



CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JUNE 10, 2025 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JUNE 10, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Ceremonial Presentation of June 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

CONSENT AGENDA

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

2. Discussion and possible action to approve an agreement between Angleton Independent School District (AISD) and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement.

3. Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025.
4. Discussion and possible action to approve the City Council minutes for May 13, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

5. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-05 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots).

REGULAR AGENDA

6. Discussion and possible action to approve a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.
7. Discussion and possible action to approve the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the future Sapphire Springs Trail.
8. Discussion and possible action to approve the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail.

EXECUTIVE SESSION

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

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

OPEN SESSION

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

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

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

/S/ Michelle Perez

Michelle Perez, TRMC, CMC
City Secretary

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: 06/10/2025

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

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

AGENDA ITEM SECTION: Ceremonial Presentation

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

FUND: NA

EXECUTIVE SUMMARY:

Keep Angleton Beautiful will present Yard of the Month to Kellie Walford and Ricki Docking at 1016 Crossing Road and Business of the Month to Most Holy Trinity at 1713 N Tinsley Street.

RECOMMENDATION:

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: 06/10/2025

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

AGENDA CONTENT: Discussion and possible action to approve an agreement between Angleton ISD and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: \$3,268

FUNDS REQUESTED: N/A

FUND: 50-506-458

EXECUTIVE SUMMARY:

The Parks & Recreation Department requests approval of an agreement with Angleton ISD to allow the use of AISD buses and drivers for transportation during Summer Camp field trips in June and July.

This agreement ensures the City has access to reliable and safe transportation to support Camp Heatwave, an 8-week summer camp hosted at the Angleton Recreation Center. Camp Heatwave serves up to 40 participants per week and provides a fun, structured, and enriching environment for youth during the summer months. Each week, campers participate in a variety of activities including games, arts and crafts, and swimming, as well as two off-site field trips that enhance their experience and provide valuable exposure to educational and recreational opportunities beyond the recreation center.

Partnering with AISD for transportation allows the City to accommodate increased enrollment and ensure field trip logistics are handled safely and efficiently, supporting our commitment to high-quality youth programming and positive community partnerships.

RECOMMENDATION:

Staff recommends City Council approve the agreement with Angleton ISD and authorize the Acting City Manager to execute the agreement on behalf of the City to provide transportation support for the Parks & Recreation Summer Camp program.

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND
THE ANGLETON INDEPENDENT SCHOOL DISTRICT FOR CITY SUMMER CAMP
PROGRAM TRANSPORTATION**

STATE OF TEXAS §

COUNTY OF BRAZORIA §

WHEREAS, the City of Angleton ("Angleton" or the "City") is a Home-Rule Municipal Corporation in Brazoria County, Texas and Angleton Independent School District ("AISD or "the District") is an independent school district organized under Chapter 11 of the Texas Education Code and defined as a local government in Texas Government Code Section 791.003, both parties enter this Interlocal Agreement under the authority of the Interlocal Cooperation Act (the "Act"), Chapter 791 of the Texas Government Code, as amended. Angleton and AISD wish to enter into an agreement. The Parties mutually agree, and state as follows:

WHEREAS, both the City and the District represent that each is independently authorized to perform the functions contemplated by this Agreement; and

WHEREAS, Texas Government Code §791.011 authorizes the City and District to enter into an interlocal to provide a governmental function or service that each party to the contract is authorized to perform individually; and

WHEREAS, the District is the owner of school bus transportation facilities and equipment which will not be in daily use during the weeks of summer between school terms; and

WHEREAS, the City desires to sponsor a 2025 summer camp program for at-risk school-age children and desires the support of the District in the form of in-kind contribution of transportation services without the City acquiring any contractual rights or property interest in District facilities, equipment or services, nor subjecting the District to any undue risk of liability;

AGREEMENT

NOW THEREFORE, BE IT RESOLVED that the City of Angleton, Texas (City), and Angleton Independent School District (AISD), sometimes collectively referred to as the "parties," each acting through their respective governing bodies, hereby enter into this Interlocal Agreement, for and in consideration of the mutual benefits and promises each to the other made herein, the parties named above do hereby agree as follows:

1. RECITALS

All the recitals and preambles contained in the above paragraphs are found to be true and correct and are incorporated herein and made a part of this Agreement.

2. PUBLIC PURPOSE

The purpose of this Agreement is to utilize District transportation equipment and licensed District bus drivers to support the City summer camp program, which will benefit both the City, its citizens and visitors, and the District, the students and visitors of the District.

3. GENERAL PROVISIONS, RIGHTS, AND DUTIES

The District shall furnish one bus with a minimum capacity of fifty (50) passengers and a qualified District driver who possesses a valid commercial driver's license for the type of vehicle operated.

In exchange for the use of District equipment and a licensed District driver, the City agrees to reimburse the District the cost of mileage and hourly wage of the District driver for the designated dates and times outlined in Exhibit A attached herein. Exhibit A is subject to change in the event of scheduling conflicts, cancellations, or other unforeseen circumstances affecting the outlined trip destinations. The City will provide the District with prompt and reasonable advance notice of any such changes, and will make reasonable efforts to minimize disruption.

It is not the intention of the Parties hereto to create a partnership or association. The duties and liabilities of the City and the District are intended to be separate and not joint or collective. Nothing contained in this Agreement and in any agreement made pursuant hereto shall ever be construed to create a partnership or duty, obligation, or liability with respect to any one or more of the Parties hereto.

4. TERM

The term of this Agreement will be for ten (10) weeks commencing on June 2, 2025, and ending on August 8, 2025. The term of this Agreement may be extended only upon the mutually signed agreement of both Parties upon such terms and conditions as agreed to at that time.

5. DEFAULT

If at any time during the term of this Agreement, either party shall fail to fulfill their obligations in accordance with the provisions of this Agreement in an efficient, timely and careful manner and in strict accordance with provisions of this Agreement, then the other party shall have the right, if the defaulting party shall not cure any such default after thirty (30) days written notice thereof, to terminate this Agreement and pursue any and all remedies available under the law. Any such act by the other party shall not be deemed a waiver of any other right or remedy of the other party.

Funding. The Parties understand and acknowledge that the funding of this Agreement is contained in the City's annual budget and is subject to the approval of the City in each fiscal year. The Parties further agree that should the governing body of any Party fail to approve a budget that includes sufficient funds for the continuation of this Agreement, or should the governing body of any Party fail to certify funds for any reason, then and upon the occurrence of such event, this

Agreement shall automatically terminate as to that Party and that Party shall then have no further obligation to the other Party.

6. AGREEMENT INTERPRETATION AND VENUE

The Parties covenant and agree that any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas and venue shall be exclusively in Brazoria County, Texas.

Should there be any dispute between the parties, prior to the initiation of any litigation the parties will attempt in good faith to resolve any such dispute by resort to alternative dispute resolution, as authorized by Texas Government Code Ch 2009.

7. CAPTION

The captions to the various clauses of this Agreement are for informational purposes only and in no way alter the substance of the terms and conditions of this Agreement.

8. LIABILITY

In providing services pursuant to this Agreement, each Party shall be legally responsible for the conduct of their respective employees, regardless of whether such employees are performing duties at the request of or under the authority, direction, suggestion, or order of the responding Party. Each Party hereby waives all claims against the other Party for compensation for any loss, damage, personal injury, or death because of the performance of this Agreement. During the term of this Agreement, the District agrees to carry General Liability in the amount of \$1,000,000 each occurrence and General Aggregate limit of \$2,000,000.

9. IMMUNITY

It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

10. SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Agreement are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions in this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidate.

11. MISCELLANEOUS PROVISIONS

- a) **Venue:** Venue for any lawsuit involving this agreement shall be in Brazoria County, Texas.
- b) **Choice of Law:** This Contract is governed by the laws of the State of Texas.
- c) **Entire Contract:** This agreement constitutes the entire agreement between City and AISD, and all negotiations and all understandings between the Parties are merged herein. The terms and conditions of this agreement specifically replace and supersede

any prior discussions, terms, documents, correspondence, conversations, or other written or oral understanding not contained herein or specifically adopted by reference. Any verbal or written commitment not contained in this Agreement or expressly referred to in this Agreement and incorporated by reference shall have no force or effect, and parole evidence of any such agreement shall have no force and effect on the provisions of this Agreement.

- d) **Partial Invalidity:** If any term, provision, covenant, or condition of this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.
- e) **Survival:** Any provisions which by their terms survive the termination of this agreement shall bind its legal representatives, heirs, and assigns as set forth herein.
- f) **Assignment:** The Parties shall not assign, transfer, or encumber any right or interest in this agreement, in whole or in part, without prior written approval of the other Party.
- g) **Notices:** Each notice to City shall be sent to the designated City Representative and each notice to AISD shall be sent to the designated AISD Representative or their designees as outlined in this Agreement. Each formal notice required by the terms of this Agreement shall be in writing and sent by facsimile, telex, courier or by registered or certified mail. Unless changed by giving notice as provided in this subsection, the designated representatives of the parties shall be:

CITY OF ANGLETON

Chris Whittaker
City Manager
121 S Velasco
Angleton, TX 77515

Geri Gonzales
Recreation Superintendent
1601 N Valderas
Angleton, Texas 77515
Telephone: (979) 849-4364
Email: ggonzales@angleton.tx.us

ANGLETON INDEPENDENT SCHOOL DISTRICT

Phil Edwards
AISD Superintendent
1900 N Downing
Angleton, Texas 77515
Telephone: (979) 799-7904
Email: phil.edwardsa@angletonisd.net

- h) **Benefits:** This agreement shall bind, and the benefits thereof shall inure to the respective parties hereto, their heirs, legal representative, executors, administrators, successors, and assigns.
- i) **Amendments:** This agreement can be supplemented and/or amended only by a dated written document executed by both parties.
- j) **Gender:** Words of any gender used in this agreement shall be held and construed to include any other gender and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.
- k) **Multiple Copies:** This agreement may be executed in multiple counterparts each of which constitutes an original.
- l) **Article and Section Headings:** The Article and Section headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this agreement.
- m) **Misspelled Words:** Misspelling of one or more words in this agreement shall not void this agreement. Such misspelled words shall be read so as to have the meaning apparently intended by the parties.

EXECUTED this 20th day of May 2025.


CITY OF ANGLETON

Chris Whittaker
City Manager
121 S Velasco
Angleton, TX 77515

Attest:

By: _____
Michelle Perez, City Secretary

ANGLETON INDEPENDENT SCHOOL DISTRICT



Tommy Gaines
AISD Board of Trustees President
1900 N Downing
Angleton, Texas 77515


Attest:  _____

EXHIBIT A**Week 1: June 2 – June 6**

Location	Mileage	Hours
Moody Gardens Rainforest- Galveston, TX	100 total (50 each way)	6

Week 2: June 9 – June 13

Location	Mileage	Hours
Funtastik Labs- Sugar Land, TX	80 total (40 each way)	6
The Health Museum- Houston, TX	80 total (40 each way)	6

Week 3: June 16 – June 20

Location	Mileage	Hours
Galveston Railroad Museum- Galveston, TX	100 total (50 each way)	6

Week 4: June 23 – June 27

Location	Mileage	Hours
Schulman's Movie, Bowl, and Grille- Bay City, TX	72 total (36 each way)	6
Mainstreet Theater- Houston, TX	82 total (41 each way)	6

Week 5: July 7 – July 11

Location	Mileage	Hours
Houston Museum of Illusions- Houston, TX	90 total (45 each way)	6

Week 6: July 14 – July 18

Location	Mileage	Hours
Main Event- Webster, TX	68 total (34 each way)	6
Krazy Sk8- Clute, TX	32 total (16 each way)	4

Week 7: July 21 – July 25

Location	Mileage	Hours
Pump It Up- Webster, TX	66 total (33 each way)	6
Schulman's Movie, Bowl & Grille	72 total (36 each way)	6

Week 8: July 28 – August 1

Location	Mileage	Hours
Outdoor Pool- Lake Jackson, TX	24 total (12 each way)	3
Moody Gardens Aquarium- Galveston, TX	100 total (50 each way)	6



AGENDA ITEM SUMMARY FORM

MEETING DATE: 06/10/2025

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

AGENDA CONTENT: Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: NA

FUNDS REQUESTED: NA

FUND: NA

EXECUTIVE SUMMARY:

Angleton submitted a Mass Gatherings Permit for the 2025 USA Pixie National Tournament at Bates Parks on June 27-29, 2025. AGSA is requesting the City of Angleton to waive the fees associated with the Mass Gatherings Permit and Bates Park be closed to the public for gate and optimal traffic flow.

Brief Event Details:

- Family-oriented sporting event featuring tournament play
- Vendors and a concession stand will be available onsite
- Access to Bates Park will be limited to one-way traffic only
- Parking will be restricted to approved areas; "No Parking" signs will be posted as needed
- AGSA will provide portable restrooms and handwashing stations to accommodate attendees
- AGSA is responsible for all cleaning and trash maintenance throughout the event

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

RECOMMENDATION:

Staff recommend City Council waive fees for the Angleton Girls Softball Association (AGSA) Mass Gatherings permit for the 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025.

CITY OF ANGLETON

Mass Gathering Application

Event Name: 2025 USA Pixie (6u/8u)
National Tournament

Mass Gathering Permit Application

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

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

PROMOTER

Promoters Name: AGSA 3 USA District 27

Company: AGSA

Primary Phone: [REDACTED]

Secondary Phone: () - -

Address: 700 Bates Rd

Email Address: 2025 USA Pixie National Tournament

Name of the Event: 2025 USA Pixie National Tournament

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

PROPERTY

Property Owner Name: City of Angleton Phone: _____

Address: 700 Bates Park Rd.

Email Address: [REDACTED]

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

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

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

Bates Park Softball fields

Address of mass gathering: 700 Bates Park Rd.

Dates of proposed gathering: June 27-29, 2025

EVENT INFORMATION

Event time from: 8:00 am/pm on 6/27/25 until 6:00 am/pm on 6/29/25

Expected number of attendees: 1,000

Maximum # of persons the promoter will allow to attend: _____

Will alcohol be served at the event? _____ Yes ☒ No

Will minors be attending the event? ☒ Yes _____ No

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

This a family event, minors will
attend with a parent.

Performers:

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

none

Name and address of each performer's agent:

none

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

HEALTH AND SANITATION COMPLIANCE:

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

Describe the water supply, meeting minimum standards noted above:

City water supply

Describe the Toilet facilities, meeting minimum standards noted above:

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

Describe Vector Control, meeting minimum standards noted above:

Vector control is provided by the City.

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

We will rent two hand washing stations.

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

Noise level will not exceed 70 decibels.

Food and Beverage Services:

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

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

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

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

Food vendors will be approved by the city.

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

First Aid Kit will be stationed in concession stand.

4

If a medical emergency occurs AGSA will contact Angleton Pd.

Final Site Clean Up Plan

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

SECURITY AND PUBLIC SAFETY COMPLIANCE:

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

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

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

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

AGSA will notify Angleton PD of the event.

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

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

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

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

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

Bates Park Concession Stand

INDEMNIFICATION PROVISION

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

Information True and Correct

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

Promoter: AGSA - USA District 27

By: AGSA Board

Signature Tano Guzman

Printed Name Tano Guzman

Title: Vice President

Date: 5/3/2025

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

FOR OFFICE USE ONLY:

Angleton Police Department:

Approved or Denied

By:

Name: _____

Signature: _____ Date: ____/____/____

Notes: _____

Angleton Health Authority:

Approved or Denied

By:

Name: _____

Signature: _____ Date: __/__/__

Notes: _____

Angleton Fire Marshal:

Approved or Denied

By:

Name: _____

Signature: _____ Date: __/__/__

Notes: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 10, 2025

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action to approve the City Council minutes for May 13, 2025.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the City Council minutes for May 13, 2025.

RECOMMENDATION:

Approve the City Council minutes for May 13, 2025.



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MAY 13, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MAY 13, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Christiene Daniel
 Council Member Barbara Simmons
 Council Member Blaine Smith
 Council Member Tanner Sartin

Acting City Manager Lupe Valdez
 City Attorney Grady Randle
 Assistant City Secretary Desiree Henson

PLEDGE OF ALLEGIANCE

Council Member Sartin led the Pledge of Allegiance.

INVOCATION

Former council member Cecil Booth led the invocation.

COUNCIL OATHS

1. Administer Oath of Office to John Wright, Mayor by Angleton Municipal Court Judge Jeffrey Gilbert.

Angleton Municipal Court Judge Mark Jones administered the Oath of Office to John Wright, Mayor.

2. Administer Oath of Office to Travis A. Townsend, Council Member Position No. 2 by Angleton Municipal Court Judge Jeffrey Gilbert.

Angleton Municipal Court Judge, Mark Jones administered the Oath of Office to Travis A. Townsend, Council Member Position No. 2.

3. Administer Oath of Office to Barbara Simmons, Council Member Position No. 3 by Angleton Municipal Court Judge Jeffrey Gilbert, to fill an unexpired term ending May 2026.

Angleton Municipal Court Judge Mark Jones administered the Oath of Office to Barbara Simmons, Council Member Position No. 3.

4. Administer Oath of Office to Blaine M. Smith, Council Member Position No. 4 by Angleton Municipal Court Judge Jeffrey Gilbert.

Angleton Municipal Court Judge Mark Jones administered the Oath of Office to Blaine M. Smith, Council Member Position No. 4.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Kevin Vasser addressed Council and stated that he is part of the Circle Youth Football Association and wants to get the community involved in the Kickball Tournament that the league is hosting on June 7, 2025. A flyer was given to Jason O'Mara, Director of Parks and Recreation to advertise at the Angleton Recreation Center.

Glen Moody addressed Council and stated that he is part of the American Legion Post 241 and proud veteran and wanted to share the taking place on Memorial Day Weekend to get the community involved in honoring the veterans. On Saturday, May 24, 2025, at 9:00 a.m. they will be meeting at the Angleton Cemetery to place flags on 1,100 veterans' graves and on Memorial Day Monday, May 26, 2025, at 10:00 a.m. they will be holding the Ring of Honor Memorial program at the Brazoria County Courthouse West Lawn.

CEREMONIAL PRESENTATIONS

5. Presentation of the National Police Week Proclamation.

Mayor Wright presented the National Police Week Proclamation to the Angleton Police Department.

6. Presentation of the National Public Works Week Proclamation.

Mayor Wright presented the National Public Works Week Proclamation to Hector Renteria, Director of Public Works.

7. Presentation of an employee service award.

Colleen Martin, Director of Human Resources, presented an employee service award to Robert Helbert for five years of service.

8. Recognition of Public Works Director, Hector Renteria on receiving his Class A Wastewater License.

Colleen Martin, Director of Human Resources, recognized Hector Renteria, Director of Public Works, for earning his Class A Wastewater License that took eight years and 160 hours to earn and is only held by 1,194 people in Texas.

9. Recognition of staff for life saving actions.

Jason O'Mara, Director of Parks and Recreation stated that on April 8, 2025, a City staff employee, friend, colleague, and coworker to all of us went into sudden cardiac arrest. Mr. O'Mara stated that Parks and Recreation staff was first on scene to provide lifesaving measures and Cardiopulmonary Resuscitation (CPR) and commended the greater Angleton team: Angleton Recreation Center, Angleton Dispatch, Angleton Police Department, Angleton Fire Department, Angleton Area Emergency Medical Corps (AAEMC), and Memorial Hermann LifeFlight for their quick response and lifesaving actions. Colleen Martin, Director of Human Resources and Deputy Chief Harrold Goodin with AAEMC presented pins and certificates to Telecommunicators Aimee Chronister and Tiffanie Mixon, Aquatics Manager Andrew Morgan, Director of Parks and Recreation Jason O'Mara, Facilities Superintendent Harbria Gardner, Recreation Superintendent Geri Gonzales, and Recreation Specialist Vicki Chelette for taking prompt action and saving a life while on duty at the Angleton Recreation Center. Stewart Crouch, Parks Superintendent, addressed those that saved his life and stated that his family could not thank them enough and that they would be forever indebted to them.

10. Ceremonial Presentation of May 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

Tracy Delesandri with Keep Angleton Beautiful presented certificates to Blake and Lora Brown for May 2025 Yard of the Month and to Panache Salon, Spa and Boutique for May 2025 Business of the Month.

Mayor moved to consent agenda.

CONSENT AGENDA

15. Discussion and possible action to approve the City Council minutes for April 22, 2025.
16. Discussion and possible action on a request for approval of a 15' Utility Access Easement Acquisition and agreement between the City of Angleton and Hooks Gas Pipeline, LLC., on land located at Austin Town/Farm-to-Market Road (FM) 521 at South Highway 288, on a 0.0574 acres tract, for a pipeline easement to accommodate a pipeline facilities and equipment operations.
17. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on the evenings of June 6, 2025, and June 7, 2025, from 5:00 P.M.-10:00 P.M. for the Annual Singer Songwriters Festival.
18. Discussion and possible action to enter into an updated Interlocal Agreement with the Brazoria County Health Department to support mass immunization efforts during public health emergencies.

19. Update, discussion and possible action on the investment reports for the quarters of December 2024 and March 31, 2025.
20. Discussion and possible action to approve Resolution No. 20250513-020 amending Resolution No. 20240611-006 to update the designated City of Angleton official authorized to act on behalf of the city in matters related to the Texas Parks & Wildlife Department Local Park Non-Urban Outdoor Recreation Grant Program.
21. Discussion possible action to approve Resolution No. 20250513-021 amending Resolution No. 20240723-010 to update the designated City of Angleton official authorized to act on behalf of the city in matters related to the Texas Parks & Wildlife Department Local Park Non-Urban Indoor Recreation Grant Program.
22. Discussion, update, and possible action to approve the contract for Professional Services for the Comprehensive Plan Update with Ardurra, as funded by the Texas General Land Office (GLO) under the CDBG-MIT RCP Program.
23. Discussion and possible action to approve an agreement with Celestial Displays, LLC, for Freedom Fireworks and authorize the City Manager to execute.
24. Discussion and possible action on an interlocal agreement with Brazoria County Emergency Services District (ESD) No. 3 for fire protection, fire suppression, and rescue services.
25. Discussion and possible action to approve the appointment of Police Chief Valdez as Interim City Manager.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Consent Agenda items 15. Discussion and possible action to approve the City Council minutes for April 22, 2025; 16. Discussion and possible action on a request for approval of a 15' Utility Access Easement Acquisition and agreement between the City of Angleton and Hooks Gas Pipeline, LLC., on land located at Austin Town/Farm-to-Market Road (FM) 521 at South Highway 288, on a 0.0574 acres tract, for a pipeline easement to accommodate a pipeline facilities and equipment operations; 17. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach St. on the evenings of June 6, 2025, and June 7, 2025, from 5:00 P.M.-10:00 P.M. for the Annual Singer Songwriters Festival; 18. Discussion and possible action to enter into an updated Interlocal Agreement with the Brazoria County Health Department to support mass immunization efforts during public health emergencies; 19. Update, discussion and possible action on the investment reports for the quarters of December 2024 and March 31, 2025; 20. Discussion and possible action to approve Resolution No. 20250513-020 amending Resolution No. 20240611-006 to update the designated City of Angleton official authorized to act on behalf of the city in matters related to the Texas Parks & Wildlife Department Local Park Non-Urban Outdoor Recreation Grant Program; 21. Discussion possible action to approve Resolution No. 20250513-021

amending Resolution No. 20240723-010 to update the designated City of Angleton official authorized to act on behalf of the city in matters related to the Texas Parks & Wildlife Department Local Park Non-Urban Indoor Recreation Grant Program; 22. Discussion, update, and possible action to approve the contract for Professional Services for the Comprehensive Plan Update with Ardurra, as funded by the Texas General Land Office (GLO) under the CDBG-MIT RCP Program; 23. Discussion and possible action to approve an agreement with Celestial Displays. LLC, for Freedom Fireworks and authorize the City Manager to execute; 24. Discussion and possible action on an interlocal agreement with Brazoria County Emergency Services District (ESD) No. 3 for fire protection, fire suppression, and rescue services; and 25. Discussion and possible action to approve the appointment of Police Chief Valdez as Interim City Manager.

Upon an amended motion by Council Member Daniel and seconded by Council Member Sartin, Council approved the Consent Agenda except for agenda item no. 25 to be pulled for discussion. The motion passed on a 6-0 vote.

25. Discussion and possible action to approve the appointment of Police Chief Valdez as Interim City Manager.

Colleen Martin, Director of Human Resources stated the difference between 'Acting' 'Interim'. Ms. Martin stated that an 'Acting' is someone filling in for a person who is absent while an 'Interim' is someone serving in a role while a search for someone to fill the role permanently is conducted. Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved the appointment of Police Chief Valdez as Acting City Manager. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

26. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20250513-026 on a request for rezoning approximately 0.36 acres from the Single Family Residential 6.3 Zoning District to a Two-Family Residential (Duplex) Zoning District, located at 627 E. Locust St., with a Garage Accessory Dwelling Unit at 415 N. Rock Island, Angleton, TX.

Otis Spriggs, Director of Development Services presented this item and stated that this is a request from Dennis Gafford to rezone 0.36 acres from Single Family Residential 6.3 to Two-Family Residential (Duplex) Zoning District. The applicant's primary purpose is to rezone the property for financial institution requirements only, and to follow up with a minor plat to consolidate the lots into one tract as demanded by said mortgage. The owner has made vast improvements to the property and has no plans to remove or add additional density to the preexisting rental arrangement. The property location/legal description is as follows: Lots Six (6), Seven (7), and Eight (8), In Block One Hundred Twelve (112), of High School Addition to the City of Angleton, an addition in Brazoria County, Texas, according to the map or plat thereof recorded In Volume 2, Page 109, as corrected In Volume 2, Page 111, of the Plat Records of Brazoria County, Texas. Brazoria CAD shows that the original home was built in 1922. In determining a

requested zoning change, the Planning and Zoning Commission and the City Council shall consider the following factors: a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole (staff concurs that the property is more appropriate for the duplex zoning district, as the same ownership and used as an accessory dwelling unit arrangement has been in place for quite some time); b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area (there will be no negative impact on said capacity of public improvements the accessory dwelling unit (ADU) is pre-existing); c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development (the structures are preexisting and would have no negative impact on public services and infrastructure); d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change (the duplex district is one block removed where a number of rental properties seem to exist) and how other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved (this rezoning will provide for infill commercial reinvestment and pose no negative impact on the surrounding area if restrictions are placed and density is limited); e. Any other factors that will substantially affect public health, safety, morals, or general welfare (no factors will negatively affect public health, safety, morals or general welfare if developed as proposed). The Future Land Use Map from the City of Angleton Comprehensive Plan Update designated the subject property as an Office/Retail/Multi-family Residential Category. Staff caution the Council that conditions should be placed that would restrict any creation of additional units or density in the future on the property. The proposed ordinance, as written, will limit the uses to the principal structure and the accessory dwelling in the rear only. The property will also be consolidated into "1" parcel at the request of the bank; therefore, the 2F-Zoning District will not allow for an increase in density of more duplexes on this one lot. The current general bulk requirements for the Two-Family Residential (Duplex) District are as follows: area regulations is (1) size of lots for two-family/duplex homes with a minimum lot area of 10,000 square feet per pair of dwelling units and 5,000 square feet per dwelling unit, a minimum lot width of 80 feet, and a minimum lot depth of 100 feet; the size of the yards for two-family/duplex homes is a minimum front yard of 35 feet, 35 feet to the garage door face for front-entry homes, a minimum side yard of five feet required with 15 feet on corner lots adjacent to a residential or collector street, 20 feet required on corner lots adjacent to an arterial street, and 25 feet for key corner lot on any street, and a minimum rear yard of 25 feet for the main building and any accessory building(s) and 25 feet for rear entry garage. The Planning and Zoning Commission held its Public Hearing on May 1, 2025, and took action. The motion was made by Commission Member Michelle Townsend that findings of fact are established, and we approve the ordinance rezoning 0.36 acres from Single Family Residential 6.3 Zoning District to the Two-Family Residential (Duplex) Zoning District and forward this item to the City Council for the final action with the following conditions: 1. The uses permitted on the property shall be restricted to one (1) single-family principal structure and one (1) accessory dwelling unit in the rear garage only. 2. The owner shall file a minor subdivision plat, consolidating the tracts into one (1) lot or

parcel. Commission Member Deborah Spoor seconded the motion with the following roll call vote: Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Will Clark-Aye; and Chair William Garwood-Aye. (6-0) vote, the Rezoning was approved as recommended.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved to open the public hearing at 6:41 P.M. The motion passed on a 6-0 vote.

There were no speakers for or against the item.

Upon a motion by Council Member Sartin and seconded by Council Member Daniels, Council approved to close the public hearing at 6:42 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Ordinance No. 20250513-026 on rezoning approximately 0.36 acres from the Single Family Residential 6.3 Zoning District to a Two-Family Residential (Duplex) Zoning District with two conditions: 1. the permitted uses on the property shall be restricted to one (1) single-family principal structure and one (1) accessory dwelling unit in the rear garage only and 2. The owner shall file a minor subdivision plat to consolidate the tracts into one (1) lot or parcel. The motion passed on a 6-0 vote.

27. Conduct a public hearing, discussion, and possible to approve Ordinance No. 20250513-027 approving a Specific Use Permit for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District at Tractor Supply Co., located at 2916 N. Velasco St., Angleton, TX.

Otis Spriggs, Director of Development Services presented the item and stated that Ms. April Stewart, agent for Tractor Supply Company, filed an application for a Specific Use Permit (SUP) for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District located at 2916 N. Velasco St., Angleton, TX Brazoria County. Ms. Stewart created the farmers' community market to provide economic development incentives for small entrepreneurs in Angleton and surrounding areas. The farmer's market operates once a month per month on the second Saturday of each month from 4:00 p.m. to 8:00 p.m. This will allow coordination with vendors participating in other markets in Angleton and other communities. The Zoning Ordinance permits farmers and community markets as a SUP in the C-G District.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to open the public hearing at 6:45 P.M. The motion passed on a 6-0 vote.

April Stewart with Tractor Supply Co. stated that the Farmers/Community Market is strictly for community outreach and they do not charge the community to come out.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to close the public hearing at 6:46 P.M. The motion passed on a 6-0 vote.

Council Member Simmons had concerns about booths blocking the fire lane. Ms. Stewart assured Council that they would keep the fire lanes clear and that cars would not be parked along the shoulder of Business 288.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Ordinance No. 20250513-027 approving a Specific Use Permit (SUP) for a monthly Farmers/Community Market on approximately 6.20 acres in the Commercial General (C-G) Zoning District at Tractor Supply Co., located at 2916 N. Velasco St., Angleton, TX with the following conditions: 1. The market shall be held no more than once per month between the hours of 4:00 p.m. until 8:00 p.m.; 2. All fire access areas and lanes shall always remain free and clear; and 3. The granting of the SUP shall be limited to the applicant for a period of two years, however, if the City Council renews the SUP, the term of this SUP shall automatically be converted to become permanent. The motion passed on a 6-0 vote.

Mayor moved to item No. 32 on the Regular Agenda.

REGULAR AGENDA

32. Discussion and possible action on request made by Angleton Girls Softball Association to rename Field 4 at Bates Park.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated that the Angleton Girls Softball Association (AGSA) has submitted a request to rename Field 4 at Bates Park in memory of Peighton Brown, a beloved 12-year-old AGSA player who recently passed away. Peighton was a long-time participant in the league, well-loved by her teammates, coaches, and the community. Her passing has deeply impacted the AGSA family and the broader youth sports community in Angleton. In honor of Peighton's legacy and her positive impact on those around her, AGSA is requesting to rename Field 4 at Bates Park as "Peighton Brown Field", place her name above the field signage, and paint her jersey number on the backstop of Field 4. Field 4 is located just to the left of the concession stand at Bates Park. AGSA has offered to cover all costs associated with the naming and signage enhancements. This request aligns with the City of Angleton Naming Policy for sub-facilities, which allows for naming after individuals who are deceased and have contributed meaningfully to the community. While Peighton was young, her influence and the unity inspired by her memory within AGSA demonstrate the community impact outlined in the City's commemorative naming criteria. The Parks and Recreation Board of Directors unanimously approved a motion to recommend renaming Field 4 at Bates Park as "Peighton Brown Field". Peighton's Head Coach addressed Council and stated that they lost Peighton in February of this year, that she brought the softball community together, and this would be a good present to give to her parents for Peighton's upcoming birthday.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to rename Field 4 at Bates Park to Peighton Brown Field. The motion passed on a 6-0 vote.

33. Discussion and possible action on Abigail Arias Park final schematic design.

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated that on Tuesday, February 22, 2025, a Town Hall meeting was held from 5:00 p.m. to 6:00 p.m. to gather community input on the two schematic designs developed for Abigail Arias Park. On Tuesday, March 4, 2025, the Parks and Recreation Board reviewed the same designs and provided their input. On Tuesday, March 11, 2025, staff presented the concepts to City Council, along with the Parks & Recreation Board's recommendation, feedback from the Town Hall meeting, and comments from the Arias family. During this meeting, Council provided additional feedback related to parking, food truck access, potential dry detention areas, berms, skate park features, and water elements. Burditt Land | Place has incorporated all feedback received from these meetings to develop a final schematic design for Abigail Arias Park, including a proposed Phase One plan based on current funding available for the project. Phase One of the Abigail Arias Park Master Plan includes key features such as playground, splash park, skate plaza, family restroom/pavilion, picnic shelter, cabanas, and many other features for a total project cost with range of \$2,843,790. The project schedule timeline proposed the marketing phase to be complete around June 12, 2025, the design and development phase to be complete around August 19, 2025, the construction document phase to be complete around January 7, 2026, and the bidding support phase to be complete around April 1, 2026. Once we receive three-dimensional (3-D) renderings of Abigail Arias Park, the city will solicit sponsorships from the community.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Abigail Arias Park Master Plan with the phased approach to be discussed in the future. The motion passed on a 6-0 vote.

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

Jason O'Mara, Director of Parks and Recreation presented the agenda item and stated that on Tuesday, March 4, staff presented two initial concepts to the Parks and Recreation Board. The Board made a motion to recommend Concept A as the final design for City Council for approval. On Tuesday, March 11, staff presented the same concepts to City Council for review and consideration, along with the Parks and Recreation Board's recommendation. During that meeting, Council requested additional revisions including reduction in concrete, an extend of the center field fencing, and inclusion of the outfield berm. Burditt Land | Place incorporated feedback from the Parks and Recreation Board, City Council and Angleton Little League to develop a final schematic design for the Freedom Park field expansion. Mayor Pro-Tem Townsend stated that he recommends bulking up the dugouts. Mayor Wright stated that there might be an opportunity to partner with the school district to share the field.

No action was taken.

Mayor moved to item No. 11.

11. Discussion and possible action for repeal and replacement of 6.01 C(1)(o) from the City of Angleton Employee Policy Manual. This section directly prohibits employees from directly communicating with city council.

Mayor Pro-Tem Townsend requested this item be placed on the agenda for discussion. Grady Randle, City Attorney stated the Home Rule Charter states, "Except for the purpose of inquiry, the City Council and its members shall deal with the administrative services only through the City Manager." Mr. Randle stated that you can take the employee manual provision out with a vote, but you cannot violate the Home Rule Charter. Mayor Pro-Tem Townsend quoted 6.01 C(1)(o) from the City of Angleton Employee Policy Manual that states, "Employees shall not communicate directly with the City Council regarding matters that involve City policy, operations, or organization, however, these matters may be brought before City Council by the City Manager, or his/her designee and an employee may request consideration of a matter by submitting the item in writing to his/her supervisor Director/Department Head who will forward to the City Manager except for the Director of Human Resources, the City Secretary or the Director of Finance." Mayor Pro-Tem Townsend stated that he should have information to make an informed decision when reviewing a City Manager or offering/renewing a contract.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved to remove section 6.01 C(1)(o) from the City of Angleton Employee Policy Manual and to replace it with a policy that matches the Home Rule Charter. The motion passed on a 6-0 vote.

12. Discussion of and action on the authority of City Manager to act without the approval of City Council, as it relates to 4.01(3)(a) from the Angleton City Charter.

Mayor Pro-Tem Townsend stated that directors have had their positions changed or reorganized without approval from Council and that does not follow the Home Rule Charter.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council voted to not approve any departmental head changes in 2025 per 4.01(3)(a) of the Home Rule Charter. The motion passed on a 5-0 vote. Barbara Simmons abstained.

13. Update on all internal and/or external complaints filed against the City Manager.

There was no discussion and no action was taken.

14. Discussion on who is responsible for reviewing and determining action(s) to be taken on any complaint filed on the City Manager.

Grady Randle, City Attorney stated the Section 1.07 of the City of Angleton Employee Policy Manual states, "If a complaint is against the City Manager, the employee should report the complaint to the Director of Human Resources who will forward the matter to the Mayor and City Attorney. A complaint against the City Manager may be

investigated by an independent third party if approved by council.” Mayor Pro-Tem Townsend stated that he would like the complaints be sent to all of Council instead of only to the Mayor.

Upon a motion by Council Member Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to update Section 1.07 of the City of Angleton Employee Policy Manual to state that the employee should report the complaint to the Director of Human Resources who will forward the matter to the City Council and City Attorney. The motion passed on a 6-0 vote.

Mayor moved to item no. 28.

28. Presentation and discussion on Investment Grade Audit (IGA) Phase 2 deliverables and current timeline for wastewater treatment plant improvements by Schneider Electric.

Debra Jones with Schneider Electric addressed Council and introduced Craig Mesenbrink as her replacement upon her retirement. Ms. Jones thanked the city for the learning opportunity, the fellowship she has shared, and the passion she has seen from the many Mayors and Council Members through the years. Brian Pottenger and Craig Mesenbrink with Schneider Electric presented a PowerPoint and updated Council on the Investment Grade Audit (IGA) Phase 2 deliverables and the current timeline for wastewater treatment plant improvements.

No action was taken.

Mayor moved to agenda item no. 31.

31. Update, discussion and possible action on the 2023 Paving Assessment.

John Peterson, Engineer with HDR Engineering presented the agenda item and provided an update on the 2024 Paving Assessment. Mr. Peterson stated that they went out and documented the conditions of roadways and compared them to the condition they were in four or five years ago and quoted the price to repair the roads to create a priority list for the next several years.

Citizen Gregg Harper addressed Council about the condition of his road on Wayne St. Mr. Harper stated that it is very difficult to drive down and provided pictures to Council of the damage. Hector Renteria, Director of Public Works stated that an overlay is not going to cut it and it's low on the priority list due to it not being a frequently traveled road. Mayor Wright asked for a quote on this to be fixed and asked if we could do anything to temporarily fix the issue.

No action was taken.

Mayor moved to agenda item no. 29.

29. Discussion and possible action to approve a maintenance agreement with AED 1-2-3 and purchasing additional Automated External Defibrillators (AED).

Removed from the agenda.

30. Discussion and possible action to approve HDR's proposal for Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project, not to exceed the amount of \$70,100.

John Peterson, HDR Engineer presented the agenda item and stated that the City has been awarded a Community Development Block Grant (CDBG) through Brazoria County for \$220,000. The City of Angleton will replace approximately 850 linear feet of existing 12" and 18" vitrified clay pipe sanitary sewer gravity main with 12" and 18" High Density Polyethylene (HDPE) sanitary sewer (pipebursting), and the replacement of six (6) sanitary sewer service connections. The preliminary construction cost for this project is \$217,000. HDR provided a proposal to design, bid, and perform construction administration services for an amount of \$70,100.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to HDR's proposal for Lift Station No. 24 Sanitary Sewer Collection System Rehabilitation Project, not to exceed the amount of \$70,100. The motion passed on a 6-0 vote.

Mayor moved to Executive Session.

EXECUTIVE SESSION

The City Council held an Executive Session at 8:50 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

35. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Board of Adjustment Appointment).
36. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session and reconvened into Open Session at 9:20 p.m. pursuant to the provisions of Chapter 551 Texas Government Code to take action, if any, on item(s) discussed during Closed Executive Session.

35. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Board of Adjustment Appointment).

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved to appoint Todd Guenther to the Board of Adjustment for a term to expire October 2025. The motion passed on a 6-0 vote.

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

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked the staff for work put in the last couple of weeks, for setting up the swearing in ceremony, and he would like to see the street program brought back in the next fiscal year with groundwork starting now, and welcomed Lupe to his new position as Acting City Manager.

Mayor Pro-Tem Townsend welcomed Council Members Smith and Simmons, and that they would of course miss Mr. Booth and Mr. Roberts, but that it is always good to see new faces.

ADJOURNMENT

The meeting was adjourned at 9:23 P.M.

These minutes were approved by Angleton City Council on this the 10th day of June 2025.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary



AGENDA ITEM SUMMARY REPORT

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Public hearing, discussion, and possible action to approve Ordinance No. 20250610-000 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots).

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Manuel Gonzalez to rezone 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District. The applicant's primary purpose is to provide 6 additional spaces to the existing Blackmon Manufactured Home Community. (Note that the Planning Commission motion changed the quantity to (4 lots).

Review Criteria and Findings of Fact:

In determining a requested zoning change, the Planning and Zoning Commission and the City Council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole. ***(Staff concurs that the property is appropriate to match the manufactured home use with newer units and any upgrades to the dilapidated residential structure currently on the property site.***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***(There will be no negative impact on said capacity of public improvements; with access road improvements, this will be a positive improvement).***
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development. ***(vacant land adjacent will be developed similarly).***

- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change. Newly created **MH, Manufactured Home Parks, is not a popular use being promoted. However, it will provide additional affordable living units.** How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. **(This rezoning will provide for infill residential reinvestment, and pose no negative impact on the surrounding area if restrictions are placed and the new owners improve the infrastructure and upkeep).**
- e. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **(No factors will negatively affect the public health, safety, morals or general welfare if developed is approved).**

Surrounding Conditions:

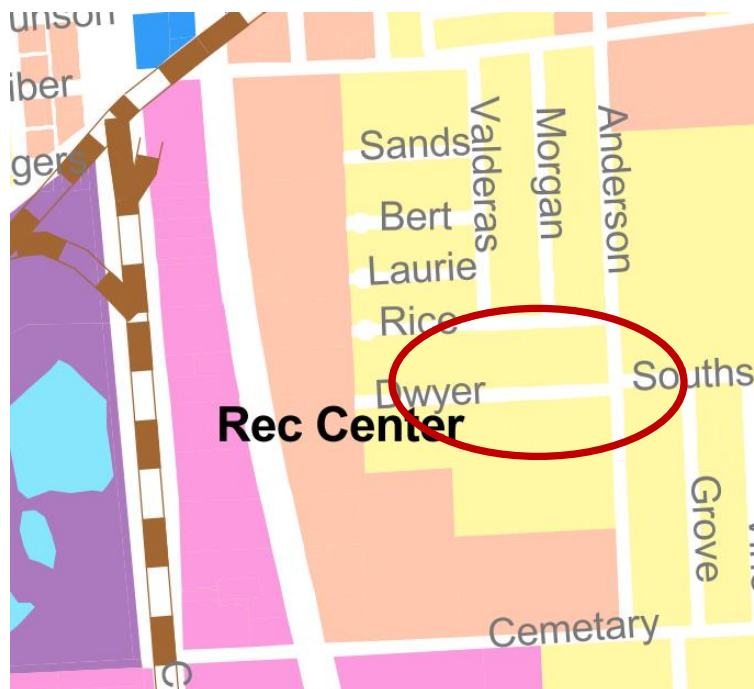
Existing Land Use and Zoning

North: SF 7.2 Residential.

East: SF 7.2 Residential.

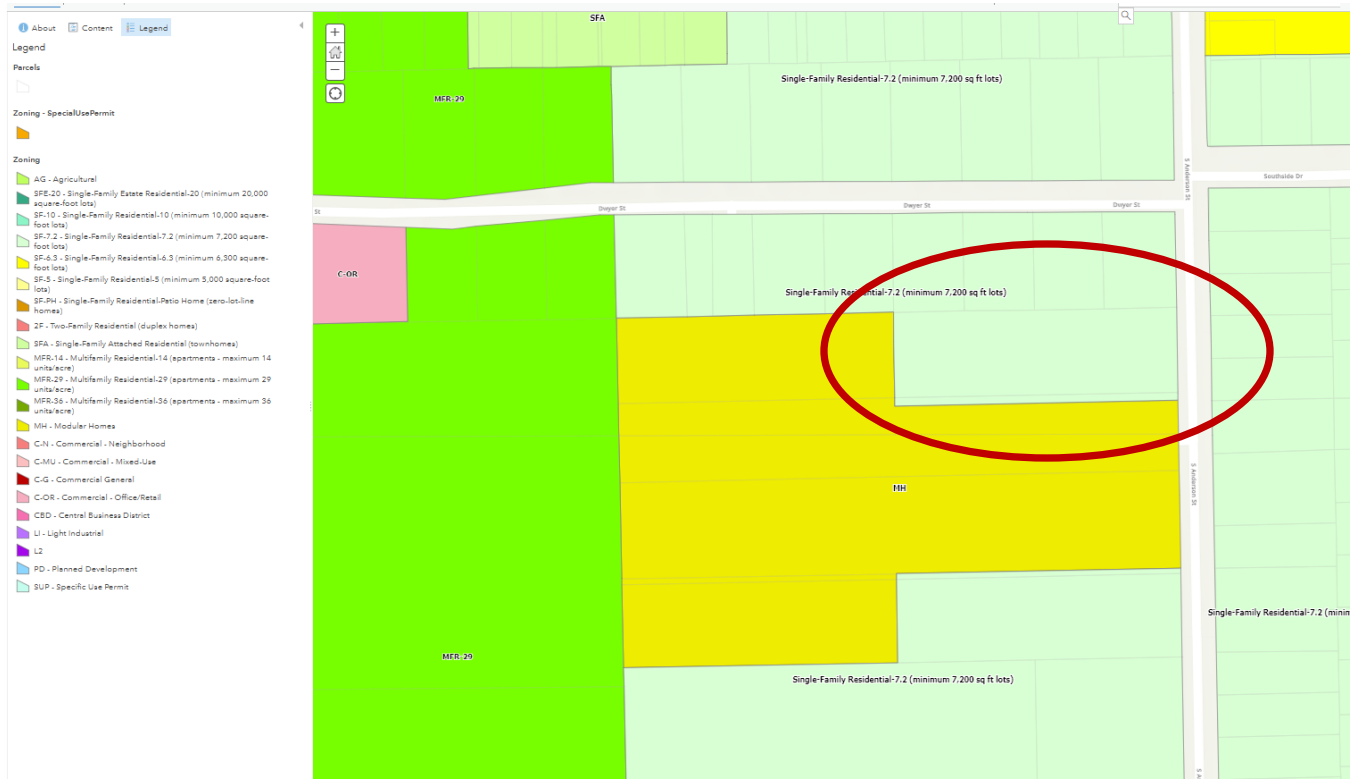
West: MH/Manufactured Homes.

South: MH/Manufactured Homes.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as a **Single Family Residential Category**.



Zoning Map



Aerial Map

STAFF REVIEW:

If the rezoning is approved, the applicant will be required to file a development plat for the added expansion area for the MH Manufactured home district. This will trigger improvements that may be required for the Access section below (Maxie Ln.).

Current General Bulk Requirements for the MH—Manufactured home district are as follows:

Sec. 28-54. - MH—Manufactured home district

(c) *Area regulations:*

(1) *Size of yards* (for each space within a manufactured home park or subdivision):

- a. *Minimum front yard:* 25 feet from a dedicated street; 15 feet from any private street or drive. See section 28-106 for additional setback requirements.
- b. *Minimum side yard:* Ten feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.
- c. *Minimum rear yard:* Ten feet; 20 feet from any zoning district boundary line.
- d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way line.

(2) *Size of space* (for each space within a manufactured home park):

- a. *Minimum lot area:* 4,000 square feet per unit.
- b. *Minimum lot width:* 40 feet.
- c. *Minimum lot depth:* 100 feet.

The applicant plans to rent or lease the spaces and will not be selling lots there, for they are asking for a single lot development to accommodate 6 additional spaces.

(3) *Minimum floor area per dwelling unit:* 800 square feet.

(4) *Maximum lot coverage:* 50 percent for main building/unit plus any accessory buildings.

(5) *Parking regulations:* **Two spaces per unit located on the same lot as the unit served (see section 28-101, off-street parking and loading) line.**

(6) *Area for manufactured home park:* Minimum project area five acres; maximum project area 25 acres.

(7) *Maximum height limit:*

- a. Two and one-half stories, and not to exceed 36 feet, for the main building/house.
- b. One story for other accessory buildings, including detached garages, carports, management office, clubhouse, gazebo, mail kiosks, etc.
- c. Other requirements (see section 28-106).

- (8) *Minimum exterior construction standards:* None (manufactured homes only - all other structures shall conform with section 28-105).
- (9) *Maximum impervious surface coverage:* 60 percent.
- (d) *Supplemental requirements for manufactured home parks:*
 - (1) *Tenant parking:* Each parking space shall be an approved all-weather surface, in accordance with city standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured homes and for public parking in the park (see section 28-101, off-street parking and loading requirements).
 - (2) *Visitor and supplemental parking:* Manufactured home parks that provide a paved parking area on each lot that accommodates fewer than four parking spaces (with spaces stacked no more than two parking spaces deep) shall provide visitor and supplemental parking in accordance with the following requirements:
 - a. **Two visitor parking spaces for every three manufactured home spaces. New spaces need to satisfy this requirement.** No manufactured home lot shall be situated further than 150 feet from a visitor space.
 - b. One supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four manufactured home spaces. Supplemental parking spaces may be located anywhere within the manufactured home park.
 - c. Each visitor and/or supplemental parking space will be not less than nine feet by 20, which is not to be included in the lot size for any manufactured home lot.
 - (3) **Access:** Each manufactured home community shall have direct access from an improved public street in accordance with the subdivision ordinance. Where an internal private street provides access to individual lots or dwelling units, the same shall be paved in accordance with city standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane easement shall have a clear unobstructed width of 24 feet, shall connect to a dedicated public street, and shall have a turning area and radii of a minimum of 50 feet to permit free movement of emergency vehicles. Dead end streets are not allowed. Fire lane easements shall be maintained by the manufactured home park.

Note that Maxie Lane, which acts as a private road, would require road improvement and surfacing for adequate access per this section of the Code of Ordinances. The Fire Chief, at a minimum, is suggesting no parking be allowed along Maxie Lane. Staff recommends one-way signage along with intermediate no-parking signs along Maxie Lane. Note that this is not enforceable by the City.
 - (4) *Walkways:* Designated ADA concrete walkways four feet in width will be provided on both sides of roadways or streets.

A variance will be required during the platting process to forego this requirement.

Record of Proceedings: P&Z Commission Meeting held June 5, 2025

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request and any public input received. After agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- Limiting the expansion to six (6) manufactured home spaces.
- Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.
- All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
- The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.
- Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
- ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
- The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: A Motion was made by a Commission Member Michelle Townsend; seconded by Commission Member Will Clark, to open the Public Hearing.

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically \$60 - \$80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

STAFF RECOMMENDATION:

The Planning and Zoning Commission voted 4-1 to deny the rezoning should adopt this as its final report and recommend denial of the ordinance rezoning 0.894 acres from the Single Family

Residential 7.2 Zoning District to a MH Manufactured Home Park Zoning District and forward this item to the City Council for final action.

ORDINANCE NO. 20250610-005

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING APPROXIMATELY 0.894 ACRES FROM THE SINGLE FAMILY RESIDENTIAL 7.2 ZONING DISTRICT TO A MANUFACTURED HOME (MH) DISTRICT AT 1030 S. ANDERSON ST., ANGLETON, TX, FOR THE BLACKMON MANUFACTURED HOME PARK, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing, considered and approved the rezoning of approximately 0.894 acres from the Single Family Residential 6.3 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, Brazoria County; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning and voted 4-1 to recommend denial of the rezoning request; and

WHEREAS, on June 10, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of the Planning and Zoning Commission and staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning located at 1030 S. Anderson St., Angleton, TX, for the 0.894 acres depicted in Exhibit A (attached); and

WHEREAS, the City Council has made findings of fact that support the rezoning request, and desire to grant the rezoning submitted by Manuel Gonzalez, with the conditions set forth below.

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

SECTION 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and

expressly made a part hereof, as if copied herein verbatim.

SECTION 2. City Council approves the Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.
2. The owner shall file a minor subdivision plat for the subject property.
3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.
4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.
5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.
6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.
7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.
7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

SECTION 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

SECTION 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

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

SECTION 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED and ADOPTED this 10th day of June, 2025.

CITY OF ANGLETON, TEXAS

John Wright, Mayor

ATTEST:

Michelle Perez, TRMC, CMC

Photographs



View From Maxie Lane Looking Easterly towards Anderson St.



View From Maxie Lane Looking Easterly towards Anderson St.



View From Maxie Lane Looking North on Anderson St. /Maxie Ln. on Left



View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.



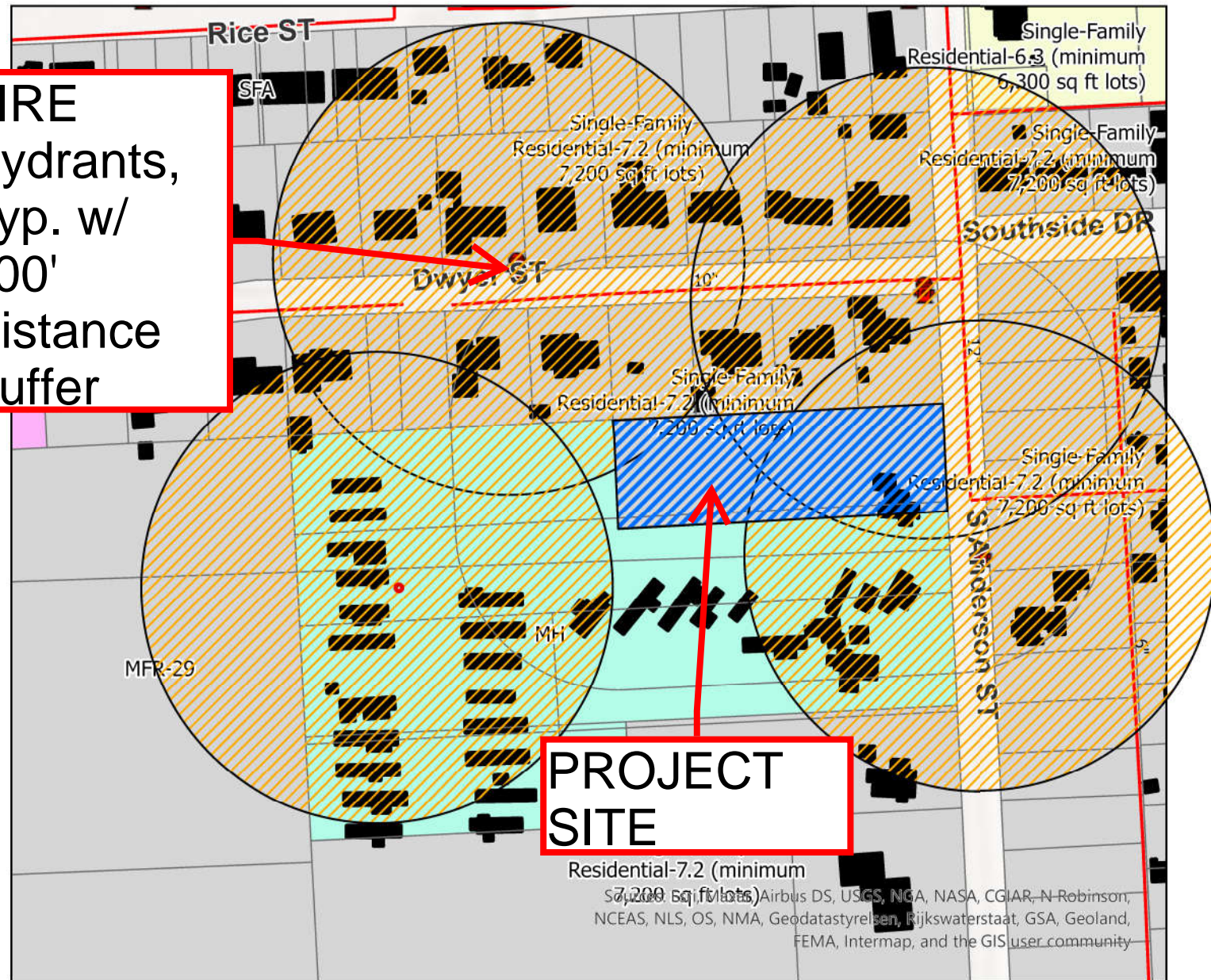
View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.



View From Maxie Lane Looking West from Anderson St.

Exhibit A: 300' Buffer Map- from surrounding Fire Hydrants

**FIRE
Hydrants,
Typ. w/
300'
Distance
Buffer**



0 75 150 300 Feet



City of Angleton, Texas
Development Services Department
121 S Velasco St.,
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561
www.angleton.tx.us

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

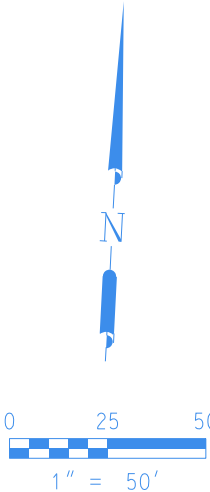
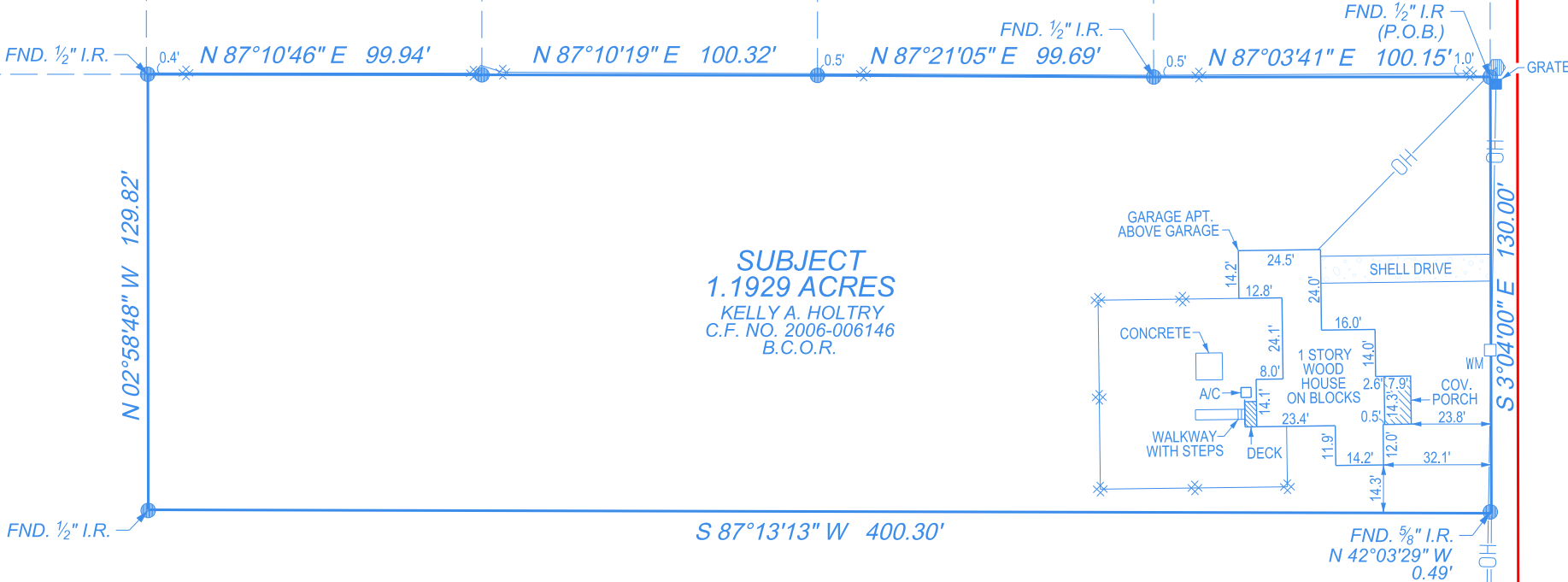
SOUTHMORE SUBDIVISION
VOLUME 7, PAGE 18
B.C.P.R.

SUBJECT
1.1929 ACRES
KELLY A. HOLTRY
C.F. NO. 2006-006146
B.C.O.R.

MANUEL ALVAREZ GONZALES
CALLED 5.238 ACRES
C.F. NO. 2022-043888
B.C.O.R.

LEGEND

- FOUND IRON PIPE/ROD
- POWER POLE
- OVERHEAD WIRE
- WATER METER
- CHAIN LINK FENCE
- BUILDING LINE
- EASEMENT
- LOT LINE
- PROPERTY LINE



SURVEY PLAT
OF

1.1929 ACRES

OUT OF THE
NORTHEAST CORNER
OF A
CALLED 9.15 ACRE TRACT

OUT OF
TRACTS 127 & 128
OF THE
BRYAN & KIBER SUBDIVISION

AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2006-006146
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS

IN THE
I.T. TINSLEY SURVEY
ABSTRACT 375
CITY OF ANGLETON

BRAZORIA COUNTY, TEXAS
FOR

BLACKMAN MANUFACTURING
HOME COMMUNITY, LLC

1030 SOUTH ANDERSON

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: JANUARY 16, 2025

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987121394)
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0445K, DATED DECEMBER 30, 2020.
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO.: 2520952, WITH AN EFFECTIVE DATE OF JANUARY 2, 2025, AND AN ISSUE DATE OF JANUARY 10, 2025, FOR ALL ITEMS OF RECORD.
- BUILDING LINES MAY BE SUBJECT TO THE CITY OF ANGLETON.



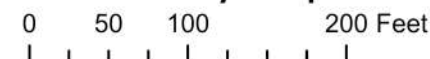
Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM

SURVEYED:	JJ/1-16-25	BOOK:	ANGLETON VOL. 38	PROJ. NO.:	13176-25-01
DRAWN BY:	JMJ/1-16-25	CHECKED:	TRS/1-23-25	REVISED:	NONE



Rezoning Map: Blackmon Manufactured Home Community Expansion



AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:

- May 21, 2025

Notice ID: JpTLSO7EGkMCnmLAJZNc

Notice Name: Blackmon MH

Publication Fee: \$237.71

Edmar Corachia

Agent

VERIFICATION

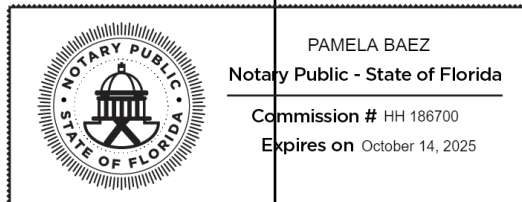
State of Florida
County of Orange

Signed or attested before me on this: 05/23/2025



Notary Public

Notarized remotely online using communication technology via Proof.



City of Angleton Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, June 5, 2025, and the City Council will consider the same request on Tuesday, June 10, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.19 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). The meeting agenda and agenda packet will be posted online at <https://angleton-tx.muni-codem meetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting. For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.



Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

1.1929 ACRE TRACT

I. T. TINSLEY SURVEY, ABSTRACT 375

BRYAN & KIBER SUBDIVISION

BRAZORIA COUNTY, TEXAS

PAGE 1 OF 1

ALL THAT CERTAIN 1.1929 ACRE TRACT out of a the Northeast corner of a called 9.15 acre tract out of Tract 127 and 128 of the Bryan and Kiber Subdivision of the I. T. Tinsley Survey, Abstract 375, Brazoria County, Texas, said 1.1928 acre tract being the same tract conveyed to Kelly A. Holtry as described in Clerk's File No. 2006006146 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

BEGINNING at a found ½" iron rod for the Southeast corner of Southmore Subdivision as recorded in Volume 7, Page 18 of the Plat Records of Brazoria County, Texas, said corner also being the Northeast corner of said called 9.15 acre tract as described in Volume 194, Page 18 of the Deed Records of Brazoria County, Texas, and also being located in the West right-of-way line of South Anderson Road and being the Northeast corner of herein described 1.1929 acre tract;

THENCE South 03°04'00" East, coincident with the West right-of-way line of South Anderson Road, a distance of 130.00 feet to a point for corner from which a found 5/8" iron rod bears North 42°03'29" West, 0.49 feet for the Southeast corner of herein described tract;

THENCE South 87°13'13" West, coincident a called 5.238 acre tract conveyed to Manuel Alvarez Gonzales, as described in Clerk's File No. 2022043888 of the Official Records of Brazoria County, Texas, a distance of 400.30 feet to a found ½" iron rod for the Southwest corner of herein described 1.1929 acre tract;

THENCE North 02°58'48" West, coincident with said called 5.238 acre tract, a distance of 129.82 feet to a found ½" iron rod for corner being the Northwest corner of herein described 1.1929 acre tract;

THENCE North 87°10'46" East, coincident with Lot 21 of said Southmore Subdivision, a distance of 99.94 feet to a found ½" iron rod for corner;

THENCE North 87°10'19" East, coincident with Lot 22 of said Southmore Subdivision, a distance of 100.32 feet to a found ½" iron rod for corner;

THENCE North 87°21'05" East, coincident with Lot 23 of said Southmore Subdivision, a distance of 99.69 feet to a found ½" iron rod for corner;

THENCE North 87°03'41" East, coincident with Lot 24 of said Southmore Subdivision, a distance of 100.15 feet to the **PLACE OF BEGINNING** and containing 1.1929 acre tract more or less.

Terry Singletary

Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
January 16, 2025



This description is based on a survey, a plat of which dated January 16, 2025 is on file in the offices of Doyle & Wachtstetter, Inc.

J:\18005\1840\1844\ENGINEERING-SURVEY\PLAT\1844 PLAT.DWG PLOT DATE:6/2/2025 4:02



EXHIBIT A



VICINITY MAP

- NOTES:**
1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED LAYOUT OF SLOTS OF THE 1.1929 ACRES TRACT.
 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 3. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THIS EXHIBIT MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.
 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



EXHIBIT MAP OF BLACKMON COMMUNITY HOMES 1.193 ACRES

BEING ALL OF A
CALLED 1.1929 ACRE TRACT
AS RECORDED IN
C.C.F.N. 2025013723 OF THE
O.P.R.B.C.T.

I.T. TINSLEY SURVEY, ABSTRACT NO. 375
BRAZORIA COUNTY, TEXAS



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



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Discussion and possible action on a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of 13.0044 acres, having 41 lots, 2 reserve acres with two points of access (N. Walker and SH 35). The project is limited to the development of single-family dwellings and uses as permitted by the SF-6.3 zoning district.

The City Council approved the Development Agreement on September 26, 2023, and the Final Plat on December 12, 2023. The Developer agreed to pay the City fees in lieu of dedication of park acres as well as the CAF/ (Capacity Acquisition Fees).

The civil and construction plans have been reviewed by staff and the City Engineer as of March 2023, and a letter of no objection is on file.

Mr. Corey Boyer, of Mulberry Fields LLC, submitted this request for an extension of the Mulberry Fields Subdivision Final plat on May 23, 2025, to allow for more time to secure the best construction/financing/builder package. He requests an extension not to exceed 12 months (June 2026) to achieve this. Additionally, acknowledging that there will be no additional extensions.

RECOMMENDATION:

The City Council should approve the plat extension for Mulberry Fields Subdivision as requested.

MULBERRY FIELDS LLC

Item 6.

May 23, 2025

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

Re: Mulberry Fields – Plat Extension

Dear Otis,

We, Mulberry Fields LLC, respectfully request an extension of approval on the Mulberry Fields Subdivision Final plat to allow for more time to secure the best construction/financing/builder package.

We request an extension not to exceed 12 months (June 2026) to achieve this. Additionally, we acknowledge that there will be no additional extensions.

Please contact me if you need any additional information.

Sincerely,



Corey Boyer
Mulberry Fields LLC



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Preliminary Street Dedication 5 Preliminary Plat will over the east connectivity to Sections 5, 6, 7, and 8 of Ashland, as depicted on the map below.



Vicinity Concept Map

Staff and City Engineering Review:

The plat was forwarded to the City Engineer who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

1. Label contours on plat.
2. Verify what is represented by this dashed area? (e.g. existing line from Rose Quartz Dr. in Sec.5)
3. Recommend providing existing text/graphics in grayscale
4. Identify linetype used in Sheet Legend (Section boundary?) and consider using grayscale or unbolden the linetype/use separate linetype
5. Should this segment be included in the existing boundary line shown?
6. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown
7. Label Point of Beginning.
8. Provide a corner tie to the original abstract survey.
9. Provide location/reference to point of commencement with bearing and distance (example shown)
10. Will temporary easements be needed here for Sec. 7 and proposed utilities?
11. Revise bearings and distances shown to match line and curve tables.
12. Provide a street dedication table noting the street name, type, and length.

The above comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

The applicants must still gain final approval from any applicable Referral Agencies, such as Brazoria County, provided for the associated subdivision improvements and final plat, and construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.

Planning & Zoning Commission Record of Proceedings for the Public Hearing held on June 5, 2025:

Item 4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 12 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Development Street Dedication 5, subject to any

referral agency approvals, and forward it to the City Council for final action.
Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor-Aye, and Chair William Garwood- Aye. (5-0) vote, the Street Dedication 5 Preliminary Plat was approved.

Recommendation:

The Planning Commission recommends that the City Council approve the Ashland Development Section 5 Street Dedication Preliminary Plat, subject to referral agency approvals.



May 22, 2025

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

Re: On-Going Services
Ashland Street Dedication 5 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Street Dedication 5 Preliminary Plat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

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 Ashland Street Dedication 5, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown hereon. 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 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 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 doing 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:

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

Steve Jares
Registered Professional Land Surveyor
No. 5317

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

That I, 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.

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, 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

My Commission Expires

A METES & BOUNDS description of a certain 3.612 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Brazoria County Official Public Records (BCOPR); said 3.612 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones (Carter Property Corner)") bears along the east line of said F.M. 521, South 14°12'31" West, 4030.19 feet to the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009919 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Bell Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet to the northeast corner of said called 50.516 acre tract;

THENCE, South 66°07'16" East, 2331.88 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the northmost northeast corner of Ashland Street Dedication Section Three, plat of which is recorded in Plat No. 2025021178 OPRBC and being in the south line of proposed Sapphire Springs Trail at the POINT OF BEGINNING of the herein described tract;

THENCE, North 39°10'35" East, 70.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 01°27'39", an arc length of 20.02 feet, and a long chord bearing South 50°05'36" East, 20.02 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 1835.00 feet, a central angle of 62°24'26", an arc length of 1998.70 feet, and a long chord bearing South 18°09'33" East, 1901.35 feet to a point for corner;

THENCE, South 13°02'40" West, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 715.00 feet, a central angle of 08°15'54", an arc length of 103.14 feet, and a long chord bearing South 08°54'43" West, 103.05 feet to a point for corner;

THENCE, North 85°13'15" West, 70.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 785.00 feet, a central angle of 08°15'54", an arc length of 113.24 feet, and a long chord bearing North 08°54'43" West, 113.14 feet to a point for corner;

THENCE, North 13°02'40" East, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1765.00 feet, a central angle of 62°24'26", an arc length of 1922.45 feet, and a long chord bearing North 18°09'33" West, 1828.82 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 01°27'39", an arc length of 18.23 feet, and a long chord bearing North 50°05'36" West, 18.23 feet to the POINT OF BEGINNING, CONTAINING 3.612 acres of land in Brazoria County, Texas.

DISCLAIMER AND LIMITED WARRANTY

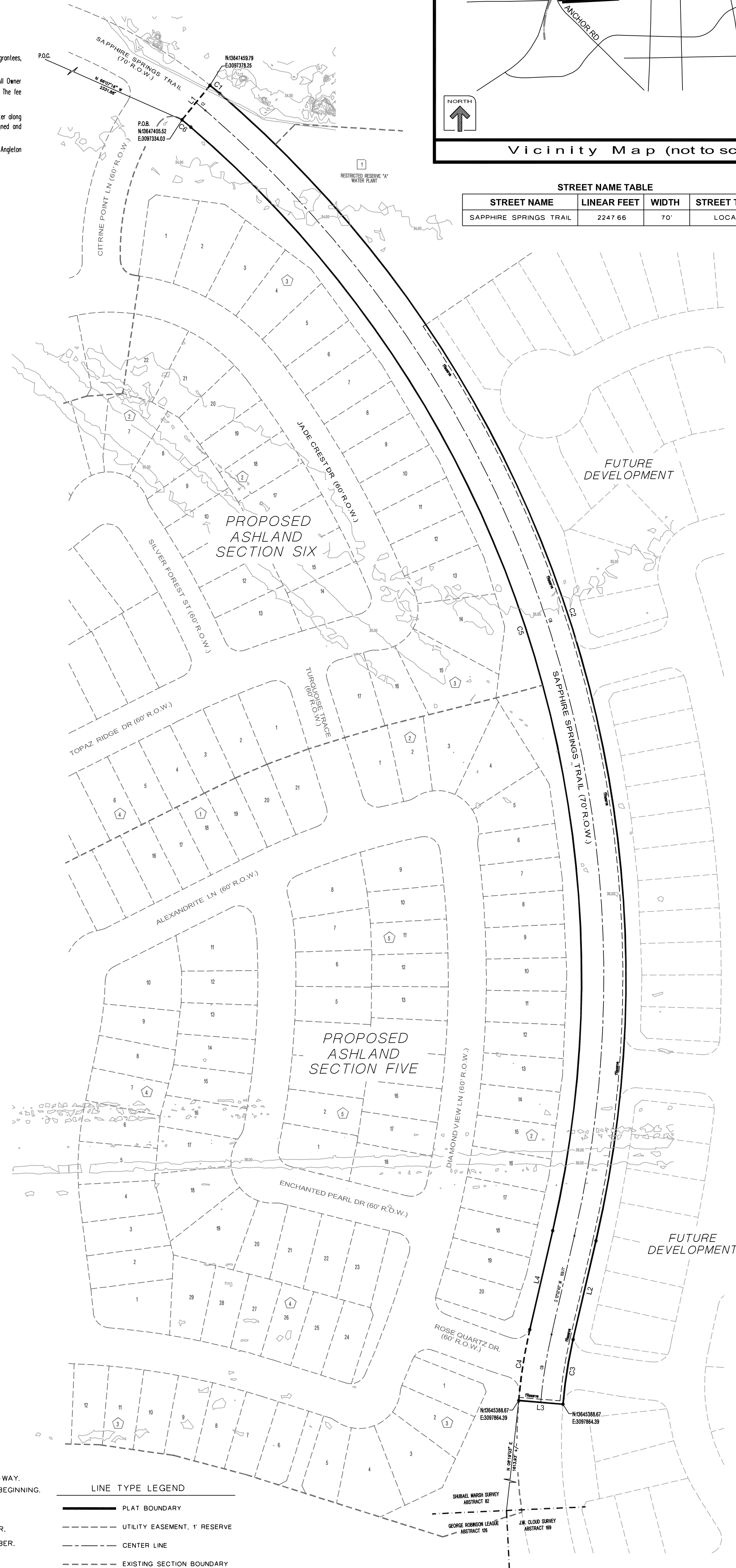
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE 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.

LINE TABLE

LINE	DISTANCE	BEARING
L1	70.00'	N 39°10'35" E
L2	159.77'	S 13°02'40" W
L3	70.00'	N 85°13'15" W
L4	159.77'	N 13°02'40" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	785.00'	01°27'39"	20.02'	S 50°05'36" E	20.02'
C2	1835.00'	62°24'26"	1998.70'	S 18°09'33" E	1901.35'
C3	715.00'	08°15'54"	103.14'	N 08°54'43" E	103.05'
C4	785.00'	08°15'54"	113.24'	N 08°54'43" E	113.14'
C5	1765.00'	62°24'26"	1922.45'	N 18°09'33" W	1828.82'
C6	715.00'	01°27'39"	18.23'	N 50°05'36" W	18.23'
C7	750.00'	01°27'39"	19.12'	S 50°05'36" E	19.12'
C8	1800.00'	62°24'26"	1980.58'	S 18°09'33" E	1865.09'
C9	750.00'	08°15'54"	108.19'	S 08°54'43" W	108.10'



LEGEND:

- 1.) "AC." INDICATES ACREAGE.
- 2.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 3.) "P.O.B." INDICATES POINT OF BEGINNING.
- 4.) "VOL." INDICATES VOLUME.
- 5.) "PG." INDICATES PAGE.
- 6.) "Q" INDICATES BLOCK NUMBER.
- 7.) "R#" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

——— PLAT BOUNDARY
----- UTILITY EASEMENT, 1' RESERVE
----- CENTER LINE
----- EXISTING SECTION BOUNDARY

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, about 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 dedicating, 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 UNITED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- 5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED 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 ELEVATIONS 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.
- 11.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 4803302A30K, PANEL 430, SUFFIX "X" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 13.) QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION NO. F-23290, TBPPLS FIRM REGISTRATION NO. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 14.) "P" PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- 15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 5 BEING 3.612 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
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPPLS Firm Registration No. 10046104

PLANNER:

META
PLANNING + DESIGN

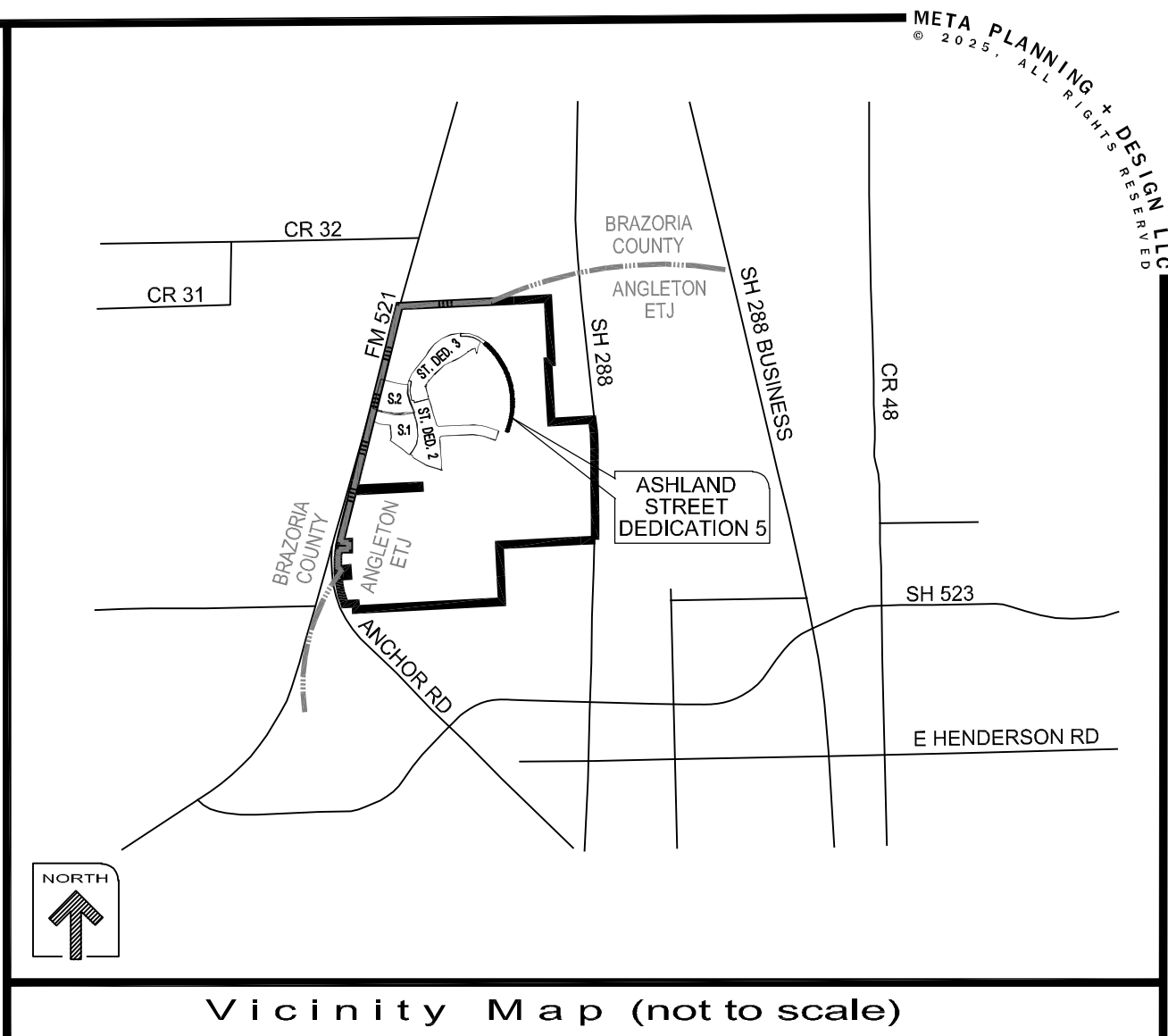
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

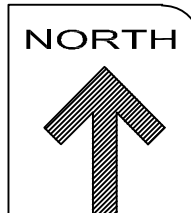
0 100 200

REV: MAY 29, 2025

MTA-78006



STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
SAPPHIRE SPRINGS TRAIL	2247.66	70'	LOCAL



**APPLICATION FOR PLAT REVIEW/APPROVAL**Date: 7/30/2024

TYPE OF PLAT APPLICATION

ADMINISTRATIVEMINOR ☐AMENDING/REPLAT ☐**PRELIMINARY**RESIDENTIAL ☒COMMERCIAL ☐**FINAL**RESIDENTIAL ☐COMMERCIAL ☐

Address of property: _____

Name of Applicant: Jacob Guerrero Phone: ---Name of Company: META Planning + Design Phone: _____

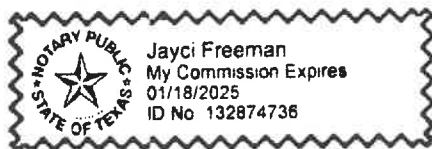
E-mail: _____

Name of Owner of Property: Ashton Grey DevelopmentAddress: 10111 Camino Blvd, Suite 102, Sugar Land, Texas 77478Phone: _____ E-mail: ---

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

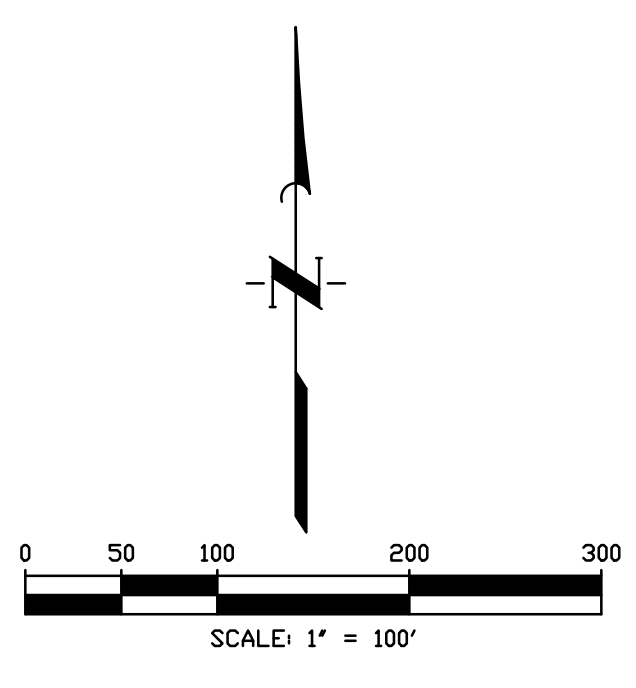
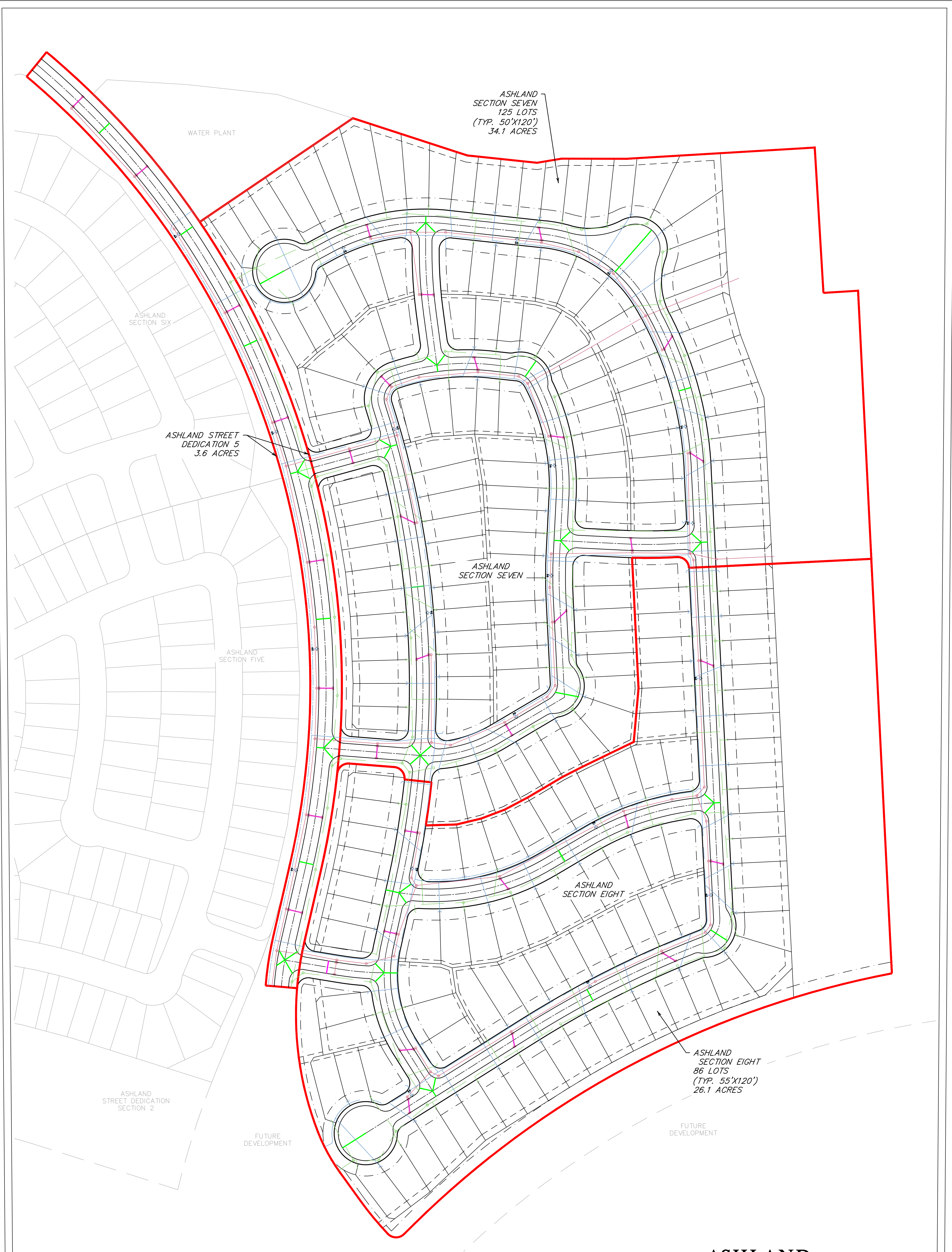
Signature of Owner or Agent for Owner (Applicant) **NOTARIAL STATEMENT FOR APPLICANT:**Sworn to and subscribed before me this 30 day of JULY, 2024.

(SEAL)




Notary Public for the State of Texas

Commission Expires: 01/18/2025



LEGEND	
	PLAT BOUNDARY
	STORM SEWER LINE W/ MANHOLE
	WASTEWATER LINE W/ MANHOLE
	WATER LINE W/ HYDRANT

ASHLAND
SECTIONS SEVEN, EIGHT &
STREET DEDICATION 5
PRELIMINARY DESIGN
UTILITY ONE-LINES
5/8/2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78716 • 210.494.5511



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

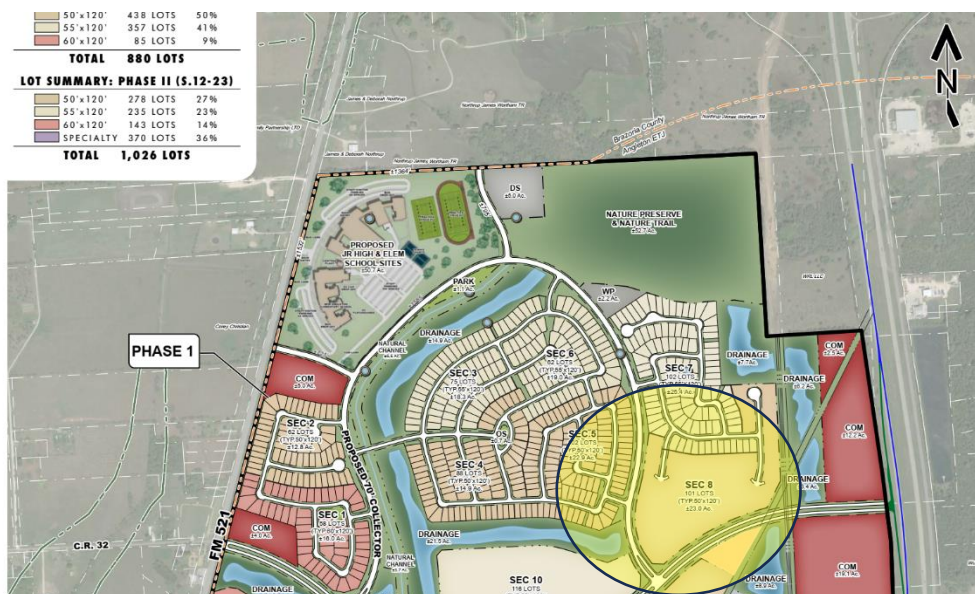
FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 8 Preliminary Plat comprises 26.11 acres, with 86 lots, 4 drainage, landscaping, open space, and incidental utility reserves, and 4 blocks are proposed. The section is located east of Section 5, the northeast intersection of Sapphire Springs Trail and south of Section 7, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). The majority of the lots in this section average approximately 55-ft.+/- in width at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

Sheet 1 of 2

1. *Bearing does not match plat where noted in the metes and bounds.*
2. *Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.*

Sheet 2 of 2

1. *Provide a street dedication table noting the street name, type, and length.*
2. *Label Street Dedication 5.*
3. *Verify and revise building line setback of lot. It is shown within Reserve A. A 10-ft building line is shown; however, no building will be allowed within the reserve.*
4. *A 10-ft and 25-ft building line is shown; however, no building will be allowed within the reserve.*
5. *Label contours on plat.*
6. *Provide dimensions for each portion of the 15' U.E. dedication (Typical)*
7. *Provide point of beginning on the plat.*
8. *Provide a corner tie to the original abstract survey.*
9. *Provide location/reference to point of commencement with bearing and distance (example shown).*
10. *Line L8 - Bearing does not match plat.*

The above comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

The applicants must still gain final approval from any applicable Referral Agencies such as Brazoria County provided for the associated subdivision improvements and final plat, and construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.

Planning & Zoning Commission Record of Proceedings for the Public Hearing held on June 5, 2025:

Item 5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 8, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat of Ashland Section 8 was approved.

Recommendation:

The Planning Commission recommends that the City Council approve the Ashland Development Preliminary Plat of Ashland Section 8, subject to referral agency approvals.

May 29, 2025

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

Re: On-Going Services
Ashland Section 8 Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

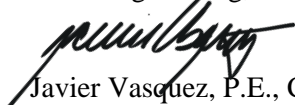
1. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
2. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) offers no objection to the proposed Ashland Section 8 Preliminary Plat Review with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Land Surveyor registered to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

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 Ashland Section 8, 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 Jores, 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 Quiddity Engineering, LLC.

Steven Jores
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.

Bill Garwood, Chairman, Planning and Zoning Commission

Michelle Perez, City Secretary

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

John Wright, Mayor

Michelle Perez, 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

My Commission Expires

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ROSE QUARTZ DRIVE	187.80	60'	LOCAL
IRON HARBOR WAY	721.85	60'	LOCAL
HOTTAH LAKES DRIVE	741.21	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
ROADDIUM BAY LANE	931.89	60'	LOCAL

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.

- 4.) 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 (NAVDB88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100., IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

A METES & BOUNDS description of a certain 26.11 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 35.07 acre tract of land conveyed to Svag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023033514, both of the Brazoria County Official Public Records (BCOPR); said 26.11 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPBRC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPBRC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCORBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones/Carter Property Corner") bears along the east line of said F.M. 521, South 14°02'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2020209979 OPBRC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 13642.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 59°56'21" East, 4015.83 feet to a point in a south line of proposed Ashland Section Seven being at the beginning of a non-tangent curve to the left at the POINT OF BEGINNING of the herein described tract;

THENCE, along the south line of proposed Ashland Section Seven, the following five (5) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing North 89°30'19" East, 83.96 feet to a point for corner;
2. North 87°10'10" East, 16.11 feet to a point at the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°49'50" East, 35.36 feet to a point for corner;
4. North 87°28'42" East, 60.00 feet to a point for corner;
5. North 87°10'10" East, 345.20 feet to a point for corner;

THENCE, South 02°49'50" East, 920.87 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 33°45'32", an arc length of 1213.76 feet, and a long chord bearing South 62°16'06" West, 1196.28 feet to a point for corner;

THENCE, South 45°26'20" West, 32.58 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 91°07'06", an arc length of 39.71 feet, and a long chord bearing North 89°03'07" West, 35.67 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 705.00 feet, a central angle of 07°43'15", an arc length of 95.00 feet, and a long chord bearing North 39°40'57" West, 94.93 feet to a point for corner;

THENCE, North 35°49'19" West, 78.74 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 400.00 feet, a central angle of 14°28'32", an arc length of 101.06 feet, and a long chord bearing North 28°35'03" West, 100.79 feet to a point for corner;

THENCE, along the arc of said compound curve to the right having a radius of 715.00 feet, a central angle of 34°23'27", an arc length of 429.17 feet, and a long chord bearing North 04°09'04" West, 422.75 feet to a point for corner;

THENCE, North 13°02'40" East, 159.77 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1835.00 feet, a central angle of 06°55'41", an arc length of 221.89 feet, and a long chord bearing North 09°34'49" East, 221.75 feet to a point at the beginning of a reverse curve to the right in the south line of proposed Ashland Section Seven;

THENCE, along the south line of proposed Ashland Section Seven, the following fifteen (15) courses and distances:

1. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing North 50°16'08" East, 34.83 feet to a point for corner;
2. South 85°34'42" East, 100.04 feet to a point at the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing South 39°46'27" East, 35.85 feet to a point for corner;
4. South 83°58'13" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;
5. Along the arc of said non-tangent curve to the right having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet and a long chord bearing South 07°22'55" West, 96.52 feet to a point for corner;
6. North 88°19'51" East, 68.13 feet to a point for corner;
7. North 76°27'02" East, 55.82 feet to a point for corner;
8. North 69°19'32" East, 55.95 feet to a point for corner;
9. North 62°09'04" East, 57.33 feet to a point for corner;
10. North 59°28'27" East, 41.08 feet to a point for corner;
11. North 59°28'27" East, 50.00 feet to a point for corner;
12. North 62°58'16" East, 50.09 feet to a point for corner;
13. North 64°10'18" East, 125.45 feet to a point for corner;
14. North 05°05'04" East, 119.07 feet to a point for corner;
15. North 02°49'50" West, 290.42 feet to the POINT OF BEGINNING, CONTAINING 26.11 acres of land in Brazoria County, Texas.

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND
CONTAINING 86 LOTS (55' X 120' TYP.) AND
FOUR 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. 10046104

PLANNER:

META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

LINE DATA		CURVE DATA			
LINE	DISTANCE	BEARING	CURVE	RADIUS	CENTRAL ANGLE
L1	100.04	S 85°34'42" E	C1	25.00	89°18'20"
L2	50.00	S 83°58'13" E	C2	25.00	91°36'20"
L3	38.13	S 88°19'51" W	C3	2045.00	02°42'18"
L4	35.82	S 76°27'02" W	C4	1030.00	04°40'18"
L5	55.95	N 69°19'32" E	C5	25.00	90°00'00"
L6	57.33	N 62°09'04" E	C6	2060.00	33°45'32"
L7	41.08	S 59°28'27" W	C7	25.00	91°01'00"
L8	50.00	N 69°28'27" E	C8	705.00	07°43'15"
L9	50.09	N 62°58'16" E	C9	400.00	14°28'32"
L10	125.45	N 64°10'18" E	C10	715.00	34°23'27"
L11	119.07	N 05°00'04" E	C11	600.00	08°24'32"
L12	290.42	N 02°49'50" W	C12	300.00	44°42'07"
L13	16.11	N 87°10'10" E	C13	2015.00	06°28'08"
L14	50.00	N 87°28'42" E	C14	500.00	39°15'19"
L15	345.20	N 87°10'10" E	C15	600.00	28°02'27"
L16	520.87	S 02°49'50" E	C16	55.00	71°49'27"
L17	32.58	N 45°26'20" E	C17	2240.00	11°11'48"
L18	78.74	N 35°49'19" W	C18	25.00	93°41'35"
L19	159.77	S 13°02'40" W	C19	570.00	04°14'34"
L20	10.89	N 89°03'37" W	C20	25.00	89°01'00"
L21	13.57	N 34°14'30" W	C21	330.00	02°24'30"
L22	14.25	N 51°20'22" E	C22	1985.00	06°28'09"
L23	141.52	S 84°44'28" W	C23	2045.00	02°42'32"
L24	14.14	N 47°49'50" W	C24	25.00	100°17'13"
L25	14.14	N 82°13'05" W	C25	470.00	31°40'56"
L26	25.00	S 13°37'38" W	C26	630.00	23°11'46"
L27	25.00	S 70°57'54" E	C27	25.00	80°30'02"
L28	25.00	N 29°17'30" W	C28	25.00	18°40'18"
L29	13.95	S 31°09'41" W	C29	70.00	109°08'43"
L30	164.29	N 76°58'12" E	C30	25.00	19°03'59"
L31	13.99	S 38°03'37" W	C31	2210.00	10°46'48"
L32	34.82	N 86°36'42" W	C32	25.00	54°37'24"
L33	36.91	S 70°18'07" E	C33	70.00	289°14'49"
L34	109.62	N 82°22'19" E	C34	25.00	54°37'24"
L35	116.14	N 67°58'28" E	C35	25.00	90°00'00"
L36	57.28	N 61°48'14" E	C36	330.00	24°25'57"
L37	152.70	N 61°56'23" E	C37	25.00	77°47'08"
L38	110.03	N 67°54'52" E	C38	630.00	04°54'24"
L39	86.53	N 74°39'26" E	C39	25.00	94°34'19"
L40	55.96	S 08°37'13" E	C40	25.00	90°00'00"
L41	86.31	S 26°50'18" E	C41	270.00	44°42'07"
L42	71.00	S 32°12'11" E	C42	25.00	80°53'24"
			C43	530.00	33°54'54"
			C44	570.00	22°17'08"
			C45	25.00	95°24'36"
			C46	25.00	71°49'27"
			C47	2270.00	11°11'48"
			C48	1935.00	06°55'41"

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 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.) " " INDICATES STREET NAME CHANGE.
- 9.) " " INDICATES BLOCK NUMBER.
- 10.) " [A] " INDICATES RESERVE NUMBER.
- 11.) " 55' R.C. " INDICATES 65' CUL-DE-SAC RADIUS.
- 12.) "P.O.C." INDICATES POINT OF COMMENCEMENT.
- 13.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

- PLAT BOUNDARY
- LOT LINE, R.O.W.
- UTILITY EASEMENT, 1' RESERVE
- BUILDING LINE
- CENTER LINE
- EXISTING SECTION BOUNDARY

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 OR 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]	0.33	14,603	LANDSCAPE/ OPEN SPACE
[B]	0.001	50	LANDSCAPE/ OPEN SPACE
[C]	4.75	207,069	DRAINAGE
[D]	1.23	53,660	LANDSCAPE/ OPEN SPACE
	6.311	275,372	TOTAL

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ROSE QUARTZ DRIVE	187.80	60'	LOCAL
IRON HARBOR WAY	721.85	60'	LOCAL
HOTTAH LAKES DRIVE	741.21	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
RHODIUM BAY LANE	931.89	60'	LOCAL

LOT AREA SUMMARY

LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.
LOT 1	7,257	LOT 1	6,825	LOT 1	9,702
LOT 2	6,916	LOT 2	6,875	LOT 2	7,922
LOT 3	6,888	LOT 3	6,875	LOT 3	8,034
LOT 4	7,042	LOT 4	6,875	LOT 4	7,736
LOT 5	7,056	LOT 5	6,875	LOT 5	7,462
LOT 6	7,056	LOT 6	6,875	LOT 6	7,266
LOT 7	7,006	LOT 7	6,875	LOT 7	6,952
LOT 8	6,875	LOT 8	6,875	LOT 8	7,252
LOT 9	6,875	LOT 9	6,875	LOT 9	8,007
LOT 10	6,875	LOT 10	6,875	LOT 10	7,991
LOT 11	6,875	LOT 11	6,875	LOT 11	9,506
LOT 12	6,875	LOT 12	6,875	LOT 12	9,726
LOT 13	6,875	LOT 13	6,875	LOT 13	7,010
LOT 14	7,272	LOT 14	6,875	LOT 14	7,010
LOT 15	6,875	LOT 15	6,875	LOT 15	6,840
LOT 16	7,754	LOT 16	11,810	LOT 16	6,729
LOT 17	7,911	LOT 17	8,291	LOT 17	6,694
LOT 18	8,915	LOT 18	7,037	LOT 18	6,911
LOT 19	8,199	LOT 19	7,037	LOT 19	7,389
LOT 20	7,085	LOT 20	7,037	LOT 20	8,294
LOT 21	7,037	LOT 21	7,037	LOT 21	9,958
LOT 22	6,875	LOT 22	7,037	LOT 22	8,713
LOT 23	6,875	LOT 23	7,037	LOT 23	9,337
LOT 24	6,875	LOT 24	7,037	LOT 24	10,212
LOT 25	6,907	LOT 25	6,907		
LOT 26	6,875	LOT 26	6,875		
LOT 27	6,875	LOT 27	6,875		
LOT 28	6,875	LOT 28	6,875		
LOT 29	7,161	LOT 29	7,161		
LOT 30	7,733	LOT 30	7,733		
LOT 31	8,164	LOT 31	8,164		
LOT 32	7,360	LOT 32	7,360		
LOT 33	7,357	LOT 33	7,357		
LOT 34	7,723	LOT 34	7,723		
LOT 35	6,622	LOT 35	6,622		
LOT 36	10,475	LOT 36	10,475		
LOT 37	8,129	LOT 37	8,129		
LOT 38	7,637	LOT 38	7,637		

ASHLAND SECTION EIGHT

BEING 26.11 ACRES OF LAND CONTAINING 86 LOTS (55' X 120' TYP.) AND FOUR 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. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-610-1422

REV: MAY 29, 2025

PAGE: 2 OF 2

MTA-78006



May 8, 2025

Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco Street,
Angleton, Texas, 77515

Re: ASHLAND SECTION 8 PRELIMINARY PLAT SUBMISSION

Dear Otis,

On behalf of Ashton Gray Development, we META Planning + Design LLC respectfully submit the preliminary plat application for the above listed plat. See the below list of submittal requirements and our response:

- 1) **Preliminary plat application**
 - a. Has been provided.
- 2) **Preliminary plat submittal fee**
 - a. Has been provided.
- 3) **One (1) 24" x 36" paper prints of preliminary plat**
 - a. Has been provided.
- 4) **Electronic format of preliminary plat drawing**
 - a. Has been emailed.
- 5) **Utility one-lines**
 - a. Has been provided.
- 6) **TIA**
 - a. Has been provided with previous submissions.
- 7) **Utility and drainage report**
 - a. Has been provided with previous submissions.
- 8) **Geotechnical report**
 - a. Has been provided with previous submissions.
- 9) **Heritage tree survey**
 - a. N/A

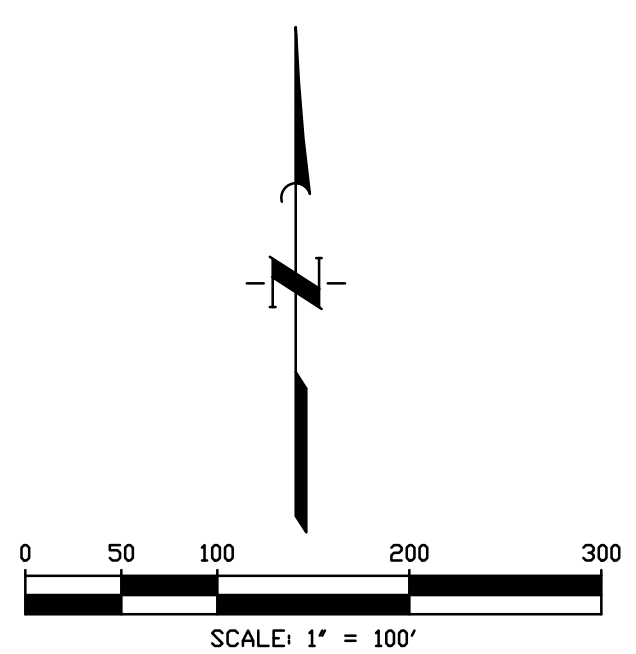
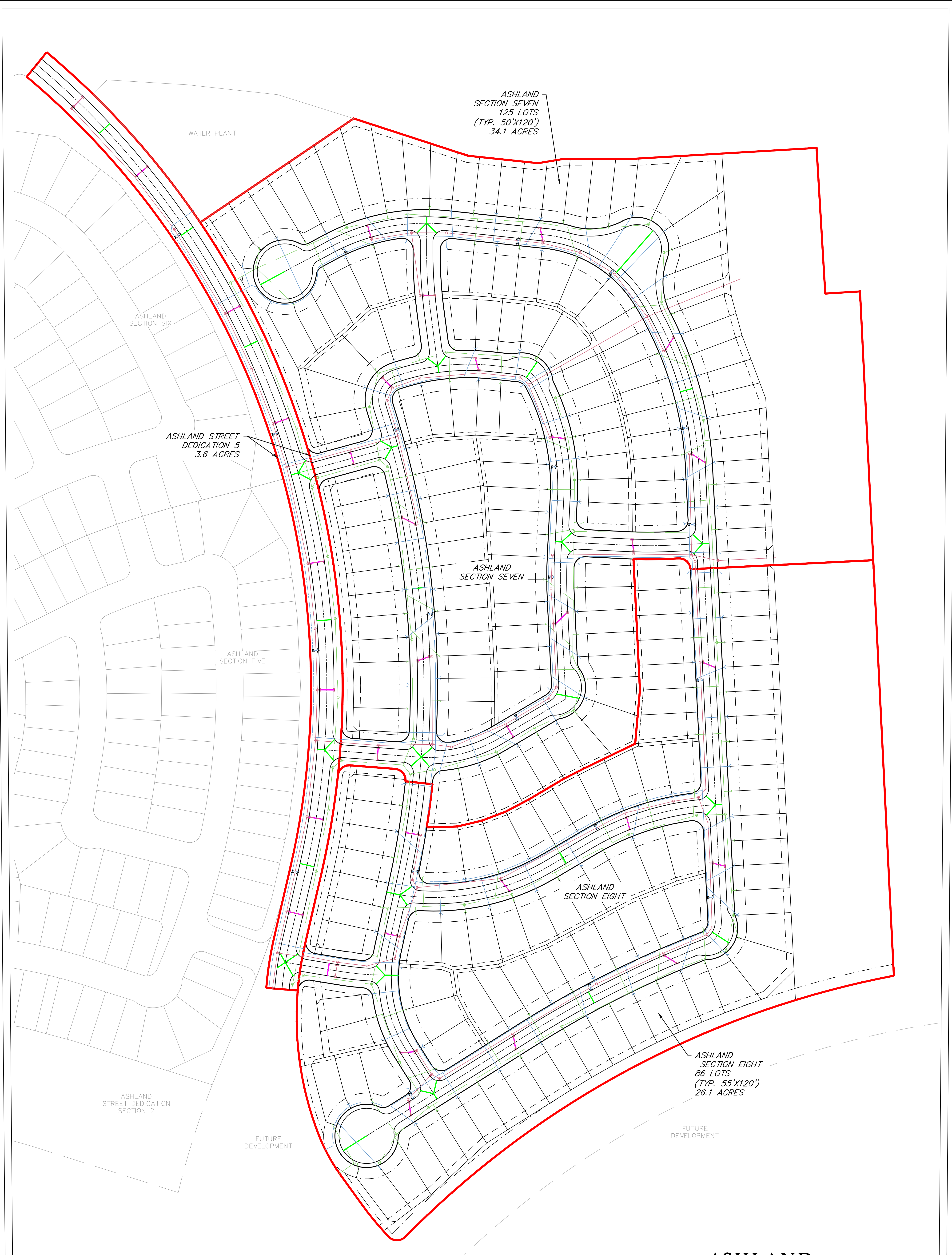
Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero


Jacob Guerrero

Enclosure



LEGEND	
	PLAT BOUNDARY
	STORM SEWER LINE W/ MANHOLE
	WASTEWATER LINE W/ MANHOLE
	WATER LINE W/ HYDRANT

ASHLAND
SECTIONS SEVEN, EIGHT &
STREET DEDICATION 5
PRELIMINARY DESIGN
UTILITY ONE-LINES
5/8/2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78716 • 210.494.5511