AM
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

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http://propaccess.trueautomation.com/Map/Map.aspx?cid=51&prop_id=170949&year=2... 04/06/2011

EXHIBIT "A"

FIRE

Existing Services: Fire suppression is provided by the Angleton Volunteer Fire Fighters Association, who has an agreement with Brazoria County.

Services to be Provided: Fire suppression will be available by the Angleton Volunteer Fire Fighters Association, who has an agreement with the City of Angleton. Fire prevention and fire code enforcement activities will be provided by the Fire Marshal's office as needed. Fire cause and origin determination will be provided by the Fire Marshal's office and supported by the Angleton Police Department.

POLICE

Existing Service: None.

Services to be Provided: Currently, the area is under the jurisdiction of the Brazoria County Sheriff's Office. However, upon annexation, the City of Angleton Police Department will extend regular and routine patrols to that area. It is anticipated that the implementation of police patrol activities can be effectively accommodated with the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Angleton.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The City of Angleton's responsibility for regulating development and land use through the administration of the City of Angleton Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Angleton Subdivision Ordinance. These services can be provided within the department's current budget.

EXHIBIT "B"

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by city engineers at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area.

WATER SERVICE

Existing Services: None

Services to be Provided: Property owner shall be responsible for the cost of extending water lines to his/her property. After water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City, City water service will then be provided to the area.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Prior to the City providing sanitary sewer service to the area, at his/her own expense, Property owner must install a grinder pump or small lift station in accordance with applicable codes and departmental policies and maintain said equipment or at owner's expense a gravity line could possibly be laid to the manhole at the corner of Downing Road and Kiber Street. Property owner's engineer would need to check if the gravity line is possible and present its findings to the city engineer. After proper facilities described above have been inspected and approved by the City, sanitary sewer service will then be provided to the area.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Services shall comply with existing policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Angleton's established policies governing extension of municipal services to newly annexed areas.

EXHIBIT "B"

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

TO THE MAYOR OF THE GOVERNING BODY OF ANGLETON, TEXAS:

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.035, and petition the City Council of the City of Angleton, Texas, to extend the present city limits so as to include as part of the City of Angleton, Texas, the following described territory, to wit:

375 IT Tinsley LTS 74A1, Acres 4.00 (see attached metes and bounds description)

I (We) certify that the above described tract of land is contiguous and adjacent to the City of Angleton, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

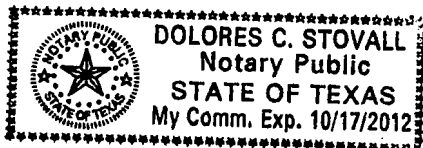
Signed: *Wilfredo Rivera*

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared *Wilfredo Rivera*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this *13th* day of *April*, 20*11*.

[SEAL]



Dolores C. Stovall
Notary Public in and for
Brazoria County, Texas



CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 1236 Kiber - Angleton
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Robert H. Reed

Mailing Address: 270 Wayne DR Email: breed1288@

City: Clute, State: TX Zip: 77531 Comcast. Net

Home Phone: 979) 482-0915 Business Phone: () Same

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

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

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

Signature of owner [Signature] Title OWNER
Printed/Typed Name of owner Wilfredo Rivera Date 4/13/11

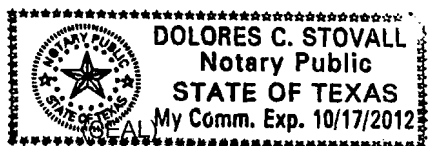
*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria § Dolores C. Stovall

Before me, Wilfredo Rivera on this day personally appeared Wilfredo Rivera known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 13th day of April, 2011



[Signature]
Notary Public Signature
10/17/2012
Commission Expires



07/08/2022

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

Mr. Reeves,

This letter is a request for a variance for the De La Garza Subdivision. The variance is made by Baker and Lawson on the behalf of Jacobo De La Garza. The following is requested.

The owner requests a variance to Section 23-15(D)2.a.3 of the Land Development Code and Angleton Construction Manual. The purpose of this variance is to allow Jacob De La Garza to install aerobic septic systems. The excerpt is provided.

Sec. 23-15. Drainage and Utilities.

D. On-Site Sewerage Facilities (OSSF).

2. New / Replacement OSSF Systems Limited. Sanitary sewer service shall be provided to all properties unless one of the following circumstances is applicable:

- a. *New OSSF Service.* The City will allow the issuance of a permit for a new OSSF only if the following criteria are met:
 - i. Public sanitary sewer service is not available to the property;
 - ii. The property is not included in a public or privately funded project where sanitary sewer service is proposed to be extended to the property;
 - iii. An existing, or proposed, sanitary sewer service main is located more than 200 feet from the front of any lot proposing a new OSSF; and
 - iv. The proposed OSSF is approved by Brazoria County.

We stated the following reasons to support this variance request.

- 1) All proposed lots exceed 1.000 acres.
 - a. The property is zoned as SF-20, which requires 20,000 SF lots. However, the owner is subdividing his lots into two 2.00 acres lots. The acreage of the lots meets the minimum requirements for OSSF facilities allowed by TCEQ.
- 2) The need to extend sanitary services is cumbersome.
 - a. After discussion with the City Engineer and Public Works Director, the owner will need to pump his sewage to MH-823 via grinder pump. The manhole is located in the southeast corner of Downing and Kiber Road. There is no feasible route to the manhole.
 - i. Access to MH-823 via Kiber ROW: Under current conditions, Kiber Road is 60' ROW with a 20' wide asphalt road and roadside ditch on both sides of the roadway. Mr. De La Garza's Property is on the south side of Kiber Road. Between his property line and the road edge, there are 3 buried utilities (Centerpoint Gas, Fiber, and Southwestern Bell). These utilities and their service boxes are shown on the utility plan, Sheet C.3. Near the intersection of Kiber

DOUGLAS B. ROESLER, P.E. - Principal Engineer
 4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
 (979) 849-6681 • Fax (979) 849-4689

- Street and Downing Road, the service boxes block access to MH-823 (see Exhibit 1). As shown on the exhibit, there is no safe access to access MH-823.
- ii. Access to MH-823 via easement: due to lack of access in the Kiber ROW, Mr. De La Garza has reached out to the Brazoria County Fair Ground Association for a utility easement. The request for an easement was made on February 17, 2022. To this date, an agreement for an easement has not been reached.

Thank you for consideration of this variance request.

Sincerely,



Miguel Saucedo

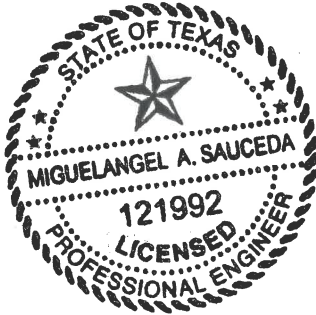


Exhibit 1 (Photo of Kiber Street: view from Downing Road)



Walter Reeves

From: Vasquez, Javier <Javier.Vasquez@hdrinc.com>
Sent: Thursday, August 11, 2022 9:27 PM
To: Walter Reeves
Cc: Peterson, John
Subject: RE: Bullet Points on De La Garza Sewer Connection

Walter,

Please see below regarding the Jacob De La Garza property and providing sanitary sewer service for the lot in accordance to Annexation Ordinance 2011-O-6C. I will need your help in identifying the date the letter for denial of the variance submitted back in April 8, 2021 and to review the timeline to note any inconsistencies in your understanding of the efforts to plat and obtain utility service:

- October 2020 – Letter issued by City regarding subdivision platting requirements
- March 22, 2021 – Plat coordination made to obtain utility information for providing water and sanitary sewer service to the De La Garza property on Kiber Street. Property Owner is made aware of the Annexation Ordinance 2011-O-6C utility requirements for sanitary sewer service.
- April 8, 2021 – Variance submitted for septic system along with plat, site plans.
- [Variance not granted for septic]
- July 15, 2021 – Property Owner coordinated potential option for de-annexation of his property or option to install a grinder pump system if not allowed to de-annex. The existing property is already serviced by water well and septic.
- August 10, 2021 – Coordination resumed for providing utility services to the De La Garza Property on Kiber Street. Utility information provided for completing a site plan.
- October 28, 2021 – Initial submittal for plating and site plan was coordinated.
- January 17, 2022 – A design plan was submitted to provide grinder pump installation for servicing sanitary sewer for the proposed subdivision. In review of the plans, the proposed system posed potential installation and operational conflicts due to the low pressure of the force main system and offsets required for utility conflicts. After discussion of the proposed grinder pump and force main location, another option was to look at running the force main west towards the Downing Street intersection and verify depth of sewer at the manhole located at the southeast corner of the intersection. This alignment would potentially require permission to run the utility within the County ROW or obtain utility easements.
- January 28, 2022 – Coordination was provided to confirm depths of the manhole at Downing and Kiber. It was noted that the manhole had 6.3-ft of depth per investigation of Baker & Lawson.
- February 17, 2022 – Coordination was made with Brazoria County to obtain an easement along Kiber Street within the County Fair Association property that is east of the De La Garza property.
- May 12, 2022 – Property was unsuccessful in acquiring an easement from Brazoria County and additional meeting coordinated with the City to identify alternatives.
- May 18, 2022 – Property Owner met with Development Services team to look over alternatives for sanitary sewer service. Connection to manhole on Sims was not feasible due to proposed force main operation and potential utility conflicts and crossing under Kiber Street. Septic option was discussed but would require a revision to the Annexation Ordinance 2011-O-6C and to the proposed plat to meet requirements for septic installation which is permitted by TCEQ through Brazoria County.
- August 2022 – Property Owner is seeking a revision to Annexation Ordinance 2011-O-6C to allow for OSSF (on-site sewage facilities) and is coordinating with Development Services for completing an application.

Sincerely,

Javier Vasquez, P.E., CFM



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

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

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of an approximate 19,014 sq. ft. lot in the SF-7.2 zoning district. Habitat for Humanity is requesting a variance of Section 23-14.A. Sidewalks for the subject property.

As the Commission will recall, a similar request for a sidewalk variance for Lot 23B was recommended for approval by the Commission on May 06, 2021. The variance for Lot 23B was approved by City Council on May 25, 2021.

Pursuant to Section 23-102 B. *Variance approval standards:* Variances may be granted when:

1. There are circumstances specific to the property that create an undue hardship that generally do not apply to surrounding properties; such as, but not limited to, its shape, or topography;

The property is generally flat with an exiting bar ditch along the frontage of the property. While there is appears to be room behind the bar ditch to install a sidewalk the slope in that location appears to be steep enough to require significant effort to install a sidewalk at this location.

2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties;

There do not appear to be sidewalks along the respective street nor within the general vicinity.

3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications;

The consideration is unique to the subject property. A variance would not generally set an adverse precedent for other applications.

4. The hardship was not created by the applicant; and

The hardship is not created by the applicant

5. A variance would not be detrimental to any adjacent properties or to public health and safety.

It is hard to imagine how a variance would be detrimental to any adjacent properties or to public health and safety as there are no sidewalks along the respective streets in this area.

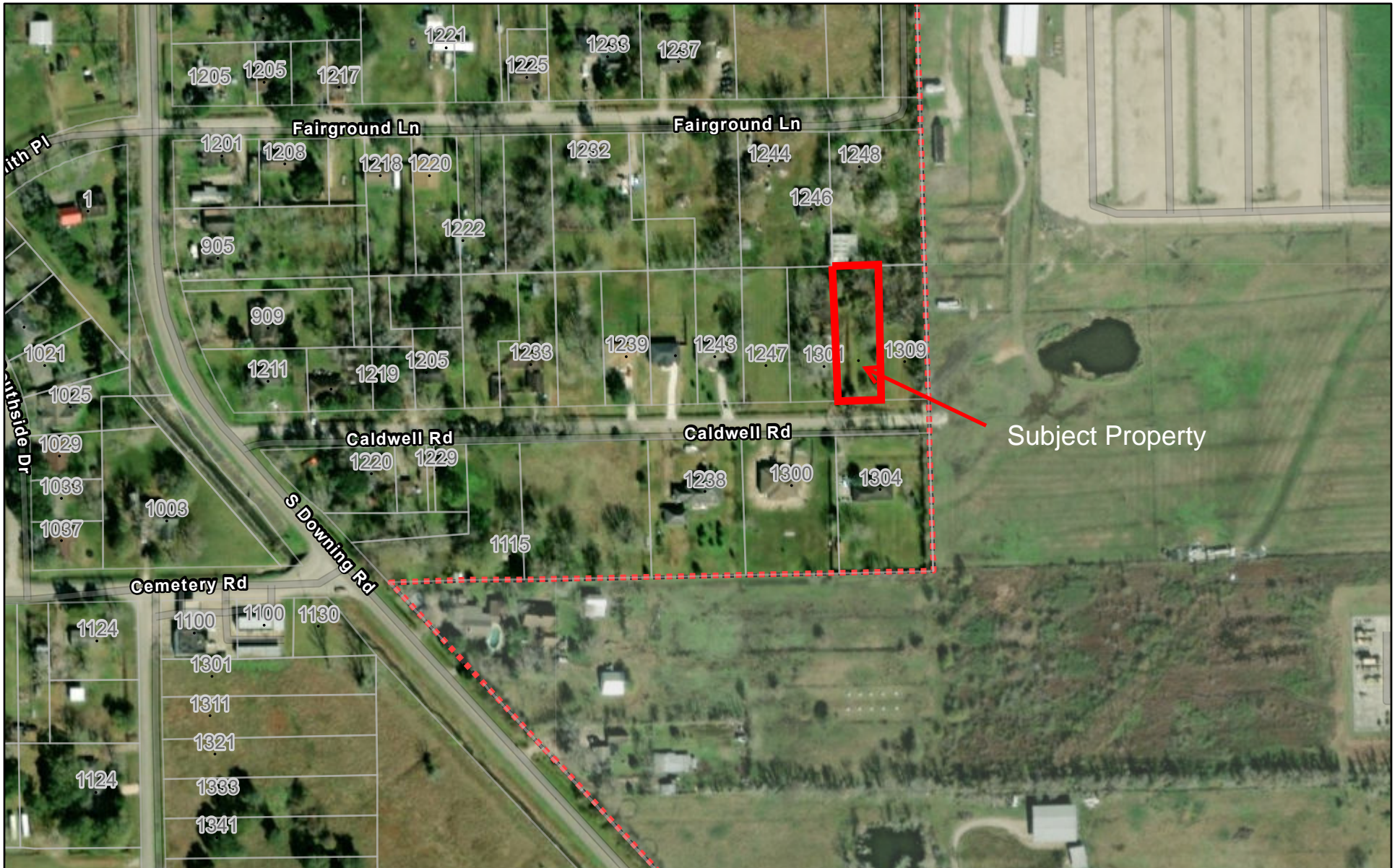
RECOMMENDATION:

Staff recommends approval of the variance to Section 23-14.A for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

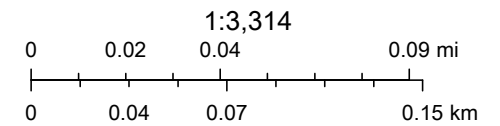
SUGGESTED MOTION:

I move we recommend approval of the variance to Section 23-14.A for Lot 24A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

Attachment 1



8/24/2022



Maxar, Microsoft, Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HE



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

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

Address: 12 Circle Way

City: Lake Jackson State: TX Zip: 77566

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

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

Address: 12 Circle Way

City: Lake Jackson State: TX Zip: 77566

[Signature]
Applicant Signature

8-11-22
Date

[Signature] for HFH SEC
Owner Signature

8-11-22
Date

Property Information:

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

Street address or location: 1301 Caldwell, Angleton TX

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

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

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.

Request Information:

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

1. Describe the variance you are requesting: SIDEWALK

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

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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

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

DEDICATION

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

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

FEBRUARY, 2020

Dave Edgington

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

Dave Edgington

DAVE EDGINGTON, HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY

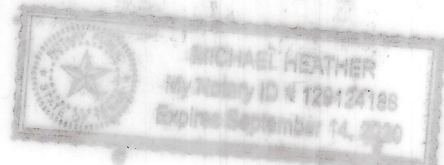
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVE EDGINGTON, EXECUTIVE DIRECTOR FOR HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF FEBRUARY, 2020.

Michael Heather

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES September 14, 2020



APPROVED THIS 12 DAY OF March, 2020.

Maun Leann

CITY MANAGER

Francis Aguilar

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

Laura Gutierrez

NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY FOUND UNDER MY SUPERVISION.

Randy L. Stroud
RANDY L. STROUD, RPLS 2112

2-25-20
DATE



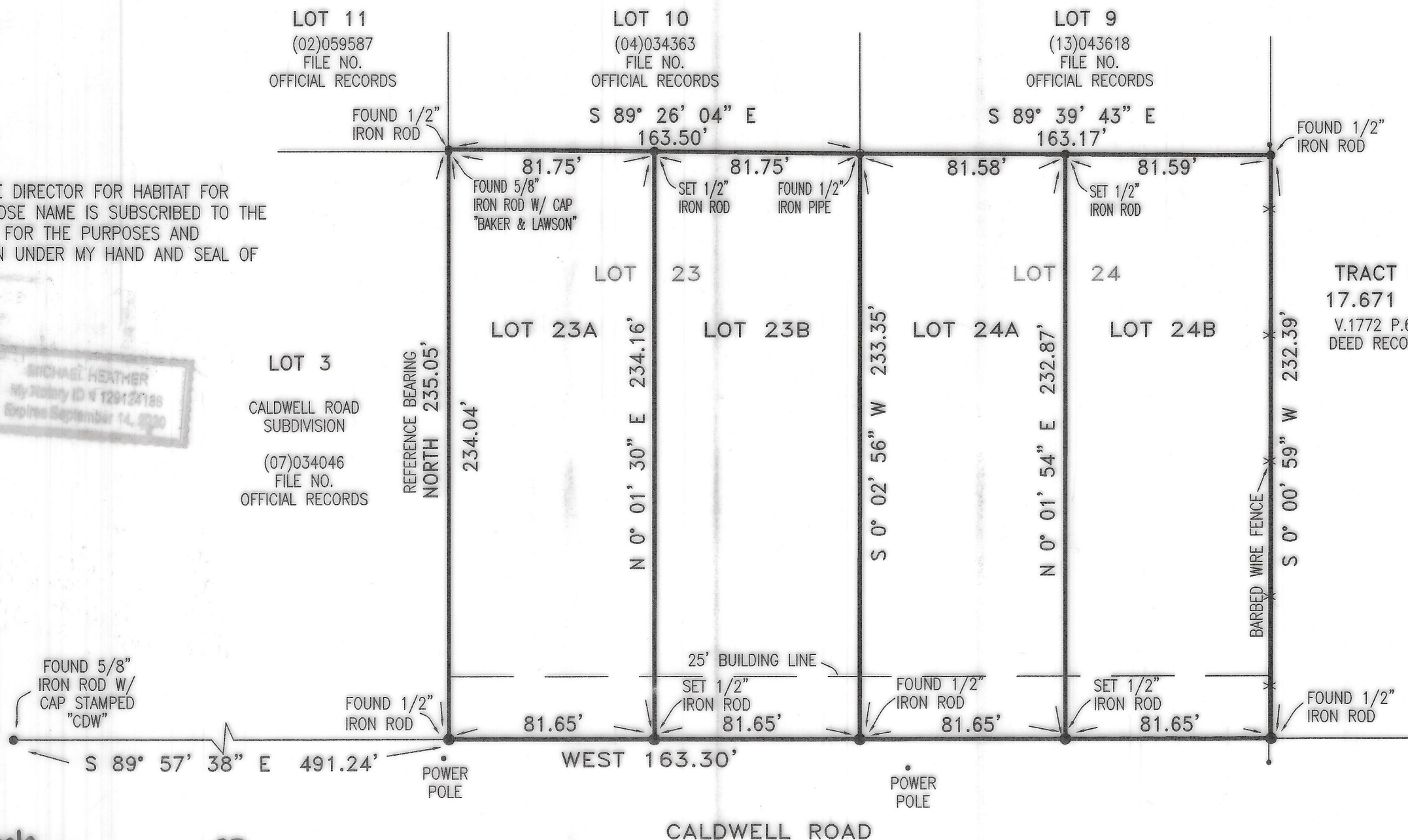
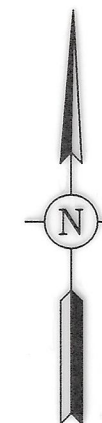
FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

RECORDER'S MEMORANDUM:

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

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

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

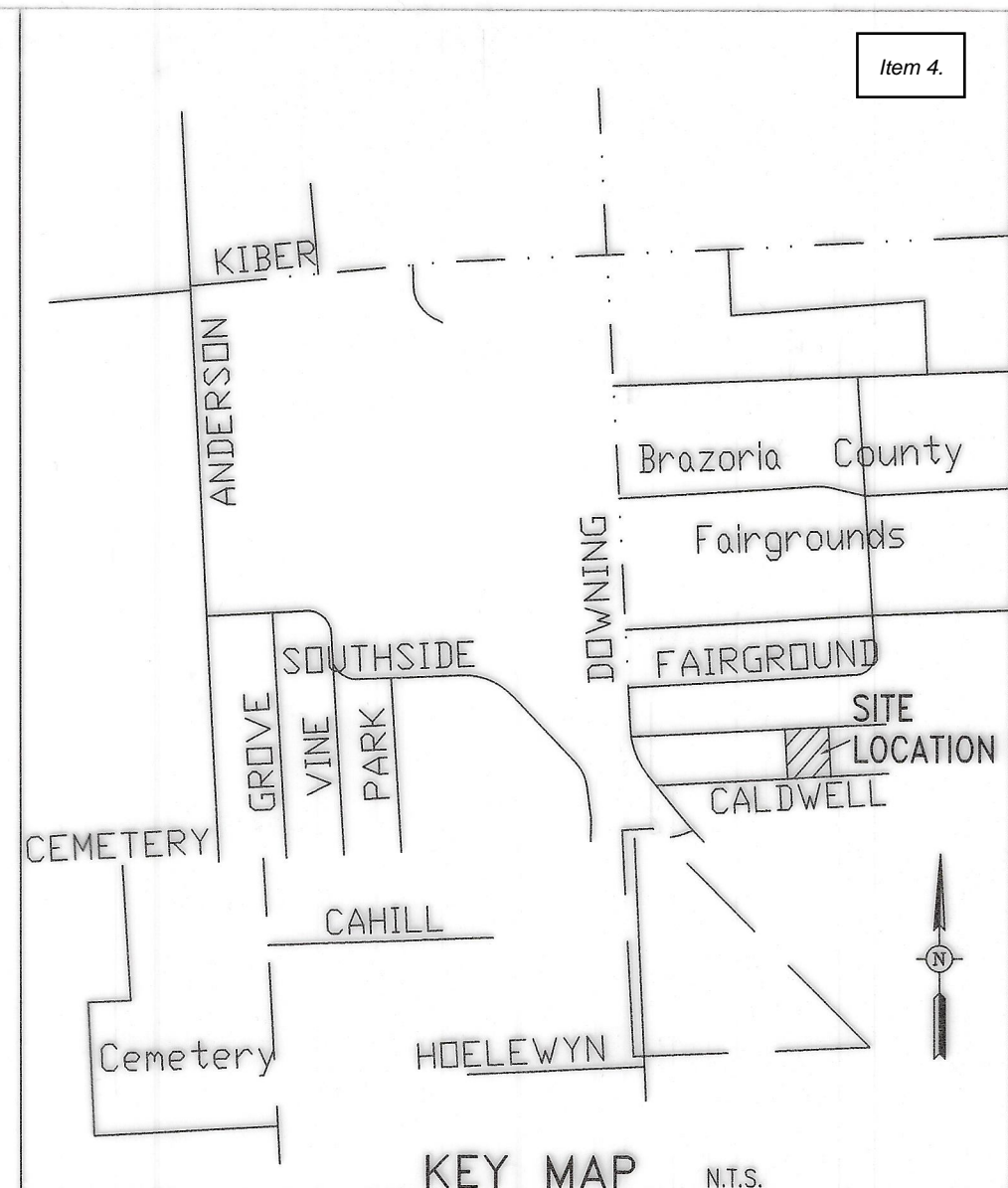


1301 CALDWELL ROAD -- ANGLETON, TEXAS 77515

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

NOTES:

- EASEMENTS AND BUILDING LINES ARE THOSE FROM THE ORIGINAL SUBDIVISION PLAT RECORDED IN VOLUME 3, PAGE 179, PLAT RECORDS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.



ANGLETON DRAINAGE DISTRICT
ACCEPTED THIS 10th DAY OF March, 2020
BY THE ANGLETON DRAINAGE DISTRICT.

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

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

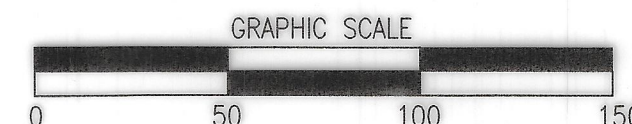
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE OF THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER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

David Spoor
DAVID SPOOR
Ronnie Slate
RONNIE SLATE
WELDON ZGARBA

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

SCALE: 1" = 50'

2-23-2020



4T 27,159

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



Item 5.



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



Subject Property

Google Earth
Google INEGI

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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

MICHELLE PEREZ, City Secretary

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

JASON PEREZ, Mayor

MICHELLE PEREZ, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

MICHELLE PEREZ, City Secretary, City of Angleton, on behalf of the City.

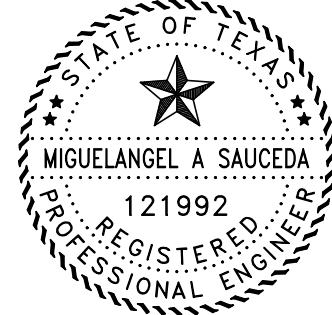
Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel Saucedo, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED:

MIGUELANGEL A SAUCEDO DATE _____
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992



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

ANGELETON DRAINAGE DISTRICT

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

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

STATE OF TEXAS
COUNTY OF BRAZORIA

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

BY:

DEREK LANDRY, DUGOOD FEDERAL CREDIT UNION

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

FIRE LANE AND FIRE EASEMENT

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

DRAINAGE AND DETENTION EASEMENT

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

OWNER'S ACKNOWLEDGEMENT:

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

BILL COLEMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

BARRY COLEMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

FIELD NOTES FOR 0.926 ACRE

BEING A 0.926 ACRE TRACT OF LAND, LOCATED WITHIN MARTHA TOBIN SURVEY, ABSTRACT NO. 699 IN BRAZORIA COUNTY, TEXAS; SAID 0.926 ACRE TRACT, BEING ALL OF LOTS 4, 5, 6 AND A PORTION OF LOTS 7 AND 8 OF COCHRAN SUBDIVISION RECORDED IN VOLUME 3, PAGE 158 OF THE BRAZORIA COUNTY DEED RECORDS, SAID 0.926 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

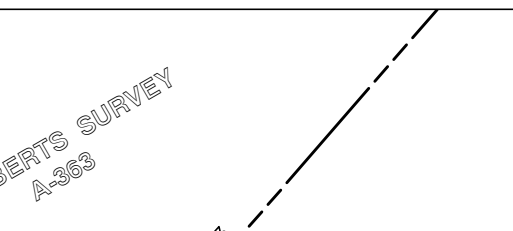
BEGINNING AT A FOUND 4-INCH CONCRETE MONUMENT, LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, CONVEYED TO THE STATE OF TEXAS IN VOLUME 1163, PAGE 333 OF THE BRAZORIA COUNTY DEED RECORDS WITH THE NORTHWEST LINE OF A 20 FOOT WIDE ALLEY AND THE SOUTHEAST LINE OF SAID LOT 7, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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

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

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

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



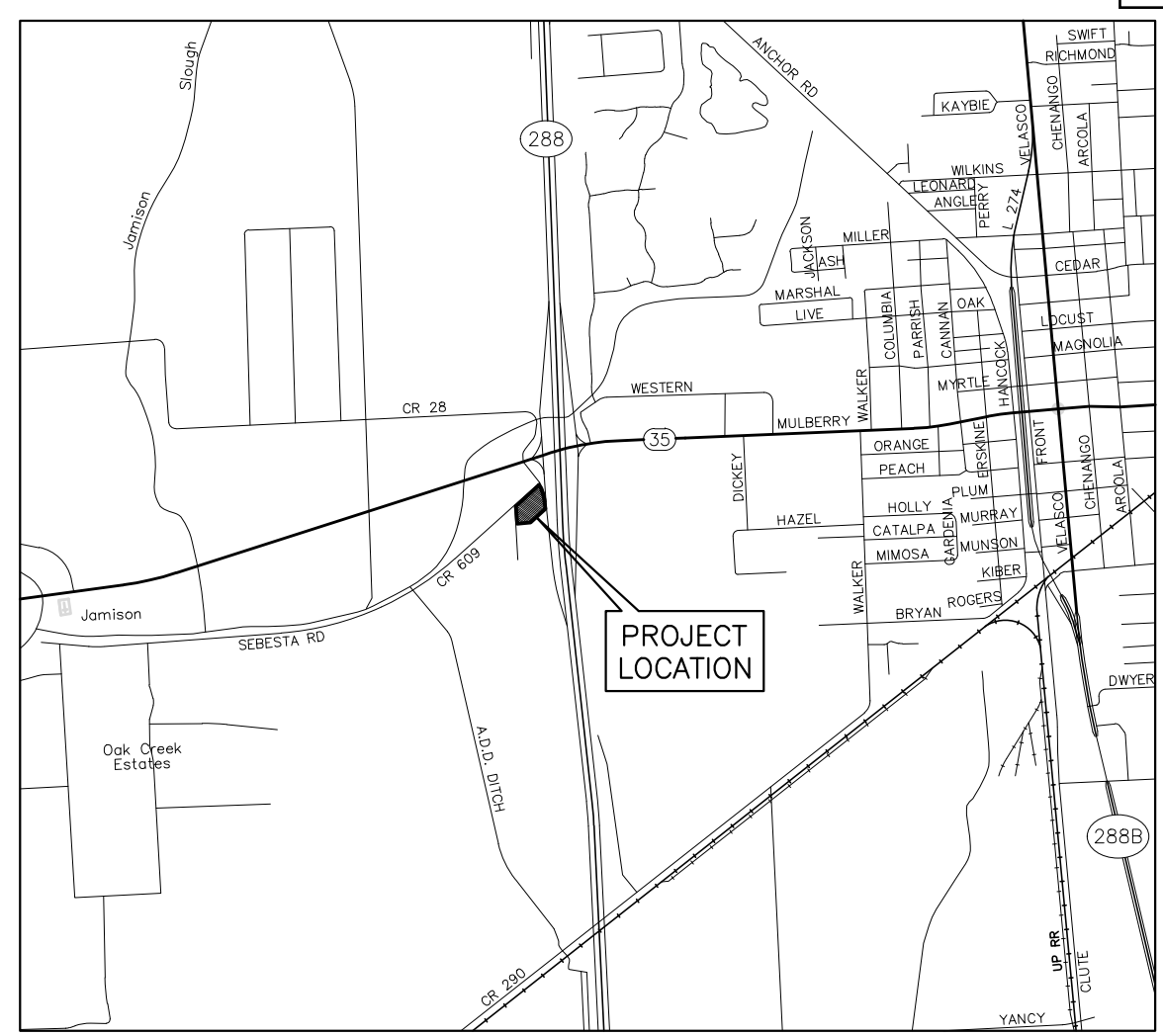
LEGEND

- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- BL = BUILDING LINE
- BM = BENCHMARK
- D.&E. = DRAINAGE AND DETENTION EASEMENT
- UE = UTILITY EASEMENT
- AC = ACRES
- NO. = NUMBER
- FND. = FOUND
- C.I.R. = IRON ROD W/CAP
- I.R. = IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- VL. Pg. = VOLUME, PAGE

SYMBOLS

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

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



VICINITY MAP
SCALE 1" = 2600'

NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERIN HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 480350404C, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- TBM: TBM "A" NAIL IN PP LOCATED 20 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 27.35 FEET
- REFERENCE BENCHMARK: TXDOT BRASS DISK LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF SH288 AND SH35, HAVING A DATUM OF NVD+29, U.S. SURVEY FEET, ELEVATION = 27.90'
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- NOTICE: THE EXISTING 20-FT ALLEY SHOWN ON THE PLAT SHALL BE CONSIDERED A PUBLIC ALLEY AND THEREFORE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS TO MAINTAIN DRAINAGE IN A SAFE AND SANITARY CONDITION. THE PUBLIC ALLEY SHALL BE KEPT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE PUBLIC ALLEY IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE PUBLIC ALLEY.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4, 5, 6, 7 AND 8 OF THE COCHRAN SUBDIVISION INTO 2 LOTS AND ONE RESERVE.
- THE PROPERTY OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE OWNER OF LOT 2 SHALL HAVE SOLE OWNERSHIP OF THE DETENTION RESERVE AND ACCESS TO THE DETENTION RESERVE WILL BE PROVIDED VIA LOT 2.
- THE PROPERTY OWNER OF LOT 1 CAN DRAIN INTO THE DETENTION RESERVE FOR FUTURE IMPROVEMENTS VIA A SEPARATE POND ON A SEPARATE DETENTION RESERVE. THE COST TO PERFORM THOSE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

SIGNED:

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



REVISED:

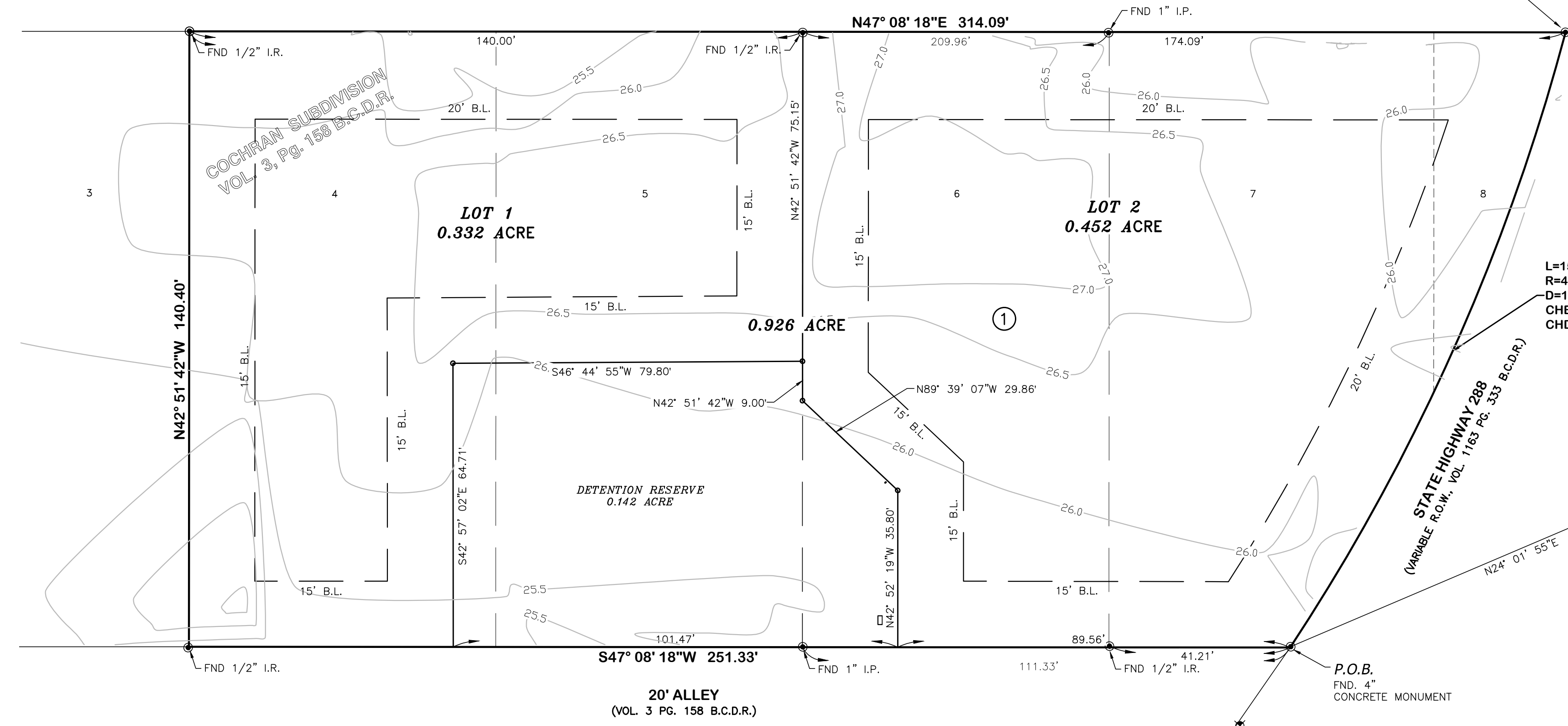
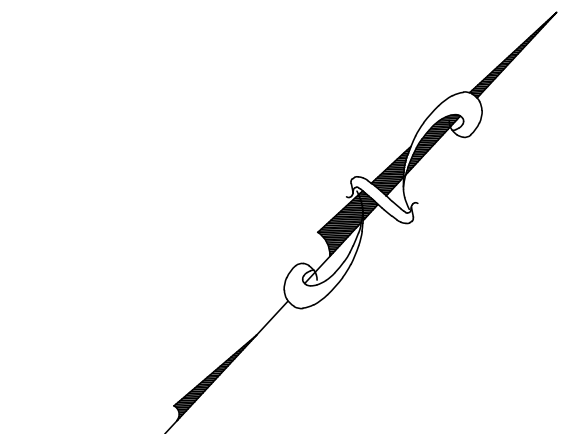
PRELIMINARY REPLAT
COLEMAN COMMERCIAL PARK
A 0.926 ACRE, 2-LOT, 1-BLOCK,
1 RESERVE SUBDIVISION

LOCATED IN THE
MARTHA TOBIN SURVEY, ABSTRACT NO. 699
IN BRAZORIA COUNTY, TEXAS
LOTS 4-8 OF COCHRAN SUBDIVISION



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

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



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

23
(VOL. 3 PG. 158
B.C.D.R.)

TBM "A"
ELEV=27.35'

Walter Reeves

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

Walter,

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

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

Sincerely,

Javier Vasquez, P.E., CFM
Civil Engineer

HDR
4828 Loop Central Drive, Suite 800
Houston, TX 77081
O 713.622.9264 D 713.576.3691
javier.vasquez@hdrinc.com

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

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

Thank you sir, appreciate it.

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

Walter,

the construction plan review process to determine the applicability of bar ditches. No action is required, nor should be taken, on this “variance.”

The second “variance” is 23-15.B.2 which states; “It shall be the policy of the city council to require that all developments located within the city and its ETJ to request city water and sanitary sewer service.” The developer wishes to install septic systems rather than connect to the City sewer service. The nearest sewer connection point is a manhole located at the old end of Shanks Road and is approximately ½ mile from the property. As the City Engineer notes, there are criteria in Section 23-15.D.2.a regarding the use of Onsite Sewerage Facilities (OSSF). Only one (1) of those criteria need be met to allow use of OSSF. Pursuant to Section 23-15.D.2.a.iii no existing or proposed sanitary sewer line is available within 200 feet of the property. As a result, septic systems can be used to provide sanitary sewerage for the lots within this project provided that Brazoria County will issue a septic permit for each of the proposed lots within the proposed project.

However, this raises a parallel question for the Commission to decide upon. The City has approximately 1,400 Equivalent Service Units (ESU – equivalent to the water use of one single family residence) pending completion of some system improvements in the water system. Staff has been consistently informing developers during meetings that the City will not provide water and sewer services to properties outside the city limits due to the ongoing water capacity issue and due to area specific capacity issues in the sewer system. The developer of this project intends to connect to the city water service. Does the City wish those ESU’s of capacity to be used in a low density, large lot subdivision outside of the city limits?

Finally, the third “variance” is to neither construct the major collector level street designated on both the City’s Mobility Plan and the County Thoroughfare Map nor to dedicate the right-of-way for said street through the eastern third of the property. The reasoning amounts to the “it’s a road to nowhere” argument, as there is no existing street to connect with north of the property. The normal process to forgo these requirements of the Land Development Code would be to amend the Mobility Plan to either redesignate the proposed road to a lower roadway classification or to remove it in its entirety from the Mobility Plan. At this point it is premature to consider this “variance” request. The developer has submitted a technical memo (Attachment 6) identifying that a Traffic Impact Analysis (TIA) is required for this project. Any TIA could be scoped to also consider and analyze the appropriateness of maintaining the proposed major collector road on the Mobility Plan.

RECOMMENDATION:

Staff recommends approval of the proposed Concept Plan subject to the following conditions:

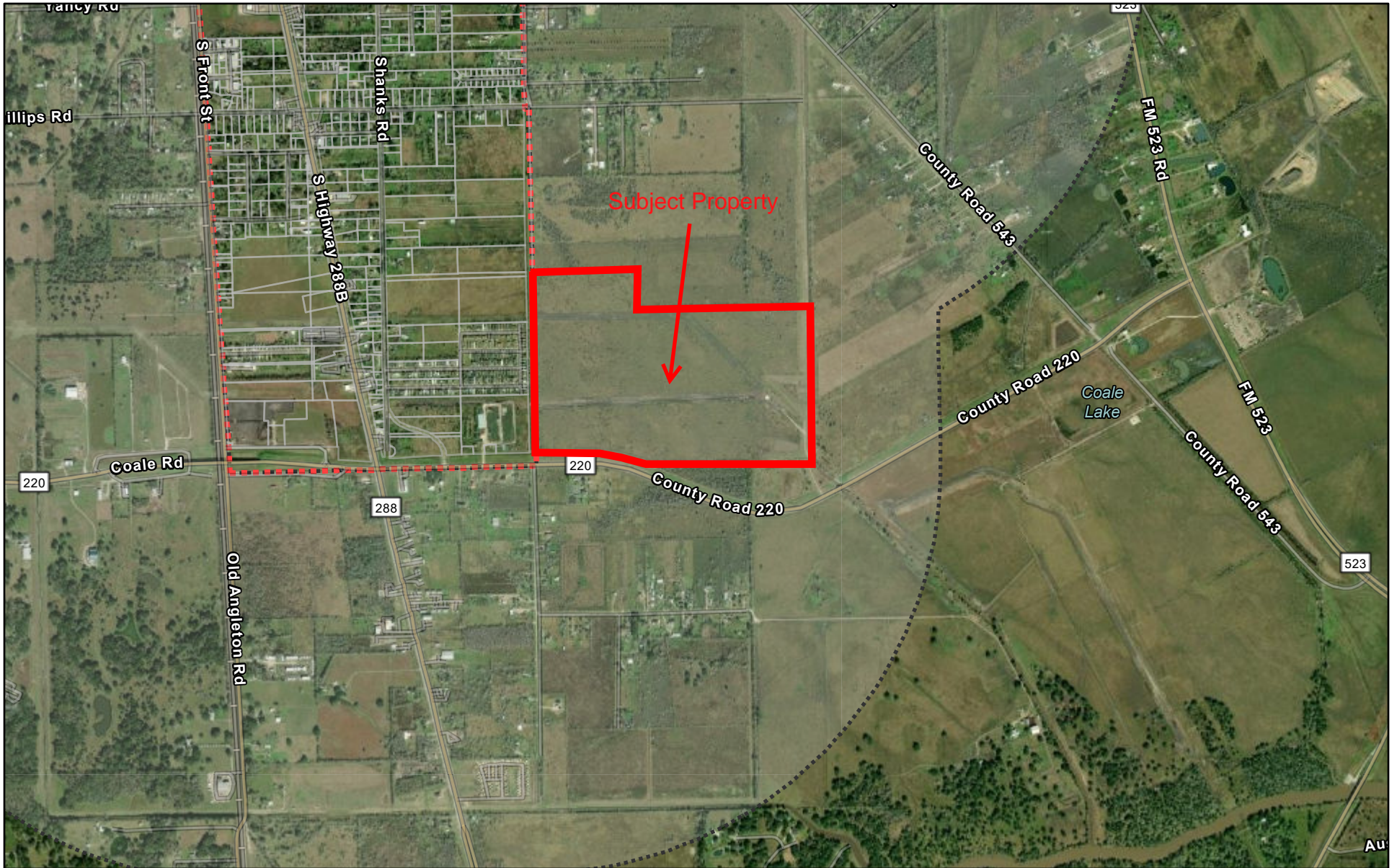
1. That the developer submits a voluntary annexation petition to connect to the City of Angleton water service.
2. That OSSF would be permitted within the project subject to Brazoria County issuing an individual septic permit for each lot. Said permit to be provided with any building permit application for any lot within the proposed subdivision.
3. That the scope of any Traffic Impact Analysis for the project include analysis and consideration of the appropriateness of the current major collector street in the eastern third of the property identified on the Mobility Plan.

SUGGESTED MOTION:

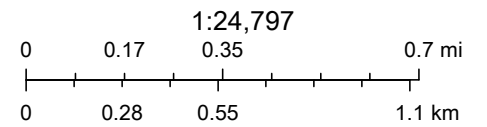
I move we recommend approval of the proposed Concept Plan subject to the following conditions:

1. That the developer submits a voluntary annexation petition to connect to the City of Angleton water service.
2. That OSSF would be permitted within the project subject to Brazoria County issuing an individual septic permit for each lot. Said permit to be provided with any building permit application for any lot within the proposed subdivision.
3. That the scope of any Traffic Impact Analysis for the project include analysis and consideration of the appropriateness of the current major collector street in the eastern third of the property identified on the Mobility Plan.

Attachment 1

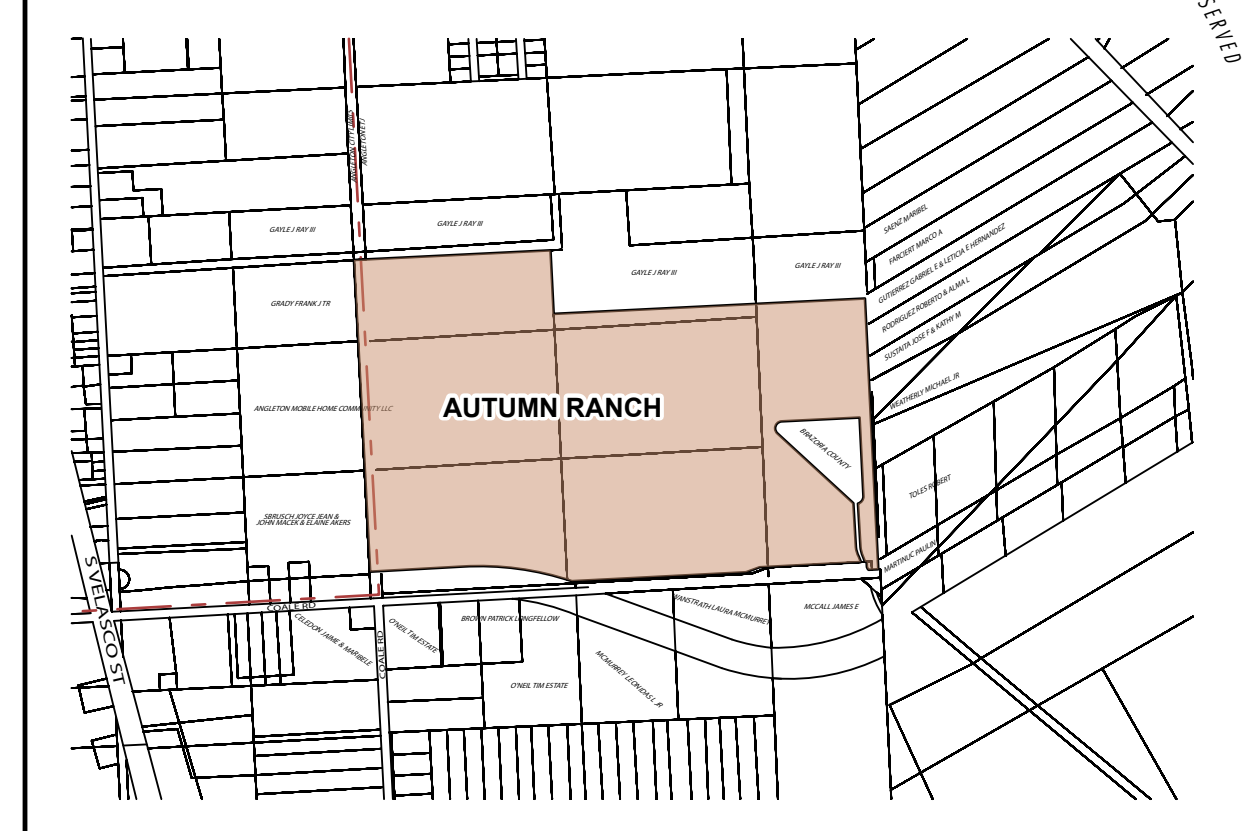
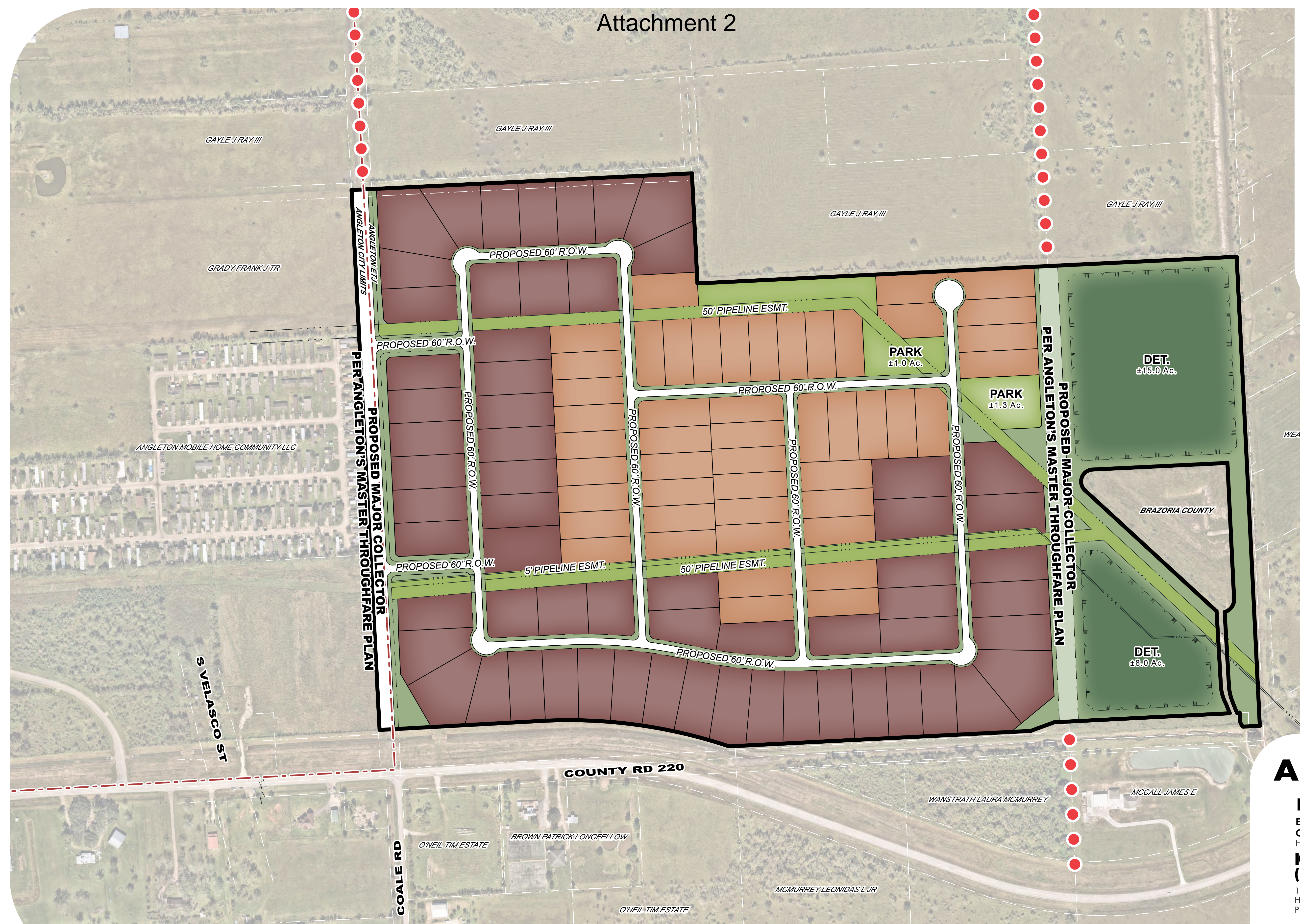


8/25/2022



Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Attachment 2



Vicinity Map (not to scale)

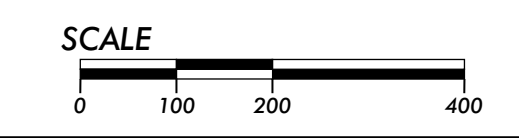
A CONCEPTUAL PLAN FOR

AUTUMN RANCH

BEING ±170.9 ACRES OF LAND
 EDWIN WALLER LEAGUE SURVEY, ABSTRACT 126
 CHARLES B. HUSON, ABSTRACT 201
 HARRIS COUNTY, TEXAS
K HOVNANIAN OF HOUSTON II, LLC
(OR AFFILIATED ENTITY)
 13111 NORTHWEST FREEWAY, SUITE 200
 HOUSTON, TEXAS 77040
 PH. # 713-460-0264

VOGLER & SPENCER ENGINEERING, INC.
 777 NORTH ELDRIDGE PARKWAY, SUITE 500
 HOUSTON, TEXAS 77079
 PH. # 713-782-0042

META
 PLANNING + DESIGN
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

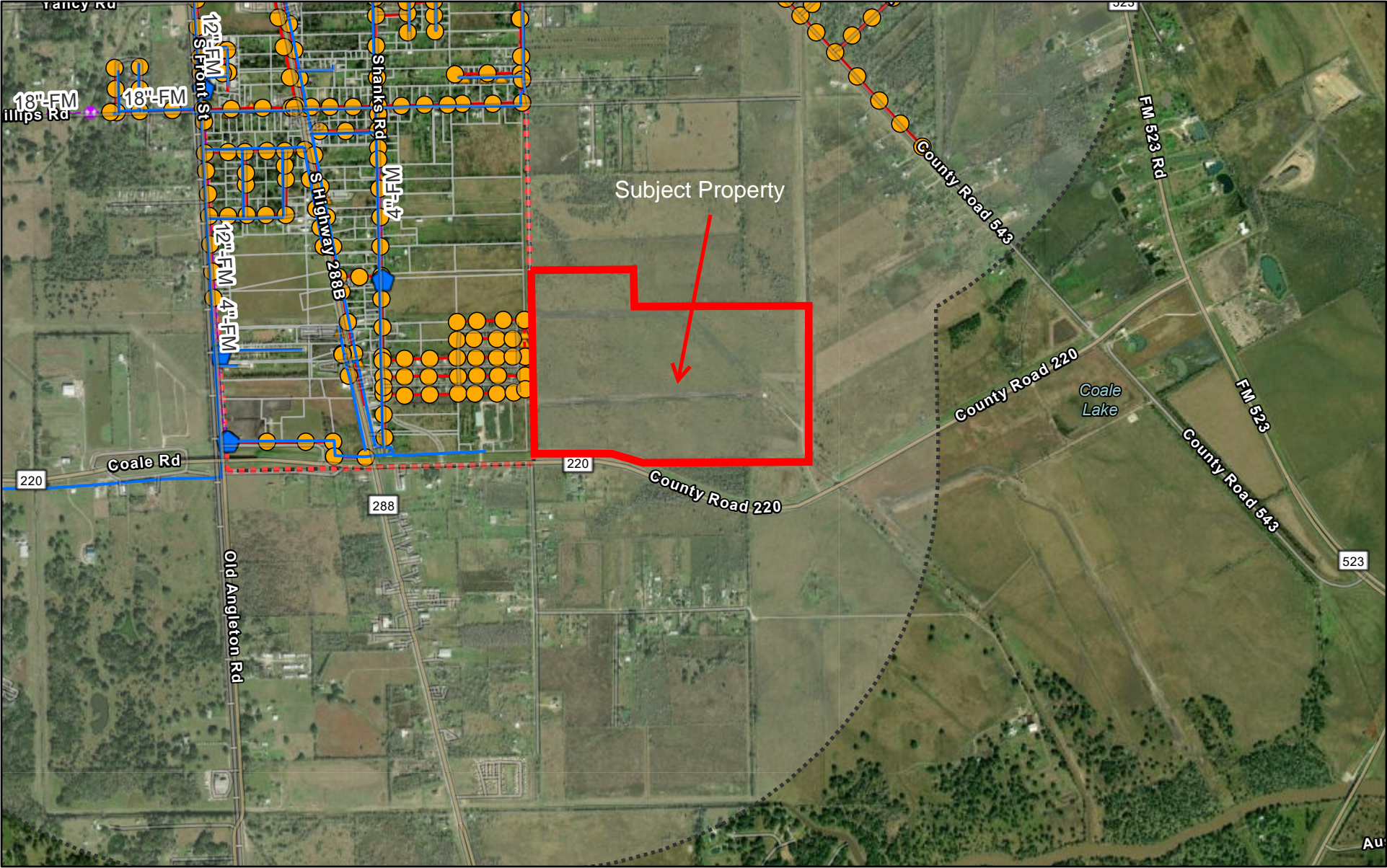


MTA-75004
 JULY 27, 2022

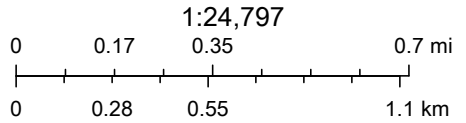
LOT SUMMARY			
1 Ac.	62 LOTS	56%	
3/4 Ac.	48 LOTS	44%	
TOTAL	110 LOTS		

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

Attachment 3



8/25/2022



Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

July 27, 2022

Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco Street,
Angleton, Texas, 77515

Re: AUTUMN RANCH CONCEPT PLAN VARIANCE REQUESTS

Dear Walter,

On behalf of K. Hovnanian of Houston II, LLC, we META Planning + Design LLC, respectfully submit following variances for the above listed Conceptual Plan. See the below list of variances and our justifications:

23-12 Streets and Driveways

Section 23-12.J.4 states “The creation of a new bar ditch for street drainage shall be prohibited, except for all minor plats and residential development where the proposed density will be equal, or less than, 1.0 dwelling unit per acre.” It is our interpretation that under this regulation our development may construct an open ditch drainage system since the proposed development is comprised of 110 lots on 170.9 acres. We are requesting confirmation that an open ditch drainage system will be allowed within our development based on the current land plan with 0.75-1 acre lots. If you do not believe that the above regulation allows our development to construct an open ditch drainage system, we would an explanation as to what regulation we do not meet. Additionally, if it is determined that an open ditch drainage system is not allowed under the Code of Ordinances, we would like to formally request a variance in order to construct an open did drainage system to keep the aesthetics of a rural large lot community.

23-15 Drainage and Utilities

Section 23-15.B.2.a states “ It shall be the policy of the city council to require that all developments located within the city and its ETJ to request city water and sanitary sewer service.” On behalf of K.Hovnanian Homes we would like to formally request a variance to 23-15.B.2.a in order to install private septic sewer systems within each lot of the developed. We believe the installation of septic sewer systems would benefit the city by eliminating the required lifetime maintenance a new sanitary sewer system would require. Additionally, by allowing septic sewer systems it would not increase flow to an already taxed Lift Station No. 25 and 4” force main (closest lift station to the proposed development).

Construction of the Proposed Major Collector

As illustrated on the Brazoria County Master Thoroughfare Plan and the Angleton Master Thoroughfare Plan, there is a proposed major collector that bisects the subject tract and intersects County Road 220 at a perpendicular angle. The proposed major collector would not make any significant connections, as the road would not be extended past the subject property’s northern boundary at this moment in time. The property owners and development team would like to request to have a conversation with city staff to reach an agreement on the possibility of forgoing the dedication of this right-of-way.

Please contact me if you need any additional information.

Sincerely,

Caitlin King

Caitlin King
Enclosure

Walter Reeves

From: Vasquez, Javier <Javier.Vasquez@hdrinc.com>
Sent: Friday, August 19, 2022 12:49 AM
To: Walter Reeves
Cc: Peterson, John; Kyle Reynolds
Subject: RE: Autumn Ranch

Walter,

Based on the Variances received by META Planning for the Autumn Ranch Subdivision, the following are comments pertaining to the variances submitted:

Section: 23-12 Streets and Driveways

Variance Request Summary: To construct bar ditches to provide drainage for the proposed Autumn Ranch Subdivision
 Comments:

1. If the subdivision as proposed and developed to meet the criteria noted under Sec. 23-12, J.4 for use of bar ditches, the following would need to be considered in the planning and construction for this type of drainage facilities:
 - a. It would be understood that the proposed bar ditch would meet the requirements found under Sec. 23-12, L.2. a-d.
 - b. For proposed Collector Roads, the street drainage should not use bar ditches for public safety. See Sec. 23-10, 7.b. where *"Infrastructure should be designed to maximize public safety and mitigate existing public safety issues, such as, but not limited to, bar ditches..."*
 - c. For locations that meet Sec. 23-10, 5.d. where *"Existing steep sloped roadside ditches should be eliminated when adjoining properties are developed and redeveloped and in conjunction with capital improvement projects..."*.

Section: 23-15 Drainage and Utilities

Variance Request Summary: To install and utilize septic sewer systems to provide sanitary sewer service for the proposed Autumn Ranch Subdivision

Comments:

1. The use of septic would be allowable under Sec. 23-15, D.2. as long as the following conditions are met below. :
 2. *New/replacement OSSF systems limited.* Sanitary sewer service shall be provided to all properties unless one of the following circumstances is applicable:
 - a. *New OSSF service.* The city will allow the issuance of a permit for a new OSSF only if the following criteria are met:
 - i. Public sanitary sewer service is not available to the property;
 - ii. The property is not included in a public or privately funded project where sanitary sewer service is proposed to be extended to the property;
 - iii. An existing, or proposed, sanitary sewer service main is located more than 200 feet from the front of any lot proposing a new OSSF; and
 - iv. The proposed OSSF is approved by Brazoria County.
2. Adequate provisions would be made for future connection to City sanitary sewer such as easements/right-of-way and configuration of individual service laterals to be easily converted to be connected to a gravity sanitary sewer line. This would follow the requirements of Sec. 23-15, D.2.b.iii

Dedication for Major Collector Road (Future Jamison Road/CR 428)

Variance Request Summary: To forgo the dedication of right-of-way for a collector street identified in the Angleton and County MTP for the proposed Autumn Ranch Subdivision

Comments:

1. The Developer is required to follow Sec. 23-23C. Essential Nexus – Developer Obligations; dedication and construction improvements.; Where *"The developer shall dedicate all rights-of-way and easements necessary for public streets, sidewalks necessary to adequately serve a proposed development and link to adjoining future development, consistent with the Angleton FTP and ACM, as limited by section 23-27..."*
2. The major collector roads are identified for future planning. It is the intent of the plans to allow for future installation of the roadway network to accommodate future growth and provide mobility among the adjacent properties and connectivity of other streets to provide the future needs of the City and adjacent communities.
3. Review and concurrence from Brazoria County would also be required since they are a Referral Agency as noted in the Land Development Code and also have identified this major collector in the County MTP.

Concept Plan Comments:

1. The plan needs to incorporate the east west minor collector noted in the Angleton FTP.
2. The internal streets of the subdivision should have a connection to the proposed major collector shown just east of the subdivision lots.
3. Need to verify if there are other layout options for having the detention areas integrated with the subdivision instead of having them consolidated along the east side of the proposed major collector.
4. Need to verify proposed parks will meet City requirements.
5. Easements will need to be identified at time of platting.

If you have any questions or would like to look over and discuss these items, please call me at 713-576-3691.

Sincerely,

Javier Vasquez, P.E., CFM
Civil Engineer

HDR
4828 Loop Central Drive, Suite 800
Houston, TX 77081
O 713.622.9264 D 713.576.3691
javier.vasquez@hdrinc.com

From: Walter Reeves <wreeves@angleton.tx.us>
Sent: Thursday, August 11, 2022 8:41 AM
To: Vasquez, Javier <javier.vasquez@hdrinc.com>
Cc: Peterson, John <john.peterson@hdrinc.com>; Kyle Reynolds <kreynolds@angleton.tx.us>
Subject: Autumn Ranch

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

Javier,

I have created a dropbox link for Autumn Ranch. This is the proposed ETJ project on future Gifford and north of CR 220 that was at DAWG a couple of weeks ago. There is a concept plan and a short list of variances in application materials, all I need is your comments on the list of variances (one of them is not a variance but allowed under the LDC) and any

comments you might have on the concept plan. I know it's short notice, my fault on that, but I need any comment 8/18/2022. Thanks. Link to files https://www.dropbox.com/sh/b1qag4jou2wc5gp/AADEAOH5CIGP3ad_Hf0-Uvxja?dl=0

Walter E. Reeves Jr., AICP
Development Services Director
City of Angleton
121 S. Velasco Street
Angleton, TX 77515
(979) 849-4364 x-2108
wreeves@angleton.tx.us



Please be advised that email correspondence may be subject to public release pursuant to the Texas Public Information Act.



STEVENS TECHNICAL

Stevens Technical Services, Inc.
14531 FM 529, Suite 160
Houston, TX 77095

Item 6.

(713) 828-4742
<http://www.stevens-technical.com>

TECHNICAL MEMORANDUM

Autumn Ranch Subdivision Traffic Impact Analysis Scoping Memorandum

DATE: July 27, 2022

TO: Ryan Vogler, PE
Vogler & Spencer Engineering, Inc.

COPY TO: City of Angleton

FROM: Charles R. Stevens Jr., PE, PTOE
CEO/Principal, Stevens Technical Services, Inc.

FOR MORE INFORMATION:

Name: Charles R. Stevens Jr., PE, PTOE
Phone: (713) 725-5841 (cell)
Email: charlie@stevens-technical.com

DISCUSSION:

Stevens Technical Services, Inc. (STS) was tasked to conduct an independent review of the proposed land plan, site characteristics, and potential current/future transportation impacts for the proposed Autumn Ranch Subdivision in Angleton, Texas (see Figure 1). STS understands that this traffic engineering memorandum is required to submit a subdivision master plan to the City of Angleton (City).

What did we do?

- Reviewed City municipal code section 23-25.
- Review of City Mobility Plan.
- Drive-by field visit of proposed site.
- Reviewed aerial for nearby traffic generators and existing roadway network.
- Studied subdivision plan and determined potential traffic patterns.
- Calculated the number of AM and PM Peak Hour Trips.
- Developed proposed Traffic Impact Analysis (TIA) Scope for City Approval.

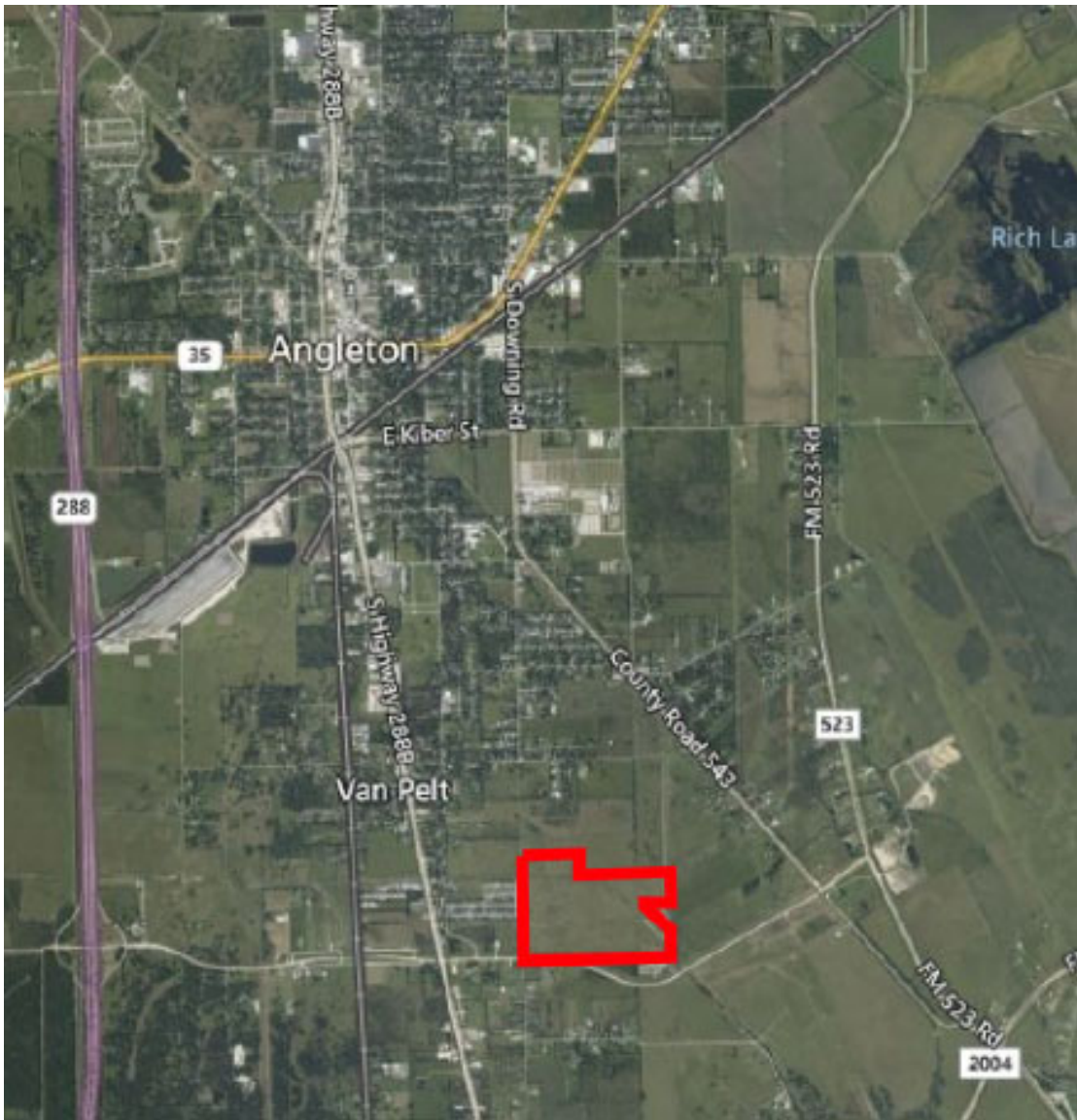


Figure 1. Site Map of Autumn Ranch

Existing Conditions

The proposed site is adjacent on the north side of County Road (CR) 220, or Coale Road, starting at the intersection of CR 220 and CR 220c (see Figure 2). CR 220 is a two-lane highway with 12 ft lanes and varying shoulder widths including an 8ft shoulder in the eastbound direction and 4ft shoulder in the westbound direction. CR 220c is a two-lane highway with approximately 9ft lanes and 1ft shoulders.

Photographs of the intersection can be found in **Appendix A**.

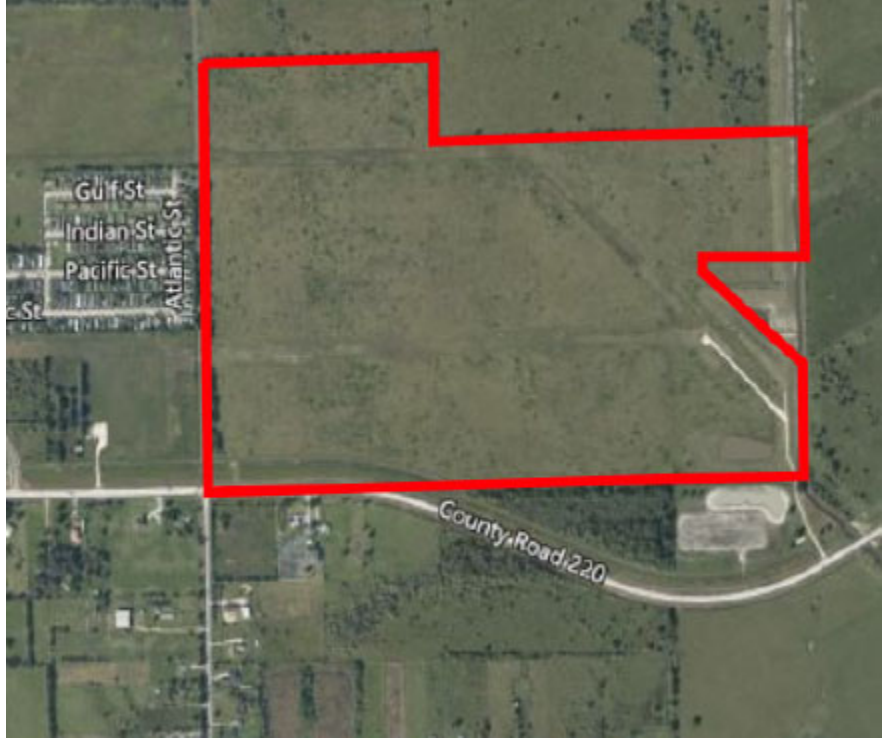


Figure 2. Existing Roadway Network

Proposed Development

Autumn Ranch is a 171-acre subdivision proposing 110 single-family residential lots.



LOT SUMMARY			
	1 Ac.	62 LOTS	56%
	3/4 Ac.	48 LOTS	44%
TOTAL		110 LOTS	

Figure 3. Autumn Ranch Lot Summary

Proposed Transportation Improvements

Autumn Ranch will provide ingress/egress through the construction of a major collector functional class roadway along the development frontage that aligns with the current City Mobility Plan’s extension of Gifford Road. This roadway will create a 4-legged intersection between CR 220, CR 220c and future Autumn Ranch Road (see Figure 4).

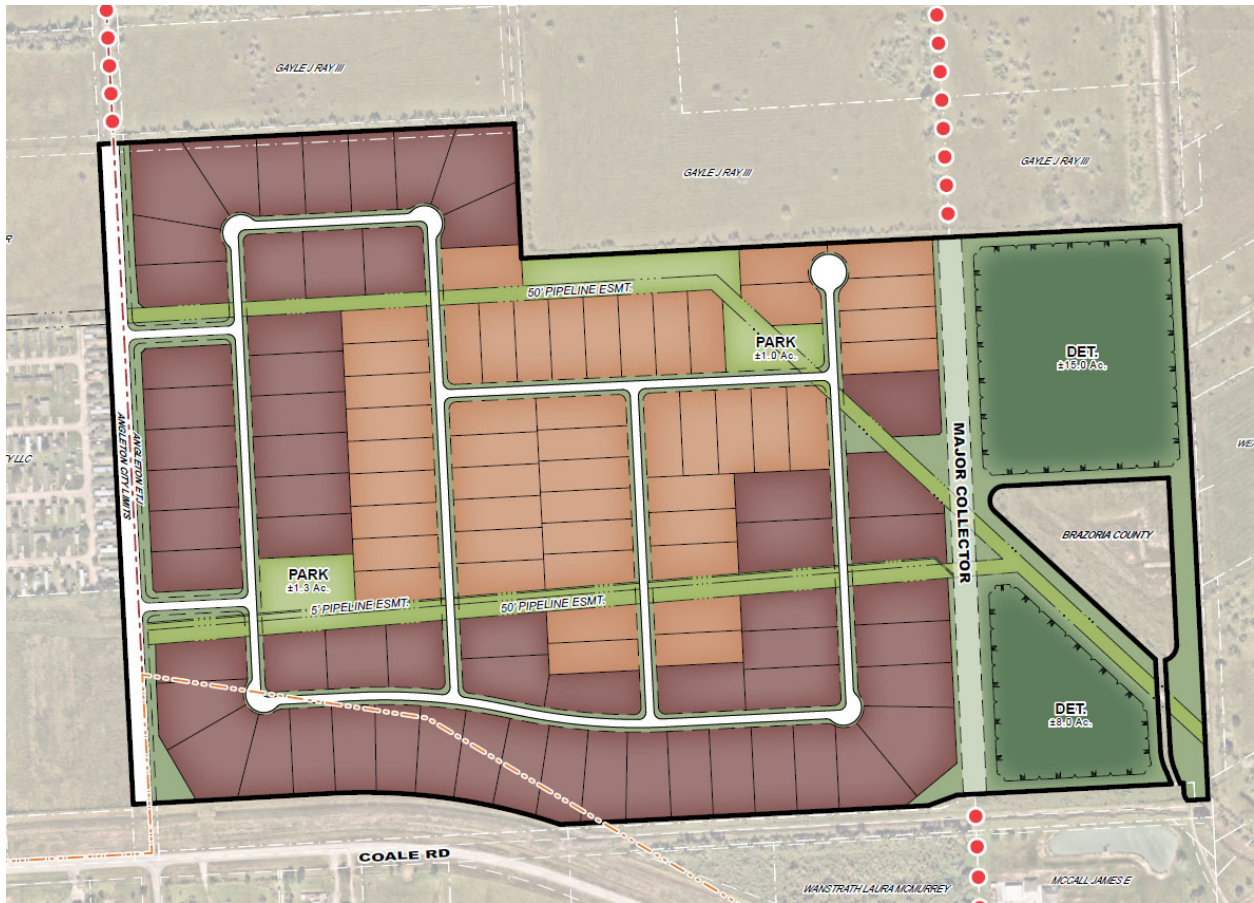


Figure 4. Autumn Ranch Subdivision Land Plan

Trip Generation

STS calculated AM and PM Peak hour trips based on the subdivision lot summary provided. It has been assumed that each lot will restrict construction to one single family home. Utilizing the ITE Trip Generation Manual (10th Edition + Supplemental), STS found the following:

PM Peak Calculated Trip Ends:
Average Rate: 110 (Total), 70 (Entry), 40 (Exit)
Fitted Curve: 117 (Total), 75 (Entry), 42 (Exit)

AM Peak Calculated Trip Ends:
Average Rate: 84 (Total), 22 (Entry), 62 (Exit)
Fitted Curve: 88 (Total), 23 (Entry), 65 (Exit)

Does Autumn Ranch need a TIA?

According to City Code of Ordinances (Section 23-25 – B.1) a TIA is required for:

“Development that generates more than 100 peak hour trips (PHT).”

The Autumn Ranch subdivision trip generation calculations exceed the 100 peak hour trip threshold by 10 trips based on the average rate method. Based on language within the City Code of Ordinance 23-25-B.1 the development will require a TIA.

What should be done to determine potential impact?

Although the TIA is required, the traffic impacts should be minor and limited to the intersection of CR 220/CR220c/Future Autumn Ranch Road. The following TIA scope should determine the need for any additional operational improvements:

TIA Study Area: TIA should include internal and adjacent intersections of public roadways within ¼ mile of the development boundary.

Existing/Background Conditions: Determine the existing, and known proposed, background traffic, not created or associated with traffic that would be generated by the proposed development. This may also include distribution of future trips along the proposed Gifford Rd. Extension.

Project (Build-out) Conditions: Calculate projected traffic volumes to be present after a project is completed.

Trip Distribution: Present existing and anticipated trip distribution of the percentage estimates per turning movement from the proposed development.

Trip Generation Summary: Provide a trip generation summary that summarizes existing and anticipated trip generation characteristics an entire day; including A.M. and P.M. peak periods, rates, and all assumptions used to calculate the number of anticipated trips.

Traffic Operations: Determine existing, background, and anticipated Level-of-Service (LOS), turn lane warrant study (typically according to TxDOT Roadway Design Manual); and 95th percentile traffic queuing for turn lane sizing purposes (if needed).

Summary

The traffic impact of the proposed Autumn Ranch Subdivision should be limited to the primary subdivision entrance at CR 220/CR220c & Future Autumn Ranch Road intersection. The proposed TIA scope should provide the required results necessary to mitigate impact.

Appendix A

Intersection Photographs
CR 220 (Coale Rd.) at CR 220c



Figure A1. CR220/Coale Rd. Westbound Approach



Figure A2. CR220/Coale Rd. Eastbound Approach



Figure A3. CR 220c Northbound Approach

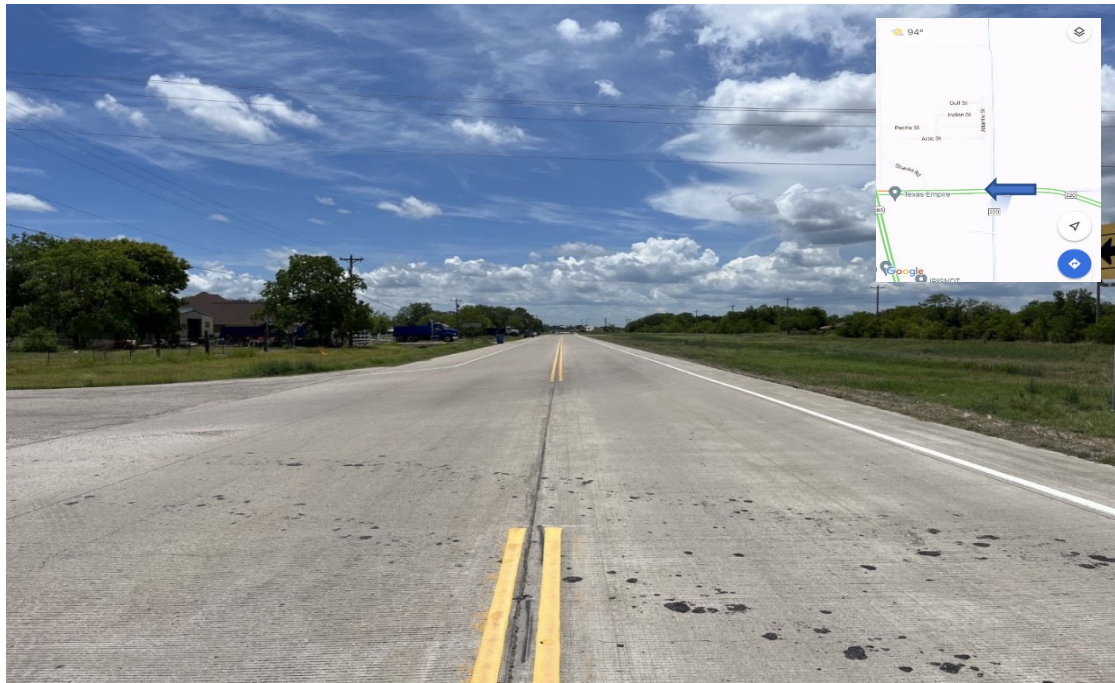


Figure A4. CR220/Coale Rd. Westbound Approach at Intersection



Figure A5. CR220/Coale Rd. Eastbound Approach at Intersection



Figure A6. CR 220c Northbound Approach at Intersection



Figure A7. CR 220c Southbound View at Intersection



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

PREPARED BY: Walter E. Reeves jr., AICP, Development Services Director

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

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

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

1. Attachment 1 Conceptual Plan
2. Attachment 2 Parks and Recreational Facilities "B"
3. Attachment 3 Parks and Recreational Facilities "B1"
4. Attachment 4 Amenity Area Renderings

This project will not be connecting to either City of Angleton water or sewer services. No agreements of any kind are in place between the City and the developer regarding applicable regulation governing the development nor potential future annexation of the property. No specific details are provided with this concept plan regarding the maximum square footage of commercial development within the project, nor for what will be proposed as park development. However, the developer has submitted the following as a parkland dedication statement for the five (5) preliminary plats that have been submitted:

"Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development."

The two biggest issues for the Commission to consider and make a recommendation upon are the lot sizes/mix of those lot sizes, and the park dedication/amenities. As the Commission will recall, a presentation was made to the Commission on this project at its October 2021 regular meeting. The plan presented to the Commission had a total of 2,650 residential lots broken out as:

1. 50' X 120' typical lots = 980 lots
2. 60' X 120' typical lots = 1,020 lots
3. "Specialty Residential Lots" (assume all to be less than 50' in width) = 650 lots
4. Total number of lots = 2,650 lots

61.5% of the lots proposed on that land plan would have been less the 50 feet in width. The land plan proposed in the concept plan under consideration has the following lot mix:

1. 50' X 120' typical lots = 848 lots
2. 60' X 120' typical lots = 919 lots
3. 70' X 120' typical lots = 112 lots
3. "Specialty Residential Lots" (assume all to be less than 50 feet in width) = 188 lots
4. Total number of lots = 2,067 lots

In this land plan 50.1% of the lots proposed are less than 50 feet in width.

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

There have been adjustments made to the land plan of this project since October 2021. The question for the Commission is whether those adjustments are sufficient for it to recommend approval of the proposed lot sizes and lot mix. Staff is unable to provide a recommendation in this regard. Staff will recommend that the park concept plan be denied due to the lack of details about the land proposed for dedication and the improvements to those lands.

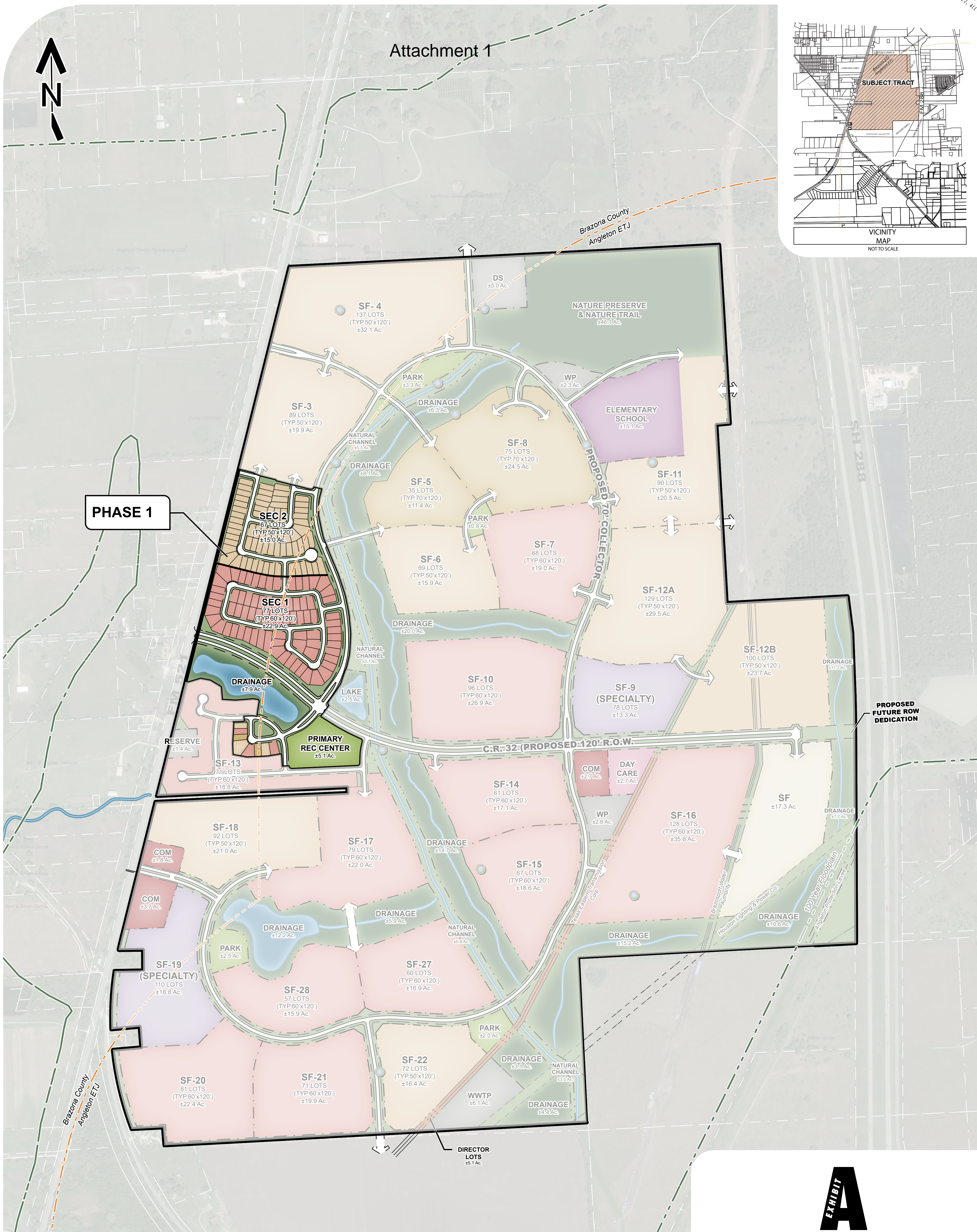
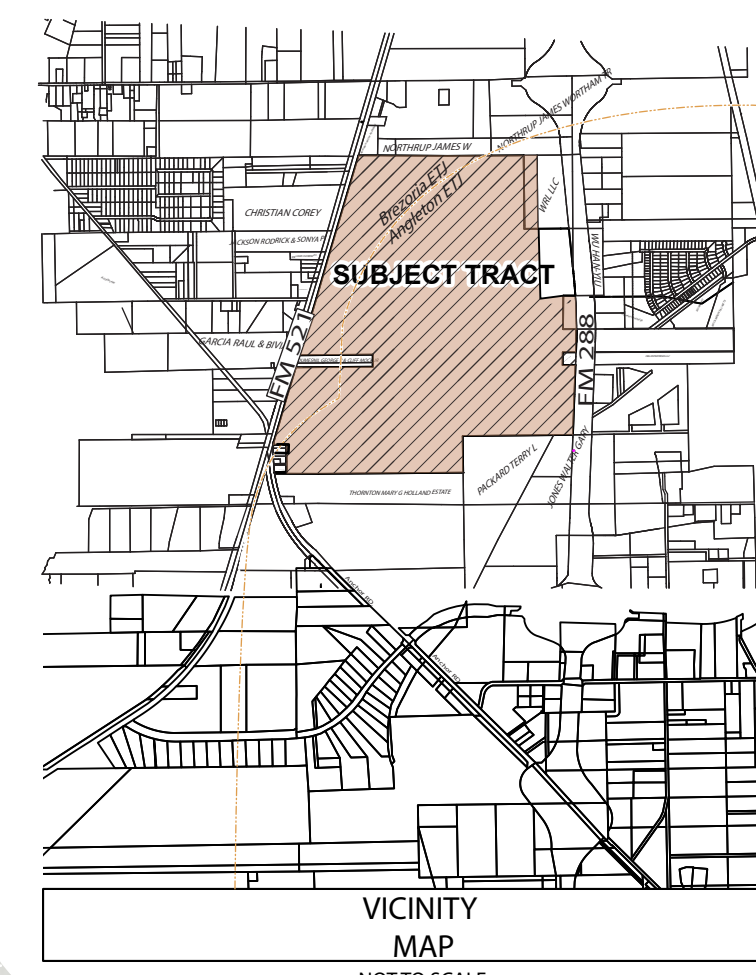
RECOMMENDATION:

Staff recommends that the park concept plan be denied. Staff cannot make a recommendation on the lot size/lot mix proposal.

SUGGESTED MOTION:

I move we recommend denial of the park concept plan.

Attachment 1



PHASE 1

EXHIBIT A

a phasing exhibit for

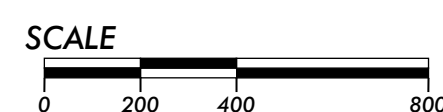
ASHLAND CONCEPT PLAN ± 879.9 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT



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



MTA-78006
JULY 25, 2022

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LAND USE ANALYSIS

TRADITIONAL RESIDENTIAL		±488.5 Ac.
SF	TYP. 50'x120'	±848 LOTS 45% ±195.2 Ac.
SF	TYP. 60'x120'	±919 LOTS 49% ±257.4 Ac.
SF	TYP. 70'x120'	±112 LOTS 6% ±35.9 Ac.
TOTAL		±1,879 LOTS

SPECIALITY RESIDENTIAL		±32.1 Ac.
SP	R1 - SPECIALITY - TYP. VARIES	±188 LOTS ±32.1 Ac.

TOTALS		2,067 LOTS
NON-RESIDENTIAL		±31.1 Ac.

COM	COMMERCIAL	±8.2 Ac.
ES	ELEMENTARY SCHOOL	±15.1 Ac.
DC	DAY CARE	±2.7 Ac.
DL	DIRECTOR LOTS	±5.1 Ac.

PARKS / RECREATION / OPEN SPACE ±243.1 Ac.

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

UTILITIES & EASEMENTS ±32.7 Ac.

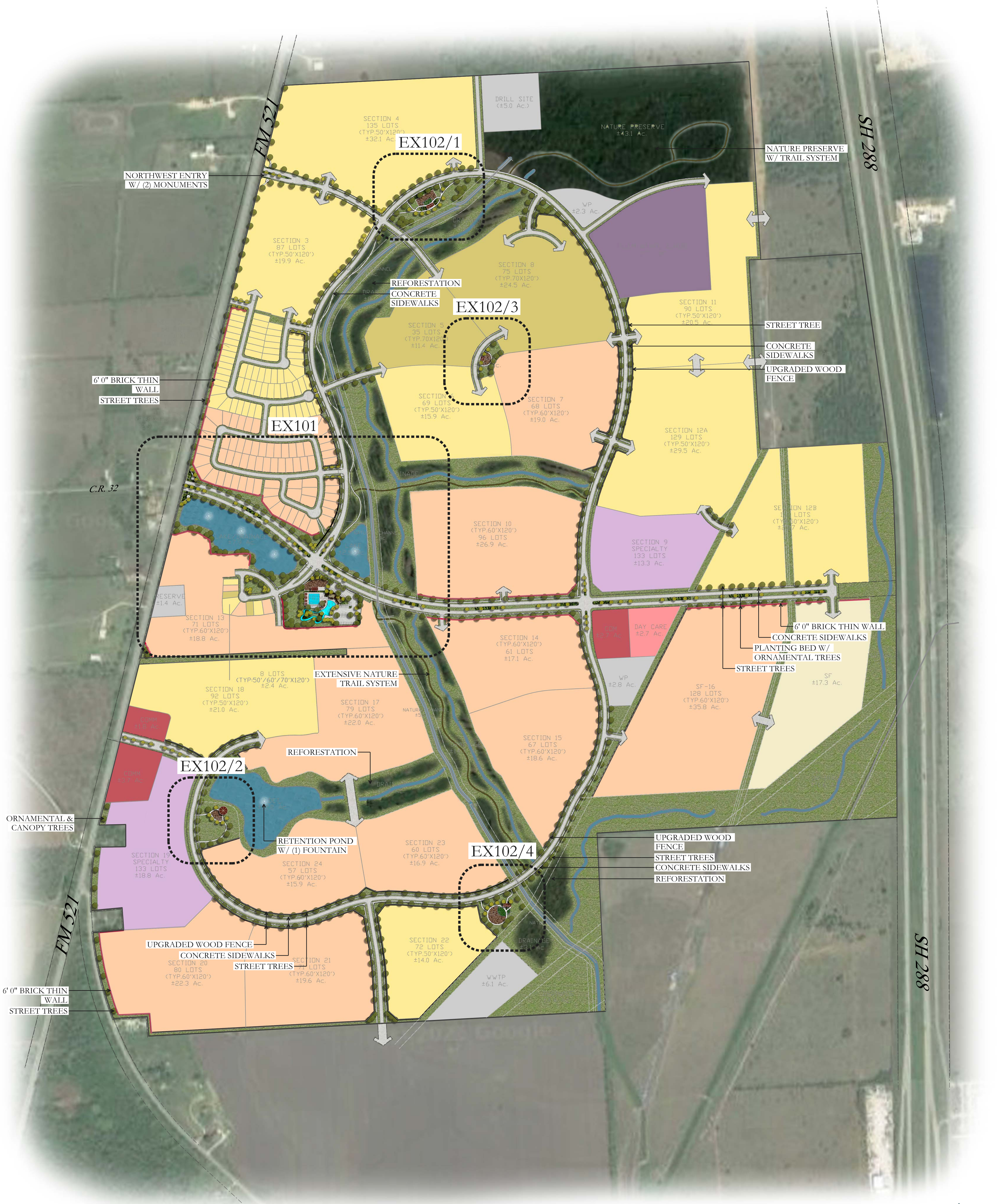
PIPELINE EASEMENTS	PIPELINE EASEMENTS	±11.2 Ac.
POWER EASEMENTS	POWER EASEMENTS	±5.3 Ac.
WATER PLANT	WATER PLANT	±5.1 Ac.
WWTP	WASTEWATER TREATMENT PLANT	±6.1 Ac.
DS	DRILL SITE	±5.0 Ac.

CONSTRAINTS ±58.7 Ac.

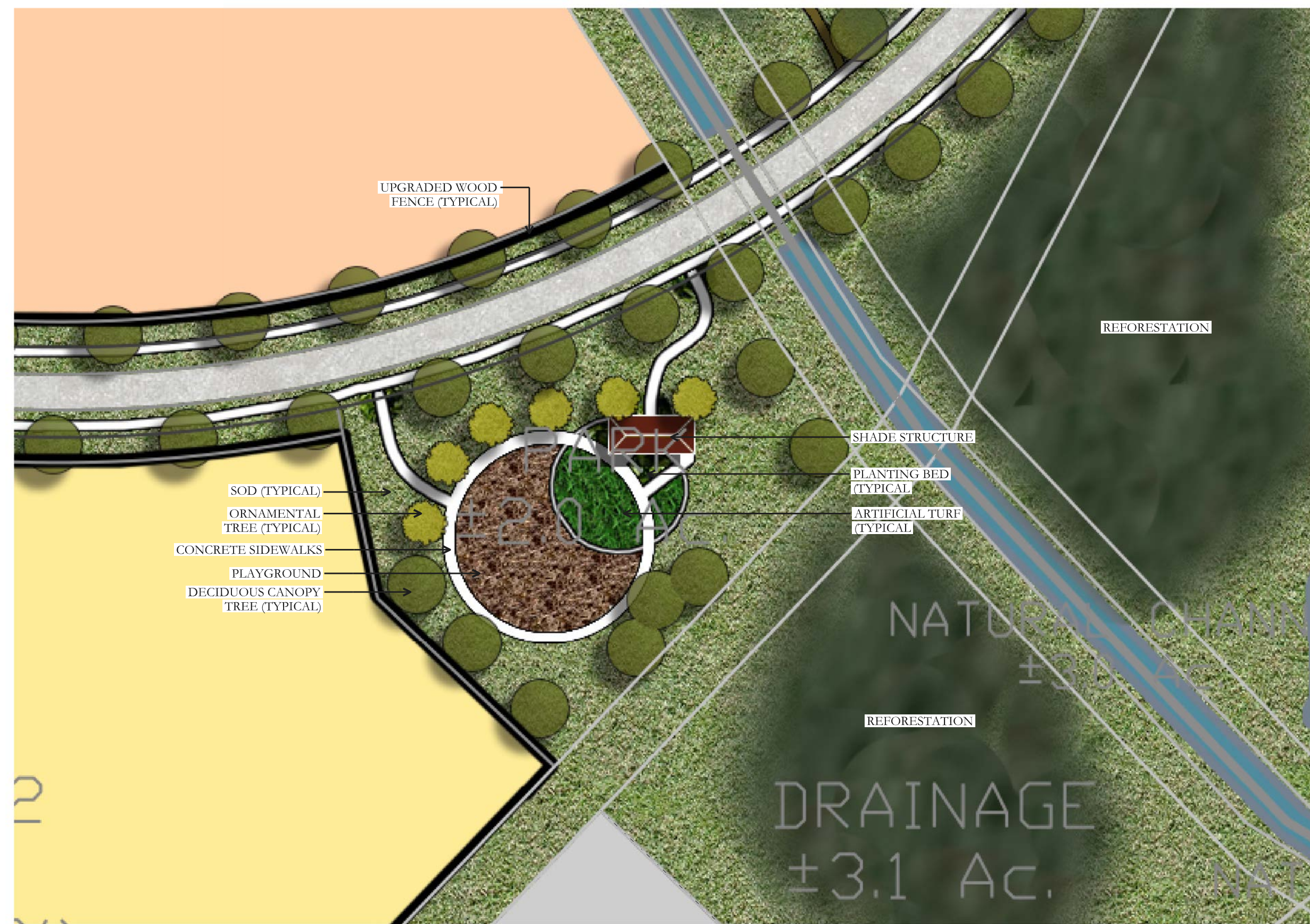
MAJOR THOROUGHFARES	±15.7 Ac.
COLLECTOR STREETS	±43.0 Ac.

PROJECT TOTAL	±879.9 Ac.
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- = WELL SITE
- - ● = SIDEWALKS (5' WIDE)
- - ● = NATURE TRAILS (5' WIDE)



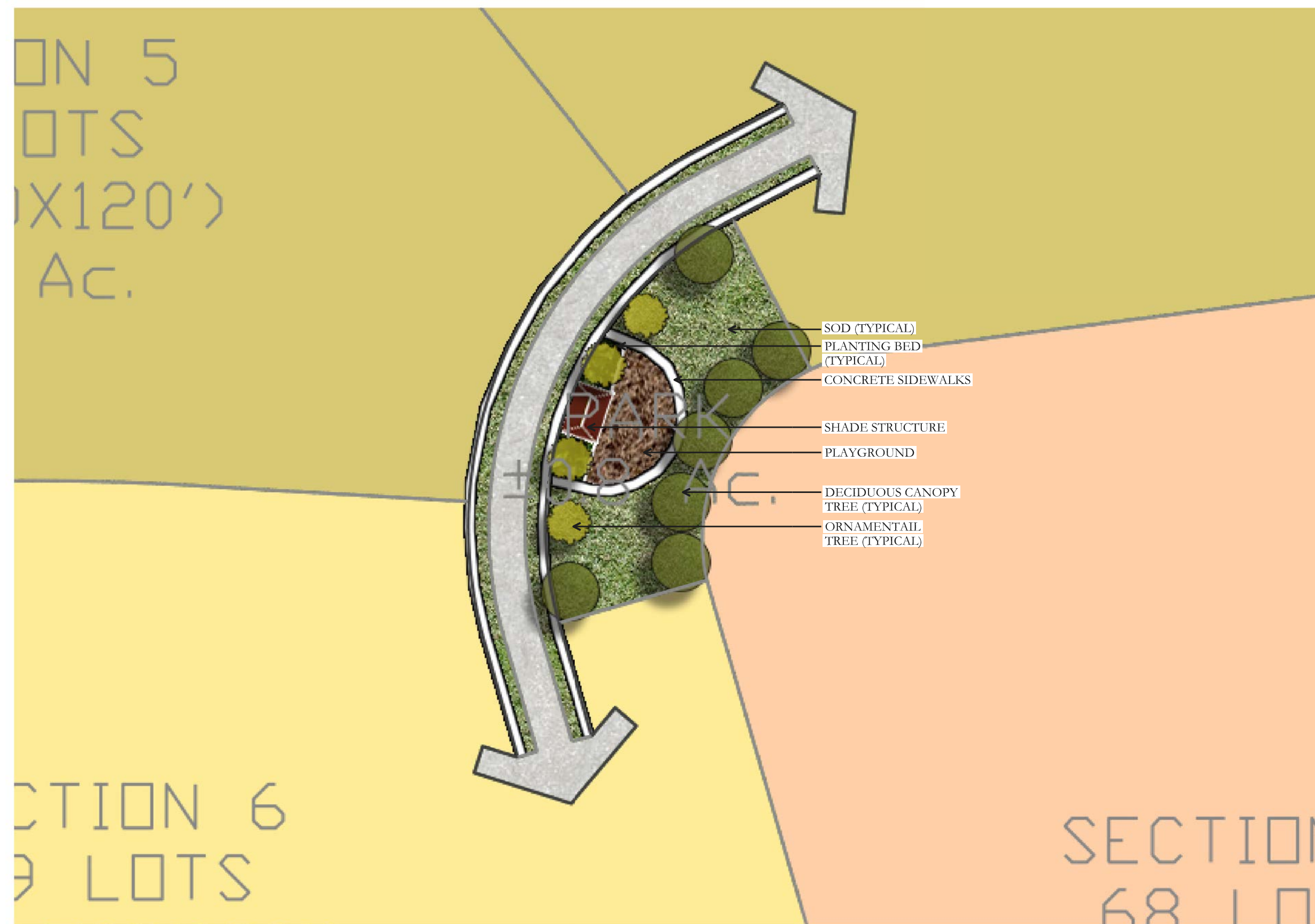




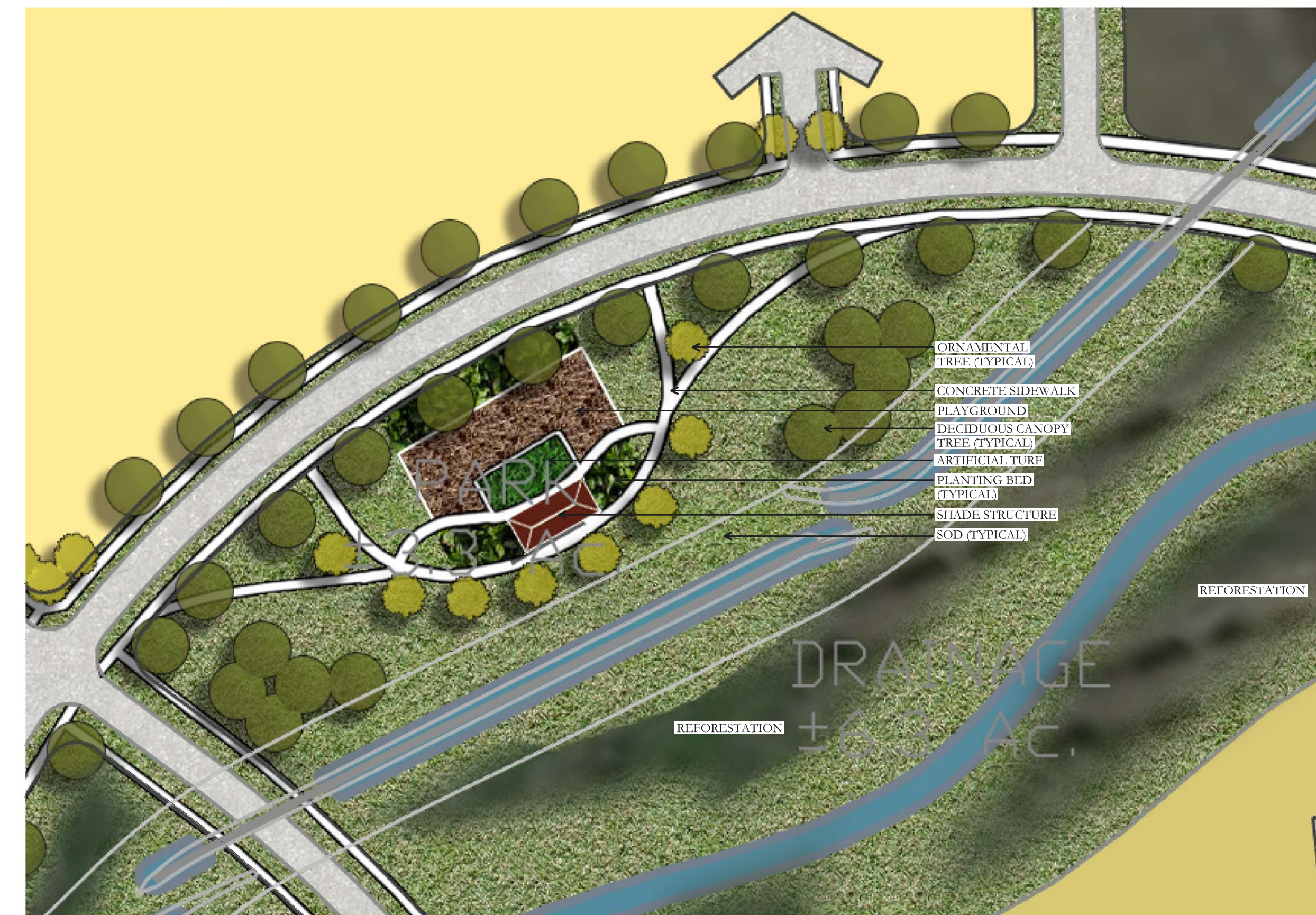
4 SOUTH PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



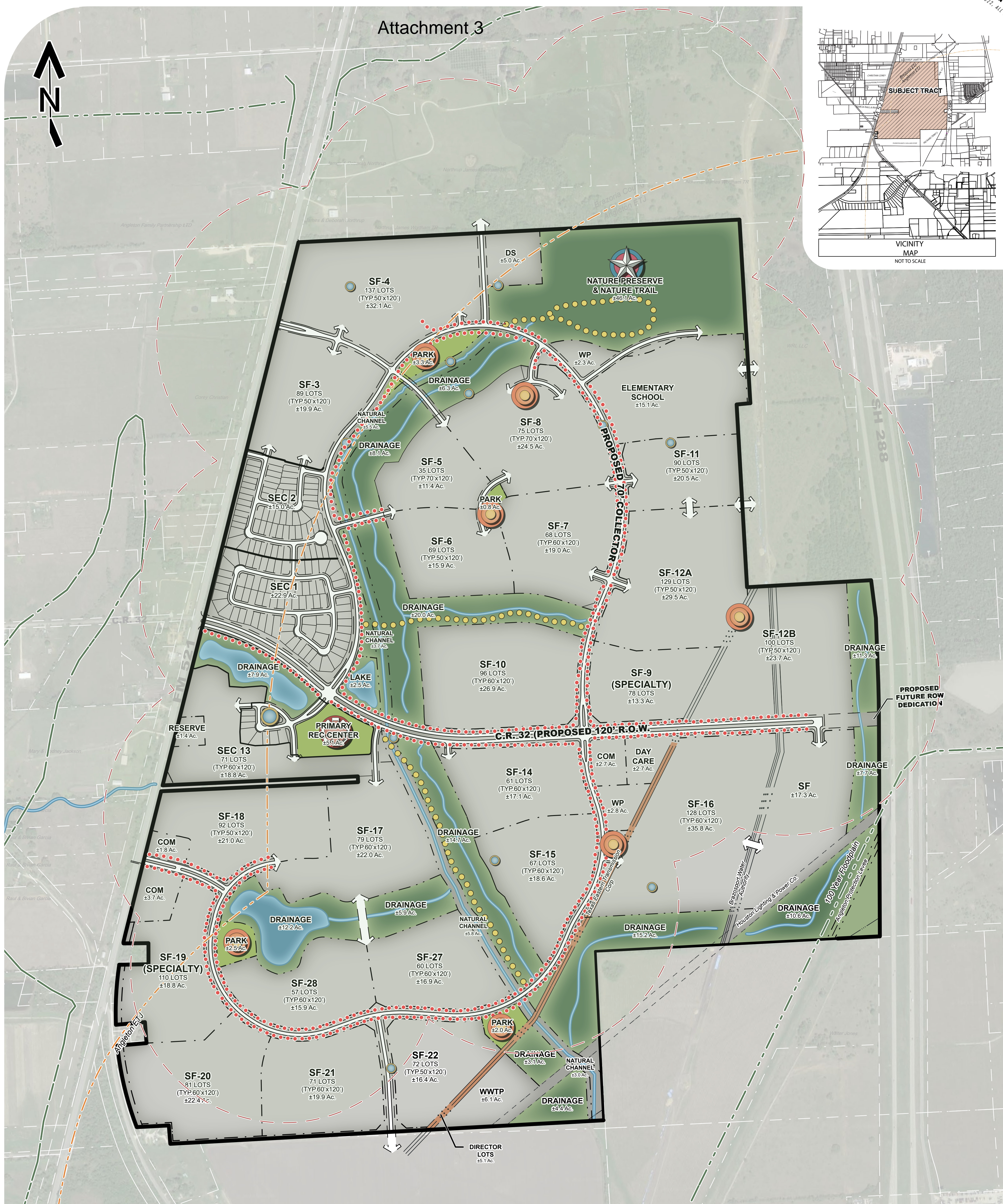
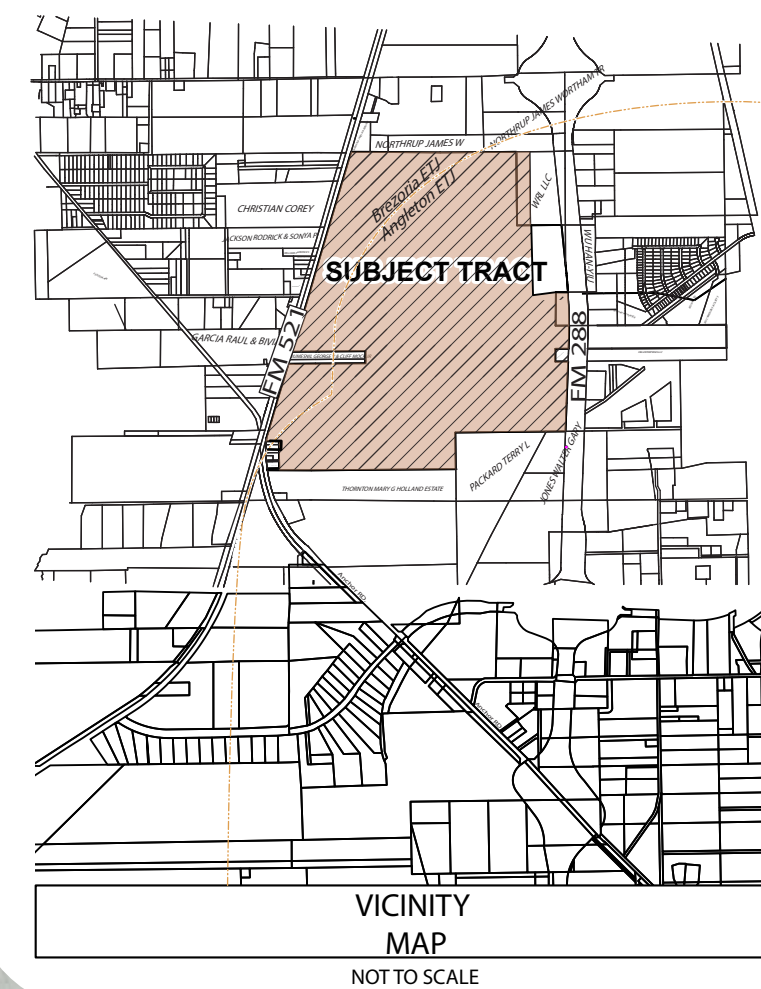
2 SOUTHWEST PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



3 SOUTHWEST PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



1 NORTH PARK ILLUSTRATIVE SITE PLAN NOT TO SCALE



LEGEND - PARK SPACE

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

EXHIBIT B

a parks and recreational facilities exhibit for

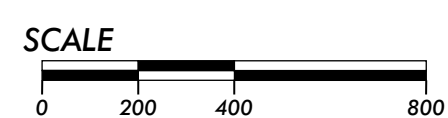
**ASHLAND
CONCEPT PLAN
± 879.9 ACRES OF LAND**

prepared for

ASHTON GRAY DEVELOPMENT



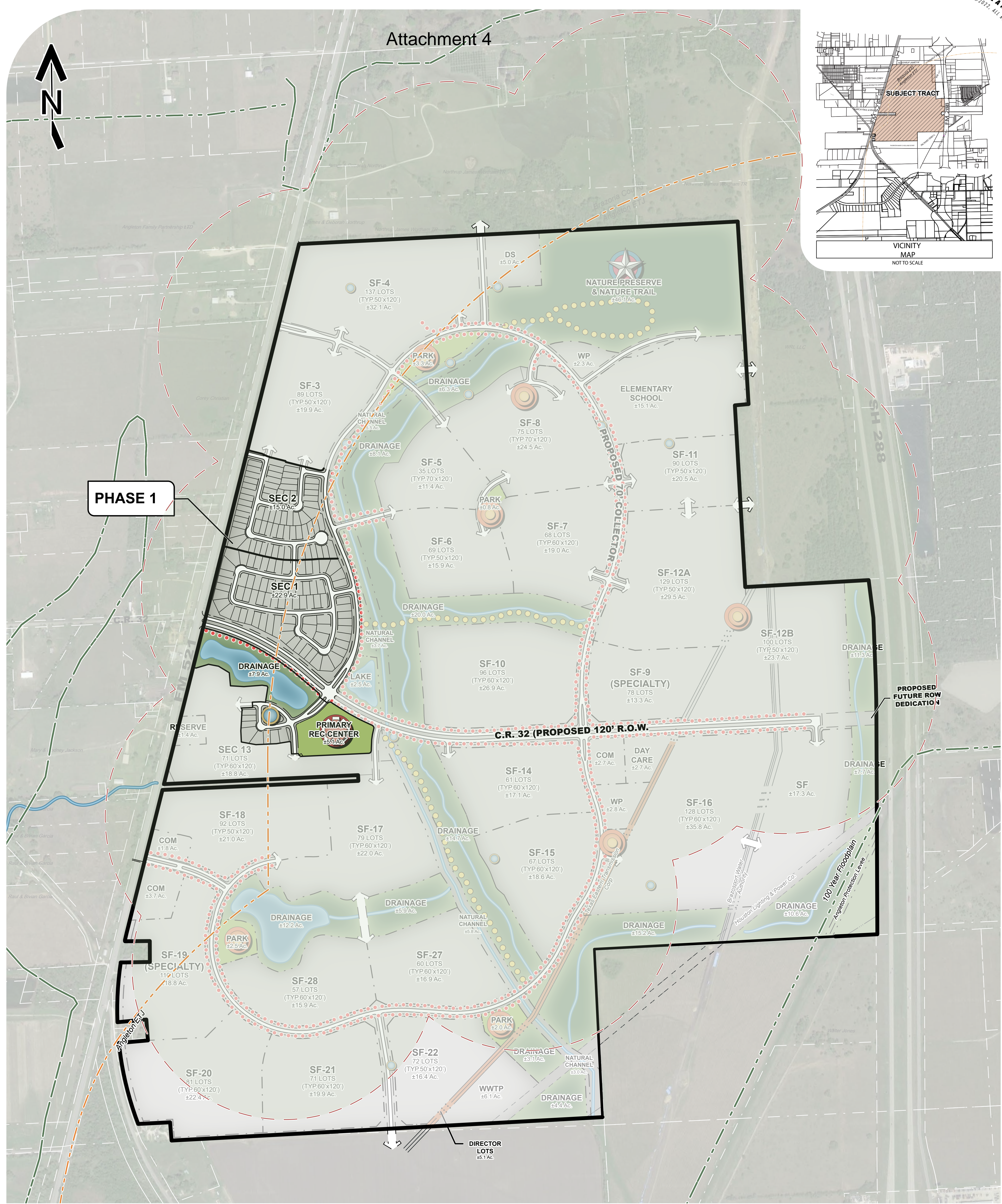
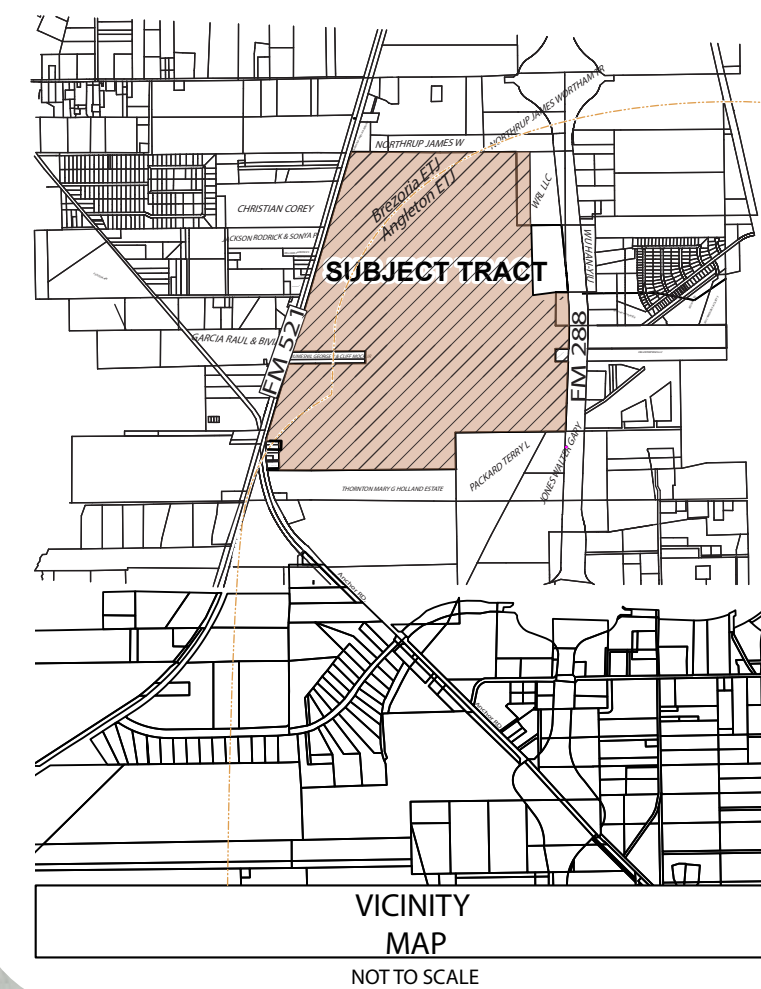
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-78006
JULY 25, 2022

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Attachment 4



PHASE 1

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

LEGEND - PARK SPACE

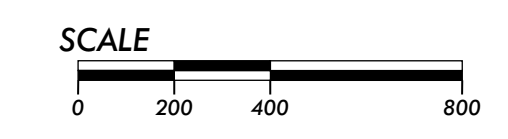
- = NATURE PRESERVE
- = REC CENTER
- = NEIGHBORHOOD PARKS
- = TOT. LOTS

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

EXHIBIT B1

a parks and recreational facilities exhibit for
ASHLAND CONCEPT PLAN
 ± 879.9 ACRES OF LAND

prepared for
ASHTON GRAY DEVELOPMENT
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-78006
 JULY 25, 2022

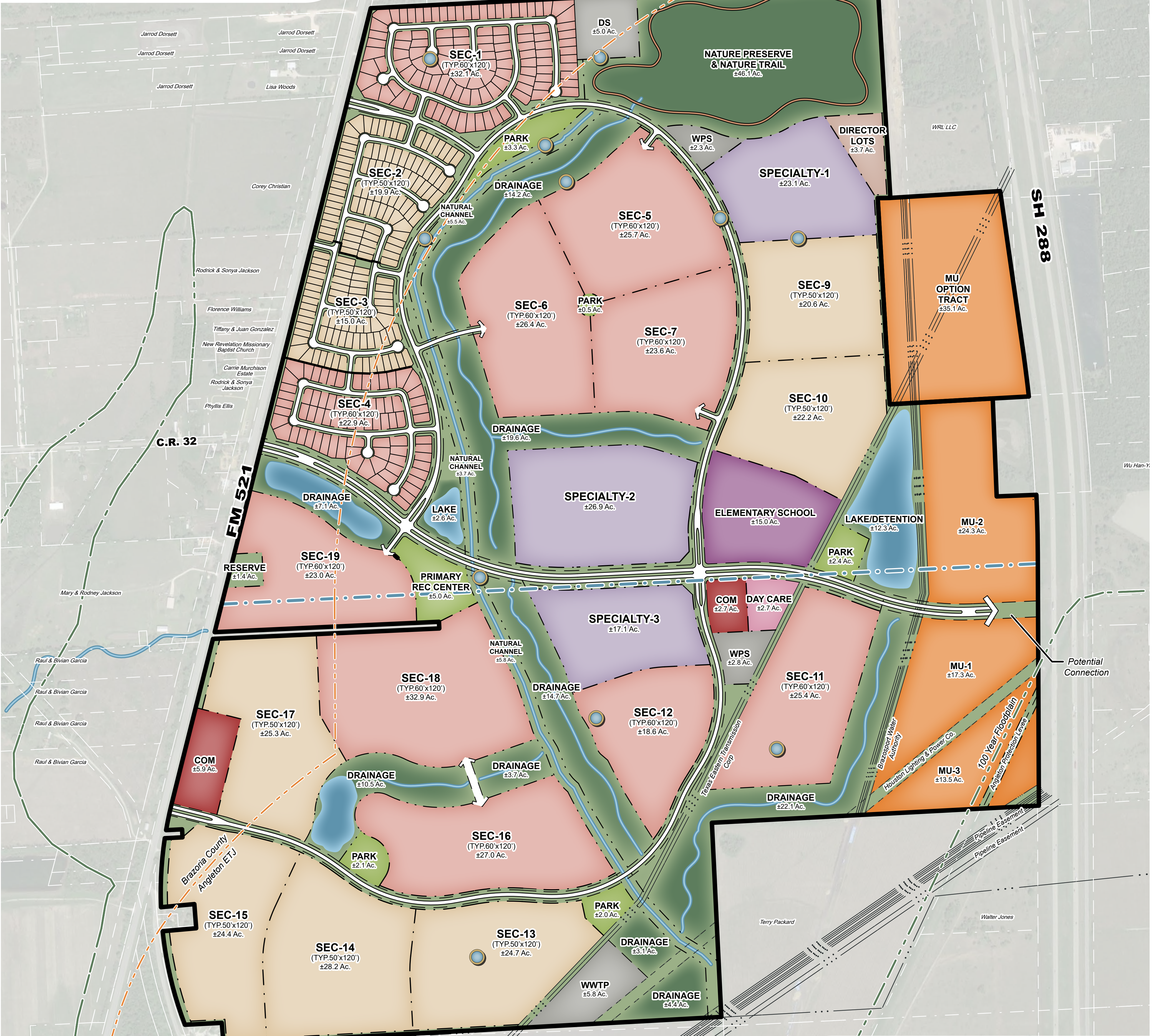
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Attachment 5



LAND USE ANALYSIS

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

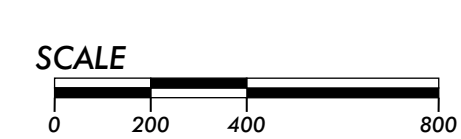


a conceptual section exhibit for
SH 288 TRACT
 ± 911.1 ACRES OF LAND
 prepared for
ASHTON GRAY DEVELOPMENT

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

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○ = WELL SITE





AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

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

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

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

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters:

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

Further, the developer is proposing a dedication statement that reads as follows:

"Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development."

Given the lack of a development agreement that details parkland dedication and improvements, or parkland improvements for privately developed and maintained parks, it would be premature

to agree to allow such a statement to be inserted into any required dedication statement or plat note.

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

RECOMMENDATION:

Staff recommends approval of the Ashton Street Dedication Preliminary Plat #1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

SUGGESTED MOTION:

I move we recommend approval of the Ashton Street Dedication Preliminary Plat #1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
- 2.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
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- 9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 10.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 INAD83I, SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88B), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) • PROPOSED MONUMENTS TO BE SET BY _____ UPON RECORDATION OF A FINAL PLAT.

LEGEND:

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

ASHLAND STREET DEDICATION 1

BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

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

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

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

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



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

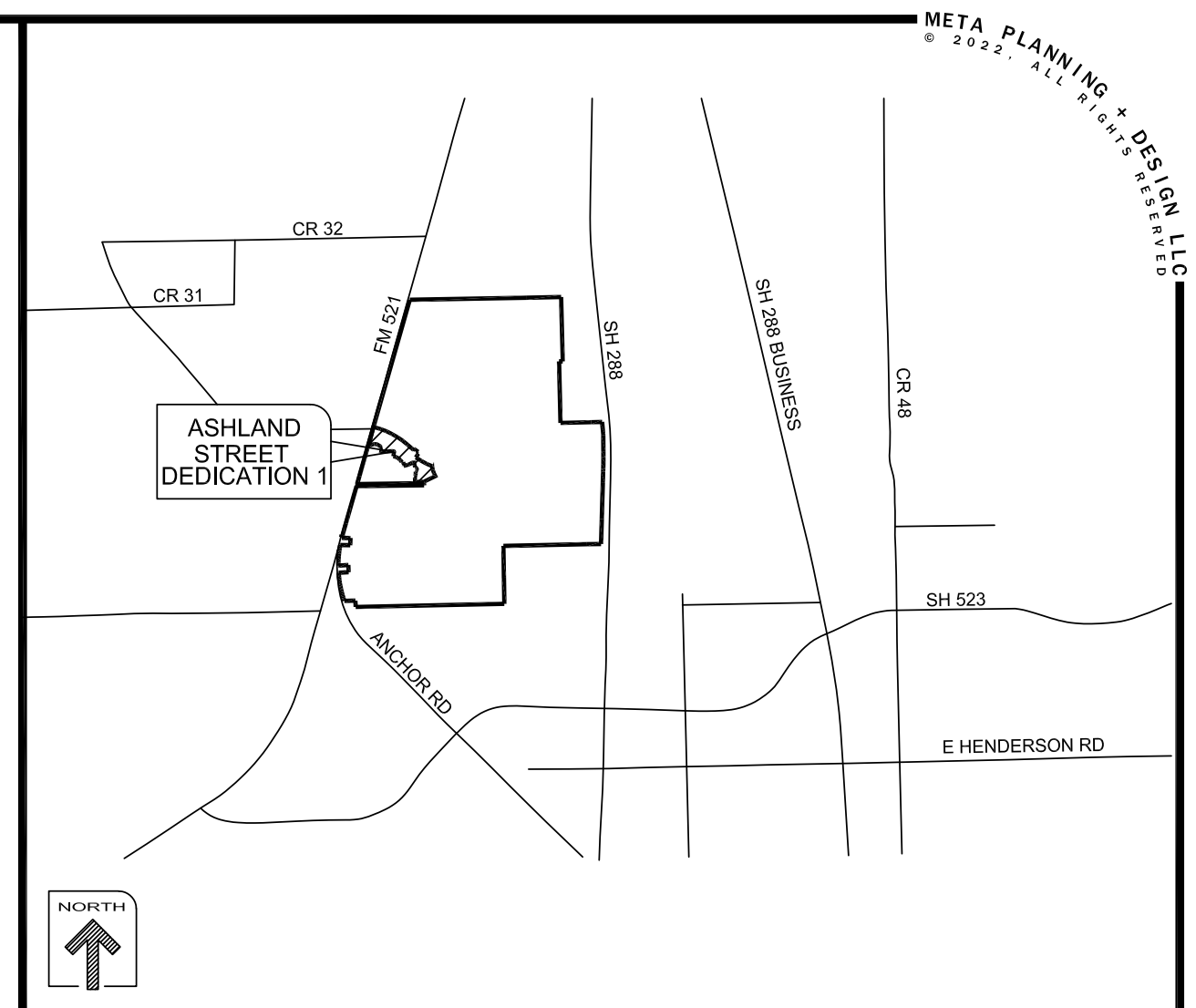
SCALE: 1" = 100'
0 100 200

JULY 26, 2022

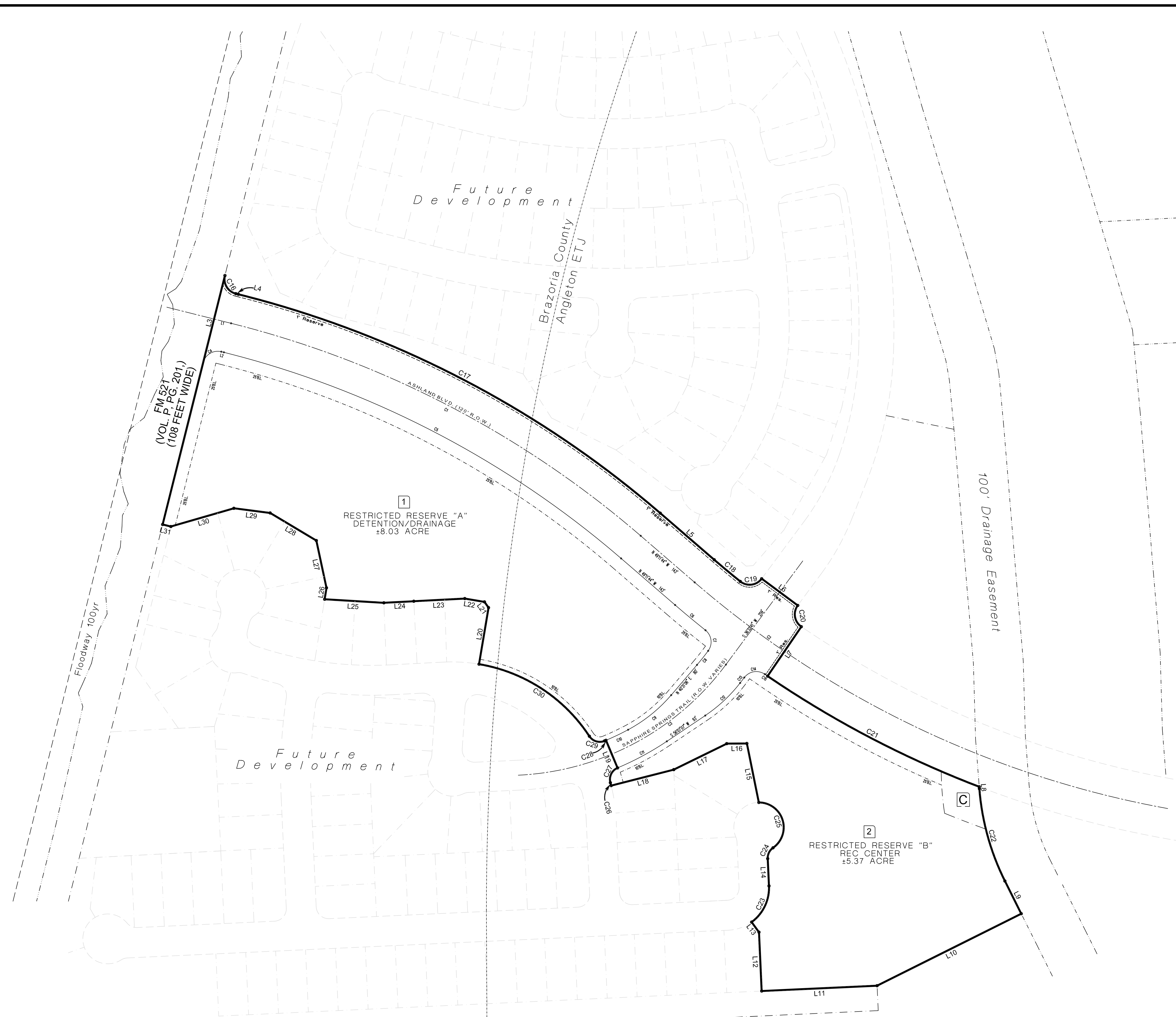
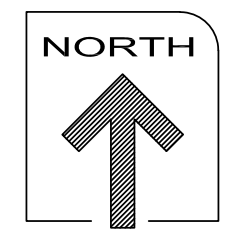
PAGE: 1 OF 2

MTA# 78006

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



Vicinity Map (not to scale)



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

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

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

ASHLAND STREET DEDICATION 1

BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

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

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

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

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



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

SCALE: 1" = 100'
0 100 200

JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

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August 19, 2022

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

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

Dear Mr. Reeves:

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

Sheet 1

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

Sheet 2

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

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Street Dedication 1 Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

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

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.
REMOVE FROM PLAT
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
- 2.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
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- 14.) PROPOSED MONUMENTS TO BE SET BY _____ UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

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

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "AC." INDICATES ACREAGE.
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- 9.) "PG." INDICATES PAGE.
- 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
- 11.) "NO." INDICATES NUMBER.
- 12.) "CT." INDICATES COURT.
- 13.) "DR." INDICATES DRIVE.
- 14.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
- 15.) "S" INDICATES STREET NAME CHANGE.
- 16.) "B" INDICATES BLOCK NUMBER.
- 17.) "R" INDICATES RESERVE NUMBER.

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

Metes and Bounds Field Notes to be provided

ASHLAND STREET DEDICATION 1

BEING 17.88 ACRES OF LAND THREE RESERVES IN TWO BLOCKS.

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

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

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

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



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

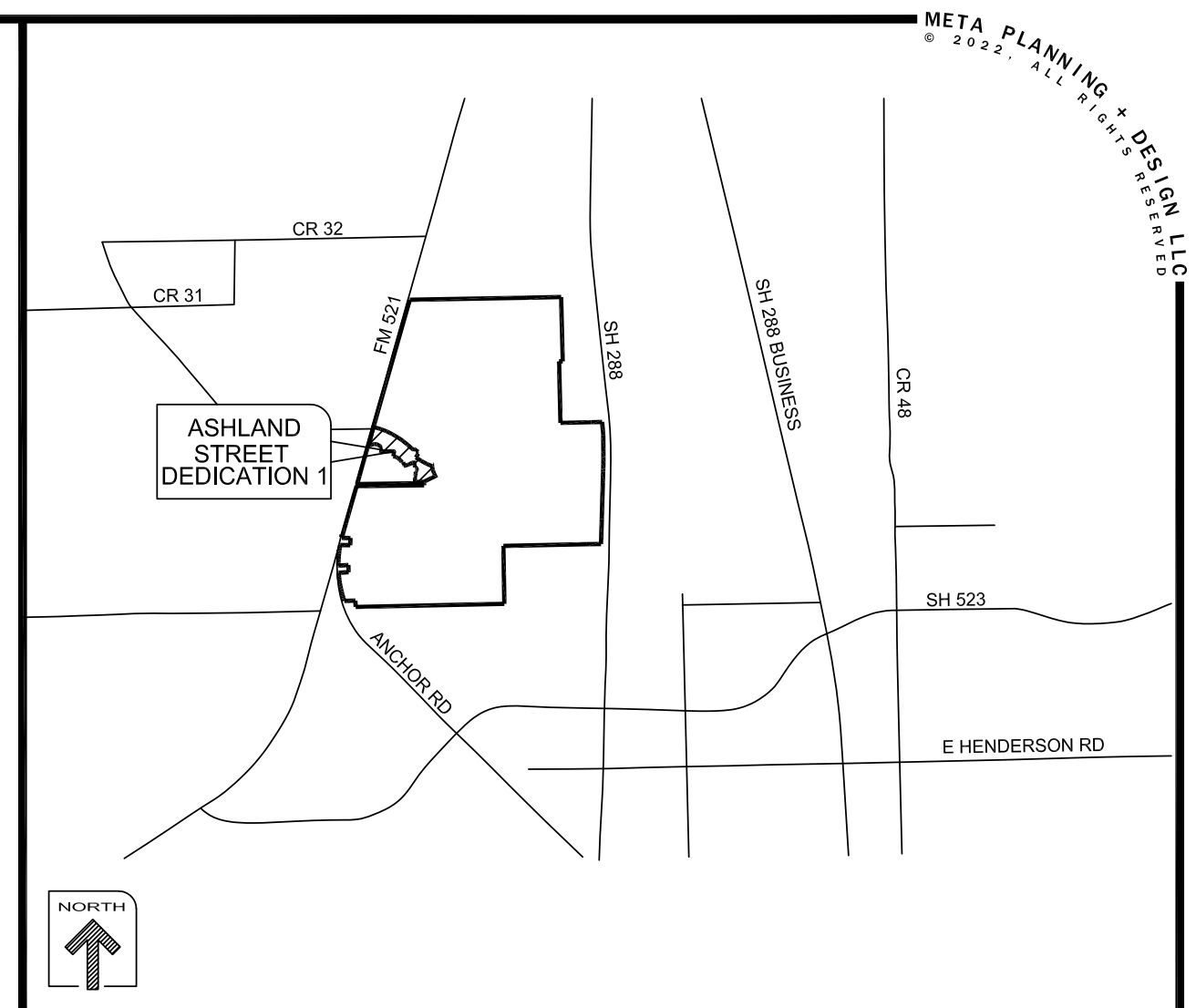
SCALE: 1" = 100'
0 100 200

JULY 26, 2022

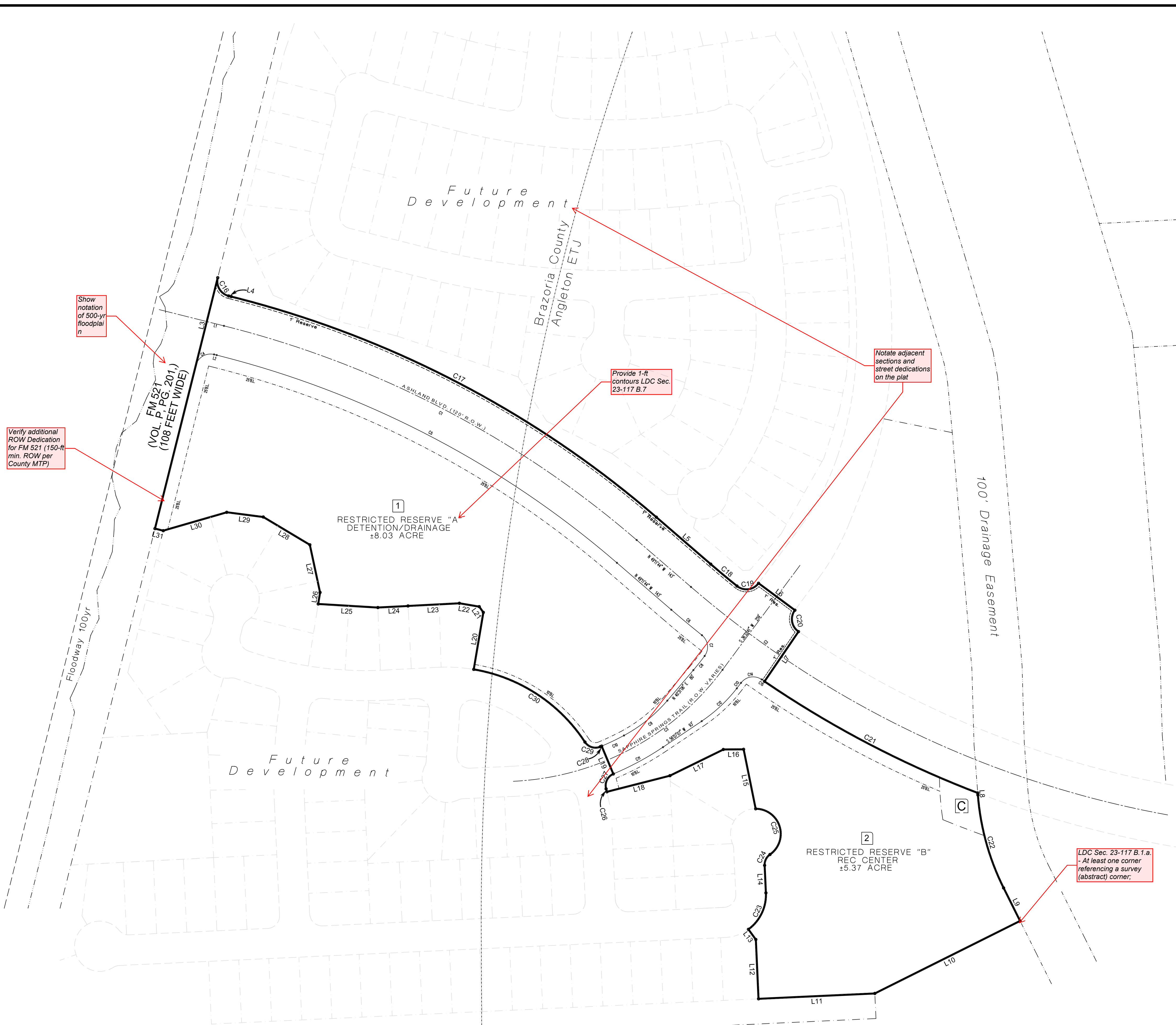
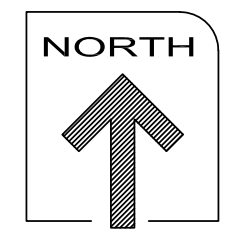
PAGE: 1 OF 2

MTA# 78006

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



Vicinity Map (not to scale)



Show notation of 500-yr floodplains

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

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

Note adjacent sections and street dedications on the plat

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

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

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

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

ASHLAND STREET DEDICATION 1

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SCALE: 1" = 100'
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JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

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AGENDA ITEM SUMMARY FORM

MEETING DATE: September 1, 2022

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

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

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

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

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters:

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

Further, the developer is proposing a dedication statement that reads as follows:

"Fees in lieu of parkland dedication will be paid upon approval of the corresponding final plat. The improvement value of private parks shall be applied as credit to the fees-in-lieu of parkland dedication. Please see included Parks Plan and Parks Phasing Plan for how these fees and credits shall apply to the Ashland Development."

Given the lack of a development agreement that details parkland dedication and improvements, or parkland improvements for privately developed and maintained parks, it would premature to

agree to allow such a statement to be inserted into any required dedication statement or plat note.

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

RECOMMENDATION:

Staff recommends approval of the Ashland Project Street Dedication #2 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

SUGGESTED MOTION:

I move we recommend approval of the Ashland Project Street Dedication #2 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

Attachment 1

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, [City] subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on this plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owners do hereby specifically confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s). The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clear and free of debris, oil, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to eliminate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner _____
Duly Authorized Agent _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

DISCLAIMER AND LIMITED WARRANTY

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GENERAL NOTE:

- 1.) "U.E." INDICATES UTILITY EASEMENT.
- 2.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicatior, his heirs assigns, or successors.
- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 10.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) • PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.

LINE	DISTANCE	BEARING
L1	205'	S 77°17'18" W
L2	9'	S 67°42'34" W
L3	210'	N 77°14'18" W
L4	70'	N 73°29'03" W
L5	60'	N 15°30'16" W
L6	376'	N 74°29'44" E
L7	250'	S 16°09'42" E
L8	290'	S 16°45'51" E
L9	47'	S 54°48'09" E
L10	666'	N 87°09'33" E
L11	110'	N 87°09'33" E
L12	120'	S 87°12'27" W
L13	118'	N 88°38'15" W
L14	118'	N 81°5'146" W
L15	118'	N 75°07'34" W
L16	325'	S 72°27'47" E
L17	338'	S 72°27'47" E
L18	811'	S 87°09'33" W
L19	62'	S 40°55'40" W
L20	92'	S 05°18'13" E
L21	323'	S 04°42'28" E
L22	160'	S 04°50'23" E
L23	153'	S 01°38'07" E
L24	91'	S 04°22'43" E
L25	90'	N 53°27'19" W
L26	143'	S 36°32'41" W
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CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
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C3	750'	888'	499'	S 10°18'34" W	841'
C4	600'	711'	36'	N 71°06'09" E	711'
C5	570'	16'	7'	N 73°45'53" E	16'
C6	25'	42'	27'	S 25°22'18" W	37'
C7	1535'	640'	325'	N 10°20'36" W	636'
C8	785'	274'	138'	N 11°35'38" E	272'
C9	500'	131'	66'	S 29°03'51" W	130'
C10	745'	482'	250'	N 02°01'06" W	474'
C11	25'	38'	24'	N 64°11'34" W	35'
C12	630'	28'	13'	N 73°19'52" E	28'
C13	5869'	168'	84'	S 19°02'10" E	168'
C14	1835'	250'	125'	S 17°32'13" W	250'
C15	750'	267'	130'	N 82°39'07" W	265'
C16	125'	7'	3'	N 05°58'32" W	7'
C17	1940'	798'	405'	S 67°29'07" E	792'
C18	30'	48'	31'	S 09°54'51" E	43'
C19	600'	153'	77'	S 27°48'22" W	153'
C20	715'	217'	109'	S 10°18'10" W	216'
C21	1465'	310'	156'	N 04°27'33" W	309'
C22	1465'	112'	56'	N 12°42'42" W	112'
C23	1465'	189'	95'	N 18°35'44" W	189'
C24	815'	445'	228'	S 06°38'30" E	440'
C25	815'	107'	53'	S 12°45'42" W	107'

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "AC." INDICATES ACREAGE.
 - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 5.) "FND" INDICATES FOUND.
 - 6.) "IP" INDICATES IRON PIPE.
 - 7.) "IR" INDICATES IRON ROD.
 - 8.) "VOL." INDICATES VOLUME.
 - 9.) "PG." INDICATES PAGE.
 - 10.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
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 - 15.) "┌───┐" INDICATES STREET NAME CHANGE.
 - 16.) " [2] " INDICATES BLOCK NUMBER.
 - 17.) " [A] " INDICATES RESERVE NUMBER.

ASHLAND STREET DEDICATION 2

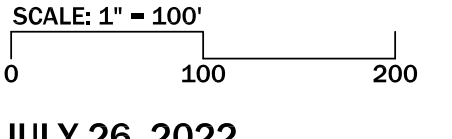
BEING 31.50 ACRES OF LAND

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TBPELS Firm Registration No. 10046104



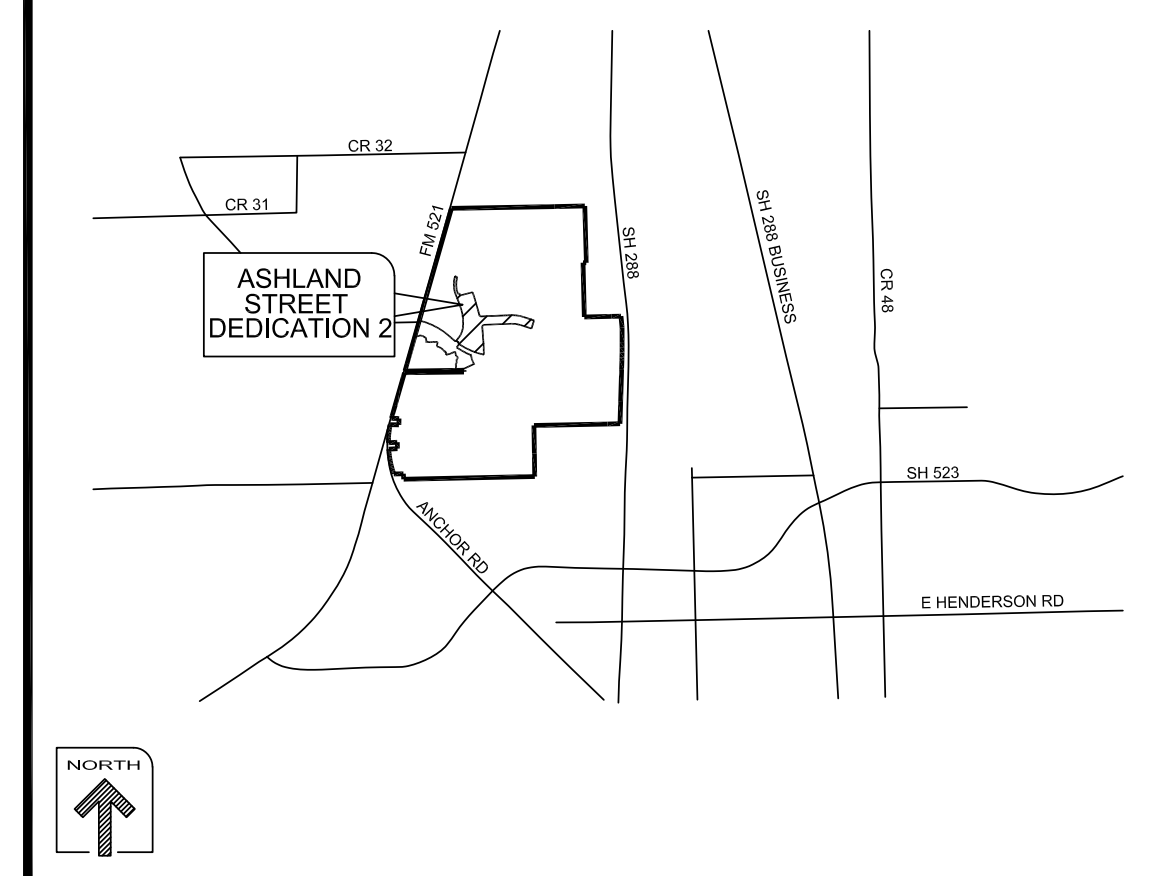
JULY 26, 2022

PAGE: 1 OF 3

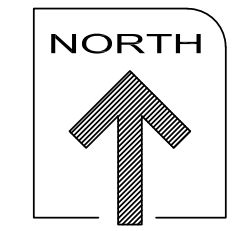
MTA# 78006



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



Vicinity Map (not to scale)



Future
Development

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

RESTRICTED RESERVE "A"
DETENTION/DRAINAGE
±28.15 ACRE

100' DRAINAGE EASEMENT

Future
Development

MATCHLINE - SEE PAGE 3

ASHLAND STREET DEDICATION 2

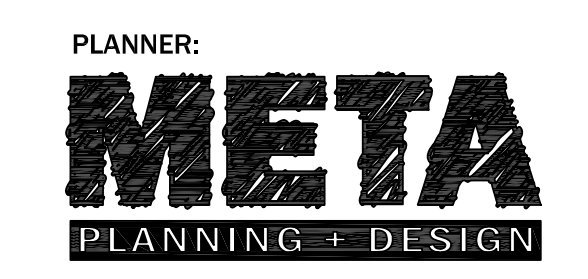
BEING 31.50 ACRES OF LAND

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

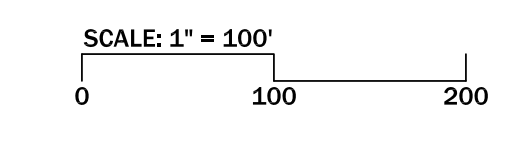
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

SURVEYOR:
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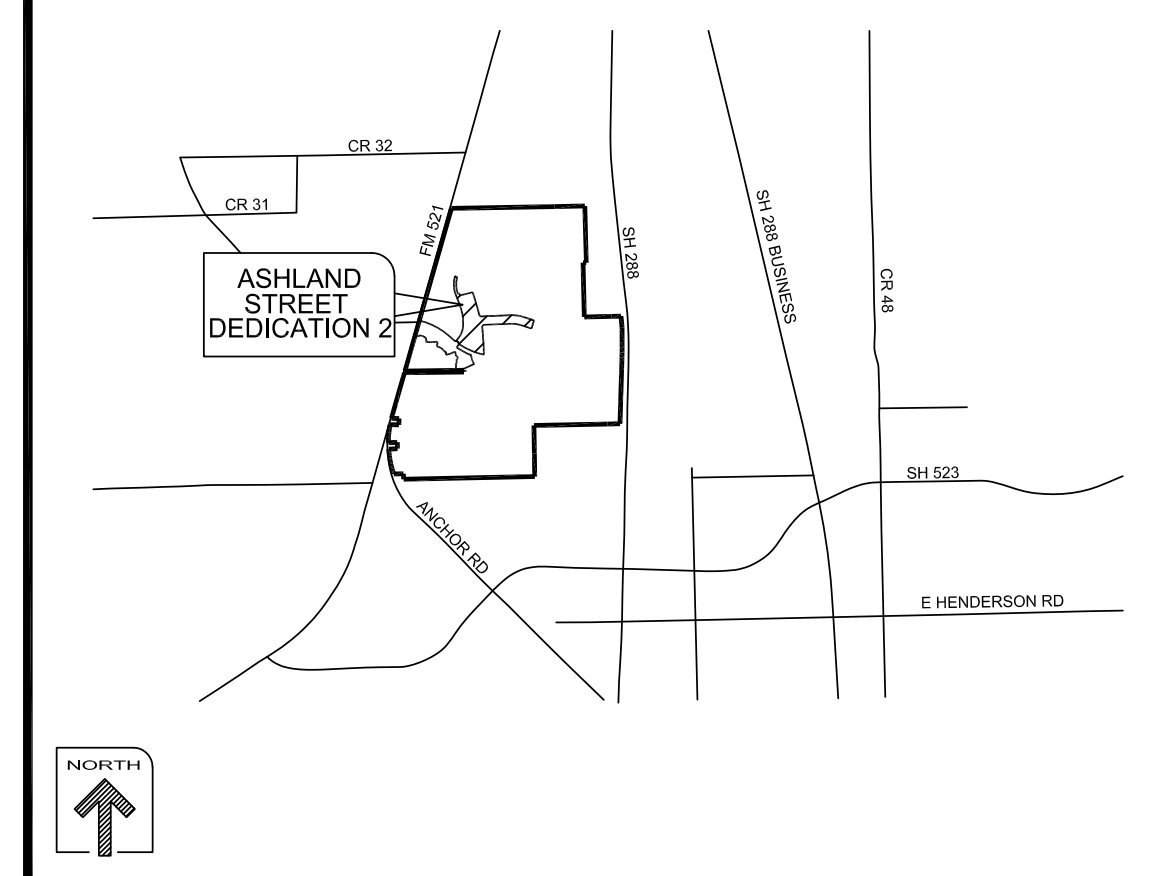
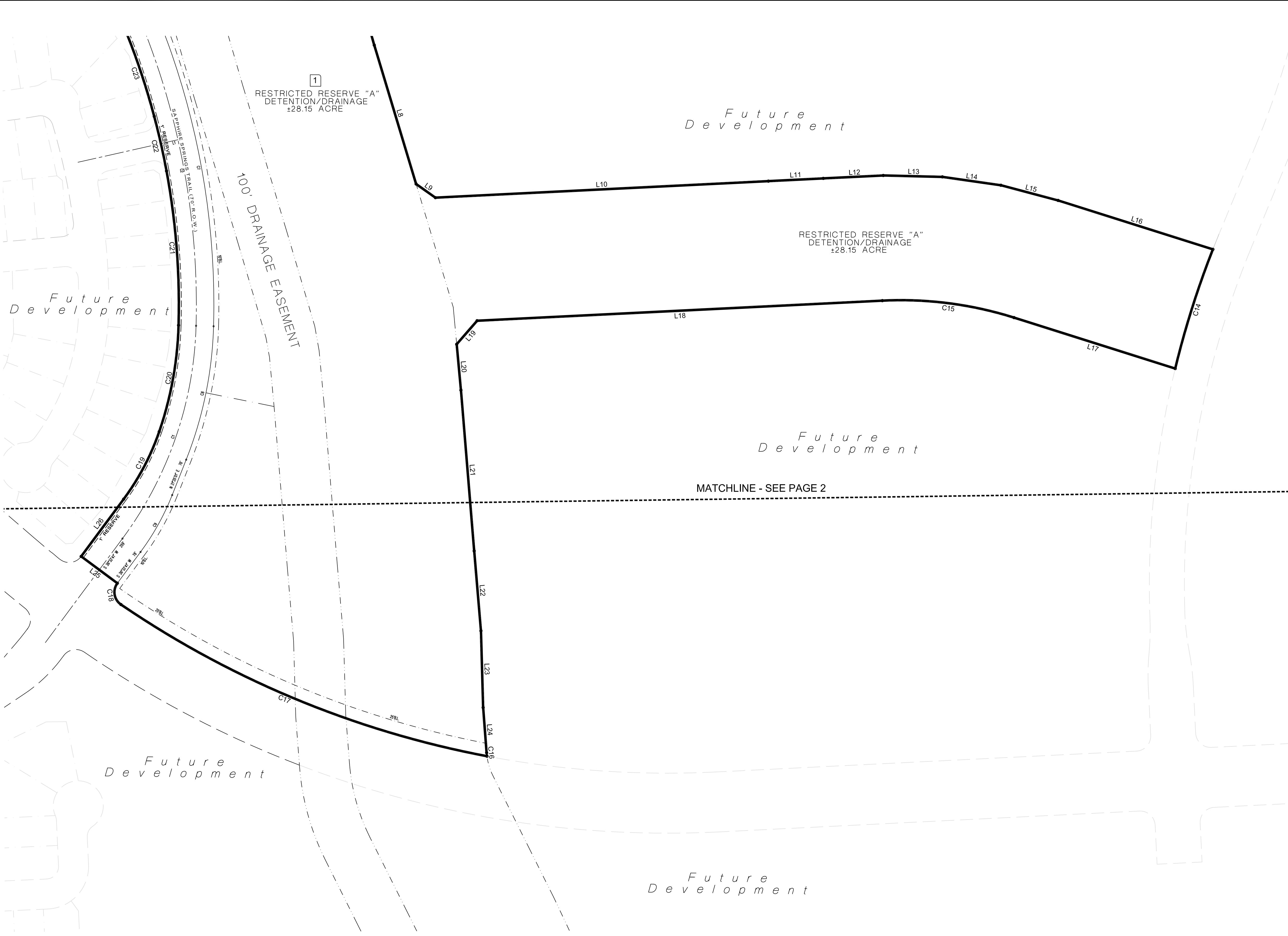
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PAGE: 2 OF 3

MTA# 78006

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

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



ASHLAND STREET DEDICATION 2

BEING 31.50 ACRES OF LAND

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

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SCALE: 1" = 100'
0 100 200

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A	±28.15	1,226,519	DETENTION/DRAINAGE

August 19, 2022

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

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

Dear Mr. Reeves:

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

Sheet 1

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

Sheet 2/3

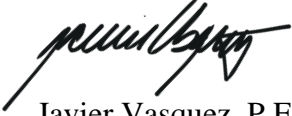
1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Notate adjacent sections and street dedications on the plat.
4. Verify recreation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

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Street Dedication 2 Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

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

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "owners") and approved by the City of Angleton, [City] subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on this plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s). The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved. The Owners shall keep all Drainage Easements clear and free of debris, oil, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and approval of maintenance work by the Owners to devote any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner _____
Duly Authorized Agent _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

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

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.
REMOVE FROM PLAT City Engineer, City of Angleton

GENERAL NOTE:
1.) "U.E." INDICATES UTILITY EASEMENT.
2.) "1' RES." INDICATES ONE FOOT RESERVE.

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

- 3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 10.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 11.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 4803900435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____. _____ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 13.) _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____. _____ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

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

Metes and Bounds Field Notes to be provided

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

LINE	DISTANCE	BEARING
L1	205'	S 77°17'18" W
L2	9'	S 67°42'34" W
L3	210'	N 77°14'18" W
L4	70'	N 73°29'03" W
L5	60'	N 15°30'16" W
L6	376'	N 74°29'44" E
L7	250'	S 16°09'42" E
L8	290'	S 16°45'51" E
L9	47'	S 54°48'09" E
L10	666'	N 87°09'33" E
L11	110'	N 87°09'33" E
L12	120'	S 87°12'27" W
L13	118'	N 88°38'15" W
L14	118'	N 81°5'146" W
L15	118'	N 75°07'34" W
L16	325'	S 72°27'47" E
L17	338'	S 72°27'47" E
L18	811'	S 87°09'33" W
L19	62'	S 40°55'40" W
L20	92'	S 05°18'13" E
L21	323'	S 04°42'28" E
L22	160'	S 04°50'23" E
L23	153'	S 01°38'07" E
L24	91'	S 04°22'43" E
L25	90'	N 53°27'19" W
L26	143'	S 36°32'41" W
L27	302'	N 22°17'26" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	750'	457'	236'	N 19°04'28" E	450'
C2	1500'	626'	317'	S 10°20'36" E	621'
C3	780'	888'	499'	S 10°18'34" W	841'
C4	600'	71'	36'	N 71°06'09" E	71'
C5	570'	16'	7'	N 73°45'53" E	16'
C6	25'	42'	27'	S 25°22'18" W	37'
C7	1535'	640'	325'	N 10°20'36" W	636'
C8	785'	274'	138'	N 11°35'38" E	272'
C9	500'	131'	66'	S 29°03'51" W	130'
C10	745'	482'	250'	N 02°01'06" W	474'
C11	25'	38'	24'	N 64°11'34" W	35'
C12	630'	28'	13'	N 73°19'52" E	28'
C13	5869'	168'	84'	S 19°02'10" E	168'
C14	1835'	250'	125'	S 17°32'13" W	250'
C15	750'	267'	130'	N 82°39'07" W	265'
C16	125'	7'	3'	N 05°58'32" W	7'
C17	1940'	798'	405'	S 67°29'07" E	792'
C18	30'	48'	31'	S 09°34'51" E	43'
C19	600'	153'	77'	S 27°48'22" W	153'
C20	715'	217'	109'	S 10°18'10" W	216'
C21	1465'	310'	156'	N 04°27'33" W	309'
C22	1465'	112'	56'	N 12°42'42" W	112'
C23	1465'	189'	95'	N 18°35'44" W	189'
C24	815'	445'	228'	S 06°38'30" E	440'
C25	815'	107'	53'	S 12°45'42" W	107'

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

ASHLAND STREET DEDICATION 2 BEING 31.50 ACRES OF LAND

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

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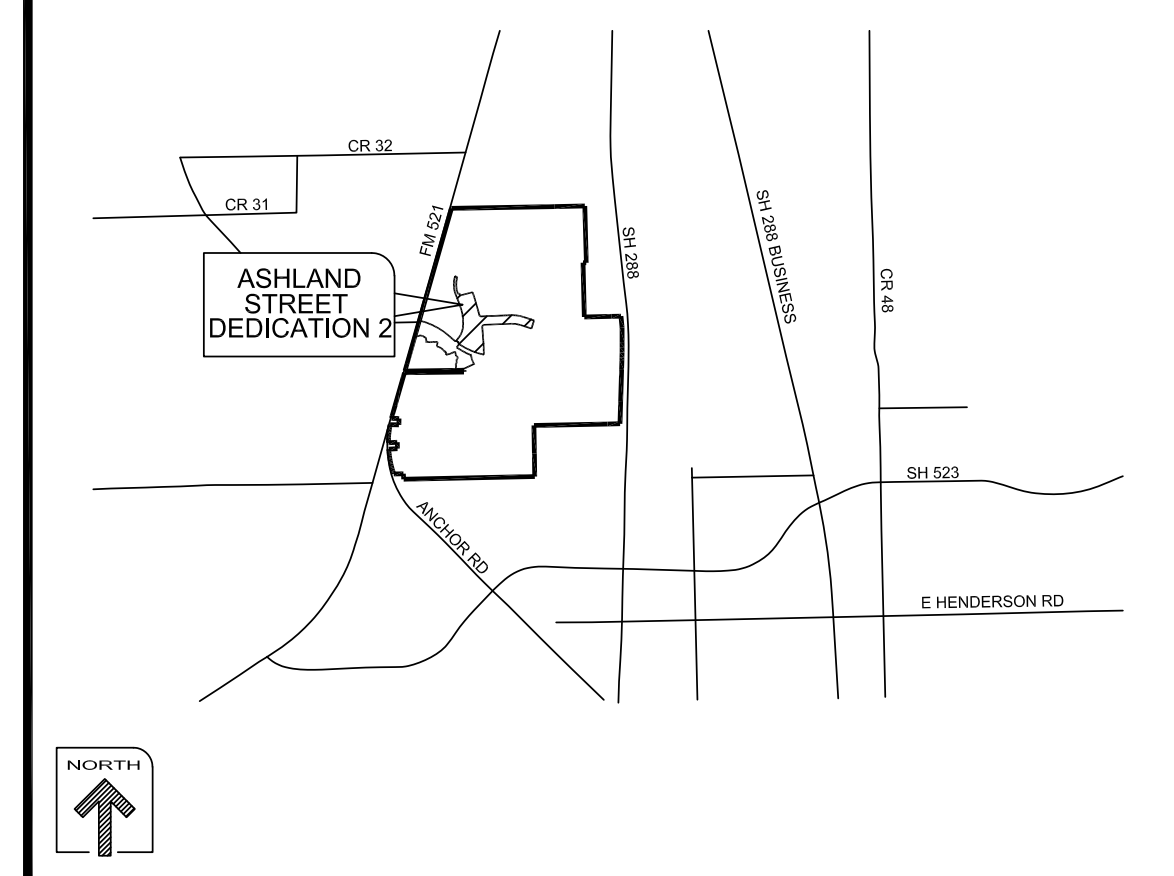
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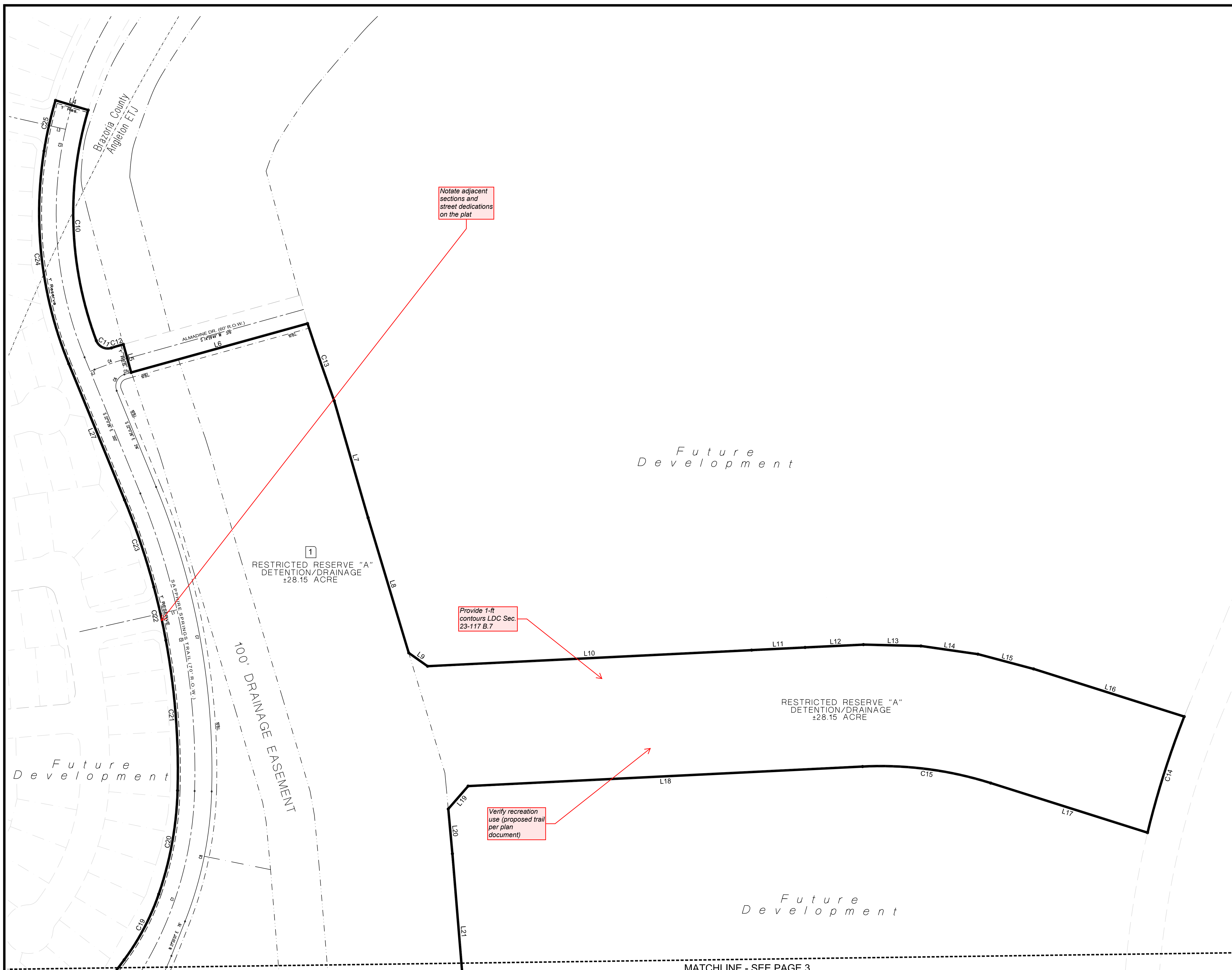
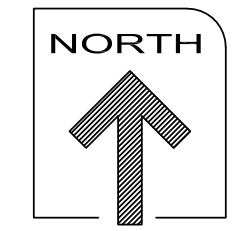


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Vicinity Map (not to scale)



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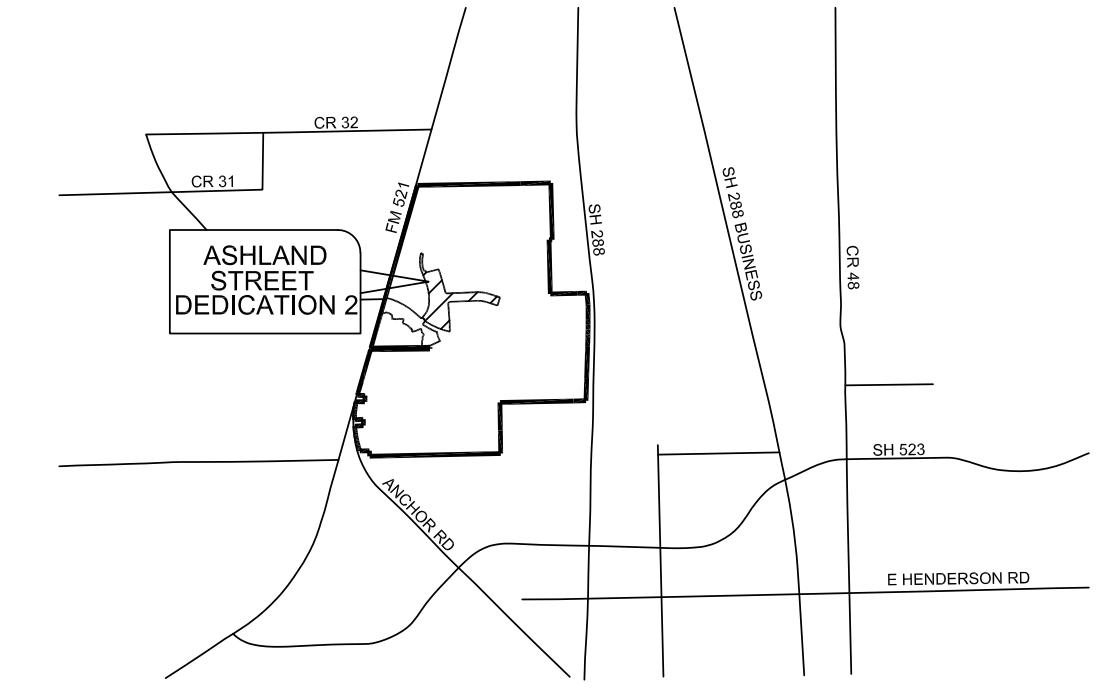
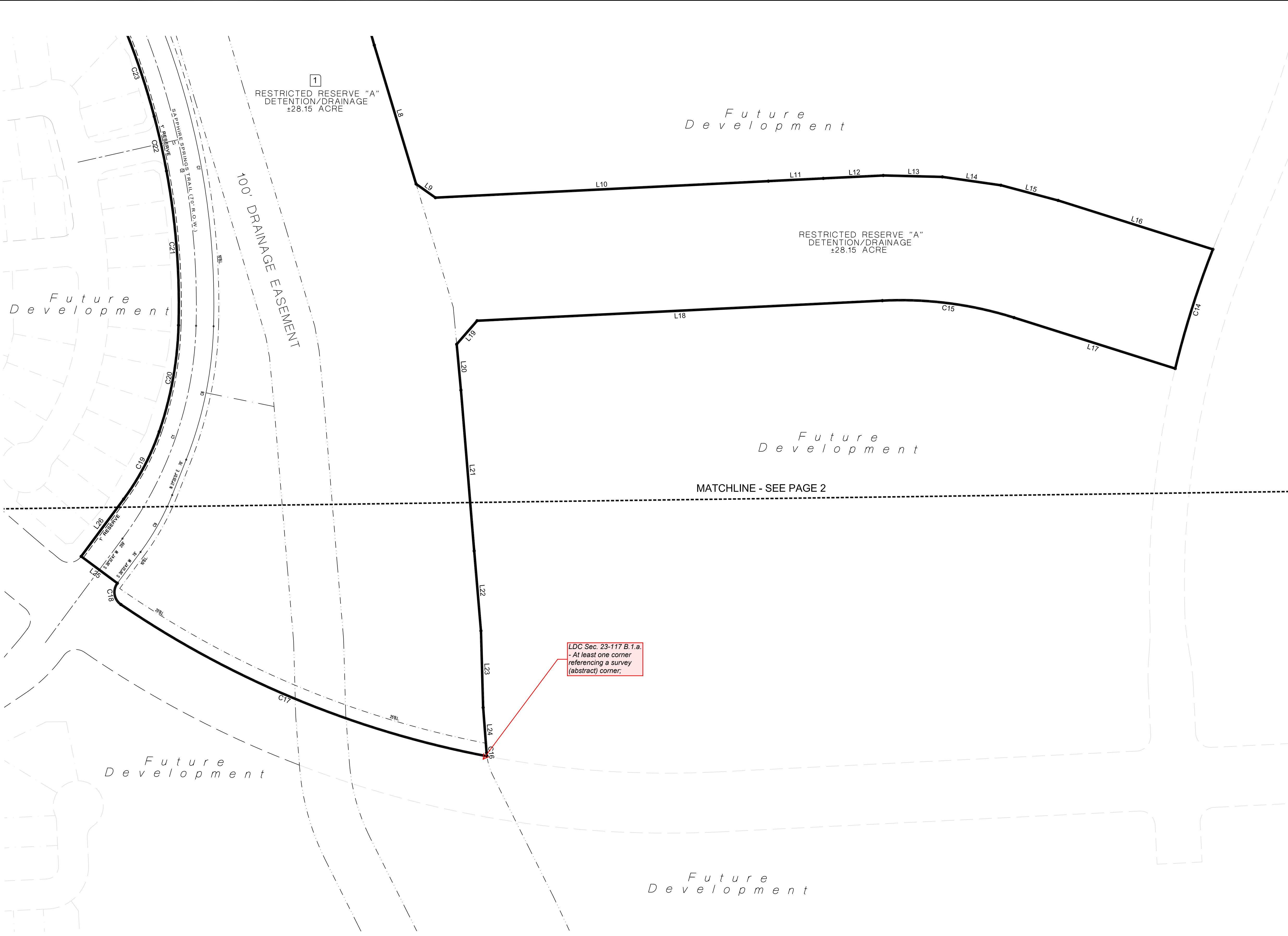
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PAGE: 2 OF 3

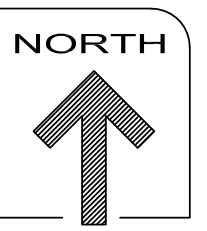
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 TBPE Firm Registration No. 10046104
 TBPELS Firm Registration No. 10046104



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

SCALE: 1" = 100'
 0 100 200

JULY 26, 2022

PAGE: 3 OF 3

MTA# 78006

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

DISCLAIMER AND LIMITED WARRANTY

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

to agree to allow such a statement to be inserted into any required dedication statement or plat note.

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

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

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

RECOMMENDATION:

Staff recommends approval of the Ashland Model Home Park subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for public improvements.
2. The proposed dedication statement is removed from the preliminary plat.

SUGGESTED MOTION:

I move we recommend approval of the Ashland Model Home Park subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

Attachment 1

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
 Registered Professional Land Surveyor
 No. 5317

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

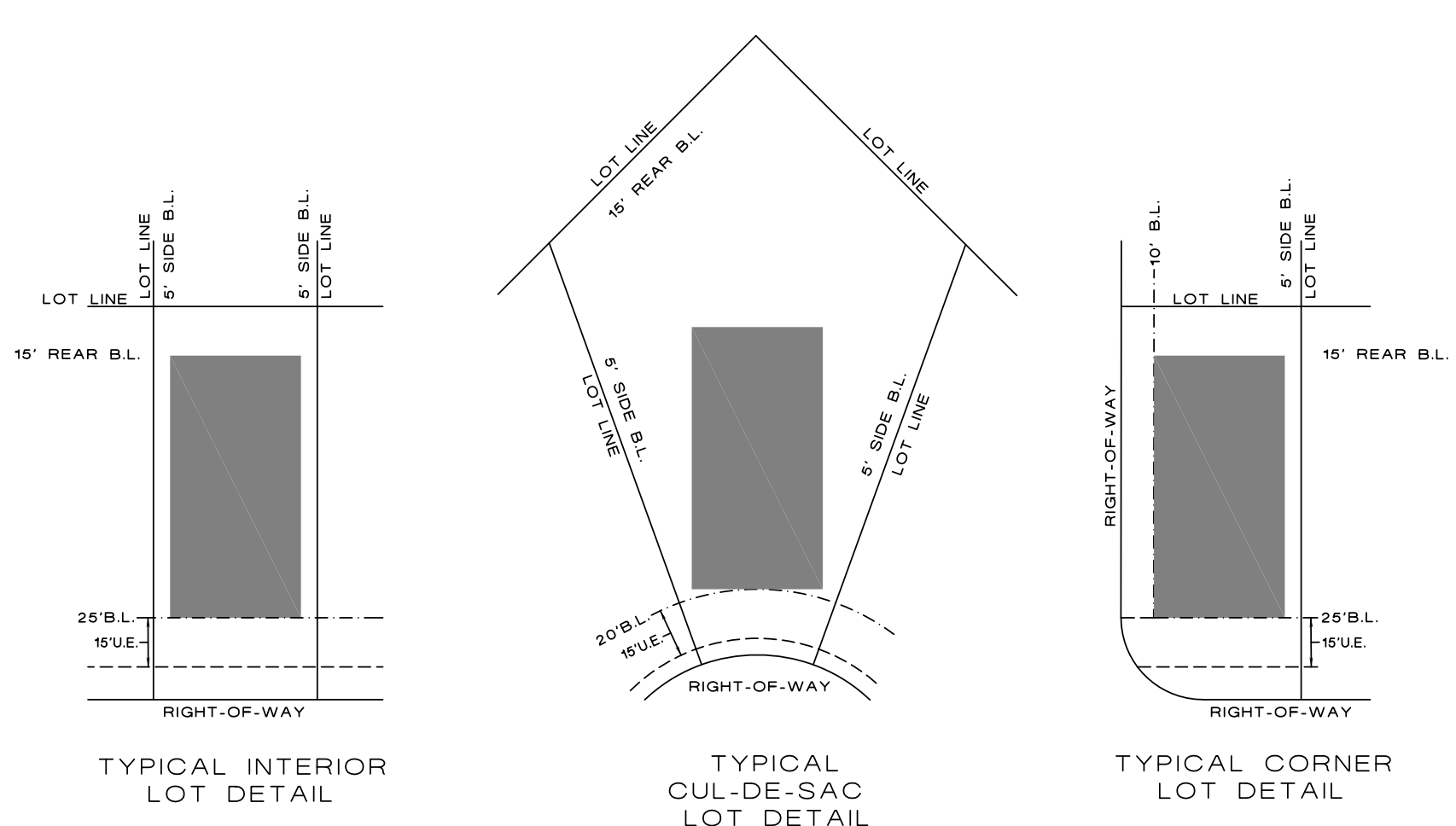
Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

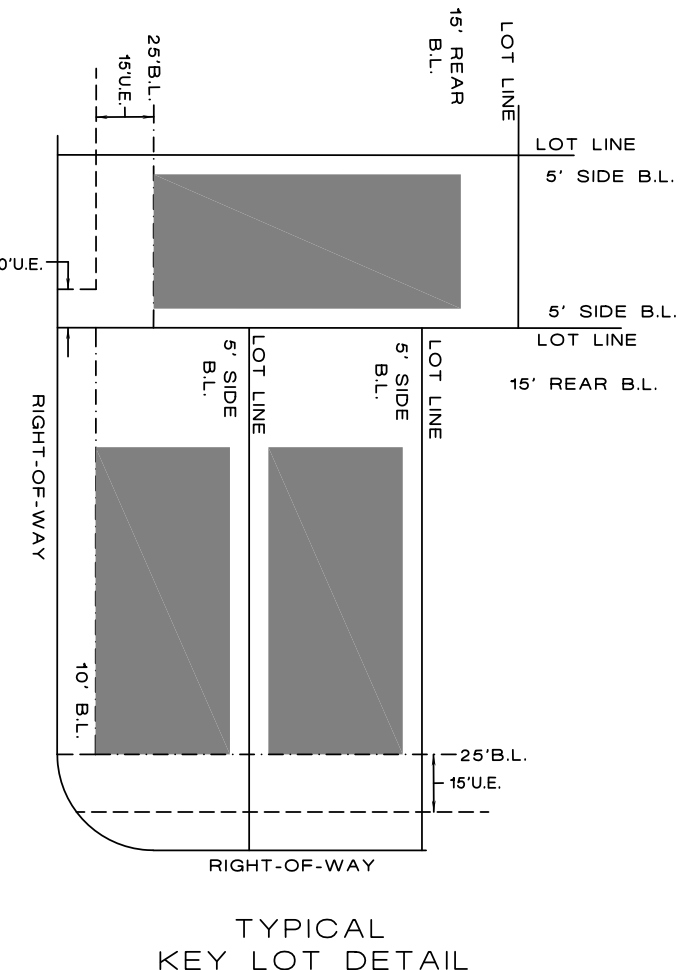
GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES." INDICATES ONE FOOT RESERVE.
 dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

 VERTICAL DATUM:
 ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- 13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____ IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.



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



DISCLAIMER AND LIMITED WARRANTY
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ASHLAND MODEL HOME PARK

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

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

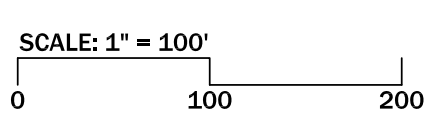
OWNER:
ANCHOR HOLDINGS MP, LLC
 101 PARKLANE BOULEVARD, SUITE 102
 SUGAR LAND, TEXAS 77478

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

SURVEYOR
QUIDDITY ENGINEERING, LLC
 6330 W LOOP S, SUITE 150
 BELLAIRE, TEXAS 77401
 TBPE FIRM REGISTRATION No. _____
 TBPLS FIRM REGISTRATION No. J0046104



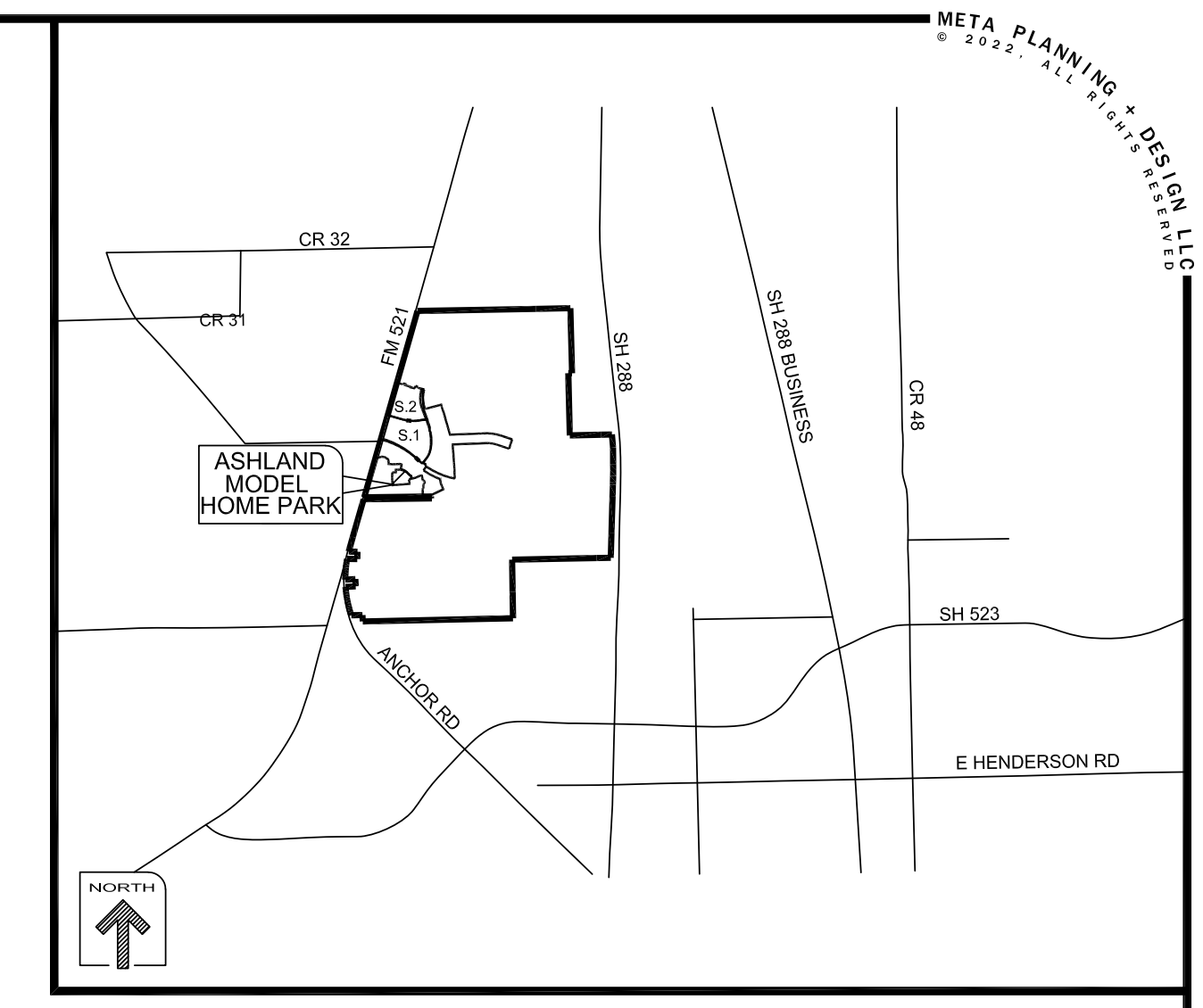
META PLANNING + DESIGN LLC
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494 | TEL: 281-810-1422



JULY 26, 2022

PAGE: 1 OF 2

MTA# 78006



Vicinity Map (not to scale)

LINE	DISTANCE	BEARING
L1	105'	S 87°00'33" W
L2	60'	S 22°46'42" E
L3	60'	S 75°34'02" W
L4	54'	S 02°38'38" E
L5	429'	S 87°21'22" W
L6	122'	N 02°38'38" W
L7	62'	S 00°33'35" E
L8	136'	N 03°36'41" E
L9	60'	S 87°00'33" W
L10	60'	N 02°59'27" W
L11	48'	S 87°00'33" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	300'	473'	302'	S 47°49'02" E	426'
C2	550'	488'	262'	N 61°57'02" E	473'
C3	55'	93'	62'	N 44°24'16" W	82'
C4	25'	38'	24'	S 58°23'03" E	35'
C5	580'	98'	49'	S 82°30'38" W	98'
C6	25'	10'	5'	S 75°49'11" W	10'
C7	50'	124'	148'	N 44°24'16" W	95'
C8	25'	10'	5'	N 15°22'17" E	10'
C9	25'	42'	28'	N 44°34'41" W	37'
C10	25'	43'	29'	N 53°00'28" E	38'
C11	25'	42'	28'	S 44°24'16" E	37'
C12	520'	55'	28'	S 84°19'04" W	55'
C13	25'	54'	46'	N 19°48'53" E	44'
C14	270'	170'	88'	N 59°44'05" W	168'
C15	25'	36'	22'	S 25°54'36" W	33'
C16	330'	6'	3'	S 14°59'02" E	6'
C17	270'	56'	28'	S 08°32'18" E	55'
C18	780'	35'	17'	S 88°17'00" W	35'
C19	330'	344'	190'	S 63°06'46" E	329'
C20	25'	35'	21'	N 72°50'07" W	32'
C21	520'	3'	2'	S 67°23'34" W	3'

ASHLAND MODEL HOME PARK

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

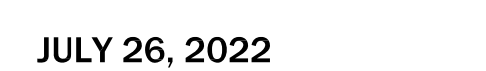
ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713) 777-5337

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



META PLANNING + DESIGN, LLC
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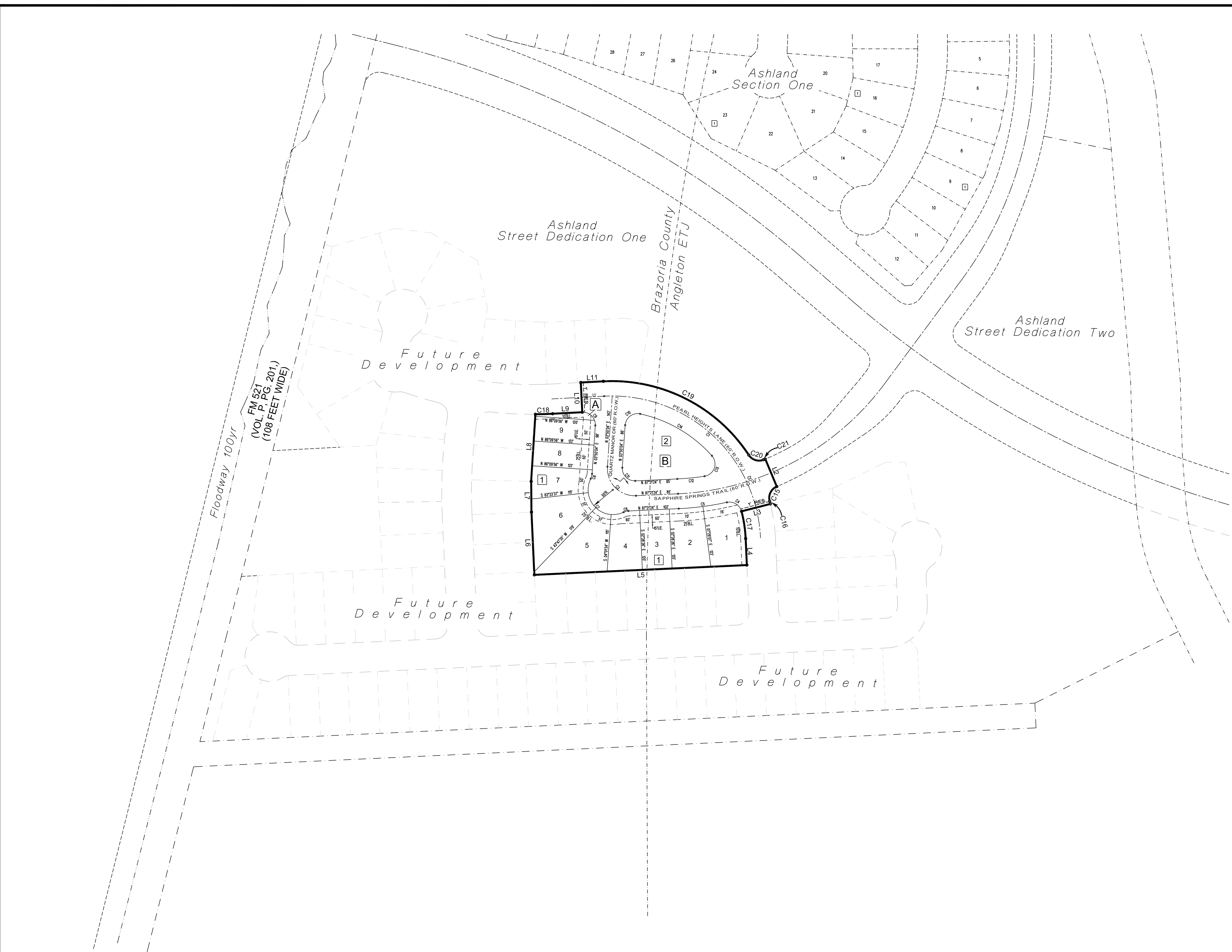
SCALE: 1" = 100'



JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006



RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±0.02	1,143	LANDSCAPE / OPEN SPACE
B	±0.42	18,648	LANDSCAPE / OPEN SPACE

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August 19, 2022

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

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

Dear Mr. Reeves:

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

Sheet 1

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

Sheet 2

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

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Model Home Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

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

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner _____

Duly Authorized Agent _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

REMOVE FROM PLAT
City Engineer, City of Angleton

GENERAL NOTE:

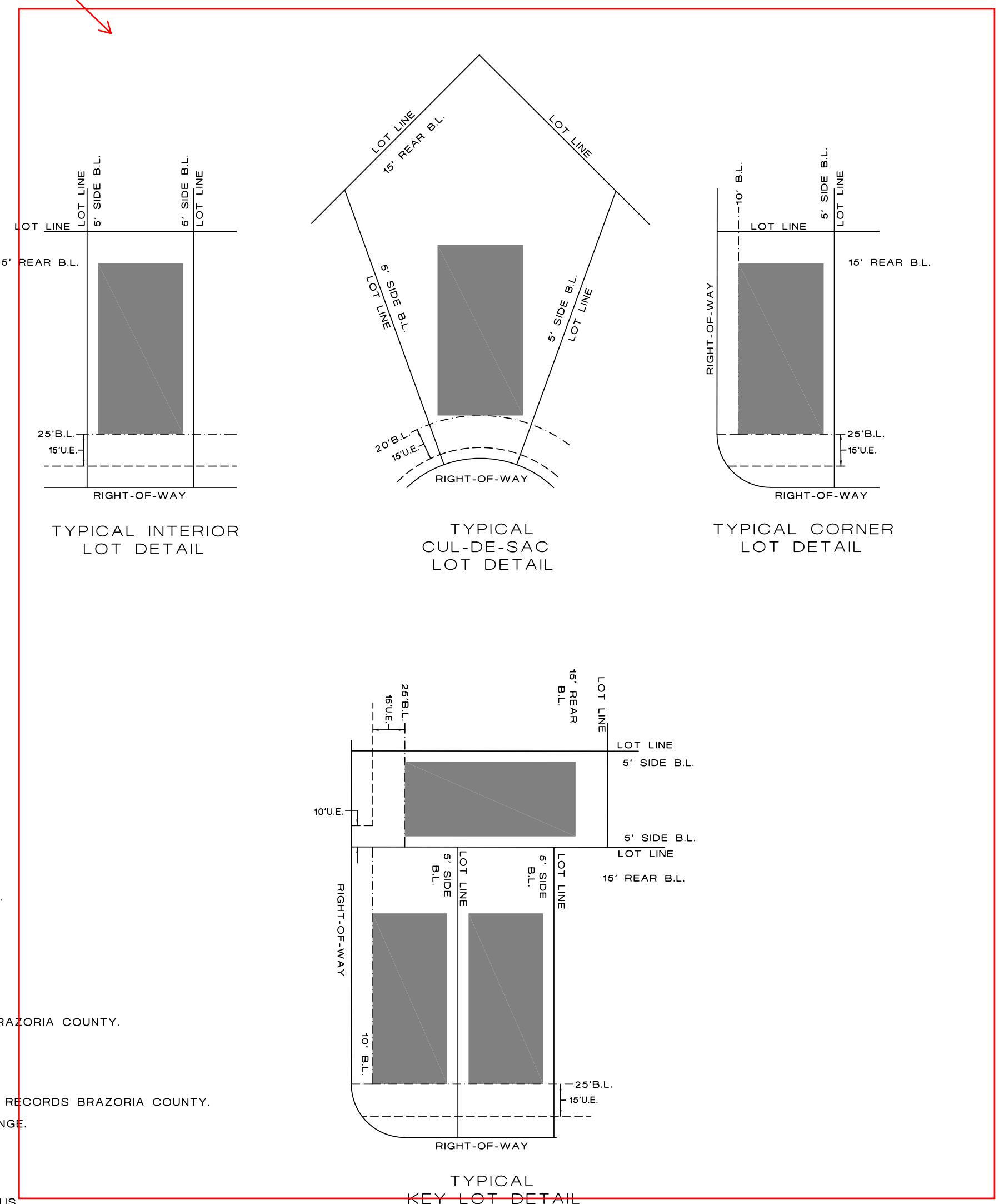
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- "U.E." INDICATES UTILITY EASEMENT.
- "Y RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
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- ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALL TERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 4803C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY _____, TBPE FIRM REGISTRATION No. _____, TBPLS FIRM REGISTRATION No. _____, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- PROPOSED MONUMENTS TO BE SET BY _____, UPON RECORDATION OF A FINAL PLAT.

Update the FIRM information shown to current mapping data

Information to be completed

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

What zoning requirements are the setbacks planned for?



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

ASHLAND MODEL HOME PARK

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

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

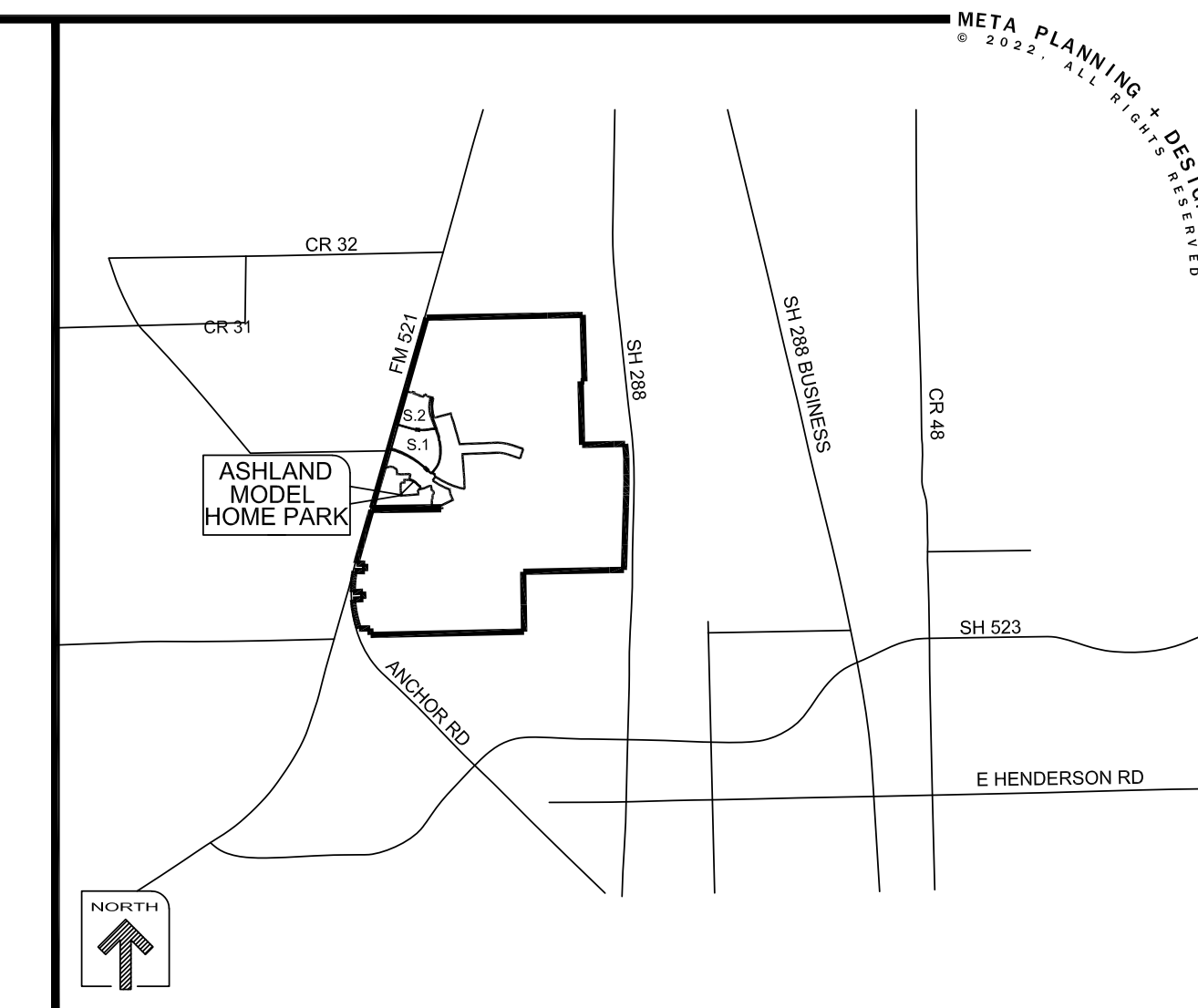
OWNER:
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPE FIRM REGISTRATION No. _____
TBPLS FIRM REGISTRATION No. J0046104



DISCLAIMER AND LIMITED WARRANTY
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Vicinity Map (not to scale)

LINE	DISTANCE	BEARING
L1	105'	S 87°00'33" W
L2	60'	S 22°46'42" E
L3	60'	S 75°34'02" W
L4	54'	S 02°38'38" E
L5	429'	S 87°21'22" W
L6	122'	N 02°38'38" W
L7	62'	S 00°33'35" E
L8	136'	N 03°36'41" E
L9	60'	S 87°00'33" W
L10	60'	N 02°59'27" W
L11	48'	S 87°00'33" W

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	300'	473'	302'	S 47°49'02" E	426'
C2	550'	488'	282'	N 61°57'02" E	473'
C3	55'	93'	62'	N 44°24'16" W	82'
C4	250'	38'	24'	S 58°23'03" E	35'
C5	580'	98'	49'	S 82°30'38" W	98'
C6	25'	10'	5'	S 75°49'11" W	10'
C7	50'	124'	148'	N 44°24'16" W	95'
C8	25'	10'	5'	N 15°22'17" E	10'
C9	25'	42'	28'	N 44°34'41" W	37'
C10	25'	43'	29'	N 53°00'28" E	38'
C11	25'	42'	28'	S 44°24'16" E	37'
C12	520'	55'	28'	S 84°19'04" W	55'
C13	25'	54'	46'	N 19°48'53" E	44'
C14	270'	170'	88'	N 59°44'05" W	168'
C15	25'	36'	22'	S 25°54'36" W	33'
C16	330'	6'	3'	S 14°59'02" E	6'
C17	270'	56'	28'	S 08°32'18" E	55'
C18	780'	35'	17'	S 88°17'00" W	35'
C19	330'	344'	190'	S 63°06'48" E	329'
C20	25'	35'	21'	N 72°50'07" W	32'
C21	520'	3'	2'	S 67°23'34" W	3'

ASHLAND MODEL HOME PARK

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

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

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

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

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



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

SCALE: 1" = 100'

JULY 26, 2022

PAGE: 2 OF 2

MTA# 78006

Show notation of 500-yr floodplain

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

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

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	±0.02	1,143	LANDSCAPE / OPEN SPACE
B	±0.42	18,648	LANDSCAPE / OPEN SPACE

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to agree to allow such a statement to be inserted into any required dedication statement or plat note.

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

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

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

RECOMMENDATION:

Staff recommends approval of the Ashland Section 1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for public improvements.
2. The proposed dedication statement is removed from the preliminary plat.

SUGGESTED MOTION:

I move we recommend approval of the Ashland Section 1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

Attachment 1

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

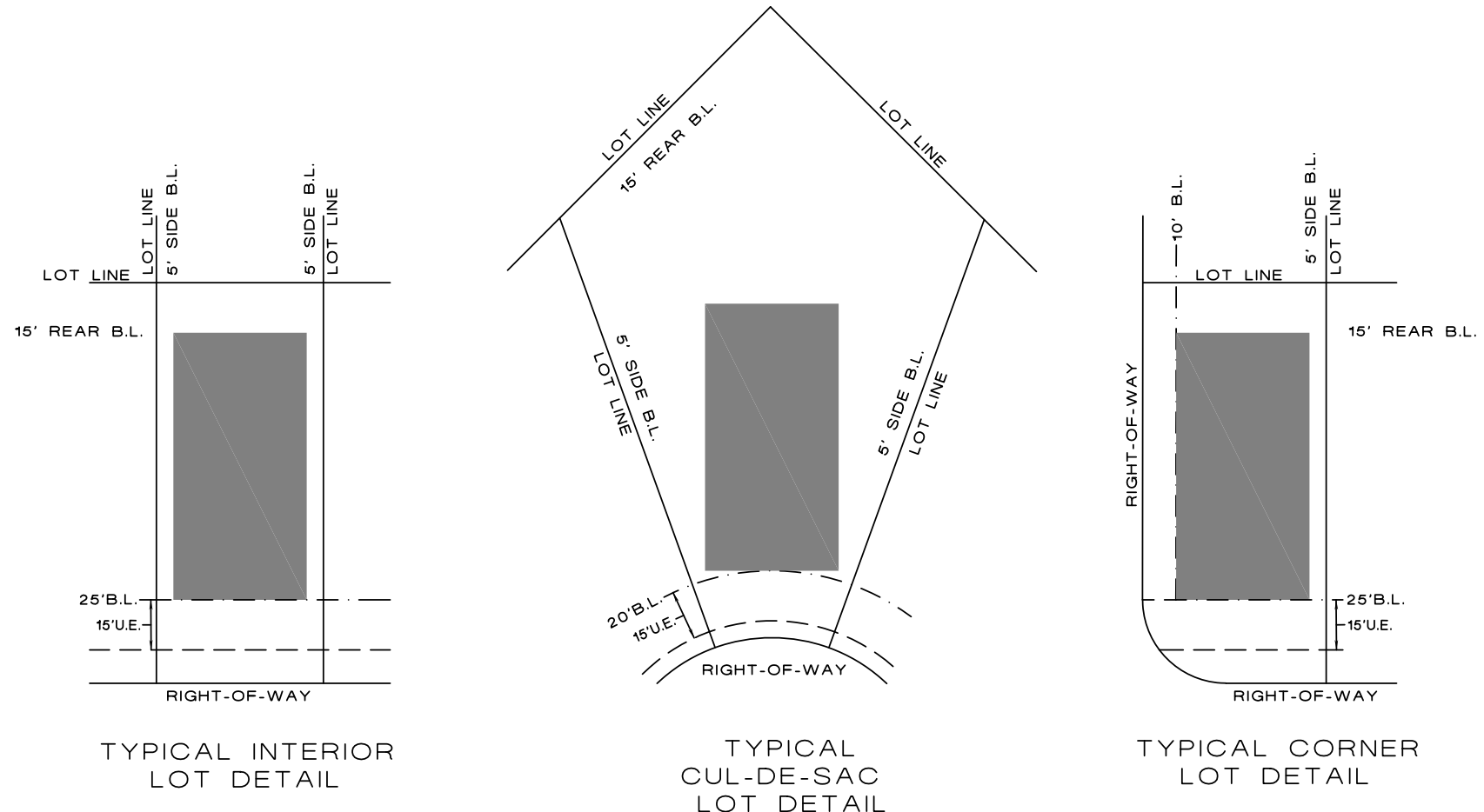
Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

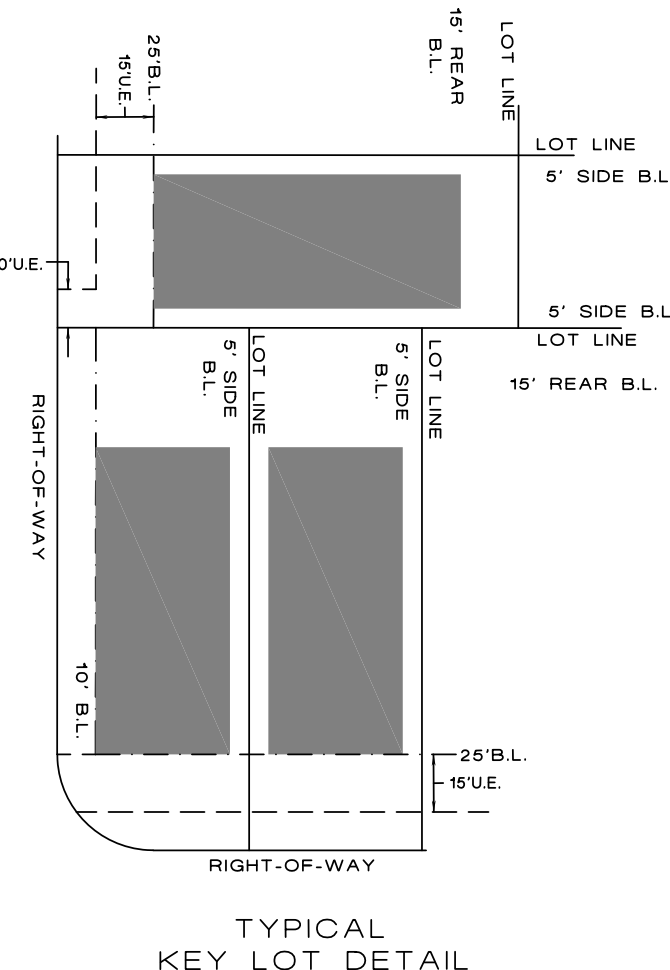
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
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- 16.) ● PROPOSED MONUMENTS TO BE SET BY _____ UPON RECORDATION OF A FINAL PLAT.



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 - 3.) "AC." INDICATES ACREAGE.
 - 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 5.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 6.) "FND" INDICATES FOUND.
 - 7.) "IP" INDICATES IRON PIPE.
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 - 10.) "PG." INDICATES PAGE.
 - 11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
 - 12.) "NO." INDICATES NUMBER.
 - 13.) "CT." INDICATES COURT.
 - 14.) "DR." INDICATES DRIVE.
 - 15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
 - 16.) " " INDICATES STREET NAME CHANGE.
 - 17.) " [] " INDICATES BLOCK NUMBER.
 - 18.) " [] " INDICATES RESERVE NUMBER.
 - 19.) " R " INDICATES 65' CUL-DE-SAC RADIUS.



ASHLAND SECTION ONE

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

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

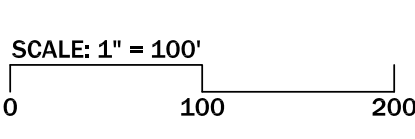
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

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



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



JULY 26, 2022

PAGE: 1 OF 2

MTA# 78006

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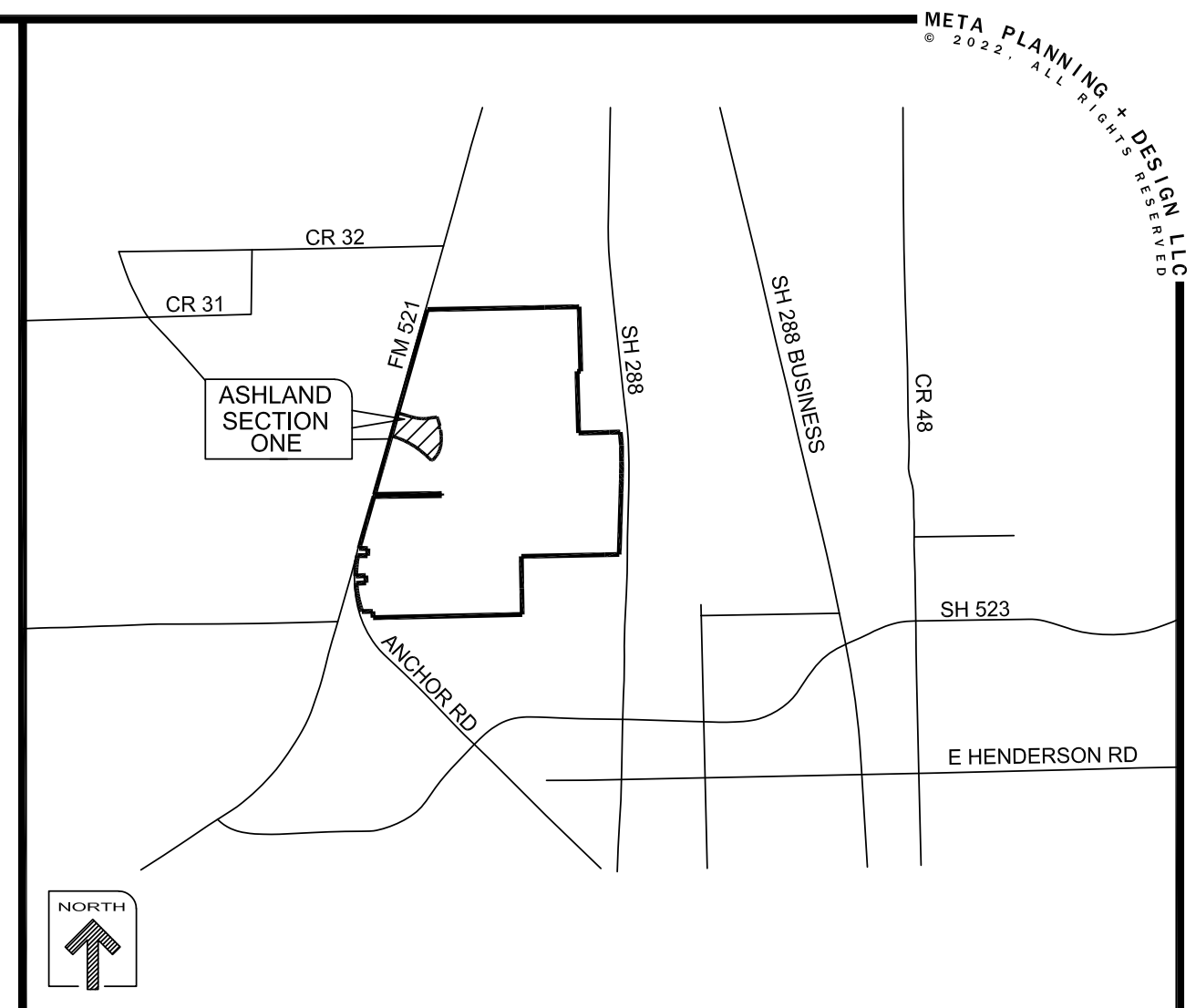
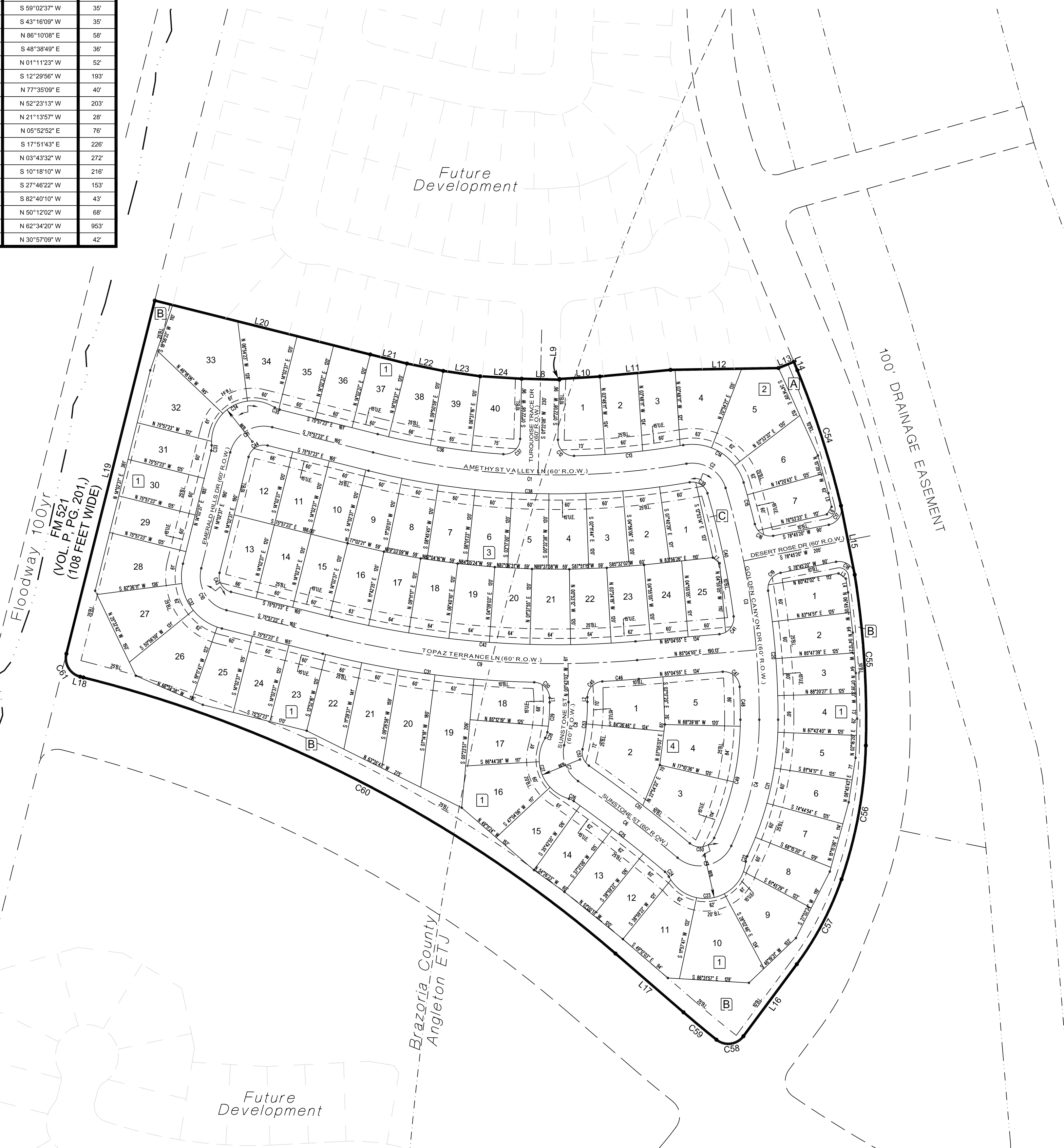
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200	502	255	N 87°56'41" W	499
C2	55	80	49	S 58°14'12" E	73
C3	1295	374	188	S 08°16'18" E	372
C4	475	207	105	S 12°29'56" W	206
C5	55	101	72	S 77°35'09" W	67
C6	2247	200	100	N 52°23'13" W	200
C7	55	65	37	N 21°13'57" W	61
C8	300	69	35	S 05°52'52" W	69
C9	1500	496	251	N 85°26'14" W	494
C10	55	86	55	N 30°57'23" W	78
C11	55	86	55	N 59°02'37" E	78
C12	25	40	26	N 45°00'28" W	36
C13	1170	175	87	S 84°20'28" W	174
C14	85	124	76	S 58°14'12" E	113
C15	1325	68	34	N 15°03'35" W	68
C16	25	38	24	N 57°24'43" W	35
C17	25	40	26	N 32°38'40" E	36
C18	25	40	26	S 55°09'00" E	36
C19	25	38	24	S 34°55'23" W	35
C20	1325	206	103	S 04°27'23" E	206
C21	505	225	114	S 12°44'19" W	223
C22	25	9	4	N 15°28'22" W	9
C23	65	167	220	S 78°58'45" W	125
C24	25	10	5	N 38°40'45" W	10
C25	2210	184	92	N 52°14'01" W	184
C26	25	9	4	S 64°24'06" E	9
C27	65	120	86	N 21°12'00" W	104
C28	25	10	5	S 20°35'30" W	10
C29	270	48	24	S 04°20'22" W	48
C30	25	38	24	N 44°42'14" W	35
C31	1630	340	171	N 82°19'24" W	339
C32	85	134	85	N 30°57'23" W	120
C33	25	8	4	S 04°26'59" W	8
C34	65	146	134	N 59°02'37" E	117
C35	25	8	4	S 66°21'44" E	8
C36	1170	203	102	S 80°55'02" E	202
C37	25	40	26	S 47°44'43" W	36
C38	1230	515	261	S 67°56'41" E	511
C39	25	38	22	N 58°14'12" W	33
C40	1285	200	100	S 12°00'01" E	200

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

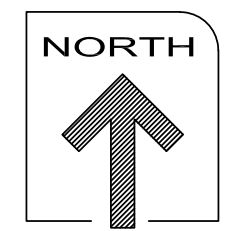
LINE	DISTANCE	BEARING
L1	7'	S 00°43'03" E
L2	7'	N 00°43'03" W
L3	14'	S 64°17'58" E
L4	22'	S 09°17'58" E
L5	22'	N 13°06'27" W
L6	14'	S 31°53'33" W
L7	14'	S 50°29'20" E
L8	60'	N 88°37'52" W
L9	1'	S 01°22'08" W
L10	65'	S 86°26'25" W
L11	113'	N 84°38'24" E
L12	172'	S 89°02'42" W
L13	26'	N 67°42'34" E
L14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

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map (not to scale)



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

ASHLAND SECTION ONE

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

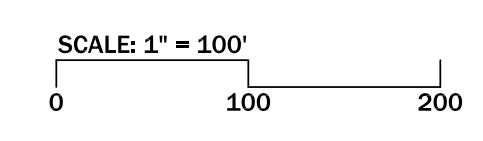
OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS
 OWNER: ANCHOR HOLDINGS MP LLC
 101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TEXAS 77478

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

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



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





Attachment 2

August 19, 2022

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

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

Dear Mr. Reeves:

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

Sheet 1

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

Sheet 2

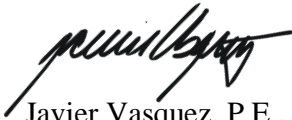
1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton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

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Section One Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

REMOVE FROM PLAT
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- 13.) VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.

Update the FIRM information shown to current mapping data

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

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

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

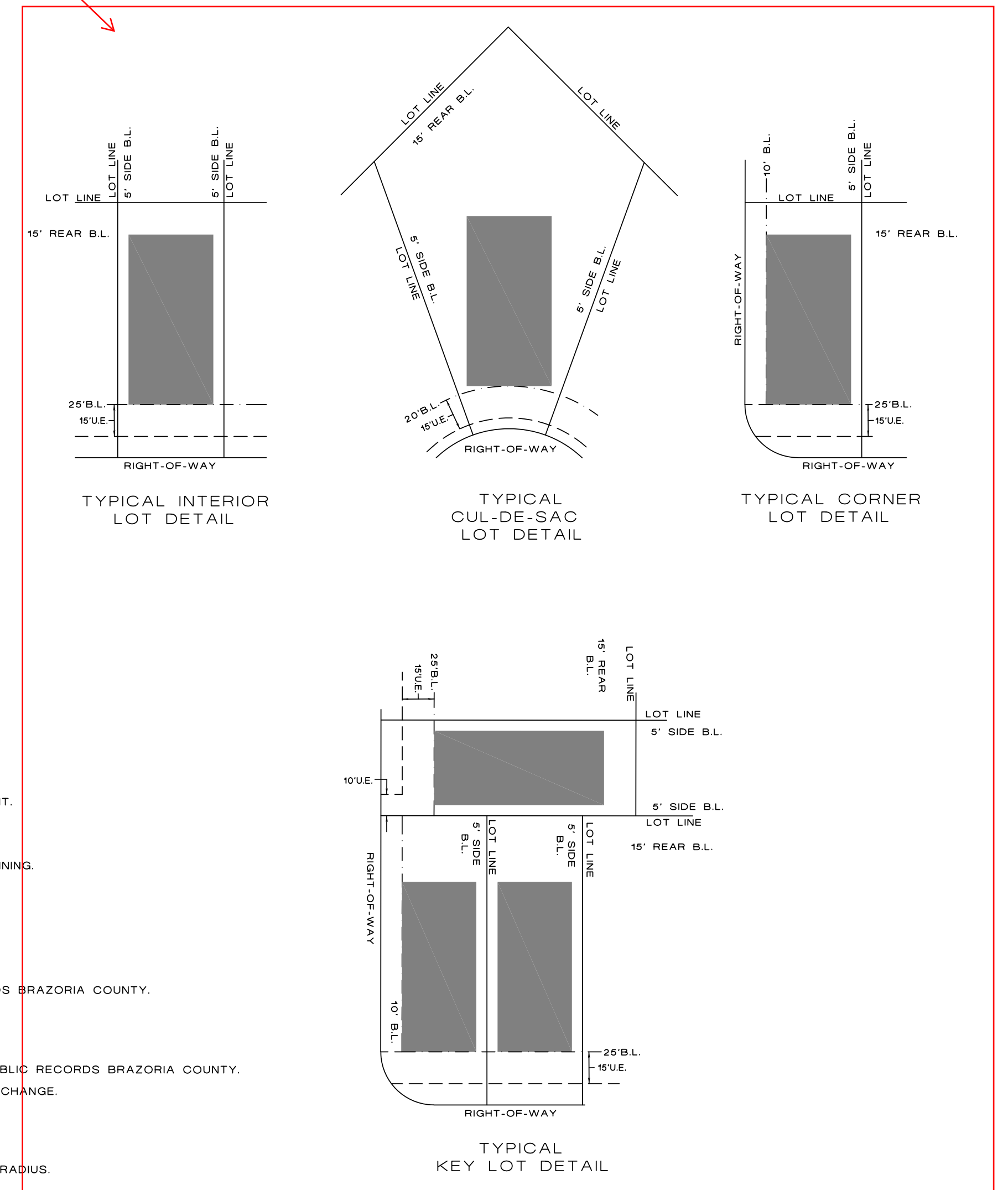
Information to be completed

16.) _____ PROPOSED MONUMENTS TO BE SET BY _____ UPON RECORDATION OF A FINAL PLAT.

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

What zoning requirements are the setbacks planned for?

What zoning requirements are the setbacks planned for?



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

ASHLAND SECTION ONE

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

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

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

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

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



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

SCALE: 1" = 100'
0 100 200

JULY 26, 2022

PAGE: 1 OF 2

MTA# 78006

Metes and Bounds Field Notes to be provided

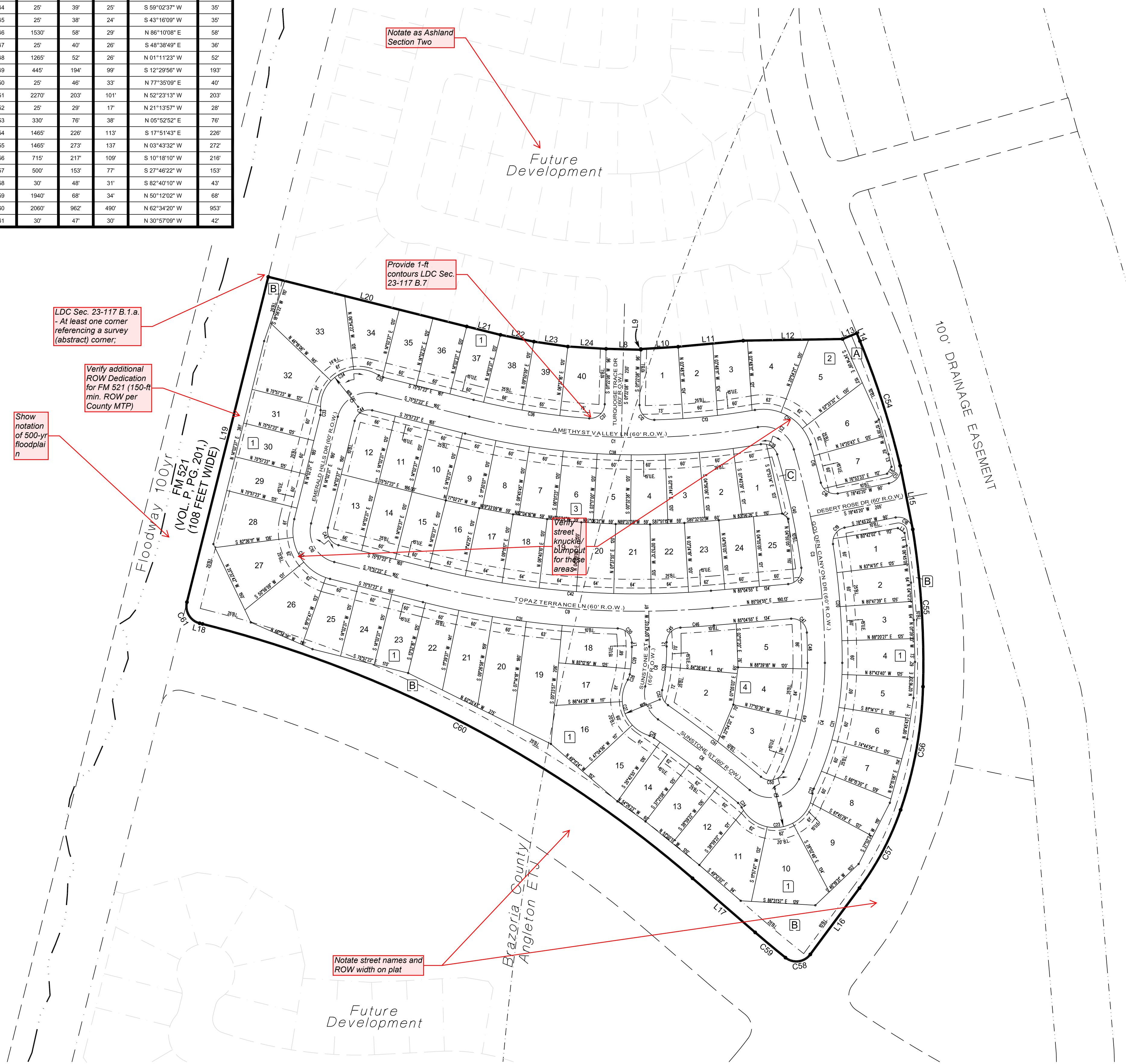
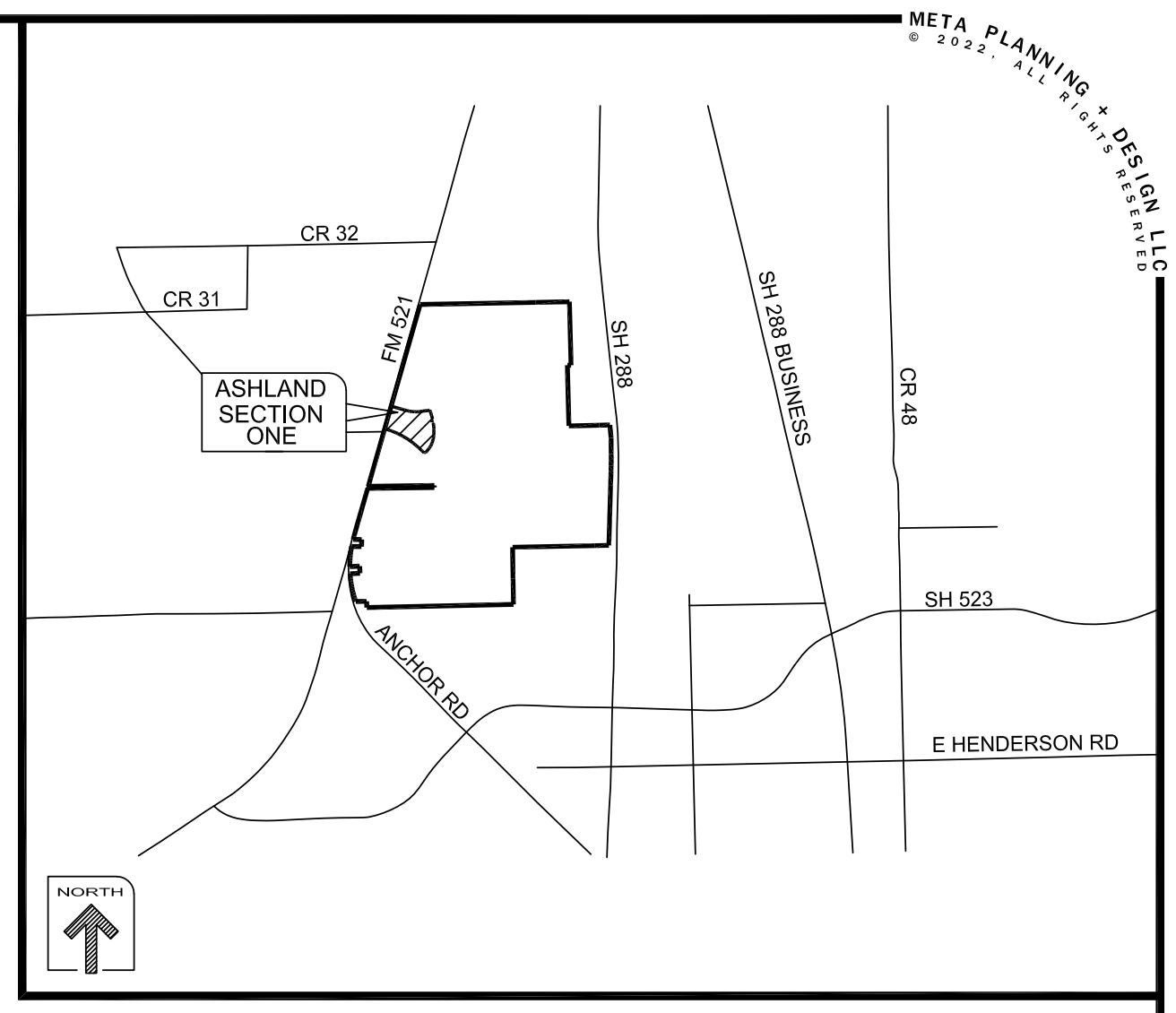
Verify requirement for Angleton Drainage District approval. Provide certificate block if required

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

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

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



LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	.1538	6,699.57	LANDSCAPE/ OPEN SPACE
B	1.747	76,124	LANDSCAPE/ OPEN SPACE
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ASHLAND SECTION ONE

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

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

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

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

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



SCALE: 1" = 100'
 0 100 200

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

DISCLAIMER AND LIMITED WARRANTY

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

to agree to allow such a statement to be inserted into any required dedication statement or plat note.

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

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

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

RECOMMENDATION:

Staff recommends approval of the Ashland Section 1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for public improvements.
2. The proposed dedication statement is removed from the preliminary plat.

SUGGESTED MOTION:

I move we recommend approval of the Ashland Section 1 subject to the following conditions:

1. All outstanding comments are cleared prior to the submission of any construction plans for the proposed street.
2. The proposed dedication statement is removed from the preliminary plat.

Attachment 1

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

Notary Public
 State of Texas

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
 Registered Professional Land Surveyor
 No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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

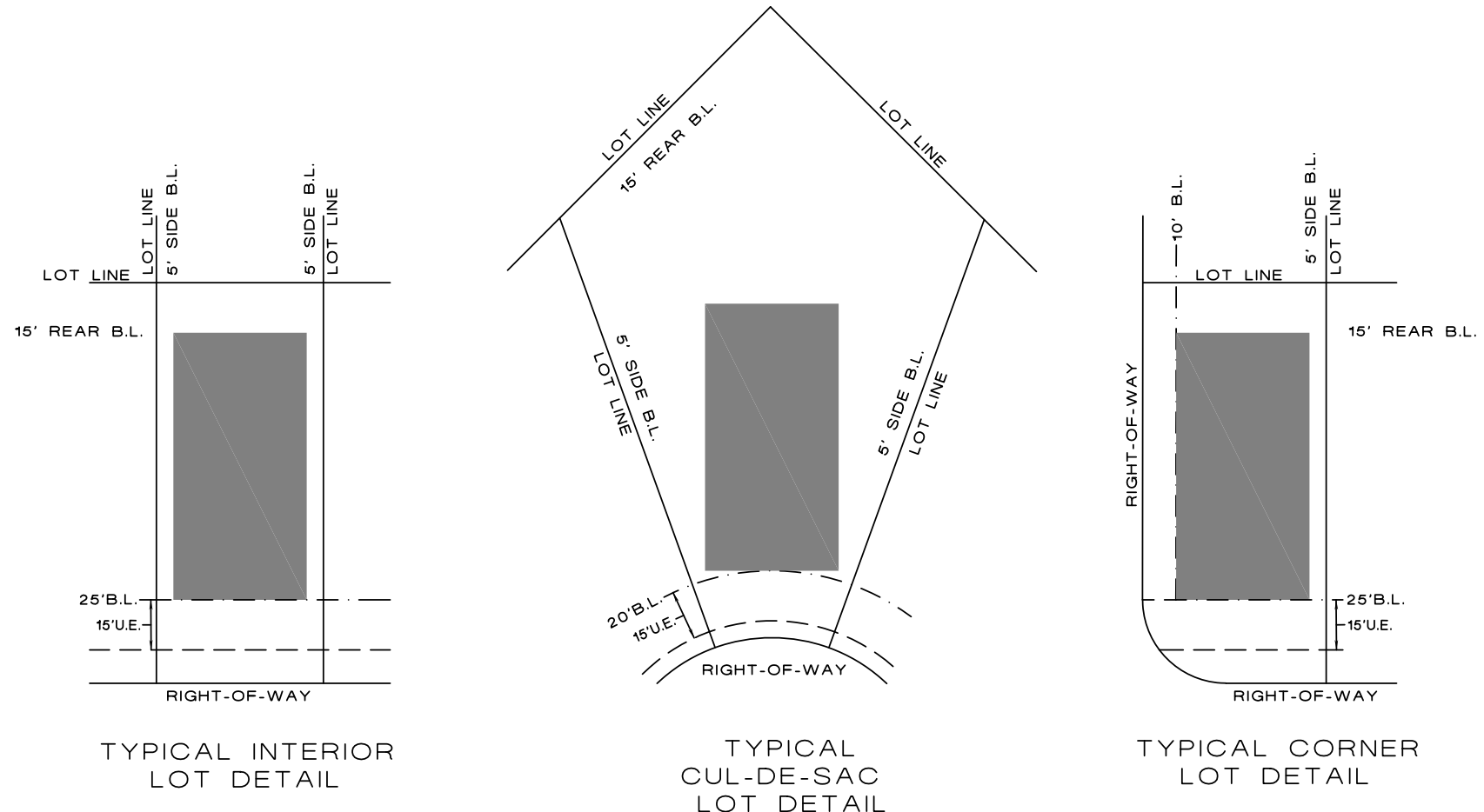
Notary Public
 State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

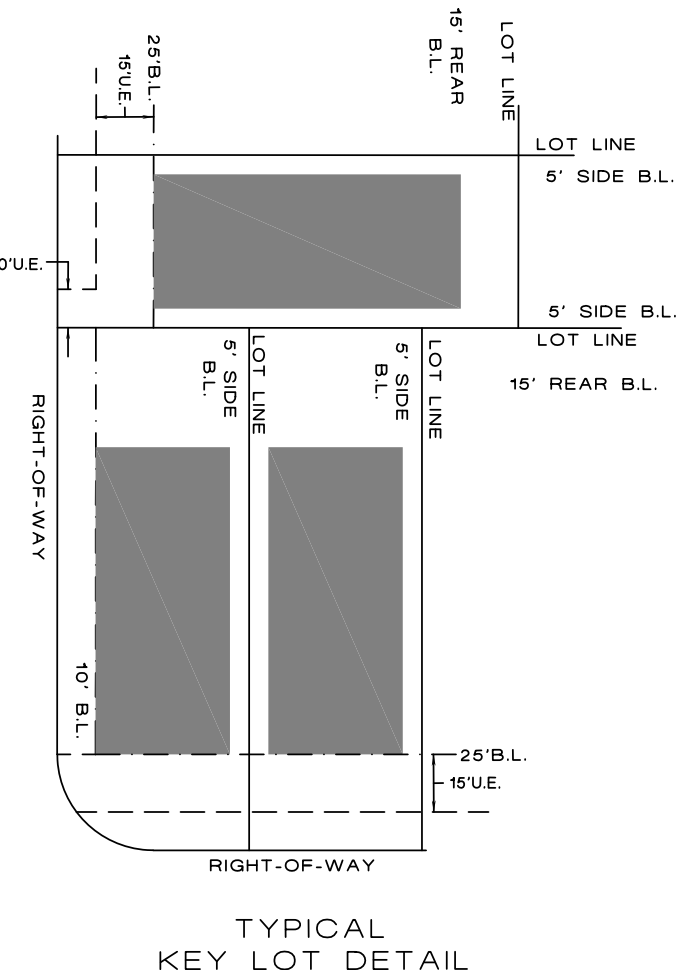
City Engineer, City of Angleton

GENERAL NOTE:

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



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



DISCLAIMER AND LIMITED WARRANTY
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 SUGAR LAND, TEXAS 77478

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

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

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

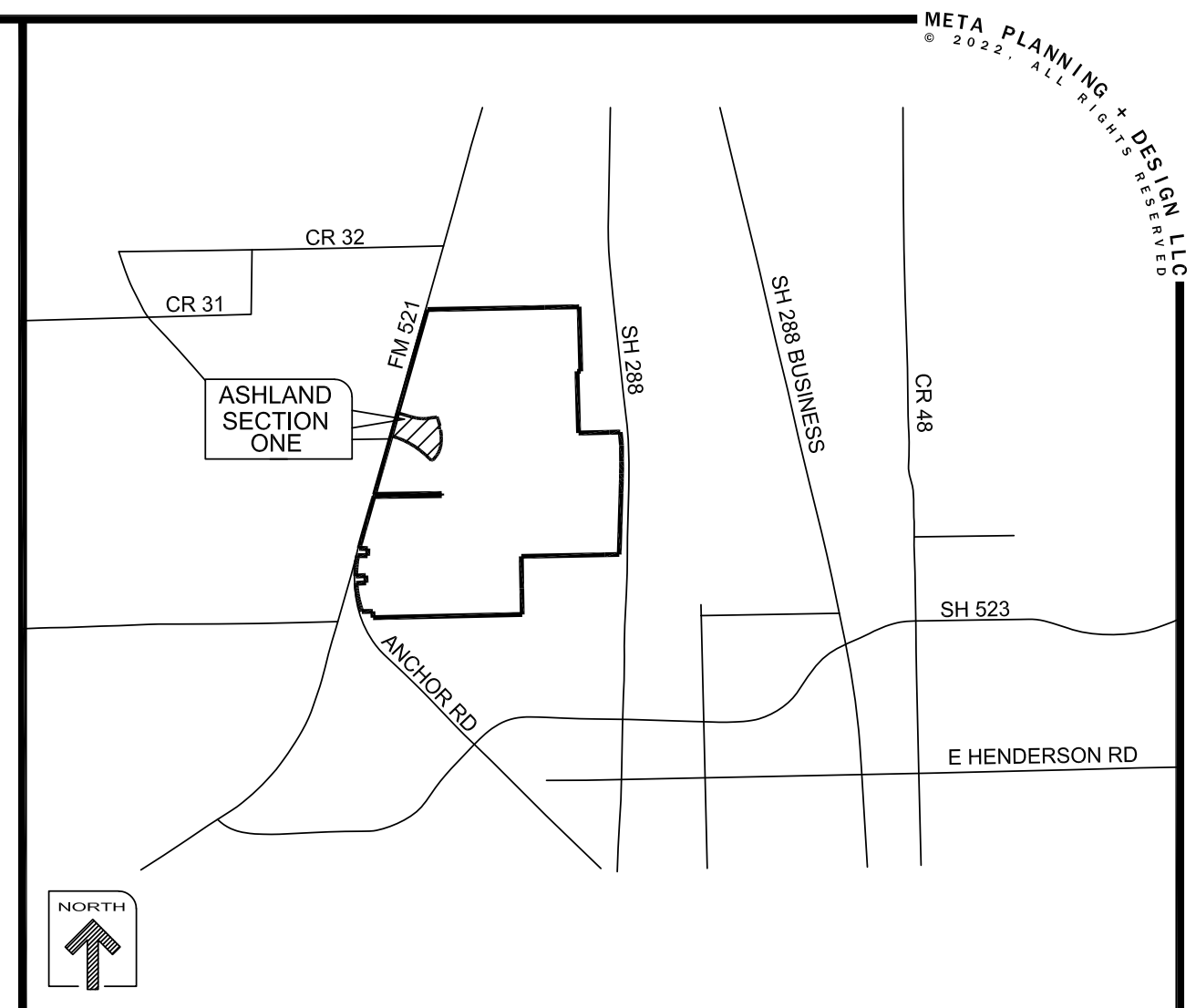
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JULY 26, 2022 PAGE: 1 OF 2 MTA# 78006

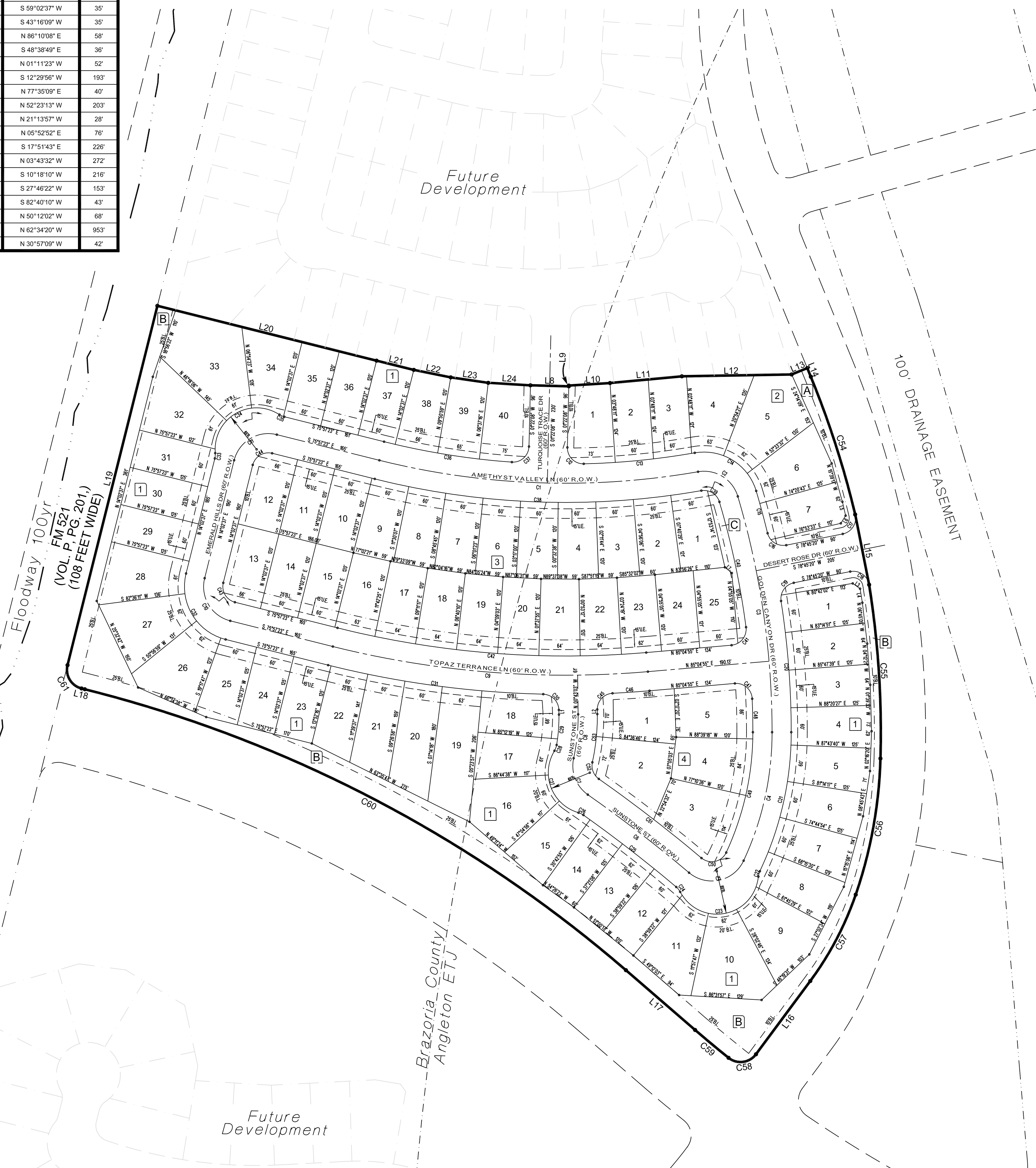
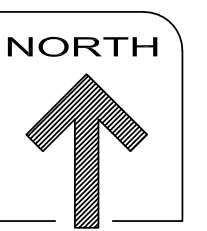
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200	502	255	N 87°56'41" W	499
C2	55	80	49	S 58°14'12" E	73
C3	1295	374	188	S 08°16'18" E	372
C4	475	207	105	S 12°29'56" W	206
C5	55	101	72	S 77°35'09" W	67
C6	2247	200	100	N 52°23'13" W	200
C7	55	65	37	N 21°13'57" W	61
C8	300	69	35	S 05°52'52" W	69
C9	1500	496	251	N 85°26'14" W	494
C10	55	86	55	N 30°57'23" W	78
C11	55	86	55	N 59°02'37" E	78
C12	25	40	26	N 45°00'28" W	36
C13	1170	175	87	S 84°20'28" W	174
C14	85	124	76	S 58°14'12" E	113
C15	1325	68	34	N 15°03'35" W	68
C16	25	38	24	N 57°24'43" W	35
C17	25	40	26	N 32°38'40" E	36
C18	25	40	26	S 55°09'00" E	36
C19	25	38	24	S 34°55'23" W	35
C20	1325	206	103	S 04°27'23" E	206
C21	505	225	114	S 12°44'19" W	223
C22	25	9	4	N 15°28'22" W	9
C23	65	167	220	S 78°58'45" W	125
C24	25	10	5	N 38°40'45" W	10
C25	2210	184	92	N 52°14'01" W	184
C26	25	9	4	S 64°24'06" E	9
C27	65	120	86	N 21°12'00" W	104
C28	25	10	5	S 20°35'30" W	10
C29	270	48	24	S 04°20'22" W	48
C30	25	38	24	N 44°42'14" W	35
C31	1630	340	171	N 82°19'24" W	339
C32	85	134	85	N 30°57'23" W	120
C33	25	8	4	S 04°26'59" W	8
C34	65	146	134	N 59°02'37" E	117
C35	25	8	4	S 66°21'44" E	8
C36	1170	203	102	S 80°55'02" E	202
C37	25	40	26	S 47°44'43" W	36
C38	1230	515	261	S 67°56'41" E	511
C39	25	36	22	N 58°14'12" W	33
C40	1285	200	100	S 12°00'01" E	200

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

LINE	DISTANCE	BEARING
L1	7'	S 00°43'03" E
L2	7'	N 00°43'03" W
L3	14'	S 64°17'58" E
L4	22'	S 09°17'58" E
L5	22'	N 13°06'27" W
L6	14'	S 31°53'33" W
L7	14'	S 50°29'20" E
L8	60'	N 88°37'52" W
L9	1'	S 01°22'08" W
L10	65'	S 86°26'25" W
L11	113'	N 84°38'24" E
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L23	59'	N 81°45'53" W
L24	66'	N 86°32'45" W



Vicinity Map (not to scale)



LAND USE TABLE			
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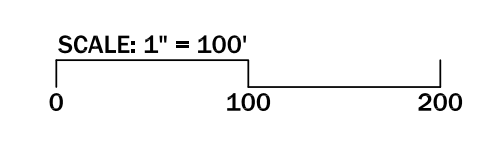
OWNER:
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 SUGAR LAND, TEXAS 77478

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

SURVEYOR:
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 TBPE FIRM REGISTRATION No. _____
 TBPLS FIRM REGISTRATION No. 10046104



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



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Attachment 2

August 19, 2022

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

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

Dear Mr. Reeves:

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

Sheet 1

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

Sheet 2

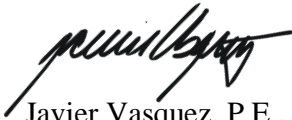
1. Provide one corner of the plat to reference the corner of the original abstract survey. (Angleton LDC Sec. 23-117 B.1.a)
2. Provide contour lines at 1-ft intervals on the plat area. (Angleton LDC Sec. 23-117 B.7)
3. Show notation of the 500-yr floodplain (0.2% Annual Chance Flood Hazard). (Angleton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

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Section One Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

Steven Jares
Registered Professional Land Surveyor
No. 5317

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

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

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

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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

Approved on this the _____ day _____, 20____, by the City Engineer, City of Angleton, Texas.

REMOVE FROM PLAT
City Engineer, City of Angleton

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "Y RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- 13.) VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS 1012 AND HCOG 14012.

Update the FIRM information shown to current mapping data

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

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

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

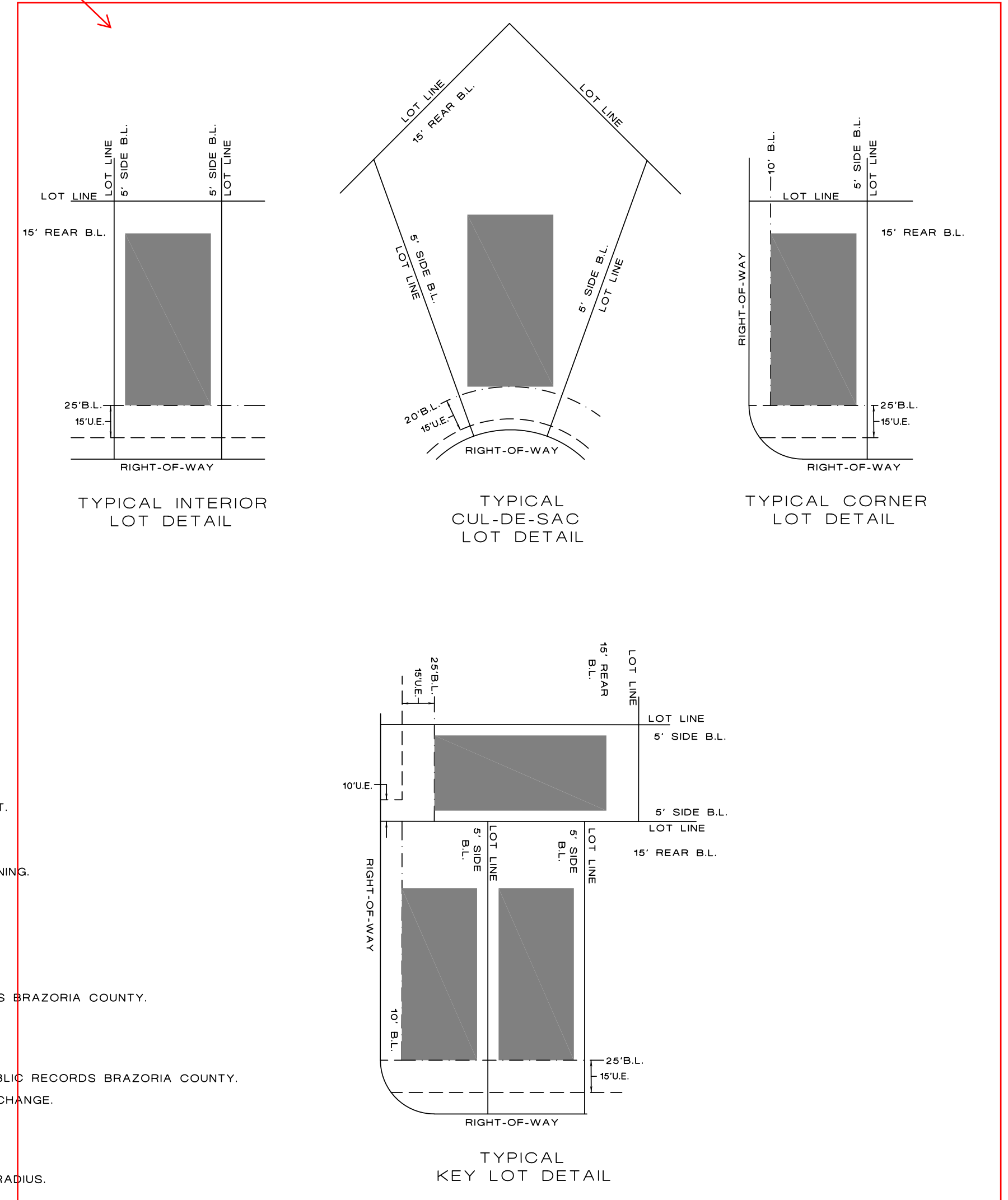
Information to be completed

16.) _____ PROPOSED MONUMENTS TO BE SET BY _____ UPON RECORDATION OF A FINAL PLAT.

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

What zoning requirements are the setbacks planned for?

What zoning requirements are the setbacks planned for?



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

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

Metes and Bounds Field Notes to be provided

DISCLAIMER AND LIMITED WARRANTY
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ASHLAND SECTION ONE

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

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

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

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

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

PLANNER:
META PLANNING + DESIGN

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

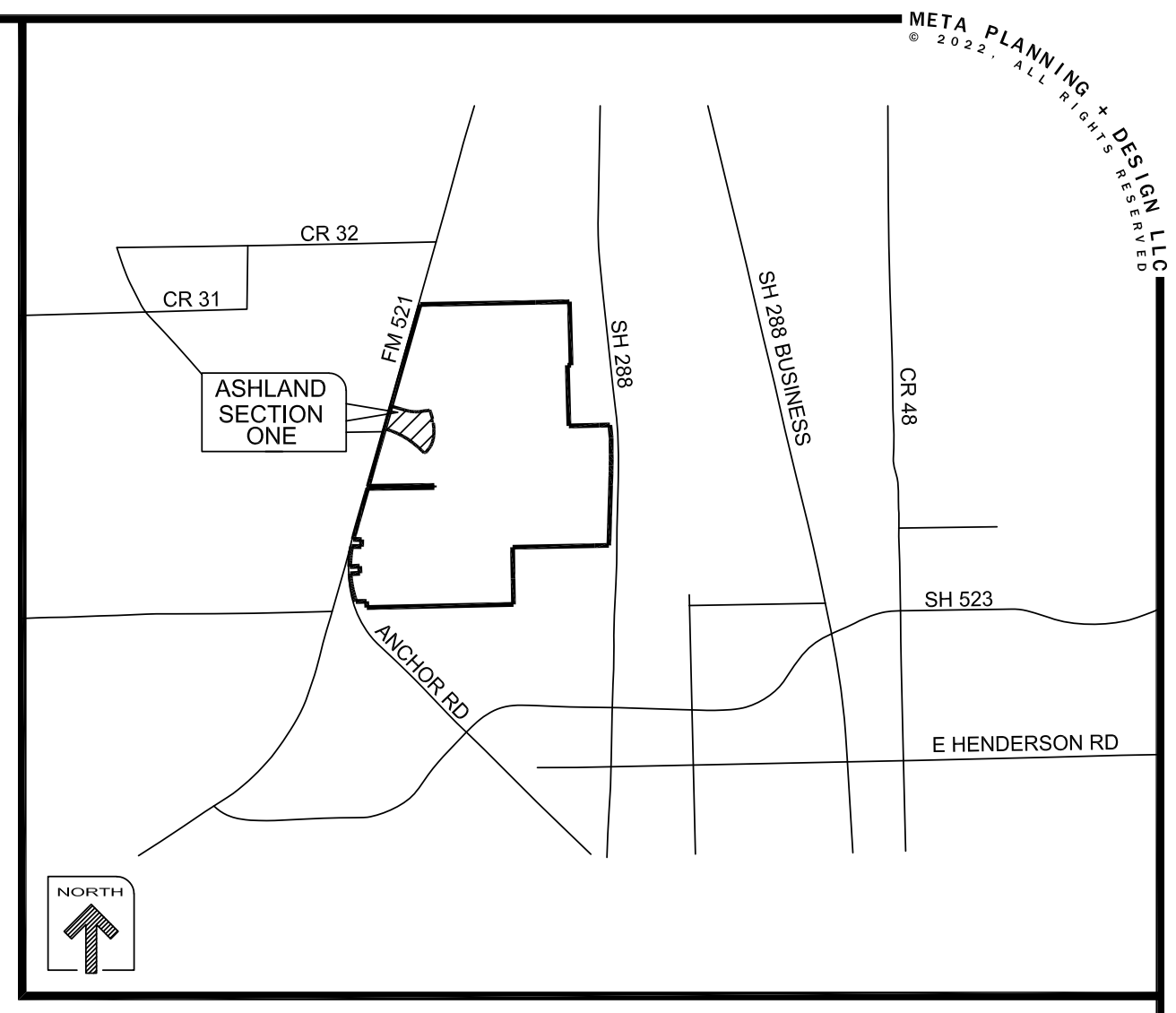
SCALE: 1" = 100'
0 100 200

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

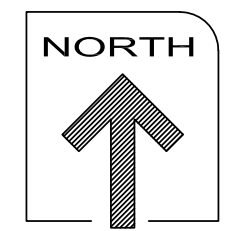
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1200	502	255	N 87°56'41" W	499
C2	55	80	49	S 58°14'12" E	73
C3	1295	374	188	S 08°16'18" E	372
C4	475	207	105	S 12°29'56" W	206
C5	55	101	72	S 77°35'09" W	67
C6	2247	200	100	N 52°23'13" W	200
C7	55	65	37	N 21°13'57" W	61
C8	300	69	35	S 05°52'52" W	69
C9	1500	496	251	N 85°26'14" W	494
C10	55	86	55	N 30°57'23" W	78
C11	55	86	55	N 59°02'37" E	78
C12	25	40	26	N 45°00'28" W	36
C13	1170	175	87	S 84°20'28" W	174
C14	85	124	76	S 58°14'12" E	113
C15	1325	68	34	N 15°03'35" W	68
C16	25	38	24	N 57°24'43" W	35
C17	25	40	26	N 32°38'40" E	36
C18	25	40	26	S 55°09'00" E	36
C19	25	38	24	S 34°55'23" W	35
C20	1325	206	103	S 04°27'23" E	206
C21	505	225	114	S 12°44'19" W	223
C22	25	9	4	N 15°28'22" W	9
C23	65	167	220	S 78°58'45" W	125
C24	25	10	5	N 38°40'45" W	10
C25	2210	184	92	N 52°14'01" W	184
C26	25	9	4	S 64°24'06" E	9
C27	65	120	86	N 21°12'00" W	104
C28	25	10	5	S 20°35'30" W	10
C29	270	48	24	S 04°20'22" W	48
C30	25	38	24	N 44°42'14" W	35
C31	1630	340	171	N 82°19'24" W	339
C32	85	134	85	N 30°57'23" W	120
C33	25	8	4	S 04°26'59" W	8
C34	65	146	134	N 59°02'37" E	117
C35	25	8	4	S 66°21'44" E	8
C36	1170	203	102	S 80°55'02" E	202
C37	25	40	26	S 47°44'43" W	36
C38	1230	515	261	S 67°56'41" E	511
C39	25	36	22	N 58°14'12" W	33
C40	1285	200	100	S 12°00'01" E	200

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

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



Vicinity Map (not to scale)



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

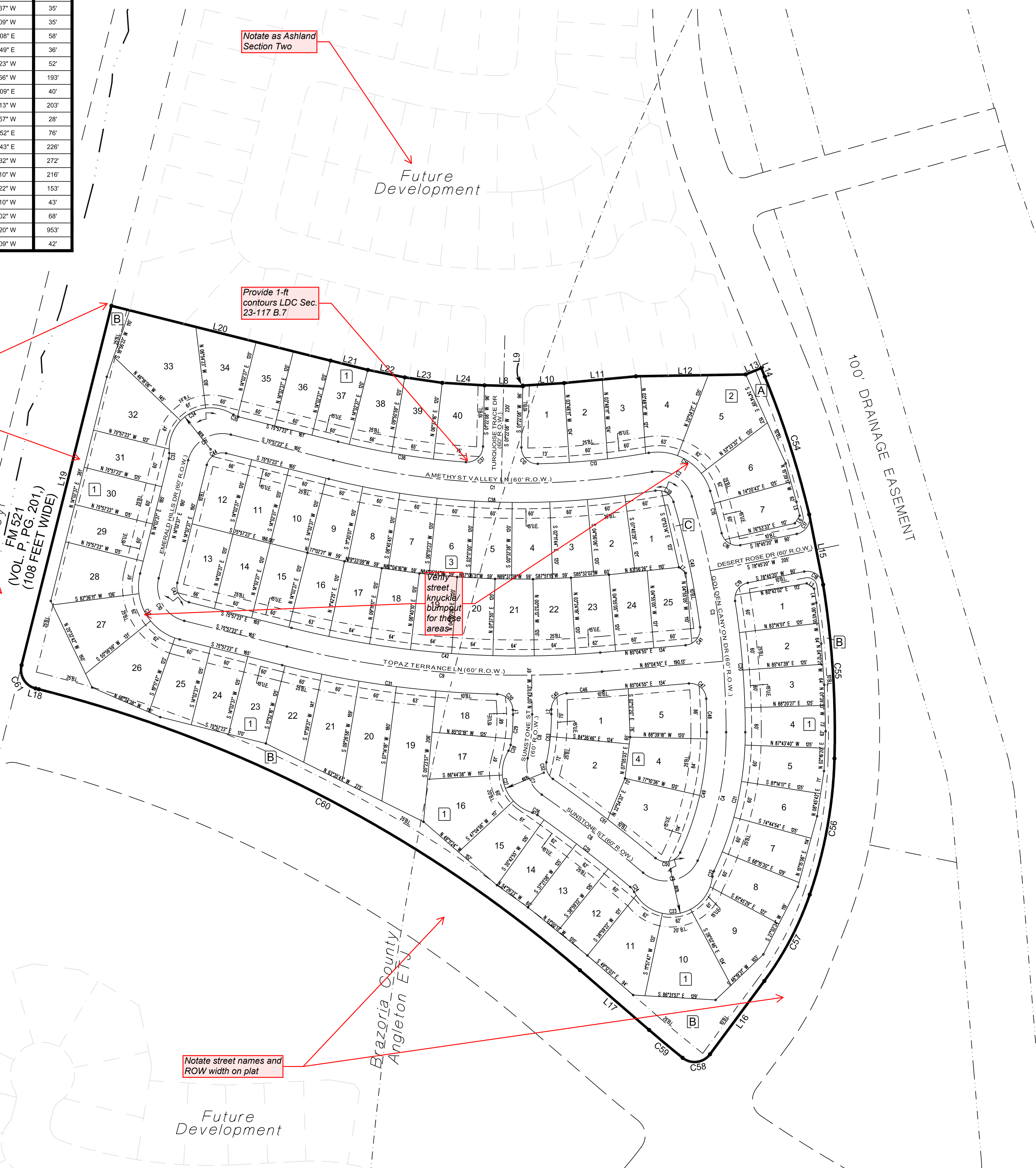
Verify additional ROW Dedication for FM 521 (150-ft min. ROW per County MTP)

Show notation of 500-yr floodplain

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

Notate as Ashland Section Two

Notate street names and ROW width on plat



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

ASHLAND SECTION ONE

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

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

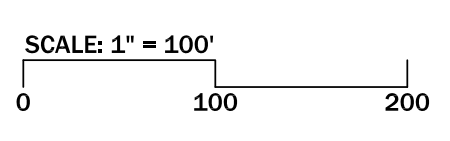
OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

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

SURVEYOR:
QUIDDITY ENGINEERING, LLC
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BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. _____
TBPLS FIRM REGISTRATION No. 10046104



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



DISCLAIMER AND LIMITED WARRANTY

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