CITY OF ANGLETON
CITY COUNCIL REGULAR MEETING AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 24, 2021 AT 6:00 PM

Mayor | Jason Perez
Mayor Pro-Team | John Wright
Council Members | Cecil Booth, Mark Gongora, Mikey Svoboda, Travis Townsend
City Manager | Chris Whittaker
City Secretary | Frances Aguilar

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, AUGUST 24, 2021, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

This meeting will also be live-streamed:
City's website at https://angleton.tx.us/445/Meeting-Videos
Facebook at https://www.facebook.com/cityofangleton/

DECLARATION OF A QUORUM AND CALL TO ORDER

CEREMONIAL PRESENTATIONS

1. Presentation of August 2021 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 on the Preliminary Replat of the Century Coale Road Business Park.

3. Discussion and possible action on the financial statements for YTD June 2021.

4. Discussion and possible action on the accounts payable reports for May and June 2021.

PUBLIC HEARINGS AND ACTION ITEMS

5. Conduct a public hearing, discussion, and possible action on the Lot 16 Cannan Heights Subdivision Replat with a variance of Section 23.11.C.2 prohibiting new residential lots fronting on major collector or arterial streets.

6. Conduct a public hearing, discussion, and possible action on Ordinance No. 20210824-006 rezoning Angleton Block 27, Lots 7 through 20 and portion of a closed alley located at 237 E. Locust Street, Angleton, TX 77515 from Commercial-General (C-G) to Central Business District (CBD).

7. Conduct a public hearing, discussion, and possible action Ordinance No. 20210824-007 rezoning approximately 20.00 acres from the Commercial-General (C-G) District to the Single Family 6.3 (SF-6.3) District.

8. Conduct a public hearing to consider the advisability of the creation of PID No. 5; Austin Colony Public Improvement District (the "PID") in accordance with Local Government Code (LGC) Chapter 372.005.

REGULAR AGENDA

9. Discussion and possible action on any of Governor Abbott's latest executive orders, Brazoria County's emergency declarations and impacts on the City of Angleton and how to proceed with city business in the future.

10. Presentation on the Community Assessment for Site Selection by Mike Barnes of Mike Barnes Group, Inc.

11. Presentation, discussion and possible action on the provision of City water and wastewater utility service to the proposed Windmill Ridge project with the extension of utilities at the expense of the developer.

12. Discussion and possible action on the Heritage Tree Survey/Tree Preservation Plan (TPP) for Anderson Place.

13. Discussion and possible action on Resolution No. 20210824-013 authorizing publication of Notice of Intent to issue Certificates of Obligation.

14. Discussion and possible action on Resolution No. 20210824-014 expressing intent to finance expenditures to be incurred.

15. Discussion and possible action on NewGen Strategies & Solutions Water and Wastewater Financial Plan.

16. Discussion and possible action on proposed Lakeside Park construction cuts and authorize the City Manager to execute the contract upon legal review.

17. Discussion and possible action on a waiver of the preliminary acceptance of public improvements and public improvements acceptance of the Heritage Oaks Section 7 subdivision public improvements.

18. Discussion and possible action on Resolution No. 20210824-018 determining costs of the proposed public improvements in the Riverwood Ranch Public Improvement District, approving a proposed assessment roll, and making related findings and determinations, in accordance with chapter 372 of the Texas Local Government Code.

19. Discussion and possible action on Resolution No. 20210824-019 calling a public hearing to consider proposed assessments for the Riverwood Ranch Public Improvement District and authorizing required notice thereof.

20. Discussion and possible action on Resolution No. 20210824-020 determining costs of the proposed public improvements in the Kiber Reserve Public Improvement District, approving a proposed assessment roll, and making related findings and determinations, in accordance with chapter 372 of the Texas Local Government Code.

21. Discussion and possible action on Resolution No. 20210824-021 calling a public hearing to consider proposed assessments for the Kiber Reserve Public Improvement District and authorizing required notice thereof.

22. Discussion and possible action on a waiver of the preliminary acceptance of public improvements and public improvement acceptance for the Kiber Reserve subdivision.

23. Discussion and possible action on Resolution No. 20210824-023 making findings in connection with the proposed Austin Colony Public Improvement District No. 5 related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed district, the method of assessment and the apportionment of cost between the district and the city as a whole; and making other findings related to the district.

24. Discussion and possible action on Resolution No. 20210824-024 authorizing the establishment of the Austin Colony Public Improvement District in the City of Angleton, Texas; authorizing publication of this resolution, providing for the preparation of a service and assessment plan; and making other provisions related to the subject.

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, Frances Aguilar, 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: Saturday, August

21, 2021 by 6:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Frances Aguilar
Frances Aguilar, TRMC, MMC
City Secretary

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

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24/2021

PREPARED BY: Kyle Livesay

AGENDA CONTENT: Ceremonial presentation of July August Keep Angleton Beautiful Yard of the Month and Business of the Month.

AGENDA ITEM SECTION: Ceremonial Presentation

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

FUND: NA

EXECUTIVE SUMMARY:

Tracy Delesandri, Keep Angleton Beautiful Chairwoman, will present Yard of the Month to Fred and Grace Flores, at 1601 Vine Drive, and Business of the Month to Monarch Studio, at 403 S Velasco.

RECOMMENDATION:

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

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

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

AGENDA CONTENT: Discuss, consider and act on the Preliminary Replat of the Century Coale Road Business Park. The subject property consists of 9.273 acres, is in the Light Industrial (LI) zoning district and is located on the north side of CR 220 approximately 500 feet west of Business 288.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: None

EXECUTIVE SUMMARY:

This is a request for approval of a preliminary replat of 9.273 acres in the LI zoning district. Staff comments were provided to the applicant on July 15, 2021, and at the time of preparation of this agenda summary no response to comments had been received. The proposed replat is part of the process of development of the property for an approximate 93,000 square feet of warehouse buildings.

Attached are the comments from the City Engineer. Development Services had the following comments on the preliminary replat:

1. Please provide Angleton Drainage District signature block, if applicable.
2. Please provide Angleton Drainage District notes, if applicable.

While there is a list of outstanding comments that need to be cleared, staff feels this can be accomplished prior to the City Council meeting on August 24, 2021.

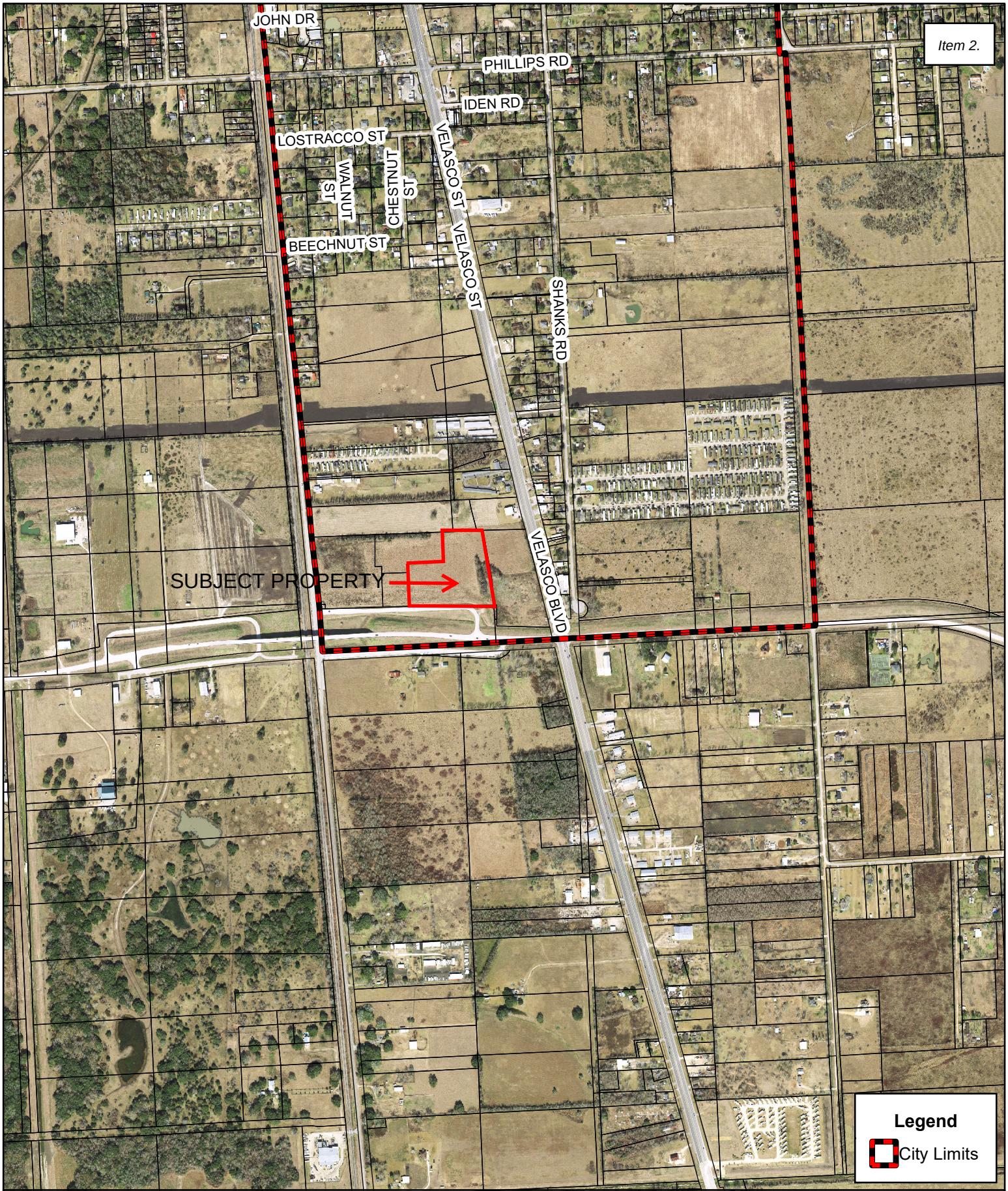
The Planning and Zoning Commission recommends approval of Preliminary Replat of the Century Coale Road Business Park 6 in-favor/0 opposed/1 absent subject to the condition that all comments are cleared prior to the August 24, 2021 City Council meeting.

RECOMMENDATION:

Staff recommends approval of the Preliminary Replat of the Century Coale Road Business Park subject to the condition that all comments are cleared prior to the August 24, 2021, City Council meeting.

SUGGESTED MOTION:

I move approve the Preliminary Replat of the Century Coale Road Business Park.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 1,014 '

July 13, 2021

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

Re: On-Going Services
Preliminary Plat and Plan Review of Angleton Warehouse Development – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980 (2021)

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. Remove additional language (indicated on the review plat drawing) in the engineer's certification block of the plat.
2. For the Owner's Acknowledgement certification, use the same full name of the Owner.
3. For the locations noted on the review drawings, verify if the areas on either side of the existing pipeline easement will be platted as open space reserves.
4. For the proposed sidewalk, verify if a pedestrian access easement will be required for the location of sidewalk shown along CR 220.
5. Provide an easement for the proposed detention pond outfall pipe.

Plan Review:

General Comments:

1. Provide a Cover Sheet for the Civil Drawings or overall project coversheet that provides a Sheet Index, Vicinity Map.
2. Verify private utilities have been contacted and will service the proposed subdivision.

Sheet C3 – Lot Grading Plan

1. For the paving information shown on the plan sheet, provide a reference to the Geotechnical Report prepared for the proposed development.

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754(713) 622-9264

2. Provide proposed elevations for the driveway tie-in location to the CR 220 feeder/access road.
3. Label sidewalk width and provide hatching in sheet legend. Sidewalk to be 6-ft wide per Angleton LDC Sec. 23-14 a.

Sheet C4 – Detention Pond Layout

1. Notate the detention pond bottom slopes and the flow direction on the plan.
2. Reference the A.D.D. Drainage Study (Name, Date and Prepared By) on this sheet.
3. Provide design velocity information for the proposed force main.
4. Verify if there are any potential conflicts with the proposed outfall and the existing water line in the existing 20-ft easement.

Sheet C8 – Utility Plan

1. Label existing water line and sewer line with size on the plan.
2. Provide notation for utility crossing to meet TCEQ separation distances.
3. Provide an inset at a larger scale (i.e. 1"=10') on this sheet for the area noted on the review drawings to clearly show the connections and lines being proposed.
4. Verify location of 20-ft easement referenced. This should cover 20-ft from the property line to the north.
5. Provide cleanout and stack at the proposed connection.
6. Relocated fire hydrant shall be closer to property line.

The proposed plat and plans are incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Angleton Warehouse Development plat and plans be revised and resubmitted.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10283980 (2021))

Attachments

DEDICATION STATEMENT:

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Use the same name on all parts of the certificate.

_____
Bill Hall

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared William W. Hall, 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

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

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

_____
Notary Public
State of Texas

FIELD NOTES FOR 9.273 ACRE

BEING A TRACT OF LAND CONTAINING 9.273 ACRE (403,935 SQUARE FEET), LOCATED WITHIN EDWIN WALLER SURVEY, ABSTRACT NUMBER (NO.) 134, IN BRAZORIA COUNTY, TEXAS; SAID 9.273 ACRE BEING THE REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 21, PAGE (PG.) 235–236 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING THE REMAINDER OF A TRACT OF LAND RECORDED IN THE NAME OF THE SECOND BAPTIST CHURCH OF ANGLETON, UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002028127; SAID 9.273 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE NORTH LINE OF COUNTY ROAD 220 (WIDTH VARIES PER B.C.C.F. NO. 2011020792 AND 2011011934), AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, A SUBDIVISION OF RECORD UNDER PLAT NO. 2018047555 OF THE B.C.P.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 AND RESTRICTED RESERVE "C" OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 384.92 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND AT AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "C", FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "C", NORTH 87 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 256.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND AT THE EAST SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "C", NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 235.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE SOUTH LINE OF A CALLED 6.172 ACRE TRACT RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 431 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTH LINES OF SAID 6.172 ACRE TRACT AND A CALLED 2.890 ACRE TRACT RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 428 OF THE B.C.D.R., NORTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 462.19 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET AT THE NORTHWEST CORNER OF RESERVE "A" OF STRIPES ANGLETON, A SUBDIVISION OF RECORD UNDER PLAT NO. 2015009239 OF THE B.C.P.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE WEST LINE OF SAID RESERVE "A", THE FOLLOWING TWO (2) COURSES:

1. SOUTH 07 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 441.44 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT, FROM WHICH A FOUND 5/8–INCH IRON ROD WITH CAP STAMPED "HAGAN" BEARS NORTH 21 DEGREES 03 MINUTES WEST, A DISTANCE OF 0.8 FEET;
2. SOUTH 03 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 187.25 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH LINE OF SAID COUNTY ROAD 220, AT A SOUTHWESTERLY CORNER OF SAID RESERVE "A", FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

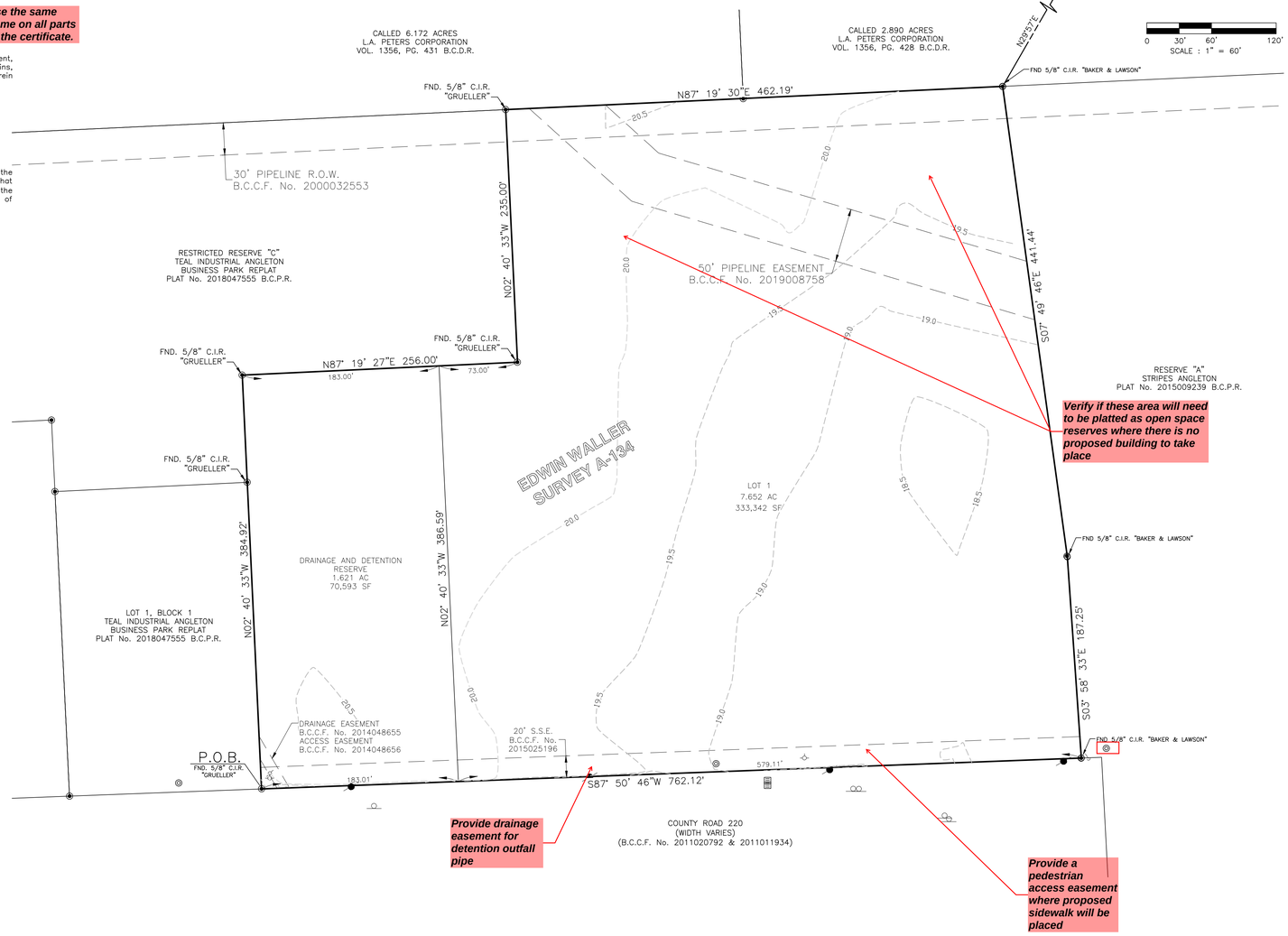
THENCE, WITH THE SOUTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, AND THE NORTH LINE OF SAID COUNTY ROAD 220, SOUTH 87 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 762.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.273 ACRES OF LAND.

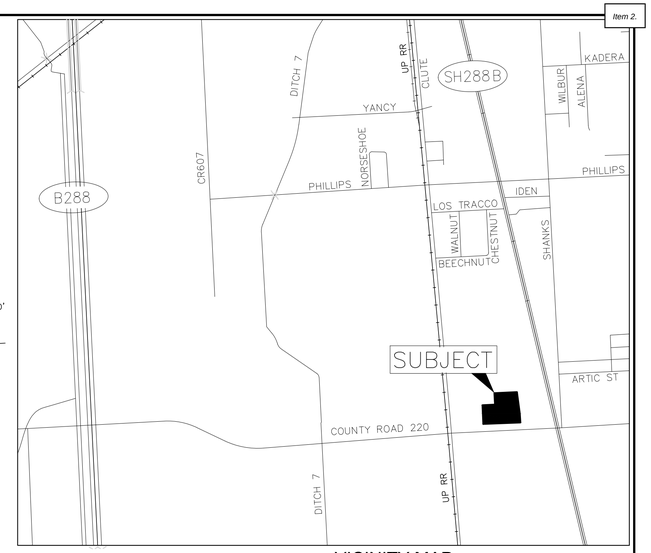
DRAINAGE AND DETENTION EASEMENT:

This plat submitted by the owners ("Owners") and approved by the City of Angleton ("City"), is subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:
All Drainage Easements shown on the plat are hereby reserved for drainage purposes forever, and the maintenance of the said drainage easements shall be the responsibility of the Owners, or their assigns, in perpetuity. The City, and Angleton Drainage District, are not responsible for the maintenance and operation of any drainage easement or responsible for any damage or injury to private property or person that results from the flow of water along said drainage easement, but reserve the right to use enforcement power to ensure that drainage easement is properly functioning in the manner in which it was designed and approved.
The construction of a fence, building, or any other structure in the drainage easement is prohibited without the expressed written consent of the City, subject to such an improvement not having a detrimental impact on the functionality of the drainage easement as it was designed and approved. The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by for drainage and safety purposes.
The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.
The Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries.

FIRE LANE AND FIRE EASEMENT

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





VICINITY MAP
SCALE 1"= 2600'

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD–83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON 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" (WHITE), AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOOD–PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. NGS MONUMENT (PID AW1178)
A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 290, APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288
ELEVATION = 25.81 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. NOTICE: IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNER(S), TO MAINTAIN THE DETENTION RESERVE TRACT PER ANGLETON LDC REQUIREMENTS (SEC. 23–19 RESERVATIONS)
11. THE PURPOSE OF THIS REPLAT IS TO ESTABLISH LIMITS OF A DETENTION RESERVE.

LEGEND

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

SYMBOLS

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

OWNER:
DBEARDEN INVESTMENTS–GP, LLC,
ITS GENERAL PARTNER
223 HULL LANE
SUGARLAND TX, 77498

Remove text from certification

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 05/10/2021

SIGNED: _____ DATE
RANDALL J. LISKA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89374

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED
PROFESSIONAL ENGINEER

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 05/10/2021

SIGNED: _____ DATE
DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

STATE OF TEXAS
DEVIN R. ROYAL
6667
REGISTERED
PROFESSIONAL
LAND SURVEYOR

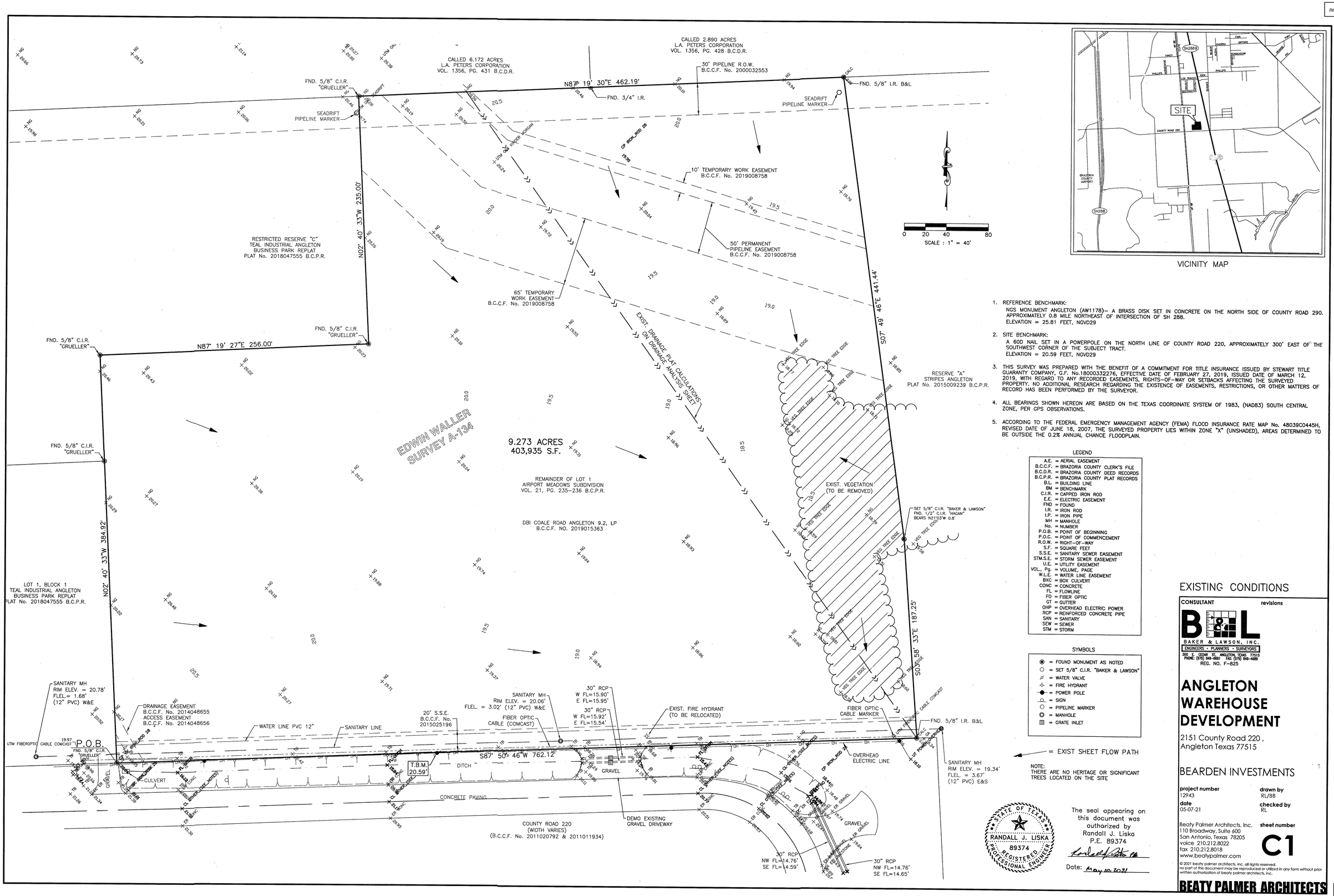
REVISED:

PRELIMINARY REPLAT
CENTURY COALE ROAD BUSINESS PARK
A 9.273 ACRE, 1-LOT, 1 RESERVE, 1 BLOCK SUBDIVISION

REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION
VOL. 21, Pg. 235-236 B.C.P.R.
LOCATED IN THE EDWIN WALLER SURVEY, ABSTRACT No. 134
IN BRAZORIA COUNTY, TEXAS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 12943	SCALE: 1" = 60'	DRAWN BY: MS
DRAWING NO.: 12943–PLAT	DATE: 05/10/2021	CHECKED BY: DRR



VICINITY MAP

1. REFERENCE BENCHMARK:
   NGS MONUMENT ANGLETON (AW1178)– A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 290. APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288.
   ELEVATION = 25.81 FEET, NGVD29
2. SITE BENCHMARK:
   A 60D NAIL SET IN A POWERPOLE ON THE NORTH LINE OF COUNTY ROAD 220, APPROXIMATELY 300' EAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
   ELEVATION = 20.59 FEET, NGVD29
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. No.18000332276, EFFECTIVE DATE OF FEBRUARY 27, 2019, ISSUED DATE OF MARCH 12, 2019, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445H, REVISED DATE OF JUNE 18, 2007, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

A.E.	= AERIAL EASEMENT
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
B.L.	= BUILDING LINE
BM	= BENCHMARK
C.I.R.	= CAPPED IRON ROD
E.E.	= ELECTRIC EASEMENT
FND	= FOUND
I.R.	= IRON ROD
I.P.	= IRON PIPE
MH	= MANHOLE
No.	= NUMBER
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL., Pg.	= VOLUME, PAGE
W.L.E.	= WATER LINE EASEMENT
BXC	= BOX CULVERT
CONC	= CONCRETE
FL	= FLOWLINE
FO	= FIBER OPTIC
GT	= GUTTER
OHP	= OVERHEAD ELECTRIC POWER
RCP	= REINFORCED CONCRETE PIPE
SAN	= SANITARY
SEW	= SEWER
STM	= STORM

SYMBOLS

- = FOUND MONUMENT AS NOTED
- = SET 5/8" C.I.R. "BAKER & LAWSON"
- = WATER VALVE
- = FIRE HYDRANT
- = POWER POLE
- = SIGN
- = PIPELINE MARKER
- = MANHOLE
- = GRATE INLET

= EXIST SHEET FLOW PATH

NOTE:
THERE ARE NO HERITAGE OR SIGNIFICANT TREES LOCATED ON THE SITE

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

EXISTING CONDITIONS

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-4681 FAX: (979) 849-4689
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

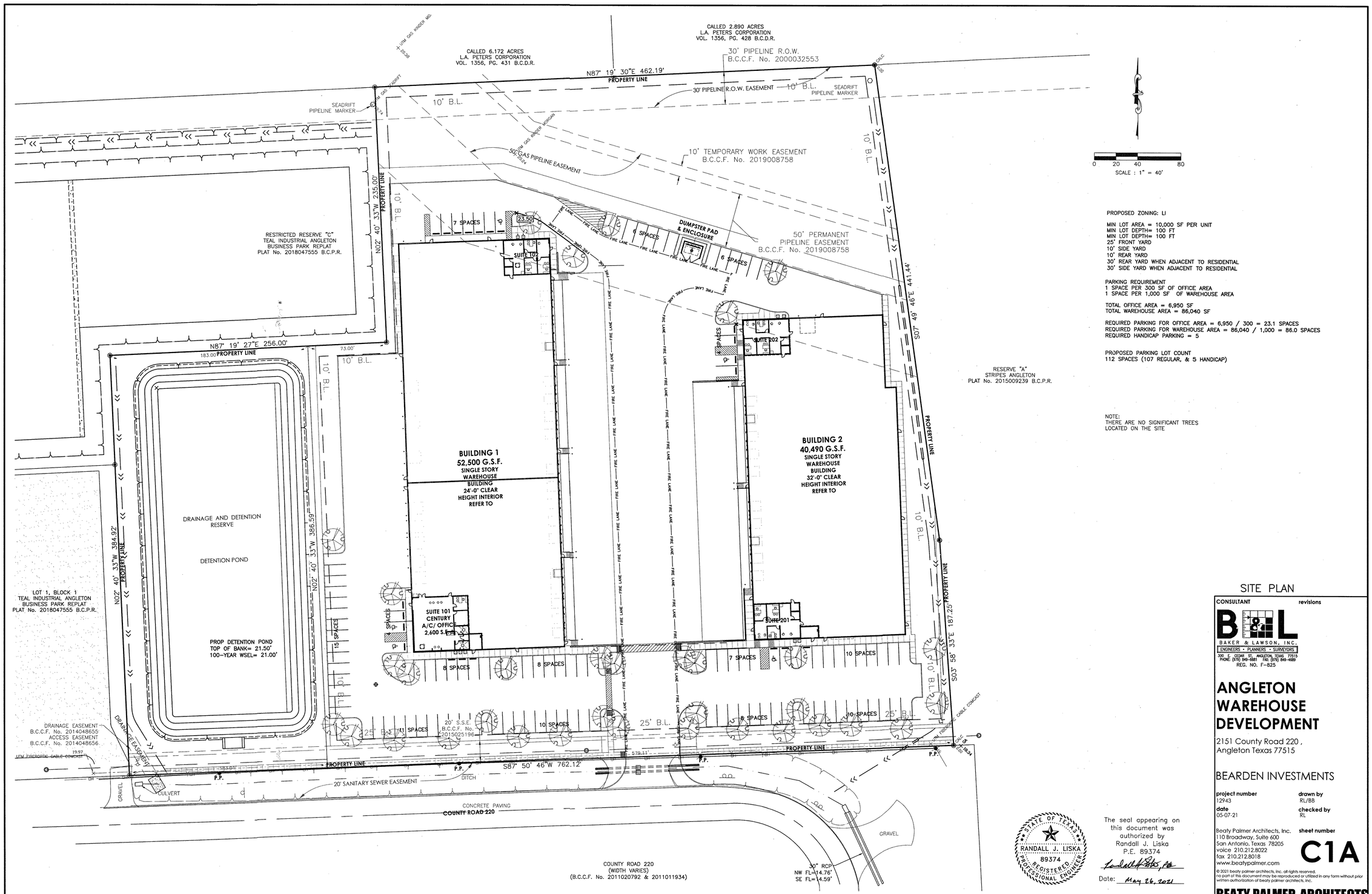
project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C1

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



PROPOSED ZONING: LI

MIN LOT AREA = 10,000 SF PER UNIT
MIN LOT DEPTH= 100 FT
MIN LOT DEPTH= 100 FT
25' FRONT YARD
10' SIDE YARD
10' REAR YARD
30' REAR YARD WHEN ADJACENT TO RESIDENTIAL
30' SIDE YARD WHEN ADJACENT TO RESIDENTIAL

PARKING REQUIREMENT
1 SPACE PER 300 SF OF OFFICE AREA
1 SPACE PER 1,000 SF OF WAREHOUSE AREA

TOTAL OFFICE AREA = 6,950 SF
TOTAL WAREHOUSE AREA = 86,040 SF

REQUIRED PARKING FOR OFFICE AREA = 6,950 / 300 = 23.1 SPACES
REQUIRED PARKING FOR WAREHOUSE AREA = 86,040 / 1,000 = 86.0 SPACES
REQUIRED HANDICAP PARKING = 5

PROPOSED PARKING LOT COUNT
112 SPACES (107 REGULAR, & 5 HANDICAP)

NOTE:
THERE ARE NO SIGNIFICANT TREES
LOCATED ON THE SITE

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 26, 2021

SITE PLAN

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE (979) 848-4881 FAX (979) 848-4889
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
date 05-07-21
drawn by RL/BB
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
volce 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C1A

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON TELEPHONE NO. (979) 849-4364 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.
3. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
4. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
5. CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
8. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.
9. ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLOT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
12. ALL UTILITY TRENCHES TO BE BACK FILLED TO 90 PERCENT (90%) STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
13. ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTACT.
14. BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT PERSONNEL, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.
15. CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE OR AS DIRECTED BY THE ENGINEER. AN EXISTING LANDFILL APPROXIMATELY 10 MILES FROM THE PROJECT SITE IS THE NEAREST STATE APPROVED FEE FACILITY. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
16. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 60-FOOT INTERVALS (SAWCUTS @ 20' (2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
9. SUBGRADE TO BE STABILIZED 2-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.
13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THE SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS C.
19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.
22. CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
25. BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS. SILT FENCING MAY BE PLACED BEHIND CURBS IN LIEU OF SOD.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.

WASTEWATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON.
2. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.
3. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.
4. WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9-FEET BUT MORE THAN 6-INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.
6. SANITARY SEWER LEADS UNDER OR WITHIN 1' OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1' OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS.
7. LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.2. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.
8. CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE. SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

WATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.
2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
5. PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON PLANS.
7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.
8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.
9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (979) 849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

* WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752-8036 OR (713) 659-2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
* WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY AT 713-207-2222.

SBC NOTES

THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (979) 345-5667.

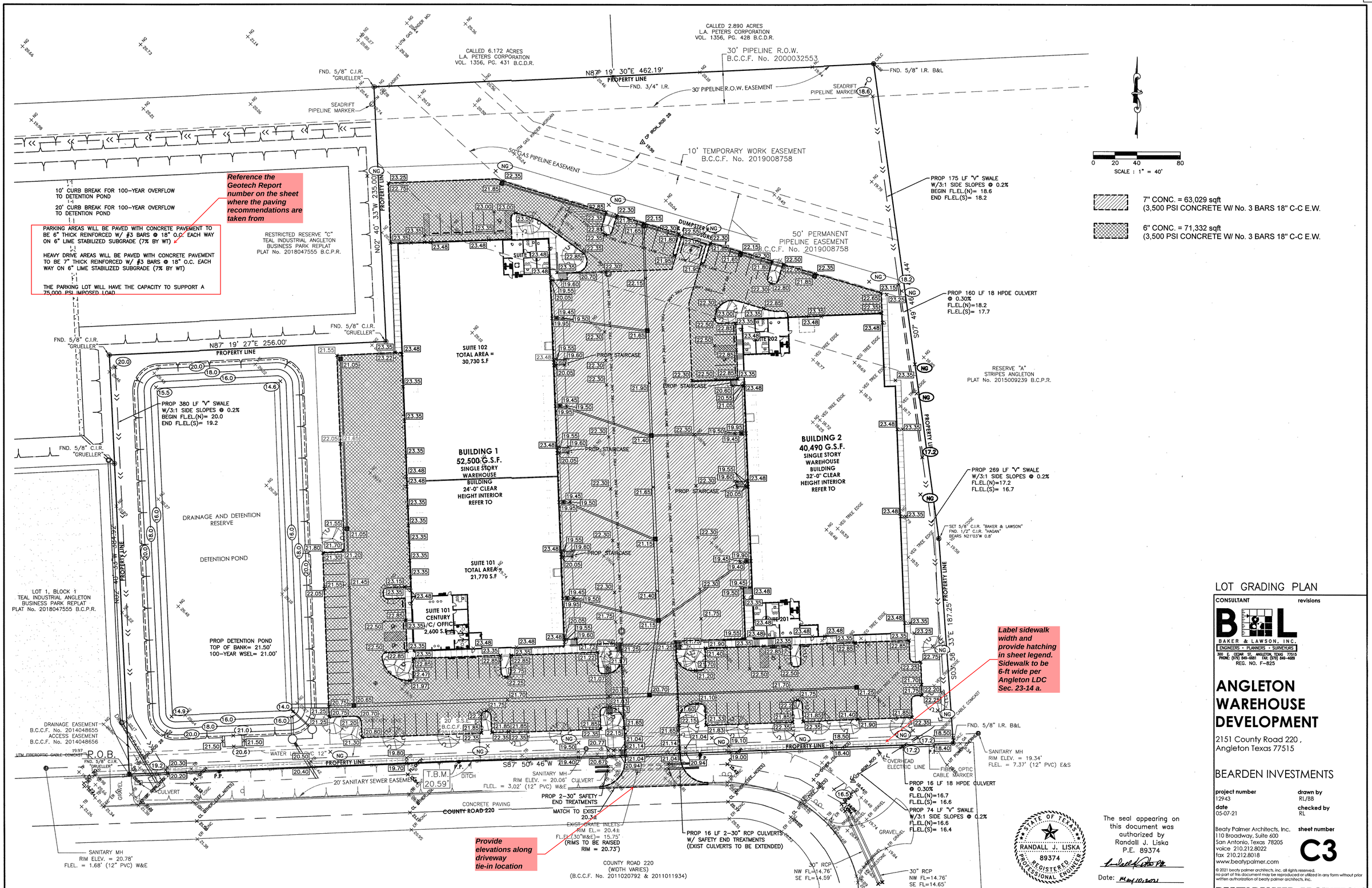
STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR DESIGN RESTS ON ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
15. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
    a. PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
    b. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
    c. CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
    d. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
    e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
    f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
    g. INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.
    h



LOT GRADING PLAN

CONSULTANT

revisions

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-5681 FAX: (979) 849-6689
REG. NO. F-825

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number	drawn by
129-43	RL/BB
date	**checked by**
05-07-21	RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number

C3

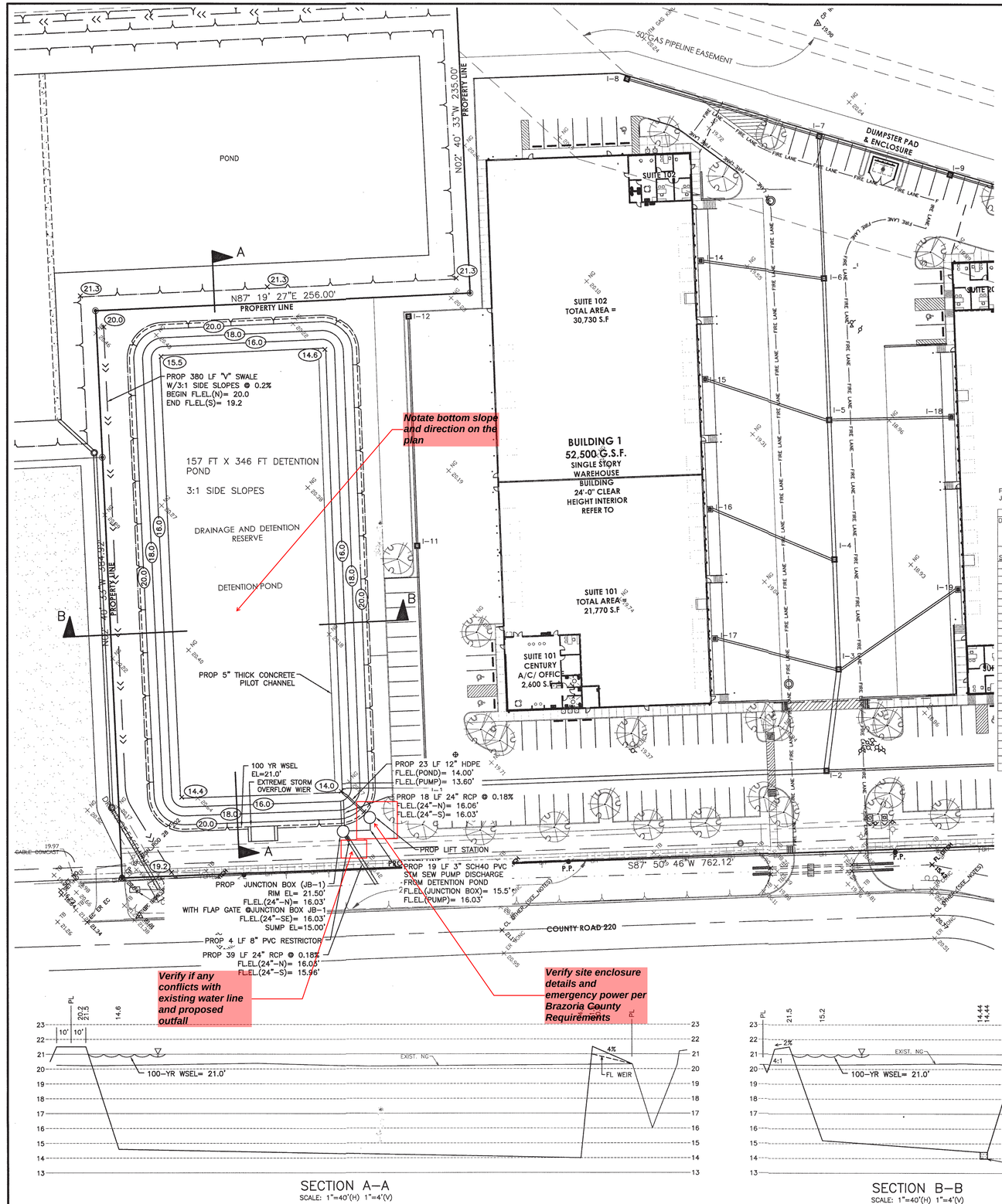
STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



0 20 40 80
SCALE : 1" = 40'

DETENTION CALCULATIONS

PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 7.92 ACRES
C= 0.30
TC = 15 MIN
+ 745 LF GRASS @ 0.5 FPS
= 39.8 MIN
I100 = 5.708 IN/HR
Q100 = 7.92 X 5.708 X 0.3 X 1.0 = 13.6 CFS
MAX ALLOWABLE PER ADD DRAINAGE STUDY= 0.73 X 7.92 = 5.78 CFS

PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 7.92 ACRES
C = 5.75 AC CONC @ 0.95
+ 0.98 AC POND @ 0.7
+ 1.19 AC GRASS @ 0.3
= 0.82
TC = 15 MIN + 600 LF STM SEW @ 3.0 FPS
+ 45 LF PAVEMENT @ 2.0 FPS
= 18.7 MIN
I100 = 7.812 IN/HR
Q100 = 0.82 X 7.812 X 7.92 X 1.25 = 63.42 CFS

DETENTION REQUIRED = 260,400 CF = 5.978 AC-FT

POND INFORMATION

TOP BANK ELEVATION= 21.5'
ELEVATION TOP (WSEL= 21.0')= 52,309 SF
AVERAGE ELEVATION BOTTOM (EL=14.6')= 33,677 SF
AVERAGE DETENTION AREA= 42,993 SF
DETENTION DEPTH= 6.4'
DETENTION= 275,155 CF = 6.317 AC-FT

DETENTION PROVIDED= 275,155 CF = 6.317 AC-FT

Reference the Drainage Study (Name, Date and Prepared By) on this sheet

POND WILL GRAVITY DRAIN BETWEEN 100-YEAR WSEL @ 21.0' AND 24" RCP GRAVITY DRAIN EL= 16.1'
AREA OF POND AT 21.0'= 52,309.2 SF
AREA OF POND AT 16.1'= 38,717.6 SF
AVERAGE AREA= 45,513.4 SF
GRAVITY DRAINAGE DEPTH= 4.9'
TOTAL GRAVITY DRAINAGE VOLUME= 223,015.7 CF
TOTAL PUMPED VOLUME= 37,386 CF
PERCENTAGE OF TOTAL DETENTION PROVIDED= 85%

LIFT STATION INFORMATION

PROP STORM SEWER PUMP STATION 150 GPM (48" DIAMETER)
2-150 GPM SUBMERSIBLE PUMPS (ALTERNATING PUMPS)
TOP ELEV = 22.5'
BOTTOM ELEV = 11.50'
12" INCOMING ELEVATION= 16.1'
4" DISCHARGE ELEVATION= 13.0'

TOTAL HEAD ON LIFT STATION=
(16.0' OUTLET EL - 13.0' INLET EL) +
2.0' HEAD LOSS FOR FITTINGS +
0.5' FRICTION LOSS IN 12 LF 4" PIPE = 5.5'

TOTAL VOLUME OF WATER TO PUMP=
(106,120 CF)
PUMP FLOW RATE= 150 GPM= 24 CFM
TOTAL PUMP TIME= 4,421 MINS= 1.3 DAYS

Provide design velocity information for the proposed force main.

Lift Station Rising WSEL Sequence		
Time (Relative)	WSEL (ft)	Activity
1	14	Pump Off; Dry Pond
2	14.5	Pump On (Lead Pump)
2	15.3	Pump On (Lag Pump)
5	16	Pump Off; Gravity Drainage Begins
6	21	Gravity Drainage; 100-YR WSEL
Lift Station Falling WSEL Sequence		
7	16	Gravity Drainage Stops; Pumps Start
8	14	Pump Off

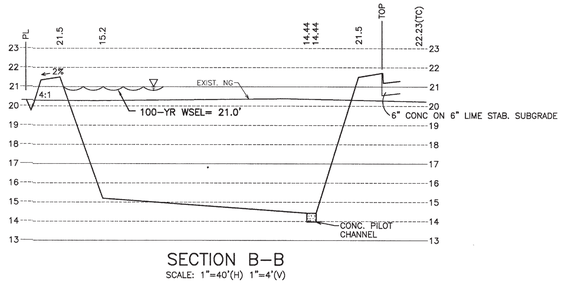
STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)

PROJECT: Beerden Investments
JOB NO: 12943

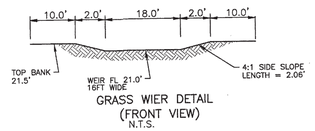
STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)

DRAINAGE AREA	FROM MH	TO MH	AREA (ac)	CUM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)	
SYSTEM (5 Year)																													
	I-19	I-3	0.612	0.612	0.80	0.490	0.490	10.00	6.92	3.39	98	15	0	1.23	0.26	0.013	3.43	2.79	0.27	0.00	14.77	14.50	2.76	0.274	0.27	18.42	18.15	19.40	HGL OK
	I-18	I-5	0.411	0.411	0.80	0.329	0.329	10.00	6.92	2.28	84	15	0	1.23	0.20	0.013	2.90	2.36	0.17	0.00	14.97	14.80	1.85	0.123	0.10	18.35	18.25	19.40	HGL OK
	I-17	I-3	0.362	0.362	0.80	0.290	0.290	10.00	6.92	2.00	86	15	0	1.23	0.20	0.013	2.90	2.36	0.17	0.00	14.67	14.50	1.63	0.096	0.08	18.15	18.07	19.40	HGL OK
	I-16	I-4	0.412	0.412	0.80	0.330	0.330	10.00	6.92	2.28	92	15	0	1.23	0.20	0.013	2.90	2.36	0.18	0.00	14.85	14.67	1.86	0.124	0.11	18.26	18.15	19.40	HGL OK
	I-15	I-5	0.346	0.346	0.80	0.278	0.276	10.00	6.92	1.93	89	15	0	1.23	0.20	0.013	2.90	2.36	0.18	0.00	14.98	14.80	1.57	0.089	0.08	18.32	18.25	19.40	HGL OK
	I-14	I-6	0.353	0.353	0.80	0.282	0.282	10.00	6.92	1.95	85	15	0	1.23	0.20	0.013	2.90	2.36	0.17	0.00	15.15	14.98	1.59	0.091	0.08	18.42	18.35	19.40	HGL OK
	I-13	I-2	0.270	0.270	0.80	0.216	0.216	10.00	6.92	1.49	192	15	0	1.23	0.20	0.013	2.90	2.36	0.38	0.00	14.82	14.44	1.22	0.053	0.10	18.04	17.93	21.25	HGL OK
	I-12	I-11	0.113	0.113	0.80	0.090	0.090	10.00	6.92	0.63	157	12	0	0.79	0.26	0.013	1.82	2.32	0.41	0.00	14.88	14.47	0.80	0.031	0.05	18.23	18.18	21.05	HGL OK
	I-11	I-1	0.197	0.310	0.80	0.158	0.248	13.29	6.24	1.55	162	12	0	0.79	0.26	0.013	1.82	2.32	0.42	0.00	14.47	14.05	1.97	0.188	0.30	18.18	17.88	21.05	HGL OK
	I-10	I-9	0.086	0.086	0.80	0.069	0.069	10.00	6.92	0.48	68	12	0	0.79	0.26	0.013	1.82	2.32	0.18	0.00	15.64	15.46	0.61	0.018	0.01	16.48	16.46	22.35	HGL OK
	I-9	I-7	0.102	0.188	0.80	0.082	0.150	11.87	6.51	0.98	99	12	0	0.79	0.26	0.013	1.82	2.32	0.23	0.00	15.46	15.23	1.25	0.075	0.07	16.30	16.23	22.15	HGL OK
	I-8	I-7	0.227	0.227	0.80	0.182	0.182	10.00	6.92	1.26	137	12	0	0.79	0.25	0.013	1.79	2.27	0.34	0.00	15.57	15.23	1.60	0.124	0.17	18.52	18.35	21.85	HGL OK
	I-7	I-6	0.227	0.642	0.80	0.182	0.514	11.43	6.61	3.39	97	18	0	1.77	0.26	0.013	5.37	3.04	0.25	0.00	15.23	14.98	1.92	0.104	0.10	18.35	18.25	21.65	HGL OK
	I-6	I-5	0.412	1.497	0.80	0.330	1.126	12.27	6.43	7.24	96	24	0	3.14	0.18	0.013	9.62	3.06	0.17	0.00	14.98	14.80	2.31	0.102	0.10	18.25	18.15	21.65	HGL OK
	I-5	I-4	0.173	2.339	0.80	0.138	1.871	12.96	6.30	11.79	95	30	0	4.91	0.14	0.013	15.39	3.13	0.13	0.00	14.80	14.67	2.40	0.092	0.08	18.15	18.07	21.40	HGL OK
	I-4	I-3	0.172	2.923	0.80	0.138	2.828	13.62	6.18	17.48	75	30	0	4.91	0.22	0.013	19.23	3.93	0.17	0.00	14.67	14.50	3.56	0.161	0.14	18.07	17.93	21.15	HGL OK
	I-3	I-2	0.086	3.983	0.80	0.069	3.106	13.97	6.12	19.49	69	36	0	7.07	0.10	0.013	21.15	2.99	0.07	0.00	14.50	14.44	2.76	0.095	0.06	17.93	17.88	21.15	HGL OK
	I-2	I-1	0.619	4.972	0.80	0.495	3.898	14.39	6.05	23.56	274	36	0	7.07	0.14	0.013	25.02	3.54	0.38	0.00	14.44	14.05	3.33	0.124	0.34	17.88	17.54	20.70	HGL OK
	I-1	OUT	0.501	5.583	0.80	0.401	4.546	15.76	5.82	26.47	54	42	0	9.62	0.10	0.013	31.90	3.32	0.05	0.00	14.05	14.00	2.75	0.069	0.04	17.54	17.50	20.65	HGL OK

SECTION A-A
SCALE: 1"=40'(H) 1"=4'(V)



SECTION B-B
SCALE: 1"=40'(H) 1"=4'(V)



GRASS WIER DETAIL
(FRONT VIEW)
N.T.S.

DEPTH (D) = 0.5 FT

CROSS-SECTION AREA (A)= 18 FT x D + 4 x D^2
= 10 SF

WETTED PERIMETER (P)= 2.06 FT + 2.06 FT + 18 FT = 22.1 FT

HYDRAULIC RADIUS (R)= A/P = 10/22.1 = 0.45 FT

n= 0.025 (GRASS LINED CHANNEL)

S= 0.4FT/10FT= 0.04

MANNINGS EQUATION = $1.49/n \times R^{2/3} \times S^{1/2} \times A$
$=1.49/0.025 \times (0.45)^{2/3} \times (0.04)^{1/2} \times 10$
= 70.0 CFS
(EXCEED DEVEOPED 100 YEAR STORM FLOW RATE = 53.42 CFS)

DETENTION POND LAYOUT

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4889
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
date 05-07-21
drawn by RL/BB
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C4

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS

1

Drainage Analysis

Job # 12943 - CR220 WARHOUSES, Angleton TX

Rainfall intensity calculations for Brazoria County

I	=	intensity (in/hr)
b	=	coefficient
t	=	time of concentration
d	=	coefficient
e	=	coefficient

subscript

i =1 = 2year storm
i =2 = 5 year storm
i =3 = 10 year strom
i =4 = 25 year storm
i =5 = 50 year storm
i =6 = 100 year storm

$i := 1..6$

$b_i :=$

75.5
82.8
88.1
100.8
107.3
120.2

$e_i :=$

0.807
0.775
0.756
0.753
0.742
0.741

$d_i :=$

14.7
16.9
18.4
19.1
19.8
21.3

$T_0 := 39.8$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 5.708$ Predevelopment Intensity of interest

$C := 0.128$ ENTER PREDEVELOPMENT C VALUE

$A := 7.92$ ENTER AREA

2

$C_f := 1.00$

$Q := C \cdot C_f \cdot I_6 \cdot A$

$Q = 5.786$

Must Insert correct subscript for I to obtain the relevant Q

$V := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 4.769 \times 10^4$

For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

$T := \frac{V}{1.39 \cdot Q}$ $T = 5.93 \times 10^3$

T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

$t := 0, 1000 .. 84000$

$f(t) := \left(\frac{Q}{2}\right)\left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

f(t) describes rising limb of hydrograph

$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

g(t) describes descending limb of hydrograph

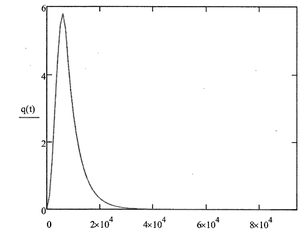
$q(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

3

$Volume_{pre} := \int_0^{86400} q(t)\, dt$

$Volume_{pre} = 4.786 \times 10^4$

Predevelopment hydrograph



$T_0 := 18.7$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 7.812$ Post development I of interest

$C := 0.82$ ENTER POST DEVELOPMENT C FACTOR REVISE CfAND AREA IF NECESSARY

$C_f := 1.25$

$Q := C \cdot I_6 \cdot A \cdot C_f$

$Q = 63.42$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$

4

$V = 3.055 \times 10^5$

$T := \frac{V}{1.39 \cdot Q}$ $T = 3.466 \times 10^3$

$t := 0, 1000 .. 25000$

$f(t) := \left(\frac{Q}{2}\right)\left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

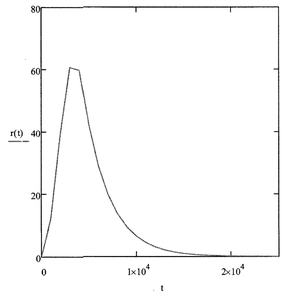
$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

$r(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{post} := \int_0^{86400} r(t)\, dt$

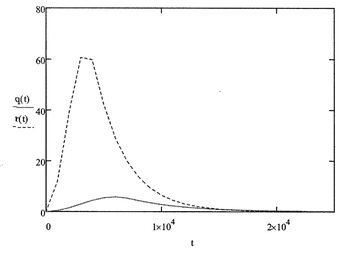
$Volume_{post} = 3.066 \times 10^5$

Post development hydrograph



5

Combined pre and post development hydrographs



$f(t) := ((r(t) - q(t))) \cdot 1$

$v(t) := if(f(t) > 0, f(t), 0)$

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE -FEET

$\frac{\int_0^{86400} v(t)\, dt}{43560} = 5.978$

6

Hydrological and Hydraulic Impacts
CR220 WAREHOUSES, Angleton TX
Job # 12943

Brazoria County, Texas

A = 7.92 Acre Development
(9.27 ACRES MINUS 1.32 ACRES PIPELINE EASEMENT)

Pre Development:

C = 0.128
TC = 39.8 Minutes, I = 5.708 in/hr
Q = 100 Year Storm = 5.78 cfs

Post Development

C = 0.82
TC = 18.7 Minutes, I= 7.812 in/hr
Q = 100 Year Storm = 63.42 cfs

Required Detention:

5.978 acre - feet (260,400 c.f.)

Existing Conditions:

Brazoria County Master Drainage Study allows only 0.73 cfs/acre in this area. This is Bastrop Bayou drainage areas BB17.

TC= 15 MIN + 745 LF Overland flow @ 0.5 FPS
= 39.8 min

Randall J. Liska, P.E. April 10, 2021

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

HYDROLOGICAL CALCULATIONS

CONSULTANT
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. COMMERCE ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-5681 FAX: (979) 849-4688
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C5

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS

TRIPLE "D"
Pump Company, Inc.
254-772-7623

Water & Sewage Pumps
Complete Systems
Sales & Service
301 Cotton, Waco 76712
Fax 254-772-2924

May 25, 2021 **ENGINEERING ESTIMATE**

Baker-Lawson
Attn: Randall Liska, P.E.

RE: County Road 220
Angleton, Texas

DUPLEX STORM WATER LIFT STATION
Rated Capacity: 160 GPM (Each Pump)
Rated Head: 6 Ft.
Electrical Service: 230 Volt, 1PH
Wet Well Size: 60" Dia. X 9' Deep FRP

2	TP53M24/2/1, Submersible Pumps, 1.7 HP, 230 Volt, 1PH, 30' Power Cords, HOMA
2	Auto Couplings, 3" Flanged
1	60" Dia. X 9' Deep FRP Fiberglass Basin, Lifting Lugs, Pipe Sleeves and Pump Studs
1	C1R88 Aluminum Cover Plate W/ 26" X 48" Hatch Opening, 3" Vent Coupling
2	Upper Guide Rail Brackets, SST
4	1 ½" Dia. Guide Rails, SST
A/R	3" Pipe and Fittings, Sch 80 PVC
2	3" Swing Check Valves
A/R	Fasteners, SST
2	3/16" X 10' Lifting Chains, SST
16	Link Seals
1	3" Vent W/ Screen
1	Duplex Control Panel, Complete W/ Red Alarm Light, NEMA 4XFG
4	GSE30NO Float Switch W/ 30' Cord and Weight
1	Float Switch Bracket, SST
1	Item of Factory Assembly and Test
1	Item of Freight and Delivery

LOT NET F.O.B. ANGLETON, TEXAS $19,700.00
Current Delivery 6 – 8 Weeks

Respectfully,
Jeff Luedeker

jobs/2021quotations/baker_lawson_angleton

Technical Information
TP53M24/2/1

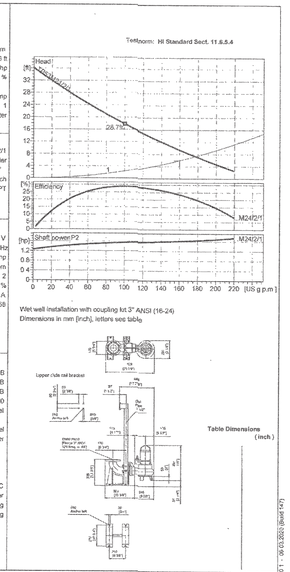
HOMA PUMPEN MIT SYSTEM

Operating data	
Flow	160 US g.p.m
Head	6 ft
Shaft power P2	1.64 hp
Pump efficiency	20.3 %
Required pump NPSH	
Pumpe type	Single pump
No. of pumps	1
Fluid	Wastewater

Pump	
Pump Code	TP53M24/2/1
Impeller	Single vane impeller
Impeller size	3¼"
Solid size	2 inch
Discharge port	3" - 8 NPT
Suction port	

Motor		
Rated voltage	230	V
Frequency	60	Hz
Rated power P2	1.7	hp
Rated speed	3450	rpm
Number of poles	2	
Efficiency	76	%
Rated current	6	A
Degree of protection	IP 68	

Materials	
Motor housing	Cast iron ASTM A48;Cl.40B
Pump housing	Cast iron ASTM A48;Cl.40B
Impeller	Cast iron ASTM A48;Cl.40B
Wear ring	Bronze ASTM B505; C93200
Motor shaft	AISI 430 F Stainless Steel
Bolts	AISI 304 Stainless Steel
O-Rings	Nitrile Rubber
Mechanical seal on medium side	SiC / SiC
Lip seal on motor side	Nitrile Rubber
Lower Bearing	Deep Groove Ball Bearing
Upper Bearing	Deep Groove Ball Bearing



Project	Project no.:	Created by:	Page: 1	Date: 2021-05-25

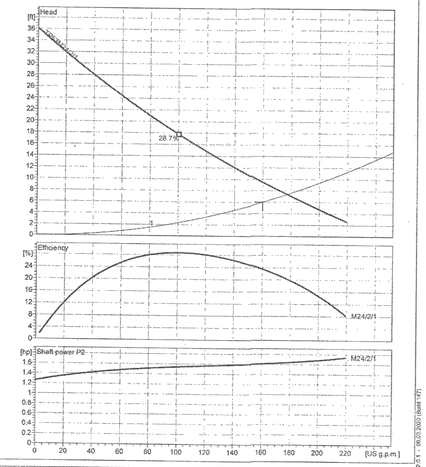
Performance Curve
TP53M24/2/1

HOMA PUMPEN MIT SYSTEM

Impeller				
Impeller type: Single vane impeller	Solid size: 2 inch	Ø:	Max. Ø: 4"	Min. Ø: 3¼"	Sal Ø: 3¼"

Operating data				
Speed: 3450 rpm	Frequency: 60 Hz	Duty point: Q = 160 US g.p.m. H = 6 ft	Shaft power P2: 1.64 hp	Discharge port: 3" - 8 NPT

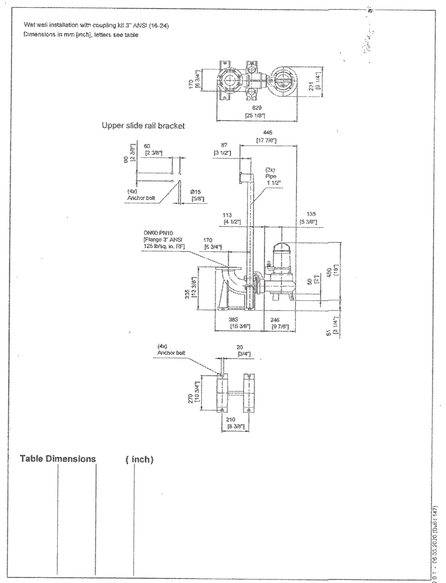
Power data referred to:
Water [100%] ; 68 °F; 62.322lb/ft³; 1.08186-5ft²/s



Project	Project no.	Created by:	Page: 2	Date: 2021-05-25

Dimensions
TP53M24/2/1

HOMA PUMPEN MIT SYSTEM



Project	Project no.:	Created by:	Page: 3	Date: 2021-05-25

Technical Data
TP53M24/2/1

HOMA PUMPEN MIT SYSTEM

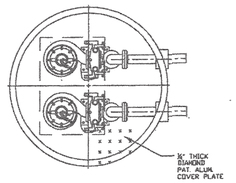
Operating data				
Flow	160 US g.p.mUS g.p.m.	Head	6 ft	ft
Shaft power P2	1.6 hp	Static head	0	ft
Pump efficiency	20.3 %	Required pump NPSH		ft
Pumpe type	Single pump	No. of pumps	1	
Fluid	Wastewater	Temperature	68	°F
Density	62.31 lb/ft³	Kin. viscosity	1.077E-5	ft²/s

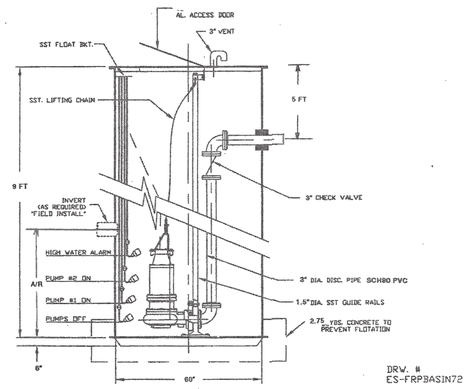
Pump				
Pump Code	TP53M24/2/1	Speed	3450	rpm
Suction port		Head Max.	38.1	ft
Discharge port	3" - 8 NPT	Head Min.	2.6	ft
Impeller type	Single vane impeller	Flow Max.	219.3	US g.p.m
Solid size	2 inch	Pump efficiency max	28.7	%
Impeller Ø	3.31 inch	Required rated power max. P2	1.7	hp

Motor				
Motor design	Submersible motor	Insulation class	H	
Motor name	AMH201M.2.4/2/1	Degree of protection	IP 68	
Frequency	60 Hz	Temperature class	T4	
Rated power P2	1.7 hp	NEMA code	F	
		Explosion protection		
Rated speed	3450 rpm	Efficiency at % rated power 100%	76.0	%
Rated voltage	230 V | 1~	75%		%
Rated current	6.0 A	50%		%
Starting current, direct starting	30.0 A	cos phi at % rated power 100%	0.97	
Starting current, star-delta	A	75%		
Starting mode	Directly	50%		
Power cable	4G1,5	Control cable		
Type of power cable	H07RN8-F PLUS	Type of control cable		
Cable length	10	Service factor	1.15	
Shaft seal	Mechanical seal on medium side	SiC / SiC		
	Lip seal on motor side	Nitrile Rubber		
Bearing	Lower Bearing	Deep Groove Ball Bearing		
	Upper Bearing	Deep Groove Ball Bearing		
Remarks	Start-/ Runcapacitor: - µF / 25µF			

Materials / Weight			
Motor housing	Cast Iron ASTM A48;Cl.40B	Bolts	AISI 304 Stainless Steel
Pump housing	Cast Iron ASTM A48;Cl.40B	O-Rings	Nitrile Rubber
Impeller	Cast Iron ASTM A48;Cl.40B		
Wear ring	Bronze ASTM B505; C93200		
Motor shaft	AISI 430 F Stainless Steel		
Weight aggregat	57.319 lb		

Project	Project no.:	Created by:	Page: 4	Date: 2021-05-25





DRW. # ES-FRPBASIN72

FIBERGLASS LIFTSTATION

c:\windows\desktop\autocad drawings\es-frpbasin72.dwg

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

PUMP DETAILS

CONSULTANT

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4089
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

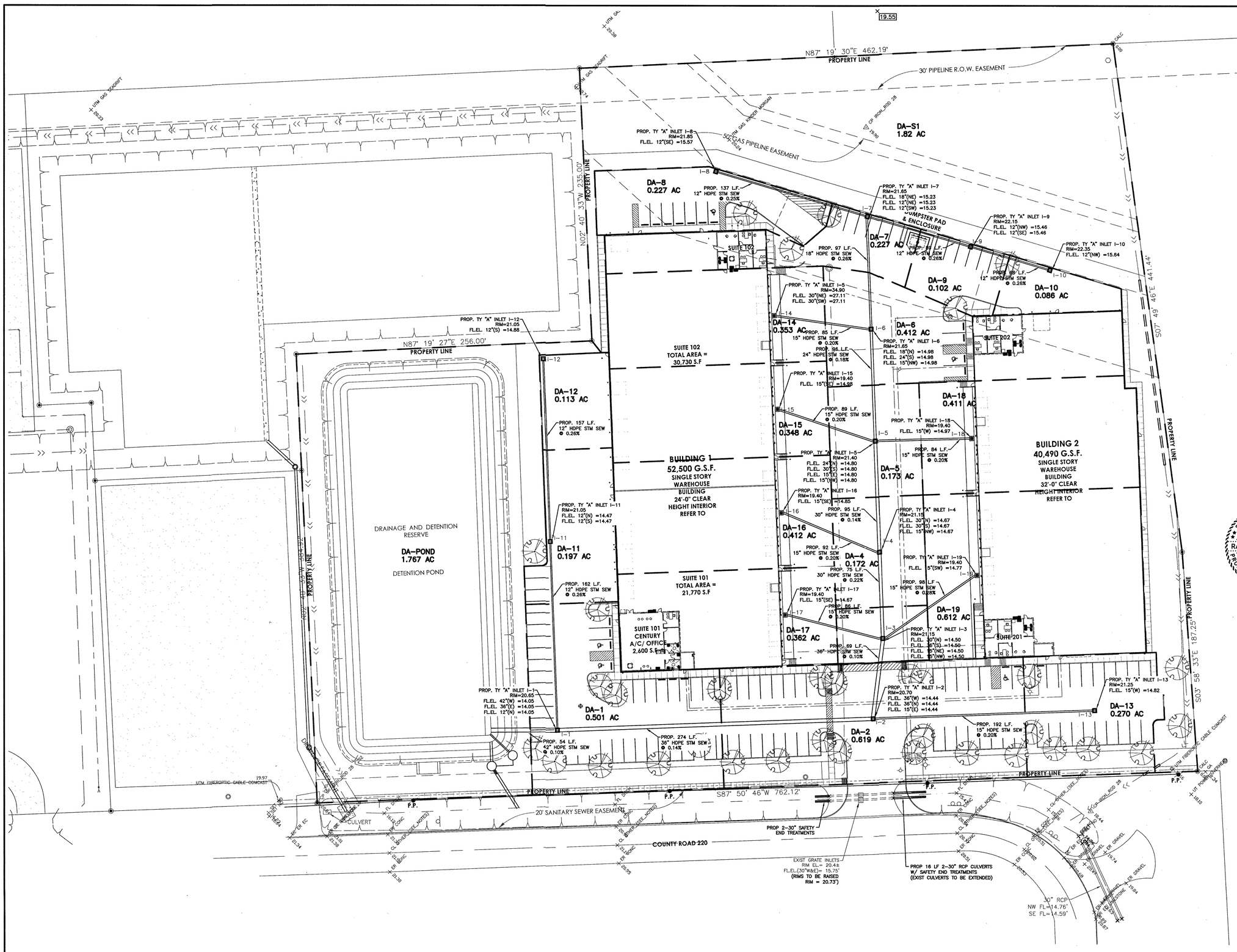
project number 12943
date 05-07-21
drawn by RL/BB
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C6

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: March 10, 2021

DRAINAGE ANALYSIS AND TRUNK SEWER CALLS

CONSULTANT

revisions

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-4661 FAX: (979) 849-4689
REG. NO. F-825

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943	drawn by RL/BB
date 05-07-21	checked by RL

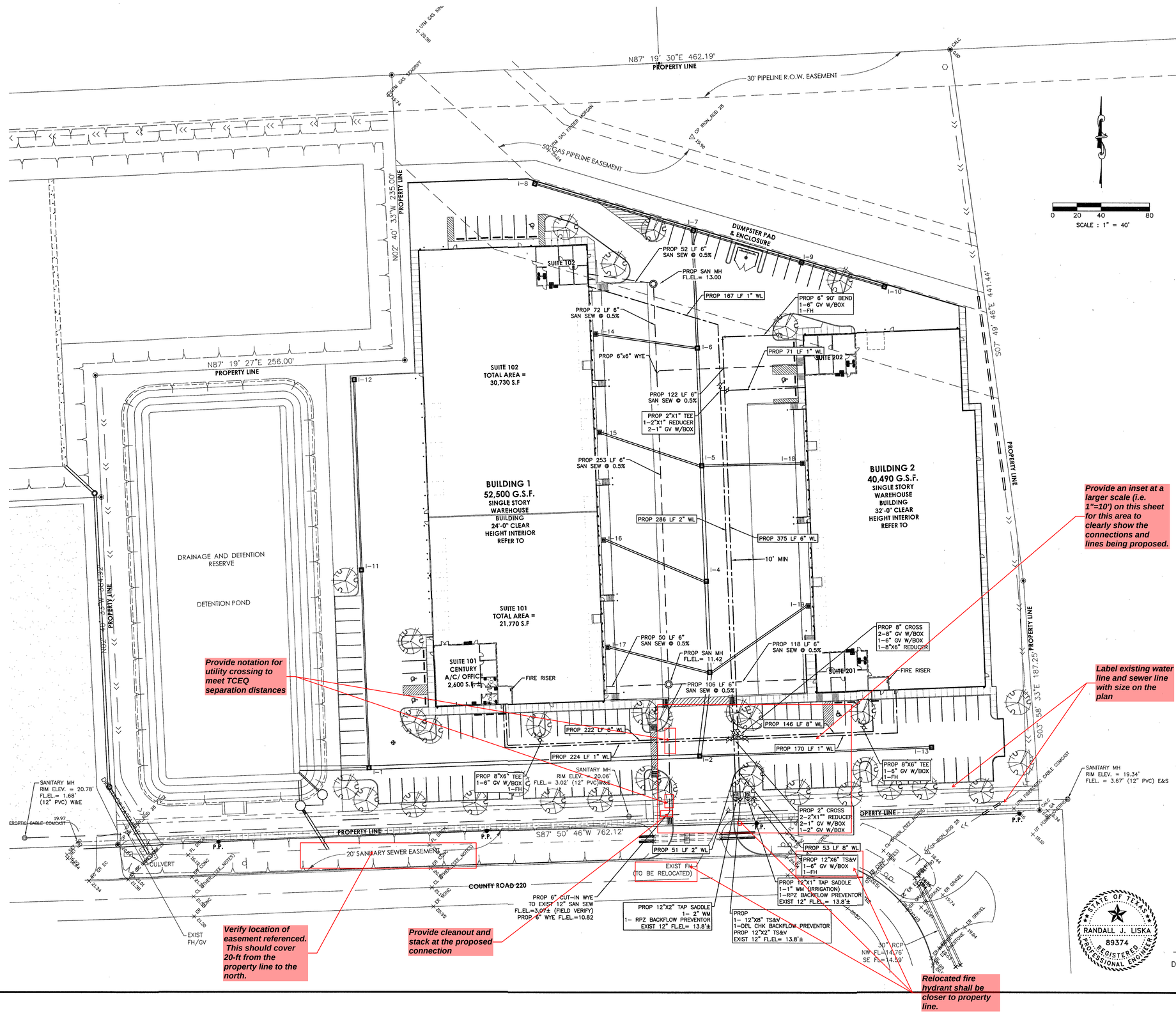
Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number

C7

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



Provide an inset at a larger scale (i.e. 1"=10') on this sheet for this area to clearly show the connections and lines being proposed.

Provide notation for utility crossing to meet TCEQ separation distances

Label existing water line and sewer line with size on the plan

Verify location of easement referenced. This should cover 20-ft from the property line to the north.

Provide cleanout and stack at the proposed connection

Relocated fire hydrant shall be closer to property line.

UTILITY PLAN

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. COMM ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-5681 FAX: (979) 849-4689
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number: 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number

C8

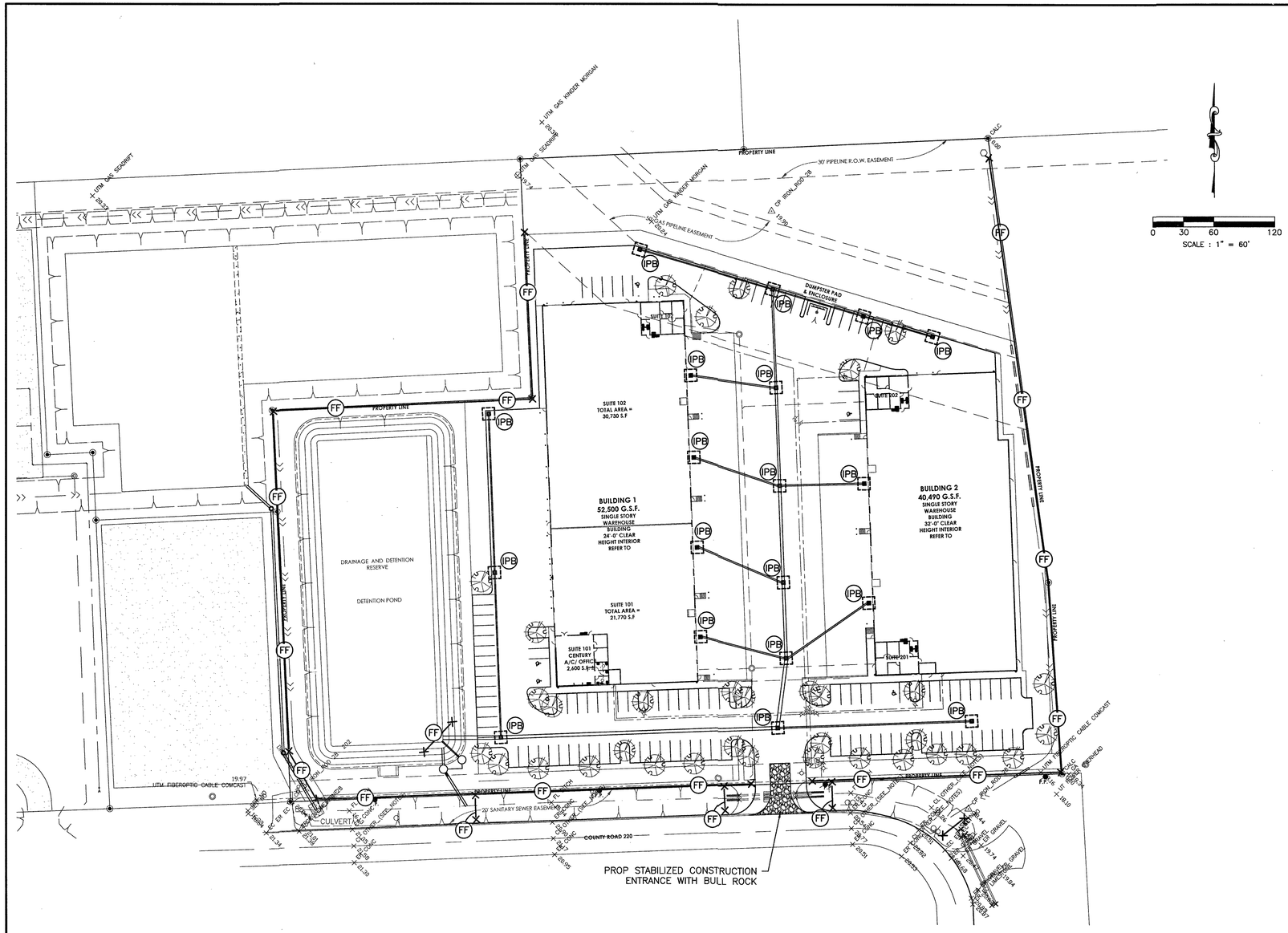
© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

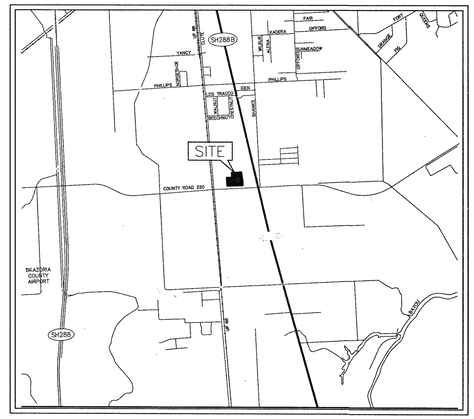
STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

BEATY PALMER ARCHITECTS





VICINITY MAP

PROJECT/SITE INFORMATION

PROJECT NAME: CR 220 WAREHOUSES

PROJECT ADDRESS/LOCATION: NORTH SIDE OF CR 220 WEST OF SH 288B

CITY: ANGLETON STATE: TX ZIP CODE: 77515

LATITUDE: 29°07'34.74" LONGITUDE: 95°25'38.50" COUNTY: BRAZORIA

NAME OF RECEIVING WATERS: GULF OF MEXICO

09/01/2021 — MONTH/DAY/YEAR — ESTIMATED CONSTRUCTION START DATE

03/01/2022 — MONTH/DAY/YEAR — ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 8.073 ACRES

ESTIMATE OF LIKELYHOOD OF DISCHARGE:

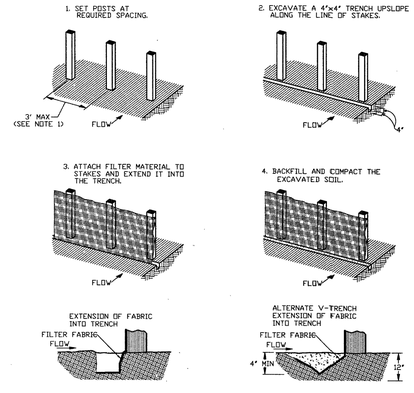
- ☐ UNLIKELY
- ☐ ONCE PER WEEK
- ☐ CONTINUAL
- ☒ ONCE PER MONTH
- ☐ ONCE PER DAY

ARE THERE ANY LISTED ENDANGERED OR THREATENED SPECIES, OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA?

- ☐ YES
- ☒ NO

ELIGIBILITY WITH REGARD TO PROTECTION OF ENDANGERED SPECIES HAS BEEN SATISFIED THROUGH THE INDICATED SECTION OF PART 1.B.3.e.(2) OF THE PERMIT.

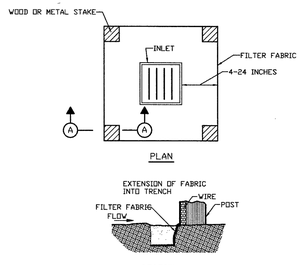
(a) ☒ (b) ☐ (c) ☐ (d) ☐



CONSTRUCTION NOTES:

1. 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE



SILT FENCE PROTECTION BARRIER

LEGEND

- (PB) SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION
- (FF) SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER
- HYDROMULCH SEED

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

SWPPP LAYOUT

CONSULTANT

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4089
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943

drawn by RL/BB

date 05-07-21

checked by ???

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C9

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
THE ANGLETON WAREHOUSE DEVELOPMENT WILL CONSIST OF A 52,500 SF WAREHOUSE BUILDING, A 42,490 SF WAREHOUSE BUILDING, CONCRETE PARKING LOT, DRIVE AND TRUCK WELLS, UNDERGROUND UTILITIES, STORM SEWERS, DRAINAGE SWALES AND DETENTION POND. THE SITE HAS UNDEVELOPED COMMERCIAL NORTH AND EAST, CR 220 TO THE SOUTH AND COMMERCIAL AND UNDEVELOPED COMMERCIAL TO THE WEST.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
SOIL TO STRIPPED OF ALL VEGETATION. UTILITY CONSTRUCTION WILL INVOLVE EXCAVATION OF TRENCHES. FILL WILL BE PROVIDED FROM THE PROPOSED DETENTION POND. EXCESS FILL WILL BE REMOVED FROM THE SITE. TRUCKS WILL BE USED TO DELIVER MATERIALS TO THE SITE. SOME TRUCKS WILL BE USED TO HAUL AWAY DEBRIS AND WASTE MATERIALS FROM THE PROJECT LOCATION. THESE TRUCKS WILL BE ROUTED ALONG CR 220 AFTER COMPLETION OF THE NEW DRIVE FOR INGRESS AND EGRESS. RUTTING, DURING WET WEATHER, WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE HAUL ROUTES. CR 220 WILL BE CLEANED DAILY.

C. TOTAL PROJECT AREA: 9.273 ACRE

D. TOTAL AREA TO BE DISTURBED: 8.073 ACRE

WEIGHTED RUNOFF COEFFICIENT
(BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.8

E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.

F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:

G. NAME OF RECEIVING WATERS:
DRAINAGE WILL BE COLLECTED IN THE PROPOSED DETENTION POND. WATER IN THE POND WILL BE PUMPED INTO THE ROADSIDE DITCHES ON CR 220. WATER WILL DISCHARGE TO BASTROP BAYOU VIA ROADSIDE DITCHES AND EVENTUALLY INTO THE GULF OF MEXICO.

AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.

NONE

H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:

NONE

J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

NONE

2. CONTROLS

NARRATIVE – SEQUENCE OF CONSTRUCTION ACTIVITIES AND APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION

1. INSTALL SILT FENCE ALONG THE PERIMETER OF THE WORK AREA. CONSTUCT THE STABILIZED CONSTRUCTION ENTRANCE AND INSTALL INLET PROTECTION ON EXISTING CURB INLETS AND TYPE "A" INLETS ALONG ANDERSON AND SOUTHSIDE ROAD.

2. AFTER CLEARING IS COMPLETE, CONSTRUCTION OF THE DETENTION POND, STORM SEWER AND UNDERGROUND UTILITIES MAY BEGIN.

3. LOT GRADING WILL FOLLOW UTILITY CONSTRUCTION.

4. ALL SEEDED AND SODDED AREAS ARE TO BE FERTILIZED AND IRRIGATED TO ENSURE GROWTH.

A. EROSION AND SEDIMENT CONTROLS:
EROSION AND SEDIMENT CONTROLS SHALL RETAIN SEDIMENT ON SITE TO THE EXTENT PRACTICABLE. CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. OFFSITE SEDIMENT ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN CAPACITY HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WALL SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

SOIL STABILIZATION PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
TEMPORARY SEEDING		X		
PERMANENT PLANTING, SODDING, OR SEEDING		X		
MULCHING– WHERE INDICATED				
SOIL RETENTION BLANKET				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER:				

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:
DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

STRUCTURAL PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR	BUILDER	OTHER
SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES		X		
DIVERSION DIKE AND SWALE COMBINATIONS				
PIPE SLOPE DRAINS				
ROCK BEDDING AT CONSTRUCTION EXIT		X		
TIMBER MATTING AT CONSTRUCTION EXIT				
SEDIMENT TRAPS				
SEDIMENT BASINS				
STORM INLET PROTECTION		X		
STONE OUTLET STRUCTURES				
OTHER: GRASS WEIR SODDING				

B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:
DETENTION POND

C. OTHER CONTROLS

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF THE CLEAN WATER ACT.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL CONTAINER. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE MANAGEMENT REGULATIONS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE TRASH HAULED TO AN APPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS, ASPHALT PRODUCTS, PETROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.

SANITARY WASTE: PORTABLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:
___ HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
_X_ HAUL TRUCKS TO BE COVERED WITH TARPAULIN
_X_ EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
_X_ CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPAULINS IF REQUIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR FALLING FROM TRUCK.

REMARKS: ALL OPERATIONS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNTS OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

3. MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF A REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE, BUT NO LATER THAN SEVEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. MAINTENANCE SHALL BE PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS SOON AS PRACTICABLE.

4. INSPECTION

AN INSPECTION WILL BE PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS AFTER EVERY ONE-HALF INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL REPORT WILL BE MADE AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND APPROPRIATE CHANGES SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.

5. NON-STORMWATER DISCHARGES

_X_ FIRE HYDRANT FLUSHING
_X_ BUILDING WASHDOWN WITHOUT DETERGENTS
_X_ PAVEMENT WASHDOWN WITHOUT DETERGENTS
_X_ CONDENSATE
_X_ UNCONTAMINATED GROUNDWATER
_X_ UNCONTAMINATED FOUNDATION DRAINS

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

SWPPP NARRATIVE

CONSULTANT
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4609
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

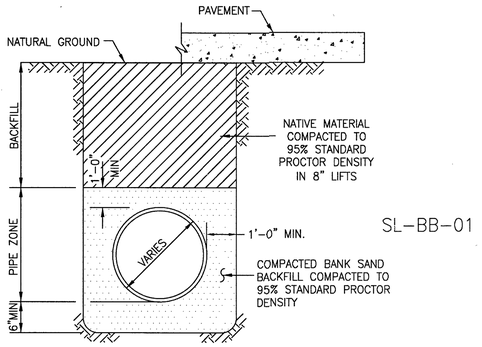
project number 129-43
drawn by RL/BB
date 05-07-21
checked by ???

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C10

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



SL-BB-01

P.V.C. PIPE BEDDING & BACKFILL

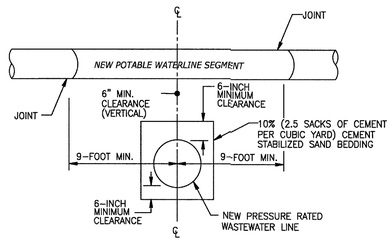
N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

I

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE

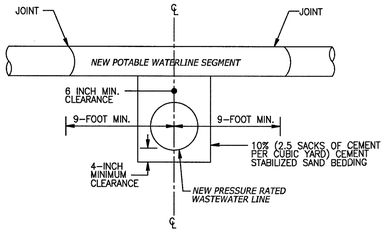


- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-09

II

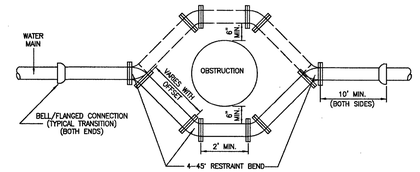
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE



- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-10

III



FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

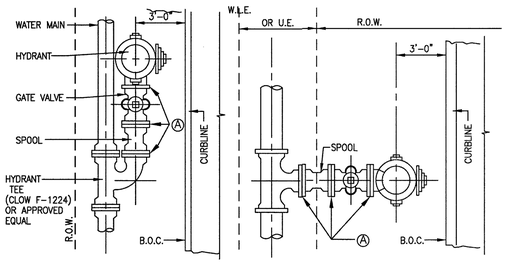
MIN. PIPE WALL THICKNESS		
4"	–	0.250"
6"	–	0.280"
8"	–	0.322"
12" AND LARGER	–	0.375"

NOTES:

1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.

PVC WATER PIPE OFFSET ASSEMBLY

SL-WA-11



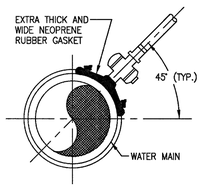
R.O.W. INSTALLATION

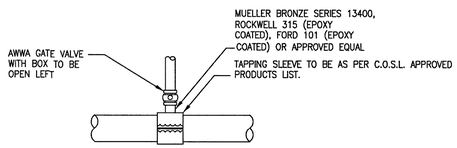
N.T.S.

EASEMENT INSTALLATION

N.T.S.

NOTE:
WHEN WATER LINE IS LOCATED IN EASEMENT, STAN - -- -/ BE USED. DARD ICE MAY



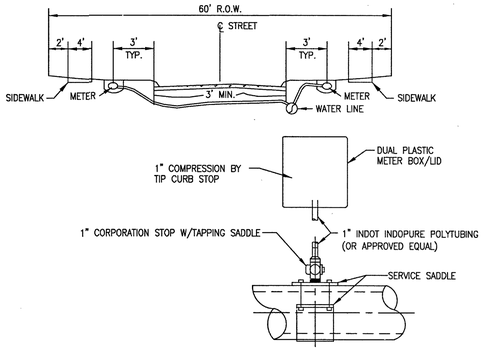


TOP VIEW

SL-WA-07

TAPPING SLEEVE & VALVE DETAIL

N.T.S.



SL-WA-03

WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

NOTES: POLYETHYLENE WRAP FOR IRON PIPE

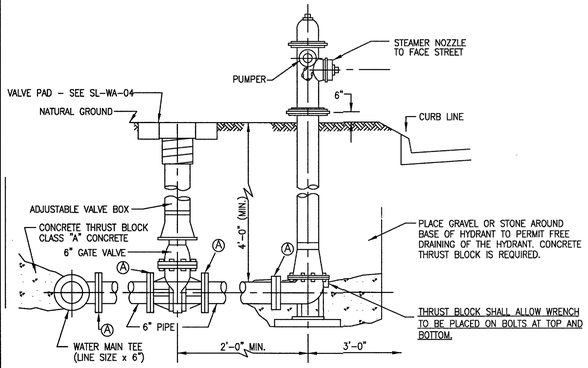
NOTE:

1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS", ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A OF ANSI/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
30"	60"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

SL-WA-08



FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.S.T.

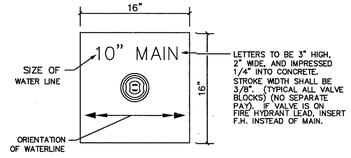
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER C.O.S.L. DESIGN STANDARDS.

Ⓐ =RESTRAINED JOINT

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

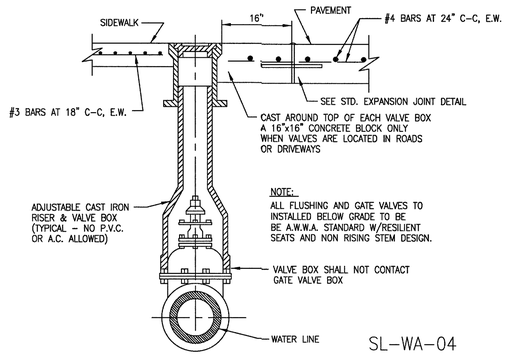
SL-WA-01



CONCRETE PAD

N.T.S.

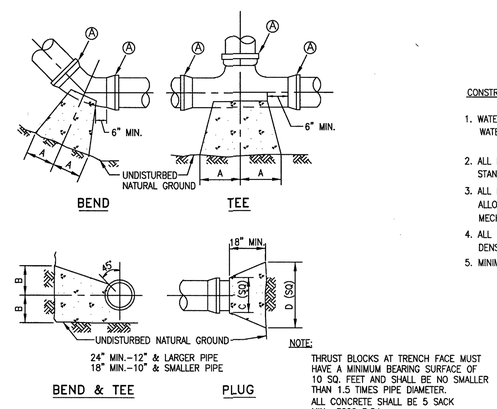
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



SL-WA-04

VALVE BOX INSTALLATION DETAIL

N.T.S.



NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER. ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

THRUST BLOCK DETAIL

N.T.S.

Ⓐ =RESTRAINED JOINT

SL-WA-05

CONSTRUCTION NOTES:

1. WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18
   WATER LINE GREATER THAN 12" (IN.) IN ø SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MORTAR LINED PUSHON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: 11-04-10, 2021

WATER LINE CONSTRUCTION DETAILS

CONSULTANT

revisions

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-4681 FAX: (979) 848-4689
REG. NO. F-825

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number	drawn by
12943	RL/BB
date	checked by
05-07-21	RL

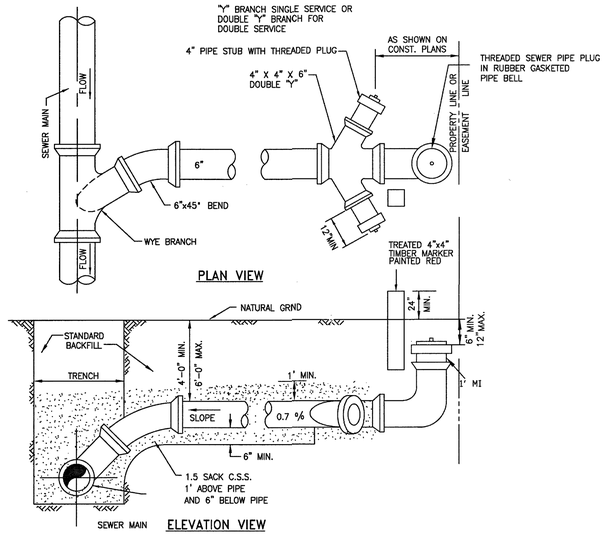
Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number

C11

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

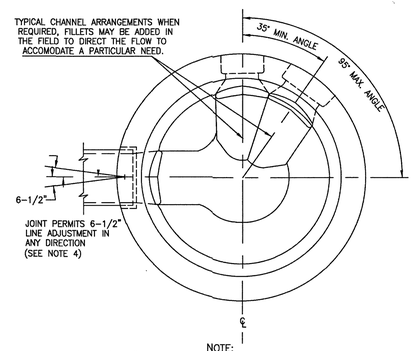
BEATY PALMER ARCHITECTS



SL-SS-06

SANITARY SEWER SERVICE CONNECTION

N.T.S.



PIPING CONNECTIONS DETAIL

SL-SS-05

NOTE:
1. INFLUENT AND EXFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
2. INFLUENT AND EXFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURE'S RECOMMENDATIONS.

NOTES:

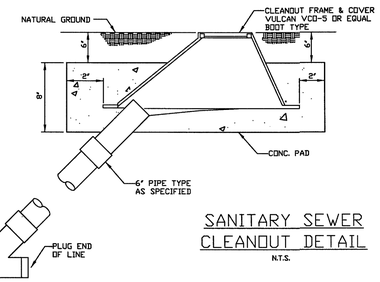
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.

3-4 N/A

5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.

6 N/A

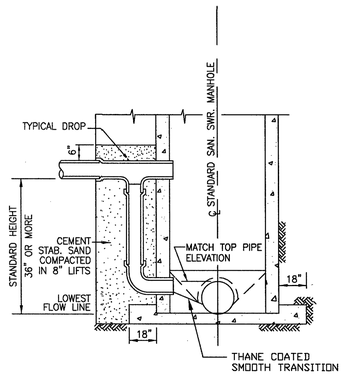
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1' ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.



SANITARY SEWER CLEANOUT DETAIL

N.T.S.

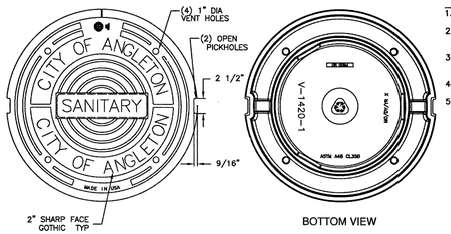
SL-SS-07



STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

V1420-1 Cover



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

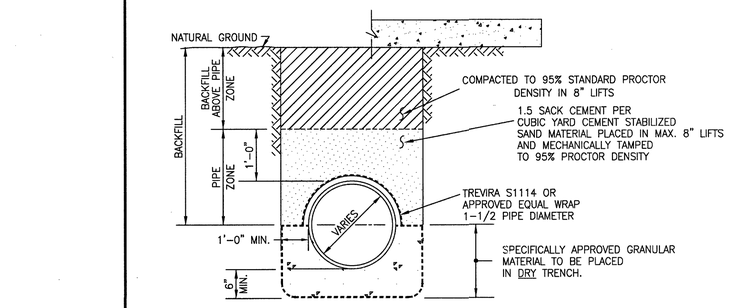
1 32" Manhole Cover and Frame
Scale: NTS

SL-SS-03

NOTES
1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. INVERTS SHALL COMPLY WITH C.O.S.L., DESIGN MANUAL SPECIFICATIONS.
8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE

N.T.S.

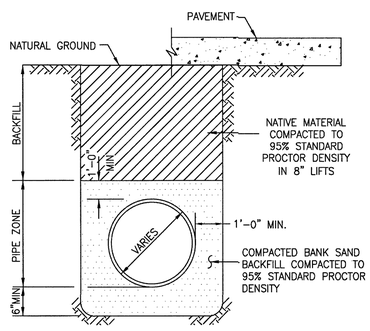


MODIFIED "A"

N.T.S.

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

SL-BB-03



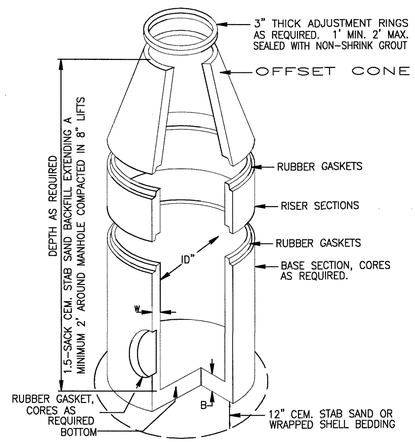
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.
*SEE CONSTRUCTION NOTES

SL-BB-01

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SANITARY SEWER BEDDING AND BACKFILL



SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

SANITARY SEWER CONSTRUCTION DETAILS

CONSULTANT

revisions

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

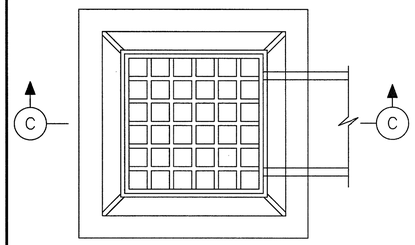
sheet number C12

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

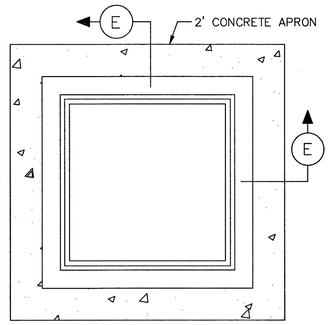
BEATY PALMER ARCHITECTS

TYPE "A" INLET

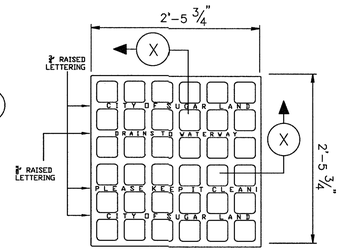
N.T.S.



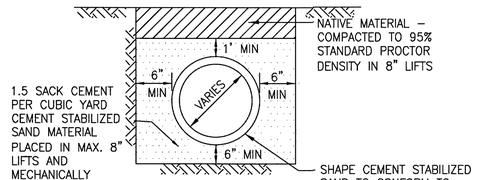
PLAN



FRAME

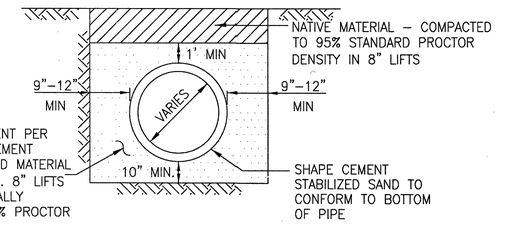


GRATE



BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
36" DIAMETER & SMALLER

SL–BB–07



NOTES

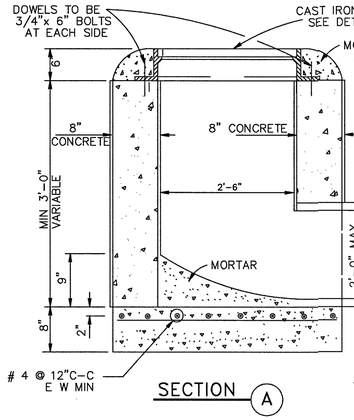
1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (10" MINIMUM FOR 42" TO 60", 14" MINIMUM FOR 66" TO 108")

BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE SATISFACTORY SOIL CONDITIONS EXIST

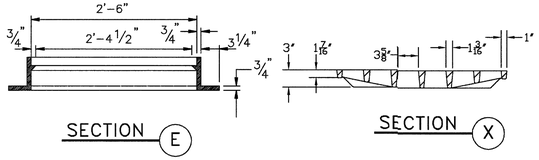
SL–BB–08

CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24–HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
6. MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A–A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
7. REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
8. SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
9. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.



SECTION A



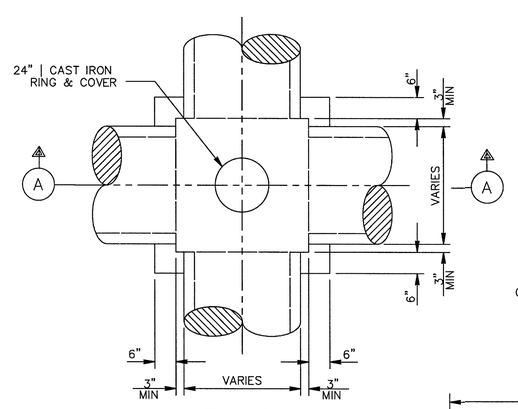
GENERAL CONSTRUCTION NOTES:

1. CONCRETE CAST WALLS SHALL HAVE #4 REBAR PLACED @ 12" C–C EW.
2. GRATE LID IS EAST JORDAN IRON WORKS OR APPROVED EQUAL

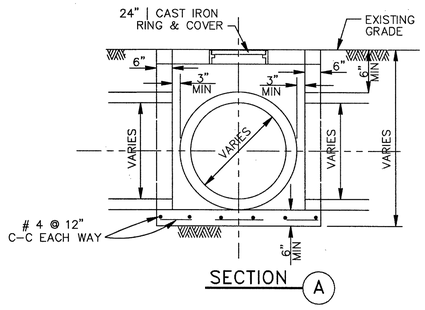
SL–DR–23

REFER TO:

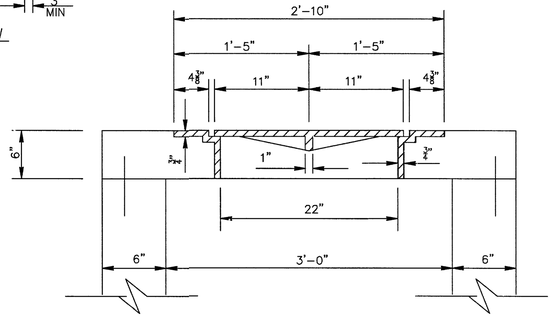
1. *GENERAL NOTES, C.S.S & CONCRETE NOTES.*
2. *STORM SEWER NOTES*



PLAN VIEW



SECTION A

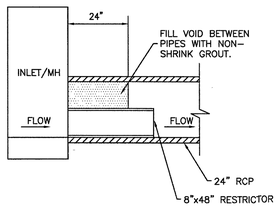


FRAME AND COVER SECTION

JUNCTION BOX

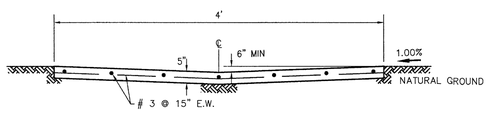
N.T.S.

SL–DR–30



DETAIL
STORM 8" RESTRICTOR

N.T.S.



NOTES:

1. 1" DEPRESSION FOR EACH 1' OF WIDTH.
2. WIDTH TO BE AT LEAST 1' WIDER THAN PIPE ENTERING POND.

DETAIL
4' CONCRETE PILOT CHANNEL

N.T.S.

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
SL–20

CONSTRUCTION NOTES

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849–6681 FAX: (979) 849–4688
REG. NO. F–825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

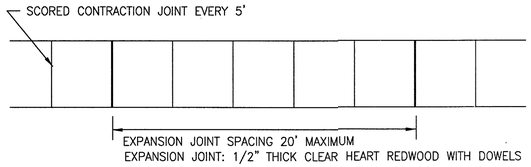
project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C13

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

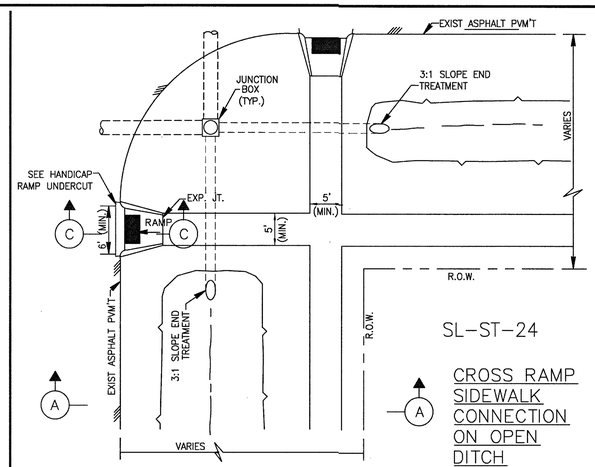
BEATY PALMER ARCHITECTS



SIDEWALK JOINT DETAILS

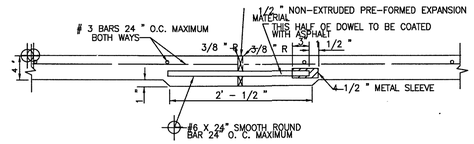
N.T.S.

SL-ST-23

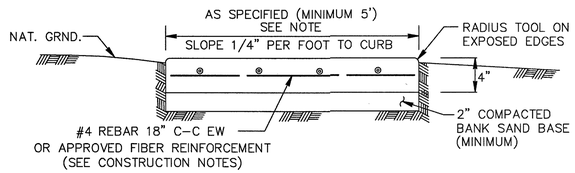


SL-ST-24

CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH



B-B
EXPANSION JOINT DETAIL

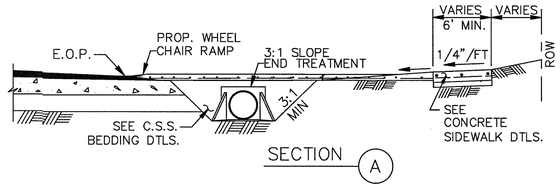


CONCRETE SIDEWALK

NOTE:

BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM GROUP SYMBOL SW CRITERIA W/ A PLASTICITY INDEX OF ≤ 10. AND NO MORE THAN 12% OF MATERIAL CAN PASS THE No. 200 SIEVE.

SL-ST-29



SL-ST-25

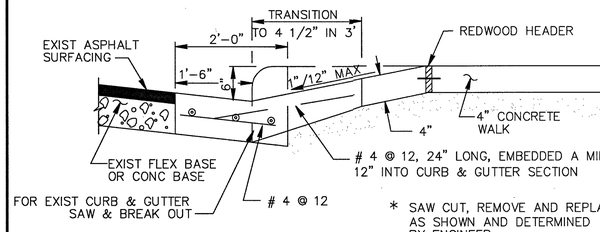
NOTES:

1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
2. IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
3. DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
5. DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

CONSTRUCTION NOTES:

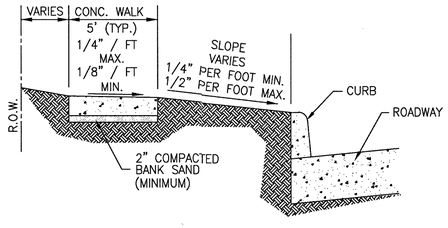
1. THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
2. EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
3. SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
4. ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18' C-C FOR WHEEL CHAIR RAMPS IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH e3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
7. TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
8. MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.

SL-ST-34



HANDICAP RAMP CURB & GUTTER*

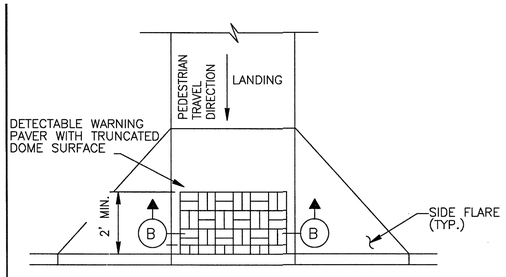
SL-ST-26



NOTE:
SEE SIDEWALK, CONC/PAVING, AND GENERAL NOTES

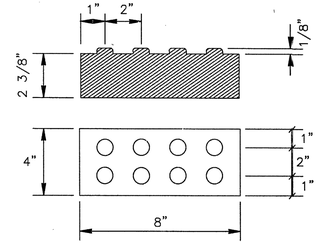
SL-ST-28

TYPICAL SINGLE ROADWAY SIDEWALK



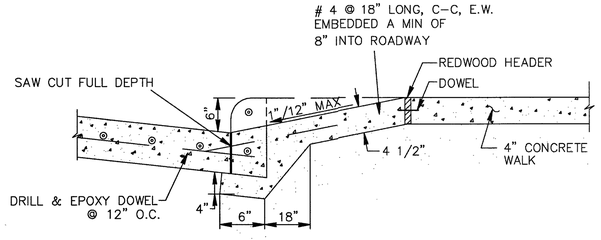
SL-ST-31

TRUNCATED DOME PATTERN CURB RAMP



SL-ST-32

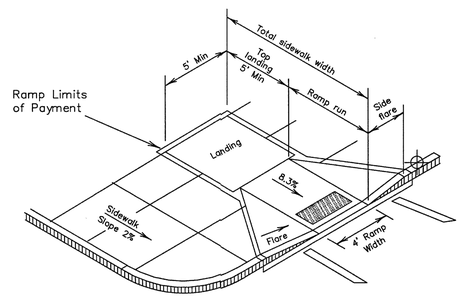
CONCRETE PAVER WITH TRUNCATED DOME SURFACE



HANDICAP RAMP UNDERCUT

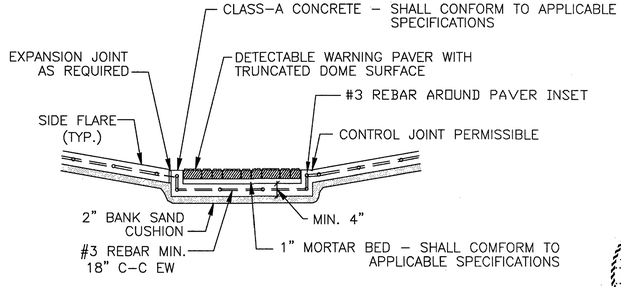
SL-ST-27

1. STANDARD FLARED SINGLE RAMPS ARE ALLOWED AT LOCAL/LOCAL STREET CROSSINGS



WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



SL-ST-33

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

SL-25

WHEEL CHAIR RAMP AND SIDEWALK DETAILS

CONSULTANT

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4889
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220,
Angleton Texas 77515

BEARDEN INVESTMENTS

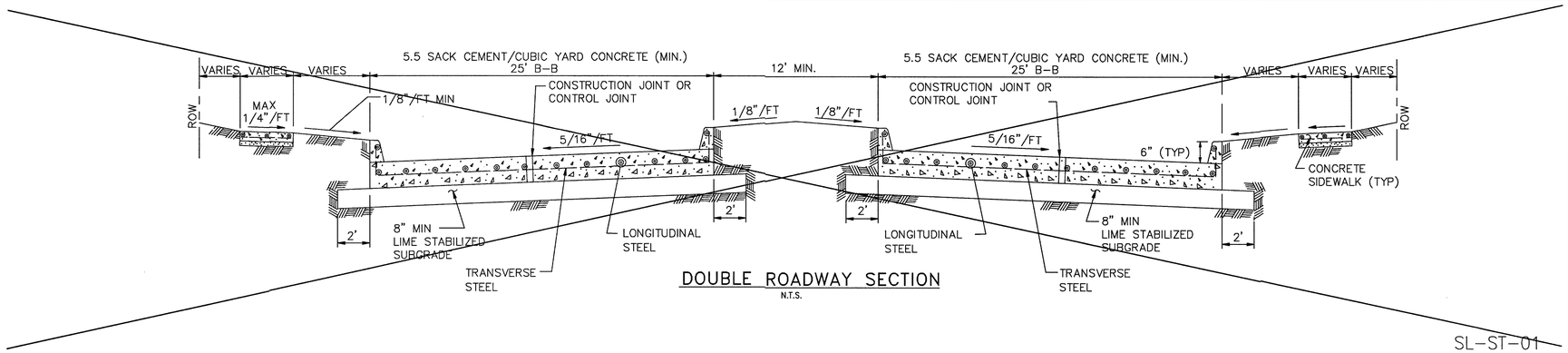
project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C14

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS



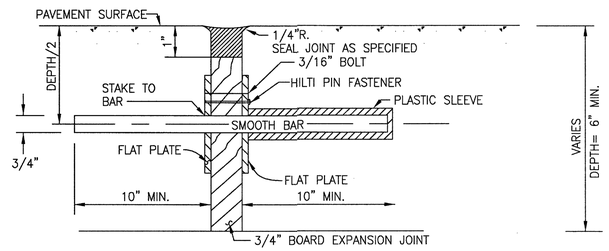
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 5 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #3 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR PARKING AREAS FOR LIGHT AUTOMOBILES AND TRUCKS
2. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #3 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR DRIVE LANES AND AREAS SUBJECT TO LIGHT TO MEDIUM TRUCKS
3. SEVEN(7) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #3 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR AREAS RECEIVING HEAVY TRUCKS AND DUMPSTERS
4. HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
5. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 60' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 15'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT POURED)
7. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
9. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.

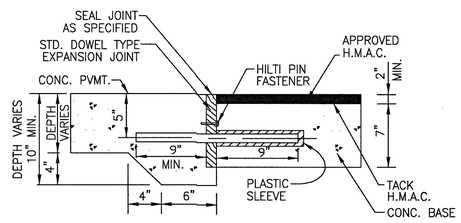
SL-ST-12



STEEL TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C., AND 10" MIN.

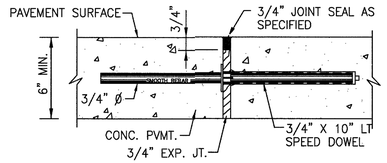
DOWEL TYPE EXPANSION JOINT
N.T.S.

SL-ST-03



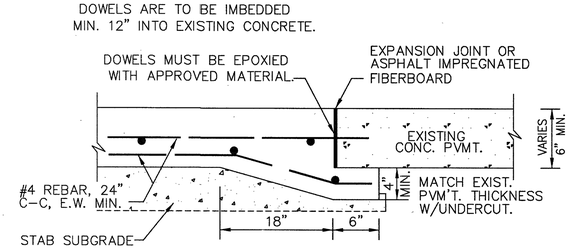
DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

SL-ST-06



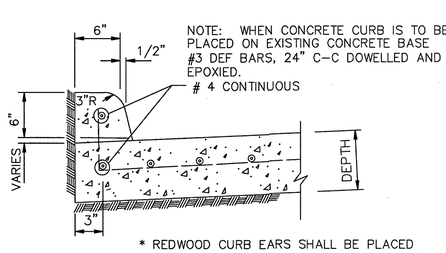
SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08



UNDERCUT DETAIL WITH HEADER
N.T.S.

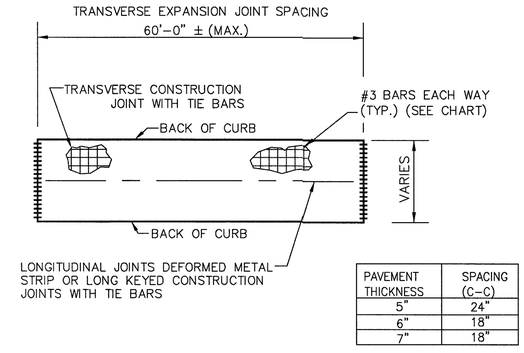
SL-ST-09



CONCRETE CURB
N.T.S.

CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

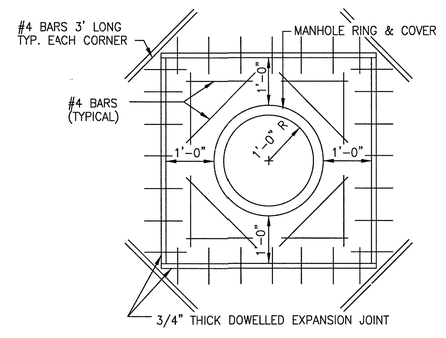
SL-ST-04



PAVEMENT THICKNESS	SPACING (C-C)
5"	24"
6"	18"
7"	18"

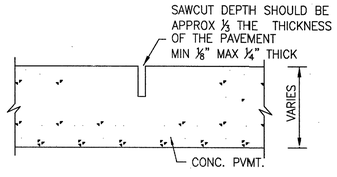
PAVING PANEL
N.T.S.

SL-ST-05



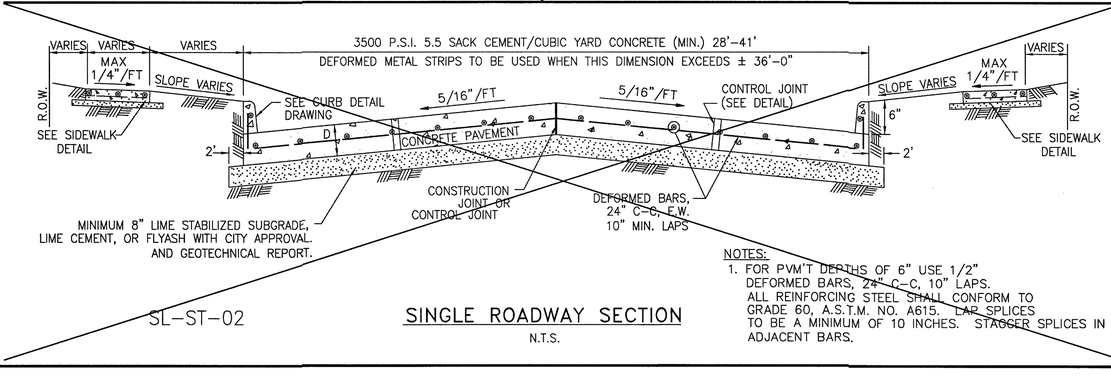
MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10



CONTROL JOINT
N.T.S.

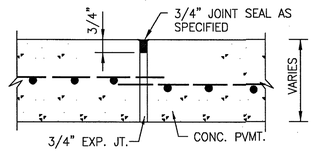
SL-ST-11



SL-ST-02

SINGLE ROADWAY SECTION
N.T.S.

NOTES:
1. FOR PVM'T DEPTHS OF 6" USE 1/2" DEFORMED BARS, 24" C-C, 10" LAPS. ALL REINFORCING STEEL SHALL CONFORM TO GRADE 60, A.S.T.M. NO. A615. LAP SPLICES TO BE A MINIMUM OF 10 INCHES. STAGGER SPLICES IN ADJACENT BARS.



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
SL-21

CONSULTANT
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. COMO ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C15

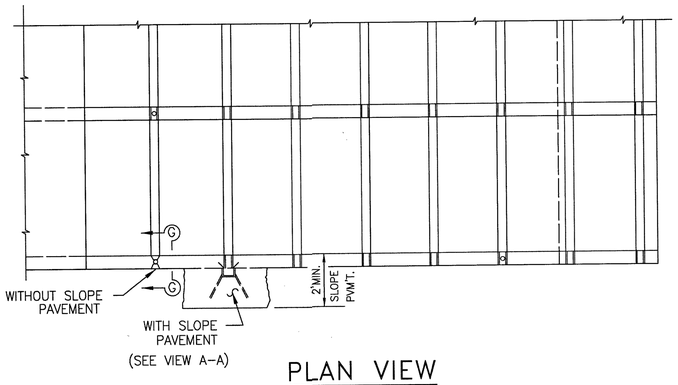
© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

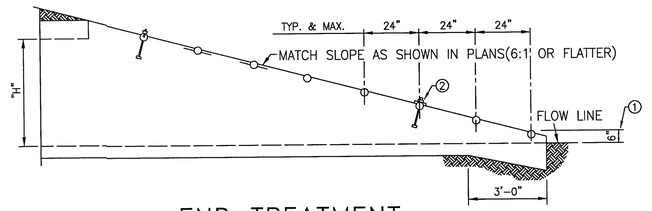
Date: May 10, 2021

BEATY PALMER ARCHITECTS



PLAN VIEW

SL-DR-34



END TREATMENT SINGLE & MULTIPLE BOX CULVERTS

N.T.S.

SL-DR-36

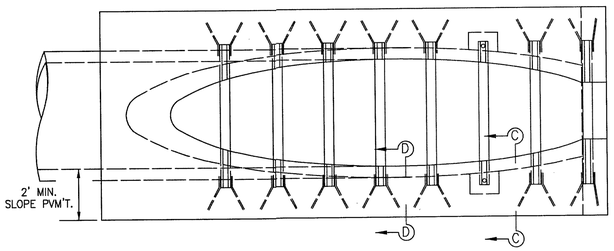
① TOP OF SAFETY PIPE RUNNER(TYP.)
② THIRD PIPE RUNNER TO HAVE BOLTED CONNECTION FOR CLEANOUT ACCESS.

NOTES:

1. THESE DETAILS ARE TO BE USED AS A GUIDE FOR INSTALLATION OF SAFETY PIPE RUNNERS FOR CROSS-DRAINAGE STRUCTURES WHERE OUT OF CONTROL VEHICLES MAY TRAVERSE THE OPENING APPROXIMATELY PERPENDICULAR TO THE SAFETY PIPE RUNNER. SOME INSTALLATIONS MAY REQUIRE THE PREPARATION OF SPECIAL DETAILS. IN GENERAL, SAFETY PIPE RUNNERS ARE INSTALLED ON CROSS-DRAINAGE STRUCTURES AT MAXIMUM SPACINGS OF APPROXIMATELY 24 INCHES.
   SINGLE AND MULTIPE 24" (IN.) OR SMALLER DIAMETER PIPES ARE PERMISSIBLE WITHOUT PIPE RUNNERS. SINGLE OR MULTIPLE BOX CULVERTS WITH SPANS OF 24" OR LESS ARE ALSO PERMISSIBLE WITHOUT SAFETY PIPE RUNNERS.
   DESIGN: SAFETY PIPE RUNNERS ARE DESIGNED FOR A TRAVERSING LOAD OF 1,800 POUNDS AT YIELD AS RECOMMENDED BY RESEARCH REPORT 280-J, SAFETY TREATMENT OF ROADSIDE CROSS-DRAINAGE STRUCTURES, TEXAS TRANSPORTATION INSTITUTE, MARCH 1981.
2. SEE STORM OUTFALL DETAILS FOR SLOPE PAVEMENT REQUIREMENTS.

DIA.	WALL	O.D.	SLOPE	PIPE LGTH	TYPE	A INCH	B INCH	C INCH	D INCH	L	LENGTH END SEC FT.
24"	3"	30"	3:1	2-6"	2	3	9	36	54	7'-6"	11.27
			4:1	2-6"	2	3	9	24	48	5'-3"	12.33
			6:1	3-6"	3	3	9	36	72	12'-2"	18.23
36"	4"	44"	3:1	2-7"	2	4	10	36	54	10'-8"	14.75
			4:1	3-6"	3	4	10	26	60	13'-0"	18.21
			6:1	4-6"	4	4	10	36	72	18'-0"	25.36
42"	4"	51"	3:1	2-7"	2	4	10	27	45	11'-3"	15.81
			4:1	3-7"	3	4	10	51	75	16'-5"	21.9
			6:1	4-7"	4	4	10	54	90	22'-6"	30.41
48"	5"	58"	3:1	3-6"	3	5	11	36	54	13-6"	18.44
			4:1	3-7"	3	5	11	39	63	17'-3"	23.27
			6:1	4-7"	4	5	11	36	72	24'-0"	32.44
54"	5"	65"	3:1	3-6"	3	5	11	27	45	14'-3"	19.5
			4:1	4-6"	4	5	11	36	60	19-0"	25.43
			6:1	5-7"	5	5	11	63	99	29-3"	38.27
60"	6"	72"	3:1	3-7"	3	6	12	45	63	17'-3"	22.64
			4:1	4-7"	4	6	12	60	84	23'-0"	29.98
			6:1	5-7"	5	6	12	45	81	30'-9"	40.28

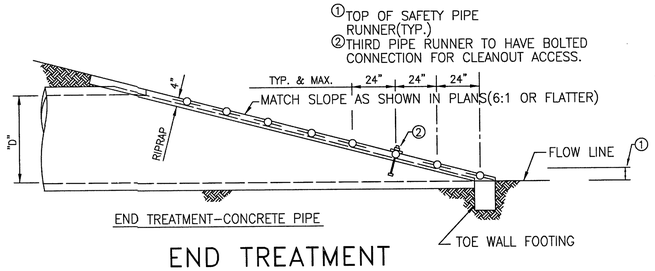
SL-DR-39



PLAN VIEW CONCRETE PIPE

NOTE:
24" (IN.) TREATMENT REQUIRES NO BARS.
36" (IN.) AND LARGER REQUIRES BARS.
ALL BOLTED BARS ARE ACCEPTABLE

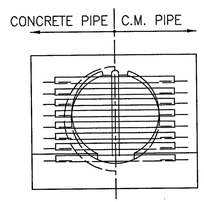
SL-DR-34



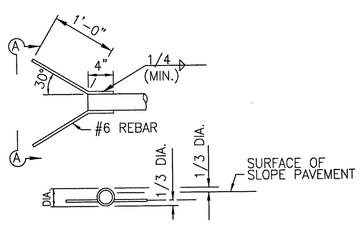
END TREATMENT CONCRETE PIPE

N.T.S.

SL-DR-36



END VIEW CONCRETE



VIEW A-A

SL-DR-37

REQUIRED PIPE SIZES FOR GIVEN PIPE YIELD										
CULVERT SIZE	PIPE RUNNER LENGTH	35 KS: ASTM A53, TX E & S GR. B			42 KS: ASTM A500, GR. B			52 KS: API 5LX52		
		NOM.	O.D.	I.D.	NOM.	O.D.	I.D.	NOM.	O.D.	I.D.
36"	48"	3" XXS 3 1/2" XS	3.500 4.000	2.300 3.364	3" x S 3 1/2" STD.	3.500 4.000	2.900 3.548	3' STD.	3.500	3.068
42"	54"	3" XXS 3 1/2" XS 4" STD.	3.500 4.000 4.500	2.300 3.364 4.026	3" XXS 3 1/2" XS 4" STD.	3.500 4.000 4.500	2.300 3.364 4.026	3" XS 3 1/2" STD.	3.500 4.000	2.900 3.548
48"	60"	3" XXS 4" XS	3.500 4.500	2.300 3.826	3" XXS 3 1/2" XS 4" STD.	3.500 4.000 4.500	2.300 3.364 4.026	3" XXS 3 1/2" STD.	3.500 4.000	2.300 3.548
54"	66"	4" XS 5" STD.	4.500 5.563	3.826 5.047	3" XXS 4" STD.	3.500 4.500	2.300 4.026	3" XXS 3 1/2" XS 4" STD.	3.500 4.000 4.500	2.300 3.364 4.026
60"	72"	4" XS 5" STD.	4.500 5.563	3.826 5.047	4" XS 5" STD.	4.500 5.563	3.826 5.047	3" XXS 3 1/2" XS 4" STD.	3.500 4.000 4.500	2.300 3.364 4.026

SL-DR-38

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
SL-12

SLOPE END TREATMENT

CONSULTANT
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

revisions

ANGLETON WAREHOUSE DEVELOPMENT

2151 County Road 220 ,
Angleton Texas 77515

BEARDEN INVESTMENTS

project number 12943
drawn by RL/BB
date 05-07-21
checked by RL

Beaty Palmer Architects, Inc.
110 Broadway, Suite 600
San Antonio, Texas 78205
voice 210.212.8022
fax 210.212.8018
www.beatypalmer.com

sheet number C16

© 2021 beaty palmer architects, inc. all rights reserved.
no part of this document may be reproduced or utilized in any form without prior written authorization of beaty palmer architects, inc.

BEATY PALMER ARCHITECTS

STATE OF TEXAS
RANDALL J. LISKA
89374
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374

Date: May 10, 2021

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: CHRIS HILL

AGENDA CONTENT: Discussion and possible action to approve Financial Statements for YTD June 2021.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is the end of the 3rd Quarter of the 2020-2021 Budget Year. Approximately 98.2% of the Property Tax Revenue was received by the end of June. Sales tax is 2 months behind but YTD up 4.54% over last year. Fines and Penalties are lower than budget due to the Court being down during COVID but expect to improve going forward. Licenses and Permits are significantly up over last year due to Building Permits and Consulting Revenue. Overall, the Revenue and Expenses are in line with budget. The General Fund contains credit of $133,329 for insurance payment from the loss of the street sweeper.

The Street Fund transfer covers Expenditures quarterly.

The Water Fund Plant operations are on track with more revenue expected during the summer months.

RECOMMENDATION:

Staff recommends council approve the Financial Statements for YTD June 2021.

ANGLETON SALES TAX HISTORY

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Pct. Inc.
DECEMBER	$314,817.06	$304,908.30	$347,354.43	$434,749.51	$385,792.83	$395,348.74	
		-3.15%	*13.92%*	*25.16%*	*-11.26%*	*2.48%*	2.48%
JANUARY	$273,656.20	$296,996.27	$329,777.44	$403,846.68	$338,172.05	$354,845.49	
		8.53%	*11.04%*	*22.46%*	*-16.26%*	*4.93%*	3.62%
FEBRUARY	**$356,075.87**	**$415,244.01**	**$492,147.05**	**$453,394.60**	**$502,313.60**	**$548,392.34**	
		16.62%	*18.52%*	*-7.87%*	*10.79%*	*9.17%*	5.90%
MARCH	$309,730.23	$312,233.83	$317,117.11	$342,054.74	$313,328.18	$340,598.43	
		0.81%	*1.56%*	*7.86%*	*-8.40%*	*8.70%*	6.47%
APRIL	$297,144.05	$303,767.07	$310,708.52	$282,052.01	$406,685.75	$342,899.91	
		2.23%	*2.29%*	*-9.22%*	*44.19%*	*-15.68%*	1.84%
MAY	**$400,719.77**	**$373,951.85**	**$435,287.54**	***$368,579.42***	**$419,504.03**	**$514,532.66**	
		-6.68%	*16.40%*	*-15.33%*	*13.82%*	*22.65%*	**5.53%**
JUNE	$425,295.40	$333,984.63	$345,348.15	*$317,905.52*	$404,805.22	$430,962.90	
		-21.47%	*3.40%*	*-7.95%*	*27.34%*	*6.46%*	**5.67%**
JULY	$309,325.50	$330,412.36	$378,810.31	*$307,993.53*	$402,028.15	$389,114.38	
		6.82%	*14.65%*	*-18.69%*	*30.53%*	*-3.21%*	**4.54%**
AUGUST	**$401,219.73**	**$369,257.32**	**$432,811.12**	***$460,450.05***	**$695,431.21**	**$0.00**	
		-7.97%	*17.21%*	*6.39%*	*51.03%*	*0.00%*	
SEPTEMBER	$310,412.80	$339,260.34	$388,718.53	*$377,286.02*	$363,041.73	$0.00	
		9.29%	*14.58%*	*-2.94%*	*-3.78%*	*0.00%*	
OCTOBER	$353,383.54	$289,957.54	$386,110.84	*$359,596.83*	*$366,433.12*	*$0.00*	
		-17.95%	*33.16%*	*-6.87%*	*1.90%*	*0.00%*	
NOVEMBER	**$ 390,214.75**	**$ 410,226.68**	**$400,639.93**	***$428,916.34***	***$443,840.94***	***$0.00***	
		5.13%	*-2.34%*	*7.06%*	*3.48%*	*0.00%*	
Total	$4,141,994.90	$4,080,200.20	$4,564,830.97	$4,536,825.25	$5,041,376.81	$3,316,694.85	
Pct. Increase		-1.49%	11.88%	-0.61%	11.12%		
Dollar Increase		-$61,794.70	$484,630.77	-$28,005.72	$504,551.56	-$1,724,681.96	
General Fund	$2,761,329.94	$2,720,133.47	$3,043,220.65	$3,024,550.17	$3,360,917.87	$2,211,129.90	
Increase		($41,196.47)	$323,087.18	($18,670.48)	$336,367.71	($1,149,787.97)	
ABLC Fund	$1,380,664.97	$1,360,066.73	$1,521,610.32	$1,512,275.08	$1,680,458.94	$1,105,564.95	
Increase		($20,598.23)	$161,543.59	($9,335.24)	$168,183.85	($574,893.99)	

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
GENERAL FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
SALES TAX	3,484,843.00	1,951,720.31	56.01
AD VALOREM TAXES	6,580,255.00	6,463,342.04	98.22
OTHER TAXES	777,063.00	304,390.47	39.17
FINES & PENALTIES	715,261.00	426,214.81	59.59
LICENSES & PERMITS	753,810.00	610,882.13	81.04
GARBAGE	2,196,796.00	1,511,385.04	68.80
PARKS & RECREATION	302,834.00	3,465.00	1.14
MISCELLANEOUS	264,950.00	84,284.28	31.81
FUND TOTAL REVENUES	15,075,812.00	11,355,684.08	75.32
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	178,683.00	0.00	0.00
TRANSFER FROM STREET FUND	0.00	0.00	0.00
TRANSFER FROM WATER FUND	0.00	0.00	0.00
TRANSFER FROM FUND 08	5,000.00	3,750.00	75.00
TRANSF FROM DRUG CONFISCA	0.00	0.00	0.00
TRANSFER FROM COMMUNITY EVENTS	0.00	0.00	0.00
TRANSFER FROM FUND 12	2,000.00	1,500.00	75.00
TRANSF-FROM CAP LEASE PURCHASE	0.00	0.00	0.00
TRANSFER TFROM ST FOR ADMIN	0.00	0.00	0.00
TRANS FROM WATER FOR ADMIN EX	0.00	0.00	0.00
TRANS FROM HOTEL FOR ADMIN	30,662.00	16,914.69	55.16
TRANSFER FROM ABLC	378,000.00	283,500.00	75.00
TRANSFER FROM RECY CENTER	0.00	0.00	0.00
TOTAL OTHER SOURCES	594,345.00	305,664.69	51.43
TOTAL RESOURCES	15,670,157.00	11,661,348.77	74.42
EXPENDITURES			
00-ADMINISTRATION	998,967.00	860,885.36	86.18
01-COUNCIL	33,400.00	12,046.57	36.07
02-HR DEPARTMENT	294,831.00	202,104.15	68.55
05-ATTORNEY	0.00	0.00	0.00
06-MAINTENANCE DEPT.	98,817.00	71,023.42	71.87
10-CITY SECRETARY	182,409.00	137,580.92	75.42

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
GENERAL FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
57-ECONOMIC DEVELOPMENT	101,318.00	73,544.05	72.59
58-PUBLIC WORKS	1,251,511.00	718,360.01	57.40
59-NON-DEPARTMENTAL	2,101,019.00	1,606,529.76	76.46
63-ST-RT OF WAY MAINT	317,729.00	264,941.86	83.39
TOTAL EXPENDITURES	15,670,157.00	11,017,597.47	70.31
TOTAL SURPLUS OR (DEFICIT)	0.00	643,751.30	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
STREET FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
OTHER TAXES	0.00	0.00	0.00
PARKS & RECREATION	0.00	0.00	0.00
MISCELLANEOUS	25,000.00	4,859.12	19.44
FUND TOTAL REVENUES	25,000.00	4,859.12	19.44
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	2,795,000.00	125,000.00	4.47
TOTAL OTHER SOURCES	2,795,000.00	125,000.00	4.47
TOTAL RESOURCES	2,820,000.00	129,859.12	4.60
EXPENDITURES			
58-PUBLIC WORKS	2,820,000.00	122,158.85	4.33
63-ST-RT OF WAY MAINT	0.00	0.00	0.00
TOTAL EXPENDITURES	2,820,000.00	122,158.85	4.33
TOTAL SURPLUS OR (DEFICIT)	0.00	7,700.27	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
WATER FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
WATER INCOME	4,178,951.00	2,714,663.67	64.96
WATER REVENUE	25,000.00	840.27	3.36
CAF-WATER	70,406.00	6,977.10	9.91
SEWER INCOME	2,257,289.00	1,417,923.32	62.82
DOMESTIC SEWER	190,000.00	151,999.48	80.00
CAF-SEWER	43,203.00	27,665.43	64.04
GARBAGE INCOME	0.00	0.00	0.00
RECYCLING INCOME	3,200.00	2,220.45	69.39
CONNECTION INCOME	20,000.00	13,825.00	69.13
PENALTY INCOME	222,000.00	101,897.50	45.90
WATER TAPS	32,175.00	18,125.00	56.33
SEWER TAPS	28,600.00	13,750.00	48.08
2-WEEK CLEAN UP FEE	250.00	190.00	76.00
TRANSFER FEES	1,500.00	1,350.00	90.00
RECONNECT FEE	210,000.00	59,000.00	28.10
LOCK REFUND	0.00	725.00	0.00
FINES & PENALTIES	38,000.00	26,618.00	70.05
PARKS & RECREATION	0.00	0.00	0.00
MISCELLANEOUS	74,600.00	29,629.22	39.72
FUND TOTAL REVENUES	7,395,174.00	4,587,399.44	62.03
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	457,000.00	457,000.00	100.00
TRANSFER FROM FUND 111	0.00	0.00	0.00
TRANSFER FROM FUND 120	0.00	0.00	0.00
TRANSF FROM FUND 123	0.00	0.00	0.00
TRANSFER FROM FUND 72	0.00	0.00	0.00
TRANSFER FROM FUND 73	0.00	0.00	0.00
TRANSFER FROM FUND 76	0.00	0.00	0.00
TRANSFER FROM FUND 77	0.00	0.00	0.00
TRANSFER FROM FUND 78	0.00	0.00	0.00
TOTAL OTHER SOURCES	457,000.00	457,000.00	100.00
TOTAL RESOURCES	7,852,174.00	5,044,399.44	64.24

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
HOTEL/MOTEL TAX FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
OTHER TAXES	250,000.00	83,470.26	33.39
MISCELLANEOUS	1,545.00	615.21	39.82
FUND TOTAL REVENUES	251,545.00	84,085.47	33.43
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	0.00	0.00	0.00
TRANSFER FROM GEN FUND	0.00	0.00	0.00
TRANSFER FROM WATER	0.00	0.00	0.00
TOTAL OTHER SOURCES	0.00	0.00	0.00
TOTAL RESOURCES	251,545.00	84,085.47	33.43
EXPENDITURES			
75-HOTEL/MOTEL	251,545.00	147,112.77	58.48
TOTAL EXPENDITURES	251,545.00	147,112.77	58.48
TOTAL SURPLUS OR (DEFICIT)	0.00	(63,027.30)	0.00

C I T Y O F A N G L E T O N
STATEMENT OF REVENUES & EXPENDITURES
DEBT SERVICE FUND
AS OF:JUNE 30TH, 2021

	BUDGET	Y-T-D ACTUAL	% BUDGET
REVENUES			
AD VALOREM TAXES	959,706.00	930,235.11	96.93
MISCELLANEOUS	1,000.00	652.66	65.27
FUND TOTAL REVENUES	960,706.00	930,887.77	96.90
OTHER SOURCES			
TRANSFER FROM FUND BALANCE	13,830.00	0.00	0.00
TRANSFER FROM WATER FUND	1,298,774.00	974,080.44	75.00
TRANSFER FROM STREET FUND	0.00	0.00	0.00
PROCEEDS FROM FUND REFUNDING	0.00	0.00	0.00
TRANSFER FROM 288 IMPACT FUND	0.00	0.00	0.00
TRANSFER FROM 220 IMPACT FUND	0.00	0.00	0.00
TRANSFER FROM ABL	441,473.00	331,761.32	75.15
TRANSFER FROM OTHER SOURCE	305,063.00	247,956.25	81.28
TOTAL OTHER SOURCES	2,059,140.00	1,553,798.01	75.46
TOTAL RESOURCES	3,019,846.00	2,484,685.78	82.28
EXPENDITURES			
80-DEBT SERVICE	3,019,846.00	2,242,634.71	74.26
TOTAL EXPENDITURES	3,019,846.00	2,242,634.71	74.26
TOTAL SURPLUS OR (DEFICIT)	0.00	242,051.07	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
AD VALOREM TAXES						
01-300-100 PROPERTY TAX - CURRENT	6,457,255	244,643.65	6,379,955.67	0.00	77,299.33	98.80
01-300-110 PROPERTY TAX - DELINQUENT	120,000	3,099.93	78,162.64	0.00	41,837.36	65.14
01-300-120 PROPERTY TAX - RENDITION	3,000	0.00	5,223.73	0.00	(2,223.73)	174.12
TOTAL AD VALOREM TAXES	6,580,255	247,743.58	6,463,342.04	0.00	116,912.96	98.22
OTHER TAXES						
01-300-200 FRANCHISE FEES	654,000	621.97	250,445.68	0.00	403,554.32	38.29
01-300-205 INDUSTRIAL AGREEMENT	123,063	0.00	53,944.79	0.00	69,118.21	43.84
TOTAL OTHER TAXES	777,063	621.97	304,390.47	0.00	472,672.53	39.17
UTILITIES INCOME						
01-300-306 SALES TAX	3,484,843	287,308.60	1,951,720.31	0.00	1,533,122.69	56.01
TOTAL UTILITIES INCOME	3,484,843	287,308.60	1,951,720.31	0.00	1,533,122.69	56.01
FINES & PENALTIES						
01-300-400 PROPERTY TAX - PENALTIES	70,000	4,734.35	55,847.56	0.00	14,152.44	79.78
01-300-405 COURT FINES	577,961	35,170.88	311,157.13	0.00	266,803.87	53.84
01-300-406 COURT COLLECTION AGENCY FEES	62,500	6,495.98	45,081.58	0.00	17,418.42	72.13
01-300-407 COURT WEB PAY USER FEE	2,000	288.00	7,179.91	0.00	(5,179.91)	359.00
01-300-408 LOCAL TRUANCY PREVENTION FUN	800	546.95	5,893.23	0.00	(5,093.23)	736.65
01-300-409 COURT JUDICIAL EFFICIENCY	2,000	126.96	937.57	0.00	1,062.43	46.88
01-300-410 LOCAL MUNI JURY FUND	0	10.96	117.83	0.00	(117.83)	0.00
TOTAL FINES & PENALTIES	715,261	47,374.08	426,214.81	0.00	289,046.19	59.59
LICENSES & PERMITS						
01-300-500 BUILDING PERMITS	452,250	34,844.90	368,120.47	0.00	84,129.53	81.40
01-300-501 FOOD INSPECTIONS PERMITS	36,000	3,970.00	25,430.00	0.00	10,570.00	70.64
01-300-502 HEALTH-FOOD RE-INSPECTIONS	0	0.00	0.00	0.00	0.00	0.00
01-300-503 KNOX BOX REVENUE	0	0.00	0.00	0.00	0.00	0.00
01-300-504 FOOD-SERVICE HANDLER TRAININ	0	0.00	492.00	0.00	(492.00)	0.00
01-300-505 CONSULTANT REVENUE	155,000	9,615.83	153,758.68	0.00	1,241.32	99.20
01-300-508 RESTITUTION	0	0.00	0.00	0.00	0.00	0.00
01-300-509 FALSE ALARMS COLLECTION FEE	0	0.00	50.00	0.00	(50.00)	0.00
01-300-510 TRAILER PARK PERMIT FEES	6,510	0.00	6,210.00	0.00	300.00	95.39
01-300-511 BURGLAR ALARM PERMITS	13,000	3,525.00	4,775.00	0.00	8,225.00	36.73
01-300-512 ZONING/VARIANCE/PLATING FEES	4,000	0.00	950.00	0.00	3,050.00	23.75

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
GARBAGE						
01-300-600 SOLID WASTE INCOME	2,196,796	181,180.90	1,511,385.04	0.00	685,410.96	68.80
TOTAL GARBAGE	2,196,796	181,180.90	1,511,385.04	0.00	685,410.96	68.80
PARKS & RECREATION						
01-300-700 REGISTRATION FEES	500	0.00	0.00	0.00	500.00	0.00
01-300-710 RENTAL FEES	6,000	(115.00)	3,465.00	0.00	2,535.00	57.75
01-300-719 LEASE PURCHASE LOAN-REV CAP-	296,334	0.00	0.00	0.00	296,334.00	0.00
01-300-725 LEASE PURCHASE LOAN REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	302,834	(115.00)	3,465.00	0.00	299,369.00	1.14
MISCELLANEOUS						
01-300-800 INTEREST INCOME	48,000	468.32	8,002.30	0.00	39,997.70	16.67
01-300-802 FEMA REIMBURSEMENTS-HARVEY	0	0.00	0.00	0.00	0.00	0.00
01-300-815 SPECIAL ASSESSMENTS	3,000	0.00	9,307.99	0.00	(6,307.99)	310.27
01-300-816 SPECIAL ASSESSMENT-COLLECTIO	0	0.00	0.00	0.00	0.00	0.00
01-300-820 CASH OVER/SHORT	0	0.00	(95.47)	0.00	95.47	0.00
01-300-825 POLICE REIMB-BULLET PROOF VE	750	0.00	0.00	0.00	750.00	0.00
01-300-830 CIVIL DEFENSE	32,500	0.00	0.00	0.00	32,500.00	0.00
01-300-833 JAIL PHONES	0	0.00	0.00	0.00	0.00	0.00
01-300-845 SALE OF GARBAGE BAGS	0	0.00	0.00	0.00	0.00	0.00
01-300-850 STATE FUNDS FOR POL TRAINING	3,200	0.00	2,810.11	0.00	389.89	87.82
01-300-851 STATE FUND FOR FIRE MARSHALL	0	0.00	0.00	0.00	0.00	0.00
01-300-856 COVID-19 REVENUE	0	0.00	0.00	0.00	0.00	0.00
01-300-861 POLICE GUN DEDUCTION	45,000	892.22	7,884.13	0.00	37,115.87	17.52
01-300-863 PD Training Registration	0	1,350.00	1,350.00	0.00	(1,350.00)	0.00
01-300-883 TRANSFER FROM RECYCLING	0	0.00	0.00	0.00	0.00	0.00
01-300-890 SALE OF FIXED ASSETS	107,500	9,194.99	36,057.49	0.00	71,442.51	33.54
01-300-895 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
01-300-896 ANIMAL CENTRAL LOCAL AGREEEM	15,000	0.00	0.00	0.00	15,000.00	0.00
01-300-897 RANCHO ISABE/FREEDOM PK POND	0	0.00	0.00	0.00	0.00	0.00
01-300-898 MIS.DOC REQUEST	0	0.00	0.00	0.00	0.00	0.00
01-300-899 MISCELLANEOUS	10,000	1,680.11	18,967.73	0.00	(8,967.73)	189.68
TOTAL MISCELLANEOUS	264,950	13,585.64	84,284.28	0.00	180,665.72	31.81
TRANSFERS						
01-300-901 TRANSFER FROM FUND BALANCE	178,683	0.00	0.00	0.00	178,683.00	0.00
01-300-902 TRANSFER FROM STREET FUND	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL REVENUE	15,670,157	934,848.49	11,661,348.77	0.00	4,008,808.23	74.42

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 00-ADMINISTRATION % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-500-105	ADMIN - SALARIES	197,507	10,255.40	166,980.82	0.00	30,526.18	84.54
01-500-110	ADMIN - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
01-500-115	ADMIN - LONGEVITY	240	0.00	0.00	0.00	240.00	0.00
01-500-125	ADMIN - AUTO ALLOWANCE	10,200	553.84	8,238.40	0.00	1,961.60	80.77
01-500-126	ADMIN - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-500-128	ADMIN - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-500-135	ADMIN - FICA	14,768	824.22	9,823.31	0.00	4,944.69	66.52
01-500-140	ADMIN - HEALTH INS	6,360	0.38	8,508.76	0.00	(2,148.76)	133.79
01-500-141	ADMIN - INS SUBSIDY	0	0.00	(76.70)	0.00	76.70	0.00
01-500-143	ADMIN - MERIT PAY	0	0.00	60.00	0.00	(60.00)	0.00
01-500-145	ADMIN - WORKERS COMP	824	0.00	0.00	0.00	824.00	0.00
01-500-150	ADMIN - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-500-155	ADMIN - RETIREMENT	17,238	1,386.16	13,312.67	0.00	3,925.33	77.23
01-500-165	ADMIN - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-185	ADMIN - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		247,137	13,020.00	206,847.26	0.00	40,289.74	83.70
SUPPLIES							
01-500-203	ADMIN - APPAREL	500	545.85	545.85	0.00	(45.85)	109.17
01-500-205	ADMIN - GENERAL SUPPLIES	7,500	(84.45)	1,223.53	0.00	6,276.47	16.31
01-500-210	ADMIN - OFFICE SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
01-500-215	ADMIN - VEHICLE SUPPLIES	100	0.00	0.00	0.00	100.00	0.00
TOTAL SUPPLIES		8,100	461.40	1,769.38	0.00	6,330.62	21.84
REPAIR & MAINTENANCE							
01-500-305	ADMIN - R&M VEHICLE	500	0.00	0.00	0.00	500.00	0.00
TOTAL REPAIR & MAINTENANCE		500	0.00	0.00	0.00	500.00	0.00
SERVICES							
01-500-405	ADMIN - PHONES	900	0.00	700.32	50.39	149.29	83.41
01-500-415	ADMIN - LEGAL/PROFESSIONA	150,000	20,319.54	164,096.22	0.00	(14,096.22)	109.40
01-500-415.14	ANDERSON PLACE	0	0.00	0.00	0.00	0.00	0.00
01-500-416	ADMIN - MANUALS	0	0.00	0.00	0.00	0.00	0.00
01-500-417	ADMIN - CONSULT FEE (PLAN	95,000	5,760.00	82,945.80	0.00	12,054.20	87.31
01-500-417.01	KIBER TRACT	0	0.00	0.00	0.00	0.00	0.00
01-500-417.02	RANCHO ISABELLA MUD	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 00-ADMINISTRATION % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
01-500-419.07	GENERAL-PROF FEES	0	0.00	0.00	0.00	0.00	0.00
01-500-419.08	HENDERSON RD APTS	0	0.00	0.00	0.00	0.00	0.00
01-500-419.09	GENERAL	0	18,029.90	175,796.77	0.00	(175,796.77)	0.00
01-500-419.10	WINDROSE GREEN SUB	0	0.00	(5,375.77)	0.00	5,375.77	0.00
01-500-419.11	ANGLETON SOUTH EST	0	0.00	0.00	0.00	0.00	0.00
01-500-419.13	KIBER RESERVE	0	1,618.50	8,864.50	0.00	(8,864.50)	0.00
01-500-419.14	HERITAGE OAKS, SEC 7	0	0.00	1,394.64	0.00	(1,394.64)	0.00
01-500-419.15	AISD TRANSPORTATION CENTE	0	0.00	637.86	0.00	(637.86)	0.00
01-500-419.16	UTMB SAME DAY CARE FACILI	0	0.00	0.00	0.00	0.00	0.00
01-500-419.17	RIVERWOOD RANCH	0	2,398.50	9,223.50	0.00	(9,223.50)	0.00
01-500-419.18	HENDERSON RD CULVERTS	0	0.00	0.00	0.00	0.00	0.00
01-500-419.19	GIFFORD MEADOWS	0	0.00	2,369.50	0.00	(2,369.50)	0.00
01-500-419.20	TIGNER ANNEXATION	0	0.00	1,248.00	0.00	(1,248.00)	0.00
01-500-419.21	AUSTIN COLONY LEGAL FEES	0	780.00	780.00	0.00	(780.00)	0.00
01-500-419.22	HERITAGE OAKS	0	0.00	0.00	0.00	0.00	0.00
01-500-420	ADMIN - DUES/SUBSCRIPTION	10,000	1,745.00	7,311.04	0.00	2,688.96	73.11
01-500-421	ADMIN-RENT	3,000	0.00	268.59	0.00	2,731.41	8.95
01-500-422	ADMIN - CTY CONNECT	11,300	0.00	6,529.00	0.00	4,771.00	57.78
01-500-425	ADMIN - TRAVEL/TRAINING	2,500	0.00	2,476.43	0.00	23.57	99.06
01-500-430	ADMIN - ELECTION EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-431	ADMIN - MOVING EXPENSE	2,000	0.00	0.00	0.00	2,000.00	0.00
01-500-432	ADMIN - ANNEXATION	0	0.00	0.00	0.00	0.00	0.00
01-500-445	ADMIN - SPECIAL SERVICES	12,000	752.48	16,075.12	0.00	(4,075.12)	133.96
01-500-446	ADMIN - LIBRARY CONTRIBUT	32,500	0.00	32,500.00	0.00	0.00	100.00
01-500-447	ADMIN - EMS CONTRIBUTION	78,000	6,728.00	53,351.00	24,649.00	0.00	100.00
01-500-455	ADMIN - CONTRACT LABOR	27,000	2,784.00	15,312.00	0.00	11,688.00	56.71
01-500-459	ADMIN - REGIONAL TRANSPOR	41,080	0.00	41,080.00	0.00	0.00	100.00
TOTAL SERVICES		740,280	80,308.47	651,361.52	24,699.39	64,219.09	91.33
MISCELLANEOUS							
01-500-503	ADMIN - SURETY/NOTARY FEE	450	0.00	350.00	0.00	100.00	77.78
01-500-509	ADMIN - AISD AGREEMENT	0	0.00	0.00	0.00	0.00	0.00
01-500-510	ADMIN - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
01-500-511	ADMIN - TUITION REIMBURSE	0	0.00	0.00	0.00	0.00	0.00
01-500-513	ADMIN - PEDDLER PERMIT SU	0	0.00	0.00	0.00	0.00	0.00
01-500-520	ADMIN - CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
01-500-540	ADMIN - BOARDS/COMMISSION	0	0.00	0.00	0.00	0.00	0.00
01-500-555	ADMIN - BUSINESS EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-500-599	ADMIN - MISCELLANEOUS	2,500	54.07	557.20	0.00	1,942.80	22.29

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 01-COUNCIL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SUPPLIES							
01-501-203	COUNCIL - APPAREL	600	600.00	600.00	0.00	0.00	100.00
01-501-205	COUNCIL - GENERAL SUPPLIE	4,000	774.01	4,960.48	0.00	(960.48)	124.01
TOTAL SUPPLIES		4,600	1,374.01	5,560.48	0.00	(960.48)	120.88
SERVICES							
01-501-420	COUNCIL - DUES/SUBSCRIPTI	1,000	50.00	50.00	0.00	950.00	5.00
01-501-425	COUNCIL - TRAVEL/TRAINING	7,500	20.00	40.00	0.00	7,460.00	0.53
01-501-455	COUNCIL - OTHER SERVICES	2,500	0.00	100.00	0.00	2,400.00	4.00
01-501-460	COUNCIL - SERVICES	7,800	650.00	5,850.00	1,950.00	0.00	100.00
TOTAL SERVICES		18,800	720.00	6,040.00	1,950.00	10,810.00	42.50
MISCELLANEOUS							
01-501-507	COUNCIL - BUSINESS EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-501-510	COUNCIL - APPRECIATION	10,000	41.09	446.09	0.00	9,553.91	4.46
01-501-599	COUNCIL - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		10,000	41.09	446.09	0.00	9,553.91	4.46
CAPITAL EXPENDITURES							
01-501-625	COUNCIL - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 01-COUNCIL		33,400	2,135.10	12,046.57	1,950.00	19,403.43	41.91

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 02-HR DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-502-105	HUM RES - SALARIES	149,988	11,553.02	115,446.41	0.00	34,541.59	76.97
01-502-110	HUM RES - OVERTIME	250	18.21	1,641.27	0.00	(1,391.27)	656.51
01-502-115	HUM RES - LONGEVITY	180	0.00	120.00	0.00	60.00	66.67
01-502-126	HUM RES - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-502-128	HUM RES - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-502-135	HUM RES - FICA	11,507	853.22	8,773.92	0.00	2,733.08	76.25
01-502-140	HUM RES - HEALTH INS	25,450	1,931.50	17,332.03	0.00	8,117.97	68.10
01-502-141	HUM RES - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-502-143	HR- PHONE ALLOWANCE	0	0.00	480.00	0.00	(480.00)	0.00
01-502-145	HUM RES - WORKERS COMP	330	0.00	140.51	0.00	189.49	42.58
01-502-150	HUM RES - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-502-155	HUM RES - RETIREMENT	18,531	1,382.01	14,436.19	0.00	4,094.81	77.90
01-502-165	HUM RES - MEDICAL EXPENSE	0	0.00	55.00	0.00	(55.00)	0.00
01-502-185	HUM RES - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		206,236	15,737.96	158,425.33	0.00	47,810.67	76.82
SUPPLIES							
01-502-203	HUM RES - APPAREL	150	0.00	0.00	0.00	150.00	0.00
01-502-205	HUM RES - GENERAL SUPPLIE	2,500	506.08	1,874.79	79.90	545.31	78.19
01-502-211	HUM RES - POSTAGE	800	7.14	364.22	0.00	435.78	45.53
TOTAL SUPPLIES		3,450	513.22	2,239.01	79.90	1,131.09	67.21
SERVICES							
01-502-405	HUM RES - PHONES	720	60.00	120.00	0.00	600.00	16.67
01-502-417	HUN RES PROFESSIONAL SERV	80,000	2,214.04	33,788.34	28,967.59	17,244.07	78.44
01-502-420	HUM RES - DUES/SUBSCRIPTI	500	75.00	1,452.20	0.00	(952.20)	290.44
01-502-425	HUM RES - TRAVEL/TRAINING	2,800	2,495.63	4,988.29	(150.00)	(2,038.29)	172.80
01-502-455	HR-CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		84,020	4,844.67	40,348.83	28,817.59	14,853.58	82.32
MISCELLANEOUS							
01-502-503	HUM RES - SURETY/NOTARY F	75	0.00	0.00	0.00	75.00	0.00
TOTAL MISCELLANEOUS		75	0.00	0.00	0.00	75.00	0.00
CAPITAL EXPENDITURES							
01-502-626	HUM RES - SMALL EQUIPMENT	900	0.00	849.00	0.00	51.00	94.33

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 05-ATTORNEY % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-505-105	ATTORNEY - SALARIES	0	0.00	0.00	0.00	0.00	0.00
01-505-115	ATTORNEY - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
01-505-125	ATTORNEY - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-505-135	ATTORNEY - FICA	0	0.00	0.00	0.00	0.00	0.00
01-505-140	ATTORNEY - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
01-505-145	ATTORNEY - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
01-505-155	ATTORNEY - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
01-505-185	ATTORNEY - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
01-505-205	ATTORNEY - GENERAL SUPPLI	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
01-505-415	ATTORNEY - LEGAL/PROFESSI	0	0.00	0.00	0.00	0.00	0.00
01-505-416	ATTORNEY - MANUALS	0	0.00	0.00	0.00	0.00	0.00
01-505-417	ATTORNEY - INTERIM ATTORN	0	0.00	0.00	0.00	0.00	0.00
01-505-420	ATTORNEY - DUES/SUBSCRIPT	0	0.00	0.00	0.00	0.00	0.00
01-505-425	ATTORNEY - TRAVEL/TRAININ	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
01-505-510	ATTORNEY - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-505-741	ATTORNEY - TRANSFER TO UN	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 05-ATTORNEY		0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 06-MAINTENANCE DEPT. % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-506-105	MAINT - SALARIES	2,535	0.00	2,534.49	0.00	0.51	99.98
01-506-110	MAINT - OVERTIME	13	0.00	12.24	0.00	0.76	94.15
01-506-115	MAINT - LONGEVITY	240	0.00	240.00	0.00	0.00	100.00
01-506-126	MAINT - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-506-128	MAINT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-506-135	MAINT - FICA	199	0.00	194.83	0.00	4.17	97.90
01-506-140	MAINT - HEALTH INS	975	0.00	966.92	0.00	8.08	99.17
01-506-141	MAINT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-506-145	MAINT - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
01-506-150	MAINT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-506-155	MAINT - RETIREMENT	355	0.00	346.68	0.00	8.32	97.66
01-506-165	MAINT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-506-185	MAINT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		4,317	0.00	4,295.16	0.00	21.84	99.49
SUPPLIES							
01-506-205	MAINT - GENERAL SUPPLIES	5,500	772.19	3,040.50	0.00	2,459.50	55.28
01-506-220	MAINT - EQUIPMENT SUPPLIE	5,000	562.98	1,980.48	0.00	3,019.52	39.61
TOTAL SUPPLIES		10,500	1,335.17	5,020.98	0.00	5,479.02	47.82
REPAIR & MAINTENANCE							
01-506-320	MAINT - R&M BUILDING	15,000	1,312.50	6,280.41	0.00	8,719.59	41.87
TOTAL REPAIR & MAINTENANCE		15,000	1,312.50	6,280.41	0.00	8,719.59	41.87
SERVICES							
01-506-405	MAINT - PHONES	0	0.00	0.00	0.00	0.00	0.00
01-506-410	MAINT - UTILITIES	35,000	2,423.07	18,664.92	0.00	16,335.08	53.33
01-506-455	MAINT - CONTRACT LABOR	0	3,732.11	3,732.11	0.00	(3,732.11)	0.00
TOTAL SERVICES		35,000	6,155.18	22,397.03	0.00	12,602.97	63.99
MISCELLANEOUS							
01-506-505	MAINT - INSURANCE	34,000	0.00	33,029.84	0.00	970.16	97.15
01-506-506	MAINT - VEHICLE INSURANCE	0	0.00	0.00	0.00	0.00	0.00
01-506-508	MAINT - INSURANCE COMMISS	0	0.00	0.00	0.00	0.00	0.00
01-506-510	MAINT - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
01-506-535	MAINT - LEASE PAYMENTS	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 10-CITY SECRETARY % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-510-105	CITY SEC - SALARIES	92,259	7,132.16	71,326.89	0.00	20,932.11	77.31
01-510-115	CITY SEC - LONGEVITY	180	0.00	120.00	0.00	60.00	66.67
01-510-125	CITY SEC - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-510-126	CITY SEC - CERTIFICATION	2,400	200.00	2,700.00	0.00	(300.00)	112.50
01-510-135	CITY SEC - FICA	7,534	506.94	4,364.42	0.00	3,169.58	57.93
01-510-140	CITY SEC - HEALTH INS	12,725	1,120.84	10,083.84	0.00	2,641.16	79.24
01-510-141	CITY SEC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-510-145	CITY SEC - WORKERS COMP	203	0.00	70.26	0.00	132.74	34.61
01-510-150	CITY SEC - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-510-155	CITY SEC - RETIREMENT	11,388	871.05	9,116.96	0.00	2,271.04	80.06
01-510-165	CITY SEC - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-510-185	CITY SEC - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		126,689	9,830.99	97,782.37	0.00	28,906.63	77.18
SUPPLIES							
01-510-205	CITY SEC - GENERAL SUPPLI	2,500	317.39	1,048.72	0.00	1,451.28	41.95
TOTAL SUPPLIES		2,500	317.39	1,048.72	0.00	1,451.28	41.95
SERVICES							
01-510-405	CITY SEC - PHONES	720	120.00	540.00	0.00	180.00	75.00
01-510-415	CITY SEC - LEGAL/PROFESSI	10,000	0.00	9,935.35	0.00	64.65	99.35
01-510-416	CITY SEC - MANUALS	20,000	10,041.28	16,356.12	3,000.00	643.88	96.78
01-510-420	CITY SEC - DUES/SUBSCRIPT	900	0.00	445.00	0.00	455.00	49.44
01-510-425	CITY SEC - TRAVEL/TRAININ	7,000	1,178.77	6,180.22	0.00	819.78	88.29
01-510-430	CITY SEC - ELECTION EXPEN	100	0.00	96.71	0.00	3.29	96.71
TOTAL SERVICES		38,720	11,340.05	33,553.40	3,000.00	2,166.60	94.40
MISCELLANEOUS							
01-510-503	CITY SEC - SURETY/NOTARY	500	0.00	265.25	0.00	234.75	53.05
01-510-506	CITY SEC - BOARDS/COMMISS	1,500	0.00	44.36	0.00	1,455.64	2.96
01-510-525	CITY SEC - BCCA DINNER	2,500	0.00	0.00	0.00	2,500.00	0.00
01-510-535	CITY SEC-LEASE PAYMENTS	10,000	538.95	4,886.82	0.00	5,113.18	48.87
TOTAL MISCELLANEOUS		14,500	538.95	5,196.43	0.00	9,303.57	35.84
CAPITAL EXPENDITURES							
01-510-625	CITY SEC - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 12-TAX % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-512-445	TAX - SPECIAL SERVICES	45,000	10,916.54	45,305.79	11,326.46	(11,632.25)	125.85
01-512-450	TAX - DATA PROCESSING	3,000	0.00	2,683.84	0.00	316.16	89.46
TOTAL SERVICES		48,000	10,916.54	47,989.63	11,326.46	(11,316.09)	123.58
TOTAL 12-TAX		48,000	10,916.54	47,989.63	11,326.46	(11,316.09)	123.58

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 13-EMC % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-513-105	EMC- SALARIES	70,325	5,438.48	53,430.84	0.00	16,894.16	75.98
01-513-110	EMC - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
01-513-115	EMC - LONGEVITY	60	0.00	0.00	0.00	60.00	0.00
01-513-126	EMC - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-513-128	EMC- SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-513-135	EMC - FICA	5,382	416.04	4,087.46	0.00	1,294.54	75.95
01-513-140	EMC - HEALTH INS	45	1.96	21.39	0.00	23.61	47.53
01-513-141	EMC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-513-145	EMC - WORKERS COMP	876	0.00	70.26	0.00	805.74	8.02
01-513-150	EMC - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-513-155	EMC - RETIREMENT	8,677	646.09	6,568.00	0.00	2,109.00	75.69
01-513-165	EMC - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-513-185	EMC - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		85,365	6,502.57	64,177.95	0.00	21,187.05	75.18
SUPPLIES							
01-513-205	EMC - GENERAL SUPPLIES	1,500	0.00	0.00	0.00	1,500.00	0.00
01-513-211	EMC - POSTAGE	100	0.00	0.00	0.00	100.00	0.00
TOTAL SUPPLIES		1,600	0.00	0.00	0.00	1,600.00	0.00
SERVICES							
01-513-405	EMC - PHONES	600	0.00	0.00	0.00	600.00	0.00
01-513-420	EMC - DUES/SUBSCRIPTIONS	200	0.00	0.00	0.00	200.00	0.00
01-513-425	EMC - TRAVEL/TRAINING	1,000	48.17	48.17	0.00	951.83	4.82
TOTAL SERVICES		1,800	48.17	48.17	0.00	1,751.83	2.68
MISCELLANEOUS							
01-513-503	EMC- SURETY/NOTARY FEE	0	0.00	0.00	0.00	0.00	0.00
01-513-550	EMS-EMERGENCY MANAGEMENT	10,000	5,534.00	6,321.80	0.00	3,678.20	63.22
TOTAL MISCELLANEOUS		10,000	5,534.00	6,321.80	0.00	3,678.20	63.22
TOTAL 13-EMC		98,765	12,084.74	70,547.92	0.00	28,217.08	71.43

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 15-FINANCE % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-515-105	FINANCE - SALARIES	351,540	17,894.00	225,794.23	0.00	125,745.77	64.23
01-515-110	FINANCE - OVERTIME	2,000	266.65	2,723.34	0.00	(723.34)	136.17
01-515-115	FINANCE - LONGEVITY	1,440	0.00	2,820.00	0.00	(1,380.00)	195.83
01-515-126	FINANCE - CERTIFICATION	1,200	0.00	557.76	0.00	642.24	46.48
01-515-128	FINANCE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-515-135	FINANCE - FICA	20,975	1,388.83	13,519.32	0.00	7,455.68	64.45
01-515-140	FINANCE - HEALTH INS	37,339	3,865.98	28,879.09	0.00	8,459.91	77.34
01-515-141	FINANCE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-515-143	FINANCE- PHONE ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-515-145	FINANCE - WORKERS COMP	549	0.00	281.02	0.00	267.98	51.19
01-515-150	FINANCE - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-515-155	FINANCE - RETIREMENT	58,902	2,157.70	28,441.65	0.00	30,460.35	48.29
01-515-165	FINANCE - MEDICAL EXPENSE	0	0.00	140.00	0.00	(140.00)	0.00
01-515-185	FINANCE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		473,945	25,573.16	303,156.41	0.00	170,788.59	63.96
SUPPLIES							
01-515-203	FINANCE - APPAREL	300	0.00	0.00	0.00	300.00	0.00
01-515-205	FINANCE - GENERAL SUPPLIE	3,300	311.83	2,402.94	0.00	897.06	72.82
01-515-211	FINANCE - POSTAGE	1,700	113.09	1,124.43	0.00	575.57	66.14
TOTAL SUPPLIES		5,300	424.92	3,527.37	0.00	1,772.63	66.55
REPAIR & MAINTENANCE							
01-515-310	FINANCE - R&M EQUIPMENT	11,000	2,835.79	11,806.19	0.00	(806.19)	107.33
TOTAL REPAIR & MAINTENANCE		11,000	2,835.79	11,806.19	0.00	(806.19)	107.33
SERVICES							
01-515-405	FINANCE - PHONES	720	0.00	508.89	25.26	185.85	74.19
01-515-415	FINANCE - LEGAL/PROFESSIO	51,906	2,062.50	50,560.55	0.00	1,345.45	97.41
01-515-420	FINANCE - DUES/SUBSCRIPTI	2,000	0.00	230.00	0.00	1,770.00	11.50
01-515-425	FINANCE - TRAVEL/TRAINING	2,000	315.00	1,427.21	0.00	572.79	71.36
01-515-455	FINANCE - CONTRACT LABOR	7,000	0.00	1,425.00	0.00	5,575.00	20.36
TOTAL SERVICES		63,626	2,377.50	54,151.65	25.26	9,449.09	85.15
MISCELLANEOUS							
01-515-503	FINANCE - SURETY/NOTARY F	500	350.00	350.00	0.00	150.00	70.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 15-FINANCE % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES						
01-515-625 FINANCE - EQUIPMENT CE	1,000	0.00	412.97	0.00	587.03	41.30
TOTAL CAPITAL EXPENDITURES	1,000	0.00	412.97	0.00	587.03	41.30
TOTAL 15-FINANCE	555,371	31,561.37	373,404.59	25.26	181,941.15	67.24

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 20-COURTS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-520-105	COURT - SALARIES	253,682	19,871.70	184,318.40	0.00	69,363.60	72.66
01-520-110	COURT - OVERTIME	500	12.73	630.49	0.00	(130.49)	126.10
01-520-115	COURT - LONGEVITY	1,800	0.00	120.00	0.00	1,680.00	6.67
01-520-126	COURT - CERTIFICATION	3,300	138.48	1,473.16	0.00	1,826.84	44.64
01-520-128	COURT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-520-135	COURT - FICA	19,835	1,513.75	14,127.76	0.00	5,707.24	71.23
01-520-140	COURT - HEALTH INS	50,901	3,868.00	33,786.26	0.00	17,114.74	66.38
01-520-141	COURT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-520-143	COURT- PHONE ALLOWANCE	720	60.00	600.00	0.00	120.00	83.33
01-520-145	COURT - WORKERS COMP	570	0.00	421.53	0.00	148.47	73.95
01-520-150	COURT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-520-155	COURT - RETIREMENT	29,157	2,194.75	21,372.68	0.00	7,784.32	73.30
01-520-165	COURT - MEDICAL EXPENSE	0	0.00	110.00	0.00	(110.00)	0.00
01-520-185	COURT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		360,465	27,659.41	256,960.28	0.00	103,504.72	71.29
SUPPLIES							
01-520-205	COURT - GENERAL SUPPLIES	5,000	145.59	1,598.48	0.00	3,401.52	31.97
01-520-211	COURT - POSTAGE	4,000	132.71	876.68	0.00	3,123.32	21.92
01-520-225	COURT - OMNIBASE SERVICE	6,500	0.00	1,115.68	0.00	5,384.32	17.16
01-520-226	COURT - SETCIC	4,850	9.60	413.60	0.00	4,436.40	8.53
TOTAL SUPPLIES		20,350	287.90	4,004.44	0.00	16,345.56	19.68
REPAIR & MAINTENANCE							
01-520-310	COURT - R&M EQUIPMENT	19,800	5,236.32	21,018.91	300.00	(1,518.91)	107.67
TOTAL REPAIR & MAINTENANCE		19,800	5,236.32	21,018.91	300.00	(1,518.91)	107.67
SERVICES							
01-520-405	COURT - PHONES	1,300	0.00	531.86	75.98	692.16	46.76
01-520-420	COURT - DUES/SUBSCRIPTION	2,200	0.00	0.00	0.00	2,200.00	0.00
01-520-425	COURT - TRAVEL/TRAINING	7,500	100.00	3,285.64	0.00	4,214.36	43.81
01-520-426	COURT - COLLECTION AGENCY	62,500	0.00	5,082.17	0.00	57,417.83	8.13
01-520-455	COURT - CONTRACT LABOR	3,200	2,750.67	2,750.67	0.00	449.33	85.96
01-520-456	COURT - PROSECUTOR	67,320	5,716.50	50,582.50	17,149.50	(412.00)	100.61
01-520-476	COURT - CREDIT CARD FEES	7,000	499.37	4,913.26	0.00	2,086.74	70.19
TOTAL SERVICES		151,020	9,066.54	67,146.10	17,225.48	66,648.42	55.87

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 20-COURTS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
01-520-625	COURT - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
01-520-630	COURT - FURNITURE/FIXTURE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TRANSFERS							
01-520-907	TRANSF TO FUND 07 MC TECH	0	0.00	0.00	0.00	0.00	0.00
01-520-913	TRANS TO KAB FOR HI GRASS	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS		0	0.00	0.00	0.00	0.00	0.00
TOTAL 20-COURTS		556,285	42,428.82	351,188.59	17,525.48	187,570.93	66.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 25-POLICE DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-525-105	POLICE - SALARIES	2,766,023	209,130.25	2,129,659.63	0.00	636,363.37	76.99
01-525-106	POLICE - PT SALARIES	0	0.00	0.00	0.00	0.00	0.00
01-525-109	POLICE - STIPEND	10,300	0.00	0.00	0.00	10,300.00	0.00
01-525-110	POLICE - OVERTIME	70,000	8,171.27	72,765.16	0.00	(2,765.16)	103.95
01-525-112	POLICE - OVERTIME DISP	40,000	4,282.32	39,264.65	0.00	735.35	98.16
01-525-115	POLICE - LONGEVITY	18,560	0.00	15,120.00	0.00	3,440.00	81.47
01-525-125	POLICE - AUTO ALLOWANCE	13,500	461.54	4,192.31	0.00	9,307.69	31.05
01-525-126	POLICE - CERTIFICATION	120,900	7,663.09	98,640.82	0.00	22,259.18	81.59
01-525-127	POLICE - K9 SUPPLEMENT	1,650	0.00	0.00	0.00	1,650.00	0.00
01-525-128	POLICE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-525-130	POLICE - UNIFORM ALLOWANC	0	0.00	0.00	0.00	0.00	0.00
01-525-135	POLICE - FICA	231,852	16,962.73	165,629.54	0.00	66,222.46	71.44
01-525-140	POLICE - HEALTH INS	616,355	47,944.83	431,993.56	0.00	184,361.44	70.09
01-525-141	POLICE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-525-143	POLICE- PHONE ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
01-525-145	POLICE - WORKERS COMP	55,215	0.00	37,773.84	0.00	17,441.16	68.41
01-525-150	POLICE - UNEMPLOYMENT	2,600	0.00	2,509.36	0.00	90.64	96.51
01-525-155	POLICE - RETIREMENT	373,389	26,144.67	286,683.16	0.00	86,705.84	76.78
01-525-165	POLICE - MEDICAL EXPENSE	1,200	285.00	650.00	130.00	420.00	65.00
01-525-185	POLICE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		4,321,544	321,045.70	3,284,882.03	130.00	1,036,531.97	76.01
SUPPLIES							
01-525-203	POLICE - APPAREL	61,840	3,560.17	49,476.95	145.00	12,218.05	80.24
01-525-205	POLICE - GENERAL SUPPLIES	17,750	818.07	8,486.56	426.98	8,836.46	50.22
01-525-210	POLICE - OFFICE SUPPLIES	13,125	662.87	5,825.58	113.12	7,186.30	45.25
01-525-215	POLICE - VEHICLE SUPPLIES	15,750	0.00	12,115.44	67.21	3,567.35	77.35
01-525-216	POLICE - FUEL EXPENSE	84,000	7,946.48	58,808.29	4,162.39	21,029.32	74.97
01-525-220	POLICE - EQUIPMENT SUPPLI	34,956	3,618.19	11,762.88	428.40	22,764.72	34.88
01-525-221	POLICE - SMALL EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
01-525-225	POLICE - DRUG DOG EXPENSE	7,350	0.00	950.71	0.00	6,399.29	12.93
01-525-226	POLICE-FIRE ARMS	7,500	1,349.61	5,203.48	0.00	2,296.52	69.38
TOTAL SUPPLIES		242,271	17,955.39	152,629.89	5,343.10	84,298.01	65.21
REPAIR & MAINTENANCE							
01-525-305	POLICE - R&M VEHICLES	65,100	9,469.87	43,627.72	140.00	21,332.28	67.23

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 25-POLICE DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-525-405	POLICE - PHONES	46,200	2,562.79	22,172.11	383.66	23,644.23	48.82
01-525-406	POLICE - MOBILE DATA MODE	0	0.00	0.00	0.00	0.00	0.00
01-525-410	POLICE - UTILITIES	36,750	2,319.11	15,370.97	0.00	21,379.03	41.83
01-525-420	POLICE - DUES/SUBSCRIPTIO	3,687	1,509.00	2,329.00	0.00	1,357.50	63.18
01-525-425	POLICE - TRAVEL/TRAINING	37,170	2,768.52	15,661.67	0.00	21,508.33	42.14
01-525-426	POLICE - MOVING EXPENSES	0	0.00	0.00	0.00	0.00	0.00
01-525-455	POLICE-CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
01-525-456	POLICE - CHILDREN ALLIANC	7,000	0.00	7,000.00	0.00	0.00	100.00
01-525-460	POLICE - OTHER SERVICES	10,200	1,373.31	5,804.71	5.36	4,389.93	56.96
01-525-476	POLICE - CREDIT CARD FEES	3,000	186.33	1,876.14	0.00	1,123.86	62.54
TOTAL SERVICES		144,007	10,719.06	70,214.60	389.02	73,402.88	49.03
MISCELLANEOUS							
01-525-503	POLICE - SURETY/NOTARY FE	497	142.00	589.00	0.00	(92.00)	118.51
01-525-504	POLICE - DRUG DOG INSURAN	0	0.00	882.00	0.00	(882.00)	0.00
01-525-505	POLICE - INSURANCE	21,000	0.00	22,445.46	0.00	(1,445.46)	106.88
01-525-506	POLICE - VEHICLE INSURANC	21,000	0.00	19,181.52	0.00	1,818.48	91.34
01-525-507	POLICE - BUILDING INSURAN	32,000	0.00	36,507.44	0.00	(4,507.44)	114.09
01-525-508	POLICE - INSURANCE COMMIS	0	0.00	0.00	0.00	0.00	0.00
01-525-510	POLICE - EMP APPRECIATION	200	0.00	125.00	25.00	50.00	75.00
01-525-525	POLICE - PRISONER SUPPORT	3,675	783.67	3,655.81	0.00	19.19	99.48
01-525-535	POLICE-ANNUAL MAINT AGREE	182,361	6,904.88	116,820.99	0.00	65,540.26	64.06
01-525-540	POLICE - GUN PURCHASE PRO	45,000	0.00	10,399.50	0.00	34,600.50	23.11
01-525-550	POLICE - EMERG MANAGEMENT	0	0.00	7,430.15	0.00	(7,430.15)	0.00
TOTAL MISCELLANEOUS		305,733	7,830.55	218,036.87	25.00	87,671.38	71.32
CAPITAL EXPENDITURES							
01-525-621	POLICE - PATROL VEHICLES	0	0.00	0.00	0.00	0.00	0.00
01-525-625	POLICE - EQUIPMENT CE	5,000	0.00	5,000.00	0.00	0.00	100.00
TOTAL CAPITAL EXPENDITURES		5,000	0.00	5,000.00	0.00	0.00	100.00
OTHER							
01-525-716	POLICE-TRANS TO GRANT MAT	16,032	0.00	0.00	0.00	16,032.00	0.00
01-525-741	TRANSFER TO UNEMPLOYMENT	1,235	0.00	1,235.00	0.00	0.00	100.00
TOTAL OTHER		17,267	0.00	1,235.00	0.00	16,032.00	7.15

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 26-ANIMAL CONTROL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-526-105	ANIM CTRL - SALARIES	130,700	9,835.12	88,032.64	0.00	42,667.36	67.35
01-526-106	ANIM CTRL -PT SALARIES	23,400	0.00	10,610.01	0.00	12,789.99	45.34
01-526-110	ANIM CTRL - OVERTIME	4,000	377.52	4,699.62	0.00	(699.62)	117.49
01-526-115	ANIM CTRL - LONGEVITY	300	0.00	120.00	0.00	180.00	40.00
01-526-126	ANIM CTRL - CERTIFICATION	8,700	207.72	2,076.92	0.00	6,623.08	23.87
01-526-128	ANIM CTRL - SPECIAL JOB P	0	0.00	0.00	0.00	0.00	0.00
01-526-135	ANIM CTRL - FICA	10,328	791.28	7,459.87	0.00	2,868.13	72.23
01-526-140	ANIM CTRL - HEALTH INS	38,176	3,283.29	29,102.23	0.00	9,073.77	76.23
01-526-141	ANIM CTRL - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-526-145	ANIM CTRL - WORKERS COMP	3,441	0.00	0.00	0.00	3,441.00	0.00
01-526-150	ANIM CTRL - UNEMPLOYMENT	500	0.00	420.39	0.00	79.61	84.08
01-526-155	ANIM CTRL - RETIREMENT	15,474	1,237.48	12,782.08	0.00	2,691.92	82.60
01-526-165	ANIM CTRL - MEDICAL EXPEN	200	0.00	35.00	0.00	165.00	17.50
01-526-185	ANIM CTRL - PAYROLL ACCRU	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		235,219	15,732.41	155,338.76	0.00	79,880.24	66.04
SUPPLIES							
01-526-203	ANIM CTRL - APPAREL	3,115	0.00	2,634.00	0.00	481.00	84.56
01-526-204	MEDICAL SUPPLIES & EQUIPM	1,660	654.99	2,808.93	0.00	(1,148.93)	169.21
01-526-205	ANIM CTRL - GENERAL SUPPL	14,675	1,804.44	14,722.87	132.24	(180.11)	101.23
01-526-206	A/C VETERINARY SERVICES	12,000	1,980.14	7,863.28	0.00	4,136.72	65.53
01-526-215	ANIM CTRL - VEHICLE SUPPL	2,500	0.00	0.00	0.00	2,500.00	0.00
01-526-216	ANIM CTRL - FUEL EXPENSE	1,706	69.65	565.94	0.00	1,140.06	33.17
01-526-220	ANIM CTRL - EQUIPMENT SUP	4,550	99.78	1,433.48	838.97	2,277.55	49.94
TOTAL SUPPLIES		40,206	4,609.00	30,028.50	971.21	9,206.29	77.10
REPAIR & MAINTENANCE							
01-526-305	ANIM CTRL - R&M VEHICLES	3,000	0.00	1,318.39	0.00	1,681.61	43.95
01-526-310	ANIM CTRL - R&M EQUIPMENT	500	0.00	0.00	0.00	500.00	0.00
01-526-320	ANIM CTRL - R&M BUILDING	5,000	111.73	5,225.99	0.00	(225.99)	104.52
TOTAL REPAIR & MAINTENANCE		8,500	111.73	6,544.38	0.00	1,955.62	76.99
SERVICES							
01-526-405	ANIM CTRL - PHONES	2,400	105.00	82.32	0.00	2,317.68	3.43
01-526-406	ANIM CTRL - MOBILE DATA	1,800	0.00	0.00	0.00	1,800.00	0.00
01-526-410	ANIM CTRL - UTILITIES	11,550	611.87	4,417.19	0.00	7,132.81	38.24

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 26-ANIMAL CONTROL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-526-506	ANIM CTRL - VEHICLE INSUR	1,000	0.00	0.00	0.00	1,000.00	0.00
01-526-507	ANIM CTRL - INSURANCE	0	0.00	0.00	0.00	0.00	0.00
01-526-510	ANIM CTRL - EMP APPRECIAT	250	0.00	0.00	0.00	250.00	0.00
TOTAL MISCELLANEOUS		1,250	0.00	0.00	0.00	1,250.00	0.00
CAPITAL EXPENDITURES							
01-526-601	ANIM CTRL - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-526-625	ANIM CTRL - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-526-741	TRANSFER TO UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 26-ANIMAL CONTROL		305,587	21,512.27	198,272.27	971.21	106,343.52	65.20

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 30-FIRE DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-530-105	FIRE - SALARIES	278,457	23,038.30	222,286.44	0.00	56,170.56	79.83
01-530-110	FIRE - OVERTIME	12,000	314.69	6,748.34	0.00	5,251.66	56.24
01-530-115	FIRE - LONGEVITY	1,380	0.00	1,260.00	0.00	120.00	91.30
01-530-126	FIRE - CERTIFICATION	7,400	537.82	5,966.54	0.00	1,433.46	80.63
01-530-128	FIRE - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-530-135	FIRE - FICA	22,280	1,755.08	15,903.01	0.00	6,376.99	71.38
01-530-140	FIRE - HEALTH INS	72,351	5,827.82	53,588.74	0.00	18,762.26	74.07
01-530-141	FIRE - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-530-145	FIRE - WORKERS COMP	10,060	0.00	13,869.19	0.00	(3,809.19)	137.86
01-530-150	FIRE - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-530-155	FIRE - RETIREMENT	35,971	2,839.62	29,045.33	0.00	6,925.67	80.75
01-530-160	FIRE - PENSION	67,500	0.00	16,295.13	0.00	51,204.87	24.14
01-530-165	FIRE - MEDICAL EXPENSE	1,700	355.00	485.00	0.00	1,215.00	28.53
01-530-185	FIRE - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		509,099	34,668.33	365,447.72	0.00	143,651.28	71.78
SUPPLIES							
01-530-203	FIRE - APPAREL	3,500	0.00	3,577.10	0.00	(77.10)	102.20
01-530-205	FIRE - GENERAL SUPPLIES	8,000	805.90	6,715.16	311.50	973.34	87.83
01-530-210	FIRE - OFFICE SUPPLIES	2,000	281.88	1,303.52	0.00	696.48	65.18
01-530-215	FIRE - VEHICLE SUPPLIES	2,000	0.00	524.96	0.00	1,475.04	26.25
01-530-220	FIRE - EQUIPMENT SUPPLIES	16,000	0.00	18,519.73	7,348.80	(9,868.53)	161.68
TOTAL SUPPLIES		31,500	1,087.78	30,640.47	7,660.30	(6,800.77)	121.59
REPAIR & MAINTENANCE							
01-530-305	FIRE - R&M VEHICLES	35,000	0.00	31,184.63	511.71	3,303.66	90.56
01-530-310	FIRE - R&M EQUIPMENT	18,000	76.26	15,121.50	305.96	2,572.54	85.71
01-530-320	FIRE - R&M BUILDING	26,000	291.39	5,702.09	51.05	20,246.86	22.13
TOTAL REPAIR & MAINTENANCE		79,000	367.65	52,008.22	868.72	26,123.06	66.93
SERVICES							
01-530-405	FIRE - PHONES	6,576	479.74	4,846.03	45.17	1,684.80	74.38
01-530-410	FIRE - UTILITIES	18,000	1,471.17	10,767.27	0.00	7,232.73	59.82
01-530-415	FIRE - FUEL EXPENSE	17,000	1,815.97	12,362.41	0.00	4,637.59	72.72
01-530-420	FIRE - DUES/SUBSCRIPTIONS	12,578	0.00	2,950.05	0.00	9,627.95	23.45
01-530-425	FIRE - TRAVEL/TRAINING	8,500	0.00	8,245.90	0.00	254.10	97.01

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 30-FIRE DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-530-506	FIRE - VEHICLE INSURANCE	25,000	0.00	25,915.41	0.00	(915.41)	103.66
01-530-507	FIRE - BUILDING INSURANCE	23,650	0.00	23,519.90	0.00	130.10	99.45
01-530-508	FIRE - INSURANCE COMMISSI	0	0.00	0.00	0.00	0.00	0.00
01-530-510	FIRE - EMP APPRECIATION	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		48,650	0.00	49,435.31	0.00	(785.31)	101.61
TOTAL 30-FIRE DEPARTMENT		738,103	40,444.82	541,663.50	8,574.19	187,865.31	74.55

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 35-DEVELOPMENT SERV DEPT. % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-535-105	DEV SVC - SALARIES	399,345	31,410.86	297,522.11	0.00	101,822.89	74.50
01-535-110	DEV SVC - OVERTIME	12,200	754.58	8,231.51	0.00	3,968.49	67.47
01-535-115	DEV SVC - LONGEVITY	1,860	0.00	1,680.00	0.00	180.00	90.32
01-535-126	DEV SVC - CERTIFICATION	10,800	1,042.36	9,062.02	0.00	1,737.98	83.91
01-535-128	DEV SVC - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-535-135	DEV SVC - FICA	35,478	2,506.25	18,438.95	0.00	17,039.05	51.97
01-535-140	DEV SVC - HEALTH INS	75,802	9,791.21	58,911.56	0.00	16,890.44	77.72
01-535-141	DEV SVC - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-535-143	DEV SRVC - PHONE ALLOWANC	0	60.00	540.00	0.00	(540.00)	0.00
01-535-145	DEV SVC - WORKERS COMP	2,981	0.00	280.67	0.00	2,700.33	9.42
01-535-150	DEV SVC - UNEMPLOYMENT	6,000	0.00	4,720.26	0.00	1,279.74	78.67
01-535-155	DEV SVC - RETIREMENT	48,136	3,968.05	38,953.63	0.00	9,182.37	80.92
01-535-165	DEV SVC - MEDICAL EXPENSE	0	0.00	160.00	0.00	(160.00)	0.00
01-535-185	DEV SVC - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		592,602	49,533.31	438,500.71	0.00	154,101.29	74.00
SUPPLIES							
01-535-203	DEV SVC - APPAREL	1,800	262.84	432.79	0.00	1,367.21	24.04
01-535-205	DEV SVC - GENERAL SUPPLIE	4,000	488.37	2,810.58	0.00	1,189.42	70.26
01-535-210	DEV SVC - OFFICE SUPPLIES	1,000	620.90	1,178.20	0.00	(178.20)	117.82
01-535-211	DEV-HEALTH SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
01-535-215	DEV SVC - VEHICLE SUPPLIE	1,000	11.98	93.18	0.00	906.82	9.32
01-535-216	DEV SVC - FUEL EXPENSE	2,600	462.94	2,160.10	0.00	439.90	83.08
01-535-220	DEV SVC - EQUIPMENT SUPPL	1,500	349.44	2,335.65	0.00	(835.65)	155.71
01-535-221	POSTAGE USE	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		11,900	2,196.47	9,010.50	0.00	2,889.50	75.72
REPAIR & MAINTENANCE							
01-535-305	DEV SVC - R&M VEHICLES	1,000	35.00	251.46	0.00	748.54	25.15
01-535-310	DEV SVC - R&M EQUIPMENT	14,100	2,789.56	8,373.22	0.00	5,726.78	59.38
TOTAL REPAIR & MAINTENANCE		15,100	2,824.56	8,624.68	0.00	6,475.32	57.12
SERVICES							
01-535-405	DEV SVC - PHONES	3,000	0.00	708.71	105.05	2,186.24	27.13
01-535-415	DEV SVC - LEGAL/PROFESSIO	10,000	0.00	142.00	0.00	9,858.00	1.42
01-535-420	DEV SVC - DUES/SUBSCRIPTI	1,000	69.00	1,483.95	0.00	(483.95)	148.40

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 35-DEVELOPMENT SERV DEPT. % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-535-506	DEV SVC - VEHICLE INSURAN	2,108	0.00	2,139.70	0.00	(31.70)	101.50
01-535-510	DEV SVC - EMP APPRECIATIO	500	0.00	0.00	0.00	500.00	0.00
TOTAL MISCELLANEOUS		2,608	0.00	2,139.70	0.00	468.30	82.04
CAPITAL EXPENDITURES							
01-535-601	DEV SVC - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-535-625	DEV SVC - EQUIPMENT CE	500	0.00	0.00	0.00	500.00	0.00
TOTAL CAPITAL EXPENDITURES		500	0.00	0.00	0.00	500.00	0.00
OTHER							
01-535-741	TRANSFR TO UNEMPLOYMENT	1,196	0.00	1,196.00	0.00	0.00	100.00
TOTAL OTHER		1,196	0.00	1,196.00	0.00	0.00	100.00
TOTAL 35-DEVELOPMENT SERV DEPT.		785,609	56,387.70	484,488.66	105.05	301,015.29	61.68

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 50-PARKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-550-105	PARKS - SALARIES	484,641	30,569.19	338,935.14	0.00	145,705.86	69.94
01-550-110	PARKS - OVERTIME	7,000	162.56	1,350.83	0.00	5,649.17	19.30
01-550-115	PARKS - LONGEVITY	1,560	0.00	1,020.00	0.00	540.00	65.38
01-550-125	PARKS - AUTO ALLOWANCE	6,000	461.54	4,923.08	0.00	1,076.92	82.05
01-550-126	PARKS - CERTIFICATION	9,900	392.34	3,172.26	0.00	6,727.74	32.04
01-550-128	PARKS - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-550-135	PARKS - FICA	38,378	2,411.64	25,497.33	0.00	12,880.67	66.44
01-550-140	PARKS - HEALTH INS	130,800	7,732.20	79,757.11	0.00	51,042.89	60.98
01-550-141	PARKS - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-550-143	PARKS- PHONE ALLOWANCE	1,440	120.00	1,320.00	0.00	120.00	91.67
01-550-145	PARKS - WORKERS COMP	9,444	0.00	7,000.00	0.00	2,444.00	74.12
01-550-150	PARKS - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-550-155	PARKS - RETIREMENT	61,807	3,887.32	43,209.01	0.00	18,597.99	69.91
01-550-165	PARKS - MEDICAL EXPENSE	200	0.00	110.00	0.00	90.00	55.00
01-550-185	PARKS - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		751,170	45,736.79	506,294.76	0.00	244,875.24	67.40
SUPPLIES							
01-550-203	PARKS - APPAREL	9,000	122.37	4,350.44	0.00	4,649.56	48.34
01-550-205	PARKS - GENERAL SUPPLIES	10,000	659.43	5,678.54	575.20	3,746.26	62.54
01-550-210	PARKS - OFFICE SUPPLIES	350	0.00	36.80	0.00	313.20	10.51
01-550-215	PARKS - VEHICLE SUPPLIES	1,000	1,236.99	1,298.56	0.00	(298.56)	129.86
01-550-216	PARKS - FUEL EXPENSE	14,150	2,398.02	10,548.43	0.00	3,601.57	74.55
01-550-220	PARKS - EQUIPMENT SUPPLIE	3,850	267.20	3,223.19	0.00	626.81	83.72
TOTAL SUPPLIES		38,350	4,684.01	25,135.96	575.20	12,638.84	67.04
REPAIR & MAINTENANCE							
01-550-305	PARKS - R&M VEHICLES	3,000	24.99	657.07	0.00	2,342.93	21.90
01-550-310	PARKS - R&M EQUIPMENT	6,750	267.68	3,781.22	0.00	2,968.78	56.02
01-550-315	PARKS - R&M INFRASTRUCTUR	43,922	212.50	37,987.84	0.00	5,934.16	86.49
01-550-320	PARKS - R&M BUILDINGS	6,000	577.65	2,956.68	0.00	3,043.32	49.28
01-550-325	PARKS - R&M OTHER	21,078	391.03	13,880.78	4,500.00	2,697.22	87.20
01-550-330	PARKS - VEGETATION REPLAC	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL REPAIR & MAINTENANCE		85,750	1,473.85	59,263.59	4,500.00	21,986.41	74.36
SERVICES							

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 50-PARKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-550-506	PARKS - VEHICLE INSURANCE	7,850	0.00	8,461.56	0.00	(611.56)	107.79
01-550-510	PARKS - EMP APPRECIATION	500	0.00	50.00	0.00	450.00	10.00
TOTAL MISCELLANEOUS		8,350	0.00	8,511.56	0.00	(161.56)	101.93
CAPITAL EXPENDITURES							
01-550-615	PARKS - INFRASTRUCTURE CE	328,683	0.00	133,245.98	178,683.00	16,754.02	94.90
01-550-625	PARKS - EQUIPMENT CE	19,945	0.00	18,530.14	0.00	1,414.86	92.91
TOTAL CAPITAL EXPENDITURES		348,628	0.00	151,776.12	178,683.00	18,168.88	94.79
OTHER							
01-550-741	TRANSFER TO UNEMPLOYMENT	711	0.00	711.00	0.00	0.00	100.00
TOTAL OTHER		711	0.00	711.00	0.00	0.00	100.00
TOTAL 50-PARKS		1,323,807	57,140.43	812,939.24	184,399.64	326,468.12	75.34

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 55-IT DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-555-105	INF TECH - SALARIES	168,166	13,304.10	131,755.34	0.00	36,410.66	78.35
01-555-109	INF TECH - STIPEND	0	0.00	0.00	0.00	0.00	0.00
01-555-110	IT-OVERTIME	9,800	1,120.82	12,131.75	0.00	(2,331.75)	123.79
01-555-115	INF TECH - LONGEVITY	780	0.00	0.00	0.00	780.00	0.00
01-555-125	INF TECH - AUTO ALLOWANCE	8,000	461.54	6,858.98	0.00	1,141.02	85.74
01-555-126	INF TECH - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-555-130	INF TECH - UNIFORM ALLOWA	0	0.00	0.00	0.00	0.00	0.00
01-555-135	INF TECH - FICA	13,730	1,134.62	8,571.12	0.00	5,158.88	62.43
01-555-140	INF TECH - HEALTH INS	25,450	1,934.00	17,398.39	0.00	8,051.61	68.36
01-555-141	INF TECH - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-555-143	I.T. -PHONE ALLOWANCE	720	60.00	600.00	0.00	120.00	83.33
01-555-145	INF TECH - WORKERS COMP	382	0.00	140.51	0.00	241.49	36.78
01-555-150	INF TECH - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-555-155	INF TECH - RETIREMENT	21,406	1,793.59	18,387.83	0.00	3,018.17	85.90
01-555-165	INF TECH - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
01-555-185	INF TECH - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		248,434	19,808.67	195,843.92	0.00	52,590.08	78.83
SUPPLIES							
01-555-205	INF TECH - GENERAL SUPPLI	2,000	57.52	1,303.91	0.00	696.09	65.20
01-555-210	INF TECH - OFFICE SUPPLIE	200	0.00	99.41	120.91	(20.32)	110.16
01-555-216	INF TECH - FUEL EXPENSE	0	98.42	724.57	0.00	(724.57)	0.00
TOTAL SUPPLIES		2,200	155.94	2,127.89	120.91	(48.80)	102.22
SERVICES							
01-555-405	INF TECH - PHONES	2,500	0.00	882.12	126.37	1,491.51	40.34
01-555-420	INF TECH - DUES/SUBSCRIPT	450	0.00	574.40	210.00	(334.40)	174.31
01-555-421	IT- BACKUP VOICE & DATA	9,000	0.00	0.00	0.00	9,000.00	0.00
01-555-425	INF TECH - TRAVEL/TRAININ	2,000	199.00	448.00	0.00	1,552.00	22.40
01-555-455	INF TECH - CONTRACT LABOR	2,000	0.00	585.00	0.00	1,415.00	29.25
01-555-460	INF TECH - ANNUAL SOFTWAR	74,689	250.00	37,530.59	2,857.31	34,301.10	54.07
01-555-476	INF TECH - MAINT AGRMT PH	8,500	0.00	3,446.26	0.00	5,053.74	40.54
TOTAL SERVICES		99,139	449.00	43,466.37	3,193.68	52,478.95	47.07
MISCELLANEOUS							
01-555-510	INF TECH - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 55-IT DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
01-555-610	INF TECH - COMPUTER/SOFTW	57,660	316.68	16,372.60	209.28	41,078.12	28.76
01-555-625	INF TECH - EQUIPMENT CE	73,889	0.00	54,942.64	0.00	18,946.36	74.36
TOTAL CAPITAL EXPENDITURES		131,549	316.68	71,315.24	209.28	60,024.48	54.37
TOTAL 55-IT DEPARTMENT		501,322	20,730.29	323,135.56	6,495.87	171,690.57	65.75

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 56-DEBT SERVICE % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
01-556-510	DEBT SERVICE-INTEREST EXP	0	0.00	0.00	0.00	0.00	0.00
01-556-514	ENTERPRISE VEHICLE LEASE	195,482	3,941.73	42,037.86	0.00	153,444.14	21.50
01-556-515	DEBT SERVICE-PRINCIPAL	0	0.00	0.00	0.00	0.00	0.00
01-556-519	TRANSFER FOR INTER-FUND L	49,800	4,150.00	37,350.00	0.00	12,450.00	75.00
TOTAL MISCELLANEOUS		245,282	8,091.73	79,387.86	0.00	165,894.14	32.37
TOTAL 56-DEBT SERVICE		245,282	8,091.73	79,387.86	0.00	165,894.14	32.37

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 57-ECONOMIC DEVELOPMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-557-105	ECO DEV - SALARIES	19,521	1,752.20	17,287.23	0.00	2,233.77	88.56
01-557-115	ECO DEV - LONGEVITY	130	0.00	144.00	0.00	(14.00)	110.77
01-557-125	ECO DEV - AUTO ALLOWANCE	0	110.76	1,181.52	0.00	(1,181.52)	0.00
01-557-126	ECO DEV - CERTIFICATION	288	22.16	228.04	0.00	59.96	79.18
01-557-135	ECO DEV - FICA	1,525	145.26	1,419.67	0.00	105.33	93.09
01-557-140	ECO DEV - HEALTH INS	3,054	232.10	2,088.85	0.00	965.15	68.40
01-557-141	ECO DEV - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-557-143	ECO DEV- PHONE ALLOWANCE	0	14.40	144.00	0.00	(144.00)	0.00
01-557-145	ECO DEV - WORKERS COMP	44	0.00	53.40	0.00	(9.40)	121.36
01-557-150	ECO DEV - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-557-155	ECO DEV - RETIREMENT	2,456	158.59	2,259.82	0.00	196.18	92.01
01-557-165	ECO DEV - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
01-557-185	ECO DEV - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		27,018	2,435.47	24,806.53	0.00	2,211.47	91.81
SUPPLIES							
01-557-203	ECO DEV - APPAREL	200	0.00	0.00	0.00	200.00	0.00
01-557-205	ECO DEV - GENERAL SUPPLIE	500	0.00	77.46	0.00	422.54	15.49
TOTAL SUPPLIES		700	0.00	77.46	0.00	622.54	11.07
SERVICES							
01-557-405	ECO DEV - PHONES	0	0.00	0.00	0.00	0.00	0.00
01-557-406	ECO DEV - PRO PRINTING	5,000	0.00	0.00	0.00	5,000.00	0.00
01-557-415	ECO DEV - LEGAL/PROFESSIO	57,000	0.00	40,020.07	0.00	16,979.93	70.21
01-557-420	ECO DEV - DUES/SUBSCRIPTI	1,500	0.00	525.00	0.00	975.00	35.00
01-557-425	ECO DEV - TRAVEL/TRAINING	2,000	0.00	0.00	0.00	2,000.00	0.00
01-557-450	ECO DEV - ANNUAL ALLIANCE	6,000	0.00	6,000.00	0.00	0.00	100.00
TOTAL SERVICES		71,500	0.00	46,545.07	0.00	24,954.93	65.10
MISCELLANEOUS							
01-557-510	ECO DEV - EMP APPRECIATIO	0	0.00	50.00	0.00	(50.00)	0.00
01-557-555	ECO DEV - BUSINESS EXPENS	2,100	0.00	2,064.99	0.00	35.01	98.33
TOTAL MISCELLANEOUS		2,100	0.00	2,114.99	0.00	(14.99)	100.71
CAPITAL EXPENDITURES							
01-557-625	ECO DEV - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-558-105	PW STR - SALARIES	371,358	37,455.16	327,853.94	0.00	43,504.06	88.29
01-558-106	PW STR - ON CALL	5,200	326.25	2,683.95	0.00	2,516.05	51.61
01-558-110	PW STR - OVERTIME	30,000	2,852.73	26,114.98	0.00	3,885.02	87.05
01-558-115	PW STR - LONGEVITY	4,260	0.00	4,164.00	0.00	96.00	97.75
01-558-125	PW STR - AUTO ALLOWANCE	2,400	184.62	1,969.24	0.00	430.76	82.05
01-558-126	PW STR - CERTIFICATION	4,920	319.64	4,318.87	0.00	601.13	87.78
01-558-128	PW STR - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
01-558-135	PW STR - FICA	31,843	3,138.77	26,474.10	0.00	5,368.90	83.14
01-558-140	PW STR - HEALTH INS	114,527	11,988.78	83,762.21	0.00	30,764.79	73.14
01-558-141	PW STR - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-558-142	PW STR - INS COMMISSION	0	0.00	0.00	0.00	0.00	0.00
01-558-143	PW STR- PHONE ALLOWANCE	0	48.00	480.00	0.00	(480.00)	0.00
01-558-145	PW STR - WORKERS COMP	17,472	0.00	21,697.70	0.00	(4,225.70)	124.19
01-558-150	PW STR - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-558-155	PW STR - RETIREMENT	51,281	4,815.43	45,055.76	0.00	6,225.24	87.86
01-558-165	PW STR - MEDICAL EXPENSE	0	55.00	1,155.00	0.00	(1,155.00)	0.00
01-558-185	PW STR - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		633,261	61,184.38	545,729.75	0.00	87,531.25	86.18
SUPPLIES							
01-558-203	PW STR - APPAREL	4,500	1,250.59	5,845.37	0.00	(1,345.37)	129.90
01-558-205	PW STR - GENERAL SUPPLIES	10,000	237.90	10,279.15	0.00	(279.15)	102.79
01-558-210	PW STR - OFFICE SUPPLIES	700	0.00	357.53	22.14	320.33	54.24
01-558-213	PW STR - SIGN MATERIAL	17,000	266.41	7,898.21	0.00	9,101.79	46.46
01-558-215	PW STR - VEHICLE SUPPLIES	5,000	0.00	1,031.61	0.00	3,968.39	20.63
01-558-216	PW STR - FUEL EXPENSE	14,625	2,032.33	16,332.66	0.00	(1,707.66)	111.68
01-558-220	PW STR - EQUIPMENT SUPPLI	15,000	1,775.73	10,274.45	0.00	4,725.55	68.50
01-558-221	PW STR - SMALL EQUIPMENT	3,000	0.00	2,666.08	0.00	333.92	88.87
01-558-223	PW STR - EQUIPMENT RENTAL	1,500	0.00	415.00	0.00	1,085.00	27.67
01-558-225	PW STR - CHEMICAL SUPPLIE	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL SUPPLIES		72,325	5,562.96	55,100.06	22.14	17,202.80	76.21
REPAIR & MAINTENANCE							
01-558-305	PW STR - R&M VEHICLES	3,000	373.84	2,968.55	15.00	16.45	99.45
01-558-310	PW STR - R&M EQUIPMENT	65,000	3,205.91	24,321.14	1,287.95	39,390.91	39.40
01-558-315	PW STR - R&M INFRASTRUCTU	60,000	380.00	26,862.20	0.00	33,137.80	44.77

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
01-558-405	PW STR - PHONES	5,000	240.93	2,901.92	68.69	2,029.39	59.41
01-558-410	PW STR - UTILITIES	172,000	12,654.11	103,897.87	0.00	68,102.13	60.41
01-558-411	PW STR - LIGHTS	2,500	0.00	0.00	0.00	2,500.00	0.00
01-558-415	PW STR - LEGAL/PROFESSION	45,000	5,625.31	11,584.68	1,900.00	31,515.32	29.97
01-558-420	PW STR - DUES/SUBSCRIPTIO	500	210.00	370.00	0.00	130.00	74.00
01-558-425	PW STR - TRAVEL/TRAINING	2,000	0.00	2,023.70	0.00	(23.70)	101.19
01-558-455	PW STR - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
01-558-465	PW STR - SPEC EVENTS/PROJ	2,000	0.00	0.00	0.00	2,000.00	0.00
01-558-499	PW STR - MISCELLANEOUS	2,200	0.00	84.99	0.00	2,115.01	3.86
TOTAL SERVICES		231,200	18,730.35	120,863.16	1,968.69	108,368.15	53.13
MISCELLANEOUS							
01-558-506	PW STR - VEHICLE INSURANC	8,700	0.00	6,090.26	0.00	2,609.74	70.00
01-558-510	PW STR - EMP APPRECIATION	25	0.00	100.00	0.00	(75.00)	400.00
01-558-520	PW STR - CONTINGENCY	25,000	0.00	660.94	0.00	24,339.06	2.64
01-558-535	PW STR - LEASE PAYMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		33,725	0.00	6,851.20	0.00	26,873.80	20.31
CAPITAL EXPENDITURES							
01-558-601	PW STR - VEHICLE CE	0	0.00	(133,329.00)	0.00	133,329.00	0.00
01-558-612	PW STR - OVERLAYS	0	0.00	0.00	0.00	0.00	0.00
01-558-613	PW STR - SIDEWALKS	0	0.00	0.00	0.00	0.00	0.00
01-558-615	PW STR - INFRASTRUCTURE C	0	0.00	0.00	0.00	0.00	0.00
01-558-625	PW STR - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	(133,329.00)	0.00	133,329.00	0.00
OTHER							
01-558-701	PW-TRANSFER TO GF	0	0.00	0.00	0.00	0.00	0.00
01-558-703	PW-TRANSFER GCC MATCH	0	0.00	0.00	0.00	0.00	0.00
01-558-705	PW-TRANSFER TO DEBT SERVI	0	0.00	0.00	0.00	0.00	0.00
01-558-719	PW-TRANSFER TO CAPITAL FU	0	0.00	0.00	0.00	0.00	0.00
01-558-721	PW-TRANSFER TO 2018 BOND	0	0.00	0.00	0.00	0.00	0.00
01-558-722	PW-TRANSFER TO GF FOR ADM	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 58-PUBLIC WORKS		1,251,511	98,841.83	718,360.01	26,112.93	507,038.06	59.49

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 59-NON-DEPARTMENTAL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-559-141	HEALTH INS-SUBSIDY	2,250	(1,109.00)	(4,764.01)	0.00	7,014.01	211.73-
01-559-142	NON DEPT INS COMMISSION	26,130	0.00	22,333.36	11,166.64	(7,370.00)	128.21
TOTAL PERSONNEL SERVICES		28,380	(1,109.00)	17,569.35	11,166.64	(355.99)	101.25
SUPPLIES							
01-559-205	NON-DEPT SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
01-559-405	TELEPHONE EXPENSE	30,000	3,016.29	23,453.67	0.00	6,546.33	78.18
01-559-460	NON-DEPT-ANNUAL SOFTWARE	0	0.00	0.00	0.00	0.00	0.00
01-559-465	NON-DEPT-GARBAGE BAGS	0	0.00	0.00	0.00	0.00	0.00
01-559-474	NON-DEPT-APPRECIATION EXP	0	0.00	0.00	0.00	0.00	0.00
01-559-475	BANK CHARGES	7,000	140.48	1,954.50	0.00	5,045.50	27.92
01-559-476	MAINT AGREEMENT OF TELEP	0	0.00	0.00	0.00	0.00	0.00
01-559-477	SALARY SURVEY IMPLEMENTAI	0	0.00	0.00	0.00	0.00	0.00
01-559-478	NEWSLETTER	0	0.00	0.00	0.00	0.00	0.00
01-559-479	DEVELOP-INCENTIVE TAX REB	67,900	0.00	0.00	0.00	67,900.00	0.00
01-559-480	SOLID WASTE COST	1,819,016	168,575.66	1,421,926.44	0.00	397,089.56	78.17
01-559-499	NON-DEPT MISCELLANEOUS	30,000	107,361.57	28,539.28	0.00	1,460.72	95.13
TOTAL SERVICES		1,953,916	279,094.00	1,475,873.89	0.00	478,042.11	75.53
MISCELLANEOUS							
01-559-520	NON-DEPT-CONTINGENCY	85,000	29,220.86	113,086.52	398.00	(28,484.52)	133.51
01-559-521	TEXAS GULF BANK PAY OFF	0	0.00	0.00	0.00	0.00	0.00
01-559-555	BAD DEBT EXPENSE	30,000	0.00	0.00	0.00	30,000.00	0.00
TOTAL MISCELLANEOUS		115,000	29,220.86	113,086.52	398.00	1,515.48	98.68
CAPITAL EXPENDITURES							
01-559-625	NON-DEPT-CAPITAL	0	0.00	0.00	0.00	0.00	0.00
01-559-635	CAPITAL UPGRADES	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
01-559-707	TRANSFER TO MC TECHNOLOGY	3,723	0.00	0.00	0.00	3,723.00	0.00
01-559-713	TRANSFER TO KAB	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

DEPARTMENT - 63-ST-RT OF WAY MAINT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
01-563-105	PARK ROW - SALARIES	189,371	18,452.28	168,336.50	0.00	21,034.50	88.89
01-563-110	PARK ROW - OVERTIME	3,500	293.73	1,520.92	0.00	1,979.08	43.45
01-563-115	PARK ROW - LONGEVITY	1,860	0.00	840.00	0.00	1,020.00	45.16
01-563-126	PARK ROW - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
01-563-128	PARK ROW - SPECIAL JOB PA	0	0.00	0.00	0.00	0.00	0.00
01-563-135	PARK ROW - FICA	14,897	1,427.85	11,444.89	0.00	3,452.11	76.83
01-563-140	PARK ROW - HEALTH INS	62,626	5,796.21	50,771.13	0.00	11,854.87	81.07
01-563-141	PARK ROW - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
01-563-145	PARK ROW - WORKERS COMP	3,000	0.00	2,701.10	0.00	298.90	90.04
01-563-150	PARK ROW - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
01-563-155	PARK ROW - RETIREMENT	24,000	2,225.93	20,972.58	0.00	3,027.42	87.39
01-563-165	PARK ROW - MEDICAL EXPENS	100	0.00	0.00	0.00	100.00	0.00
01-563-185	PARK ROW - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		299,354	28,196.00	256,587.12	0.00	42,766.88	85.71
SUPPLIES							
01-563-215	PARK ROW - VEHICLE SUPPLI	0	0.00	0.00	0.00	0.00	0.00
01-563-216	PARK ROW - FUEL EXPENSE	6,375	0.00	1,930.25	0.00	4,444.75	30.28
01-563-220	PARK ROW - EQUIPMENT SUPP	5,366	343.40	3,332.11	0.00	2,033.89	62.10
TOTAL SUPPLIES		11,741	343.40	5,262.36	0.00	6,478.64	44.82
REPAIR & MAINTENANCE							
01-563-310	PARK ROW - R&M EQUIPMENT	5,500	(38.48)	3,092.38	43.22	2,364.40	57.01
TOTAL REPAIR & MAINTENANCE		5,500	(38.48)	3,092.38	43.22	2,364.40	57.01
MISCELLANEOUS							
01-563-510	PARK ROW - EMP APPRECIATI	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
01-563-601	PARK ROW - VEHICLE CE	0	0.00	0.00	0.00	0.00	0.00
01-563-625	PARK ROW - EQUIPMENT CE	1,134	0.00	0.00	0.00	1,134.00	0.00
TOTAL CAPITAL EXPENDITURES		1,134	0.00	0.00	0.00	1,134.00	0.00
TOTAL 63-ST-RT OF WAY MAINT		317,729	28,500.92	264,941.86	43.22	52,743.92	83.40

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

02 -STREET FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OTHER TAXES						
02-300-200 SALES TAX	0	0.00	0.00	0.00	0.00	0.00
02-300-240 SALES TAX ABL'S SHARE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER TAXES	0	0.00	0.00	0.00	0.00	0.00
PARKS & RECREATION						
02-300-725 LEASE PURCHASE REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS						
02-300-800 INTEREST INCOME	25,000	208.52	4,859.12	0.00	20,140.88	19.44
02-300-895 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-300-899 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	25,000	208.52	4,859.12	0.00	20,140.88	19.44
TRANSFERS						
02-300-902 TRANSFER FROM FUND BALANCE	2,795,000	30,000.00	125,000.00	0.00	2,670,000.00	4.47
TOTAL TRANSFERS	2,795,000	30,000.00	125,000.00	0.00	2,670,000.00	4.47
TOTAL REVENUE	2,820,000	30,208.52	129,859.12	0.00	2,690,140.88	4.60

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

02 -STREET FUND

DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
02-558-105	STREET - SALARIES	0	0.00	0.00	0.00	0.00	0.00
02-558-106	STREET - ON CALL	0	0.00	0.00	0.00	0.00	0.00
02-558-107	STREET - GIS SALARY	0	0.00	0.00	0.00	0.00	0.00
02-558-110	STREET - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
02-558-115	STREET - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
02-558-120	STREET - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
02-558-125	STREET - AUTO ALLOWANCE	0	0.00	0.00	0.00	0.00	0.00
02-558-126	STREET - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
02-558-128	STREET - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
02-558-135	STREET - FICA	0	0.00	0.00	0.00	0.00	0.00
02-558-140	STREET - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
02-558-141	STREET - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
02-558-142	STREET - INS COMMISSION	0	0.00	0.00	0.00	0.00	0.00
02-558-145	STREET - WORKER'S COMP	0	0.00	0.00	0.00	0.00	0.00
02-558-155	STREET - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-185	STREET - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
02-558-189	STREET - HEALTH INS INCRE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
02-558-203	STREET - APPAREL	0	0.00	0.00	0.00	0.00	0.00
02-558-205	STREET - GENERAL SUPPLIES	0	0.00	(394.30)	0.00	394.30	0.00
02-558-210	STREET - OFFICE SUPPLIES	0	0.00	197.15	0.00	(197.15)	0.00
02-558-213	STREET - SIGN MATERIAL	0	0.00	0.00	0.00	0.00	0.00
02-558-215	STREET - VEHICLE SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
02-558-216	STREET - FUEL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-558-220	STREET - EQUIPMENT SUPPLI	0	0.00	0.00	0.00	0.00	0.00
02-558-221	STREET - SMALL EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-223	STREET - EQUIPMENT RENTAL	0	0.00	0.00	0.00	0.00	0.00
02-558-225	STREET - CHEMICALS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	(197.15)	0.00	197.15	0.00
REPAIR & MAINTENANCE							
02-558-305	STREET - VEHICLE MAINTENA	0	0.00	0.00	0.00	0.00	0.00
02-558-310	STREET - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
02-558-315	STREET - R&M INFRASTRUCTU	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

02 -STREET FUND

DEPARTMENT - 58-PUBLIC WORKS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
02-558-405	STREET - TELEPHONE	0	0.00	0.00	0.00	0.00	0.00
02-558-410	STREET - UTILITIES	0	0.00	0.00	0.00	0.00	0.00
02-558-411	STREET - LIGHTS	0	0.00	0.00	0.00	0.00	0.00
02-558-415	STREET - LEGAL/PROFESSION	0	0.00	0.00	0.00	0.00	0.00
02-558-420	STREET - DUES/SUBSCRIPTIO	0	0.00	0.00	0.00	0.00	0.00
02-558-425	STREET - TRAVEL/TRAINING	0	0.00	0.00	0.00	0.00	0.00
02-558-455	STREET - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
02-558-465	STREET - SPEC PROJECT/EVE	0	0.00	0.00	0.00	0.00	0.00
02-558-499	STREET - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
02-558-501	SALES TAX TO GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
02-558-506	STREET - VEHICLE INSURANC	0	0.00	0.00	0.00	0.00	0.00
02-558-510	STREET - EMPLOYEE APPRECI	0	0.00	0.00	0.00	0.00	0.00
02-558-511	STREET - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-558-515	STREET - NISTOY DEBT PAYM	0	0.00	0.00	0.00	0.00	0.00
02-558-530	STREET - CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
02-558-535	STREET - LEASE PAYMENTS	0	0.00	0.00	0.00	0.00	0.00
02-558-536	STREET - LEASE PAYMENTS B	0	0.00	0.00	0.00	0.00	0.00
02-558-540	STREET - SALES TAX ABLC	0	0.00	0.00	0.00	0.00	0.00
02-558-577	STREET - SALARY SURVEY IM	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
02-558-601	STREET - VEHICLES	0	0.00	0.00	0.00	0.00	0.00
02-558-608	STREET - EQUIPMENT PURCHA	0	0.00	0.00	0.00	0.00	0.00
02-558-612	STREET - OVERLAYS	320,000	0.00	0.00	6,310.08	313,689.92	1.97
02-558-613	STREET - CE SIDEWALKS	100,000	0.00	63,823.00	0.00	36,177.00	63.82
02-558-615	STREET - CE INFRASTRUCTUR	100,000	9,800.00	58,533.00	0.00	41,467.00	58.53
TOTAL CAPITAL EXPENDITURES		520,000	9,800.00	122,356.00	6,310.08	391,333.92	24.74
OTHER							
02-558-701	TRANSFER TO G.F.	0	0.00	0.00	0.00	0.00	0.00
02-558-703	GCC MATCH	0	0.00	0.00	0.00	0.00	0.00
02-558-705	TRANSFER TO DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
02-558-714	TRANS FOR CAPT-REPLACEMEN	0	0.00	0.00	0.00	0.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

02 -STREET FUND

DEPARTMENT - 63-ST-RT OF WAY MAINT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
02-563-105	RT OF WAY - SALARIES	0	0.00	0.00	0.00	0.00	0.00
02-563-110	RT OF WAY - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
02-563-115	RT OF WAY - LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
02-563-120	RT OF WAY - HURRICANE OT	0	0.00	0.00	0.00	0.00	0.00
02-563-135	RT OF WAY - FICA	0	0.00	0.00	0.00	0.00	0.00
02-563-140	RT OF WAY - HEALTH INS	0	0.00	0.00	0.00	0.00	0.00
02-563-141	RT OF WAY - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
02-563-145	RT OF WAY - WORKERS COMP	0	0.00	0.00	0.00	0.00	0.00
02-563-155	RT OF WAY - RETIREMENT	0	0.00	0.00	0.00	0.00	0.00
02-563-185	RT OF WAY - PAYROLL ACCRU	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0.00	0.00	0.00	0.00	0.00
SUPPLIES							
02-563-215	RT OF WAY - VEHICLE SUPPL	0	0.00	0.00	0.00	0.00	0.00
02-563-216	RT OF WAY - FUEL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
02-563-220	RT OF WAY - EQUIPMENT SUP	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		0	0.00	0.00	0.00	0.00	0.00
REPAIR & MAINTENANCE							
02-563-310	RT OF WAY - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL REPAIR & MAINTENANCE		0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS							
02-563-510	RT OF WAY - EMP APPRECIAT	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		0	0.00	0.00	0.00	0.00	0.00
CAPITAL EXPENDITURES							
02-563-610	RT OF WAY - VEHICLES	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
TOTAL 63-ST-RT OF WAY MAINT		0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		2,820,000	9,800.00	122,158.85	6,310.08	2,691,531.07	4.56

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
UTILITIES INCOME						
03-300-300 WATER INCOME	4,178,951	320,975.01	2,714,663.67	0.00	1,464,287.33	64.96
03-300-301 WATER REVENUE	25,000	26.10	840.27	0.00	24,159.73	3.36
03-300-303 CAF-WATER	70,406	2,146.80	6,977.10	0.00	63,428.90	9.91
03-300-305 SEWER INCOME	2,257,289	171,752.58	1,417,923.32	0.00	839,365.68	62.82
03-300-306 DOMESTIC SEWER	190,000	17,499.44	151,999.48	0.00	38,000.52	80.00
03-300-307 CAF-SEWER	43,203	8,512.44	27,665.43	0.00	15,537.57	64.04
03-300-310 GARBAGE INCOME	0	0.00	0.00	0.00	0.00	0.00
03-300-311 RECYCLING INCOME	3,200	264.50	2,220.45	0.00	979.55	69.39
03-300-315 CONNECTION INCOME	20,000	1,900.00	13,825.00	0.00	6,175.00	69.13
03-300-320 PENALTY INCOME	222,000	14,052.93	101,897.50	0.00	120,102.50	45.90
03-300-325 WATER TAPS	32,175	2,700.00	18,125.00	0.00	14,050.00	56.33
03-300-330 SEWER TAPS	28,600	1,000.00	13,750.00	0.00	14,850.00	48.08
03-300-331 2-WEEK CLEAN UP FEE	250	0.00	190.00	0.00	60.00	76.00
03-300-333 TRANSFER FEES	1,500	150.00	1,350.00	0.00	150.00	90.00
03-300-334 RECONNECT FEE	210,000	7,025.00	59,000.00	0.00	151,000.00	28.10
03-300-337 LOCK REFUND	0	125.00	725.00	0.00	(725.00)	0.00
TOTAL UTILITIES INCOME	7,282,574	548,129.80	4,531,152.22	0.00	2,751,421.78	62.22
FINES & PENALTIES						
03-300-407 USER FEE REVENUE	38,000	3,140.00	26,618.00	0.00	11,382.00	70.05
TOTAL FINES & PENALTIES	38,000	3,140.00	26,618.00	0.00	11,382.00	70.05
PARKS & RECREATION						
03-300-719 LOAN PROCEEDS-INTERNAL FUND	0	0.00	0.00	0.00	0.00	0.00
03-300-725 LEASE PURCHASE LOAN REVENUE	0	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS						
03-300-800 INTEREST INCOME	22,600	170.79	4,157.33	0.00	18,442.67	18.40
03-300-802 FEMA REIMBURSEMENTS-HARVEY	0	0.00	0.00	0.00	0.00	0.00
03-300-820 CASH OVER/SHORT	0	0.00	(25.00)	0.00	25.00	0.00
03-300-892 MISCELLANEOUS REVENUE	0	0.00	(6,885.90)	0.00	6,885.90	0.00
03-300-895 CLEARWIRE AGREEMENT	42,000	0.00	25,263.87	0.00	16,736.13	60.15
03-300-898 GAIN/LOSS ON DISPOSAL OF ASS	0	0.00	2,450.00	0.00	(2,450.00)	0.00
03-300-899 MISCELLANEOUS	10,000	596.72	4,668.92	0.00	5,331.08	46.69
TOTAL MISCELLANEOUS	74,600	767.51	29,629.22	0.00	44,970.78	39.72

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL REVENUE	7,852,174	1,009,037.31	5,044,399.44	0.00	2,807,774.56	64.24

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 60-COLLECTIONS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-560-105	COLLECT - SALARIES	123,452	9,940.11	92,949.49	0.00	30,502.51	75.29
03-560-110	COLLECT - OVERTIME	600	0.00	645.38	0.00	(45.38)	107.56
03-560-115	COLLECT - LONGEVITY	1,080	0.00	1,140.00	0.00	(60.00)	105.56
03-560-126	COLLECT - CERTIFICATION	0	0.00	0.00	0.00	0.00	0.00
03-560-128	COLLECT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-560-135	COLLECT - FICA	8,498	707.30	6,379.91	0.00	2,118.09	75.08
03-560-140	COLLECT - HEALTH INS	38,175	3,060.52	27,532.66	0.00	10,642.34	72.12
03-560-141	COLLECT - INS SUBSIDY	1,985	0.00	0.00	0.00	1,985.00	0.00
03-560-142	COLLECT - INS COMMISSION	5,500	0.00	0.00	0.00	5,500.00	0.00
03-560-145	COLLECT - WORKERS COMP	244	0.00	0.00	0.00	244.00	0.00
03-560-150	COLLECT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-560-155	COLLECT - RETIREMENT	13,686	1,009.10	10,462.94	0.00	3,223.06	76.45
03-560-160	COLLECT - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-560-161	COLLECT - OPEB EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-560-165	COLLECT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-560-185	COLLECT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		193,220	14,717.03	139,110.38	0.00	54,109.62	72.00
SUPPLIES							
03-560-203	COLLECT - APPAREL	1,065	0.00	0.00	0.00	1,065.00	0.00
03-560-205	COLLECT - GENERAL SUPPLIE	650	40.02	528.82	0.00	121.18	81.36
03-560-211	COLLECT - POSTAGE	49,000	4,460.01	36,205.01	0.00	12,794.99	73.89
03-560-220	COLLECT - EQUIPMENT SUPPL	3,500	0.00	972.02	0.00	2,527.98	27.77
03-560-225	COLLECT - BILLING SUPPLIE	6,500	637.82	4,801.82	0.00	1,698.18	73.87
TOTAL SUPPLIES		60,715	5,137.85	42,507.67	0.00	18,207.33	70.01
REPAIR & MAINTENANCE							
03-560-310	COLLECT - ANNUAL MAINT FE	23,000	484.96	20,118.09	480.00	2,401.91	89.56
TOTAL REPAIR & MAINTENANCE		23,000	484.96	20,118.09	480.00	2,401.91	89.56
SERVICES							
03-560-405	COLLECT - PHONES	720	60.00	480.00	0.00	240.00	66.67
03-560-415	COLLECT - LEGAL/PROFESSIO	5,000	0.00	0.00	0.00	5,000.00	0.00
03-560-425	COLLECT - TRAVEL/TRAINING	1,000	0.00	108.17	0.00	891.83	10.82
03-560-455	COLLECT - CONTRACT LABOR	0	0.00	0.00	0.00	0.00	0.00
03-560-476	COLLECT - CREDIT CARD FEE	20,000	2,766.58	23,555.20	0.00	(3,555.20)	117.78

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 60-COLLECTIONS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
03-560-503	COLLECT - SURETY/NOTARY F	0	0.00	0.00	0.00	0.00	0.00
03-560-507	COLLECT - BUILDING INSURA	65,000	0.00	27,631.50	0.00	37,368.50	42.51
03-560-508	COLLECT - INSURANCE COMMI	0	0.00	0.00	0.00	0.00	0.00
03-560-510	COLLECT - EMP APPRECIATIO	0	0.00	0.00	0.00	0.00	0.00
03-560-516	COLLECT - AMORT/ISSUE COS	0	0.00	0.00	0.00	0.00	0.00
03-560-535	COLLECT - LEASE PAYMENTS	3,400	562.98	862.93	0.00	2,537.07	25.38
03-560-545	COLLECT - DEPRECIATION	0	0.00	0.00	0.00	0.00	0.00
03-560-555	COLLECT - BAD DEBT EXPENS	75,000	0.00	0.00	0.00	75,000.00	0.00
03-560-599	COLLECT - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		143,400	562.98	28,494.43	0.00	114,905.57	19.87
CAPITAL EXPENDITURES							
03-560-625	COLLECT - EQUIPMENT CE	1,200	0.00	348.93	0.00	851.07	29.08
TOTAL CAPITAL EXPENDITURES		1,200	0.00	348.93	0.00	851.07	29.08
OTHER							
03-560-700	TRANSFER TO FUND BALANCE	8,951	0.00	0.00	0.00	8,951.00	0.00
03-560-701	WATER-TRANS TO CAPT-ENTER	22,600	1,883.33	16,949.97	0.00	5,650.03	75.00
03-560-702	TRANSFER TO GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
03-560-704	TRANSFER TO HOTEL	0	0.00	0.00	0.00	0.00	0.00
03-560-719	TRANSFER TO CAPITAL LOAN	10,200	850.00	7,650.00	0.00	2,550.00	75.00
03-560-726	TRANSFER TO CITY WIDE REP	0	0.00	0.00	0.00	0.00	0.00
03-560-741	TRANSFTO FUND 41 UNEMPLOY	1,987	0.00	1,987.00	0.00	0.00	100.00
03-560-760	TRANSFER TO REC CENTER	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		43,738	2,733.33	26,586.97	0.00	17,151.03	60.79
TOTAL 60-COLLECTIONS		526,993	30,649.89	317,736.47	480.00	208,776.53	60.38

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 65-WATER DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-565-105	WATER - SALARIES	348,031	23,895.70	257,206.81	0.00	90,824.19	73.90
03-565-106	WATER - ON CALL	6,000	348.00	3,932.40	0.00	2,067.60	65.54
03-565-110	WATER - OVERTIME	30,000	2,781.03	29,610.12	0.00	389.88	98.70
03-565-115	WATER - LONGEVITY	4,944	0.00	4,344.00	0.00	600.00	87.86
03-565-120	WATER - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
03-565-125	WATER - AUTO ALLOWANCE	3,600	276.92	2,953.84	0.00	646.16	82.05
03-565-126	WATER - CERTIFICATION	3,500	1,455.22	6,866.67	0.00	(3,366.67)	196.19
03-565-128	WATER - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-565-135	WATER - FICA	29,801	2,030.29	20,356.04	0.00	9,444.96	68.31
03-565-140	WATER - HEALTH INS	89,076	5,565.86	52,197.93	0.00	36,878.07	58.60
03-565-141	WATER - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
03-565-143	WATER- PHONE ALLOWANCE	0	36.00	360.00	0.00	(360.00)	0.00
03-565-145	WATER - WORKERS COMP	10,905	0.00	9,816.93	0.00	1,088.07	90.02
03-565-150	WATER - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-565-155	WATER - RETIREMENT	43,777	3,236.42	33,118.87	0.00	10,658.13	75.65
03-565-160	WATER - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-565-165	WATER - MEDICAL EXPENSE	500	0.00	85.00	0.00	415.00	17.00
03-565-185	WATER - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		570,134	39,625.44	420,848.61	0.00	149,285.39	73.82
SUPPLIES							
03-565-203	WATER - APPAREL	4,000	1,106.66	3,049.05	0.00	950.95	76.23
03-565-205	WATER - GENERAL SUPPLIES	9,000	2,021.07	9,077.05	0.00	(77.05)	100.86
03-565-210	WATER - OFFICE SUPPLIES	5,000	42.33	1,128.06	0.00	3,871.94	22.56
03-565-215	WATER - VEHICLE SUPPLIES	3,500	0.00	1,057.67	0.00	2,442.33	30.22
03-565-216	WATER - FUEL EXPENSE	18,000	3,976.22	11,808.92	0.00	6,191.08	65.61
03-565-220	WATER - EQUIPMENT SUPPLIE	3,000	384.00	4,141.48	0.00	(1,141.48)	138.05
03-565-221	WATER - SMALL EQUIPMENT	4,000	0.00	0.00	0.00	4,000.00	0.00
03-565-224	WATER - WATER PURCHASES	2,154,960	183,024.00	1,434,672.00	0.00	720,288.00	66.58
03-565-225	WATER - CHEMICAL SUPPLIES	10,000	621.77	4,696.78	0.00	5,303.22	46.97
03-565-226	CHEMICALS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUPPLIES		2,211,460	191,176.05	1,469,631.01	0.00	741,828.99	66.46
REPAIR & MAINTENANCE							
03-565-305	WATER - R&M VEHICLES	5,000	754.93	4,384.24	0.00	615.76	87.68
03-565-310	WATER - R&M EQUIPMENT	10,000	250.00	12,684.80	0.00	(2,684.80)	126.85

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 65-WATER DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
03-565-405	WATER - PHONES	10,000	607.72	6,989.71	298.54	2,711.75	72.88
03-565-410	WATER - UTILITIES	46,000	3,660.99	30,927.14	0.00	15,072.86	67.23
03-565-415	WATER - LEGAL/PROFESSIONA	45,000	10,758.16	19,952.80	0.00	25,047.20	44.34
03-565-416	WATER - REGULATORY FEES	30,000	0.00	23,211.65	0.00	6,788.35	77.37
03-565-417	WATER - LABORATORY FEES	25,000	892.84	12,907.01	0.00	12,092.99	51.63
03-565-420	WATER - DUES/SUBSCRIPTION	310	0.00	80.00	0.00	230.00	25.81
03-565-425	WATER - TRAVEL/TRAINING	4,000	108.00	4,100.50	0.00	(100.50)	102.51
03-565-440	WATER - RENTAL EXPENSE	500	25.48	72.41	0.00	427.59	14.48
03-565-455	WATER - CONTRACT LABOR	0	0.00	7,507.16	0.00	(7,507.16)	0.00
TOTAL SERVICES		160,810	16,053.19	105,748.38	298.54	54,763.08	65.95
MISCELLANEOUS							
03-565-506	WATER - VEHICLE INSURANCE	2,610	0.00	14,259.94	0.00	(11,649.94)	546.36
03-565-510	WATER - EMP APPRECIATION	275	0.00	0.00	0.00	275.00	0.00
03-565-520	WATER - CONTINGENCY	25,000	0.00	3,700.00	0.00	21,300.00	14.80
03-565-532	WATER - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-565-535	WATER - LEASE PAYMENTS	2,500	283.71	2,572.69	0.00	(72.69)	102.91
03-565-550	WATER - EMERG MANAGEMENT	25,000	0.00	17,968.35	0.00	7,031.65	71.87
03-565-570	WATER - EMG MGMT GENERATO	0	0.00	0.00	0.00	0.00	0.00
03-565-599	WATER - MISCELLANEOUS	8,000	0.00	99.04	0.00	7,900.96	1.24
TOTAL MISCELLANEOUS		63,385	283.71	38,600.02	0.00	24,784.98	60.90
CAPITAL EXPENDITURES							
03-565-605	WATER - LEASE/PURCHASE CE	10,000	0.00	7,663.88	0.00	2,336.12	76.64
03-565-610	WATER - UPGRADE EXIST LIN	50,000	0.00	105.00	0.00	49,895.00	0.21
03-565-626	WATER - SMALL EQUIPMENT C	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		60,000	0.00	7,768.88	0.00	52,231.12	12.95
OTHER							
03-565-701	WATER-TRANSFER TO GENERAL	0	0.00	0.00	0.00	0.00	0.00
03-565-705	WATER TRANSFER TO DEBT SE	649,387	54,115.58	487,040.22	0.00	162,346.78	75.00
03-565-711	TRANS TO CENTRAL ASSB OF	0	0.00	0.00	0.00	0.00	0.00
03-565-719	TRANSFER TO CAPTIAL LOAN	0	0.00	0.00	0.00	0.00	0.00
03-565-723	TRANS TO GF FOR ADMIN EXP	0	0.00	0.00	0.00	0.00	0.00
03-565-741	TRANSF TO FUND 41 UNEMPLO	0	0.00	0.00	0.00	0.00	0.00
03-565-781	TRANSFER TO CAPITAL WT& S	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		649,387	54,115.58	487,040.22	0.00	162,346.78	75.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 70-SEWER DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-570-105	SEWER - SALARIES	465,297	26,310.64	259,470.38	0.00	205,826.62	55.76
03-570-106	SEWER - ON CALL	6,000	333.50	3,243.65	0.00	2,756.35	54.06
03-570-110	SEWER - OVERTIME	30,000	2,627.87	23,646.13	0.00	6,353.87	78.82
03-570-115	SEWER - LONGEVITY	4,656	0.00	3,072.00	0.00	1,584.00	65.98
03-570-120	SEWER - HURRICANE OT PAY	0	0.00	0.00	0.00	0.00	0.00
03-570-126	SEWER - CERTIFICATION	1,080	65.00	1,803.42	0.00	(723.42)	166.98
03-570-128	SEWER - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
03-570-135	SEWER - FICA	30,267	2,210.30	21,047.74	0.00	9,219.26	69.54
03-570-140	SEWER - HEALTH INS	114,527	12,646.59	76,239.86	0.00	38,287.14	66.57
03-570-141	SEWER - INS SUBSIDY	1,985	0.00	0.00	0.00	1,985.00	0.00
03-570-143	SEWER- PHONE ALLOWANCE	0	36.00	360.00	0.00	(360.00)	0.00
03-570-145	SEWER - WORKERS COMP	9,432	0.00	8,275.63	0.00	1,156.37	87.74
03-570-150	SEWER - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-570-155	SEWER - RETIREMENT	48,744	3,513.24	35,871.82	0.00	12,872.18	73.59
03-570-160	SEWER - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-570-165	SEWER - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-570-185	SEWER - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		711,988	47,743.14	433,030.63	0.00	278,957.37	60.82
SUPPLIES							
03-570-203	SEWER - APPAREL	4,000	695.14	3,077.05	0.00	922.95	76.93
03-570-205	SEWER - GENERAL SUPPLIES	4,500	1,207.68	5,385.58	100.00	(985.58)	121.90
03-570-210	SEWER - OFFICE SUPPLIES	750	0.00	0.00	0.00	750.00	0.00
03-570-215	SEWER - VEHICLE SUPPLIES	3,000	0.00	1,226.74	0.00	1,773.26	40.89
03-570-216	SEWER - FUEL EXPENSE	12,500	1,762.43	10,966.01	0.00	1,533.99	87.73
03-570-220	SEWER - EQUIPMENT SUPPLIE	6,000	38.00	4,018.08	0.00	1,981.92	66.97
03-570-221	SEWER - SMALL EQUIPMENT	1,000	0.00	0.00	0.00	1,000.00	0.00
03-570-223	SEWER - EQUIPMENT RENTAL	1,000	0.00	0.00	0.00	1,000.00	0.00
03-570-225	SEWER - CHEMICAL SUPPLIES	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL SUPPLIES		34,750	3,703.25	24,673.46	100.00	9,976.54	71.29
REPAIR & MAINTENANCE							
03-570-305	SEWER - R&M VEHICLES	6,000	1,179.67	3,359.20	0.00	2,640.80	55.99
03-570-310	SEWER - R&M EQUIPMENT	8,000	0.00	8,058.09	0.00	(58.09)	100.73
03-570-315	SEWER - R&M INFRASTRUCTUR	146,500	0.00	157,825.19	15,877.77	(27,202.96)	118.57
03-570-320	SEWER - R&M BUILDINGS	5,000	0.00	0.00	0.00	5,000.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 70-SEWER DEPARTMENT % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MISCELLANEOUS							
03-570-506	SEWER - VEHICLE INSURANCE	825	0.00	3,225.32	0.00	(2,400.32)	390.95
03-570-508	SEWER - BOILER/MACHINE IN	9,703	0.00	0.00	0.00	9,703.00	0.00
03-570-510	SEWER - EMP APPRECIATION	125	0.00	0.00	0.00	125.00	0.00
03-570-520	SEWER - CONTINGENCY	18,500	0.00	18,673.97	0.00	(173.97)	100.94
03-570-530	SEWER-MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
03-570-532	SEWER - INTEREST EXPENSE	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		29,153	0.00	21,899.29	0.00	7,253.71	75.12
CAPITAL EXPENDITURES							
03-570-610	SEWER - UPGRADE EXIST LIN	120,000	0.00	64,700.00	0.00	55,300.00	53.92
03-570-623	SEWER - CAPTIAL PURCHASES	25,000	0.00	0.00	0.00	25,000.00	0.00
TOTAL CAPITAL EXPENDITURES		145,000	0.00	64,700.00	0.00	80,300.00	44.62
OTHER							
03-570-701	SEWER-TRANSFER TO GENERAL	0	0.00	0.00	0.00	0.00	0.00
03-570-705	SEWER TRANSFER TO DEBT SE	649,387	54,115.58	487,040.22	0.00	162,346.78	75.00
03-570-711	TRANSTO CENTRAL ASSEM-FUN	0	0.00	0.00	0.00	0.00	0.00
03-570-720	TRRANS TO FUND 120	0	0.00	0.00	0.00	0.00	0.00
03-570-773	TRANSFER TO FUND 73-2015	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		649,387	54,115.58	487,040.22	0.00	162,346.78	75.00
TOTAL 70-SEWER DEPARTMENT		1,835,938	113,749.55	1,248,208.35	16,036.46	571,693.19	68.86

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 71-PLANT OPERATIONS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
03-571-105	PLANT OP - SALARIES	204,312	14,199.48	125,046.19	0.00	79,265.81	61.20
03-571-106	PLANT OP - ON CALL	5,300	203.00	1,964.75	0.00	3,335.25	37.07
03-571-110	PLANT OP - OVERTIME	30,000	4,372.97	29,191.75	0.00	808.25	97.31
03-571-115	PLANT OP - LONGEVITY	1,980	0.00	2,160.00	0.00	(180.00)	109.09
03-571-120	PLANT OP - HURRICANE OT P	0	0.00	0.00	0.00	0.00	0.00
03-571-126	PLANT OP - CERTIFICATION	7,500	846.20	9,961.30	0.00	(2,461.30)	132.82
03-571-128	PLANT OP - SPECIAL JOB PA	0	0.00	0.00	0.00	0.00	0.00
03-571-135	PLANT OP - FICA	19,056	1,622.72	13,896.09	0.00	5,159.91	72.92
03-571-140	PLANT OP - HEALTH INS	50,901	2,946.48	28,060.22	0.00	22,840.78	55.13
03-571-141	PLANT OP - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
03-571-145	PLANT OP - WORKERS COMP	4,327	0.00	5,417.70	0.00	(1,090.70)	125.21
03-571-150	PLANT OP - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
03-571-155	PLANT OP - RETIREMENT	27,780	2,317.14	20,459.54	0.00	7,320.46	73.65
03-571-160	PLANT OP - PENSION	0	0.00	0.00	0.00	0.00	0.00
03-571-161	PLANT OP - OPEB EXPENSE	0	0.00	0.00	0.00	0.00	0.00
03-571-165	PLANT OP - MEDICAL EXPENS	0	0.00	0.00	0.00	0.00	0.00
03-571-185	PLANT OP - PAYROLL ACCRUA	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		351,156	26,507.99	236,157.54	0.00	114,998.46	67.25
SUPPLIES							
03-571-203	PLANT OP - APPAREL	2,000	150.89	1,134.61	0.00	865.39	56.73
03-571-205	PLANT OP - GENERAL SUPPLI	5,200	119.79	4,286.69	10.00	903.31	82.63
03-571-210	PLANT OP - OFFICE SUPPLIE	1,500	99.00	597.94	0.00	902.06	39.86
03-571-215	PLANT OP - VEHICLE SUPPLI	1,500	0.00	195.94	0.00	1,304.06	13.06
03-571-216	PLANT OP - FUEL EXPENSE	5,500	403.18	2,864.09	0.00	2,635.91	52.07
03-571-220	PLANT OP - EQUIPMENT SUPP	3,000	382.79	1,252.99	0.00	1,747.01	41.77
03-571-221	PLANT OP - SMALL EQUIPMEN	1,000	0.00	40.10	0.00	959.90	4.01
03-571-223	PLANT OP - EQUIPMENT RENT	500	0.00	246.92	0.00	253.08	49.38
03-571-224	PLANT OP - LAB SUPPLIES	2,500	0.00	1,276.05	195.00	1,028.95	58.84
03-571-226	PLANT OP - CHEMICAL SUPPL	30,000	2,723.00	21,986.51	389.00	7,624.49	74.59
TOTAL SUPPLIES		52,700	3,878.65	33,881.84	594.00	18,224.16	65.42
REPAIR & MAINTENANCE							
03-571-305	PLANT OP - R&M VEHICLES	2,000	98.28	613.34	0.00	1,386.66	30.67
03-571-310	PLANT OP - R&M EQUIPMENT	3,000	0.00	1,890.44	0.00	1,109.56	63.01
03-571-315	PLANT OP - R&M INFRASTRUC	100,000	0.00	95,682.77	11,800.00	(7,482.77)	107.48

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

03 -WATER FUND

DEPARTMENT - 71-PLANT OPERATIONS % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
03-571-405	PLANT OP - PHONES	4,500	46.40	2,182.40	52.46	2,265.14	49.66
03-571-410	PLANT OP - UTILITIES	215,486	1,006.80	115,500.86	0.00	99,985.14	53.60
03-571-415	PLANT OP - LEGAL/PROFESSI	507,000	81,995.60	137,179.50	0.00	369,820.50	27.06
03-571-416	PLANT OP - REGULATORY FEE	25,000	0.00	27,701.21	0.00	(2,701.21)	110.80
03-571-417	PLANT OP - LABORATORY FEE	40,000	0.00	27,907.25	0.00	12,092.75	69.77
03-571-420	PLANT OP - DUES/SUBSCRIPT	400	0.00	476.94	0.00	(76.94)	119.24
03-571-425	PLANT OP - TRAVEL/TRAININ	3,000	(425.00)	2,175.00	0.00	825.00	72.50
TOTAL SERVICES		795,386	82,623.80	313,123.16	52.46	482,210.38	39.37
MISCELLANEOUS							
03-571-506	PLANT OP - VEHICLE INSURA	4,600	0.00	1,506.35	0.00	3,093.65	32.75
03-571-510	PLANT OP - EMP APPRECIATI	25	0.00	0.00	0.00	25.00	0.00
03-571-535	PLANT OP - LEASE PAYMENTS	700	0.00	303.08	0.00	396.92	43.30
TOTAL MISCELLANEOUS		5,325	0.00	1,809.43	0.00	3,515.57	33.98
CAPITAL EXPENDITURES							
03-571-608	PLANT OP - EQUIPMENT PURC	130,000	41,660.00	41,660.00	0.00	88,340.00	32.05
TOTAL CAPITAL EXPENDITURES		130,000	41,660.00	41,660.00	0.00	88,340.00	32.05
TOTAL 71-PLANT OPERATIONS		1,606,567	154,768.72	837,004.52	13,008.31	756,554.17	52.91
TOTAL EXPENDITURES		7,852,174	616,276.51	5,048,757.56	39,241.81	2,764,174.63	64.80
REVENUE OVER/(UNDER) EXPENDITURES		0	392,760.80	(4,358.12)	(39,241.81)	43,599.93	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

04 -HOTEL/MOTEL TAX FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OTHER TAXES						
04-300-205 HOTEL/MOTEL TAX	250,000	0.00	83,470.26	0.00	166,529.74	33.39
04-300-213 VISION INSURANCE PAYABLE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER TAXES	250,000	0.00	83,470.26	0.00	166,529.74	33.39
MISCELLANEOUS						
04-300-800 INTEREST INCOME	1,545	46.83	615.21	0.00	929.79	39.82
TOTAL MISCELLANEOUS	1,545	46.83	615.21	0.00	929.79	39.82
TRANSFERS						
04-300-900 TRANSFER FROM FUND BALANCE	0	0.00	0.00	0.00	0.00	0.00
04-300-901 TRANSFER FROM GEN FUND	0	0.00	0.00	0.00	0.00	0.00
04-300-903 TRANSFER FROM WATER	0	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	251,545	46.83	84,085.47	0.00	167,459.53	33.43

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

04 -HOTEL/MOTEL TAX FUND

DEPARTMENT - 75-HOTEL/MOTEL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL SERVICES							
04-575-105	HOT/MOT - SALARIES	61,817	5,548.64	54,743.19	0.00	7,073.81	88.56
04-575-110	HOT/MOT - OVERTIME	0	0.00	0.00	0.00	0.00	0.00
04-575-115	HOT/MOT - LONGEVITY	410	0.00	456.00	0.00	(46.00)	111.22
04-575-125	HOT/MOT - AUTO ALLOWANCE	6,000	350.78	3,741.56	0.00	2,258.44	62.36
04-575-126	HOT/MOT - CERTIFICATION	912	70.16	722.04	0.00	189.96	79.17
04-575-128	HOT/MOT - SPECIAL JOB PAY	0	0.00	0.00	0.00	0.00	0.00
04-575-135	HOT/MOT - FICA	5,003	459.98	4,583.79	0.00	419.21	91.62
04-575-140	HOT/MOT - HEALTH INS	9,671	734.90	6,613.97	0.00	3,057.03	68.39
04-575-141	HOT/MOT - INS SUBSIDY	0	0.00	0.00	0.00	0.00	0.00
04-575-142	HOT/MOT - INS COMMISSION	335	0.00	0.00	0.00	335.00	0.00
04-575-143	HOT MOT- PHONE ALLOWANCE	0	45.60	456.00	0.00	(456.00)	0.00
04-575-145	HOT/MOT - WORKERS COMP	144	0.00	16.86	0.00	127.14	11.71
04-575-150	HOT/MOT - UNEMPLOYMENT	0	0.00	0.00	0.00	0.00	0.00
04-575-155	HOT/MOT - RETIREMENT	8,056	888.28	7,550.59	0.00	505.41	93.73
04-575-165	HOT/MOT - MEDICAL EXPENSE	0	0.00	0.00	0.00	0.00	0.00
04-575-185	HOT/MOT - PAYROLL ACCRUAL	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		92,348	8,098.34	78,884.00	0.00	13,464.00	85.42
SUPPLIES							
04-575-205	HOT/MOT - GENERAL SUPPLIE	1,000	4.08	6.58	0.00	993.42	0.66
04-575-215	HOT-MURRALS-(ART WORK)	20,000	0.00	0.00	0.00	20,000.00	0.00
TOTAL SUPPLIES		21,000	4.08	6.58	0.00	20,993.42	0.03
REPAIR & MAINTENANCE							
04-575-310	HOT/MOT - R&M EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00
TOTAL REPAIR & MAINTENANCE		0	0.00	0.00	0.00	0.00	0.00
SERVICES							
04-575-405	HOT/MOT - PHONES	1,600	0.00	(60.36)	0.00	1,660.36	3.77-
04-575-420	HOT/MOT - DUES/SUBSCRIPTI	3,500	568.23	2,221.85	0.00	1,278.15	63.48
04-575-425	HOT/MOT - TRAVEL/TRAINING	3,000	0.00	0.00	0.00	3,000.00	0.00
04-575-464	HOT/MOT - SPECIAL EVENTS	50,000	10,599.28	19,699.28	727.99	29,572.73	40.85
04-575-466	HOT/MOT - ADVERTISING	45,000	15,783.14	29,207.76	0.00	15,792.24	64.91
04-575-499	H/M - MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		103,100	26,950.65	51,068.53	727.99	51,303.48	50.24

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

04 -HOTEL/MOTEL TAX FUND

DEPARTMENT - 75-HOTEL/MOTEL % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL EXPENDITURES							
04-575-623	H/M - CAPITAL	0	0.00	0.00	0.00	0.00	0.00
04-575-625	HOT/MOT - EQUIPMENT CE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES		0	0.00	0.00	0.00	0.00	0.00
OTHER							
04-575-700	TRANSFER TO FUND BALANCE	11,044	0.00	0.00	0.00	11,044.00	0.00
04-575-701	TRANSFER TO GF FOR ADMIN	22,553	1,879.41	16,914.69	0.00	5,638.31	75.00
TOTAL OTHER		33,597	1,879.41	16,914.69	0.00	16,682.31	50.35
TOTAL 75-HOTEL/MOTEL		251,545	36,932.48	147,112.77	727.99	103,704.24	58.77
TOTAL EXPENDITURES		251,545	36,932.48	147,112.77	727.99	103,704.24	58.77
REVENUE OVER/(UNDER) EXPENDITURES		0	(36,885.65)	(63,027.30)	(727.99)	63,755.29	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

05 -DEBT SERVICE FUND

% OF YEAR COMPLETED: 75.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
AD VALOREM TAXES						
05-300-100 CURRENT TAXES	946,706	35,200.10	917,967.17	0.00	28,738.83	96.96
05-300-110 PRIOR YEAR DELINQUENT	13,000	502.85	12,267.94	0.00	732.06	94.37
TOTAL AD VALOREM TAXES	959,706	35,702.95	930,235.11	0.00	29,470.89	96.93
MISCELLANEOUS						
05-300-800 INTEREST INCOME	1,000	63.20	652.66	0.00	347.34	65.27
05-300-850 OTHER FIN SOURCE-REFUND	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	1,000	63.20	652.66	0.00	347.34	65.27
TRANSFERS						
05-300-900 TRANSFER FROM FUND BALANCE	13,830	0.00	0.00	0.00	13,830.00	0.00
05-300-903 TRANSFER FROM WATER FUND	1,298,774	108,231.16	974,080.44	0.00	324,693.56	75.00
05-300-904 TRANSFER FROM STREET FUND	0	0.00	0.00	0.00	0.00	0.00
05-300-905 PROCEEDS FROM FUND REFUNDING	0	0.00	0.00	0.00	0.00	0.00
05-300-924 TRANSFER FROM 288 IMPACT FUN	0	0.00	0.00	0.00	0.00	0.00
05-300-925 TRANSFER FROM 220 IMPACT FUN	0	0.00	0.00	0.00	0.00	0.00
05-300-940 TRANSFER FROM ABL	441,473	0.00	331,761.32	0.00	109,711.68	75.15
05-300-950 TRANSFER FROM OTHER SOURCE	305,063	0.00	247,956.25	0.00	57,106.75	81.28
TOTAL TRANSFERS	2,059,140	108,231.16	1,553,798.01	0.00	505,341.99	75.46
TOTAL REVENUE	3,019,846	143,997.31	2,484,685.78	0.00	535,160.22	82.28

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: JUNE 30TH, 2021

05 -DEBT SERVICE FUND

DEPARTMENT - 80-DEBT SERVICE % OF YEAR COMPLETED: 75.00

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SERVICES							
05-580-415	DEBT-LEGAL & PROF FEES	7,375	0.00	1,800.00	0.00	5,575.00	24.41
05-580-416	NON-GOV-LEGAL & PROF	10,100	0.00	6,330.00	0.00	3,770.00	62.67
TOTAL SERVICES		17,475	0.00	8,130.00	0.00	9,345.00	46.52
MISCELLANEOUS							
05-580-510	DEBT- INTEREST EXPENSE	364,862	0.00	205,592.32	0.00	159,269.68	56.35
05-580-511	DEBT-INTEREST EXPE-NON GO	422,509	0.00	218,912.39	0.00	203,596.61	51.81
05-580-515	DEBT-PRINCIPAL	1,043,773	0.00	945,000.00	0.00	98,773.00	90.54
05-580-516	BOND ISSUANCE COSTS	0	0.00	0.00	0.00	0.00	0.00
05-580-517	DEBT-PRINC NON GOV	1,171,227	0.00	865,000.00	0.00	306,227.00	73.85
05-580-520	DEBT-CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS		3,002,371	0.00	2,234,504.71	0.00	767,866.29	74.42
OTHER							
05-580-705	TRANSFER TO FUND BALANCE	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER		0	0.00	0.00	0.00	0.00	0.00
TOTAL 80-DEBT SERVICE		3,019,846	0.00	2,242,634.71	0.00	777,211.29	74.26
TOTAL EXPENDITURES		3,019,846	0.00	2,242,634.71	0.00	777,211.29	74.26
REVENUE OVER/(UNDER) EXPENDITURES		0	143,997.31	242,051.07	0.00	(242,051.07)	0.00

BALANCE SHEET
AS OF: JUNE 30TH, 2021

01 -GENERAL FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	4,777,942.01		
	INVESTMENTS	0.00		
	RESTRICTED CASH	349,433.98		
	RECEIVABLES	1,221,866.40		
	MISCELLANEOUS	35,053.45		
	FIXED ASSETS	0.00		
	TOTAL ASSETS			6,384,295.84
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	401,764.86		
	COMPENSATION PAYABLE	132,668.33		
	DEFERRED REVENUE	85,762.52		
	MISCELLANEOUS PAYABLES	56,038.74		
	TOTAL LIABILITIES			676,234.45
EQUITY				
400-998	FUND BALANCE--RESERVED	0.00		
400-999	FUND BALANCE--UNRESERVED	5,064,310.09		
	SURPLUS (DEFECIT)	643,751.30		
	TOTAL EQUITY		5,708,061.39	
	TOTAL LIABILITIES & FUND EQUITY			6,384,295.84

BALANCE SHEET
AS OF: JUNE 30TH, 2021

02 -STREET FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	2,197,318.21		
	INVESTMENTS	0.00		
	RESTRICTED CASH	349,433.98		
	RECEIVABLES	0.00		
	MISCELLANEOUS	19,120.73		
	FIXED ASSETS	0.00		
	TOTAL ASSETS			2,565,872.92
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	0.00		
	COMPENSATION PAYABLE	(52.00)		
	MISCELLANEOUS PAYABLES	0.00		
	TOTAL LIABILITIES			(52.00)
EQUITY				
400-999	FUND BALANCE	2,558,224.65		
	SURPLUS (DEFECIT)	7,700.27		
	TOTAL EQUITY		2,565,924.92	
	TOTAL LIABILITIES & FUND EQUITY			2,565,872.92

BALANCE SHEET
AS OF: JUNE 30TH, 2021

03 -WATER FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	1,800,059.47		
	INVESTMENTS	(48,935.77)		
	RESTRICTED CASH	349,433.98		
	RECEIVABLES	694,648.92		
	MISCELLANEOUS	63,830.43		
	FIXED ASSETS	18,685,157.32		
	TOTAL ASSETS			21,544,194.35
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	64,012.48		
	COMPENSATION PAYABLE	1,147,067.96		
	MISCELLANEOUS PAYABLES	386,199.41		
	LONG-TERM LIABILITIES	8,426,247.78		
	TOTAL LIABILITIES			10,023,527.63
EQUITY				
400-900	CAPITAL-CONTRIBUTED	895,145.51		
400-901	CONTRIB CAP-CURRENT YEAR	1,379,326.95		
400-902	RETAINED EARNING-RESTRICTE	0.00		
400-995	CONTRIB CAP (RE) PR YR	4,678,295.37		
400-999	RETAINED EARNINGS	4,572,257.01		
	SURPLUS (DEFECIT)	(4,358.12)		
	TOTAL EQUITY		11,520,666.72	
	TOTAL LIABILITIES & FUND EQUITY			21,544,194.35

BALANCE SHEET
AS OF: JUNE 30TH, 2021

04 -HOTEL/MOTEL TAX FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	495,620.47		
	RECEIVABLES	53.43		
	TOTAL ASSETS			495,673.90
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	4,890.91		
	COMPENSATION PAYABLE	1,180.42		
	TOTAL LIABILITIES			6,071.33
EQUITY				
400-498	HOLIDAY LITES-RESERVE	0.00		
400-999	FUND BALANCE	552,629.87		
	SURPLUS (DEFECIT)	(63,027.30)		
	TOTAL EQUITY		489,602.57	
	TOTAL LIABILITIES & FUND EQUITY			495,673.90

BALANCE SHEET
AS OF: JUNE 30TH, 2021

05 -DEBT SERVICE FUND

ACCOUNT#	TITLE			
ASSETS				
	CASH	666,006.33		
	INVESTMENTS	0.00		
	RECEIVABLES	14,393.49		
	TOTAL ASSETS			680,399.82
LIABILITIES & FUND BALANCE				
	VENDORS PAYABLE	0.00		
	DEFERRED REVENUE	14,393.49		
	TOTAL LIABILITIES			14,393.49
EQUITY				
400-998	FUND BALANCE-RESERVE	0.00		
400-999	FUND BALANCE	423,955.26		
	SURPLUS (DEFECIT)	242,051.07		
	TOTAL EQUITY		666,006.33	
	TOTAL LIABILITIES & FUND EQUITY			680,399.82

BALANCE SHEET
AS OF: JUNE 30TH, 2021

99 -POOLED CASH

ACCOUNT#	TITLE			
ASSETS				
CASH				
100-100	POOLED CASH	0.00		
100-101	CITY OF ANGLETON-GRANT ACC	0.00		
100-102	POOL CASH-WELLS FARGO	960,404.68		
100-103	FSB-LOUISE-POOL CASH	1,505,028.43		
100-104	FSB-LOUISE-EMERGENCY FUND	47,982.08		
100-105	FSB-POOL CASH	0.00		
100-106	EMERGENCY FUND #2	2,000,257.79		
100-121	DEBT ISSUE SERVICE ACCOUNT	11,258.09		
100-196	COA-ESCROW	3,744.04		
			4,528,675.11	
INVESTMENTS				
100-200	POOLED CASH INVEST-TX POOL	1,603,140.85		
100-201	POOL CASH INVESTMENT-LONE	1,758,712.56		
100-202	JPMORGAN CHASE BANK	218,364.02		
100-203	TEX-POOL- ESCROW	14,895.71		
100-204	2005-2006 DEBT ISSUE ESCRO	0.00		
100-205	DEBT SERVICE FUND SERIES 2	0.00		
100-207	WELLS FARGO-MC SOFTWARE LO	0.00		
100-209	TX-STAR GENERAL ACCT	1,695,765.42		
100-211	FSB-6-MONTH CD	0.00		
100-212	FSB-12-MONTH CD	0.00		
100-219	2019 BOND SERIES-TEXSTAR	5,518,495.01		
100-220	2013 DEBT ISSUANCE	258,864.82		
100-221	2018 BOND ISSUANCE	5,275,502.34		
100-223	2015 BOND ISSUE	419,330.02		
100-224	2015 DEBT ISSUE SERVICE AC	0.00		
100-230	2020 BOND SERIES-TX POOL	3,000,873.55		
100-233	TEX-POOL-SEWER IMPROVEMENT	0.00		
100-246	SRF#5 SERIES 2002 WELLS FA	0.00		
100-250	ABL-CONSTRUCTION SERIES 20	0.00		
100-252	CTY VARIOUS WT&SEW BOND 20	0.00		
100-257	SERIES 2005 WITH TEX STAR	0.00		
100-262	2007 DEBT ISSUE-FREEDOM PA	0.00		
100-272	2007 DEBT ISSUE-CAP PROJ-T	0.00		
100-287	2008 BOND SERIES-TX POOL	0.00		
100-288	2008 BOND SERIES-DEBT-TX P	0.00		
			19,763,944.30	
TOTAL ASSETS				24,292,619.41

BALANCE SHEET
AS OF: JUNE 30TH, 2021

99 -POOLED CASH

ACCOUNT#	TITLE	
LIABILITIES & FUND BALANCE		
INTERFUND PAYABLES		
200-001	DUE TO GENERAL FUND	4,775,337.01
200-002	DUE TO STREET FUND	2,197,318.21
200-003	DUE TO WATER FUND	1,799,684.47
200-004	DUE TO HOTEL/MOTEL FUND	491,522.69
200-005	DUE TO DEBT SERVICE	666,006.33
200-006	DUE TO PARKS FUND	0.00
200-007	DUE TO MC-TECHNOLOGY FUND	6,421.09
200-008	DUE TO MC-BUILDING SECURIT	25,969.11
200-009	DUE TO STEP GRANT-CMV	560.04
200-010	DUE TO/FROM DRUG CONFISC	32,653.18
200-011	DUE TO SPECIAL EVENTS	(43,816.54)
200-012	DUE TO CHILD SAFETY FUND	4,800.43
200-013	DUE TO KEEP ANGLETON BEAUT	43,255.81
200-014	DUE TO HOME PROGRAM HEART	0.00
200-015	DUE TO 2002 SEWER PROJECT	0.00
200-016	DUE TO STEP COMP GRANT	(1,773.20)
200-017	DUE TO STEP POLICE GRANT	0.00
200-019	DUE TO CAPITAL EXP REVOV F	407,625.46
200-023	DUE TO HOME GRANT #538006	0.00
200-033	DUE TO SEWER IMPROVEMENT #	0.00
200-040	DUE TO ANGLETON BETTER LI(	289,115.00)
200-041	DUE TO UNEMPLOYMENT FUND	18,880.14
200-042	DUE TO FUND 42 POLICE GRAN	0.00
200-043	DUE TO PARKS FUND	0.00
200-044	DUE TO EUDL TABC POL GRANT	0.00
200-045	DUE TO HGAC-OOC-COMM GRANT	0.00
200-046	DUE TO SRF2002 VALDERAS,RI	0.00
200-047	DUE FROM TCF FORD GRANT722	0.00
200-048	DUE FROM STEP GRANT #2	0.00
200-050	DUE TO ABLC ACT CENT CONST	0.00
200-051	DUE TO BATES PARK IMPROVEM	0.00
200-052	DUE TO CTY VAR WATER&SEWER	0.00
200-053	DUE TO EDUCATIONAL CLEANUP	0.00
200-054	DUE TO 2004 TCDP GRANT 724	0.00
200-055	DUE TO POLICE STEP GRANT	0.00
200-056	DUE TO SECURITY GRANT	0.00
200-057	DUE TO CAP PROJ-05 DEBT IS	0.00
200-058	DUE TO TIRZ#1 PROPERTY TAX	26,431.40
200-060	DUE TO ANGLETON ACT CENTER	145,793.49
200-061	DUE TO 2006 TCDP GRANT	0.00
200-062	DUE TO FREEDOM PARK CONST	0.00
200-072	DUE TO 2006 W/WW CAPITAL I	0.00
200-073	DUE TO BRAZ CO HUD GRANT0-	0.00
200-074	DUE TO QUIET ZONE	0.00

BALANCE SHEET
AS OF: JUNE 30TH, 2021

99 -POOLED CASH

ACCOUNT#	TITLE	
200-075	DUE TO SCOTTISH INN CAP PR	0.00
200-076	DUE TO 220 WATER LINE	0.00
200-077	DUE TO WATER WELL CONST	0.00
200-078	DUE TO WESTERN AVE PROJECT	0.00
200-079	DUE TO DRAINAGE STUDY	0.00
200-080	DUE TO POLICE DONATION FUN	17,998.22
200-081	DUE TO FUND 81 WT&SEWER CA	0.00
200-082	DUE TO CITY EMPLOYEE FUND	8,214.52
200-083	DUE TO RECYCLING FUND	0.00
200-084	DUE TO CITY HALL SIGN	0.00
200-085	DUE TO DOWNING ROAD EXTEN	0.00
200-086	DUE TO SEBESTA ROAD CO 609	0.00
200-087	DUE TO BOND SERIES 2008	0.00
200-088	DUE TO COURT BUILDING	0.00
200-089	DUE TO FIRE DEPT- REPAIRS	0.00
200-090	DUE TO POLICE DEPT REPAIRS	0.00
200-091	DUE TO ANIMAL SHELTER-REPA	0.00
200-092	DUE TO HENDERSON ROAD SIDE	0.00
200-093	DUE TO TAY-WAL-LOOP	0.00
200-094	DUE TO FEMA WESTERN AVE	0.00
200-095	DUE TO AISD PROJECT	0.00
200-096	DUE TO COA-ESCROW	1,156,083.55
200-097	DUE TO FEMA ASSISTANCE FUD	502,565.25
200-098	DUE TO JUVENILE DETENTIION	0.00
200-601	DUE TO A/C DONATIONS	17,775.96
200-602	DUE TO FIRE DEPT GRANT PUM	0.00
200-603	DUE TO SWIMMING POOL FUND	0.00
200-604	DUE TO HGAC-GRANT-POL&REC	0.00
200-605	DUE TO OBJ POLICE GRANT	(8,350.12)
200-606	DUE TO COUNTY PART GRANT	0.00
200-607	DUE TO ANGLETON ESD#3	132,567.28
200-608	DUE TO WINTER STORM	(137,580.61)
200-609	DUE TO HGAC 911 LOGGING RE	0.00
200-610	DUE TO DJ EDWARD JAG-2011	0.00
200-611	DUE TO CENTRAL ASSEMBY OF	0.00
200-612	DUE TO JOINT JAG PROGRAM	0.00
200-613	DUE TO 2010 LABOR DAY IDM	0.00
200-614	DUE TO CAPITAL REPLACE-GOV	49,081.26
200-615	DUE TO CAP REPLACE-ENTERPI	16,965.69
200-616	DUE TO OOG GRANT 2498301	0.00
200-617	DUE TO DOWNTOWN REVITALATI	11,905.72
200-618	DUE TO GLO CONT12-212-000-	0.00
200-619	DUE TO TPWD LOCAL PARK GRA	177,254.63
200-620	DUE TO 2013 C.O. DEBT ISSU	173,947.86
200-621	DUE TO 2018 BOND ISSUE	5,096,242.13
200-622	DUE TO LIVABLE CENTER STUD	0.00
200-623	DUE TO 2015 C.O. DEBT ISSU	0.00
200-624	DUE TO 288-523 IMPACT FEES	0.32

BALANCE SHEET
AS OF: JUNE 30TH, 2021

99 -POOLED CASH

ACCOUNT#	TITLE			
200-625	DUE TO CAP-220 IMPACT FEES	0.00		
200-626	DUE TO CITY WIDE REPAIRS	24,744.82		
200-628	DUE TO INFRASTRUCTURE FUND	779,022.96		
200-629	DUE TO 2019 BOND SERIES	2,614,789.67		
200-630	DUE TO LAKESIDE PK CONSTRU	3,005,493.07		
200-631	DUE TO 2019 BOND-FIRE TRUC	99,257.10		
200-641	DUE TO SALE TAX	0.07		
			24,045,533.47	
VENDORS PAYABLE				
200-107	DUE TO ESD #3	0.00		
200-129	DUE TO 2019 BONDS	79,325.16		
			79,325.16	
COMPENSATION PAYABLE				
200-200	WAGES PAYABLE	0.00		
200-205	ACCOUNTS PAYABLE	167,760.78		
			167,760.78	
	TOTAL LIABILITIES			24,292,619.41
EQUITY				
400-999	FUND BALANCE	0.00		
	SURPLUS (DEFECIT)	0.00		
	TOTAL EQUITY		0.00	
	TOTAL LIABILITIES & FUND EQUITY			24,292,619.41

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discussion and possible action to approve Accounts Payable Reports for May and June 2021.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Attached are accounts payable reports for the months of May and June 2021.

RECOMMENDATION:

Staff recommends council approve the Accounts Payable Reports for May and June 2021.

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : JUNE 30, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS AMT
99-000455	ACE IMAGEWEAR				
	INV 0680358	6/30/2021	6/30/2021	N	$267.65
	FSB	6/30/2021			$267.65
99-000593	HARRIS COUNTY AUDITOR				
	INV 004916	6/30/2021	6/30/2021	N	$9.60
	FSB	6/30/2021			$9.60
99-001132	RFCKE ENTERPRISE-WAYNE				
	INV 1068	5/19/2021	5/19/2021	N	$900.00
	FSB	5/19/2021			$900.00
	INV 1082	5/19/2021	5/19/2021	N	$363.95
	FSB	5/19/2021			$363.95
99-027550	CITY OF ANGLETON - VISA				
	INV 127341	6/30/2021	6/30/2021	N	$100.00
	FSB	6/30/2021			$100.00
	INV 1359609	6/30/2021	6/30/2021	N	$547.52
	FSB	6/30/2021			$547.52
	INV 3012248	6/30/2021	6/30/2021	N	$315.00
	FSB	6/30/2021			$315.00
	INV WM 07981G	6/30/2021	6/30/2021	N	$9.39
	FSB	6/30/2021			$9.39
99-076509	ICMA-RC				
	INV ICMA - 062421	6/24/2021	6/24/2021	N	$1,320.00
	FSB	6/24/2021			$1,320.00

			ACCOUNTS PAYABLE		
			OPEN ITEM REPORT		
			SUMMARY		
			BALANCE AS OF : JUNE 30, 2021		
VENDOR	NAME	INV DATE	POST DATE	1099	GROSS AMT
99-096610	WEX BANK				
	INV -72546672	6/30/2021	6/30/2021	N	$43.41
	FSB	6/30/2021			$43.41
	INV 72546672*	6/30/2021	6/30/2021	N	$7.52
	FSB	6/30/2021			$7.52
	INV 72546672-	6/30/2021	6/30/2021	N	$392.38
	FSB	6/30/2021			$392.38
99-1	MISCELLANEOUS VENDOR				
	INV 1000060177	6/30/2021	7/30/2021	Y	$50.80
	FSB	6/30/2021			$50.80
	INV 1000060390	6/30/2021	7/30/2021	Y	$50.90
	FSB	6/30/2021			$50.90
	INV 9026	6/30/2021	7/30/2021	Y	$2,507.00
	FSB	6/30/2021			$2,507.00
99-158299	WASTE CONNECTIONS OF TX				
	CM KAB-JUNE	6/30/2021	6/30/2021	N	($500.00)
	FSB	6/30/2021			($500.00)
	INV JUNE GARGABE	6/30/2021	6/30/2021	N	$161,375.66
	FSB	6/30/2021			$161,375.66
UNPAID	INVOICE TOTALS				$167,760.78
UNPAID	DEBIT MEMO TOTALS				$0.00
UNAPPLIED	CREDIT MEMO TOTALS				$0.00
UNPAID	TOTALS				$167,760.78

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-CHECK	VOID CHECK	V	5/5/2021	32512		
	C-CHECK	VOID CHECK	V	5/5/2021	32513		
	C-CHECK	VOID CHECK	V	5/5/2021	32514		
	C-CHECK	VOID CHECK	V	5/5/2021	32516		
	C-CHECK	VOID CHECK	V	5/5/2021	32517		
	C-CHECK	VOID CHECK	V	5/5/2021	32542		
	C-CHECK	VOID CHECK	V	5/5/2021	32543		
	C-CHECK	VOID CHECK	V	5/5/2021	32544		
	C-CHECK	VOID CHECK	V	5/5/2021	32545		
	C-CHECK	VOID CHECK	V	5/5/2021	32566		
	C-CHECK	VOID CHECK	V	5/5/2021	32567		
	C-CHECK	VOID CHECK	V	5/5/2021	32568		
	C-CHECK	VOID CHECK	V	5/5/2021	32576		
	C-CHECK	VOID CHECK	V	5/5/2021	32586		
	C-CHECK	VOID CHECK	V	5/5/2021	32606		
	C-CHECK	VOID CHECK	V	5/12/2021	32656		
	C-CHECK	VOID CHECK	V	5/12/2021	32657		
	C-CHECK	VOID CHECK	V	5/12/2021	32658		
	C-CHECK	VOID CHECK	V	5/12/2021	32659		
	C-CHECK	VOID CHECK	V	5/12/2021	32672		
	C-CHECK	VOID CHECK	V	5/12/2021	32673		
	C-CHECK	VOID CHECK	V	5/19/2021	32700		
	C-CHECK	VOID CHECK	V	5/19/2021	32722		
	C-CHECK	VOID CHECK	V	5/19/2021	32723		
	C-CHECK	VOID CHECK	V	5/19/2021	32725		
	C-CHECK	VOID CHECK	V	5/19/2021	32726		
	C-CHECK	VOID CHECK	V	5/19/2021	32727		
	C-CHECK	VOID CHECK	V	5/19/2021	32728		
	C-CHECK	VOID CHECK	V	5/19/2021	32729		
	C-CHECK	VOID CHECK	V	5/19/2021	32730		
	C-CHECK	VOID CHECK	V	5/19/2021	32732		
	C-CHECK	VOID CHECK	V	5/19/2021	32733		
	C-CHECK	VOID CHECK	V	5/19/2021	32734		
	C-CHECK	VOID CHECK	V	5/19/2021	32735		
	C-CHECK	VOID CHECK	V	5/19/2021	32736		
	C-CHECK	VOID CHECK	V	5/19/2021	32737		
	C-CHECK	VOID CHECK	V	5/19/2021	32747		
	C-CHECK	VOID CHECK	V	5/19/2021	32752		
	C-CHECK	VOID CHECK	V	5/19/2021	32753		
	C-CHECK	VOID CHECK	V	5/19/2021	32754		
	C-CHECK	VOID CHECK	V	5/19/2021	32755		
	C-CHECK	VOID CHECK	V	5/19/2021	32760		
	C-CHECK	VOID CHECK	V	5/19/2021	32783		
	C-CHECK	VOID CHECK	V	5/19/2021	32784		
	C-CHECK	VOID CHECK	V	5/19/2021	32785		
	C-CHECK	VOID CHECK	V	5/19/2021	32786		
	C-CHECK	VOID CHECK	V	5/19/2021	32787		
	C-CHECK	VOID CHECK	V	5/19/2021	32791		
1132		RFCKE ENTERPRISE-WAYNE ELECTRI					
	C-CHECK	RFCKE ENTERPRISE VOIDED	V	5/19/2021	32793		1,263.95CR
	C-CHECK	VOID CHECK	V	5/26/2021	32798		
	C-CHECK	VOID CHECK	V	5/26/2021	32812		
	C-CHECK	VOID CHECK	V	5/26/2021	32813		
	C-CHECK	VOID CHECK	V	5/26/2021	32814		
	C-CHECK	VOID CHECK	V	5/26/2021	32837		
	C-CHECK	VOID CHECK	V	5/26/2021	32838		
	C-CHECK	VOID CHECK	V	5/26/2021	32839		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-CHECK	VOID CHECK	V	5/26/2021	32843		
	C-CHECK	VOID CHECK	V	5/26/2021	32844		
	C-CHECK	VOID CHECK	V	5/26/2021	32845		
	C-CHECK	VOID CHECK	V	5/26/2021	32861		
	C-CHECK	VOID CHECK	V	5/26/2021	32862		
	C-CHECK	VOID CHECK	V	5/26/2021	32863		
	C-CHECK	VOID CHECK	V	5/26/2021	32864		
	C-CHECK	VOID CHECK	V	5/26/2021	32865		
	C-CHECK	VOID CHECK	V	5/26/2021	32866		
	C-CHECK	VOID CHECK	V	5/26/2021	32867		
	C-CHECK	VOID CHECK	V	5/26/2021	32868		
	C-CHECK	VOID CHECK	V	5/26/2021	32869		
	C-CHECK	VOID CHECK	V	5/26/2021	32870		
	C-CHECK	VOID CHECK	V	5/26/2021	32871		
	C-CHECK	VOID CHECK	V	5/26/2021	32872		
	C-CHECK	VOID CHECK	V	5/26/2021	32873		
	C-CHECK	VOID CHECK	V	5/26/2021	32874		
937		BRAZORIA COUNTY HISPANIC CHAMB					
	C-CHECK	BRAZORIA COUNTY HISPANICVOIDED	V	6/2/2021	32895		30.00CR
	C-CHECK	VOID CHECK	V	6/2/2021	32901		
	C-CHECK	VOID CHECK	V	6/2/2021	32902		
	C-CHECK	VOID CHECK	V	6/2/2021	32903		
	C-CHECK	VOID CHECK	V	6/2/2021	32904		
	C-CHECK	VOID CHECK	V	6/2/2021	32906		
	C-CHECK	VOID CHECK	V	6/2/2021	32907		
	C-CHECK	VOID CHECK	V	6/2/2021	32908		
	C-CHECK	VOID CHECK	V	6/2/2021	32913		
	C-CHECK	VOID CHECK	V	6/2/2021	32914		
	C-CHECK	VOID CHECK	V	6/2/2021	32921		
	C-CHECK	VOID CHECK	V	6/2/2021	32922		
	C-CHECK	VOID CHECK	V	6/2/2021	32923		
	C-CHECK	VOID CHECK	V	6/2/2021	32924		
	C-CHECK	VOID CHECK	V	6/2/2021	32927		
	C-CHECK	VOID CHECK	V	6/2/2021	32929		
	C-CHECK	VOID CHECK	V	6/2/2021	32945		
	C-CHECK	VOID CHECK	V	6/16/2021	32988		
	C-CHECK	VOID CHECK	V	6/16/2021	32993		
	C-CHECK	VOID CHECK	V	6/16/2021	32994		
	C-CHECK	VOID CHECK	V	6/16/2021	32995		
	C-CHECK	VOID CHECK	V	6/16/2021	32996		
	C-CHECK	VOID CHECK	V	6/16/2021	33014		
	C-CHECK	VOID CHECK	V	6/16/2021	33033		
	C-CHECK	VOID CHECK	V	6/16/2021	33034		
	C-CHECK	VOID CHECK	V	6/16/2021	33035		
	C-CHECK	VOID CHECK	V	6/16/2021	33036		
	C-CHECK	VOID CHECK	V	6/16/2021	33037		
	C-CHECK	VOID CHECK	V	6/16/2021	33038		
	C-CHECK	VOID CHECK	V	6/16/2021	33039		
	C-CHECK	VOID CHECK	V	6/16/2021	33040		
	C-CHECK	VOID CHECK	V	6/16/2021	33041		
	C-CHECK	VOID CHECK	V	6/16/2021	33042		
	C-CHECK	VOID CHECK	V	6/16/2021	33062		
	C-CHECK	VOID CHECK	V	6/16/2021	33063		
218		HDR , INC.					
	C-CHECK	HDR , INC. VOIDED	V	6/16/2021	33065		41,764.50CR
	C-CHECK	VOID CHECK	V	6/16/2021	33074		
	C-CHECK	VOID CHECK	V	6/16/2021	33075		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-CHECK	VOID CHECK	V	6/16/2021	33076		
	C-CHECK	VOID CHECK	V	6/16/2021	33077		
	C-CHECK	VOID CHECK	V	6/16/2021	33078		
	C-CHECK	VOID CHECK	V	6/16/2021	33079		
	C-CHECK	VOID CHECK	V	6/16/2021	33080		
	C-CHECK	VOID CHECK	V	6/16/2021	33081		
	C-CHECK	VOID CHECK	V	6/16/2021	33086		
	C-CHECK	VOID CHECK	V	6/16/2021	33087		
1043		PROFORMA					
	C-CHECK	PERFROMA VOIDED	V	6/16/2021	33099		831.00CR
	C-CHECK	VOID CHECK	V	6/16/2021	33122		
	C-CHECK	VOID CHECK	V	6/16/2021	33123		
	C-CHECK	VOID CHECK	V	6/16/2021	33124		
	C-CHECK	VOID CHECK	V	6/16/2021	33125		
	C-CHECK	VOID CHECK	V	6/16/2021	33126		
	C-CHECK	VOID CHECK	V	6/16/2021	33127		
	C-CHECK	VOID CHECK	V	6/16/2021	33128		
	C-CHECK	VOID CHECK	V	6/16/2021	33129		
	C-CHECK	VOID CHECK	V	6/16/2021	33130		
	C-CHECK	VOID CHECK	V	6/30/2021	33160		
	C-CHECK	VOID CHECK	V	6/30/2021	33161		
	C-CHECK	VOID CHECK	V	6/30/2021	33162		
	C-CHECK	VOID CHECK	V	6/30/2021	33163		
	C-CHECK	VOID CHECK	V	6/30/2021	33164		
	C-CHECK	VOID CHECK	V	6/30/2021	33165		
	C-CHECK	VOID CHECK	V	6/30/2021	33185		
	C-CHECK	VOID CHECK	V	6/30/2021	33194		
	C-CHECK	VOID CHECK	V	6/30/2021	33196		
	C-CHECK	VOID CHECK	V	6/30/2021	33197		
	C-CHECK	VOID CHECK	V	6/30/2021	33199		
	C-CHECK	VOID CHECK	V	6/30/2021	33200		
	C-CHECK	VOID CHECK	V	6/30/2021	33201		
	C-CHECK	VOID CHECK	V	6/30/2021	33202		
	C-CHECK	VOID CHECK	V	6/30/2021	33203		
	C-CHECK	VOID CHECK	V	6/30/2021	33204		
	C-CHECK	VOID CHECK	V	6/30/2021	33205		
	C-CHECK	VOID CHECK	V	6/30/2021	33206		
	C-CHECK	VOID CHECK	V	6/30/2021	33207		
	C-CHECK	VOID CHECK	V	6/30/2021	33208		
	C-CHECK	VOID CHECK	V	6/30/2021	33209		
	C-CHECK	VOID CHECK	V	6/30/2021	33210		
	C-CHECK	VOID CHECK	V	6/30/2021	33211		
	C-CHECK	VOID CHECK	V	6/30/2021	33212		
	C-CHECK	VOID CHECK	V	6/30/2021	33221		
	C-CHECK	VOID CHECK	V	6/30/2021	33231		
	C-CHECK	VOID CHECK	V	6/30/2021	33241		
	C-CHECK	VOID CHECK	V	6/30/2021	33242		
	C-CHECK	VOID CHECK	V	6/30/2021	33243		
	C-CHECK	VOID CHECK	V	6/30/2021	33244		
	C-CHECK	VOID CHECK	V	6/30/2021	33245		
	C-CHECK	VOID CHECK	V	6/30/2021	33246		
	C-CHECK	VOID CHECK	V	6/30/2021	33250		
	C-CHECK	VOID CHECK	V	6/30/2021	33256		
	C-CHECK	VOID CHECK	V	6/30/2021	33257		
	C-CHECK	VOID CHECK	V	6/30/2021	33258		
	C-CHECK	VOID CHECK	V	6/30/2021	33272		
	C-CHECK	VOID CHECK	V	6/30/2021	33280		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-CHECK	VOID CHECK	V	6/30/2021	33281		
	C-CHECK	VOID CHECK	V	6/30/2021	33282		
	C-CHECK	VOID CHECK	V	6/30/2021	33283		
	C-CHECK	VOID CHECK	V	6/30/2021	33284		
	C-CHECK	VOID CHECK	V	6/30/2021	33285		
	C-CHECK	VOID CHECK	V	6/30/2021	33286		
	C-CHECK	VOID CHECK	V	6/30/2021	33287		
	C-CHECK	VOID CHECK	V	6/30/2021	33288		
39751		CHING, HARRIETT R					
	I-APR SWIM	PRIVATE SWIM LESSONS	E	5/7/2021	498		$889.00
76509		ICMA-RC					
	I-ICMA - P	ICMA	E	5/7/2021	499		$1,250.00
39751		CHING, HARRIETT R					
	I-INSTR PA	INSTRUCTOR PAY	E	5/13/2021	500		$120.00
58266		GUERRA CERON, JEDIDAH					
	I-INSTR PA	INSTRUCTOR PAY	E	5/13/2021	501		$120.00
91552		MEIER, CYNTHIA S					
	I-INSTR PA	INSTRUCTOR PAY	E	5/13/2021	502		$90.00
149577		POOL-TREVINO, MARY E					
	I-INSTR PA	INSTRUCTOR PAY	E	5/13/2021	503		$330.00
136600		TEXAS MUNICIPAL					
	C-*ADJ - I	TMRS	E	5/14/2021	504		
	C-*ADJ -PK	TMRS	E	5/14/2021	504		
	C-*ADJ PD	TMRS	E	5/14/2021	504		
	C-ADJ - MC	TMRS	E	5/14/2021	504		
	C-ADJ --ME	TMRS	E	5/14/2021	504		
	C-ADJ -AB	TMRS	E	5/14/2021	504		
	C-ADJ -AB*	TMRS	E	5/14/2021	504		
	C-ADJ -BDS	TMRS	E	5/14/2021	504		
	C-ADJ -ME*	TMRS	E	5/14/2021	504		
	C-ADJ -PW	TMRS	E	5/14/2021	504		
	C-ADJ -PW*	TMRS	E	5/14/2021	504		
	C-ADJ- CEL	TMRS	E	5/14/2021	504		
	I-*APR PAY	TMRS	E	5/14/2021	504		
	I-APR PAYR	TMRS	E	5/14/2021	504		
	I-APR PAYR	TMRS	E	5/14/2021	504		
	I-PAYROLL	TMRS	E	5/14/2021	504		
	I-PAYROLL-	TMRS	E	5/14/2021	504		$165,073.39
76509		ICMA-RC					
	I-ICMA 05	ICMA-RC	E	5/21/2021	505		$1,250.00
39751		CHING, HARRIETT R					
	I-INSTRUCT	FITNESS INSTRUCTOR	E	5/27/2021	506		$120.00
58266		GUERRA CERON, JEDIDAH					
	I-INSTRUCT	FITNESS INSTRUCTOR	E	5/27/2021	507		$120.00
91552		MEIER, CYNTHIA S					
	I-INSTR-CM	MEIER, CYNTHIA S	E	5/27/2021	508		$120.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
149577		POOL-TREVINO, MARY E					
	I-INSTR-MT	FITNESS INSTRUCTOR	E	5/27/2021	509		$270.00
835		STEVENS, PERRY R					
	I-MAY SALA	ANNUAL SALARY	E	5/27/2021	510		$5,716.50
39751		CHING, HARRIETT R					
	I-MAY SWIM	MAY SWIM LESSONS	E	6/4/2021	511		$756.00
76509		ICMA-RC					
	I-ICMA - P	ICMA	E	6/4/2021	512		$1,250.00
21521		BARKER, LINDA					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/10/2021	513		$30.00
39751		CHING, HARRIETT R					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/10/2021	514		$90.00
58266		GUERRA CERON, JEDIDAH					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/10/2021	515		$120.00
91552		MEIER, CYNTHIA S					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/10/2021	516		$120.00
149577		POOL-TREVINO, MARY E					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/10/2021	517		$270.00
136600		TEXAS MUNICIPAL					
	C-MAY TMRS	TMRS - MAY	E	6/11/2021	518		
	I-MAY TMRS	TMRS - MAY	E	6/11/2021	518		$16,122.72
76509		ICMA-RC					
	I-ICMA 061	ICMA	E	6/18/2021	519		$1,350.00
835		STEVENS, PERRY R					
	I-JUNE SAL	ANNUAL SALARY	E	6/24/2021	520		$5,716.50
21521		BARKER, LINDA					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/24/2021	521		$150.00
39751		CHING, HARRIETT R					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/24/2021	522		$90.00
58266		GUERRA CERON, JEDIDAH					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/24/2021	523		$120.00
91552		MEIER, CYNTHIA S					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/24/2021	524		$120.00
149577		POOL-TREVINO, MARY E					
	I-FIT INST	FITNESS INSTRUCTOR	E	6/24/2021	525		$120.00
992		MCCI, LLC					
	I-LASERFIS	BALANCE LASERFISCHE	V 1	1/12/2020	30529		$35,420.00
992		MCCI, LLC					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	M-CHECK	MCCI, LLC UNPOST	V	5/25/2021	30529		35,420.00CR
500		4 & 18 MECHANIC SHOP					
	I-942496	TIRE PATCH PW22	R	5/5/2021	32506		$18.00
576		ACCURATE UTILITY SUPPLY LLC					
	I-169600	SUPPLIES	R	5/5/2021	32507		
	I-169601	SUPPLIES	R	5/5/2021	32507		$1,485.00
455		ACE IMAGEWEAR					
	I-665741	UNIFORMS	R	5/5/2021	32508		
	I-667184	UNIFORMS	R	5/5/2021	32508		
	I-667185	SHIRT RENTAL	R	5/5/2021	32508		$571.37
1		ACE INDUSTRIES INC					
	I-00944615	ANNUAL INSP	R	5/5/2021	32509		$840.00
1019		ADP INC					
	I-57944279	FY21 Fees	R	5/5/2021	32510		$358.28
1104		AFLAC GROUP INS (GROUP 27312)					
	C-ADJ AGUI	AFLAC	R	5/5/2021	32511		
	C-ADJ CROU	AFLAC	R	5/5/2021	32511		
	C-ADJ MART	AFLAC	R	5/5/2021	32511		
	C-ADJ MCGO	AFLAC	R	5/5/2021	32511		
	C-ADJ PENN	AFLAC	R	5/5/2021	32511		
	C-ADJ WHIT	AFLAC	R	5/5/2021	32511		
	C-ADJ WILD	AFLAC	R	5/5/2021	32511		
	I-A1564032	AFLAC	R	5/5/2021	32511		
	I-ADJ - AU	AFLAC	R	5/5/2021	32511		
	I-ADJ - ED	AFLAC	R	5/5/2021	32511		
	I-ADJ -SPA	AFLAC	R	5/5/2021	32511		
	I-ADJ CREW	AFLAC	R	5/5/2021	32511		
	I-ADJ FLOR	AFLAC	R	5/5/2021	32511		
	I-ADJ PD	AFLAC	R	5/5/2021	32511		
	I-ADJ WOOD	AFLAC	R	5/5/2021	32511		
	I-ADJ-FD	AFLAC	R	5/5/2021	32511		
	I-DJ CHLOE	AFLAC	R	5/5/2021	32511		$2,768.42
994		AMAZON CAPITAL SERVICES					
	C-1HKG-KTM	AMAZON CR	R	5/5/2021	32515		
	C-1PXP-PMQ	AMAZON CR	R	5/5/2021	32515		
	I-13JD-L43	AIR FILTERS, BALISTS, ANG	R	5/5/2021	32515		
	I-14CN-LNX	SURFACE BOOK CHARGER	R	5/5/2021	32515		
	I-14H9-CFH	ACO SUPPLIES	R	5/5/2021	32515		
	I-169X-NFW	IPHONE CASE	R	5/5/2021	32515		
	I-1DWK-LNL	COFFEE & SM POST ITS	R	5/5/2021	32515		
	I-1MNY-9QG	JAIL CLEANING SUPPLIES	R	5/5/2021	32515		
	I-1NCP-6QH	CLEANING SUPPLIES	R	5/5/2021	32515		
	I-1NL6-DMM	OFFICE SUPPLIES	R	5/5/2021	32515		
	I-1QTH-QGX	SCALE	R	5/5/2021	32515		
	I-1VRR-D6H	FLASHDRIVES	R	5/5/2021	32515		
	I-1dqt-dnl	SUPPLIES	R	5/5/2021	32515		
	I-1mny-9qg	COFFEE & SM POST ITS	R	5/5/2021	32515		$751.50
1049		AMERICAN JANITORIAL SERVICES,					
	I-55627	JANITORIAL SERVICE	R	5/5/2021	32518		$3,175.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
8450		ANGLETON AREA MEDICAL					
	I-421LM	AAEMC YRLY MON CALL REP	R	5/5/2021	32519		$7,801.00
8450		ANGLETON AREA MEDICAL					
	I-COLLECTI	MONEY COLLECTED	R	5/5/2021	32520		$9,909.76
10000		ANGLETON CHAMBER OF COMMERCE					
	I-457932	LUNCHEON	R	5/5/2021	32521		$125.00
10010		CITY OF ANGLETON					
	I-GUN REIM	GUN REIMBURSEMENT	R	5/5/2021	32522		$446.11
10010		CITY OF ANGLETON					
	I-W & S PP	WATER & SEWER	R	5/5/2021	32523		$555.00
11500		ANGLETON DRAINAGE DIST.					
	I-#2	COLVERTS	R	5/5/2021	32524		$113,149.24
14000		ANGLETON FEED & SUPPLY CO					
	I-272405	CHEMICALS FOR WATER PLANT	R	5/5/2021	32525		
	I-273283	273283	R	5/5/2021	32525		$120.87
17100		ANGLETON VOLUNTEER					
	I-APRIL CO	MONEY COLLECTED	R	5/5/2021	32526		$3,692.30
127300		AT&T					
	I-*979-849	MONTHLY SERVICE	R	5/5/2021	32527		$1,626.51
705		AT&T MOBILITY					
	I-'2872934	CELL PHONE BILL	R	5/5/2021	32528		
	I-*2872863	4272021	R	5/5/2021	32528		$3,065.29
59000		B & K MOTOR PARTS INC					
	I-840570	840570	R	5/5/2021	32529		
	I-841103	GENERAL SUPPLIES	R	5/5/2021	32529		
	I-841731	841731	R	5/5/2021	32529		$1,135.55
21000		BAKER & LAWSON INC					
	I-20017	SURVEYING SERVICES	R	5/5/2021	32530		$1,400.00
1108		BAY OIL COMPANY					
	I-894758	FUEL	R	5/5/2021	32531		$2,294.05
940		CECIL BOOTH					
	I-MAY SERV	COUNCIL SERVICES	R	5/5/2021	32532		$100.00
1		BRAXTON WILKERSON					
	I-E0140785	REFUND	R	5/5/2021	32533		$62.90
26550		BRAZORIA COUNTY TREASURER					
	I-ENG 21-0	STORMWATER AGREEMENT	R	5/5/2021	32534		$977.36
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-IA25241	EQUIPMENT SUPPLIES	R	5/5/2021	32535		
	I-IA25856	EQUIPMENT SUPPLIES	R	5/5/2021	32535		$89.09

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1		BURDITT CONSULTANTS					
	I-140184	FREEDOM MA	R	5/5/2021	32536		$7,000.00
1		CAREERCERT					
	I-2510986	CAREERCERT	R	5/5/2021	32537		$525.00
1		CARLOS MALDONADO					
	I-SOUND LI	SOUND LIGHT T	R	5/5/2021	32538		$700.00
49500		CENTERPOINT ENERGY					
	I-*8865573	NATUAL GAS SERVICES	R	5/5/2021	32539		$26.37
31698		CENTURY ASPHALT					
	I-208377	COLD MIX	R	5/5/2021	32540		$1,335.84
27550		CITY OF ANGLETON - VISA CARD A					
	C-CR LOWES	LOWES BULBS	R	5/5/2021	32541		
	I-48611510	SEMINAR	R	5/5/2021	32541		
	I-5 HAND D	SUPPLIES	R	5/5/2021	32541		
	I-5910677	LIGHTBULBS	R	5/5/2021	32541		
	I-68429	FUEL	R	5/5/2021	32541		
	I-AT&T INT	AT&T INTERNET	R	5/5/2021	32541		
	I-DRAIN SE	SUPPLIES	R	5/5/2021	32541		
	I-Desk pho	Desk phones	R	5/5/2021	32541		
	I-EOC SEMI	SEMINAR	R	5/5/2021	32541		
	I-HAND DRY	SUPPLIES	R	5/5/2021	32541		
	I-I36206	PAINT	R	5/5/2021	32541		
	I-I36248	SUPPLIES	R	5/5/2021	32541		
	I-JUDGES S	JUDGES SEMINAR - JONES	R	5/5/2021	32541		
	I-KROGER 0	SUPPLIES-LUNCH	R	5/5/2021	32541		
	I-KROGER 0	SUPPLIES-LUNCH	R	5/5/2021	32541		
	I-MEMBERSH	TPPC MEMBERSHIP	R	5/5/2021	32541		
	I-MURIATIC	TPPC MEMBERSHIP	R	5/5/2021	32541		
	I-Phone si	Phone sidecars	R	5/5/2021	32541		
	I-SIFFORD	Betty Sifford Flowers	R	5/5/2021	32541		
	I-SM 08120	ACO SUPPLIES	R	5/5/2021	32541		
	I-TRAINING	TRAINING - LUNCH	R	5/5/2021	32541		
	I-WM 02676	Speakers	R	5/5/2021	32541		
	I-WM 04667	COFFEE	R	5/5/2021	32541		
	I-WM 07270	SUPPLIES	R	5/5/2021	32541		
	I-ia17349a	DOOR WINDOW	R	5/5/2021	32541		
	I-lowes 03	LOWES BULBS	R	5/5/2021	32541		$8,966.79
1		Colleen Martin					
	I-MAY CELL	May Cell Stipen	R	5/5/2021	32546		$60.00
725		CONSTELLATION NEWENERGY, INC					
	I-20025236	CR 44	R	5/5/2021	32547		$1,526.95
967		CRAMER MARKETING					
	I-36820	TAN LASER CHECKS	R	5/5/2021	32548		$397.42
1		DATA SHREDDING SERVICES					
	I-261298	PAPER	R	5/5/2021	32549		$1,100.00
47745		DOOLEY TACKBERRY, INC.					
	I-1087949	WATER & MREs	R	5/5/2021	32550		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-1088130	WATER & MREs	R	5/5/2021	32550		$6,300.00
48500		DXI INDUSTRIES					
	I-55006800	CHEMICALS	R	5/5/2021	32551		$1,551.50
921		ENTERPRISE RENT A CAR					
	I-26841712	RENTAL	R	5/5/2021	32552		$575.00
1		ERA					
	I-ANNUAL L	ANNUAL LAB STUDY	R	5/5/2021	32553		$208.32
52500		FACTS					
	I-15239-02	JANITORIAL SERVICES	R	5/5/2021	32554		
	I-15239-04	ADVERTISEMENTS	R	5/5/2021	32554		
	I-JANITOR	JANITORIAL AD	R	5/5/2021	32554		$1,714.85
110556		FREESE & NICHOLS					
	I-1321013	PROFESSIONAL SERVICES	R	5/5/2021	32555		$6,202.34
1031		GONGORA, MARK					
	I-MAY SERV	COUNCIL SERVICES	R	5/5/2021	32556		$100.00
309		GULF COAST CHEVROLET					
	I-CVCS5818	REC CENTER BUS	R	5/5/2021	32557		
	I-CVCS5818	P52 AND P43	R	5/5/2021	32557		
	I-CVCS5819	P52 AND P43	R	5/5/2021	32557		$1,091.31
66300		GULF COAST PAPER CO INC					
	I-2035751	CLEANING SUPPLIES	R	5/5/2021	32558		
	I-2039514	SUPPLIES	R	5/5/2021	32558		$374.95
68000		HACH COMPANY					
	I-12425386	EQUIPMENT SUPPLIES	R	5/5/2021	32559		$155.59
800		HERNANDEZ, SUSIE					
	I-APRIL CO	CONTRACT WORK	R	5/5/2021	32560		$2,343.75
957		HOPE ANIMAL HOSPITAL					
	I-2406	DR BECKER INVOICE	R	5/5/2021	32561		
	I-2789	DR BECKER INVOICE	R	5/5/2021	32561		$810.86
78451		HUB INTERNATONAL INS SERVICES					
	I-2013806	CONSULTING FEES	R	5/5/2021	32562		$2,791.67
520		JS SALES					
	I-1602	1602 NAME TAG	R	5/5/2021	32563		$98.65
1114		KONICA MINOLTA					
	I-37597398	PRINTER LEASE	R	5/5/2021	32564		$99.40
84900		LAKE HARDWARE & LUMBER					
	I-78389	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-78457	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-78771	LAKE HARDWARE	R	5/5/2021	32565		
	I-78906	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-78942	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-78955	GENERAL SUPPLIES	R	5/5/2021	32565		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-78984	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79009	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79030	LAKE HARDWARE	R	5/5/2021	32565		
	I-79046	LAKE HARDWARE	R	5/5/2021	32565		
	I-79050	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79112	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79129	LAKE HARDWARE	R	5/5/2021	32565		
	I-79148	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79183	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79233	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79244	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79258	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79306	METER LOOP	R	5/5/2021	32565		
	I-79346	GENERAL SUPPLIES	R	5/5/2021	32565		
	I-79577	79577	R	5/5/2021	32565		$1,691.26
1074		LANDMARK STRUCTURES I, LP					
	I-DRAW #6	DRAW #6	R	5/5/2021	32569		$126,400.92
85025		LANSDOWNE-MOODY COMPANY, LP.					
	I-*IW31108	SHIPPING	R	5/5/2021	32570		$100.00
1128		LARES, MICHELLE Y					
	I-PERFORME	CONCERT PERFORMER FEES	R	5/5/2021	32571		$750.00
85589		LAWMAN'S UNIFORM & EQUIP.,CO.					
	I-49823	SORIANO AND MISC	R	5/5/2021	32572		
	I-49825	SORIANO AND MISC	R	5/5/2021	32572		
	I-49831	CASAREZ UNIFORMS	R	5/5/2021	32572		
	I-49833	2 PANTS	R	5/5/2021	32572		
	I-49842	LAND UNIFORMS	R	5/5/2021	32572		$3,922.70
1062		M2 MEDIA					
	I-39000	BILLING ENVELOPES	R	5/5/2021	32573		$1,179.00
89175		MARATHON FITNESS					
	I-IN004158	GYM WIPES	R	5/5/2021	32574		$350.00
602		MASTERCARD					
	I-00000011	SHELTER LUV	R	5/5/2021	32575		
	I-0152745	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-02188G	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-461246-0	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-461248-0	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-461251-0	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-462517-0	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-462708-0	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-LUBENTUB	TRAINING CLASSES - GRAVEL	R	5/5/2021	32575		
	I-SI-17348	TASER BATTERIES	R	5/5/2021	32575		
	I-TEEX TRA	JAILER TRAINING	R	5/5/2021	32575		$4,061.96
1		MEGAN MAINER					
	I-TUITION	TUITION REIMBURSE	R	5/5/2021	32577		$1,000.00
1		MICHELLE HOBBS					
	I-LIFEGUAR	LIFE GUARD TRAI	R	5/5/2021	32578		$882.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
92100		MID-AMERICAN RESEARCH					
	I-0727593-	FREIGHT DUE	R	5/5/2021	32579		$37.03
1126		SALDIVAR, MONICA A					
	I-CONCERT	CONCERT IN THE PARK	R	5/5/2021	32580		$700.00
96445		MOORE SUPPLY, CO.					
	I-S1613794	SOAP DISPENSER	R	5/5/2021	32581		$6,317.55
96515		MOTION INDUSTRIES, INC.					
	I-TX83-193	LIFT STATION PARTS	R	5/5/2021	32582		$442.53
1124		MRB GROUP					
	I-00000003	MAIN DEPT-BLDG ASSESS	R	5/5/2021	32583		
	I-38490	MRB GRANT ADMIN	R	5/5/2021	32583		$8,425.00
667		MURRAY MOWING					
	I-980665	1024 ROBIN HOOD	R	5/5/2021	32584		$79.00
104256		NORTH WATER DISTRICT LAB					
	I-2100242-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2100243-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2100828-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2100829-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2101273-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2101868-	WWTP SAMPLES	R	5/5/2021	32585		
	I-2101869-	WWTP SAMPLES	R	5/5/2021	32585		$15,261.50
988		O'REILLY AUTO PARTS					
	I-0405-347	SUPPLIES	R	5/5/2021	32587		$29.47
106075		OMNIBASE SERVICES, INC.					
	I-OMNIBASE	OMNIBASE - 1ST QTR.	R	5/5/2021	32588		$793.00
726		ON DEMAND					
	I-423719	INK CART	R	5/5/2021	32589		$154.93
1056		ON DEMAND INCORPORATED					
	I-29192685	POSTAGE MACHINE	R	5/5/2021	32590		$450.00
1127		OROZCO, MACARIO M					
	I-PERFORME	PERFORMER FEES	R	5/5/2021	32591		$3,300.00
1		OSCAR JARAMILLO					
	I-PARK PER	PERFORMERS	R	5/5/2021	32592		$300.00
107565		PENNEY'S ELECTRIC CO, INC					
	I-20867	ELECTRICAL WORK	R	5/5/2021	32593		
	I-20917	ELECTRICAL WORK	R	5/5/2021	32593		$5,401.32
112765		PERDUE BRANDON FIELDER COLLINS					
	I-58066	PERDUE COLLECTIONS	R	5/5/2021	32594		$2,825.60
108505		JASON PEREZ					
	I-MAY SERV	COUNCIL SERVICES	R	5/5/2021	32595		$150.00
113385		QUILL CORPORATION					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-16423981	RECEIPT BOOKS	R	5/5/2021	32596		$124.95
115820		RICK'S OUTDOOR POWER EQUIP.					
	I-124802	124802	R	5/5/2021	32597		$125.90
122650		SHERWIN-WILLIAMS					
	I-2834-3	PAINT FOR WATER PLANTS	R	5/5/2021	32598		
	I-PAINT	2834-3	R	5/5/2021	32598		$67.68
125000		SOILEAU'S PARTS & SERVICES INC					
	I-63079	63079	R	5/5/2021	32599		$38.30
35149		SPARKLIGHT					
	I-*1269684	CABLE TV	R	5/5/2021	32600		$157.44
91606		SPOK, INC.					
	I-E0292489	WWTP PAGERS	R	5/5/2021	32601		$41.88
1007		SVOBODA, MICHAEL					
	I-MAY SERV	COUNCIL MEMBER	R	5/5/2021	32602		$100.00
139500		TIMES PRINTERS & STATIONERS					
	I-206259	P O STAMP	R	5/5/2021	32603		$99.95
1037		TOWNSEND, TRAVIS					
	I-MAY SERV	COUNCIL SERVICES	R	5/5/2021	32604		$100.00
1041		TXU ENERGY					
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-54277791	MONTHLY BILLING	R	5/5/2021	32605		
	I-55252670	MONTHLY BILLING	R	5/5/2021	32605		$1,821.97
152000		U.S. POSTMASTER					
	I-JUNE POS	POSTAGE	R	5/5/2021	32607		$4,500.00
149326		USA BLUE BOOK					
	I-*547885	GENERAL SUPPLIES	R	5/5/2021	32608		$1,169.32
157000		WALMART COMMUNITY/CAPITAL ONE					
	I-WM 46401	4302021	R	5/5/2021	32609		$503.57
158299		WASTE CONNECTIONS OF TEXAS					
	C-KAB-APR	GARBAGE COLLECTION	R	5/5/2021	32610		
	I-GARBAGE-	GARBAGE COLLECTION	R	5/5/2021	32610		$160,510.50
96610		WEX BANK					
	I-*7145493	GASOLINE USAGE	R	5/5/2021	32611		
	I--7145493	GASOLINE USAGE	R	5/5/2021	32611		
	I-71454936	GASOLINE USAGE	R	5/5/2021	32611		
	I-71454936	GASOLINE USAGE	R	5/5/2021	32611		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-71454936	GASOLINE USAGE	R	5/5/2021	32611		$4,394.31
160485		JOHN WRIGHT					
	I-MAY SERV	COUNCIL SERVICES	R	5/5/2021	32612		$100.00
500		4 & 18 MECHANIC SHOP					
	I-942451	TIRE PATCH PW 2	R	5/12/2021	32636		
	I-942499	TIRE PATCH PW22	R	5/12/2021	32636		$33.00
576		ACCURATE UTILITY SUPPLY LLC					
	I-169706	METER SUPPLIES	R	5/12/2021	32637		$3,798.50
455		ACE IMAGEWEAR					
	I-668642	UNIFORMS 05/04/2021	R	5/12/2021	32638		
	I-668643	UNIFORMS	R	5/12/2021	32638		$306.08
1133		AIC URGENT CARE, PLLC					
	I-960	DRUG SCREEN	R	5/12/2021	32639		$90.00
463		AJR MEDIA GROUP					
	I-700	TOUR TEXAS	R	5/12/2021	32640		$3,979.00
994		AMAZON CAPITAL SERVICES					
	C-1NLG-GJM	SD CARD CAMERA	R	5/12/2021	32641		
	I-167Y-TDK	CLEAR PLASTIC BAGS	R	5/12/2021	32641		
	I-1C6Q-TN1	FOAM BALL SET	R	5/12/2021	32641		
	I-1JVF-JDD	SD CARD CAMERA	R	5/12/2021	32641		
	I-1PFL-6D3	OFFICE SUPPLIES	R	5/12/2021	32641		$172.05
1068		AQUA-METRIC SALES CO					
	I-INV00824	ELECTRONIC WATER METERS	R	5/12/2021	32642		$10,075.57
245		AT&T					
	I-*979 849	PHONES	R	5/12/2021	32643		$179.38
469		AUTOZONE					
	I-15516022	SUPPLIES	R	5/12/2021	32644		
	I-15516037	SUPPLIES	R	5/12/2021	32644		
	I-15516131	GENERAL SUPPLIES	R	5/12/2021	32644		
	I-15516142	SUPPLIES	R	5/12/2021	32644		$214.32
59000		B & K MOTOR PARTS INC					
	I-84188	FUEL FIL	R	5/12/2021	32645		
	I-842612	VEHICLE	R	5/12/2021	32645		$22.50
23600		BCOS OFFICE TECHNOLOGIES					
	I-AR278516	MONTHLY PRINT CHARGES	R	5/12/2021	32646		$81.34
25025		BRAZORIA COUNTY HEALTH WATER L					
	C-#101	LAB FEES	R	5/12/2021	32647		
	I-*ACCT #1	LAB FEE	R	5/12/2021	32647		
	I-*ACCT 10	LAB TESTING	R	5/12/2021	32647		$435.00
25500		BRAZORIA COUNTY LIBRARY					
	I-ANNUAL S	ANNUAL SUPPORT	R	5/12/2021	32648		$32,500.00
31355		BRAZOS TRACTOR & EQUIP.					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-414409	SHAFT FOR MOWER	R	5/12/2021	32649		$496.43
32500		BRAZOSPORT WATER AUTHORITY					
	I-01-0483	WATER PURCHASE	R	5/12/2021	32650		$177,120.00
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-IA26095	AIR FILTER, SPARK PLUG	R	5/12/2021	32651		$9.30
1129		MALDONADO, CARLOS					
	I-LIGHTS A	CONCERT IN THE PARK	R	5/12/2021	32652		$700.00
1		CARRIER CORPORATION					
	I-90119142	FIXES TO H	R	5/12/2021	32653		$3,000.00
1111		CHLOE CAMPBELL					
	I-APRIL CE	CELL PHONE	R	5/12/2021	32654		$60.00
27550		CITY OF ANGLETON - VISA CARD A					
	C-CR BACK	PIONEER ATHLETICS	R	5/12/2021	32655		
	I-*FLAG*	DEB REPLACEMENT KEY	R	5/12/2021	32655		
	I-00037G	PC PARTS	R	5/12/2021	32655		
	I-00768G	POSTAGE	R	5/12/2021	32655		
	I-03047-18	FACEBOOK POST	R	5/12/2021	32655		
	I-06310G	MONITORS	R	5/12/2021	32655		
	I-44416698	VISA - KEEP AMERICA BEAUT	R	5/12/2021	32655		
	I-6NXG23TZ	FACEBOOK POST	R	5/12/2021	32655		
	I-81271896	ZOOM	R	5/12/2021	32655		
	I-8733654	ZOOM	R	5/12/2021	32655		
	I-CONF NRP	VISA - NRPA MEMBER & CONF	R	5/12/2021	32655		
	I-CONF REG	CITY OF ANGLETON - VISA CARD A	R	5/12/2021	32655		
	I-EQUIP DE	VISA-PARKS	R	5/12/2021	32655		
	I-HOTEL CO	CITY OF ANGLETON - VISA CARD A	R	5/12/2021	32655		
	I-KROGER 0	SENIOR BINGO	R	5/12/2021	32655		
	I-MACHINE	POSTAGE	R	5/12/2021	32655		
	I-MEMBERSH	VISA - NRPA MEMBER & CONF	R	5/12/2021	32655		
	I-SS MOTOR	VISA-PARKS	R	5/12/2021	32655		
	I-V64J4NVZ	VISA - NRPA MEMBER & CONF	R	5/12/2021	32655		
	I-WM 00144	CITY OF ANGLETON - VISA CARD A	R	5/12/2021	32655		
	I-WM 02696	MOUSE	R	5/12/2021	32655		
	I-WM 03236	HAND SOAP	R	5/12/2021	32655		
	I-WM 06037	WALMART	R	5/12/2021	32655		
	I-WM 08650	TARTAR SAUCE	R	5/12/2021	32655		$6,708.64
1027		CLARK CONDON ASSOCIATES, INC					
	I-47775	LAKESIDE DESIGN_BIDDING_C	R	5/12/2021	32660		
	I-47776	LAKESIDE DESIGN_BIDDING_C	R	5/12/2021	32660		
	I-47802	GATEWAY MASTER PLAN	R	5/12/2021	32660		$41,906.73
41510		COASTAL PUMP SERVICES INC					
	I-13434	PUMP REPAIR	R	5/12/2021	32661		
	I-13445	GEARBOX & MOTOR	R	5/12/2021	32661		
	I-13454	TROUBLESHOOT WELL PUMPS	R	5/12/2021	32661		
	I-13479	PUMP REPLACEMENT	R	5/12/2021	32661		$19,481.00
704		CURTISS C LOCKE					
	I-365	GENERATOR REPAIR	R	5/12/2021	32662		$1,846.20

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1		DANESHA PHILLIPS					
	I-REFUND P	REFUND PARK R	R	5/12/2021	32663		$50.00
961		SUSIE DICKEY					
	I-INSTR PA	INSTRUCTOR PAY	R	5/12/2021	32664		$420.00
52500		FACTS					
	I-*15239-0	PUBLICATIONS IN THE FACTS	R	5/12/2021	32665		
	I-15239-02	PUBLICATIONS	R	5/12/2021	32665		
	I-ADS 1523	ADVERTISMENTS	R	5/12/2021	32665		$2,876.40
57933		FRANKLIN, BETTY S					
	I-INSTR PA	INSTRUCTOR PAY	R	5/12/2021	32666		$60.00
1		G-FORCE					
	I-2009-012	STRIPING BATES PK	R	5/12/2021	32667		$1,592.00
377		GERI GONZALES					
	I-APR PHON	MONTHLY PHONE ALLOW	R	5/12/2021	32668		$60.00
66300		GULF COAST PAPER CO INC					
	I-2043127	TP AND TRASH BAGS	R	5/12/2021	32669		$188.94
688		HTI CONSTRUCTION, INC.					
	I-2105-01	LIGHT POLE BASES	R	5/12/2021	32670		$4,900.00
84900		LAKE HARDWARE & LUMBER					
	I-79320	SUPPLIES	R	5/12/2021	32671		
	I-79336	SUPPLIES	R	5/12/2021	32671		
	I-79370	SUPPLIES	R	5/12/2021	32671		
	I-79373	SUPPLIES	R	5/12/2021	32671		
	I-79393	SUPPLIES	R	5/12/2021	32671		
	I-79510	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79563	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79598	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79633	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79646	GLOVES	R	5/12/2021	32671		
	I-79672	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79681	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79736	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79743	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79766	GENERAL SUPPLIES	R	5/12/2021	32671		
	I-79767	GENERAL SUPPLIES	R	5/12/2021	32671		$477.34
86115		LIBERTY TIRE SERVICES LLC					
	I-2032203	CLEAN UP - TIRE RECYCLING	R	5/12/2021	32674		$1,775.00
87400		LUYCX PLUMBING					
	I-220271	REPAIRS TO HOT WATER	R	5/12/2021	32675		$135.00
602		MASTERCARD					
	I-11D67013	WATER FOR PUBLIC WORKS	R	5/12/2021	32676		
	I-CARLOS T	TRAINING	R	5/12/2021	32676		
	I-PW20*	TRAINING	R	5/12/2021	32676		$934.80
1		MCKENNA CONTRACTING INC					
	I-21037501	FREEDO	R	5/12/2021	32677		$29,696.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
96445		MOORE SUPPLY, CO.					
	I-S1614709	EQUIPMENT SUPPLIES	R	5/12/2021	32678		
	I-S1615368	PVC FITTINGS	R	5/12/2021	32678		$616.81
477		MOTION PICTURE LICENSING CORPO					
	I-50434388	LICENCING FOR REC	R	5/12/2021	32679		$615.00
667		MURRAY MOWING					
	I-980666	MOWING SERIVCES	R	5/12/2021	32680		$93.00
988		O'REILLY AUTO PARTS					
	I-0405-348	GENERAL SUPPLIES	R	5/12/2021	32681		
	I-0405-348	GENERAL SUPPLIES	R	5/12/2021	32681		$125.76
1102		PATRICIA A. SWORDS LLC					
	I-INSIDE A	WRITING	R	5/12/2021	32682		$200.00
1		PIONEER ATHLETICS					
	I-INV00000	PIONEER ATHL	R	5/12/2021	32683		$149.87
5800		PROACTIVE WORK HEALTH SERVICES					
	I-EM034449	DRUG SCREEN	R	5/12/2021	32684		$55.00
400		RELIANT METRO LTD					
	I-14108000	MONTHLY TANK RENTAL	R	5/12/2021	32685		$192.00
1		SHOW BUSINESS ENTERTAINME					
	I-35039	CONC	R	5/12/2021	32686		$3,500.00
35149		SPARKLIGHT					
	I-12732077	MONTHLY SERVICES	R	5/12/2021	32687		$225.00
29		SPRINT/NEXTEL					
	I-56273185	MONTHLY SERVICES	R	5/12/2021	32688		$600.00
1069		SWIPECLOCK LLC					
	I-138596	APPLICANTSTACK	R	5/12/2021	32689		$225.00
1		TEXAS HOTEL LODGING ASSOC					
	I-21-25369	TEXA	R	5/12/2021	32690		$1,276.88
1131		THE RIGHT COMPANY REMODELING &					
	I-cabinets	CABINETS	R	5/12/2021	32691		$4,750.00
77400		TYLER TECHNOLOGIES, INC.					
	I-025-3323	MONTHLY SUPPORT COSTS	R	5/12/2021	32692		$390.00
955		WARREN, DANIEL					
	I-INSTR PA	INSTRUCTOR PAY	R	5/12/2021	32693		$240.00
605		WELLS FLORIST NURSERY & LANDSC					
	I-018705	WELLS - CITY HALL PLANTER	R	5/12/2021	32694		$587.13
455		ACE IMAGEWEAR					
	I-0670132	UNIFORM RENTALS	R	5/19/2021	32695		
	I-670131	UNIFORMS 05/11/2021	R	5/19/2021	32695		$336.52

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1030		ACT PIPE & SUPPLY INC					
	I-S1006641	SEWER SUPPLIES	R	5/19/2021	32696		$518.00
950		FRANCES AGUILAR					
	I-00615218	FRANCES AGUILAR	R	5/19/2021	32697		
	I-15380574	FRANCES AGUILAR	R	5/19/2021	32697		
	I-63038699	FRANCES AGUILAR	R	5/19/2021	32697		$190.22
2560		AIRGAS USA, LLC					
	I-99794374	OXYGEN RENTAL	R	5/19/2021	32698		$24.77
994		AMAZON CAPITAL SERVICES					
	I-1FLD-T7H	UNIFORMS	R	5/19/2021	32699		
	I-1G7Q-T7C	DRY ERASE BOARD	R	5/19/2021	32699		
	I-1L1Y-F6W	BOXES	R	5/19/2021	32699		
	I-1L9Q-RVJ	AMAZON	R	5/19/2021	32699		
	I-1LKR-JWX	AMAZON CAPITAL SERVICES	R	5/19/2021	32699		
	I-1N4Y-KRD	PRINTER STAND	R	5/19/2021	32699		
	I-1TQG-7vw	DEWALT BATTERIES	R	5/19/2021	32699		
	I-1W7G-MR7	AMAZON	R	5/19/2021	32699		
	I-1XHR-GMD	DOOR CLOSER	R	5/19/2021	32699		
	I-1Y1X-NX9	AMAZON	R	5/19/2021	32699		$1,413.98
9075		ANGLETON BETTER LIVING					
	I-LOCAL SA	MONTHLY SALES TAX	R	5/19/2021	32701		$171,510.89
10000		ANGLETON CHAMBER OF COMMERCE					
	I-458000	FIRST RESPONDERS LUNCH	R	5/19/2021	32702		$250.00
10000		ANGLETON CHAMBER OF COMMERCE					
	I-458006	SPONSOR	R	5/19/2021	32703		$500.00
10010		CITY OF ANGLETON					
	I-APR SALE	MONTHLY SALES TAX	R	5/19/2021	32704		$343,021.77
10010		CITY OF ANGLETON					
	I-FSA - PP	FSA	R	5/19/2021	32705		$825.54
10010		CITY OF ANGLETON					
	I-GUN REIM	GUN REIMBURSEMENT	R	5/19/2021	32706		$446.11
10010		CITY OF ANGLETON					
	I-W & S 05	WATER & SEWER	R	5/19/2021	32707		$476.05
11500		ANGLETON DRAINAGE DIST.					
	I-INV/PAYM	CULVERTS @ HENDERSON	R	5/19/2021	32708		
	I-PSI 2ND	PSI 2ND BILLING	R	5/19/2021	32708		$63,768.49
1068		AQUA-METRIC SALES CO					
	I-INV00824	TRAINING	R	5/19/2021	32709		
	I-inv00825	METER INSTALL	R	5/19/2021	32709		$50,076.12
245		AT&T					
	I-*979-549	PHONES	R	5/19/2021	32710		$37.46
469		AUTOZONE					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-15516183	BATTERY	R	5/19/2021	32711		
	I-15516219	BATTERY PW 18	R	5/19/2021	32711		$184.28
922		AXCESS HOSE & LADDER					
	I-11161	AXCESS HOSE & LADDER	R	5/19/2021	32712		$4,432.92
59000		B & K MOTOR PARTS INC					
	C-831741	B&K CREDIT	R	5/19/2021	32713		
	I-843061	OIL	R	5/19/2021	32713		
	I-843231	BELT	R	5/19/2021	32713		$38.77
284		BAY AREA FIRE & SAFETY					
	I-38914	BAY AREA FIRE & SAFETY	R	5/19/2021	32714		$236.76
1108		BAY OIL COMPANY					
	I-896602	FUEL	R	5/19/2021	32715		$2,635.63
23600		BCOS OFFICE TECHNOLOGIES					
	I-ar278712	PRINTER LEASING	R	5/19/2021	32716		$84.74
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-ia26383	OIL	R	5/19/2021	32717		$45.12
34776		BUG SHOP					
	I-INSPECTI	INSPECTION PW 21	R	5/19/2021	32718		
	I-PW 20 VE	PW 20 VEHICLE INSPECTION	R	5/19/2021	32718		$51.00
1129		MALDONADO, CARLOS					
	I-PARK CON	SOUND & LIGHTING	R	5/19/2021	32719		$700.00
49500		CENTERPOINT ENERGY					
	I-*4831655	GAS	R	5/19/2021	32720		
	I-4814814-	MONTHLY GAS SERVICES	R	5/19/2021	32720		$45.17
91639		CITY OF ANGLETON - DENTAL INS					
	I-73757008	DENTAL INS	R	5/19/2021	32721		$3,703.47
91640		CITY OF ANGLETON - HLTH INSURA					
	C-ADJ - AC	VISION INS	R	5/19/2021	32724		
	C-ADJ - AN	VISION INS	R	5/19/2021	32724		
	C-ADJ - ED	VISION INS	R	5/19/2021	32724		
	C-ADJ - FA	VISION INS	R	5/19/2021	32724		
	C-ADJ - FI	VISION INS	R	5/19/2021	32724		
	C-ADJ - HR	VISION INS	R	5/19/2021	32724		
	C-ADJ - PD	VISION INS	R	5/19/2021	32724		
	C-ADJ - PL	VISION INS	R	5/19/2021	32724		
	C-ADJ - SE	VISION INS	R	5/19/2021	32724		
	C-ADJ - VG	VISION INS	R	5/19/2021	32724		
	C-ADJ -SA/	VISION INS	R	5/19/2021	32724		
	C-ADJ -UTL	VISION INS	R	5/19/2021	32724		
	C-ADJ FINA	VISION INS	R	5/19/2021	32724		
	C-ADJ MUNI	VISION INS	R	5/19/2021	32724		
	C-ADJ PARK	VISION INS	R	5/19/2021	32724		
	C-ADJ PARK	VISION INS	R	5/19/2021	32724		
	C-ADJ PUBW	VISION INS	R	5/19/2021	32724		
	C-ADJ TO A	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO A	MEDICAL INS	R	5/19/2021	32724		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-ADJ TO B	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO F	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO P	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO P	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO P	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO S	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ TO W	MEDICAL INS	R	5/19/2021	32724		
	C-ADJ- BSD	VISION INS	R	5/19/2021	32724		
	C-ADJ-IT	VISION INS	R	5/19/2021	32724		
	C-ADJ-WATE	VISION INS	R	5/19/2021	32724		
	I-**737570	MEDICAL INS	R	5/19/2021	32724		
	I-*7375700	VISION INS	R	5/19/2021	32724		$100,645.57
27550		CITY OF ANGLETON - VISA CARD A					
	C-12613189	VARIOUS SUPPLIES	R	5/19/2021	32731		
	C-REF MARC	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-00642089	CITY OF ANGLETON - VISA CARD A	R	5/19/2021	32731		
	I-01211713	EZ-TAG	R	5/19/2021	32731		
	I-01307G	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-016757	Flowers	R	5/19/2021	32731		
	I-03309G	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-0405-350	P4 WIPERBLADES	R	5/19/2021	32731		
	I-05758G	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-06354G	HONORE'S CAJUN CAFE	R	5/19/2021	32731		
	I-230166	NOTARY STAMP	R	5/19/2021	32731		
	I-25362	TEE SHIRTS	R	5/19/2021	32731		
	I-27360	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-28348663	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-31313445	CITY OF ANGLETON - VISA CARD A	R	5/19/2021	32731		
	I-4w23a	CITY OF ANGLETON - VISA CARD A	R	5/19/2021	32731		
	I-88942EC0	HOTEL - RESERVATION	R	5/19/2021	32731		
	I-ADDITION	BOBBY FORD	R	5/19/2021	32731		
	I-BUCEES	BATTERIES	R	5/19/2021	32731		
	I-HAND SOA	DEB HANDSOAP	R	5/19/2021	32731		
	I-HEB10295	CITY OF ANGLETON - VISA CARD A	R	5/19/2021	32731		
	I-I43321	MATERIALS	R	5/19/2021	32731		
	I-JMP-5U2	CITY OF ANGLETON - VISA CARD A	R	5/19/2021	32731		
	I-LEGIS WR	LEGISLATIVE WRAP UP	R	5/19/2021	32731		
	I-PHONE SI	Sidecars	R	5/19/2021	32731		
	I-S5GB94KZ	FACEBOOK BOOSTING	R	5/19/2021	32731		
	I-SHIPPING	Shipping	R	5/19/2021	32731		
	I-TSC 0009	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-TSC 0024	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-TSC 0146	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-TSC 0196	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-WM 02096	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-WM 02856	VARIOUS SUPPLIES	R	5/19/2021	32731		
	I-WM 05089	MENS BOOTS	R	5/19/2021	32731		
	I-i-gsx5sv	JOB POSTING	R	5/19/2021	32731		
	I-psiexam	TESTING	R	5/19/2021	32731		$4,782.92
41510		COASTAL PUMP SERVICES INC					
	I-13476A	SERVICE CALL	R	5/19/2021	32738		
	I-13496	SERVICE CALL	R	5/19/2021	32738		
	I-13499	SERVICE CALL	R	5/19/2021	32738		$17,610.32
47517		DASH MEDICAL GLOVES, INC.					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-INV12336	GLOVES	R	5/19/2021	32739		$827.70
47745		DOOLEY TACKBERRY, INC.					
	I-1088717	GLOVES	R	5/19/2021	32740		$1,165.52
48500		DXI INDUSTRIES					
	I-05500741	CHEMICAL SUPPLIES	R	5/19/2021	32741		
	I-05500741	CHEMICAL SUPPLIES	R	5/19/2021	32741		
	I-DE050034	CHEMICAL SUPPLIES	R	5/19/2021	32741		
	I-de050034	CHEMICAL SUPPLIES	R	5/19/2021	32741		
	I-de050034	CHEMICAL SUPPLIES	R	5/19/2021	32741		$880.30
1071		ENTERPRISE FM TRUST					
	I-FBN41965	MONTHLY LEASE SERVICES	R	5/19/2021	32742		$3,774.73
100		A FAMILY FLOWER SHOP & KEEPSAK					
	I-171294	FLOWERS	R	5/19/2021	32743		$50.00
309		GULF COAST CHEVROLET					
	I-CVCS5819	P4	R	5/19/2021	32744		
	I-CVCS5819	CH2	R	5/19/2021	32744		
	I-CVCS5821	P-50	R	5/19/2021	32744		$1,345.42
66300		GULF COAST PAPER CO INC					
	I-2043130	TRASH LINERS	R	5/19/2021	32745		
	I-2044746	PAPER GOODS	R	5/19/2021	32745		
	I-2047018	PAPER GOODS	R	5/19/2021	32745		$194.05
218		HDR , INC.					
	I-12003452	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003452	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003452	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003452	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003452	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003469	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003469	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003469	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003469	HDR APRIL INVOICES	R	5/19/2021	32746		
	I-12003469	HDR APRIL INVOICES	R	5/19/2021	32746		$73,567.21
80075		JACO ROOFING & CONSTRUCTION IN					
	I-21-0165	FINAL ROOF PAYMENT	R	5/19/2021	32748		$43,425.40
1114		KONICA MINOLTA					
	I-37722111	PRINTER LEASE	R	5/19/2021	32749		$85.68
784		KONICA MINOLTA PREMIER FINANCE					
	I-72445112	MONTHLY COPIER SERVICES	R	5/19/2021	32750		$548.32
84900		LAKE HARDWARE & LUMBER					
	C-80192	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-78809	SUPPLIES/PAINT/TARP	R	5/19/2021	32751		
	I-79412	SUPPLIES/PAINT/TARP	R	5/19/2021	32751		
	I-79756	SUPPLIES/PAINT/TARP	R	5/19/2021	32751		
	I-79862	SUPPLIES	R	5/19/2021	32751		
	I-79867	REPAIR SUPPLIES	R	5/19/2021	32751		
	I-79880	REPAIR SUPPLIES	R	5/19/2021	32751		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-79890	BASE PAINT	R	5/19/2021	32751		
	I-79929	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-79954	SUPPLY LINE	R	5/19/2021	32751		
	I-79958	BASE PAINT	R	5/19/2021	32751		
	I-79973	SUPPLIES	R	5/19/2021	32751		
	I-80003	SUPPLIES	R	5/19/2021	32751		
	I-80015	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-80018	SUPPLIES	R	5/19/2021	32751		
	I-80026	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-80035	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-80071	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-80086	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-80163	GENERAL SUPPLIES	R	5/19/2021	32751		
	I-80178	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-80181	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-80190	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-80191	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		
	I-80196	SUPPLIES- WATER PLANT REP	R	5/19/2021	32751		$1,049.98
85000		LANDON'S SECURITY LLC.					
	I-21048	STATION 1	R	5/19/2021	32756		$258.00
179		LEXISNEXIS RISK DATA MANAGEMEN					
	I-1342525-	MONTHLY CONTRACT	R	5/19/2021	32757		$150.00
947		LION GROUP INC					
	I-30000441	GEAR INSPEC & REPAIR	R	5/19/2021	32758		
	I-30000441	GEAR INSPEC & REPAIR	R	5/19/2021	32758		$574.30
602		MASTERCARD					
	I-01039G	FREEZER ACO	R	5/19/2021	32759		
	I-02173	TRAINING-PAM	R	5/19/2021	32759		
	I-1708009	PLYWOOD FOR WATER PLANT	R	5/19/2021	32759		
	I-32709473	PLYWOOD FOR WATER PLANT	R	5/19/2021	32759		
	I-COURSE 1	TRAINING-PAM	R	5/19/2021	32759		
	I-DONUTS*	BREAKFAST- TRAINING	R	5/19/2021	32759		
	I-FERAL CA	FERAL CAT DEN	R	5/19/2021	32759		
	I-KITTEN F	SUPPLIES	R	5/19/2021	32759		
	I-PUPPY SU	SUPPLIES	R	5/19/2021	32759		$1,828.57
96445		MOORE SUPPLY, CO.					
	I-S1603003	WATER FOUNTAIN	R	5/19/2021	32761		
	I-s1615046	SHOWER HANDLE	R	5/19/2021	32761		$2,473.32
96515		MOTION INDUSTRIES, INC.					
	I-tx83-194	SHEAVE AND BUSHING	R	5/19/2021	32762		$271.63
1124		MRB GROUP					
	I-39171	GENERAL ENGINEERING	R	5/19/2021	32763		$1,582.00
988		O'REILLY AUTO PARTS					
	I-0405-350	BULBS PW 21	R	5/19/2021	32764		
	I-0405-350	MOTOR OIL	R	5/19/2021	32764		
	I-0405-351	GAS CAN	R	5/19/2021	32764		
	I-0405-351	OIL AND OIL FILTER	R	5/19/2021	32764		$179.44
1102		PATRICIA A. SWORDS LLC					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-PP 4/24-	GRANT COORDINATION	R	5/19/2021	32765		$1,488.00
365		PNEU-DART INC					
	I-306977	DARTS FOR ACO	R	5/19/2021	32766		$124.24
1065		PRE-PAID LEGAL SERVICES INC					
	I-GROUP#82	PREPAID LEGAL	R	5/19/2021	32767		$559.20
904		PYE BARKER FIRE & SAFETY					
	I-PSI48362	FIRE EXT INSPECTION	R	5/19/2021	32768		$215.00
113385		QUILL CORPORATION					
	I-16542817	OFFICE SUPPLIES	R	5/19/2021	32769		
	I-16577010	SUPPLIES	R	5/19/2021	32769		$176.29
30020		RANDALL LAW OFFICE LTD., LLP					
	I-01904	ATTORNEY APRIL INVOICES	R	5/19/2021	32770		
	I-01910	ATTORNEY APRIL INVOICES	R	5/19/2021	32770		
	I-01951	ATTORNEY APRIL INVOICES	R	5/19/2021	32770		$22,426.50
741		ROUSE, CLINTON					
	I-42	BEE REMOVAL	R	5/19/2021	32771		$150.00
1		SKY WONDER PYROTECHNICS					
	I-1060*	FREEDO	R	5/19/2021	32772		$12,000.00
124388		SMITH MUNICIPAL SUPPLIES					
	I-00-19294	SIGN SUPPLIES	R	5/19/2021	32773		$4,167.43
35149		SPARKLIGHT					
	I-12690426	INTERNET WWTP	R	5/19/2021	32774		$65.53
1099		SPOK, INC					
	I-E0292489	WWTP PAGERS	R	5/19/2021	32775		$85.62
1134		STEPHEN F AUSTIN UNIVERSITY					
	I-CPM Cour	CPM Course fee	R	5/19/2021	32776		$695.00
982		SUNBELT CAR WASH SERVICES					
	I-045471	CAR WASH	R	5/19/2021	32777		$270.00
113530		TERRI JO'S ENTERPRISES LLC					
	I-1021	INSPECTIONS	R	5/19/2021	32778		
	I-1033	P43	R	5/19/2021	32778		$32.50
1135		TEXAS PRIDE UTILITIES LLC					
	I-PAYMENT	PROJECT PAYMENT #1	R	5/19/2021	32779		$156,540.60
1		THE LIZZERDS					
	I-BAND FOR	BAND FOR PARK CON	R	5/19/2021	32780		$500.00
446		TOM'S TRAILER					
	I-56718094	GOOSENECK TRAILER	R	5/19/2021	32781		$11,995.00
1041		TXU ENERGY					
	I-52003185	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-52003185	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-52003185	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-52003185	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54005641	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54005641	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54005645	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54056492	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54127859	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54127859	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54127859	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54127859	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54252805	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54622775	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54627752	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54627752	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54627752	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-54727739	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-55752568	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-55752568	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		
	I-55752568	MONTHLY ELECTRIC BILL	R	5/19/2021	32782		$46,234.14
1		VELMA GUADIANA					
	I-REIMB -	REIUMBURSEMENT-	R	5/19/2021	32789		$105.54
65000		VERIZON WIRELESS					
	I-98770716	VERIZON WIRELESS	R	5/19/2021	32790		
	I-98788484	SCADA PHONES	R	5/19/2021	32790		$1,712.71
157000		WALMART COMMUNITY/CAPITAL ONE					
	I-WM 64011	WALMART	R	5/19/2021	32792		
	I-wm 41000	OFFICE SUPPLIES	R	5/19/2021	32792		$236.66
1132		RFCKE ENTERPRISE-WAYNE ELECTRI					
	I-1068	ELECTRICAL REPAIRS	V	5/19/2021	32793		
	I-1082	ELECTRICAL REPAIRS	V	5/19/2021	32793		$1,263.95
1132		RFCKE ENTERPRISE-WAYNE ELECTRI					
	M-CHECK	RFCKE ENTERPRISE VOIDED	V	5/19/2021	32793		1,263.95CR
992		MCCI, LLC					
	I-LASERFIS	BALANCE LASERFISCHE	R	5/25/2021	32794		$35,420.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
455		ACE IMAGEWEAR					
	I-0671614	UNIFORMS 05/18/2021	R	5/26/2021	32795		
	I-671615	UNIFORMS	R	5/26/2021	32795		$317.91
2560		AIRGAS USA, LLC					
	I-99794392	OXYGEN RENTAL	R	5/26/2021	32796		$93.90
994		AMAZON CAPITAL SERVICES					
	I-13CN-1N7	RECORDS FILING EQ	R	5/26/2021	32797		
	I-141M-MVH	JAIL- BREAKFAST	R	5/26/2021	32797		
	I-14XJ-QON	TONER	R	5/26/2021	32797		
	I-194P-XNT	BASKETBALLS & WRIST BANDS	R	5/26/2021	32797		
	I-1V77-Y1M	SUPPLIES	R	5/26/2021	32797		
	I-1jrj-d6c	CERTIFICATE PAPER	R	5/26/2021	32797		$1,072.94
11500		ANGLETON DRAINAGE DIST.					
	I-?20128	ENGINEERING SERVICES	R	5/26/2021	32799		$1,928.77
1068		AQUA-METRIC SALES CO					
	I-inv00826	3" METERS	R	5/26/2021	32800		$2,496.87
578		AT&T					
	I-*-059 28	Fire Internet	R	5/26/2021	32801		
	I-*059 288	Fire Phone	R	5/26/2021	32801		$138.33
537		AT&T 019					
	I-83100080	MONTHLY SERVICE	R	5/26/2021	32802		$1,695.59
469		AUTOZONE					
	I-15516242	SOCKET SET/FILTER	R	5/26/2021	32803		$36.96
59000		B & K MOTOR PARTS INC					
	I-843625	P51	R	5/26/2021	32804		
	I-844516	P7-BRAKE LIGHTS	R	5/26/2021	32804		$128.36
21600		BASTROP MECHANICAL SERV INC					
	I-026013	AC REPAIR	R	5/26/2021	32805		$483.00
1108		BAY OIL COMPANY					
	I-898816	FUEL	R	5/26/2021	32806		$3,935.07
23600		BCOS OFFICE TECHNOLOGIES					
	I-AR279274	MONTHLY COPIER SERVICES	R	5/26/2021	32807		$437.66
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-IA 26603	MOWER SUPPLIES	R	5/26/2021	32808		
	I-IA25665	MOWER SUPPLIES	R	5/26/2021	32808		$378.81
37656		CDW GOVERNMENT, INC.					
	I-ORD#MDFX	Email filter	R	5/26/2021	32809		$5,400.00
49500		CENTERPOINT ENERGY					
	I-*-481505	NATURAL GAS	R	5/26/2021	32810		$40.72
27550		CITY OF ANGLETON - VISA CARD A					
	C-SIDECAR	Sidecar refund	R	5/26/2021	32811		
	C-TAX REFU	HOTEL STAY TAX CR	R	5/26/2021	32811		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-WEB REFU	REFUND LINDSAYK	R	5/26/2021	32811		
	I-02634G	CRYSTAL CLEAR	R	5/26/2021	32811		
	I-08176G	COBOS TRAINING	R	5/26/2021	32811		
	I-26734	FCC LICENSING RENEWAL	R	5/26/2021	32811		
	I-30000705	GMIS DUES	R	5/26/2021	32811		
	I-4430	DANIEL W. HAWLEY ELECTRIC	R	5/26/2021	32811		
	I-75106712	SSL CERTIFICATES	R	5/26/2021	32811		
	I-78645	FLOWERS	R	5/26/2021	32811		
	I-CHICK FI	EMS WEEK	R	5/26/2021	32811		
	I-FUEL*	FUEL	R	5/26/2021	32811		
	I-INV86692	ZOOM PAYMENT	R	5/26/2021	32811		
	I-KROGER 0	SUPPLIES	R	5/26/2021	32811		
	I-LUNCH CM	TRAINING LUNCHEON	R	5/26/2021	32811		
	I-P4 REGIS	P4 REGISTRATION	R	5/26/2021	32811		
	I-SEMINAR-	SEMINAR	R	5/26/2021	32811		
	I-WEBINAR	CHE WEBINAR	R	5/26/2021	32811		
	I-WM 01635	PLASTIC WRAP	R	5/26/2021	32811		
	I-WM 04558	COFFEE	R	5/26/2021	32811		$1,858.07
41510		COASTAL PUMP SERVICES INC					
	I-13507	WWTP CLARIFIER	R	5/26/2021	32815		
	I-13519	WWTP CLARIFIER	R	5/26/2021	32815		$5,621.00
1		CONTROLLED F.O.R.C.E. INC					
	I-9664	TRAI	R	5/26/2021	32816		$1,340.00
1		CUMMINS SOUTHERN PLAINS					
	I-85-7565	REMOVE	R	5/26/2021	32817		$2,062.74
961		SUSIE DICKEY					
	I-INSTRUCT	FITNESS INSTRUCTOR	R	5/26/2021	32818		$360.00
271		DLT SOLUTIONS LLC					
	I-QUOTE 49	RAPID RECOVERY	R	5/26/2021	32819		$839.80
48500		DXI INDUSTRIES					
	I-05500825	CHEMICAL SUPPLIES	R	5/26/2021	32820		$1,551.50
52500		FACTS					
	I-15239-03	ADVERTISING INVOICE	R	5/26/2021	32821		$614.20
100		A FAMILY FLOWER SHOP & KEEPSAK					
	I-171307	RECORDS FLOWERS	R	5/26/2021	32822		$55.00
53555		FERGUSON ENTERPRISES #242					
	C-cmm37412	SEWER PARTS	R	5/26/2021	32823		
	I-1078535	SEWER PARTS	R	5/26/2021	32823		$1,868.28
57933		FRANKLIN, BETTY S					
	I-INSTRUCT	FITNESS INSTRUCTOR	R	5/26/2021	32824		$60.00
110556		FREESE & NICHOLS					
	I-1322261	PROFESSIONAL SERVICES	R	5/26/2021	32825		$3,998.50
61558		GLENN HILL PLUMBING					
	I-TOILET R	PLUMBING WORK	R	5/26/2021	32826		$150.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
946		GOODYEAR COMMERCIAL TIRE AND S					
	I-170-1065	TIRES	R	5/26/2021	32827		$1,405.87
309		GULF COAST CHEVROLET					
	I-CVCS5822	P-44	R	5/26/2021	32828		$468.45
66300		GULF COAST PAPER CO INC					
	I-2050444	SUPPLIES	R	5/26/2021	32829		$299.59
593		HARRIS COUNTY AUDITOR					
	I-04696	WARRANTS	R	5/26/2021	32830		$38.40
218		HDR , INC.					
	I-12003480	ENGINEERING SERVICES	R	5/26/2021	32831		$4,500.00
72411		HILLTOP SECURITIES, INC					
	I-103539	ANNUAL REP	R	5/26/2021	32832		$3,500.00
512		HOUSTON MOTOR & CONTROL, INC.					
	I-21050997	WEG ELECTRIC MOTOR	R	5/26/2021	32833		$2,170.00
1		JACOB GLOVER					
	I-REIMB -	TUITION REIMBURSE	R	5/26/2021	32834		$660.94
784		KONICA MINOLTA PREMIER FINANCE					
	I-72469728	MAY BILLING	R	5/26/2021	32835		$258.29
84900		LAKE HARDWARE & LUMBER					
	I-80204	SUPPLIES	R	5/26/2021	32836		
	I-80245	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80265	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80266	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80268	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80278	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80300	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80311	FASTNERS	R	5/26/2021	32836		
	I-80336	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80360	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80369	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80370	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80409	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80418	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80420	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80484	GENERAL SUPPLIES	R	5/26/2021	32836		
	I-80492	ELECTRONIC BATTERY	R	5/26/2021	32836		$493.73
85589		LAWMAN'S UNIFORM & EQUIP.,CO.					
	I-49862	ROYSTON/VILLARREAL TCO	R	5/26/2021	32840		$632.90
947		LION GROUP INC					
	I-30000459	GEAR INSPECTION/REPAIRS	R	5/26/2021	32841		
	I-30000459	GEAR INSPECTION/REPAIRS	R	5/26/2021	32841		$744.80
602		MASTERCARD					
	I-#20473D	RICEBELT MEMBERSHIP	R	5/26/2021	32842		
	I-02398g	VEH SUPPLIES	R	5/26/2021	32842		
	I-0405-353	CAPSULES	R	5/26/2021	32842		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-92130	ACO SUPPLIES	R	5/26/2021	32842		
	I-99283	ACES ANIMAL	R	5/26/2021	32842		
	I-CACC21-0	TRAINING	R	5/26/2021	32842		
	I-KROGER 0	JAIL FOOD	R	5/26/2021	32842		
	I-PET SMAR	SUPPLIES	R	5/26/2021	32842		
	I-TSC 0140	KITTEN FOOD	R	5/26/2021	32842		
	I-TSC 0188	SUPPLIES	R	5/26/2021	32842		
	I-WM 01334	SUPPLIES	R	5/26/2021	32842		
	I-WM 01427	KITTEN FOOD	R	5/26/2021	32842		
	I-WM 01753	SUPPLIES	R	5/26/2021	32842		
	I-WM 01828	SUPPLIES	R	5/26/2021	32842		
	I-WM 01863	SUPPLIES	R	5/26/2021	32842		
	I-lowes 01	SUPPLIES FOR BUILDING REP	R	5/26/2021	32842		
	I-wm 02129	USB DRIVES	R	5/26/2021	32842		$2,871.43
1		MICHELSON FOUND ANIMALS					
	I-IN97124	MICROC	R	5/26/2021	32846		$1,140.38
1124		MRB GROUP					
	I-39232	PROFESSIONAL SERVICES	R	5/26/2021	32847		
	I-39330	PROFESSIONAL SERVICES	R	5/26/2021	32847		
	I-39331	BOATER ACCESS GRANT ADMIN	R	5/26/2021	32847		
	I-39341	PROFESSIONAL SERVICES	R	5/26/2021	32847		$15,628.00
103500		NEAL INSURANCE					
	I-NOTARY B	NEAL- NOTARY BOND	R	5/26/2021	32848		$71.00
1125		NEWGEN STRATEGIES & SOLUTIONS					
	I-11272	DESIGN STUDY	R	5/26/2021	32849		$4,182.50
1		NICK AND THE GROOVE					
	I-NICK & T	PARK CONCE	R	5/26/2021	32850		$2,000.00
365		PNEU-DART INC					
	I-307476	SHORT RANGE DARTS	R	5/26/2021	32851		$279.12
1		PROFORMA					
	I-BS850015	WATER BILL INSERTS	R	5/26/2021	32852		$886.50
1		REINA CASTELLON					
	I-REF-E001	REFUND	R	5/26/2021	32853		$335.00
400		RELIANT METRO LTD					
	I-141.2000	RELIANT METRO	R	5/26/2021	32854		$423.45
1		SHOW BUSINESS ENTERTAINME					
	I-CONCRT I	MISC	R	5/26/2021	32855		$375.00
124388		SMITH MUNICIPAL SUPPLIES					
	I-00-19374	SIGN SUPPLIES	R	5/26/2021	32856		$2,803.97
35149		SPARKLIGHT					
	I-*-126968	INTERNET	R	5/26/2021	32857		$157.44
755		SUPERION					
	I-317634	CENTRAL SQUARE INV	R	5/26/2021	32858		$88,371.60

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1026		SYMMETRY ENERGY SOLUTIONS					
	I-10407904	SYMMETRY ENERGY SOLUTIONS	R	5/26/2021	32859		$1,587.04
1041		TXU ENERGY					
	I-10007194	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-10007194	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-52003189	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-52003189	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54005647	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54005647	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54427782	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877728	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-54877785	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55027705	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55602615	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55627607	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-55627607	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-56002470	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-56002470	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-56002470	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		
	I-56002470	MONTHLY ELECTRIC BILL	R	5/26/2021	32860		$44,804.58
149326		USA BLUE BOOK					
	I-590660	GENERAL SUPPLIES	R	5/26/2021	32875		
	I-590661	GENERAL SUPPLIES	R	5/26/2021	32875		$362.16
955		WARREN, DANIEL					
	I-INSTRUCT	FITNESS INSTRUCTOR	R	5/26/2021	32876		$240.00
1116		WEX BANK					
	I-71903624	GASOLINE USAGE	R	5/26/2021	32877		$6,941.01
163050		ZEIGLER'S					
	I-25411	CHAPLAIN POLOS	R	5/26/2021	32878		$92.50
1102		PATRICIA A. SWORDS LLC					
	I-5/9-5/23	GRANT COORD & SP PROJ	R	5/26/2021	32879		$1,200.00
1		FRANCINE VARGAS					
	I-SECURITY	SECURITY	R	5/27/2021	32880		$160.00
1		PAIGE NEWSOM					
	I-SECURITY	SECURITY	R	5/27/2021	32881		$160.00
500		4 & 18 MECHANIC SHOP					
	I-074362	TIRE PATCH PW 24	R	6/2/2021	32882		
	I-074363	TWO TIRES FOR TRAILER	R	6/2/2021	32882		$260.00
455		ACE IMAGEWEAR					
	I-0673072	UNIFORMS 05/25/2021	R	6/2/2021	32883		
	I-673073	UNIFORMS	R	6/2/2021	32883		$340.74

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1019		ADP INC					
	I-58031810	FY21 Fees	R	6/2/2021	32884		$452.64
1104		AFLAC GROUP INS (GROUP 27312)					
	I--ADJ JS	AFLAC	R	6/2/2021	32885		
	I--ADJ PD	AFLAC	R	6/2/2021	32885		
	I-A1585081	AFLAC	R	6/2/2021	32885		$2,726.66
2820		SCOTT ALBERT					
	I-SCOTT A	TMRS	R	6/2/2021	32886		$14,258.50
994		AMAZON CAPITAL SERVICES					
	I-19KT-N6W	supplies	R	6/2/2021	32887		
	I-1C43-WJ7	EQ SUPPLIES	R	6/2/2021	32887		
	I-1JMT-VPM	SUPPLIES	R	6/2/2021	32887		
	I-1M7G-NFY	SUPPLIES	R	6/2/2021	32887		
	I-1WRL-7W4	SUPPLIES	R	6/2/2021	32887		$722.43
10010		CITY OF ANGLETON					
	I-FSA - PP	FSA	R	6/2/2021	32888		$567.00
10010		CITY OF ANGLETON					
	I-GUN REIM	GUN REIMBURSEMENT	R	6/2/2021	32889		$446.11
10010		CITY OF ANGLETON					
	I-W & S -	WATER & SEWER	R	6/2/2021	32890		$420.00
12000		ANGLETON FLOWER & GIFT					
	I-016757	FLOWERS	R	6/2/2021	32891		
	I-ACCT 196	FLOWERS	R	6/2/2021	32891		$155.00
578		AT&T					
	I-059 286-	PHONES	R	6/2/2021	32892		$45.74
59000		B & K MOTOR PARTS INC					
	I-843381	GEAR OIL	R	6/2/2021	32893		
	I-844253	VEHICLE WASH SOAP	R	6/2/2021	32893		$91.86
23600		BCOS OFFICE TECHNOLOGIES					
	I-AR279273	MONTHLY COPIER SERVICES	R	6/2/2021	32894		$164.59
937		BRAZORIA COUNTY HISPANIC CHAMB					
	I-BCHCC LU	BCHCC ;LUNCHEON	V	6/2/2021	32895		$30.00
937		BRAZORIA COUNTY HISPANIC CHAMB					
	M-CHECK	BRAZORIA COUNTY HISPANICVOIDED	V	6/2/2021	32895		30.00CR
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-IA26793	EQUIPMENT SUPPLIES	R	6/2/2021	32896		
	I-IA26816	V-BELT	R	6/2/2021	32896		$84.15
34776		BUG SHOP					
	I-INSPEC T	TRAILER INSPECTION	R	6/2/2021	32897		$7.00
49500		CENTERPOINT ENERGY					
	I--8865573	GAS FOR PUBLIC WORKS	R	6/2/2021	32898		
	I-4842470-	GAS BILL	R	6/2/2021	32898		$110.31

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
91639		CITY OF ANGLETON - DENTAL INS					
	C-ADJUST D	DENTAL INS	R	6/2/2021	32899		
	I-**737571	DENTAL INS	R	6/2/2021	32899		$4,641.77
91640		CITY OF ANGLETON - HLTH INSURA					
	C-ADJ TO B	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO F	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO H	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO I	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO M	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO P	HEALTH INS	R	6/2/2021	32900		
	C-ADJ TO P	HEALTH INS	R	6/2/2021	32900		
	C-ADJ VISI	VISION INS	R	6/2/2021	32900		
	I---737571	VISION INS	R	6/2/2021	32900		
	I--ADJ TO	HEALTH INS	R	6/2/2021	32900		
	I--ADJ TO	HEALTH INS	R	6/2/2021	32900		
	I-73757103	HEALTH INS	R	6/2/2021	32900		
	I-ADJ TO A	HEALTH INS	R	6/2/2021	32900		
	I-ADJ TO F	HEALTH INS	R	6/2/2021	32900	1	$33,310.18
27550		CITY OF ANGLETON - VISA CARD A					
	C-DIRTY SO	CR TO VISA	R	6/2/2021	32905		
	C-NOT ON V	CR TO VISA	R	6/2/2021	32905		
	I-00890G	LUIGI'S ITALIAN REST	R	6/2/2021	32905		
	I-02722G	SR BINGO	R	6/2/2021	32905		
	I-03231G	REAGENTS TO TEST POOL	R	6/2/2021	32905		
	I-07223G	TABLE FOR CHAMBER LUNCH	R	6/2/2021	32905		
	I-2015 INT	2015 INTER. BOOK	R	6/2/2021	32905		
	I-2952644	CHANGING STATIONS	R	6/2/2021	32905		
	I-5112021	ATT - NTERNET	R	6/2/2021	32905		
	I-57616073	Billinglsey Funeral	R	6/2/2021	32905		
	I-ASSESSME	Assessment	R	6/2/2021	32905		
	I-BULBS	SR BINGO	R	6/2/2021	32905		
	I-EQUIP DE	SUPPLIES	R	6/2/2021	32905		
	I-LOWE'S 0	SUPPLIES	R	6/2/2021	32905		
	I-PO MAILE	MAILED ITEMS	R	6/2/2021	32905		
	I-SYMPATHY	SYMPATHY	R	6/2/2021	32905		
	I-TICKETS	SR BINGO	R	6/2/2021	32905		
	I-WM 06805	SUPPLIES	R	6/2/2021	32905		
	I-YOUTH LI	YOUTH LIFE VESTS	R	6/2/2021	32905		$1,750.86
41550		CNA SURETY					
	I-6551048-	SURETY BOND	R	6/2/2021	32909		$350.00
41510		COASTAL PUMP SERVICES INC					
	I-13524	SERVICE CALL	R	6/2/2021	32910		
	I-13525	EMERGENCY SERVICE	R	6/2/2021	32910		$2,778.00
43920		COP STOP, INC.:					
	I-14103	UNIFORMS- ACO	R	6/2/2021	32911		$2,634.00
47572		DEARBORN LIFE INSURANCE COMPAN					
	C-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	C-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	C-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	C-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	C-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	C-DJ FOR S	DEARBORN LIFE INS	R	6/2/2021	32912		
	I-*F014614	DEARBORN LIFE INS	R	6/2/2021	32912		
	I-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	I-ADJ FOR	DEARBORN LIFE INS	R	6/2/2021	32912		
	I-AJD FOR	DEARBORN LIFE INS	R	6/2/2021	32912		$1,698.18
47745		DOOLEY TACKBERRY, INC.					
	I-1089440	WATER & MREs	R	6/2/2021	32915		$10,794.00
66300		GULF COAST PAPER CO INC					
	I-2051949	SURFACE SPRAY	R	6/2/2021	32916		$28.53
800		HERNANDEZ, SUSIE					
	I-INV3	INVOICE FOR MAY	R	6/2/2021	32917		$2,062.50
1		KENDRA CONKLE					
	I-INV#01	PHOTOS	R	6/2/2021	32918		$150.00
784		KONICA MINOLTA PREMIER FINANCE					
	I-71941761	MONTHLY COPIER SERVICES	R	6/2/2021	32919		
	I-72313388	MONTDHLY SERVICES	R	6/2/2021	32919		$744.54
84900		LAKE HARDWARE & LUMBER					
	C-CR PER S	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-77079	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-78084	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-78288	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-78293	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80331	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80332	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80414	SUPPLIES	R	6/2/2021	32920		
	I-80513	PVC & POST HOLE DIGGER	R	6/2/2021	32920		
	I-80529	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80545	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80554	SAWS ALL BLADES	R	6/2/2021	32920		
	I-80564	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80565	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80606	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80613	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80622	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80658	PVC & POST HOLE DIGGER	R	6/2/2021	32920		
	I-80665	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80671	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80700	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80724	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80746	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80834	GENERAL SUPPLIES	R	6/2/2021	32920		
	I-80836	GENERAL SUPPLIES	R	6/2/2021	32920		$1,293.23
1009		LANGUAGE TESTING INTERNATIONAL					
	I-L45692-I	TEST	R	6/2/2021	32925		$126.00
947		LION GROUP INC					
	I-30000133	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000134	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000134	CLEANING AND REPAIR	R	6/2/2021	32926		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-30000136	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000302	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000302	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000328	CLEANING AND REPAIR	R	6/2/2021	32926		
	I-30000329	CLEANING AND REPAIR	R	6/2/2021	32926		$4,156.40
602		MASTERCARD					
	I-13236941	MEDS- ACO	R	6/2/2021	32928		
	I-COURSE F	TRAINING CLASS	R	6/2/2021	32928		
	I-DO NUTS	TRAINING- BREAKFAST	R	6/2/2021	32928		
	I-DRUG KIT	CID SUPPLIES	R	6/2/2021	32928		
	I-WM 02580	SUPPLIES	R	6/2/2021	32928		
	I-WM 02616	TRAINING LUNCH	R	6/2/2021	32928		
	I-WM02630G	TRAINING LUNCH	R	6/2/2021	32928		$1,318.01
96445		MOORE SUPPLY, CO.					
	I-S1616957	WATER LINE REPAIR	R	6/2/2021	32930		$112.43
391		MY-LOR					
	I-1888	ACCOUNTABILITY TAGS	R	6/2/2021	32931		$60.20
1		NICK AND THE GROOVE					
	I-REMAININ	REMAINING	R	6/2/2021	32932		$500.00
988		O'REILLY AUTO PARTS					
	I-0405-355	MIRROR FOR GRADALL	R	6/2/2021	32933		$28.48
1056		ON DEMAND INCORPORATED					
	I-29374718	POSTAGE MACHINE	R	6/2/2021	32934		$450.00
1043		PROFORMA					
	I-BS850015	Q3 PRINTING	R	6/2/2021	32935		$1,812.00
5800		PROACTIVE WORK HEALTH SERVICES					
	I-EM035059	DRUG SCREENS	R	6/2/2021	32936		$165.00
728		PSYCHOLOGY WORKS					
	I-EVAL P&V	2 PSYCHOLOGY EVALS	R	6/2/2021	32937		$400.00
113385		QUILL CORPORATION					
	I-16869008	BILLING SUPPLIES	R	6/2/2021	32938		
	I-16931083	COPY PAPER	R	6/2/2021	32938		
	I-16972637	BILLING SUPPLIES	R	6/2/2021	32938		
	I-17030423	TONER	R	6/2/2021	32938		$996.91
113390		TOWN OF QUINTANA					
	I-1001	BCCA DINNER	R	6/2/2021	32939		$80.00
35149		SPARKLIGHT					
	I-*1268841	SERVICE AT REC CENTER	R	6/2/2021	32940		
	I-12671352	CABLE BILL	R	6/2/2021	32940		$275.93
1		TAMMY PYLE					
	I-SEWER IS	REIMBURSEMENT FOR S	R	6/2/2021	32941		$173.97
113530		TERRI JO'S ENTERPRISES LLC					
	I-941	941 INSPECTION	R	6/2/2021	32942		$7.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
598		TEXAS DEPT OF MOTOR VEHICLES					
	I-PK 20 Lo	PK 20 Lost Title	R	6/2/2021	32943		$2.00
1041		TXU ENERGY					
	I-52003191	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54177859	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54327804	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54327804	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54327804	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54327804	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-54327804	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-55927501	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		
	I-55927501	MONTHLY ELECTRIC BILL	R	6/2/2021	32944		$1,788.10
77400		TYLER TECHNOLOGIES, INC.					
	I-025-3351	MONTHLY SUPPORT COSTS	R	6/2/2021	32946		$390.00
385		UNITED RENTALS					
	I-19359781	LITE STANDS FOR CONCERT	R	6/2/2021	32947		
	I-19381407	LITE STANDS FOR CONCERT	R	6/2/2021	32947		
	I-19431308	LITE STANDS FOR CONCERT	R	6/2/2021	32947		$456.25
158299		WASTE CONNECTIONS OF TEXAS					
	C-MAY KAB	MAY GARBAGE COLLECTION	R	6/2/2021	32948		
	I-MAY GARB	MAY GARBAGE COLLECTION	R	6/2/2021	32948		$161,052.72
1097		WILDE, JOSHUA					
	I-TAGS REI	REIMBURSEMENT	R	6/2/2021	32949		$7.50
163050		ZEIGLER'S					
	I-25308	EMBROIDERY	R	6/2/2021	32950		
	I-25434	EMBROIDERY	R	6/2/2021	32950		$78.00
1074		LANDMARK STRUCTURES I, LP					
	I-INV#7	INV #7	R	6/2/2021	32951		$70,105.25
1074		LANDMARK STRUCTURES I, LP					
	I-INV#8	INV #8	R	6/2/2021	32952		$18,067.25
1104		AFLAC GROUP INS (GROUP 27312)					
	I-PREM FOR	AFLAC	R	6/9/2021	32973		$1,141.80
961		SUSIE DICKEY					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/9/2021	32974		$240.00
1016		MELISSA EDGE					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/9/2021	32975		$60.00
47584		ERNESTO DE LOS SANTOS					
	I-MILEAGE	MILEAGE REIUMBURSEMENT	R	6/9/2021	32976		$263.20
1103		FACILITY SOLUTIONS GROUP					
	I-5123493-	TREE LIGHTS	R	6/9/2021	32977		$362.73
57933		FRANKLIN, BETTY S					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/9/2021	32978		$60.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
218		HDR , INC.					
	I-12003331	ASSESSMENT	R	6/9/2021	32979		
	I-12003388	ASSESSMENT	R	6/9/2021	32979		
	I-12003480	ASSESSMENT	R	6/9/2021	32979		$12,300.00
1		MICHELLE HOBBS					
	I-CPR/FIRS	CPR/FIRST AID I	R	6/9/2021	32980		$224.00
1102		PATRICIA A. SWORDS LLC					
	I-5/24-6/4	GRANT& SPECIAL PROJ	R	6/9/2021	32981		$1,380.00
1		PLANO 2021 STATE CONVENT.					
	I-2021 TX	2021	R	6/9/2021	32982		$125.00
955		WARREN, DANIEL					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/9/2021	32983		$360.00
1112		WILLIAMS SCOTSMAN INC					
	I-8456884	RENTALS	R	6/9/2021	32984		
	I-8535273	RENTALS	R	6/9/2021	32984		
	I-8612726	RENTALS	R	6/9/2021	32984		
	I-8692235	RENTALS	R	6/9/2021	32984		
	I-90106109	RENTALS	R	6/9/2021	32984		$19,004.31
500		4 & 18 MECHANIC SHOP					
	I-074366	REPAIR ON TRAILER PW 10	R	6/16/2021	32985		$212.00
576		ACCURATE UTILITY SUPPLY LLC					
	I-170696	WATER SUPPLIES	R	6/16/2021	32986		$2,114.00
455		ACE IMAGEWEAR					
	I-*0665741	UNIFORMS JOE SPAULDING	R	6/16/2021	32987		
	I-0674549	UNIFORMS 06/01/2021	R	6/16/2021	32987		
	I-0674550	UNIFORMS	R	6/16/2021	32987		
	I-0676003	UNIFORMS 06/08/2021	R	6/16/2021	32987		$1,650.99
1019		ADP INC					
	I-58124149	FY21 Fees	R	6/16/2021	32989		
	I-58204029	FY21 Fees	R	6/16/2021	32989		$727.16
1133		AIC URGENT CARE, PLLC					
	I-1004	DRUG SCREENS/BAC	R	6/16/2021	32990		$850.00
2560		AIRGAS USA, LLC					
	I-99801288	OXYGEN RENTAL	R	6/16/2021	32991		
	I-99803007	OXYGEN RENTAL	R	6/16/2021	32991		$125.26
994		AMAZON CAPITAL SERVICES					
	C-1PKC-JKT	REFUND	R	6/16/2021	32992		
	I-14T3-VJV	OFFICE SUPPLIES	R	6/16/2021	32992		
	I-16PF-VFX	OFFICE SUPPLIES	R	6/16/2021	32992		
	I-17KY-KLC	OFFICE SUPPLIES	R	6/16/2021	32992		
	I-19K4-HK9	CAMP SUPPLIES	R	6/16/2021	32992		
	I-19Y7-7XV	SUPPLIES	R	6/16/2021	32992		
	I-19y7-7xv	SUPPLIES	R	6/16/2021	32992		
	I-1DXQ-YVC	WATER HYDRANT KEY	R	6/16/2021	32992		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-1GKM-FCJ	SUPPLIES	R	6/16/2021	32992		
	I-1GT7-K7R	TOUCHLESS DISPENSERS	R	6/16/2021	32992		
	I-1JDX-37G	CHAIRS	R	6/16/2021	32992		
	I-1L6J-LKN	WALKIE TALKIES	R	6/16/2021	32992		
	I-1LCF-7GX	SUPPLIES	R	6/16/2021	32992		
	I-1LWR-LHF	AMAZON	R	6/16/2021	32992		
	I-1NLD-LLK	AMAZON	R	6/16/2021	32992		
	I-1QPF-1CT	SUPPLIES	R	6/16/2021	32992		
	I-1TQ1-1HR	PICKLEBALL NET	R	6/16/2021	32992		
	I-1VLX-V93	DISPATCH TONER	R	6/16/2021	32992		
	I-1WKH-RNG	SUPPLIES	R	6/16/2021	32992		
	I-1WKH-RNG	SUPPLIES	R	6/16/2021	32992		
	I-1X6K-TYC	OFFICE SUPPLIES	R	6/16/2021	32992		
	I-1XNW-TNJ	AMAZON CAPITAL SERVICES	R	6/16/2021	32992		
	I-1Y1M-YKG	UPS BATTERIES	R	6/16/2021	32992		
	I-1YPQ-1L9	AMAZON CAPITAL SERVICES	R	6/16/2021	32992		$4,618.39
1130		AMBASSADOR SERVICES, LLC					
	I-88461	AMBASSADOR SERVICES	R	6/16/2021	32997		$3,732.11
1		ANDREW MORGAN					
	I-JUNE CEL	PHONE REIMBURSEM	R	6/16/2021	32998		$60.00
8450		ANGLETON AREA MEDICAL					
	I-521lm	AAEMC YRLY MON CALL REP	R	6/16/2021	32999		$6,728.00
8450		ANGLETON AREA MEDICAL					
	I-MAY COLL	MONEY COLLECTED	R	6/16/2021	33000		$9,830.15
9075		ANGLETON BETTER LIVING					
	I-MAY TAX	MONTHLY SALES TAX	R	6/16/2021	33001		$143,654.30
10010		CITY OF ANGLETON					
	I-FSA 6102	FSA	R	6/16/2021	33002		$542.00
10010		CITY OF ANGLETON					
	I-GUN REIM	GUN REIMBURSEMENT	R	6/16/2021	33003		$446.11
10010		CITY OF ANGLETON					
	I-MAY SALE	SALES TAX ALLOCATION	R	6/16/2021	33004		$287,308.60
10010		CITY OF ANGLETON					
	I-W&S 0610	WATER & SEWER	R	6/16/2021	33005		$420.00
11500		ANGLETON DRAINAGE DIST.					
	I-CULVERTS	PSI TESTING	R	6/16/2021	33006		$282.50
17100		ANGLETON VOLUNTEER					
	I-COLLECTI	MONEY COLLECTED	R	6/16/2021	33007		$3,682.34
1068		AQUA-METRIC SALES CO					
	I-INV00828	METERS	R	6/16/2021	33008		$50,636.34
245		AT&T					
	I-*979 549	PHONES	R	6/16/2021	33009		
	I-979 849-	PHONES	R	6/16/2021	33009		$214.98

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
127300		AT&T					
	I-979 849-	MONTHLY SERVICES	R	6/16/2021	33010		$1,625.91
705		AT&T MOBILITY					
	I-*2872863	Ipad Internet	R	6/16/2021	33011		
	I-*2872934	CELL PHONES	R	6/16/2021	33011		$3,065.71
469		AUTOZONE					
	I-15516341	OIL	R	6/16/2021	33012		$114.90
59000		B & K MOTOR PARTS INC					
	I-844884	Air Compressor Belts	R	6/16/2021	33013		
	I-846283	MOTOR SUPPLIES	R	6/16/2021	33013		
	I-846498	Headlights	R	6/16/2021	33013		
	I-846564	OIL AND OIL FILTER	R	6/16/2021	33013		
	I-846565	OIL AND OIL FILTER	R	6/16/2021	33013		
	I-846663	GENERAL SUPPLIES	R	6/16/2021	33013		
	I-846801	GENERAL SUPPLIES	R	6/16/2021	33013		
	I-847042	OIL	R	6/16/2021	33013		$323.67
1141		BANAHAN & MARTINEZ, PLLC					
	I-12591	ATTORNEY'S FEES	R	6/16/2021	33015		$649.52
1108		BAY OIL COMPANY					
	I-901127	FUEL	R	6/16/2021	33016		
	I-903043	FUEL 6.7.21	R	6/16/2021	33016		$5,046.95
22201		BAYSTAR PRINTING					
	I-2105027F	Hurricane Guide	R	6/16/2021	33017		$5,339.00
23600		BCOS OFFICE TECHNOLOGIES					
	I-AR279660	BCOS	R	6/16/2021	33018		
	I-AR279937	INK FOR KONICA MINOLTA	R	6/16/2021	33018		$242.14
22605		BEARCOM					
	I-5201732	RADIO REPAIR	R	6/16/2021	33019		$18.75
22711		BLUELINE SHOP &					
	I-104725	BUS CARDS/NOTARY	R	6/16/2021	33020		$320.52
1140		BOBBY MARGOLINER					
	I-000045	light tower repair	R	6/16/2021	33021		$350.00
940		CECIL BOOTH					
	I-JUNE SER	COUNCIL SERVICES	R	6/16/2021	33022		$100.00
23200		BRAZORIA COUNTY APPRAISAL					
	I-3rd QT B	TAXING UNIT	R	6/16/2021	33023		$10,916.54
584		BRAZORIA COUNTY ENGINEER DEPT					
	I-ENG 21-1	STORM WATER PERMIT	R	6/16/2021	33024		$1,144.32
25025		BRAZORIA COUNTY HEALTH WATER L					
	I-#101*	LAB TESTING	R	6/16/2021	33025		$465.00
32500		BRAZOSPORT WATER AUTHORITY					
	I-01-0484	WATER PURCHASE	R	6/16/2021	33026		$183,024.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
34510		BROOKSIDE EQUIPMENT SALES, INC					
	I-IA27123	EQUIPMENT SUPPLIES	R	6/16/2021	33027		
	I-IA27175	EQUIPMENT SUPPLIES	R	6/16/2021	33027		
	I-IA27185	EQUIPMENT SUPPLIES	R	6/16/2021	33027		
	I-IA27475	EQUIPMENT SUPPLIES	R	6/16/2021	33027		$402.04
34776		BUG SHOP					
	I-INSPECTI	INSPECTION PW 22	R	6/16/2021	33028		
	I-PW-26	INSPECTION PW 26	R	6/16/2021	33028		
	I-pw 24	INSPECTION PW 24	R	6/16/2021	33028		$58.00
38800		THE BULLETIN					
	I-13871	Hurricane Ad	R	6/16/2021	33029		$195.00
49500		CENTERPOINT ENERGY					
	I-*-481481	MONTHLY GAS	R	6/16/2021	33030		$22.27
1111		CHLOE CAMPBELL					
	I-MAY CELL	CELL PHONE	R	6/16/2021	33031		$60.00
27550		CITY OF ANGLETON - VISA CARD A					
	C-DOUBLE C	REFUND/SHIPPING	R	6/16/2021	33032		
	I-*SWA Tra	SWA Travel to SHRM 2021	R	6/16/2021	33032		
	I-01EO1262	23 CASES WATER	R	6/16/2021	33032		
	I-02592g	PANEL FOOD	R	6/16/2021	33032		
	I-02620g	PANEL FOOD	R	6/16/2021	33032		
	I-03078-12	CLEANING SUPPLIES	R	6/16/2021	33032		
	I-03322G	ANTIFOAM FOR SPA	R	6/16/2021	33032		
	I-03437G	SHELTER LUV ADPTNS	R	6/16/2021	33032		
	I-04651G	CITY OF ANGLETON - VISA CARD A	R	6/16/2021	33032		
	I-07200G	P43 REGISTRATION	R	6/16/2021	33032		
	I-275649	GEAR OIL	R	6/16/2021	33032		
	I-4449	PUBLIC WORKS	R	6/16/2021	33032		
	I-458001	SHREDDING, CHAMBER FEES	R	6/16/2021	33032		
	I-68841	DIESEL FUEL	R	6/16/2021	33032		
	I-81820487	SHREDDING, CHAMBER FEES	R	6/16/2021	33032		
	I-81821995	CITY OF ANGLETON - VISA CARD A	R	6/16/2021	33032		
	I-845567	GEAR OIL	R	6/16/2021	33032		
	I-8601630	SCADA LAPTOP	R	6/16/2021	33032		
	I-BCHCC LU	BCHCC	R	6/16/2021	33032		
	I-CHICK FI	SUMMER JAMBOREE SUPPLIES	R	6/16/2021	33032		
	I-CVS 0176	CID FLASHDRIVES	R	6/16/2021	33032		
	I-DOLLAR T	SUPPLIES	R	6/16/2021	33032		
	I-DOMINOS	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-Dry Clea	Dry Cleaning	R	6/16/2021	33032		
	I-FED EX S	Fed-Ex Shipment	R	6/16/2021	33032		
	I-FLOWERS	FLOWERS	R	6/16/2021	33032		
	I-GMIS MEE	GMIS MEETS REGISTRATION	R	6/16/2021	33032		
	I-KROGER 0	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-KROGER 0	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-MEDVET S	MEDVET SUPPLIES	R	6/16/2021	33032		
	I-P42 REGI	P42 REGISTRATION	R	6/16/2021	33032		
	I-PANST FO	TACTICAL PANTS	R	6/16/2021	33032		
	I-PW LUNCH	PW LUNCH	R	6/16/2021	33032		
	I-REGIS P3	REGISTRATIONS P37&44	R	6/16/2021	33032		
	I-SHIPPING	REFUND/SHIPPING	R	6/16/2021	33032		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-SHRM 202	SHRM 2021 Conference	R	6/16/2021	33032		
	I-SONIC LA	SUPPLIES	R	6/16/2021	33032		
	I-SWA Trav	SWA Travel to SHRM 2021	R	6/16/2021	33032		
	I-TABLE CO	TABLE COVER	R	6/16/2021	33032		
	I-TCOLE108	BASIC DISPATCH CLASS	R	6/16/2021	33032		
	I-TPCA DUE	TPCA DUES- VALDEZ	R	6/16/2021	33032		
	I-TX FLAG	TEXAS FLAG	R	6/16/2021	33032		
	I-WEB TRAI	WEBINAR	R	6/16/2021	33032		
	I-WHATABUR	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-WM 00481	CLEANING SUPPLIES	R	6/16/2021	33032		
	I-WM 00801	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-WM 01237	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-WM 01341	COFFEE AND CREAMER	R	6/16/2021	33032		
	I-WM 01456	CLEANING SUPPLIES	R	6/16/2021	33032		
	I-WM 03388	SUMMER JAMBOREE SUPPLIES	R	6/16/2021	33032		
	I-WM 03462	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-WM 05878	CLEANING SUPPLIES	R	6/16/2021	33032		
	I-WM 07174	SUPPLIES	R	6/16/2021	33032		
	I-WM 08137	RECEIPT BOOK	R	6/16/2021	33032		
	I-WM 09154	WALMART	R	6/16/2021	33032		
	I-WM 09581	GENERAL SUPPLIES	R	6/16/2021	33032		
	I-headligh	headlights	R	6/16/2021	33032		$16,284.22
1		CITY OF PEARLAND					
	I-BCCA FOR	BCCA FOR MAYO	R	6/16/2021	33043		$20.00
41510		COASTAL PUMP SERVICES INC					
	I-13548	PUMP	R	6/16/2021	33044		
	I-13550	SEWAGE LIFT PUMP	R	6/16/2021	33044		$24,273.00
1		Colleen Martin					
	I-JUN CELL	June 21 Cell re	R	6/16/2021	33045		$60.00
1		COURTNEY LANDERS					
	I-CELL ALL	COURTNEY LAND	R	6/16/2021	33046		$60.00
47765		DSHS CENTRAL LAB MC2004					
	I-CD0143 0	LAB TESTING	R	6/16/2021	33047		$427.84
48500		DXI INDUSTRIES					
	I-05500939	CHEMICAL SUPPLIES	R	6/16/2021	33048		
	I-05509451	CHEMICAL SUPPLIES	R	6/16/2021	33048		
	I-D0500439	CHEMICAL SUPPLIES	R	6/16/2021	33048		
	I-DE050044	CHEMICAL SUPPLIES	R	6/16/2021	33048		
	I-DE050044	CHEMICAL SUPPLIES	R	6/16/2021	33048		$1,430.76
1		ED'S SNO CONES					
	I-REF HEAL	ED'S SNO-CONES	R	6/16/2021	33049		$200.00
49250		EL CAMPO REFRIGERATION					
	I-75430	REPAIR ON ICE MACHINE	R	6/16/2021	33050		$316.50
1071		ENTERPRISE FM TRUST					
	I-FBN42209	MONTHLY CHARGES	R	6/16/2021	33051		$3,941.73
921		ENTERPRISE RENT A CAR					
	I-27065764	RENTAL	R	6/16/2021	33052		$575.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1136		TIM DUCROZ					
	I-4295	FOOD INSPECTION FORMS	R	6/16/2021	33053		$172.72
52500		FACTS					
	I-15239-05	MAY ADVERTISING	R	6/16/2021	33054		$633.40
100		A FAMILY FLOWER SHOP & KEEPSAK					
	I-171381	DRISCOLL	R	6/16/2021	33055		$40.00
110556		FREESE & NICHOLS					
	I-1318775	SOUTHSIDE MG EST REPL	R	6/16/2021	33056		
	I-1320191	SOUTHSIDE MG EST REPL	R	6/16/2021	33056		$11,264.00
1		G-FORCE PARKING LOT					
	I-2104-061	PARKING LO	R	6/16/2021	33057		$1,004.25
377		GERI GONZALES					
	I-CELL ALL	GERI GONZALES	R	6/16/2021	33058		$60.00
1		GILBERT URIBE					
	I-E0131511	REFUND - URIBE	R	6/16/2021	33059		$617.50
1031		GONGORA, MARK					
	I-JUNE SER	COUNCIL SERVICES	R	6/16/2021	33060		$100.00
309		GULF COAST CHEVROLET					
	I-CVCS5803	P36 3.22.21	R	6/16/2021	33061		
	I-CVCS5805	P31 3.26.21	R	6/16/2021	33061		
	I-CVCS5811	P39	R	6/16/2021	33061		
	I-CVCS5812	P36	R	6/16/2021	33061		
	I-CVCS5813	P37	R	6/16/2021	33061		
	I-CVCS5823	P-38	R	6/16/2021	33061		
	I-CVCS5827	P35	R	6/16/2021	33061		
	I-CVCS5827	P34	R	6/16/2021	33061		
	I-CVCS5828	P-41	R	6/16/2021	33061		
	I-CVCS5828	P5	R	6/16/2021	33061		
	I-CVCS5829	P35	R	6/16/2021	33061		
	I-CVCS5829	P-49	R	6/16/2021	33061		
	I-CVCS5830	P31	R	6/16/2021	33061		
	I-CVCS5830	P41	R	6/16/2021	33061		
	I-CVCS5830	P33	R	6/16/2021	33061		
	I-CVCS5831	P46	R	6/16/2021	33061		$8,044.55
66300		GULF COAST PAPER CO INC					
	I-2053884	SUPPLIES	R	6/16/2021	33064		
	I-2053891	SUPPLIES	R	6/16/2021	33064		
	I-2054099	GULF COAST PAPER	R	6/16/2021	33064		
	I-2055111	SUPPLIES	R	6/16/2021	33064		
	I-2059639	GULF COAST PAPER	R	6/16/2021	33064		
	I-2059640	GULF COAST PAPER	R	6/16/2021	33064		$1,030.31
218		HDR , INC.					
	I-FINAL PY	PAY ESTIMATE #4 FINAL	V	6/16/2021	33065		$41,764.50
218		HDR , INC.					
	M-CHECK	HDR , INC. VOIDED	V	6/16/2021	33065		41,764.50CR

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
957		HOPE ANIMAL HOSPITAL					
	I-2789*	VET SERVICES	R	6/16/2021	33066		
	I-2947	VET SERVICES	R	6/16/2021	33066		
	I-3253	VET SERVICES	R	6/16/2021	33066		$1,980.14
688		HTI CONSTRUCTION, INC.					
	I-2105-02	LIGHT POLE BASES	R	6/16/2021	33067		
	I-2106-02	SIDEWALK REPAIR	R	6/16/2021	33067		$14,965.00
1		JASON A. WILLIAMS					
	I-10000568	BOND REFUND	R	6/16/2021	33068		$385.00
1		JASON BELLAR					
	I-MEAL PAY	MEAL PAY FOR TRAV	R	6/16/2021	33069		$108.00
520		JS SALES					
	I-1613	Name patches	R	6/16/2021	33070		$344.00
1114		KONICA MINOLTA					
	I-37896408	PRINTER LEASE	R	6/16/2021	33071		$149.00
784		KONICA MINOLTA PREMIER FINANCE					
	I-72764359	MONTHLY SERVICES	R	6/16/2021	33072		
	I-72767352	CONTRACT BILLING JUNE21	R	6/16/2021	33072		$806.61
84900		LAKE HARDWARE & LUMBER					
	I-77337	BLD SUPPLIES	R	6/16/2021	33073		
	I-78248	SUPPLIES	R	6/16/2021	33073		
	I-78249	SUPPLIES	R	6/16/2021	33073		
	I-78384	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-78932	SUPPLIES	R	6/16/2021	33073		
	I-79662	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-79772	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80048	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80287	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80600	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80620	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80693	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80711	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80828	CUTTER SPRAY	R	6/16/2021	33073		
	I-80932	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80933	GRAPHITE	R	6/16/2021	33073		
	I-80939	GEN SUPPLIES	R	6/16/2021	33073		
	I-80940	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80978	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-80986	SUPPLIES	R	6/16/2021	33073		
	I-81112	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81166	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81174	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81181	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81182	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81225	LAKE HARDWARE	R	6/16/2021	33073		
	I-81229	SUPPLIES	R	6/16/2021	33073		
	I-81241	LAKE HARDWARE	R	6/16/2021	33073		
	I-81245	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81271	GENERAL SUPPLIES	R	6/16/2021	33073		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-81272	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81279	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81283	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81292	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81299	SUPPLIES	R	6/16/2021	33073		
	I-81318	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81321	EXT CORD	R	6/16/2021	33073		
	I-81325	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81329	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81344	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81351	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81396	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81409	MOUNTING SUPPLIES	R	6/16/2021	33073		
	I-81412	GENERAL SUPPLIES	R	6/16/2021	33073		
	I-81462	GENERAL SUPPLIES	R	6/16/2021	33073		$1,536.25
85000		LANDON'S SECURITY LLC.					
	I-21096	CHANGE SECURITY CODES	R	6/16/2021	33082		$95.00
85589		LAWMAN'S UNIFORM & EQUIP.,CO.					
	I-49774	NAMEPLATE/SHIRT	R	6/16/2021	33083		
	I-49904	UNIFORMS	R	6/16/2021	33083		$420.87
179		LEXISNEXIS RISK DATA MANAGEMEN					
	I-13452525	May-21	R	6/16/2021	33084		$150.00
602		MASTERCARD					
	C-CREDIT P	CREDIT PO	R	6/16/2021	33085		
	C-MC CR	CANCELLED CLASS CREDIT	R	6/16/2021	33085		
	I-00000014	TOLL VIOLATION	R	6/16/2021	33085		
	I-0498487	SIRCHIE SUPPLIES	R	6/16/2021	33085		
	I-05211760	TOLL VIOLATION	R	6/16/2021	33085		
	I-AMMO -PD	AMMO	R	6/16/2021	33085		
	I-HOTEL ST	HOTEL STAY	R	6/16/2021	33085		
	I-JB LICEN	LICENSE RENEWAL	R	6/16/2021	33085		
	I-LODGING	HOTEL STAY	R	6/16/2021	33085		
	I-STAMPS-	STAMPS- VOCA	R	6/16/2021	33085		
	I-SUBWAY*	TRAINING MEALS-DELOS/WADE	R	6/16/2021	33085		
	I-TRAINING	TRAINING CLASSES	R	6/16/2021	33085		
	I-WM 02815	KITTEN FOOD	R	6/16/2021	33085		
	I-bbq	TRAINING MEALS-DELOS/WADE	R	6/16/2021	33085		$2,152.77
1		MCKENNA CONTRACTING					
	I-2144901	REPAIRS TO	R	6/16/2021	33088		$650.00
91608		METRO FIRE					
	I-167997	SCBA's FOR FIRE TRUCK	R	6/16/2021	33089		$167,720.00
672		MOVING IMAGE STUDIOS INC					
	I-684-21	MARKETING VIDEO	R	6/16/2021	33090		$10,900.00
99400		MUNICIPAL CODE CORP					
	I-00357838	MUNICIPAL CODE CORP	R	6/16/2021	33091		
	I-00358305	MUNICIPAL CODE CORP	R	6/16/2021	33091		$5,541.28
667		MURRAY MOWING					
	I-980671	1001 NOTTINGHAM	R	6/16/2021	33092		$69.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
103500		NEAL INSURANCE					
	I-CHAPMAN	NOTARY BONDS	R	6/16/2021	33093		
	I-ROSENBRO	NOTARY BONDS	R	6/16/2021	33093		$142.00
104350		NORTHERN SAFETY CO.,INC.					
	I-90442872	SAFEGRIP LATEX GLOVES	R	6/16/2021	33094		$350.40
988		O'REILLY AUTO PARTS					
	I-0405-343	OIL FOR VEHICLE	R	6/16/2021	33095		
	I-0405-358	BATTERY	R	6/16/2021	33095		$145.81
1142		P3WORKS LLC					
	I-0003644	PROJECT KICKOFF	R	6/16/2021	33096		
	I-0003645	PROJECT KICKOFF	R	6/16/2021	33096		$410.00
108505		JASON PEREZ					
	I-JUNE SER	COUNCIL SERVICES	R	6/16/2021	33097		$150.00
108550		PERFORMANCE TRANSMISSION					
	I-58699	REPAIRS TO THE DUMP TRUCK	R	6/16/2021	33098		$1,204.57
1043		PROFORMA					
	I-BS850015	BAYSTAR	V	6/16/2021	33099		$831.00
1043		PROFORMA					
	M-CHECK	PERFROMA VOIDED	V	6/16/2021	33099		831.00CR
778		PITNEY BOWES GLOBAL FINANCIAL					
	I-33124681	POSTAGE MACHINE	R	6/16/2021	33100		
	I-33130339	POSTAGE MACHINE	R	6/16/2021	33100		
	I-33135601	POSTAGE MACHINE	R	6/16/2021	33100		$1,238.94
1065		PRE-PAID LEGAL SERVICES INC					
	I-*GROUP#8	PRE-PAID LEGAL	R	6/16/2021	33101		$559.20
1		PRECISION ELECTRIC, LLC					
	I-9023	PURCHA	R	6/16/2021	33102		$10,512.00
112755		PROGRESSIVE COMMERCIAL AQUATIC					
	I-I24240	PROGRESSIVE	R	6/16/2021	33103		$750.00
1		PSFM					
	I-PEACH ST	PEACH STREET NIGHT JAMS	R	6/16/2021	33104		$2,500.00
115450		RED BUD SUPPLY, INC.					
	I-175435	MARKING PAINT	R	6/16/2021	33105		$319.00
400		RELIANT METRO LTD					
	I-141.2000	RELIANT METRO	R	6/16/2021	33106		
	I-141.8000	RELIANT METRO	R	6/16/2021	33106		$531.48
1138		SAFE RESTRAINTS					
	I-PP111020	tHE WRAP	R	6/16/2021	33107		$3,444.24
124388		SMITH MUNICIPAL SUPPLIES					
	I-00-19374	SHIPPING & HANDLING	R	6/16/2021	33108		$266.41

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
35149		SPARKLIGHT					
	I-**126904	INTERNET WWTP	R	6/16/2021	33109		
	I-*-127230	MONTHLY SERVICES	R	6/16/2021	33109		$290.53
1099		SPOK, INC					
	I-E0292489	PAGER SERVICE	R	6/16/2021	33110		$1.23
29		SPRINT/NEXTEL					
	I-56273185	MONTHLY SERVICES	R	6/16/2021	33111		$600.00
982		SUNBELT CAR WASH SERVICES					
	I-046187	CAR WASH MAY 2021	R	6/16/2021	33112		$270.00
1007		SVOBODA, MICHAEL					
	I-JUNE SER	COUNCIL MEMBER	R	6/16/2021	33113		$100.00
1143		SWAGIT PRODUCTIONS LLC					
	I-16543	STREAMING SERVICES	R	6/16/2021	33114		$98,310.00
1069		SWIPECLOCK LLC					
	I-140049	RECRUITING	R	6/16/2021	33115		$225.00
113530		TERRI JO'S ENTERPRISES LLC					
	I-1034	P4 INSPECTION	R	6/16/2021	33116		
	I-1067	P43 INSPECTION	R	6/16/2021	33116		
	I-1068	P44 P37 INSPECTION	R	6/16/2021	33116		
	I-1069	P44 P37 INSPECTION	R	6/16/2021	33116		
	I-P42	P42	R	6/16/2021	33116		$127.50
405		TEXAS POLICE CHIEFS ASSOCIATIO					
	I-1821	DUES 2021-2022	R	6/16/2021	33117		$1,200.00
884		TOM ENGLISH					
	I-017	MEDS FOR ANIMALS	R	6/16/2021	33118		$521.80
1037		TOWNSEND, TRAVIS					
	I-JUNE SER	COUNCIL SERVICES	R	6/16/2021	33119		$100.00
779		TRIHEDRAL, INC.					
	I-3535	VT SCADA LICENSE	R	6/16/2021	33120		$19,127.00
1041		TXU ENERGY					
	I-54052962	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54052962	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54052962	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54052962	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54527453	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54752745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54757453	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54827745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54827745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54827745	MONTHLY SERVICES	R	6/16/2021	33121		
	I-54927728	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-54927728	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55052712	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55052712	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55052712	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55052712	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55052712	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55327686	MONTHLY SERVICES	R	6/16/2021	33121		
	I-55327686	MONTHLY SERVICES	R	6/16/2021	33121		
	I-55327686	MONTHLY SERVICES	R	6/16/2021	33121		
	I-55327686	MONTHLY SERVICES	R	6/16/2021	33121		
	I-55327686	MONTHLY SERVICES	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55677604	MONTHLY ELECTRIC BILL	R	6/16/2021	33121		
	I-55927509	MONTHLY SERVICES	R	6/16/2021	33121		$11,279.38
77400		TYLER TECHNOLOGIES, INC.					
	I-*025-335	YEARLY MAINTENANCE CHRG	R	6/16/2021	33131		$10,711.67
152000		U.S. POSTMASTER					
	I-JULY POS	POSTAGE	R	6/16/2021	33132		$4,500.00
379		ULINE					
	I-13409701	JAIL EQUIPMENT	R	6/16/2021	33133		$609.23
986		USAT LLC					
	I-SO#94335	SIERRA WIRELESS	R	6/16/2021	33134		$5,396.58
65000		VERIZON WIRELESS					
	I-98809971	SCADA PHONES	R	6/16/2021	33135		$505.98
494		STEVEN WADE					
	I-MILEAGE	MILEAGE REIUMBURSEMENT	R	6/16/2021	33136		$263.20
157000		WALMART COMMUNITY/CAPITAL ONE					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-6774117	GENERAL SUPPLIES	R	6/16/2021	33137		
	I-WM SUPPL	WALMART SUPPLIES	R	6/16/2021	33137		$315.29
158299		WASTE CONNECTIONS OF TEXAS					
	I-2599417	BULK PICKUP	R	6/16/2021	33138		$7,200.00
96610		WEX BANK					
	I--7199237	MAY GASOLINE USAGE	R	6/16/2021	33139		
	I-71992371	MAY GASOLINE USAGE	R	6/16/2021	33139		
	I-71992371	MAY GASOLINE USAGE	R	6/16/2021	33139		$728.08
449		WILSON PEST CONTROL					
	I-159	WILSON PEST CONTROL	R	6/16/2021	33140		$250.00
160485		JOHN WRIGHT					
	I-JUNE SER	COUNCIL SERVICES	R	6/16/2021	33141		$100.00
688		HTI CONSTRUCTION, INC.					
	I-#4 - FIN	PAY ESTIMATE #4 FINAL	R	6/16/2021	33142		$41,764.50
1043		PROFORMA					
	I-BS850015	BAYSTAR	R	6/16/2021	33143		$831.00
1		BURDITT CONSULTANTS					
	I-140216	FREEDOM PARK	R	6/22/2021	33144		$10,500.00
1027		CLARK CONDON ASSOCIATES, INC					
	I-47897	LAKESIDE & GATEWAY	R	6/22/2021	33145		
	I-47898	LAKESIDE & GATEWAY	R	6/22/2021	33145		
	I-47899	LAKESIDE & GATEWAY	R	6/22/2021	33145		$20,091.07
961		SUSIE DICKEY					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/22/2021	33146		$450.00
57933		FRANKLIN, BETTY S					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/22/2021	33147		$30.00
110556		FREESE & NICHOLS					
	I-1323109	SOUTHSIDE EST REPLACE	R	6/22/2021	33148		
	I-1323112	SOUTHSIDE EST REPLACE	R	6/22/2021	33148		$36,812.22
91608		METRO FIRE					
	I-147454-1	METRO FIRE	R	6/22/2021	33149		$647,898.00
1124		MRB GROUP					
	I-00000003	GEN ENGINEERING SERVS	R	6/22/2021	33150		$1,600.00
1102		PATRICIA A. SWORDS LLC					
	I-PP 6/5-6	GRANTS & SP PROJ	R	6/22/2021	33151		$1,404.00
955		WARREN, DANIEL					
	I-FIT INST	FITNESS INSTRUCTOR	R	6/22/2021	33152		$240.00
1		CROCODILE ENCOUNTER					
	I-CROCODIL	CROCODILE	R	6/28/2021	33153		$500.00
576		ACCURATE UTILITY SUPPLY LLC					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-171178	WATER SUPPLIES	R	6/30/2021	33154		$5,204.75
455		ACE IMAGEWEAR					
	I-0676004	UNIFORMS	R	6/30/2021	33155		
	I-0677451	UNIFORMS 06/15/2021	R	6/30/2021	33155		
	I-0678912	UNIFORMS 06/22/2021	R	6/30/2021	33155		$1,366.22
1019		ADP INC					
	I-58305976	FY21 Fees	R	6/30/2021	33156		$368.88
1104		AFLAC GROUP INS (GROUP 27312)					
	C-ADJ - MM	AFLAC	R	6/30/2021	33157		
	C-ADJ - MP	AFLAC	R	6/30/2021	33157		
	I-A1605932	AFLAC	R	6/30/2021	33157		
	I-ADJ - KG	AFLAC	R	6/30/2021	33157		$2,693.28
950		FRANCES AGUILAR					
	I-MAY/JUN	REIMBURSEMENT	R	6/30/2021	33158		
	I-MILAGE	REIMBURSEMENT	R	6/30/2021	33158		
	I-PER DIEM	REIMBURSEMENT	R	6/30/2021	33158		$832.74
994		AMAZON CAPITAL SERVICES					
	C-13DQ-WHT	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-179W-7PR	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1J6R-74H	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1KNR-LMP	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1NHV-VJ1	PAPER TOWEL ROLLS	R	6/30/2021	33159		
	C-1Q1R-4VP	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1W7N-N16	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1W96-QPX	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1X49-RCJ	PAPER TOWEL ROLLS	R	6/30/2021	33159		
	C-1XFW-64N	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	C-1XVN-HR7	AMAZON CREDIT DISPENSERS	R	6/30/2021	33159		
	I-13DQ-WHT	MAILBOX	R	6/30/2021	33159		
	I-177D-D3V	SUPPLIES	R	6/30/2021	33159		
	I-1FJ4-CFH	OFFICE SUPPLIES	R	6/30/2021	33159		
	I-1FN1-RPK	PAPER TOWELS	R	6/30/2021	33159		
	I-1G9D-VKT	GENERAL SUPPLIES	R	6/30/2021	33159		
	I-1GYG-QJM	50 GB BLUE RAY DISCS	R	6/30/2021	33159		
	I-1LP4-9LH	TIDE PODS-JAIL LAUNDRY	R	6/30/2021	33159		
	I-1MVV-G16	EYE/FACE WASH	R	6/30/2021	33159		
	I-1MWF-GFC	AMAZON	R	6/30/2021	33159		
	I-1PQR-HGC	SUPPLIES	R	6/30/2021	33159		
	I-1Q1J-T6K	SUPPLIES	R	6/30/2021	33159		
	I-1QL6-RG4	RETRACTABLE BADGE HOLDERS	R	6/30/2021	33159		
	I-1RNG-NM3	BOOKS	R	6/30/2021	33159		
	I-1RRM-MQY	CRAFT SUPPLIES	R	6/30/2021	33159		
	I-1VFD-WYY	EQUIPMENT	R	6/30/2021	33159		
	I-1VMQ-H1X	MICROPHONE	R	6/30/2021	33159		
	I-1WDH-JH1	AMAZON	R	6/30/2021	33159		
	I-1WXT-7DR	STABILIZER, SOAP, FUSES	R	6/30/2021	33159		
	I-1XF1-TNH	NAME TAGS	R	6/30/2021	33159		
	I-1XFW-64N	TONER	R	6/30/2021	33159		
	I-1YHP-XQF	OFFICE SUPPLIES	R	6/30/2021	33159		
	I-1j7n-hp1	PAPER FOR BUILDING	R	6/30/2021	33159		
	I-1xpg-m96	SUPPLIES	R	6/30/2021	33159		$2,299.19

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1		AMERICAN FENCE COMPANY, I					
	I-TEMPORAR	TEMP	R	6/30/2021	33166		$5,352.85
10010		CITY OF ANGLETON					
	I-FSM 0624	FSM	R	6/30/2021	33167		$542.00
10010		CITY OF ANGLETON					
	I-GUN REIM	GUN REIMBURSEMENT	R	6/30/2021	33168		$446.11
10010		CITY OF ANGLETON					
	I-W & S 06	WATER & SEWER	R	6/30/2021	33169		$420.00
1068		AQUA-METRIC SALES CO					
	I-INV00833	METERS AND LIDS	R	6/30/2021	33170		
	I-INV00833	METERS AND LIDS	R	6/30/2021	33170		$54,081.55
433		ASCO					
	I-PSO24633	PARTS FOR GRADALL	R	6/30/2021	33171		
	I-pso24690	BOLTS FOR GRADALL	R	6/30/2021	33171		$1,511.98
458		AT&T					
	I-13042054	INTERNET FOR IPADS	R	6/30/2021	33172		$91.40
578		AT&T					
	I--059288-	St1 Phone Bill	R	6/30/2021	33173		
	I-059 287-	PHONES - WWTP	R	6/30/2021	33173		$88.09
537		AT&T 019					
	I-831-000-	INTERNET & VOICE SERVICES	R	6/30/2021	33174		$1,695.59
1		AUGUSTINE BERMEA					
	I-REIMB -A	REIMBURSEMENT	R	6/30/2021	33175		$12.50
469		AUTOZONE					
	I-15516421	REFRIG HOSE	R	6/30/2021	33176		
	I-15516436	SUPPLIES	R	6/30/2021	33176		
	I-15516492	SUPPLIES	R	6/30/2021	33176		$58.05
1139		AZAVAR AUDIT SOLUTIONS INC.					
	I-153026	HOTEL AUDIT	R	6/30/2021	33177		$1,050.00
59000		B & K MOTOR PARTS INC					
	I-847259	GENERAL SUPPLIES	R	6/30/2021	33178		
	I-847733	GENERAL SUPPLIES	R	6/30/2021	33178		
	I-847739	GENERAL SUPPLIES	R	6/30/2021	33178		
	I-848565	SEAT COVERS	R	6/30/2021	33178		$55.21
1108		BAY OIL COMPANY					
	I-904773	FUEL 6.14.21	R	6/30/2021	33179		$2,646.56
22201		BAYSTAR PRINTING					
	I-BS850015	AGSA TOURNAMENT NEEDS	R	6/30/2021	33180		
	I-BS850015	AGSA TOURNAMENT NEEDS	R	6/30/2021	33180		
	I-BS850015	AGSA TOURNAMENT NEEDS	R	6/30/2021	33180		$5,177.35
1		BC TRUCK OUTFITTERS					
	I-13140	HITCH	R	6/30/2021	33181		$485.00

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1		BC TRUCK OUTFITTERS					
	I-13141	HITCH	R	6/30/2021	33182		$485.00
23570		BCCA					
	I-BCCA FEE	BCCA FEES	R	6/30/2021	33183		$50.00
23600		BCOS OFFICE TECHNOLOGIES					
	I-AR277644	MONTHLY COPIER SERVICES	R	6/30/2021	33184		
	I-AR278160	MONTHLY COPIER SERVICES	R	6/30/2021	33184		
	I-AR278810	MONTHLY COPIER SERVICES	R	6/30/2021	33184		
	I-AR279459	MONTHLY COPIER SERVICES	R	6/30/2021	33184		
	I-AR280252	STATION 1 COPIER	R	6/30/2021	33184		
	I-AR280755	MONTHLY COPIER SERVICES	R	6/30/2021	33184		$771.68
847		JUAN BESERRA					
	I-LICENSE	DRIVER'S LICENSE RENEWAL	R	6/30/2021	33186		$99.00
1		BIRDSONG PRINTING					
	I-408859	CRIME VIC BL	R	6/30/2021	33187		$413.00
584		BRAZORIA COUNTY ENGINEER DEPT					
	I-ENG 21-1	STORM WATER INTERLOCAL	R	6/30/2021	33188		$868.00
31355		BRAZOS TRACTOR & EQUIP.					
	I-415441	PARTS FOR POSTHOLE	R	6/30/2021	33189		$45.00
34510		BROOKSIDE EQUIPMENT SALES, INC					
	C-IA27616	SUPPLIES	R	6/30/2021	33190		
	I-IA27555	BLADES	R	6/30/2021	33190		
	I-IA27800	EQUIPMENT SUPPLIES	R	6/30/2021	33190		
	I-IA27945	SUPPLIES	R	6/30/2021	33190		
	I-IA27964	SUPPLIES	R	6/30/2021	33190		$227.76
37656		CDW GOVERNMENT, INC.					
	I-F483429	Network switch	R	6/30/2021	33191		
	I-f579562	Network switch	R	6/30/2021	33191		$6,543.74
49500		CENTERPOINT ENERGY					
	I-**484247	GAS BILL MAY-JUNE 2021	R	6/30/2021	33192		
	I--*886557	GAS SERVICE	R	6/30/2021	33192		
	I--4815059	Fire Station 1	R	6/30/2021	33192		
	I--4831655	GAS BILL MAY - JUNE 21	R	6/30/2021	33192		$206.85
91639		CITY OF ANGLETON - DENTAL INS					
	I-D-737579	DENTAL INS	R	6/30/2021	33193		
	I-DENTAL A	DENTAL INS	R	6/30/2021	33193		$4,958.70
91640		CITY OF ANGLETON - HLTH INSURA					
	I-ADJ TO V	VISION INS	R	6/30/2021	33195		
	I-H-737579	HEALTH INS	R	6/30/2021	33195		
	I-HEALTH A	HEALTH INS	R	6/30/2021	33195		
	I-V-737579	VISION INS	R	6/30/2021	33195		$142,692.69
27550		CITY OF ANGLETON - VISA CARD A					
	C-SUBWAY R	FOOD/SUPPLIES FOR MEETING	R	6/30/2021	33198		
	C-TAX CR*	AGSA EWING & ZEIGLERS	R	6/30/2021	33198		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-01F01262	WATER	R	6/30/2021	33198		
	I-02859G	PAINT SUPPLIES-CHIEFS OFF	R	6/30/2021	33198		
	I-05991G	BRAZORIA CO SEPTIC	R	6/30/2021	33198		
	I-12-01399	TRAINING	R	6/30/2021	33198		
	I-13244311	MEDVET SUPPLIES	R	6/30/2021	33198		
	I-14368831	AGSA EWING & ZEIGLERS	R	6/30/2021	33198		
	I-2015 IMC	2015 IMC BOOK	R	6/30/2021	33198		
	I-2103029	VISA CHARGES	R	6/30/2021	33198		
	I-2104036	VISA CHARGES	R	6/30/2021	33198		
	I-25530	AGSA EWING & ZEIGLERS	R	6/30/2021	33198		
	I-40645351	VISA CHARGES	R	6/30/2021	33198		
	I-4488	HAWLEY ELECTRICAL	R	6/30/2021	33198		
	I-45844	VISA CHARGES	R	6/30/2021	33198		
	I-52266953	EQ DEPOT	R	6/30/2021	33198		
	I-52272008	SUPPLIES	R	6/30/2021	33198		
	I-9026026	4IMPRINT KAB STRAWS	R	6/30/2021	33198		
	I-94059907	ARC GIS LICENSE	R	6/30/2021	33198		
	I-94059908	ARC GIS LICENSE	R	6/30/2021	33198		
	I-BOOSTING	GENERAL SUPPLIES	R	6/30/2021	33198		
	I-CARWASH-	CARWASH	R	6/30/2021	33198		
	I-CONCERTS	VISA CHARGES	R	6/30/2021	33198		
	I-CONF TMH	TMHRA Conference 2021	R	6/30/2021	33198		
	I-COUNCIL	VISA VARIOUS PURCHASES	R	6/30/2021	33198		
	I-DIRTY SO	VISA CHARGES	R	6/30/2021	33198		
	I-DIRTY SO	VISA CHARGES	R	6/30/2021	33198		
	I-DIRTY SO	VISA CHARGES	R	6/30/2021	33198		
	I-DOMINOS	DOMINOS PIZZA	R	6/30/2021	33198		
	I-DOMINOS	SUMMER CAMP SUPPLIES	R	6/30/2021	33198		
	I-DOMINOS	VISA CHARGES	R	6/30/2021	33198		
	I-DT 08077	DOLLAR TREE	R	6/30/2021	33198		
	I-FACEBOOK	VISA CHARGES	R	6/30/2021	33198		
	I-GAS-EM	LUFKIN MEETING	R	6/30/2021	33198		
	I-GAS-HR	LUFKIN MEETING	R	6/30/2021	33198		
	I-GRAMMARL	VISA CHARGES	R	6/30/2021	33198		
	I-HCTRA 05	SUPPLIES	R	6/30/2021	33198		
	I-HILTON H	VISA VARIOUS PURCHASES	R	6/30/2021	33198		
	I-HOBBY LO	VISA CHARGES	R	6/30/2021	33198		
	I-ICE 0553	FOOD/SUPPLIES FOR MEETING	R	6/30/2021	33198		
	I-INV92254	ZOOM JUNE-JULY BILL	R	6/30/2021	33198		
	I-KING DOL	VISA CHARGES	R	6/30/2021	33198		
	I-KROGER 0	SUMMER CAMP SUPPLIES	R	6/30/2021	33198		
	I-MAYOR'S	VISA CHARGES	R	6/30/2021	33198		
	I-MAYOR'S	VISA CHARGES	R	6/30/2021	33198		
	I-MEAL-EM	LUFKIN MEETING	R	6/30/2021	33198		
	I-MEAL-HR	LUFKIN MEETING	R	6/30/2021	33198		
	I-PIZZA 07	GENERAL SUPPLIES	R	6/30/2021	33198		
	I-POWER CO	VISA VARIOUS PURCHASES	R	6/30/2021	33198		
	I-PREMIUMS	DUES	R	6/30/2021	33198		
	I-PUNCHBOW	VISA CHARGES	R	6/30/2021	33198		
	I-SONIC GI	VISA CHARGES	R	6/30/2021	33198		
	I-SUBWAY 0	FOOD/SUPPLIES FOR MEETING	R	6/30/2021	33198		
	I-SUMMER C	SONIC	R	6/30/2021	33198		
	I-TMCA REG	VISA VARIOUS PURCHASES	R	6/30/2021	33198		
	I-TRANSFER	RE-TRANSFER RIBBON L3	R	6/30/2021	33198		
	I-TSC 0029	EQ DEPOT	R	6/30/2021	33198		
	I-TSC 0234	SUPPLIES	R	6/30/2021	33198		
	I-TSC 0303	SUPPLIES	R	6/30/2021	33198		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-TSC 0437	SUPPLIES	R	6/30/2021	33198		
	I-TSC 0515	SUPPLIES	R	6/30/2021	33198		
	I-TSC 0560	SUPPLIES	R	6/30/2021	33198		
	I-TSC 0927	SUPPLIES	R	6/30/2021	33198		
	I-VISTA PR	VISA CHARGES	R	6/30/2021	33198		
	I-WM 02975	LUNCH SUPPLIES	R	6/30/2021	33198		
	I-WM 03343	VISA CHARGES	R	6/30/2021	33198		
	I-WM 04019	JAIL- TIDE PODS	R	6/30/2021	33198		
	I-WM 04590	SUPPLIES	R	6/30/2021	33198		
	I-WM 05677	GENERAL SUPPLIES	R	6/30/2021	33198		
	I-WM 06617	SUMMER CAMP SUPPLIES	R	6/30/2021	33198		
	I-WM 07138	SUPPLIES	R	6/30/2021	33198		
	I-WM 07648	SUPPLIES	R	6/30/2021	33198		
	I-WM 08024	WATER SUPPLIES	R	6/30/2021	33198		
	I-WM 08541	GENERAL SUPPLIES	R	6/30/2021	33198		
	I-WM BLIND	VINYL BLINDS	R	6/30/2021	33198		
	I-WM SUPPL	VISA CHARGES	R	6/30/2021	33198		
	I-ZEIGLERS	VISA CHARGES	R	6/30/2021	33198		
	I-kroger 0	WATER SUPPLIES	R	6/30/2021	33198		
	I-wm 08180	DRINKS FOR CITY HALL	R	6/30/2021	33198		$33,468.23
41510		COASTAL PUMP SERVICES INC					
	I-13542	INSTALL BEARINGS ON BLOWE	R	6/30/2021	33213		$4,368.00
1		Colleen Martin					
	I-MEAL -CM	Navasota Trip M	R	6/30/2021	33214		$13.58
1		Colleen Martin					
	I-MEAL -GL	Navasota Trip M	R	6/30/2021	33215		$13.58
43920		COP STOP, INC.:					
	I-14227	NAME PLATE	R	6/30/2021	33216		$16.00
399		CORE & MAIN LP					
	I-0135629	VALVES FOR WATER PLANTS	R	6/30/2021	33217		
	I-PO52096	VALVES FOR WATER PLANTS	R	6/30/2021	33217		$5,875.00
1		CREATIVE PRODUCT SOURCE					
	I-CPI09009	PROMOT	R	6/30/2021	33218		$395.61
1		CREATIVE PRODUCT SOURCE					
	I-CPI09012	RECUIT	R	6/30/2021	33219		$346.08
47572		DEARBORN LIFE INSURANCE COMPAN					
	C-ADJ *	DEARBORN LIFE INS	R	6/30/2021	33220		
	C-ADJ TO F	DEARBORN LIFE INS	R	6/30/2021	33220		
	C-ADJ TO P	DEARBORN LIFE INS	R	6/30/2021	33220		
	C-ADJ TO P	DEARBORN LIFE INS	R	6/30/2021	33220		
	C-ADJ TO P	DEARBORN LIFE INS	R	6/30/2021	33220		
	C-ADJ TO S	DEARBORN LIFE INS	R	6/30/2021	33220		
	I-ADJ DEV	DEARBORN LIFE INS	R	6/30/2021	33220		
	I-ADJ TO A	DEARBORN LIFE INS	R	6/30/2021	33220		
	I-F014614-	DEARBORN LIFE INS	R	6/30/2021	33220		$1,699.76
686		DETROIT INDUSTRIAL TOOL					
	I-1004435	SAW BLADES	R	6/30/2021	33222		$1,589.19

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
48500		DXI INDUSTRIES					
	I-05500995	CHEMICAL SUPPLIES	R	6/30/2021	33223		
	I-05501084	CHEMICALS	R	6/30/2021	33223		$1,914.01
1		EDWINA BROWN					
	I-RENTAL R	EDWINA BROWN	R	6/30/2021	33224		$100.00
100		A FAMILY FLOWER SHOP & KEEPSAK					
	I-171362	FLOWERS	R	6/30/2021	33225		$705.00
56000		FLUID METER SERVICE INC.					
	I-33456	METER TESTING	R	6/30/2021	33226		$1,500.00
293		GENSCO AIRCRAFT TIRES					
	I-00011227	TIRE FOR VAC TRUCK	R	6/30/2021	33227		$290.00
309		GULF COAST CHEVROLET					
	I-CVCS5831	P-50	R	6/30/2021	33228		
	I-CVCS5832	P40	R	6/30/2021	33228		$985.82
66300		GULF COAST PAPER CO INC					
	I-2046986	GULF COAST PAPER	R	6/30/2021	33229		
	I-2062513	ACO SUPPLIES	R	6/30/2021	33229		
	I-2062546	ACO SUPPLIES	R	6/30/2021	33229		
	I-2063454	SHAMPOO- JAIL	R	6/30/2021	33229		
	I-2063460	MOP HEADS AND HANDLES	R	6/30/2021	33229		
	I-2065204	MULTIFOLD PAPER	R	6/30/2021	33229		$612.71
218		HDR , INC.					
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003541	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003542	MONTHLY ENGINEER FEES	R	6/30/2021	33230		
	I-12003542	MONTHLY ENGINEER FEES	R	6/30/2021	33230		$90,068.04
688		HTI CONSTRUCTION, INC.					
	I-2119	REPAIR FLOOR TO BUILDING	R	6/30/2021	33232		$3,500.00
443		J & M CUSTOM SCREEN PRINTING					
	I-O1002809	SCREEN PRINTING	R	6/30/2021	33233		$75.00
1		Jodi Walker					
	I-AWARD-JW	5 year award Walke	R	6/30/2021	33234		$25.00
629		JTG SOLUTIONS LLC					
	I-31053	ELECTRIC VALVE	R	6/30/2021	33235		$116.16
1		KARINA MENDEZ					
	I-RENTAL D	KARINA MENDEZ	R	6/30/2021	33236		$50.00
82800		KILLUM PEST CONTROL					
	I-327521	QUARTERLY PEST CONTROL	R	6/30/2021	33237		$75.00
784		KONICA MINOLTA PREMIER FINANCE					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-72958794	MONTHLY COPIER LEASE	R	6/30/2021	33238		$372.27
83950		KWIK KAR					
	I-1-299659	PW 22 OIL CHANGE	R	6/30/2021	33239		
	I-1-299902	OIL CHANGE PW 10	R	6/30/2021	33239		$132.68
84900		LAKE HARDWARE & LUMBER					
	C-81830	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-79667	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81019	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81127	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81135	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81226	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81270	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81426	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81430	UTILITY REPLACEMENT BLADE	R	6/30/2021	33240		
	I-81452	SILICONE	R	6/30/2021	33240		
	I-81475	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81478	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81511	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81584	ACO BLDG SUPPLIES	R	6/30/2021	33240		
	I-81585	LAKE HARDWARE	R	6/30/2021	33240		
	I-81593	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81635	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81637	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81643	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81658	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81659	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81661	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81713	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81750	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81756	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81766	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81811	MAINTENANCE ITEMS	R	6/30/2021	33240		
	I-81827	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81829	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81837	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81876	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81910	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81916	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81919	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81922	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-81976	GENERAL SUPPLIES	R	6/30/2021	33240		
	I-82013	PAINT	R	6/30/2021	33240		$1,427.01
85000		LANDON'S SECURITY LLC.					
	I-21102	SERVICE CALL 6-17-2021	R	6/30/2021	33247		
	I-KEYS*	KEYS MADE	R	6/30/2021	33247		$981.00
1		LAURA GUTIERREZ					
	I-TRAVEL R	TRAVEL EXPENSE	R	6/30/2021	33248		$25.76
85589		LAWMAN'S UNIFORM & EQUIP.,CO.					
	I-49000	UNIFORMS	R	6/30/2021	33249		
	I-49006	UNIFORMS	R	6/30/2021	33249		
	I-49910	UNIFORMS-NEW HIRES	R	6/30/2021	33249		
	I-49911	UNIFORMS-NEW HIRES	R	6/30/2021	33249		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-49912	UNIFORMS-NEW HIRES	R	6/30/2021	33249		
	I-49913	UNIFORMS-NEW HIRES	R	6/30/2021	33249		
	I-49915	NEW OFFICER'S CLASS A TIE	R	6/30/2021	33249		$3,139.30
KOSKIN		LINDSAY KOSKINIEMI					
	I-FUEL	GAS	R	6/30/2021	33251		$20.02
1110		LONE STAR PURE WATER INC					
	I-24878	SERVICE CALL	R	6/30/2021	33252		$120.00
87000		LUBE-N-TUNE					
	I-PW23	TOW PW 23 TO BARN	R	6/30/2021	33253		$85.00
87400		LUYCX PLUMBING					
	I-219844	UNCLOG DRAIN SOCCER COMPL	R	6/30/2021	33254		$212.50
602		MASTERCARD					
	I-0500494-	SIRCHIE SUPPLIES	R	6/30/2021	33255		
	I-797627	CRIME PREVENTION LUNCH	R	6/30/2021	33255		
	I-93094	ACO SUPPLIES	R	6/30/2021	33255		
	I-COMFORT	HOTEL STAY	R	6/30/2021	33255		
	I-DAIRY QU	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-FUEL P40	P40- FUEL	R	6/30/2021	33255		
	I-MCDONALD	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-MCDONALD	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-PEI WEI	TRAINING MEAL	R	6/30/2021	33255		
	I-PW 00124	FACTS SUBSCRIPTION RENEW	R	6/30/2021	33255		
	I-SONIC 6.	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-SONIC 6.	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-SONIC DR	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		
	I-TIRES FO	TIRES FOR TRAILER	R	6/30/2021	33255		
	I-TSC 0287	TOOL BOXES	R	6/30/2021	33255		
	I-WM 01681	WALL CALENDAR	R	6/30/2021	33255		
	I-WM 01736	WALMART SUPPLIES ACO	R	6/30/2021	33255		
	I-WM 02280	SHOWERHEAD-JAIL	R	6/30/2021	33255		
	I-WM 02475	ACO SUPPLIES/TRAINING	R	6/30/2021	33255		$2,960.62
91608		METRO FIRE					
	I-168294-1	Quint Equipment	R	6/30/2021	33259		
	I-INV-02-8	E1 Leaf Springs	R	6/30/2021	33259		$56,888.44
1123		MORTON MORROW INC DBA SURVIVAL					
	I-1279	ST 1 BREATHING AIR COMP	R	6/30/2021	33260		$1,211.66
99400		MUNICIPAL CODE CORP					
	I-00360134	REVIEW	R	6/30/2021	33261		$4,500.00
99450		MUNICIPAL EMERGENCY SERVICES D					
	I-IN158669	Air sample	R	6/30/2021	33262		$548.16
667		MURRAY MOWING					
	I-980684	MOWING	R	6/30/2021	33263		
	I-980686	MOWING	R	6/30/2021	33263		
	I-980687	MOWING	R	6/30/2021	33263		
	I-980688	MOWING	R	6/30/2021	33263		$479.00
1125		NEWGEN STRATEGIES & SOLUTIONS					

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-11490	DESIGN STUDY	R	6/30/2021	33264		$9,613.84
988		O'REILLY AUTO PARTS					
	I-0405-361	PW 89 VEHICLE SUPPLIES	R	6/30/2021	33265		$23.47
1147		OCCUPATIONAL HEALTH CENTERS OF					
	I-32242526	VACCINES	R	6/30/2021	33266		$893.00
108550		PERFORMANCE TRANSMISSION					
	I-58765	Engine 3	R	6/30/2021	33267		$191.99
5869		PROACTIVE WORK HEALTH					
	I-EM036152	DRUG SCREENS	R	6/30/2021	33268		$410.00
1043		PROFORMA					
	I-BS850015	BAY STAR PROFORMA	R	6/30/2021	33269		
	I-BS850015	SHIRTS AND JACKETS	R	6/30/2021	33269		$2,141.85
113385		QUILL CORPORATION					
	I-17584930	COPY PAPER	R	6/30/2021	33270		$192.45
30020		RANDALL LAW OFFICE LTD., LLP					
	I-02106	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02107	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02108	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02109	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02110	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02111	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02112	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02113	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02114	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02157	MAY ATTORNEY BILLS	R	6/30/2021	33271		
	I-02158	MAY ATTORNEY BILLS	R	6/30/2021	33271		$27,960.95
400		RELIANT METRO LTD					
	I-141.2000	CO2 FOR REC CENT	R	6/30/2021	33273		$322.47
527		RIVER BOTTOM SAND LLC					
	I-5963	BANK SAND	R	6/30/2021	33274		$380.00
51		SF MOBILE-VISION, INC					
	I-41221	MAINTENANCE	R	6/30/2021	33275		$6,332.00
1		SKY WONDER PYROTECHNICS					
	I-1134	FREEDO	R	6/30/2021	33276		$12,000.00
35149		SPARKLIGHT					
	I-**126713	JUNE TO JULY 2021 CABLE	R	6/30/2021	33277		
	I-**126884	MONTHLY INTERNET SERVICE	R	6/30/2021	33277		
	I-.1269684	INTERNET PUBLIC WORKS	R	6/30/2021	33277		$433.37
1026		SYMMETRY ENERGY SOLUTIONS					
	I-10642804	REC CNTR GAS	R	6/30/2021	33278		$1,318.68
1041		TXU ENERGY					
	I-05445281	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-05445281	MONTHLY ELECTRICITY	R	6/30/2021	33279		

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
	I-05502772	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-05510271	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-05572760	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-52003200	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-52003200	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-52003200	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54227850	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54227850	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54452813	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-54502794	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55027724	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55102711	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55510271	MONTHLY ELECTRICITY	R	6/30/2021	33279		
	I-55727604	MONTHLY ELECTRICITY	R	6/30/2021	33279		$28,403.74
157000		WALMART COMMUNITY/CAPITAL ONE					
	I-WM 00503	Station consumables	R	6/30/2021	33289		
	I-WM 42519	Supplies/Consumables	R	6/30/2021	33289		
	I-WM 57031	Bay Lights	R	6/30/2021	33289		
	I-WM377311	STORAGE BINS	R	6/30/2021	33289		
	I-walmart	COFFEE POT	R	6/30/2021	33289		$622.77

		AP HISTORY					
VENDOR	SET: 99	CHECK REPORT					
BANK:	ALL						
DATE RANGE:	5/1/2021	THRU 6/30/2021					
				CHECK	CHECK	CHECK	CHECK
VENDOR	I.D.	NAME	STATUS	DATE	NO	STATUS	AMOUNT
1116		WEX BANK					
	I-72417172	JUNE GASOLINE USAGE	R	6/30/2021	33290		$10,216.07
1112		WILLIAMS SCOTSMAN INC					
	I-90108594	PORTABLE RENTAL	R	6/30/2021	33291		$3,672.81
163050		ZEIGLER'S					
	I-25557	CITY DECALS	R	6/30/2021	33292		$120.00
* *	T O T A L	NO					CK AMOUNT
	REGULAR CHECK	568					$5,447,330.23
	HAND CHECK	0					$0.00
	DRAFT	0					$0.00
	EFT	28					$291,894.11
	NON CHECK	0					$0.00
	VOID CHECK	5 VOID DEBITS		36,251.00			
		VOID CREDITS		79,309.45			
		NO					CK AMOUNT
	VENDOR SET: 99 BANK: FSB	601					$5,739,224.34
	BANK : FSB TOTALS:	601					$5,739,224.34
	REPORT TOTALS:	601					$5,739,224.34

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of the Lot 16 Cannan Heights Subdivision Replat with a variance of Section 23.11.C.2 prohibiting new residential lots fronting on major collector or arterial streets. The subject property is a replat of Lots 16 Cannan Heights Subdivision and consists of an approximate 1.00 acres in the Single Family Residential 7.2 (SF-7.2) District. The subject property is located on the southwest corner of Piney Way and Valderas Street.

AGENDA ITEM SECTION: Public Hearing

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

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of an approximate 1.00-acre lot in the SF-7.2 zoning district which is proposed to be subdivided into two lots. Proposed Lot 16-A will consist of 0.348 acres and will be the location of the existing house on the property. Lot 16-B will consist of 0.654 acres and will front on Valderas Street (CR 48) which has 60 ft. of right-of-way. There is an existing driveway apron from the subject property to Valderas Street which lines up with the westbound side of the entrance to the Greystone Subdivision. Finally, there are numerous existing single-family residential lots on both sides of the street taking direct access to Valderas Street along its length.

Valderas Street is designated on the Mobility Plan as a Major Collector and pursuant to Section 23-11.C.2.a: “New residential lots shall only front on local and minor collector streets, and shall not front on major collector or arterial streets, or highways.”

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

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

The existing lot is large enough to subdivide and meet the minimum requirements of the zoning district. Section 23-11.C.2.a would prevent subdivision of the property as the proposed new lot will take access to a major collector level street. There is no practical way to divide the property such that the new lot could take access from Piney Way. The hardship in this circumstance is the existing shape of the lot (long north/south) and the existing development on the property.

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

There are numerous existing single family residential lots taking access to Valderas Street. Valderas Street is constructed to Major Collector standards (one northbound lane, one southbound lane with a center turn lane) in this area which includes some exiting single family lots having direct access to the street. Special consideration is necessary to allow the property owner the ability to subdivide the lot.

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

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

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

The hardship is not created by the applicant.

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

It is hard to imagine how a variance would be detrimental to any adjacent properties or to public health and safety.

Finally, there will need to be corrections to the plat document itself (P&Z and Council signature blocks).

The Planning and Zoning Commission held a public hearing on August 5, 2021 and voted 6 in-favor/0 opposed/1 absent to recommend approval of the variance to Section 23-11.C.2.a and approval of the proposed Lot 16 Cannan Heights Subdivision Replat subject to the condition that all corrections are made prior to recording.

RECOMMENDATION:

Staff recommends approval of the variance to Section 23-11.C.2.a and approval of the proposed Lot 16 Cannan Heights Subdivision Replat subject to the condition that all corrections are made prior to recording.

SUGGESTED MOTION:

I move we approve the variance to Section 23-11.C.2.a and approve the proposed Lot 16 Cannan Heights Subdivision Replat subject to the condition that all corrections are made prior to recording.

ANGLETON DRAINAGE DISTRICT

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

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

_____ CHAIRMAN, BOARD OF SUPERVISORS

_____ BOARD MEMBER

_____ BOARD MEMBER

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DOROTHY GENE SCHILLER ESTATE, acting herein by and through its duly authorized SURVIVOR TRUSTEE, GLENN SCHILLER, does hereby adopt this plat designating the hereinabove described property as LOT 16 CANNAN HEIGHTS SUBDIVISION, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
DOROTHY JEAN SCHILLER ESTATE
GLENN SCHILLER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared GLENN SCHILLER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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

APPROVED this _____ day of _____, 20____.

_____
CITY MANAGER

_____
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
Notary Public
State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

FIELD NOTES FOR 1.00 ACRE TRACT

Being a tract of land containing 1.00 acres (43,560 square feet), located within J. De J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 1.00 acres being all of Lot 16 of Cannan Heights Subdivision, recorded under Volume 7, Page 27 of the Brazoria County Plat Records (B.C.P.R.); Said 1.00 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2–inch iron pipe found on the south right–of–way (R.O.W.) line of Piney Way (sixty feet wide, Vol. 7, Pg. 27 B.C.P.R.) at the northeast corner of Lot 15 of said Block 1, for the northwest corner of said Lot 16 and the herein described tract;

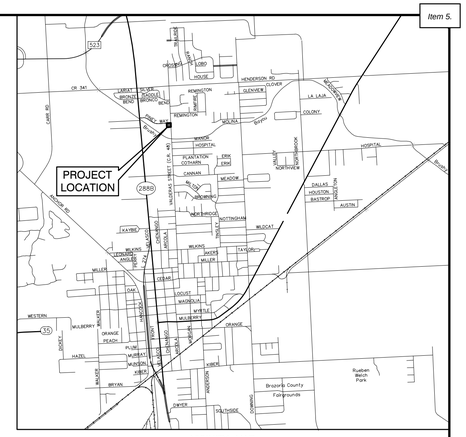
THENCE, with the south R.O.W. line of said Piney Way, North 87 degrees 15 minutes 09 seconds East, a distance of 145.43 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the west R.O.W. line of County Road 48 (AKA Valderas Street, sixty feet wide), at the northeast corner of said Lot 16 and the herein described tract;

THENCE, with the west R.O.W. line of County Road 48, South 02 degrees 44 minutes 51 seconds East, a distance of 300.13 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of a called 2.673 acre tract recorded in the name of Jonathan R. Jaso and Laura Jaso under B.C.C.F. No. 2019039852, for the southeast corner of said Lot 16 and the herein described tract;

THENCE, with the north line of said 2.673 acre tract, being the south line of said Lot 16, South 87 degrees 20 minutes 49 seconds West, a distance of 145.43 feet to a 1/2–inch iron pipe found at the southeast corner of said Lot 15, for the southwest corner of said Lot 16 and the herein described tract;

THENCE, with the common line of said Lots 15 and 16, North 02 degrees 44 minutes 51 seconds West, a distance of 299.89 feet to the POINT OF BEGINNING of the herein described tract.

0 15' 30' 60'
SCALE : 1" = 30'



VICINITY MAP

LEGEND

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

SYMBOLS

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

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD–83, U.S. SURVEY FEET.

2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOOD–PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. REFERENCE BENCHMARK: NGS MONUMENT R1182 (PID AW1171)
   A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.
   ELEVATION = 26.31 FEET NGVD29

4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.

11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT–OF–WAY LINE.

13. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.

OWNER:
DOROTHY GENE SCHILLER ESTATE
GLENN SCHILLER, SURVIVOR TRUSTEE

REVISED: 07/27/21 ADDRESS COMMENTS

MINOR REPLAT
LOT 16 CANNAN HEIGHTS SUBDIVISION
A 1.00 ACRE, 2-LOT 1 BLOCK SUBDIVISION

BEING A 1.00 ACRE TRACT
LOT 16, OF CANNAN HEIGHTS SUBDIVISION
VOL. 7, PG. 27, B.C.P.R.
IN THE J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
IN BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14655	SCALE: 1" = 30'	DRAWN BY: CAP
DRAWING NO.: 14655–REPLAT LOT 16	DATE: 04/27/2021	CHECKED BY: DRR

L:\2020\14600-14699\14655\DWG\14655-REPLAT LOT 16.DWG 7/27/21 Devin Royal

h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan7.apr (Fig4.1:Mobility Plan:11P)

05 JAN 05 11:37

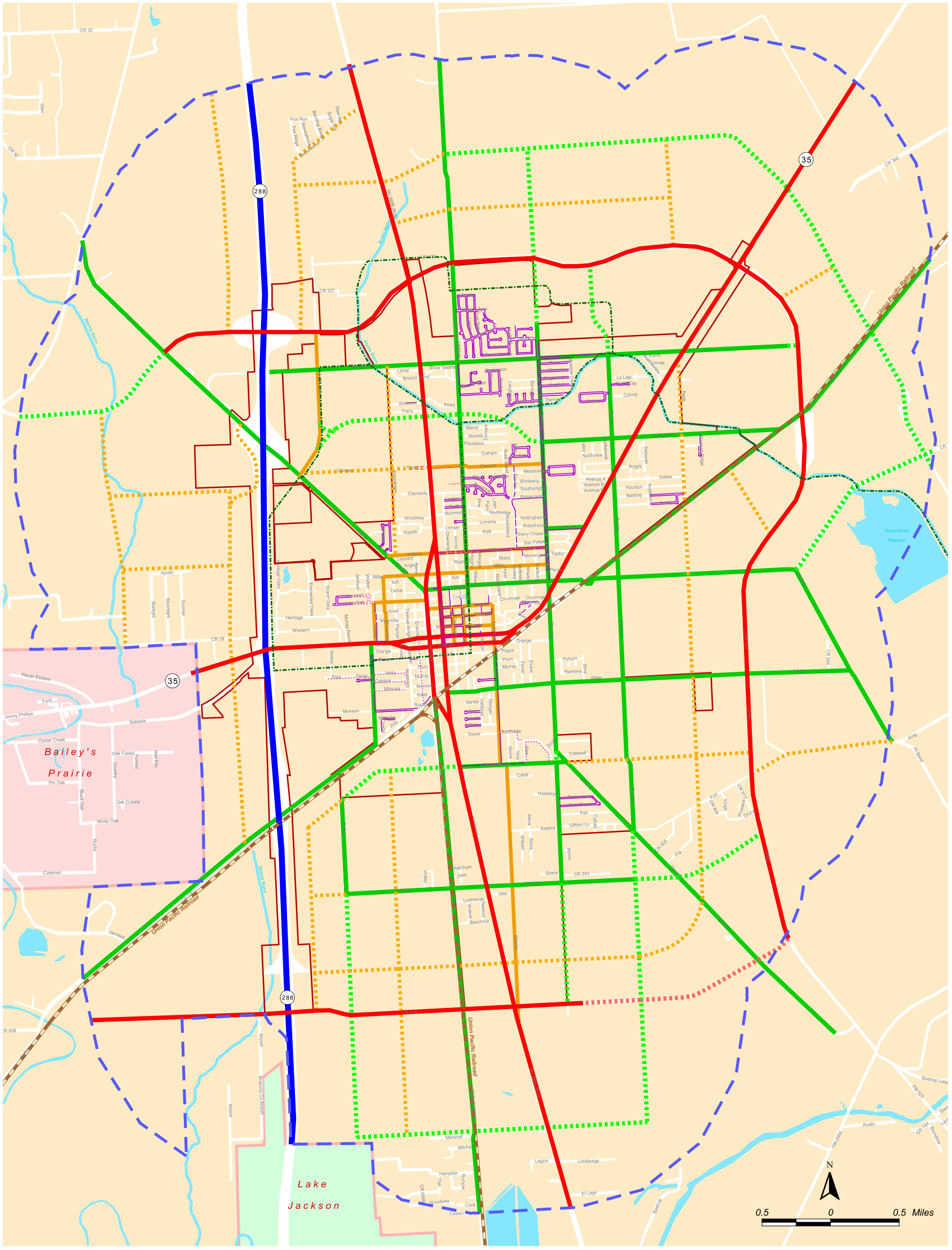


Figure 4.1

Mobility Plan

- Existing Freeway
- Existing Arterial
- Existing Major Collector
- Existing Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector
- Rail
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Trail
- Angleton Study Area
- Angleton City Limits

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Asst. Director, Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning Angleton Block 27, Lots 7 through 20 and portion of a closed alley located at 237 E. Locust Street, Angleton, TX 77515 from Commercial-General (C-G) to Central Business District (CBD). The subject property is located with Live Oak St to the north, Arcola St. to the east, E. Locust to the south, and Chenango St. to the west.

AGENDA ITEM SECTION: Public Hearing

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Brazoria County, represented by Evan Duvall, AICP of TX BBG Consulting, Inc., to rezone approximately 1.7348 acres encompassing lots 7-20 and a portion of a closed alley of Block 27, from the Commercial-General district (C-G) to the Central Business District (CBD).

The purpose of this rezoning request is to facilitate the Brazoria County courthouse expansion project. The goal of this zone change is to have consistent zoning and regulations for the entirety of the Brazoria County Courthouse development. The subject properties are designated as the downtown land use category within the Future Land Use Plan for the City of Angleton. The CBD zoning district is compatible with this land use category and allows for the development of the proposed courthouse expansion.

Future Land Use

The Future Land Use Plan provides that downtown activity will be, "substantial mix of retail, office, and residential uses, serves as the hub for many public facilities including the Brazoria County Courthouse, Museum, and City Hall, and Pedestrian amenities that make downtown a dynamic place for visitors and residents of the community."

Existing Land Use and Zoning:

North: Brazoria County Appraisal District, zoned CBD

East: North block – residential single-family homes, zoned Single-Family Residential 6.3 District (SF-6.3)

South block – legal office, zoned Commercial-Office Retail (C-OR) and single-family home, zoned SF-6.3

South: Parking lot, zoned CBD

West: Brazoria County Courthouse, zoned CBD.

Mobility Plan:

The roadway to the south of the subject property, E. Locust Street, is designated as a minor collector in the Mobility Plan. Minor collector streets are described in Section 23-12 of the Angleton Code of Ordinances as having a pavement width of 32', consisting of 2 lanes each 12' in width, with a designed speed of 30 miles per hour, and a right-of-way width of 60' to 70'. Section 28-59 of the Angleton Code of Ordinance specifies the parking requirements of the requested zoning district, CBD:

> *No on-site parking shall be required within this district. However, if on-site parking is provided, all parking areas shall conform to the requirements of subsection 28-101(c).*

The subject property currently meets the parking requirements of subsection 28-101(c). There is no plan to change the existing parking lot, therefore, there is no anticipated increase to through traffic that would impact the surrounding streets.

The Planning and Zoning Commission held a public hearing on August 5, 2021 and recommends approval by a vote of 6 in favor, 0 opposed, and 1 absent of the proposed rezoning of Lots 7 through 20 and a portion of an alley located at 237 E. Locust street from the Commercial-General (C-G) to the Central Business District (CBD).

RECOMMENDATION:

Staff recommends approval of an ordinance rezoning Angleton Block 27, Lots 7 through 20 and portion of a closed alley located at 237 E. Locust Street, Angleton, TX 77515 from Commercial-General (C-G) to Central Business District (CBD).

ORDINANCE NO. 20210824-006

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING APPROXIMATELY 1.7348 ACRES FROM CHAPTER 28 ZONING ARTICLE III ZONING DISTRICTS SECTION 28-57 C-G - COMMERCIAL-GENERAL DISTRICT TO CHAPTER 28 ZONING ARTICLE III ZONING DISTRICTS SECTION 28-59 CBD - CENTRAL BUSINESS DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses, and related activities; and

WHEREAS, the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, on August 5, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Brazoria County, Texas represented by TX BBG Consulting, Inc., to rezone approximately 1.7348 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-59 CBD – Central Business District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on August 5, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Brazoria County, represented by TX BBG Consulting, Inc., to rezone approximately 1.7348 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-59 CBD – Central Business District be approved; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Brazoria County, represented by TX BBG Consulting, Inc., to rezone approximately 1.7348 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-59 CBD – Central Business District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton, Texas approved the request by Brazoria County, represented by TX BBG Consulting, Inc., to rezone approximately 1.7348 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-59 CBD – Central Business District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code and the Code of Ordinance of the City of Angleton, Texas, concerning public notices, hearings and other procedural matters have been fully met; and

WHEREAS, the City Council desires to rezone approximately 1.7348 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-59 CBD – Central Business District of the Code of Ordinances, City of Angleton, Texas;

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

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

SECTION 2. The request by Brazoria County, represented by TX BBG Consulting, Inc., to rezone approximately 1.7348 acres, as described in Exhibit "A," from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to Chapter 28 Zoning Article III Zoning Districts Section 28-59 CBD – Central Business District of the Code of Ordinances, City of Angleton, Texas be approved.

SECTION 3. 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 the Ordinance occurs shall constitute a separate offense.

SECTION 4. 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. 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 on or more parts.

SECTION 6. This ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. 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 AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

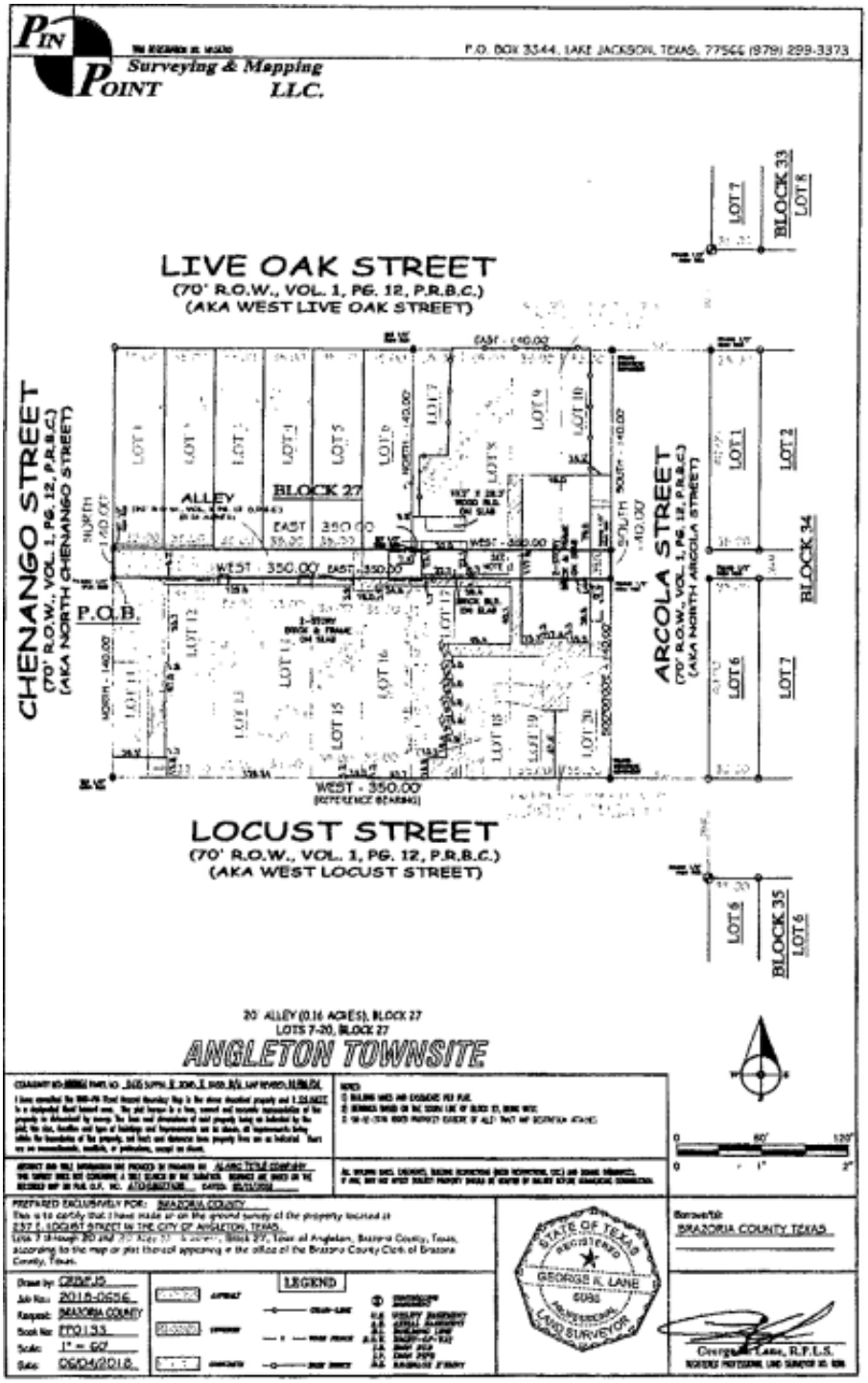
_____
Jason Perez
Mayor

ATTEST:

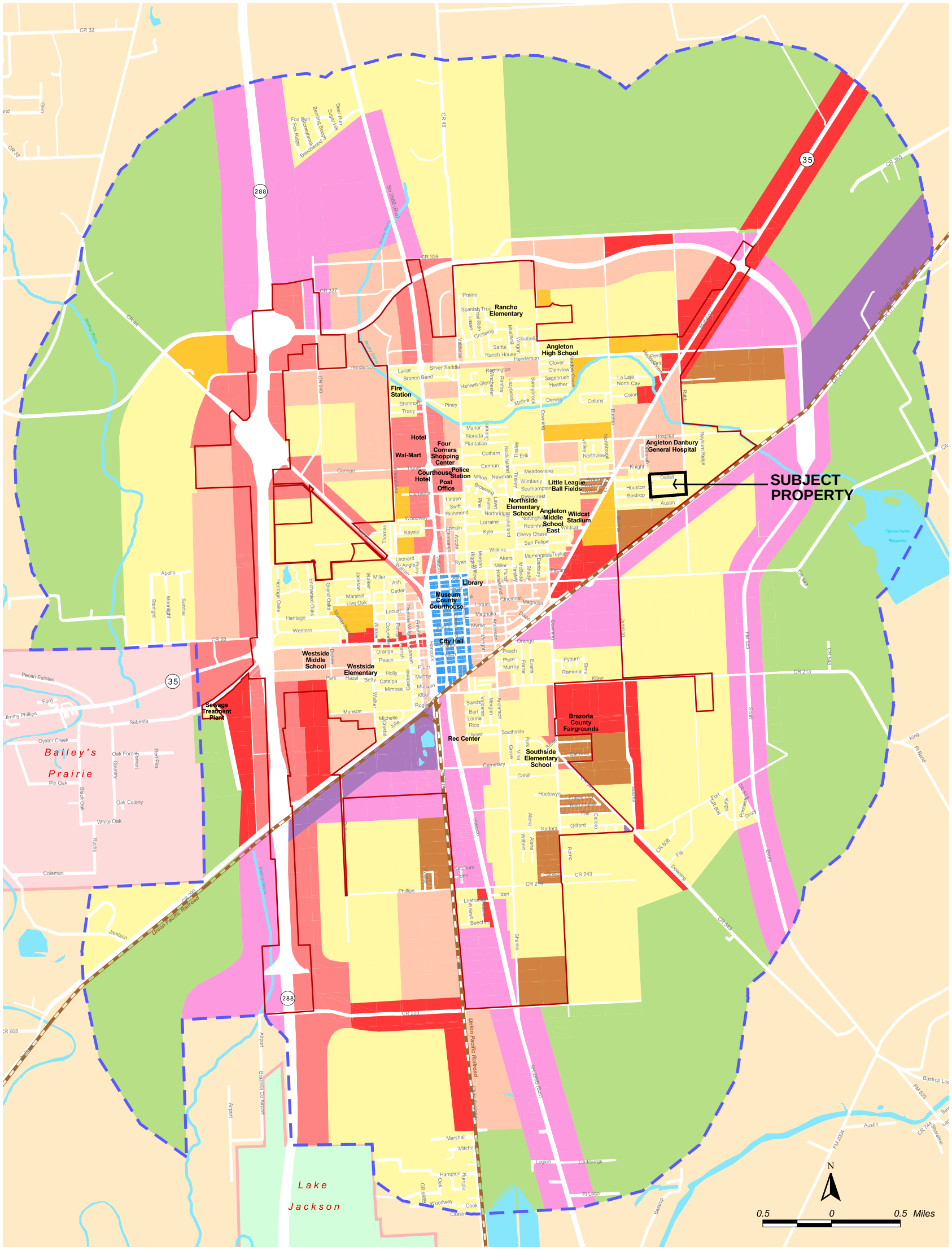
_____
Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A

Angleton Block 27, Lots 7 – 20 and a closed alley



h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan6.apr (Fig3.2:Future Land Use Plan:11P)



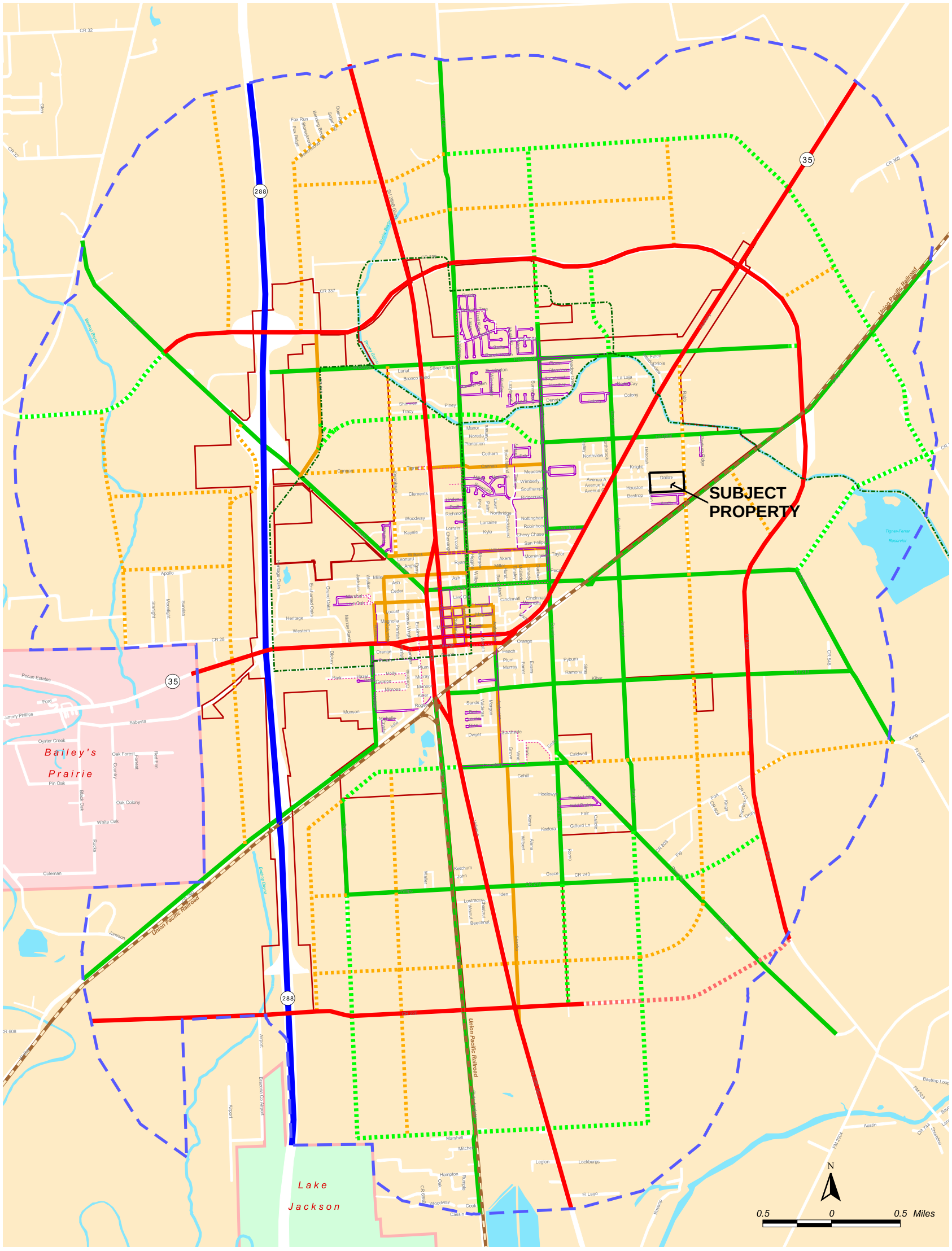
06 MAY 05 09:06

Figure 3.2
Future Land Use Plan

Land Use Categories

- Agricultural
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing
- Office/Retail/Multi-Family Residential
- Office/Retail
- Commercial
- Industrial/Commercial
- Industrial
- Downtown
- Right Of Way
- Angleton Study Area
- Angleton City Limits

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



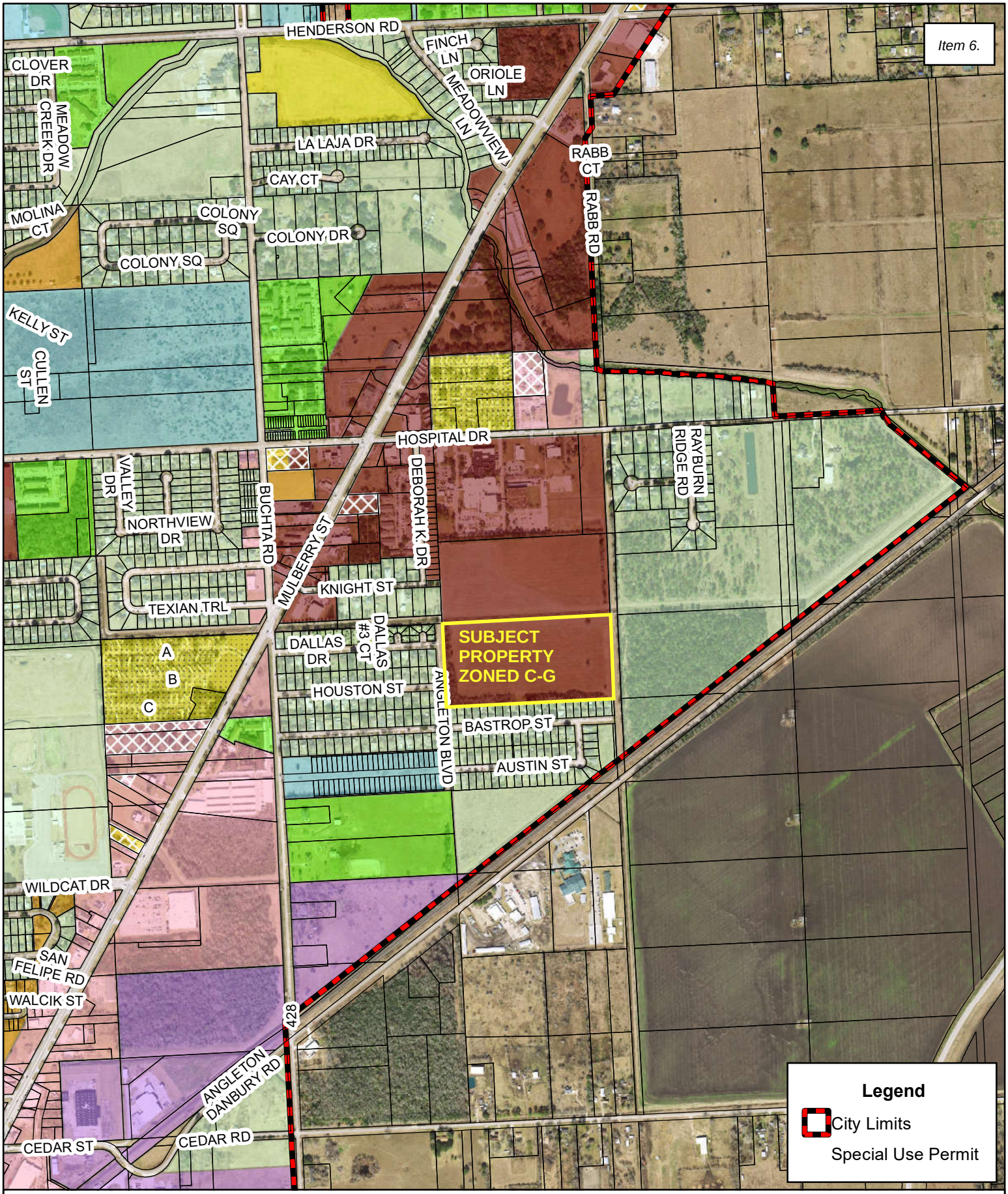
h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan7.apr (Fig4.1:Mobility Plan:11P)

05 JAN 05 11:37

Figure 4.1

Mobility Plan

- Existing Freeway
- Existing Arterial
- Existing Major Collector
- Existing Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector
- Rail
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Trail
- Angleton Study Area
- Angleton City Limits



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

THE HEART OF BRAZORIA COUNTY ANGLETON
City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 988 '

RPK LAND SERVICES LLC

DESCRIPTION OF
20.000 ACRES OR 871,200 SQ. FT.

A TRACT OR PARCEL CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 51 OF THE I.T. TINSLEY SURVEY SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY, DEED RECORDS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILLIP D. SHERBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020687 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (60' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20.018 ACRE TRACT OF LAND CONVEYED TO ANGLETON-DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20.018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF SAID 20.018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

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

THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,304.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGELTON BOULEVARD;

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND.

STATE OF TEXAS
REGISTERED
RONALD PATRICK KELL
6424
PROFESSIONAL
LAND SURVEYOR

RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
FIRM REGISTRATION NO. 10194414

6/02/2021
DATE:

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Asst. Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action in a request to rezone an approximate 20.00 acres from the Commercial-General (C-G) District to the Single Family 6.3 (SF-6.3) District. The subject property is located north of Bastrop Street and east of Angleton Blvd.

AGENDA ITEM SECTION: Public Hearing

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Phillip D. Sherbrook represented by Beacon Land Services, LLC. to rezone approximately twenty (20.00) acres of land situated to the east of Angleton Blvd and north of Bastrop Street from the Commercial-General (C-G) zoning district to the Single Family 6.3 (SF-6.3) zoning district. The property owner wishes to rezone the property in order to allow for development and construction of homes.

The Future Land Use Plan from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for single family residential use, therefore, the proposed rezoning is consistent with the Future Land Use Plan. The proposed rezoning is supported by Goal 1 of Chapter 3 Land Use as well as Goal 2 of Chapter 8 Housing of the Comprehensive Plan.

Chapter 3 – Land Use

Goals One: High quality development that promotes sensible growth patterns and respects the small-town atmosphere and image of the community.

Chapter 8 – Housing

Goal Two: A variety of housing options that meets the needs of an increasingly diverse population.

Existing Land Use and Zoning

North: Undeveloped land in the Commercial-General district.

East: Undeveloped land in the Single Family 7.2 (SF-7.2) district.

South: Bastrop Street consisting of homes in the Single Family 7.2 (SF-7.2) district.

West: Dallas Drive, Houston Street, and Bastrop Street consisting of homes in the Single Family 7.2 (SF-7.2) district.

Angleton Boulevard borders the subject property to the west and is not designated in the Mobility Plan of the City's Comprehensive Plan Update as a throughfare or collector roadway. Because the property is not yet developed, the roadways have not yet been constructed, however, to the east of the proposed subdivision is a future roadway to be designated as a minor collector.

The proposed rezoning is consistent with the Future Land Use Plan, is supported by several goals of the Comprehensive Plan, is consistent with existing land use in the area, and is consistent with the Mobility Plan.

The Planning and Zoning Commission heard this item on August 5, 2021 and voted to recommend rezoning the property from the presently-zoned Commercial-General district to the Single Family 6.3 District as follows: 6 in favor, 0 opposed, 1 absent.

RECOMMENDATION:

Staff recommends approval of the rezoning from the (C-G) Commercial-General District to the (SF-6.3) Single Family 6.3 District.

ORDINANCE NO. 20210824-007

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING APPROXIMATELY 20.00 ACRES FROM CHAPTER 28 ZONING ARTICLE III ZONING DISTRICTS SECTION 28-57 C-G - COMMERCIAL-GENERAL DISTRICT TO CHAPTER 28 ZONING ARTICLE III ZONING DISTRICTS SECTION 28-46 SF-6.3 – SINGLE-FAMILY RESIDENTIAL -6.3 DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses, and related activities; and

WHEREAS, the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, on August 5, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Phillip D. Sherbrook, represented by Beacon Land Services, LLC., to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to Chapter 28 Zoning Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on August 5, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Phillip D. Sherbrook, represented by Beacon Land Services, LLC., to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District be approved; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Phillip D. Sherbrook, represented by Beacon Land Services, LLC., to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton, Texas approved the request by Phillip D. Sherbrook, represented by Beacon Land Services, LLC., to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code and the Code of Ordinance of the City of Angleton, Texas, concerning public notices, hearings and other procedural matters have been fully met; and

WHEREAS, the City Council desires to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District of the Code of Ordinances, City of Angleton, Texas;

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

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

SECTION 2. The request by Phillip D. Sherbrook, represented by Beacon Land Services, LLC., to rezone approximately 20.00 acres from Chapter 28 Zoning Article III Zoning Districts Section 28-57 C-G – Commercial General District to Chapter 28 Zoning Article III Zoning Districts Section 28-46 SF-6.3 – Single-Family Residential-6.3 District of the Code of Ordinances, City of Angleton, Texas be approved.

SECTION 3. 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 the Ordinance occurs shall constitute a separate offense.

SECTION 4. 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. 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 on or more parts.

SECTION 6. This ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. 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 AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____

Jason Perez
Mayor

ATTEST:

_____

Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A

RPK LAND SERVICES LLC

DESCRIPTION OF
20.000 ACRES OR 871,200 SQ. FT.

A TRACT OR PARCEL CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 51 OF THE I.T. TINSLEY SURVEY SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY, DEED RECORDS, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7 AND ALL OF LOTS 1-18, BLOCK 8 OF ANGLETON COUNTRY ESTATES AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS AS CONVEYED TO PHILLIP D. SHERBROOK AND KARL M. WRIGHT AS RECORDED IN DOCUMENT NO. 2004020687 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND ON THE EAST RIGHT-OF-WAY LINE OF ANGLETON BOULEVARD (60' WIDE RIGHT-OF-WAY) AS RECORDED IN VOLUME 11, PAGE 48 OF THE BRAZORIA COUNTY PLAT RECORDS, THE SOUTHWEST CORNER OF A CALLED 20.018 ACRE TRACT OF LAND CONVEYED TO ANGLETON-DANBURY HOSPITAL DISTRICT AS RECORDED IN DOCUMENT NO. 2006004367 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6 OF SAID ANGLETON COUNTRY ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 05 MIN. 53 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID 20.018 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF SAID 20.018 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF AN UNIMPROVED 60 FOOT WIDE COUNTY ROAD, RECORDED IN VOLUME 29, PAGE 75 OF THE BRAZORIA COUNTY PLAT RECORDS, FROM SAID POINT A 5/8 INCH IRON ROD WITH CAP FOUND BEARS NORTH 01 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 0.82 FEET;

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

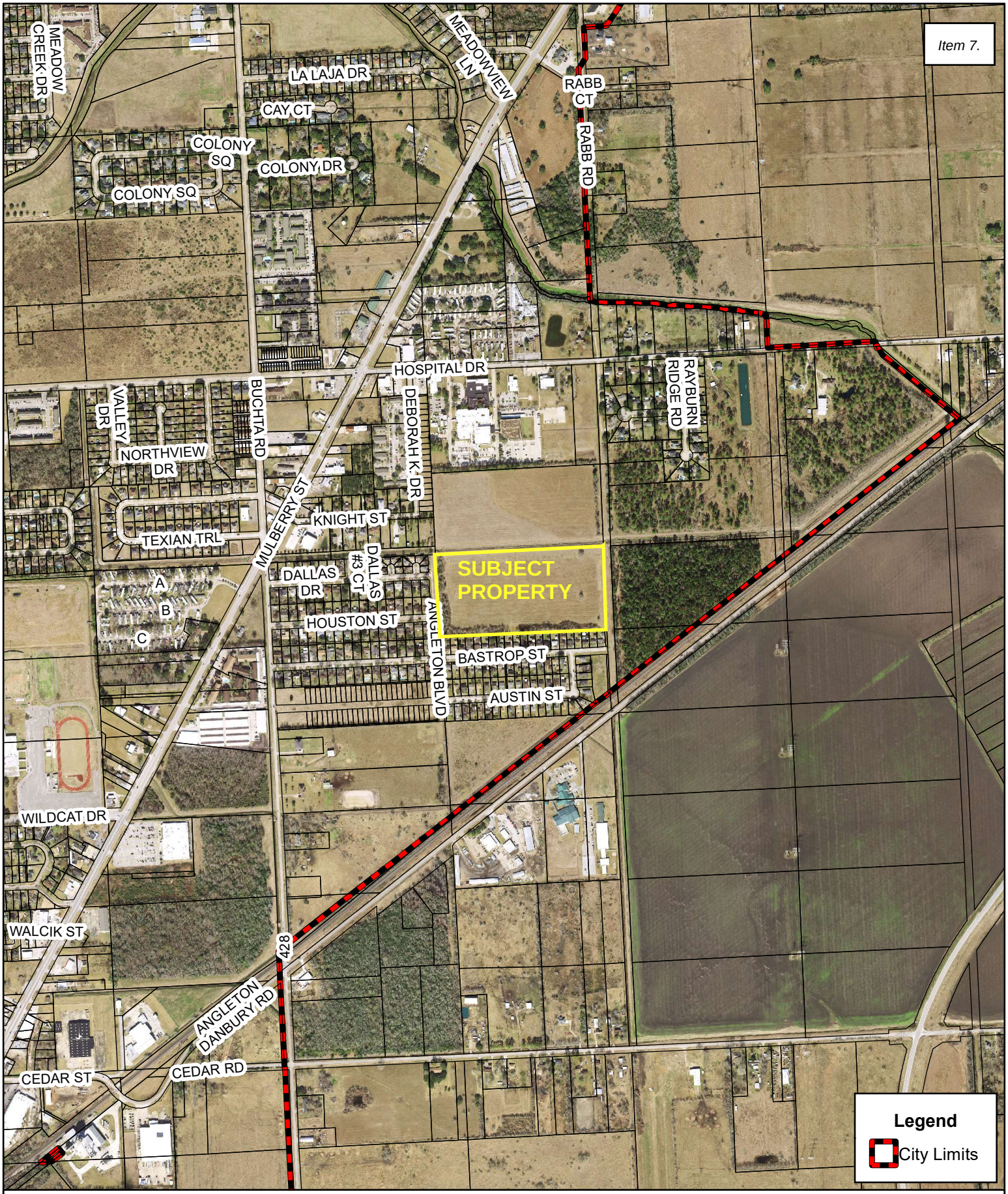
THENCE, SOUTH 87 DEG. 05 MIN. 53 SEC. WEST, ALONG THE NORTH LINE OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 14.71 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTHEAST CORNER OF LOT 21, BLOCK 1, OF SAID ANGLETON COUNTRY ESTATES SECTION 2, PASSING AT A DISTANCE OF 1,304.70 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID ANGLETON COUNTRY ESTATES SECTION 2, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,320.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET OF THE EAST RIGHT-OF-WAY LINE OF SAID ANGELTON BOULEVARD;

THENCE, NORTH 02 DEG. 55 MIN. 09 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANGLETON BOULEVARD, A DISTANCE OF 660.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 20.000 ACRES OR 871,200 SQUARE FEET OF LAND.

STATE OF TEXAS
REGISTERED
RONALD PATRICK KELL
6424
PROFESSIONAL
LAND SURVEYOR

RONALD PATRICK KELL
R.P.L.S. NO. 6424
STATE OF TEXAS
FIRM REGISTRATION NO. 10194414

6/02/2021
DATE:



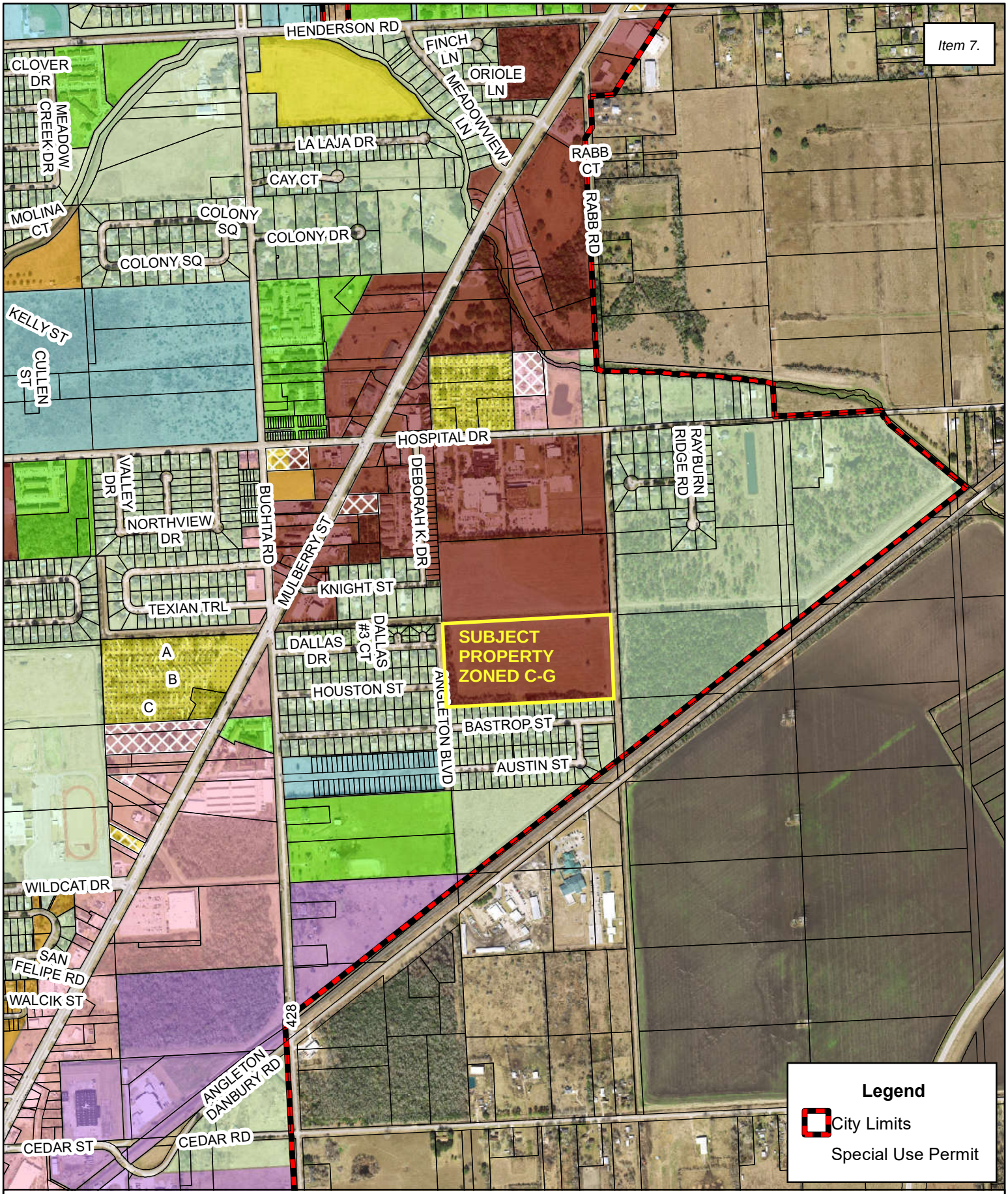
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

THE HEART OF BRAZORIA COUNTY
ANGLETON
City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 988 '



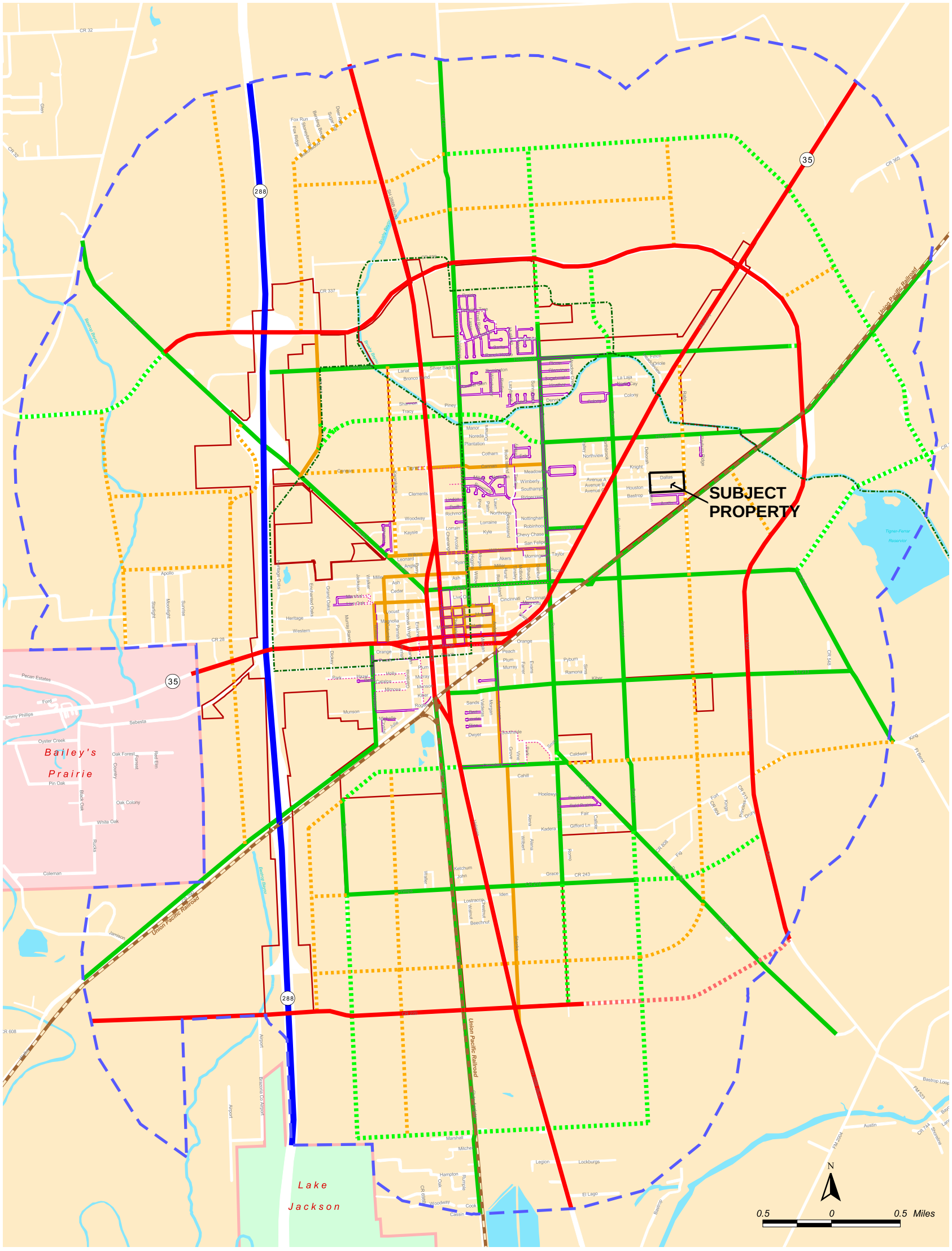
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

THE HEART OF BRAZORIA COUNTY ANGLETON
City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 988 '



h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan7.apr (Fig4.1:Mobility Plan:11P)

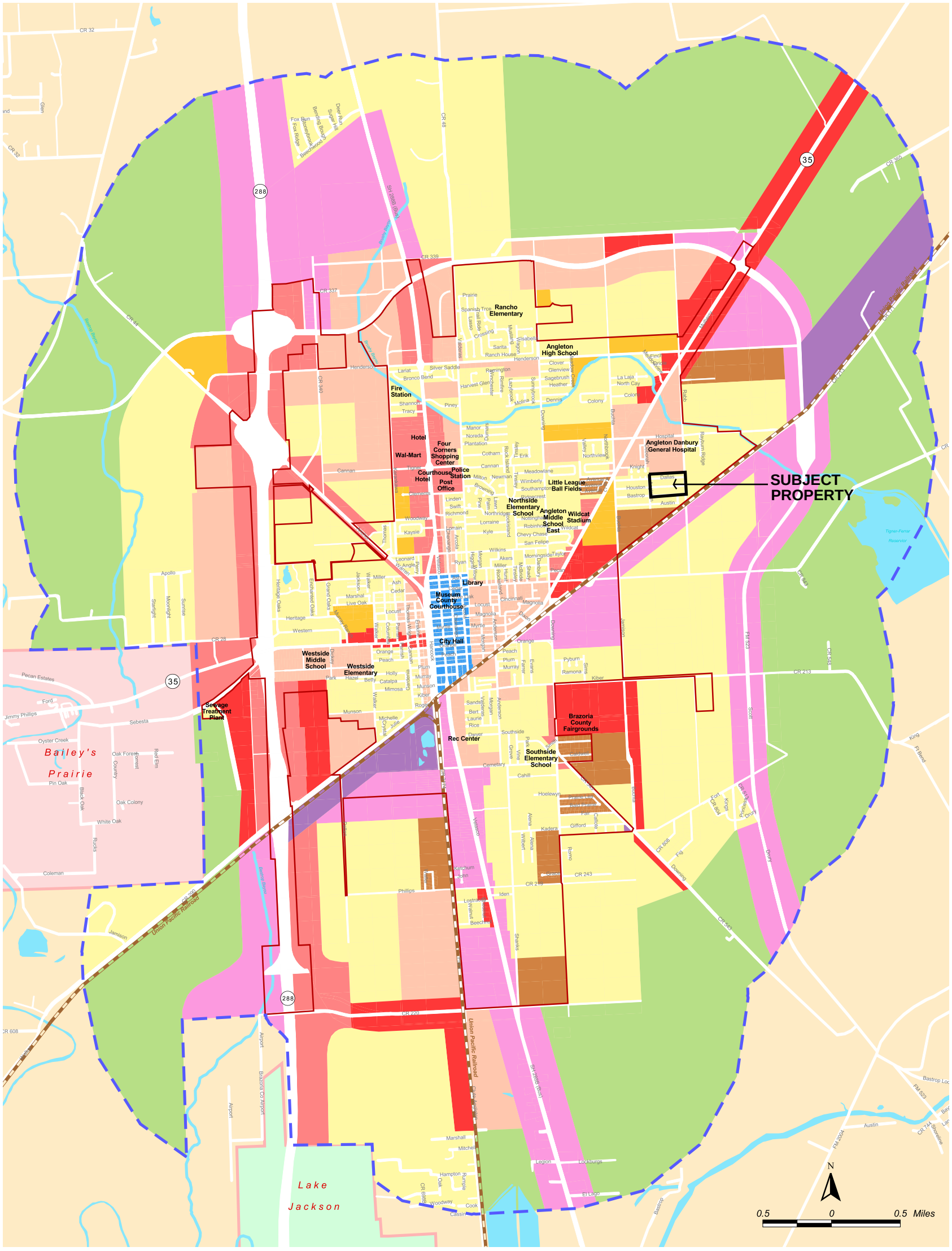
05 JAN 05 11:37

Figure 4.1

Mobility Plan

- Existing Freeway
- Existing Arterial
- Existing Major Collector
- Existing Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector
- Rail
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Trail
- Angleton Study Area
- Angleton City Limits

h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan6.apr (Fig3.2:Future Land Use Plan:11P)



06 MAY 05 09:06

Figure 3.2
Future Land Use Plan

Land Use Categories

- Agricultural
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing
- Office/Retail/Multi-Family Residential
- Office/Retail
- Commercial
- Industrial/Commercial
- Industrial
- Downtown
- Right Of Way
- Angleton Study Area
- Angleton City Limits

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: Glenn LaMont, Megan Mainer, Martha Eighme, Patty Swords, and Colleen Martin

AGENDA CONTENT: Discussion and possible actions on any of Governor Abbott's latest executive orders, Brazoria County's emergency declarations and impacts on the City of Angleton and how to proceed with city business in the future.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff would like City Council's advice and direction on the latest policies and priorities on COVID-19 issues and to provide an update on the latest changes to the virus in our City. This is also an Opportunity for Council to ask questions on COVID-19 response and grant spending.

RECCOMENDATION:

None.

AGENDA ITEM SUMMARY FORM

08/24/2021 08/24/2021

PREPARED BY: Martha Eighme

AGENDA CONTENT: EnterTextHere

AGENDA ITEM SECTION: Regular Agenda

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

FUND: NA

EXECUTIVE SUMMARY:

Mike Barnes of the Mike Barnes Group will present the findings from his Community Assessment for Site Selection.

RECOMMENDATION:

City of Angleton, Texas: Community Assessment for Site Selection

THE HEART OF BRAZORIA COUNTY
ANGLETON

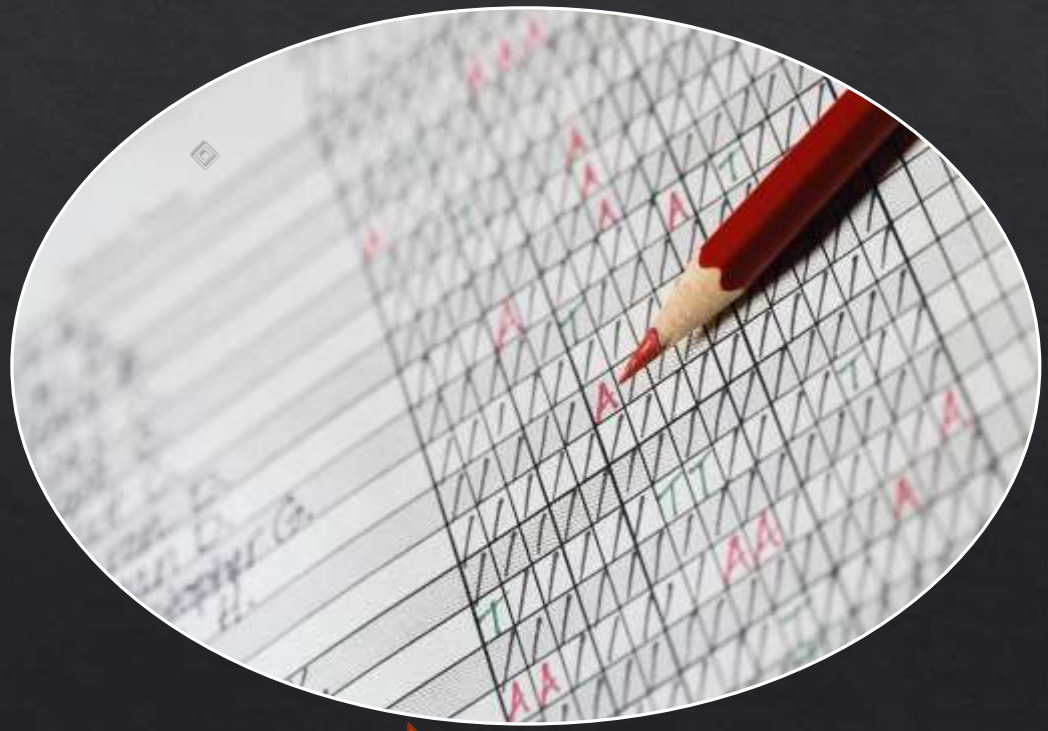
Mike Barnes Group, Inc.
Economic Development

THE HEART OF BRAZORIA COUNTY
ANGLETON

Community Assessment for Site Selection

Comparative Analysis

Strengths/Weaknesses/Opportunities/Threats



Mike Barnes Group, Inc.
Economic Development

Community Assessment for Site Selection

Business Climate

Workforce/Education

Infrastructure/Sites

Quality of Life

Site Selection Factors Above

THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development

Community Assessment for Site Selection

THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development

Community Assessment for Site Selection

Business Climate

Strengths:

State of Texas Business Climate

Incentives available

Established economic base

Broad business base in county

Somewhat of a diversified economy

Willingness of citizens to engage

Weaknesses:

Not a recognized economic agency at city level

Lack of a Type A or Type B

"Vanilla Approach"

Unsure if community wants to be more than a bedroom community

Unsure if incentives would be competitive

Historically--lack of cooperation among city groups

Losing industrial base in Angleton

Permit process?

Opportunities:

Business Climate is improving

More cooperation between groups

Creation of a small business incubator

Engage corporations in business activity.County is growing Angleton should take advantage

Threats:

Unwillingness to grow the economy--desirous of bedroom community status

No presence in the economic development marketplace

No Type A or B for economic development available in forseeable future

"Not in my backyard mentality"

Community Assessment for Site Selection

Workforce/Education

Strengths:

Training Funds Available

Strong Work Ethic

Educated Work Force--Downtown

Strong pre-K---12 Education

Integration of local pre-K---12 into advanced education--dual credit

Availability of higher education in area

Weaknesses:

•Workforce migration to other parts of region, rather than jobs in Angleton

•"Poached workforce"--cyclical economy drives labor from one sector to other

•Lack of overall community/education/industry integration

•Brain drain

Opportunities:

Utilization of local students in industry (Connectivity)

Enhanced training centers to meet growing industrial needs

More cooperation between town and gown

Enhanced Workforce Opportunities to grow Angleton businesses

Threats:

Lack of training programs for cyclical economy

Education for changing economy

Lack of cohesive strategy involving education, economic development and industry

Community Assessment for Site Selection

Infrastructure/Sites

Strengths:

Highway access is great

Intra Angleton Surface Transportation

Major rail yard

Proximity to commercial airports

Wastewater capacity/availability

Supply of land suitable for development

Proximity to ports

Weaknesses:

Unwilling landowners regarding land sales

Permit time for projects on sites

Minimal available buildings for industry/business

No Type A or B Opportunities

Concerns regarding water/sewer to potential and existing commercial/industrial sites

Code enforcement needs improvement

Opportunities:

Create more rail sites/parks for distribution

Enhanced infrastructure could mean more sites for business/industry

Stricter code enforcement could lure additional higher end projects

Logistics/Distribution Opportunities given location

Perhaps using a foundation/not for profit entity to purchase land for commercial/industrial use

Threats:

Limited funding for highway infrastructure

Additional industrial sites must be identified/developed

Competition from areas with better sites/infrastructure

Lack of quality, move-in ready industrial buildings compared to other areas

THE HEART OF BRAZORIA COUNTY
ANGLETON

Community Assessment for Site Selection

Strengths

Health Care--availability/options/quality

Climate

Relatively Low cost of living

Sporting events/community theater, etc. within Greater Houston Region

Civic groups/churches

Family activity options

Regional attractions

Parks and recreation

Weaknesses:

Retail Recruitment is minimized with lack of a Type B source of funds

Inability to attract professionals to community

People live outside Angleton and commute in for work

Lack of cultural diversity

Young professionals don't see Angleton as desirable location

Minimal cultural scene specific to Angleton; nearby communities have greater options

Quality of Life

Opportunities:

Entertainment options could increase and positively impact quality of life

Regional Medical Hub

Development of Foundation to promote Quality of Life

Enhanced businesses will create more quality-of-life options by growing population

Create Live/Work/Play environment

Downtown has tremendous upside

Threats:

Losing young professionals creates future leadership gap

Angleton must appear more appealing visually

Lack of "cultural vibe" within Angleton

Same approach nets same results-reluctance to change

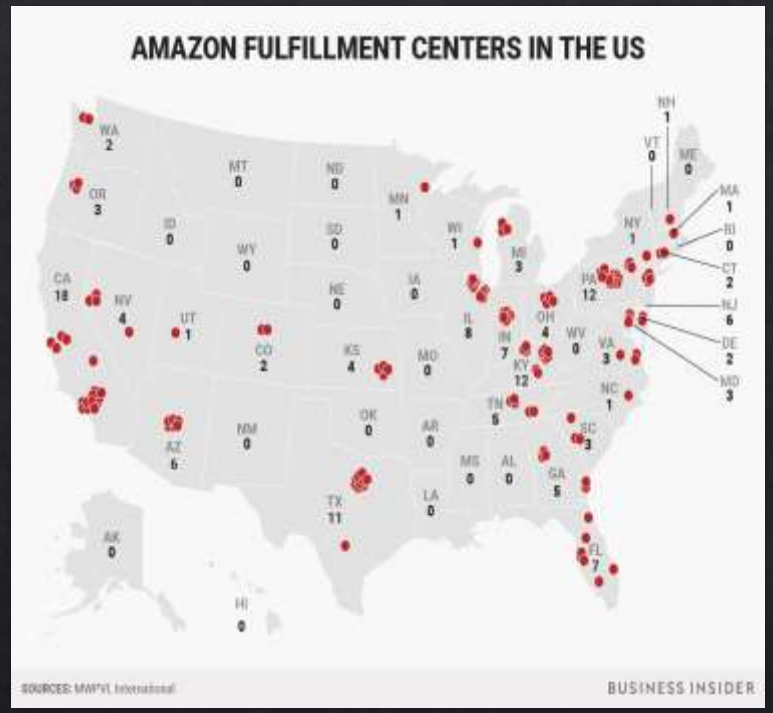
Community Assessment for Site Selection

- **OBSERVATIONS**
- ***Commuting patterns do not reflect an economy that is drawing workers.***
- ***The policy decision that needs to be made is whether Angleton seeks to be an economic development driver and if the policymakers are willing to make the investment needed to accomplish this.***
- ***Economic Development Alliance of Brazoria County: To this writer, it appears as if Angleton is not integrally connected with this agency***
- ***Within Brazoria County, some of the other cities have more amenities than Angleton***
- ***Angleton has the community components to compete in economic development terms.***

THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development

Community Assessment for Site Selection



THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development

- **<u>Target 1: Distribution of Wholesale Goods…NAICS 423990—also Broad Categories of 48/49 to Include Transportation</u>**—Angleton is ideally situated to attract logistics and distribution facilities due to its surface transportation network. It is the Consultant suggestion to similarly target national, regional and third-party logistics facilities under this heading. It is suggested to pursue companies in NAICS code: ***541614,*** reflective of those firms engaged in the physical distribution and consulting services related to the distribution of goods.

Community Assessment for Site Selection

Community Assessment for Site Selection

- **Target 2: Metal Processes--** Angleton is somewhat uniquely positioned to identify chemical and energy-related targets that have application in both sectors.

NAICS Code	Description of Activity
332420	Metal Heavy Tank (Heavy Gauge) Manufacturing (Includes: oil and petroleum storage tanks, nuclear waste casks, liquid oxygen tanks, etc.)
332710	Machine Shops (etc.) Engaged in machining metal parts, using machine tools, lathes
332811	Metal Heat Treating, Annealing, tempering, brazing, metals and metal products)
334514	Totalizing Fluid Meter, Device Manufacturing (process control equipment) (Includes: Counting devices manufacturing, gauges, linear counters manufacturing
333513	Machine Tool (Metal Forming Types) Manufacturing (Includes: die-casting machines, metalworking, manufacturing, bending, forming machines

THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development

Community Assessment for Site Selection

- **Target 3: Healthcare and Social Assistance—Broad Category 62**

	6213	Offices of Other Health Practitioners	
	6219	Offices of All Other Miscellaneous Health Practitioners	
	6214	Outpatient Care Centers	
	62148	All Other Outpatient Care Centers	
624310	Vocational Rehabilitation Services		

- **Target 4: Retail NAICS 45—**the broad category for Retail is 45. An entity needs to conduct retail recruitment. Below are samples of number and types of firms by NAICS code that should be on a recruitment list:

Codes	Titles	Total Marketable US Businesses
4511	Sporting Goods, Hobby, and Musical Instrument Stores	584,364
451110	Sporting Goods Stores	55,917
451120	Hobby, Toy, and Game Stores	26,494
451130	Sewing, Needlework, and Piece Goods Stores	12,011
451140	Musical Instrument and Supplies Stores	10,163
4512	Book Stores and News Dealers	15,298

THE HEART OF BRAZORIA COUNTY
ANGLETON

Community Assessment for Site Selection

Mike Barnes Group, Inc.
Economic Development

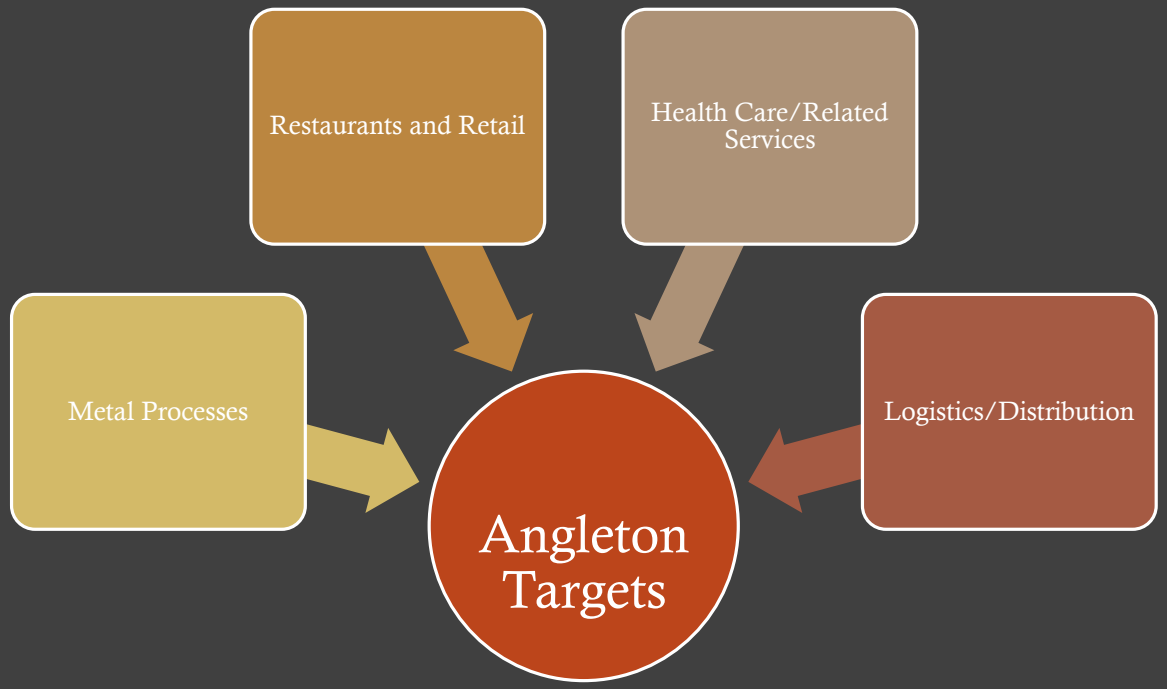
Community Assessment for Site Selection

Target 5: Full-Service Restaurants NAICS Code 722511

THE HEART OF BRAZORIA COUNTY
ANGLETON

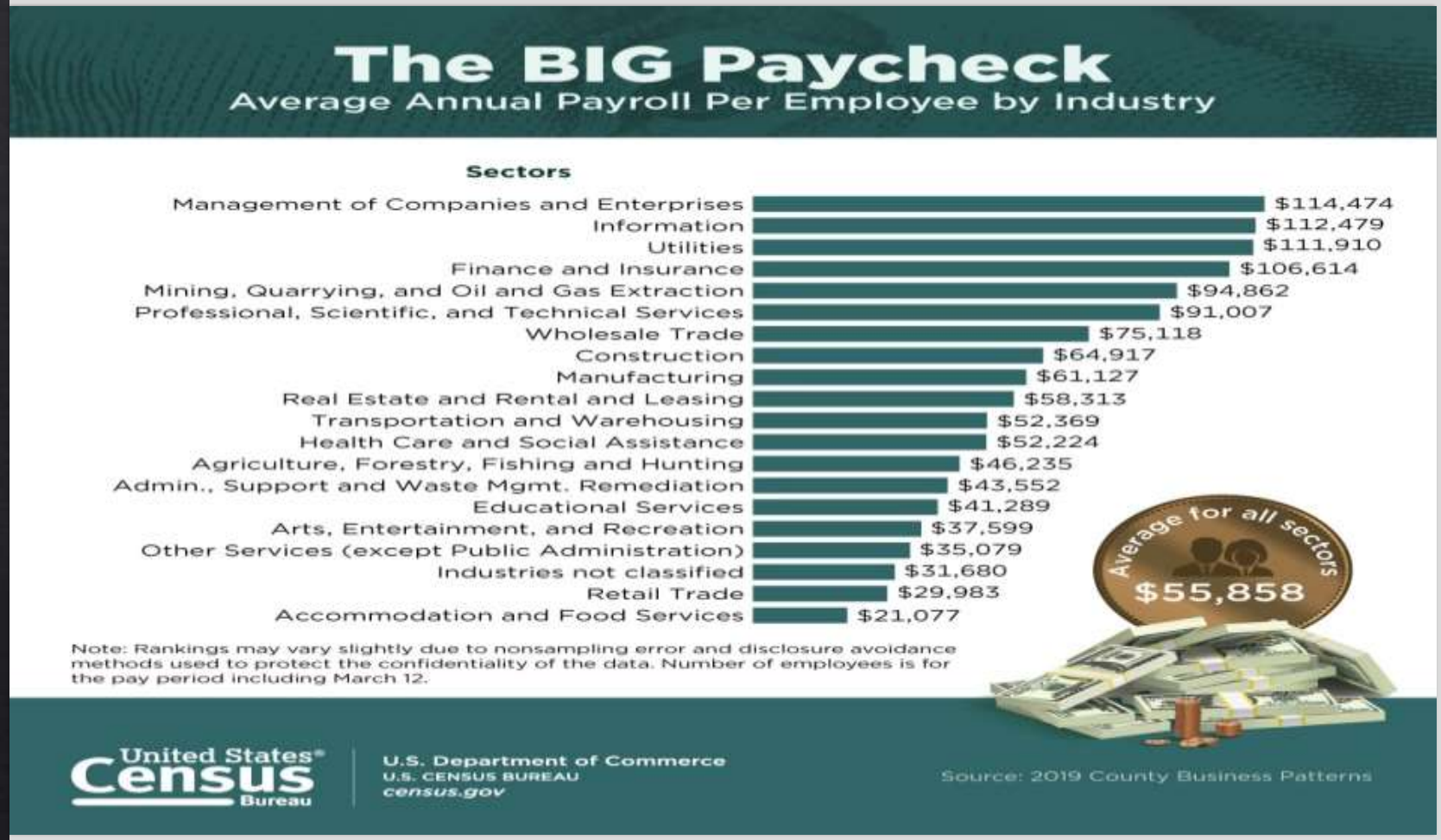
2007 NAICS	2012 NAICS	2017 NAICS	Index Entries for 722511
722110	722511	722511	Diners, full service
722110	722511	722511	Doughnut shops, full service
722110	722511	722511	Family restaurants, full service
722110	722511	722511	Fine dining restaurants, full service
722110	722511	722511	Full-service restaurants

Community Assessment for Site Selection



THE HEART OF BRAZORIA COUNTY
ANGLETON

Mike Barnes Group, Inc.
Economic Development



Community Assessment for Site Selection

Mike Barnes Group, Inc.
Economic Development

THE HEART OF BRAZORIA COUNTY
ANGLETON

THE HEART OF BRAZORIA COUNTY
ANGLETON

Community Assessment for Site Selection

Mike Barnes Group, Inc.
Economic Development

- **Questions/Comments:**

- Thank you for the opportunity to assist in the growth of the economy of Angleton, Texas

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Presentation, discussion and possible action on the Windmill Ridge project. The proposed project consists of approximately 90 acres north of FM 523 and west of SH 288 within the City's Extraterritorial Jurisdiction.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

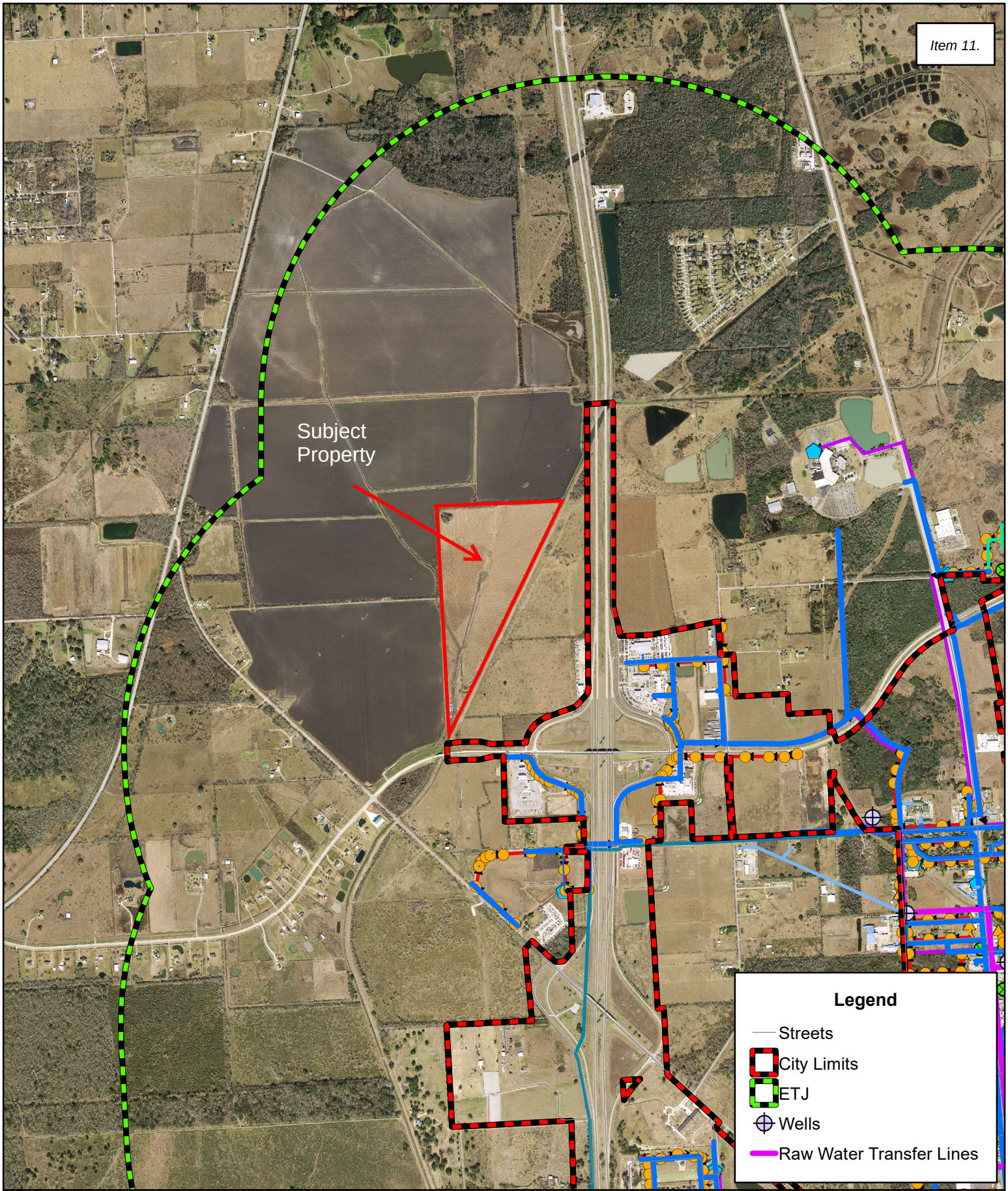
Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies. The Windmill Ridge project consists of approximately north of FM 523 and west of SH 288 within the City's Extraterritorial Jurisdiction. As currently envisioned, the project will be either a manufactured home subdivision or manufactured home park and proposes boats and RV storage on a portion of the property. The most critical issue is extension of City water and sewer service to the property. Annexation as part of any extension of services to the property would be necessary, provided that extension of services is something the City wishes to pursue.

Mr. Gallo presented the proposed Windmill Ridge project to the Planning and Zoning Commission on August 5, 2021 with no action taken and no feedback given by the Commission.

This item was initially presented on behalf of David Gallo by City staff at the regular City Council meeting held on August 10, 2021. Mr. Gallo has requested Council's action concerning a determination on requested extension of City water and wastewater service at the developer's expense.

RECOMMENDATION:

Staff recommends that the City Council take a vote on the provision of the City water and wastewater services to the proposed project with the extension of services at the expense of the developer.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

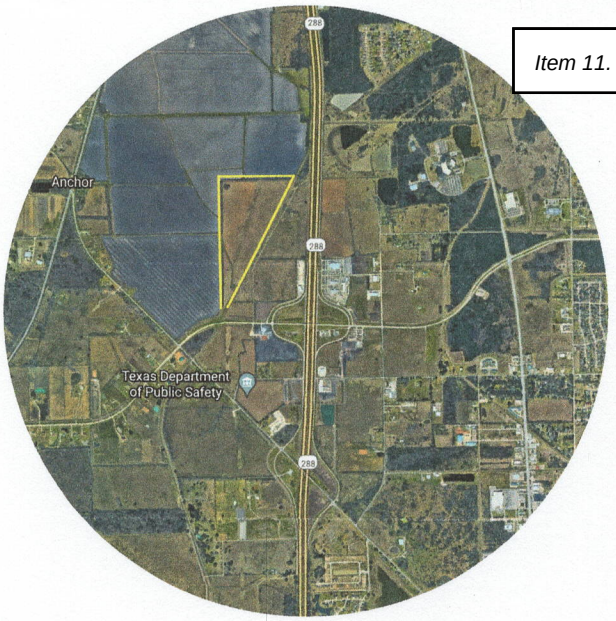
City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 2,027 '

WINDMILL RIDGE



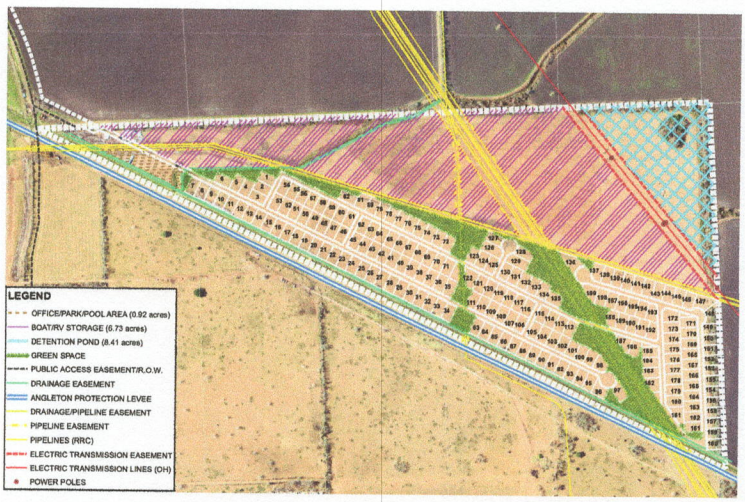
92.81 FM 523
Angleton, TX 77515

Newer Model Homes

New Residents & Tax Base

Boat & RV Storage

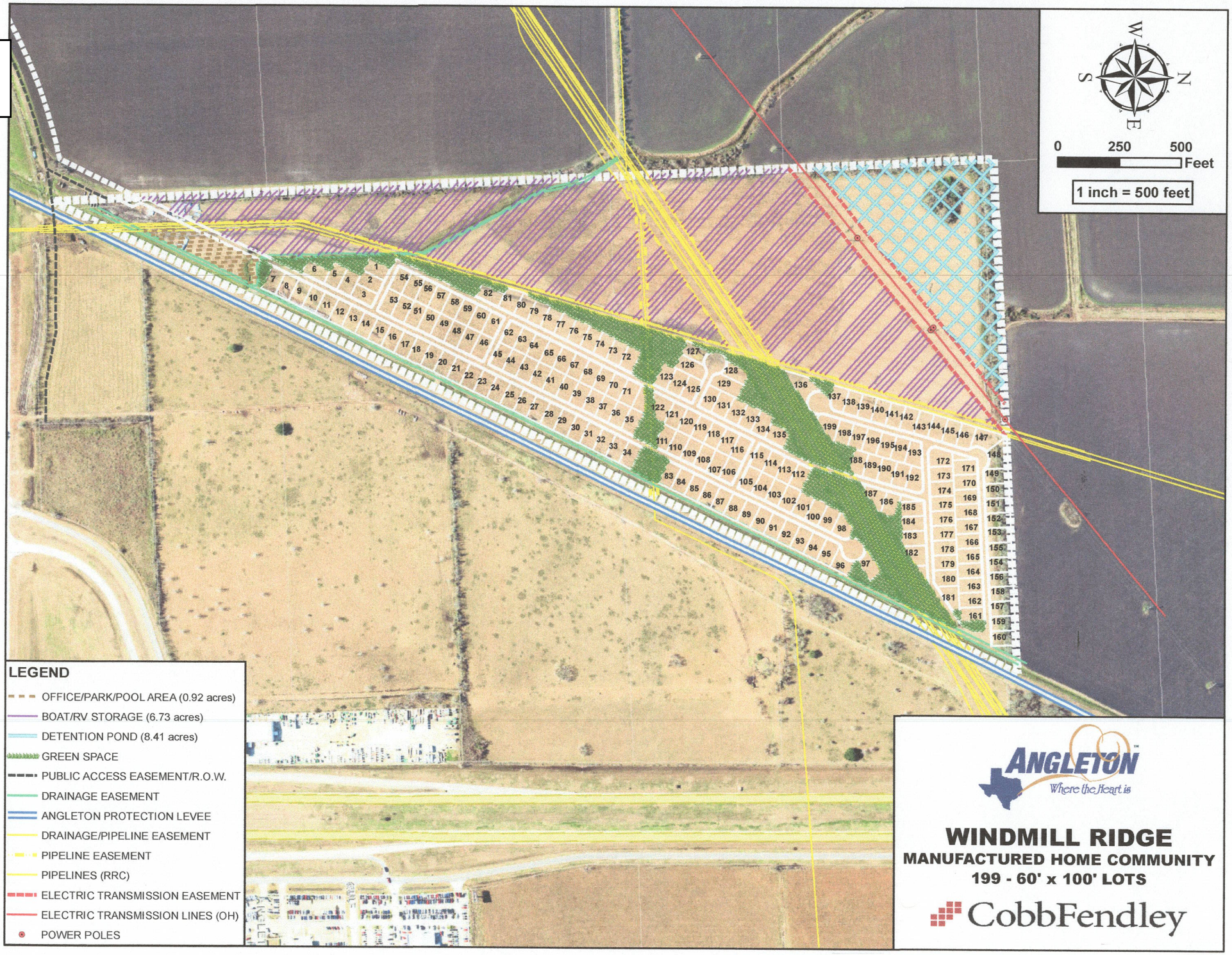
- Windmill Ridge Highlights
  - 199 Lots (60 ft)
  - Green Space / Park
  - Country Living Atmosphere
  - Nice, newer Manufactured Homes
  - Over 55 Living Section
  - Boat & RV Storage (6.73 acres)
    - additional Tax Revenue
  - City Annexation
  - Generate tax dollars by bringing tax paying families from Houston & other areas



Supply Shortage:
Supply of Entry-Level Housing Nears Five-Decade Low

Windmill Ridge is a solution to the entry level Housing Crisis and a way to grow the Angleton community and tax base

WELCOME HOME Angleton Where The Heart Is...


W
S
N
E
0
250
500
Feet
1 inch = 500 feet
LEGEND
OFFICE/PARK/POOL AREA (0.92 acres)
BOAT/RV STORAGE (6.73 acres)
DETENTION POND (8.41 acres)
GREEN SPACE
PUBLIC ACCESS EASEMENT/R.O.W.
DRAINAGE EASEMENT
ANGLETON PROTECTION LEVEE
DRAINAGE/PIPELINE EASEMENT
PIPELINE EASEMENT
PIPELINES (RRC)
ELECTRIC TRANSMISSION EASEMENT
ELECTRIC TRANSMISSION LINES (OH)
POWER POLES
ANGLETON
Where the Heart is
WINDMILL RIDGE
MANUFACTURED HOME COMMUNITY
199 - 60' x 100' LOTS
CobbFendley

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

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

AGENDA CONTENT: Discuss, consider and act on a recommendation regarding the Heritage Tree Survey/Tree Preservation Plan (TPP) for Anderson Place

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of 4.99 acres that was replatted into 18 lots in October 2019 (final plat was recorded in February 2020). While the plat is for 18 lots, Lots 2 and 12 both have/had existing houses under other ownership. The TPP applies only to Lots 1, 3-11, and 13-18. Parts of the subject property were once used as a pecan orchard.

Pursuant to Chapter 23 Land Development Code, Section 23-60, a Heritage Tree Survey/Tree Preservation Plan (TPP) is required as part of the development process. Section 23-60.H.3 allows staff, as part of a design solution, to relax any development related regulation to protect heritage trees or to refer a proposed relaxation to the Commission for approval. Pursuant to Section 23-60.H.4:

If design solutions are not available to preserve heritage trees, the developer shall be required to determine the collective caliper of the heritage trees proposed to be removed and multiply that figure by three, to determine the aggregate amount of tree caliper that must be provided to replace removed heritage trees. Heritage trees may be replaced with another heritage tree or a tree on the significant tree species classified list. This requirement can be satisfied with the planting of many trees, a few trees, or one tree; provided that the aggregate replacement caliper is equal the existing aggregate proposed to be replaced times three.

Section 23-60.H.2 allows for preserved trees, whether heritage trees or significant trees, to be credited towards any required replacement of caliper inches of trees. Section 23-60.J.2 requires new single-family residential lots to have two (2) trees per lot.

The original proposed TPP (Attachment 2) identifies 76 heritage trees (Live Oak and Pecan are the two heritage tree species) totaling 1,460 caliper inches. Of those 76 heritage trees, 65 are proposed to be removed totaling 1,300 caliper inches. The original plan, which accurately applied

the requirements of Section 23-60 resulted in a replacement requirement of 3,156 caliper inches. The replacement plan stated that it was “impossible” to provide all the required replacement caliper inches, leaving 3,156 required replacement caliper inches outstanding.

The revised proposed TPP (Attachment 3) proposes to rewrite Section 23-60 to redefine which trees are subject to the requirements of Section 23-60. As proposed, it effectively results in no replacement requirement caliper inches being required for the project, even though a significant amount of heritage trees as defined by Section 23-60 are being removed without replacement.

Staff cannot support either proposed plan as neither is consistent with the requirements of Section 23-60. Section 23-60 does not mandate where the replacement caliper inches shall be planted or the timeline for planting of the trees. Which opens up the possibility of alternate solutions. In this case, planting of the replacement caliper inches in City of Angleton parks and/or as part of the City’s street beautification plan.

The Planning and Zoning Commission recommends approval of the revised TPP by a vote of 5 in-favor/1 opposed/1 absent.

RECOMMENDATION:

Staff recommends denial of both proposed Heritage Tree Preservation Plans for the Anderson Place project.

SUGGESTED MOTION:

I move approve the revised Heritage Tree Preservation Plans for the Anderson Place project.

Sec. 23-60. - Heritage tree protection.

A. *Authority.* Based on the authority of TLGC Ch. 212, the requirements of this section shall apply to all plats and site plans proposing new development in the corporate limits of the city and the ETJ.

B. *Purpose and intent.* The purpose of this section is to require subdividers and developers identify and document the location of heritage trees on properties where development for the following purposes:

- Promote responsible design decisions that will preserve as many heritage trees as possible;
- Prohibit the indiscriminate clearing of property;
- Preserve protected trees during construction;
- Protect and increase the value of properties by preserving those trees that help to define the character of the city and region;
- Maintain a positive image of the city as a place to live and locate a business;
- Protect the natural ecological environmental and aesthetic qualities of the city; and
- Provide shade to provide relief from the heat by reducing the ambient temperature.

C. *Heritage trees classified.* The following tree species shall be designated as heritage trees:

- Live oak - *Quercus virginiana*;
- Pecan - *Carya illinoinensis*.

D. *Significant tree species classified.* In the event that all heritage trees cannot be preserved, the following tree species, if present on a property, may be preserved and credits awarded, as specified in this section, to mitigate the loss of any heritage trees:

- Shumard Red Oak - *Quercus shumardii*;
- Burr Oak - *Quercus macrocarpa*;
- Chinquapin Oak - *Quercus muehlenbergii*;
- Post Oak - *Quercus stellata*;
- Water Oak - *Quercus nigra*;
- Willow Oak - *Quercus phellos*;
- Bald Cypress - *Taxodium distichum*;
- Tulip Tree (Yellow Poplar) - *Liriodendron tulipifera*;
- American Elm - *Ulmus americana*;
- Redbud - *Cercis canadensis*;
- Dogwood - *Cornus florida*.

E. *Exceptions.* The requirements of this section shall not be applicable when:

1. Plans or plats approved prior to the adoption of the LDC;
2. Property is zoned or used for agricultural purposes, which includes the harvesting of timber;
3. The owner of any residence used as a homestead;
4. Damaged or diseased trees that are beyond the point of recovery, in danger of falling, or endangering public health, welfare, property, or safety;
5. Trees damaged from an act of nature that interrupts utility service. Removal shall be limited, if possible, to the portion of the tree reasonably necessary to re-establish utility service; and

6. Golf courses to the extent necessary to accommodate the golf course improvements.

F. *Deferral.* The development administrator, or upon appeal the planning and zoning commission, may:

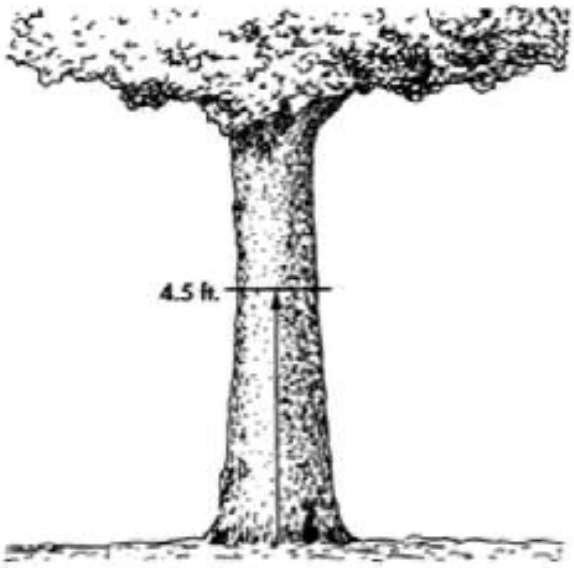
1. Consider a deferral request to maintain a heritage tree when the literal enforcement of this requirement would result in the creation of an unnecessary hardship on impractical application of the plan considering the physical characteristics of the lot or parcel of land in question; and
2. Consider a waiver or a deviation from any other development requirements in order to preserve a heritage tree.

G. Tree trunk measurement. When documenting existing heritage trees, or existing protected trees that may be used to mitigate the loss of heritage trees, the following criteria shall be applied:

1. *Straight trunk:* Trees with fairly straight, upright trunks shall be measured 4.5 feet above the ground, as shown below:

Figure 23-60.1

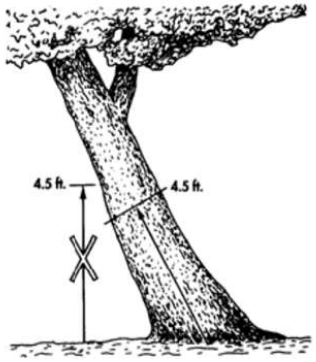
Straight Tree Trunk Measurement

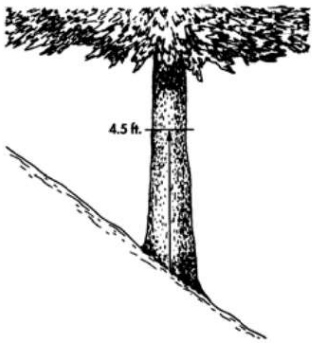


2. *Trunk on an angle or slope:* The trunk is measured at a right angle to the trunk 4.5 feet along the center of the trunk axis, so the height is the average of the shortest and the longest sides of the trunk, as shown below:

Figure 23-60.2

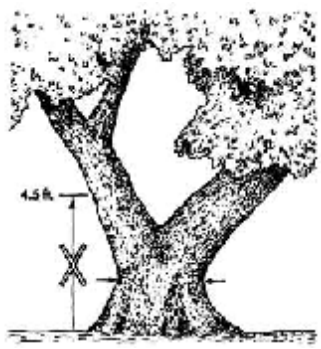
Angular and Slope Tree Measurement

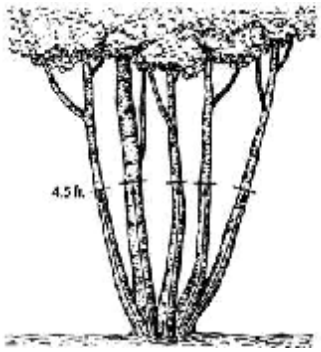




3. *Multi-trunk trees.* To determine the diameter of a multi-trunk tree, measure each tree trunk larger than one inch. Determine the diameter of the largest tree trunk. The diameter of the multi-trunk tree is then computed as the diameter of the largest tree trunk plus one-half of the composite diameters of each smaller tree trunk greater than one inch. A multi-trunked tree is differentiated from individual trees growing from a common root stock if there is a visible connection between the trunks above ground.

Figure 23-60.3
Multi-Trunk Tree Measurement





H. *Replacement and protection of heritage trees.*

1. Developers and subdividers shall submit a tree preservation plan with plats and site plans that identifies the name, location, DBH at 4.5 feet above the natural grade of heritage trees, and any significant tree species that will be preserved for credits against lost heritage trees.
2. The developer or subdivider must identify the heritage trees to be preserved or removed, and which existing significant tree species will be retained for credit for removed heritage trees.
3. When a heritage tree is proposed to be removed, staff may relax any development requirement to preserve the tree. Staff reserves the right to refer a relaxed design solution to the planning and zoning commission for approval. Relaxed design solutions may only be approved by staff or the commission upon finding that the preservation of the tree is in the public interest and that the relaxed standard would not result in any health or safety issues.
4. If design solutions are not available to preserve heritage trees, the developer shall be required to determine the collective caliper of the heritage trees proposed to be removed and multiply that figure by three, to determine the aggregate amount of tree caliper that must be provided to replace removed heritage trees. Heritage trees may be replaced with another heritage tree or a tree on the significant tree species classified list. This requirement can be satisfied with the planting of many trees, a few trees, or one tree; provided that the aggregate replacement caliper is equal the existing aggregate proposed to be replaced times three.
5. In lieu of planting young trees to mitigate lost heritage trees, the applicant may also propose to preserve existing mature healthy trees not listed in significant tree species classified list, but that are listed in the large tree section of "Recommended Ornamental Plants for Southeast Texas Including Houston and

Beaumont", by the Texas A&M Agri-Life Extension Service, with the exception of hackberry and Ari ash trees.

6. For site plans, the aggregate caliper for replacement trees shall be in addition to the normal landscaping requirements of the zoning ordinance.
7. For residential subdivisions, the aggregate caliper of replacement protected trees shall be in addition to the normal requirement of this ordinance, which is two trees per residential lot. The locations of where replacement trees will be planted shall be identified in a tree replacement plan filed with the preliminary plat, final plat or site plan, with trees identified as an existing heritage/significant tee species.
8. No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any heritage tree located on property regulated by this section unless such removal is expressly "excepted" by this section.
9. When using a retaining wall where the natural grade must be raised or lowered, the tree well shall be designed in accordance with the design concepts depicted in Figure 23-60.4, Retaining Wall and Tree RPZ Protection.

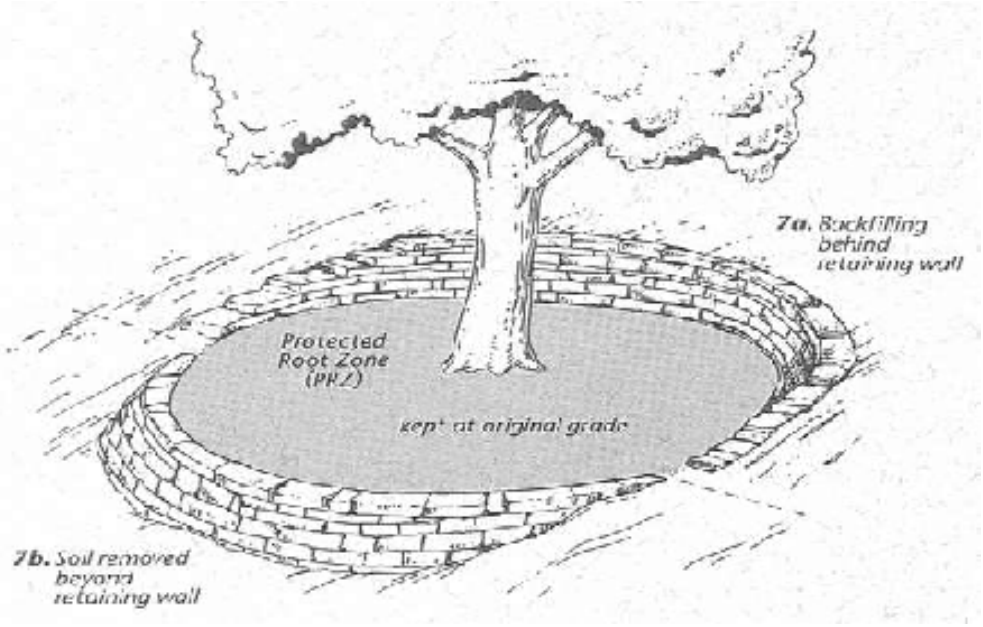
I. *Tree preservation plan required.* When heritage trees are located on a property for which development is proposed, which shall include site clearing, grubbing, earth movement, or the removal of any vegetation, a tree preservation plan shall be submitted that demonstrates compliance with the all of the requirements set out in this section.

J. Tree protection and planting.

1. Tree protection will be installed before any site work is initiated and maintained for the duration of the construction work. Tree protection will consist of the following:
   a. It will consist of fencing (orange mesh or chain link) placed around the RPZ.
   b. No vehicles or construction materials/debris will be allowed in the RPZ.
   c. No equipment shall be cleaned or other liquids deposited within the limits of the dripline of any protected tree. This includes, but is not limited to, paint, oil, solvents, asphalt, concrete, mortar, or other materials;
   d. No signs, wires, or other attachments, other than those of a protective nature, which have been approved in the tree disposition plan, shall be attached to any protected tree;
   e. Trespassing or throwing trash into a protective fence area is prohibited.

Figure 23-60.4

Retaining Walls and Tree RPZ Protection



f. Any damage done to tree crowns or roots will be repaired immediately and any wounds on live oaks will be painted with pruning paint within 60 minutes to prevent oak wilt.

g. Wells or retaining walls around the RPZ will be used if proposed finished grades will raise or lower the natural RPZ grade by more than six inches.

h. The finished RPZ will be pervious.

i. For commercial, multifamily and other developments; a minimum of 25 percent of the total DBH must be preserved.

j. For single-family residential development of single or contiguous lots; contiguous lots include three or more lots, a minimum of 50 percent of total DBH must be preserved.

k. For individual lots, 45 percent of total DBH must be preserved.

l. Utility and flatwork per the original builder's plan are exempt for up to 45 percent of the RPZ.

2. New single-family residential lots shall have two trees per lot. These trees may be:

a. A preserved heritage tree;

b. A tree on the specific trees species list that is replacing a heritage tree that was removed; or

c. A tree listed in the "Recommended Ornamental Plants for Southeast Texas Including Houston and Beaumont", by the Texas A&M Agri-Life Extension Service, with the exception of hackberry and Arizona ash trees, provided that the tree, when mature, will have an average crown greater than 15 feet in diameter, have a three-inch DBH and height of ten feet at the time of planting;

d. If an existing heritage tree or a specific trees species that was preserved to comply with this section is located on a residential building lot, it shall be designated on the plat, or another suitable document, to ensure that it is properly protected during construction and is not removed by the property owner, unless an exception listed in the section becomes applicable.

e. Existing heritage trees preserved specific trees species may be located in the public right-of-way and may not be removed by the property owner.

3. New single-family residential lots shall have two trees per lot. These trees may be:

a. A preserved heritage tree;

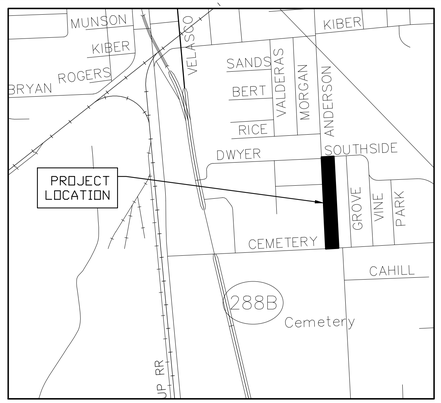
b. A tree on the specific trees species List that is replacing a heritage tree that was removed; or

c. A tree listed in the "Recommended Ornamental Plants for Southeast Texas Including Houston and Beaumont", by the Texas A&M Agri-Life Extension Service, with the exception of hackberry and Arizona ash trees, provided that the tree, when mature, will have an average crown greater than 15 feet in diameter, have a three-inch DBH and height of ten feet at the time of planting;

d. If an existing heritage tree or a specific trees species that was preserved to comply with this section is located on a residential building lot. It shall be designated as such to ensure that it is properly protected during construction and is not removed by the property owner, unless one of the exceptions listed in the section should become applicable.

e. Existing heritage trees preserved specific trees species may be located in the public right-of-way and may not be removed by the property owner.

(Ord. No. 1-12-2018, § 1(Exh. A), 12-11-2018)



VICINITY MAP

Point Table		
POINT No.	TYPE	SIZE
~~601~~	~~PECAN~~	~~8"~~
602	PECAN	6"
~~603~~	~~PECAN~~	~~8"~~
~~604~~	~~PECAN~~	~~10"~~
605	PECAN	4"
606	PECAN	4"
607	PECAN	24"
~~608~~	~~PECAN~~	~~15"~~
609	PECAN	12"
~~610~~	~~LIVE OAK~~	~~30"~~
~~611~~	~~PECAN~~	~~12"~~
612	PECAN	10"
~~613~~	~~PECAN~~	~~6"~~
614	PECAN	14"
~~618~~	~~PECAN~~	~~22"~~
619	PECAN	24"
~~620~~	~~PECAN~~	~~22"~~
U.E. ~~621~~	~~PECAN~~	~~26"~~
U.E. ~~622~~	~~PECAN~~	~~24"~~
~~623~~	~~PECAN~~	~~5"~~

Point Table		
POINT No.	TYPE	SIZE
~~624~~	~~PECAN~~	~~18"~~
~~625~~	~~OAK~~	~~72"~~
~~626~~	~~PECAN~~	~~14"~~
627	OAK	20"
U.E. ~~628~~	~~ASH~~	~~18"~~
~~629~~	~~PECAN~~	~~12"~~
630	PECAN	12"
U.E. ~~631~~	~~HACKBERRY~~	~~12"~~
~~632~~	~~TALLOW~~	~~20"~~
~~633~~	~~PECAN~~	~~12"~~
~~634~~	~~PECAN~~	~~10"~~
~~635~~	~~PECAN~~	~~10"~~
~~636~~	~~PECAN~~	~~11"~~
~~637~~	~~PECAN~~	~~11"~~
~~638~~	~~PECAN~~	~~10"~~
~~639~~	~~PECAN~~	~~10"~~
~~640~~	~~PECAN~~	~~14"~~
~~641~~	~~PECAN~~	~~10"~~
~~642~~	~~LIVE OAK~~	~~36"~~
U.E. ~~643~~	~~PECAN~~	~~10"~~

Point Table		
POINT No.	TYPE	SIZE
U.E. ~~644~~	~~PECAN~~	~~16"~~
U.E. ~~645~~	~~PECAN~~	~~22"~~
U.E. ~~646~~	~~SYCAMORE~~	~~38"~~
U.E. ~~647~~	~~PECAN~~	~~14"~~
~~648~~	~~LIVE OAK~~	~~48"~~
~~649~~	~~ORNAMENTAL~~	~~24"~~
650	OAK	22"
~~651~~	~~PECAN~~	~~20"~~
~~652~~	~~PECAN~~	~~22"~~
U.E. ~~653~~	~~PECAN~~	~~20"~~
U.E. ~~654~~	~~PECAN~~	~~16"~~
U.E. ~~655~~	~~PECAN~~	~~22"~~
~~656~~	~~PECAN~~	~~16"~~
~~657~~	~~PECAN~~	~~20"~~
658	PECAN	28"
~~659~~	~~PECAN~~	~~24"~~
660	PECAN	22"
661	PECAN	10"
~~662~~	~~PECAN~~	~~24"~~
U.E. ~~663~~	~~PECAN~~	~~12"~~

Point Table		
POINT No.	TYPE	SIZE
U.E. ~~664~~	~~PECAN~~	~~24"~~
U.E. ~~665~~	~~TALLOW~~	~~11"~~
U.E. ~~666~~	~~OAK~~	~~11"~~
U.E. ~~667~~	~~PECAN~~	~~10"~~
U.E. ~~668~~	~~PECAN~~	~~10"~~
669	SYCAMORE	30"
~~670~~	~~PECAN~~	~~11"~~
~~671~~	~~PECAN~~	~~25"~~
~~672~~	~~PECAN~~	~~24"~~
~~673~~	~~PECAN~~	~~32"~~
~~674~~	~~PECAN~~	~~28"~~
~~675~~	~~PECAN~~	~~32"~~
~~676~~	~~PECAN~~	~~30"~~
~~677~~	~~PECAN~~	~~30"~~
678	OAK	28"
~~679~~	~~PECAN~~	~~38"~~
~~680~~	~~PECAN~~	~~22"~~
~~681~~	~~PECAN~~	~~36"~~
~~682~~	~~PECAN~~	~~30"~~
~~683~~	~~ORNAMENTAL~~	~~20"~~

Point Table		
POINT No.	TYPE	SIZE
684	OAK	18"
~~685~~	~~PECAN~~	~~30"~~
~~686~~	~~PECAN~~	~~28"~~
~~687~~	~~PECAN~~	~~14"~~
~~688~~	~~PECAN~~	~~30"~~
~~689~~	~~PECAN~~	~~30"~~
~~690~~	~~PECAN~~	~~24"~~
~~691~~	~~PECAN~~	~~32"~~
~~692~~	~~PECAN~~	~~28"~~
~~693~~	~~PECAN~~	~~26"~~
~~694~~	~~OAK~~	~~12"~~

TREE LEGEND

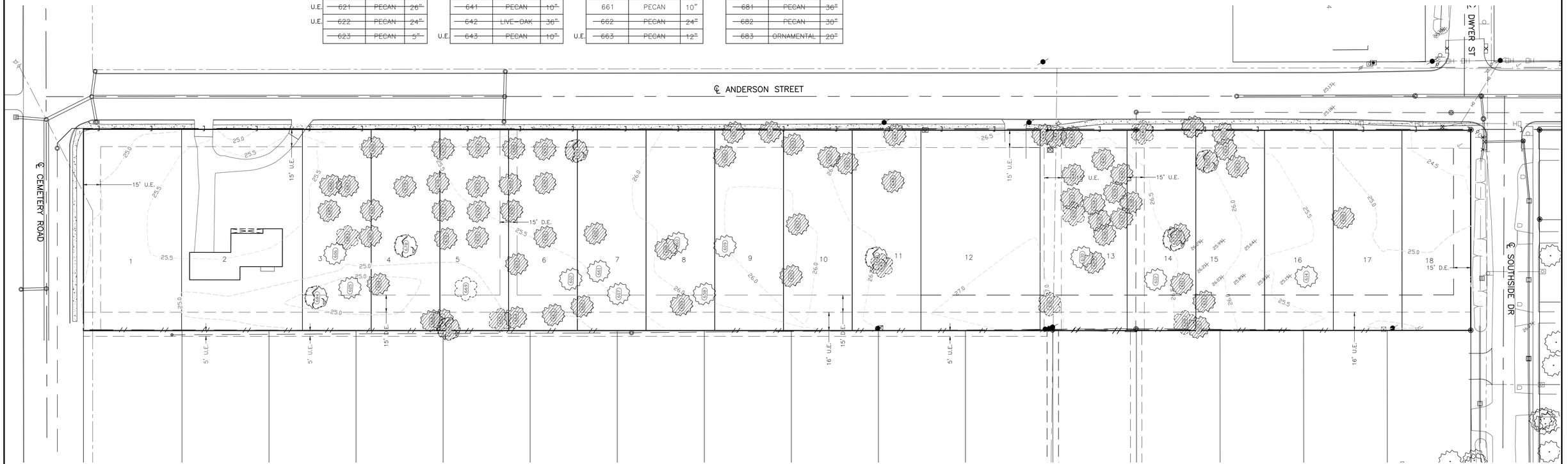
- HERITAGE TREE (PECAN & LIVE OAK)
- SIGNIFICANT TREE (OAK & ELM)
- INSIGNIFICANT TREE (ALL OTHER TYPES)

ATTACHMENT 2

LEGEND

- = FND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD
- = BENCHMARK
- = GAS VALVE
- = GAS METER
- = IRRIGATION CONTROL
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = SIGNAL POLE
- = LIGHT POLE
- = LIGHT BOLLARD
- = BOLLARD
- = MONITOR WELL
- = CLEANOUT
- = SIGN
- = TELE PEDESTAL
- = MANHOLE
- = INLET
- = FENCE LINE
- = EXIST FLOW PATH
- = SURFACE ELEVATION
- (A) = 32 LF CURB REMOVAL AND 20 LF SIDEWALK REMOVAL FOR DRIVEWAY (SEE SHEET 8C)

0 20 40 80
SCALE : 1" = 40'



TOTAL NUMBER OF HERITAGE TREES = 76
TOTAL CALIPER OF HERITAGE TREES = 1460 IN

HERITAGE TREES TO BE REMOVED* = 65
CALIPER OF REMOVED HERITAGE TREES = 1300 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 15
CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 248 IN

REQUIRED REPLACEMENT CALIPER = (1300 – 248) X 3 = 3,156 IN

APPROXIMATELY 1,052 3" DIAMETER TREES WOULD BE REQUIRED TO MEET THE PRESERVATION REQUIREMENTS OF THE LDC SECTION 23–60. THE PRESERVATION CRITERIA CAN NOT BE MET.

*TREES PROPOSED FOR REMOVAL WERE DONE SO UNDER THE FOLLOWING CRITERIA.

THE TREE IS LOCATED IN AN EXISTING U.E.
THE TREE IS LOCATED ON THE PROPERTY LINE.
THE TREE IS LOCATED IN THE VICINITY OF A PROPOSED HOUSE, APPROXIMATELY 25'–110' FROM FRONT PROPERTY LINE.
THE TREE IS LOCATED WITHIN 5' OF ANOTHER TREE TO BE PRESERVED.

THE PROPOSED PRESERVATION PLAN IS PROVIDED ONLY FOR LOTS OWNED BY THE DEVELOPER (LOTS 1, 3–11, 13–18)

NOTE:
BECAUSE THE EXISTING SUBDIVISION HAD BEEN AN OLD PECAN ORCHARD, THE OWNER CANNOT MEET THE REQUIREMENTS OF THE HERITAGE TREE ORDINANCE. OF THE EXISTING 84 HERITAGE TREES, THE OWNER CAN PRESERVE 15 OF THEM. THE LDC REQUIRES 2 TREES PER LOT, AND THE OWNER WILL ENSURE TO PLANT UP TO 2 TREES PER LOT TO MEET THE REQUIREMENT. THE OWNER REQUEST A VARIANCE OF THE HERITAGE TREE ORDINANCE BY ALLOWING THE PRESERVATION THE 18 HERITAGE TREES OBSERVED ON THE 16 LOTS TO BE DEVELOPED (LOTS 1, 3–11, 13–18). ANY LOTS THAT DO NOT HAVE THE REQUIRED TWO HERITAGE TREES, THE OWNER WILL PLANT UP TO TWO TO MEET THE CITY HERITAGE TREE ORDINANCE.

NO.	DATE	DESCRIPTION	APPROVED
	05–21–21		

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguel Sauceda P.E. 121992

Date:

OWNER:
JOHN WEAVER
HERITAGE RESIDENTIAL SOLUTIONS, LLC
JOHNWEAVER62@GMAIL.COM
979-236-4393

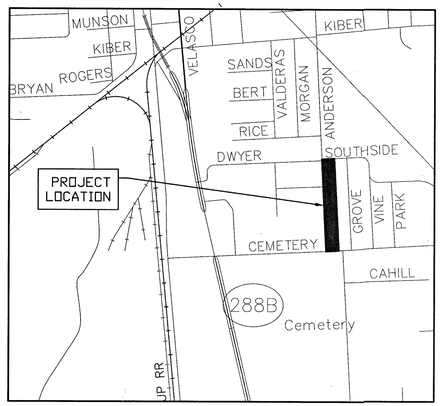
PLAN: 1" = 40'
PROFILE:
HORIZONTAL:
VERTICAL:

ANDERSON PLACE
A 4.46 AC, 18-LOT SUBDIVISION
ANGLETON, TEXAS 77515

HERITAGE TREE PRESERVATION PLAN

PROJECT NO. 14287

837– TREES.DWG



VICINITY MAP

TREE LEGEND

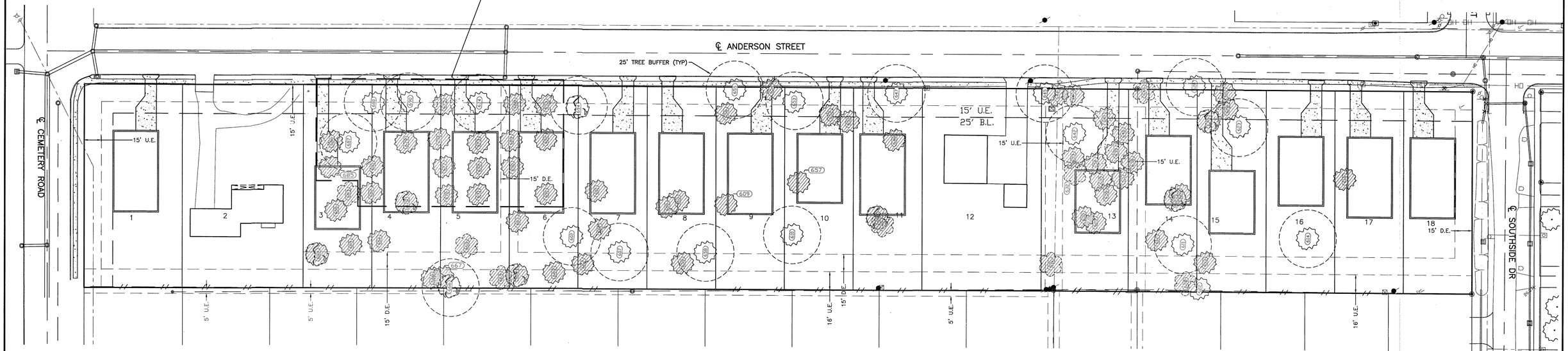
- HERITAGE TREE (PECAN & LIVE OAK)
- SIGNIFICANT TREE (OAK & ELM)
- INSIGNIFICANT TREE (ALL OTHER TYPES)
- TREE TO BE REMOVED

LEGEND

- = FND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD
- = BENCHMARK
- = GAS VALVE
- = GAS METER
- = IRRIGATION CONTROL
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = SIGNAL POLE
- = LIGHT POLE
- = LIGHT BOLLARD
- = BOLLARD
- = MONITOR WELL
- = CLEANOUT
- = SIGN
- = TELE PEDESTAL
- = MANHOLE
- = INLET
- // = FENCE LINE

0 20 40 80
SCALE : 1" = 40'

TREES WITHIN BOUNDARY ARE PART OF THE OLD OBERHELMEN PECAN ORCHID. THESE TREES WERE PLANTED FOR HARVESTING AND WILL NOT BE CONSIDERED AS HERITAGE TREES.



HERITAGE TREE PROTECTION SUMMARY

THE FOLLOWING CRITERIA IS PROPOSED FOR CLASSIFICATION OF A HERITAGE TREES:
1. PECAN AND LIVE OAK TREES OUTSIDE PECAN ORCHID
2. PECAN AND LIVE OAK TREES WITH DIAMETERS LARGER THAN 12"
3. PECAN AND LIVE OAK TREES THAT A NOT DEAD

THE FOLLOWING CRITERIA IS PROPOSED FOR CLASSIFICATION OF SIGNIFICANT TREES
4. ALL OAK TREES EXCEPT LIVE OAK
5. ALL ELM TREES
6. PECAN AND LIVE OAK TREES WITH DIAMETERS SMALLER THAN 12"

TOTAL NUMBER OF HERITAGE TREES = 28
TOTAL CALIPER OF HERITAGE TREES = 567 IN

HERITAGE TREES TO BE REMOVED* = 16
CALIPER OF REMOVED HERITAGE TREES = 307 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 18
CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 334 IN

REQUIRED REPLACEMENT CALIPER = (307 – 334) X 3 = 0 IN

NO REPLACEMENT TREES ARE REQUIRED UNDER THIS ALTERNATE PRESERVATION PLAN.

THE PROPOSED PRESERVATION PLAN IS PROVIDED ONLY FOR LOTS OWNED BY THE DEVELOPER (LOTS 1, 3–11, 13–18)

NOTE:
THE DEVELOPER WILL PROVIDE THE FOLLOWING RESTRICTIONS ON THE SUBDIVISION TO AID IN THE ALTERNATE PRESERVATION PLAN. THIS INCLUDES:

1. Deed restriction: the minimum front setback will be increased to 40', from 25', with the following modification.
   1.1. Lots 3, 13 and 15 will have a stricter front setback of 70'.
2. Deed restriction: the minimum rear setback will be 65', from 20', with the following modification.
   2.1. Lots 3, 13, and 15 will have a minimum rear setback of 50'.
   2.2. Lots 10, 14, and, 16 will have a will have a minimum rear setback of 75'.
3. Deed restriction: driveways shall have a maximum 10' wide throat. Driveways width may increase to 20' wide within 40' of the garage door.

The driveway restriction will minimize impervious cover placed on the root zone.

4. Deed restriction: no fences shall be placed in the front of the building.

The fence restriction will aid in preservation of trees located in the front yard near the property line.

TREE SUMMARY BY LOT

TREE ID	TYPE	DBH (INCHES)	LOT #	NOTE1	NOTE2
605	PECAN	4	3	REMOVE	SIGNIFICANT
606	PECAN	4	3	REMOVE	SIGNIFICANT
682	PECAN	30	3	REMOVE	ORCHID
683	ORNAMENTAL	20	3	REMOVE	
684	OAK	18	3	REMOVE	SIGNIFICANT
685	PECAN	30	3	REMOVE	ORCHID
686	PECAN	28	3	REMOVE	ORCHID; DEAD
687	**PECAN**	**14**	**3**	**PRESERVE**	**ORCHID**
604	PECAN	10	4	REMOVE	SIGNIFICANT
668	PECAN	10	4	REMOVE	SIGNIFICANT
676	PECAN	30	4	REMOVE	ORCHID
678	OAK	28	4	REMOVE	SIGNIFICANT
679	PECAN	38	4	REMOVE	ORCHID
680	**PECAN**	**22**	**4**	**REMOVE**	**ORCHID**
681	PECAN	36	4	REMOVE	ORCHID; DEAD
690	**PECAN**	**14**	**4**	**PRESERVE**	**ORCHID**
665	TALLOW	11	5	REMOVE	
666	**OAK**	**11**	**5**	**PRESERVE**	**SIGNIFICANT**
667	PECAN	10	5	PRESERVE	SIGNIFICANT
669	SYCAMORE	30	5	REMOVE	
670	PECAN	11	5	REMOVE	ORCHID
671	PECAN	25	5	REMOVE	ORCHID
672	PECAN	24	5	REMOVE	ORCHID
673	PECAN	32	5	REMOVE	ORCHID
674	**PECAN**	**28**	**5**	**PRESERVE**	**ORCHID**
675	PECAN	32	5	REMOVE	ORCHID
677	PECAN	30	5	REMOVE	ORCHID

TREE ID	TYPE	DBH (INCHES)	LOT #	NOTE1	NOTE2
602	**PECAN**	**6**	**6**	**PRESERVE**	**SIGNIFICANT**
603	PECAN	8	6	REMOVE	DEAD
663	PECAN	12	6	REMOVE	HERITAGE
664	ELM	24	6	REMOVE	SIGNIFICANT
688	PECAN	30	6	REMOVE	ORCHID
689	PECAN	30	6	REMOVE	ORCHID
690	PECAN	24	6	REMOVE	ORCHID
691	PECAN	32	6	REMOVE	ORCHID
692	PECAN	28	6	REMOVE	ORCHID; DEAD
693	PECAN	26	6	REMOVE	ORCHID; DEAD
694	**OAK**	**12**	**6**	**PRESERVE**	
601	PECAN	8	7	REMOVE	SIGNIFICANT
607	**PECAN**	**24**	**7**	**PRESERVE**	**HERITAGE**
661	PECAN	10	7	REMOVE	SIGNIFICANT
662	PECAN	24	7	REMOVE	HERITAGE
608	PECAN	15	8	REMOVE	HERITAGE
658	**PECAN**	**28**	**8**	**PRESERVE**	**HERITAGE**
659	PECAN	24	8	REMOVE	HERITAGE
660	PECAN	22	8	REMOVE	HERITAGE
609	PECAN	12	9	REMOVE	HERITAGE
654	PECAN	16	9	REMOVE	HERITAGE
655	**PECAN**	**22**	**9**	**PRESERVE**	**HERITAGE**
656	PECAN	16	9	REMOVE	HERITAGE

TREE ID	TYPE	DBH (INCHES)	LOT #	NOTE1	NOTE2
610	**LIVE OAK**	**30**	**10**	**PRESERVE**	**HERITAGE**
651	PECAN	20	10	REMOVE	HERITAGE
652	PECAN	22	10	REMOVE	HERITAGE
653	**PECAN**	**20**	**10**	**PRESERVE**	**HERITAGE**
657	PECAN	20	10	REMOVE	HERITAGE
647	**PECAN**	**14**	**11**	**PRESERVE**	**HERITAGE**
648	LIVE-OAK	48	11	REMOVE	HERITAGE
649	ORNAMENTAL	24	11	REMOVE	
650	OAK	22	11	REMOVE	SIGNFICANT
629	PECAN	12	13	REMOVE	HERITAGE
630	PECAN	12	13	REMOVE	HERITAGE
631	HACKBERRY	12	13	REMOVE	
632	TALLOW	20	13	REMOVE	
633	PECAN	12	13	REMOVE	HERITAGE
634	PECAN	10	13	REMOVE	SIGNIFICANT
635	PECAN	10	13	REMOVE	SIGNIFICANT
636	PECAN	11	13	REMOVE	SIGNIFICANT
637	PECAN	11	13	REMOVE	SIGNIFICANT
639	PECAN	10	13	REMOVE	SIGNIFICANT
640	PECAN	14	13	REMOVE	HERITAGE
641	PECAN	10	13	REMOVE	SIGNIFICANT
642	**LIVE-OAK**	**36**	**13**	**PRESERVE**	**HERITAGE**
643	PECAN	10	13	REMOVE	DEAD
644	PECAN	10	13	REMOVE	DEAD
645	**PECAN**	**22**	**13**	**PRESERVE**	**HERITAGE**

TREE ID	TYPE	DBH (INCHES)	LOT #	NOTE1	NOTE2
611	**PECAN**	**12**	**14**	**PRESERVE**	**HERITAGE**
612	PECAN	10	14	REMOVE	SIGNIFICANT
620	**PECAN**	**22**	**14**	**PRESERVE**	**HERITAGE**
626	PECAN	14	14	REMOVE	DEAD
627	OAK	20	14	REMOVE	DEAD
628	ASH	18	14	REMOVE	
638	PECAN	10	14	REMOVE	SIGNIFICANT
646	SYCAMORE	38	14	REMOVE	
613	PECAN	6	15	REMOVE	SIGNIFICANT
621	PECAN	26	15	REMOVE	DEAD
622	ELM	24	15	REMOVE	SIGNIFICANT
623	**PECAN**	**5**	**15**	**PRESERVE**	**SIGNIFICANT**
624	PECAN	18	15	REMOVE	DEAD
625	OAK	72	15	REMOVE	SIGNIFICANT
614	**PECAN**	**14**	**16**	**PRESERVE**	**HERITAGE**
618	PECAN	22	17	REMOVE	HERITAGE

NO.	DATE	DESCRIPTION	APPROVED
	05-21-21		

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguel Sauceda P.E. 121992
Date: 7/26/21

OWNER:
JOHN WEAVER
HERITAGE RESIDENTIAL SOLUTIONS, LLC
JOHNWEAVER62@GMAIL.COM
979-236-4393

PLAN: 1" = 40'
PROFILE:
HORIZONTAL:
VERTICAL:

ANDERSON PLACE
A 4.46 AC, 18-LOT SUBDIVISION
ANGLETON, TEXAS 77515

HERITAGE TREE PRESERVATION PLAN

PROJECT NO. 14287

14287-- TREES.DWG

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discuss and Approve Resolution Authorizing Notice of Intent to Issue Certificates of Obligation and Resolution Approving Reimbursement.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Discuss Notice of Intent to Issue Certificates of Obligation (Debt) for Utility Projects.

Discuss Timeline for Certificates of Obligation, Series 2021.

Discuss reimbursement resolution process and reserve funding.

RECOMMENDATION:

Staff recommends council approve Resolutions and reserve funding for expenses incurred prior to Closing and Delivery of Funds.

RESOLUTION NO. 20210824-001
RESOLUTION AUTHORIZING PUBLICATION OF NOTICE
OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF ANGLETON §

WHEREAS, the City Council of the City of Angleton, Texas (the "City"), deems it advisable to issue certificates of obligation of the City in accordance with the Notice hereinafter set forth; Now, Therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON:

Section 1. The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

Section 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of intention to issue certificates of obligation (the "Notice").

Section 3. The Notice set forth in Section 2 above shall be published once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication to be at least forty-six (46) days before the date tentatively set in said Notice for the passage of the ordinance authorizing the issuance of such certificates of obligation. Further, the Notice shall be continuously posted on the City's Internet website, for at least forty-five (45) days before the date tentatively set for the passage of the order or ordinance authorizing the issuance of the certificates.

Section 4. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections.

Section 5. The Mayor, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 6. This resolution shall take effect immediately upon its passage.

Section 7. The Notice and agenda relating to this meeting and heretofore posted by the City Secretary, and the posting thereof, are hereby authorized, approved, and ratified.

PASSED AND APPROVED the 24th day of August, 2021.

_____
Mayor
City of Angleton, Texas

ATTEST:

_____
City Secretary
City of Angleton, Texas

(SEAL)

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Angleton, Texas (the "City"), will meet at the City Council Chambers at City Hall, 121 S. Velasco Street, Angleton, Texas, 77515 at 6:00 p.m. on the 26th day of October, 2021, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City's certificates of obligation, in the maximum aggregate principal amount of $3,000,000 payable from ad valorem taxation and from a limited pledge of a subordinate lien on the net revenues of the City's waterworks and sewer system, bearing interest at any rate or rates not to exceed the maximum interest rate now or hereafter authorized by law, as shall be determined within the discretion of the City Council at the time of issuance, and maturing over a period of years not to exceed thirty (30) years from the date thereof, for the purpose of evidencing the indebtedness of the City for all or any part of the costs associated with the construction, acquisition, renovation, equipment, and improvements to (i) the City's utility and water distribution system including the Chenango Water Plant site and (ii) and the cost of professional services incurred in connection therewith.

It is estimated that the combined principal and interest required to pay the certificates is $3,853,046.67. Such estimate is provided for illustrative purposes only, and is based on an assumed interest rate of 2.36%. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City is $9,010,000, and based on the City's expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) on time and in full is $11,312,388. Such amounts are derived from projections obtained from the City's financial advisor based upon current market conditions and is provided from the City without assurance that such projections will be realized. The City cannot guarantee that such conditions will continue through the date of the sale of the Certificates.

WITNESS MY HAND this ___ day of _____, 2021.

_____
City Secretary
City of Angleton, Texas

EXHIBIT B

SELF-SUPPORTING DEBT

Principal Amount Designated as Self Supporting	Series Designation
$1,920,000	Combination Tax and Revenue Certificates of Obligation, Series 2013
795,000	General Obligation and Refunding Bonds, Series 2013
3,390,000	Combination Tax and Revenue Certificates of Obligation, Series 2015
1,980,000	General Obligation Refunding Bonds, Series 2016
745,000	Combination Tax and Revenue Certificates of Obligation, Series 2018
7,875,000	Combination Tax and Revenue Certificates of Obligation, Series 2019
$16,705,000	**Total Principal Amount Designated as Self-Supporting**

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Sources & Uses

Dated 11/09/2021 | Delivered 11/09/2021

Sources Of Funds

Par Amount of Bonds	$2,840,000.00
Reoffering Premium	289,837.15
Total Sources	**$3,129,837.15**

Uses Of Funds

Total Underwriter's Discount (1.200%)	34,080.00
Costs of Issuance	92,000.00
Deposit to Project Construction Fund	3,000,000.00
Rounding Amount	3,757.15
Total Uses	**$3,129,837.15**

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/09/2021	-	-	-	-	-
02/15/2022	-	-	25,546.67	25,546.67	-
08/15/2022	120,000.00	4.000%	47,900.00	167,900.00	-
09/30/2022	-	-	-	-	193,446.67
02/15/2023	-	-	45,500.00	45,500.00	-
08/15/2023	100,000.00	4.000%	45,500.00	145,500.00	-
09/30/2023	-	-	-	-	191,000.00
02/15/2024	-	-	43,500.00	43,500.00	-
08/15/2024	105,000.00	4.000%	43,500.00	148,500.00	-
09/30/2024	-	-	-	-	192,000.00
02/15/2025	-	-	41,400.00	41,400.00	-
08/15/2025	110,000.00	4.000%	41,400.00	151,400.00	-
09/30/2025	-	-	-	-	192,800.00
02/15/2026	-	-	39,200.00	39,200.00	-
08/15/2026	115,000.00	4.000%	39,200.00	154,200.00	-
09/30/2026	-	-	-	-	193,400.00
02/15/2027	-	-	36,900.00	36,900.00	-
08/15/2027	120,000.00	4.000%	36,900.00	156,900.00	-
09/30/2027	-	-	-	-	193,800.00
02/15/2028	-	-	34,500.00	34,500.00	-
08/15/2028	125,000.00	4.000%	34,500.00	159,500.00	-
09/30/2028	-	-	-	-	194,000.00
02/15/2029	-	-	32,000.00	32,000.00	-
08/15/2029	130,000.00	4.000%	32,000.00	162,000.00	-
09/30/2029	-	-	-	-	194,000.00
02/15/2030	-	-	29,400.00	29,400.00	-
08/15/2030	135,000.00	4.000%	29,400.00	164,400.00	-
09/30/2030	-	-	-	-	193,800.00
02/15/2031	-	-	26,700.00	26,700.00	-
08/15/2031	140,000.00	3.000%	26,700.00	166,700.00	-
09/30/2031	-	-	-	-	193,400.00
02/15/2032	-	-	24,600.00	24,600.00	-
08/15/2032	145,000.00	3.000%	24,600.00	169,600.00	-
09/30/2032	-	-	-	-	194,200.00
02/15/2033	-	-	22,425.00	22,425.00	-
08/15/2033	150,000.00	3.000%	22,425.00	172,425.00	-
09/30/2033	-	-	-	-	194,850.00
02/15/2034	-	-	20,175.00	20,175.00	-
08/15/2034	155,000.00	3.000%	20,175.00	175,175.00	-
09/30/2034	-	-	-	-	195,350.00
02/15/2035	-	-	17,850.00	17,850.00	-
08/15/2035	155,000.00	3.000%	17,850.00	172,850.00	-
09/30/2035	-	-	-	-	190,700.00

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/15/2036	-	-	15,525.00	15,525.00	-
08/15/2036	160,000.00	3.000%	15,525.00	175,525.00	-
09/30/2036	-	-	-	-	191,050.00
02/15/2037	-	-	13,125.00	13,125.00	-
08/15/2037	165,000.00	3.000%	13,125.00	178,125.00	-
09/30/2037	-	-	-	-	191,250.00
02/15/2038	-	-	10,650.00	10,650.00	-
08/15/2038	170,000.00	3.000%	10,650.00	180,650.00	-
09/30/2038	-	-	-	-	191,300.00
02/15/2039	-	-	8,100.00	8,100.00	-
08/15/2039	175,000.00	3.000%	8,100.00	183,100.00	-
09/30/2039	-	-	-	-	191,200.00
02/15/2040	-	-	5,475.00	5,475.00	-
08/15/2040	180,000.00	3.000%	5,475.00	185,475.00	-
09/30/2040	-	-	-	-	190,950.00
02/15/2041	-	-	2,775.00	2,775.00	-
08/15/2041	185,000.00	3.000%	2,775.00	187,775.00	-
09/30/2041	-	-	-	-	190,550.00
Total	**$2,840,000.00**	**-**	**$1,013,046.67**	**$3,853,046.67**	**-**

Yield Statistics

Bond Year Dollars	$32,017.33
Average Life	11.274 Years
Average Coupon	3.1640570%
Net Interest Cost (NIC)	2.3652486%
True Interest Cost (TIC)	2.2431038%
Bond Yield for Arbitrage Purposes	1.8037375%
All Inclusive Cost (AIC)	2.5684017%

IRS Form 8038

Net Interest Cost	2.0727324%
Weighted Average Maturity	11.148 Years

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Projected Schedule of Events

Aug-21						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sep-21						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Oct-21						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Nov-21						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

City Council Meeting Holiday

By	Day	Event	Responsibility
24-Aug-21	**Tuesday**	**City Council considers Resolution Authorizing Notice of Intent to Issue Certificates of Obligation**	**City**
30-Aug-21	Monday	Provide first draft of Preliminary Official Statement (POS)	FA
11-Sep-21	Saturday	First Publication and Posting on City's website of Notice of Intent to Issue Certificates	City
9-Sep-21	Thursday	Receive comments to first draft of POS	FA
13-Sep-21	Monday	Send second draft of POS to working group for comments Documents sent to Rating Agency	FA
18-Sep-21	Saturday	Second Publication of Notice of Intent to Issue Certificates	City
20-Sep-21	Week Of	Rating Agency Calls	City, FA
21-Sep-21	Tuesday	Receive comments to second draft of POS	FA
23-Sep-21	Thursday	POS out for Comments	FA
30-Sep-21	Thursday	Receive Comments to POS	FA
4-Oct-21	Monday	POS out for Final Comments	FA
12-Oct-21	Tuesday	Receive Ratings and Final Comments to POS	FA
15-Oct-21	Friday	Finalize POS Distribute electronically through i-Deal Prospectus	FA
18-Oct-21	Monday	Apply for CUSIPs	FA
26-Oct-21	**Tuesday**	**Competitive Bids Due** **City Council Adopts a Resolution to Approve the CO's**	**City, FA**
27-Oct-21	Wednesday	Circulate Draft of Final Official Statement (FOS)	FA
1-Nov-21	Monday	Submit transcript of proceedings to Attorney General	BC
1-Nov-21	Monday	Comments due on FOS	FWG
4-Nov-21	Thursday	Print and Mail OS	FA
8-Nov-21	Monday	Circulate Closing Memo	FA
23-Nov-21	**Tuesday**	**Closing and Delivery of Funds**	FWG

Symbol Key		
FWG	Finance Working Group	Includes the City, BC & FA
City	City of Angleton	--
BC	Bond Counsel	Hunton Andrews Kurth, LLP
FA	Financial Advisor	HilltopSecurities

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discuss and Approve Resolution Authorizing Notice of Intent to Issue Certificates of Obligation and Resolution Approving Reimbursement.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Discuss Notice of Intent to Issue Certificates of Obligation (Debt) for Utility Projects.

Discuss Timeline for Certificates of Obligation, Series 2021.

Discuss reimbursement resolution process and reserve funding.

RECOMMENDATION:

Staff recommends council approve Resolutions and reserve funding for expenses incurred prior to Closing and Delivery of Funds.

RESOLUTION NO. 20210824-000

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED

WHEREAS, the City of Angleton, Texas (the "City"), is a home rule city of the State of Texas, authorized to finance its activities by issuing obligations pursuant to the Texas Government Code and Texas Local Government Code, which may include obligations the interest on which is excludable from gross income for federal income tax purposes ("Tax-Exempt Obligations"), pursuant to Section 103 of the Internal Revenue of 1986, as amended (the "Code"); and

WHEREAS, the City will make or has made, not more than 60 days prior to the date hereof, and will continue to make payments with respect to the projects listed on Exhibit A attached hereto (the "Financed Facilities and Improvements"); and

WHEREAS, the City reasonably expects to issue Tax-Exempt Obligations in one or more series and pursuant to different state law provisions to reimburse itself for the costs associated with the Financed Facilities and Improvements; and

WHEREAS, the City desires to reimburse itself for the costs associated with the Financed Facilities and Improvements from the proceeds of Tax-Exempt Obligations to be issued subsequent to the date hereof; and

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

SECTION 1. The City hereby declares its intent to reimburse itself for all costs paid within the last 60 days and that will be paid subsequent to the date hereof in connection with the acquisition of the Financed Facilities and Improvements from the proceeds of Tax-Exempt Obligations to be issued subsequent to the date hereof.

SECTION 2. The City intends that the adoption of this Resolution confirms and constitutes the "official intent" of the City with respect to the Financed Facilities and Improvements within the meaning of Treas. Reg. § 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.

SECTION 3. Each expenditure to be reimbursed pursuant to this Resolution was or will be, unless otherwise approved by bond counsel, either (a) of a type properly chargeable to capital account under general federal income tax principles (determined as of the date of the expenditure) or (b) a cost of issuance with respect to bonds issued for the Financed Facilitates and Improvements.

SECTION 4. The City intends to make a reimbursement allocation, which is a written allocation by the City that evidences the City's use of proceeds of bonds issued for the Financed Facilities and Improvements to reimburse an expenditure, no later than 18 months after the later of the date on which the expenditure is paid or the applicable portion of the Financed Facilities and Improvements are placed in service or abandoned, but in no event more than three years after the

date on which the expenditure is paid, subject to exceptions available under Treas. Reg. § 1.150-2(f) for certain "preliminary expenditures," costs of issuance, and certain *de minimis* amounts.

SECTION 5. The City reasonably expects that the maximum principal amount of tax-Exempt obligations issued by the City to finance costs associated with the Financed Facilities and Improvements in one or more issues listed on Exhibit A and other improvements attached hereto will not exceed $7,000,000.

SECTION 6. This Resolution will be kept in the books and records maintained by the City with respect to the tax-Exempt obligations.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

APPROVED AS TO FORM

_____
Hunton Andrews Kurth LLP, Bond Counsel

EXHIBIT A

Financed Facilities and Improvements

Item or Fund - - Described by Character, Type, or Purpose

For the study, design, acquisition, rehabilitation, extension, and equipment of utility system improvements, including the acquisition of land and rights-of-way for such purposes, and for the study, design, construction, acquisition, equipment, repair, and rehabilitation of streets, thoroughfares, and intersections, including:

The Chenango Water Plant site emergency repair - $3,000,000

For the study, design, acquisition, rehabilitation, extension, and equipment of City buildings, including the acquisition of land and rights-of-way for such purposes, and for the study, design, construction, acquisition, equipment, repair, and rehabilitation of streets, thoroughfares, and intersections, including:

Service Center Building - $4,000,000

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Sources & Uses

Dated 11/09/2021 | Delivered 11/09/2021

Sources Of Funds

Par Amount of Bonds	$2,840,000.00
Reoffering Premium	289,837.15
Total Sources	**$3,129,837.15**

Uses Of Funds

Total Underwriter's Discount (1.200%)	34,080.00
Costs of Issuance	92,000.00
Deposit to Project Construction Fund	3,000,000.00
Rounding Amount	3,757.15
Total Uses	**$3,129,837.15**

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/09/2021	-	-	-	-	-
02/15/2022	-	-	25,546.67	25,546.67	-
08/15/2022	120,000.00	4.000%	47,900.00	167,900.00	-
09/30/2022	-	-	-	-	193,446.67
02/15/2023	-	-	45,500.00	45,500.00	-
08/15/2023	100,000.00	4.000%	45,500.00	145,500.00	-
09/30/2023	-	-	-	-	191,000.00
02/15/2024	-	-	43,500.00	43,500.00	-
08/15/2024	105,000.00	4.000%	43,500.00	148,500.00	-
09/30/2024	-	-	-	-	192,000.00
02/15/2025	-	-	41,400.00	41,400.00	-
08/15/2025	110,000.00	4.000%	41,400.00	151,400.00	-
09/30/2025	-	-	-	-	192,800.00
02/15/2026	-	-	39,200.00	39,200.00	-
08/15/2026	115,000.00	4.000%	39,200.00	154,200.00	-
09/30/2026	-	-	-	-	193,400.00
02/15/2027	-	-	36,900.00	36,900.00	-
08/15/2027	120,000.00	4.000%	36,900.00	156,900.00	-
09/30/2027	-	-	-	-	193,800.00
02/15/2028	-	-	34,500.00	34,500.00	-
08/15/2028	125,000.00	4.000%	34,500.00	159,500.00	-
09/30/2028	-	-	-	-	194,000.00
02/15/2029	-	-	32,000.00	32,000.00	-
08/15/2029	130,000.00	4.000%	32,000.00	162,000.00	-
09/30/2029	-	-	-	-	194,000.00
02/15/2030	-	-	29,400.00	29,400.00	-
08/15/2030	135,000.00	4.000%	29,400.00	164,400.00	-
09/30/2030	-	-	-	-	193,800.00
02/15/2031	-	-	26,700.00	26,700.00	-
08/15/2031	140,000.00	3.000%	26,700.00	166,700.00	-
09/30/2031	-	-	-	-	193,400.00
02/15/2032	-	-	24,600.00	24,600.00	-
08/15/2032	145,000.00	3.000%	24,600.00	169,600.00	-
09/30/2032	-	-	-	-	194,200.00
02/15/2033	-	-	22,425.00	22,425.00	-
08/15/2033	150,000.00	3.000%	22,425.00	172,425.00	-
09/30/2033	-	-	-	-	194,850.00
02/15/2034	-	-	20,175.00	20,175.00	-
08/15/2034	155,000.00	3.000%	20,175.00	175,175.00	-
09/30/2034	-	-	-	-	195,350.00
02/15/2035	-	-	17,850.00	17,850.00	-
08/15/2035	155,000.00	3.000%	17,850.00	172,850.00	-
09/30/2035	-	-	-	-	190,700.00

Preliminary

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Market Rates August 4, 2021 Plus 15 Basis Points

Utility System Projects

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/15/2036	-	-	15,525.00	15,525.00	-
08/15/2036	160,000.00	3.000%	15,525.00	175,525.00	-
09/30/2036	-	-	-	-	191,050.00
02/15/2037	-	-	13,125.00	13,125.00	-
08/15/2037	165,000.00	3.000%	13,125.00	178,125.00	-
09/30/2037	-	-	-	-	191,250.00
02/15/2038	-	-	10,650.00	10,650.00	-
08/15/2038	170,000.00	3.000%	10,650.00	180,650.00	-
09/30/2038	-	-	-	-	191,300.00
02/15/2039	-	-	8,100.00	8,100.00	-
08/15/2039	175,000.00	3.000%	8,100.00	183,100.00	-
09/30/2039	-	-	-	-	191,200.00
02/15/2040	-	-	5,475.00	5,475.00	-
08/15/2040	180,000.00	3.000%	5,475.00	185,475.00	-
09/30/2040	-	-	-	-	190,950.00
02/15/2041	-	-	2,775.00	2,775.00	-
08/15/2041	185,000.00	3.000%	2,775.00	187,775.00	-
09/30/2041	-	-	-	-	190,550.00
Total	**$2,840,000.00**	**-**	**$1,013,046.67**	**$3,853,046.67**	**-**

Yield Statistics

Bond Year Dollars	$32,017.33
Average Life	11.274 Years
Average Coupon	3.1640570%
Net Interest Cost (NIC)	2.3652486%
True Interest Cost (TIC)	2.2431038%
Bond Yield for Arbitrage Purposes	1.8037375%
All Inclusive Cost (AIC)	2.5684017%

IRS Form 8038

Net Interest Cost	2.0727324%
Weighted Average Maturity	11.148 Years

City of Angleton, Texas

Combination Tax and Revenue Certificates of Obligation, Series 2021

Projected Schedule of Events

Aug-21						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sep-21						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Oct-21						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Nov-21						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

City Council Meeting Holiday

By	Day	Event	Responsibility
24-Aug-21	**Tuesday**	**City Council considers Resolution Authorizing Notice of Intent to Issue Certificates of Obligation**	**City**
25-Aug-21	Wednesday	Provide first draft of Preliminary Official Statement (POS)	FA
28-Aug-21	Saturday	First Publication and Posting on City's website of Notice of Intent to Issue Certificates	City
4-Sep-21	Saturday	Second Publication of Notice of Intent to Issue Certificates	City
7-Sep-21	Tuesday	Receive comments to first draft of POS	FA
9-Sep-21	Thursday	Send second draft of POS to working group for comments Documents sent to Rating Agency	FA
13-Sep-21	Week Of	Rating Agency Calls	City, FA
20-Sep-21	Monday	Receive comments to second draft of POS	FA
22-Sep-21	Wednesday	Final POS out for Comments	FA
28-Sep-21	Tuesday	Receive Ratings and Final Comments to POS	FA
30-Sep-21	Thursday	Finalize POS Distribute electronically through i-Deal Prospectus	FA
1-Oct-21	Friday	Apply for CUSIPs	FA
12-Oct-21	**Tuesday**	**Competitive Bids Due** **City Council Adopts a Resolution to Aprrove the CO's**	**City, FA**
13-Oct-21	Wednesday	Circulate Draft of Final Official Statement (FOS)	FA
18-Oct-21	Monday	Submit transcript of proceedings to Attorney General	BC
18-Oct-21	Monday	Comments due on FOS	FWG
21-Oct-21	Thursday	Print and Mail OS	FA
25-Oct-21	Monday	Circulate Closing Memo	FA
9-Nov-21	**Tuesday**	**Closing and Delivery of Funds**	FWG

Symbol Key		
FWG	Finance Working Group	Includes the City, BC & FA
City	City of Angleton	--
BC	Bond Counsel	Hunton Andrews Kurth, LLP
FA	Financial Advisor	HilltopSecurities

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/24/2021

PREPARED BY: Chris Hill, Finance Director

AGENDA CONTENT: Discussion and possible action on NewGen Strategies & Solutions Water and Wastewater Financial Plan.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

City Council approved agreement with NewGen Strategies & Solutions on March 9, 2021. This agreement authored Task #1 for Rate Design Plan. NewGen has worked with City staff to prepare a Water and Wastewater Financial Plan based on proposed future operating and capital needs. This plan does not include potential future Texas Water Board Funding.

NewGen Strategies & Solutions presented the preliminary Water and Wastewater Financial Plan on June 22. Staff reviewed the plan corresponding to the 2021-2022 Fiscal Year Budget with the Mayor, City Council and Staff during the budget meetings.

NewGen Strategies & Solutions will present the final Water and Wastewater Financial Plan.

RECOMMENDATION:

Staff recommends council approve the Water and Wastewater 5 Year Financial Plan.

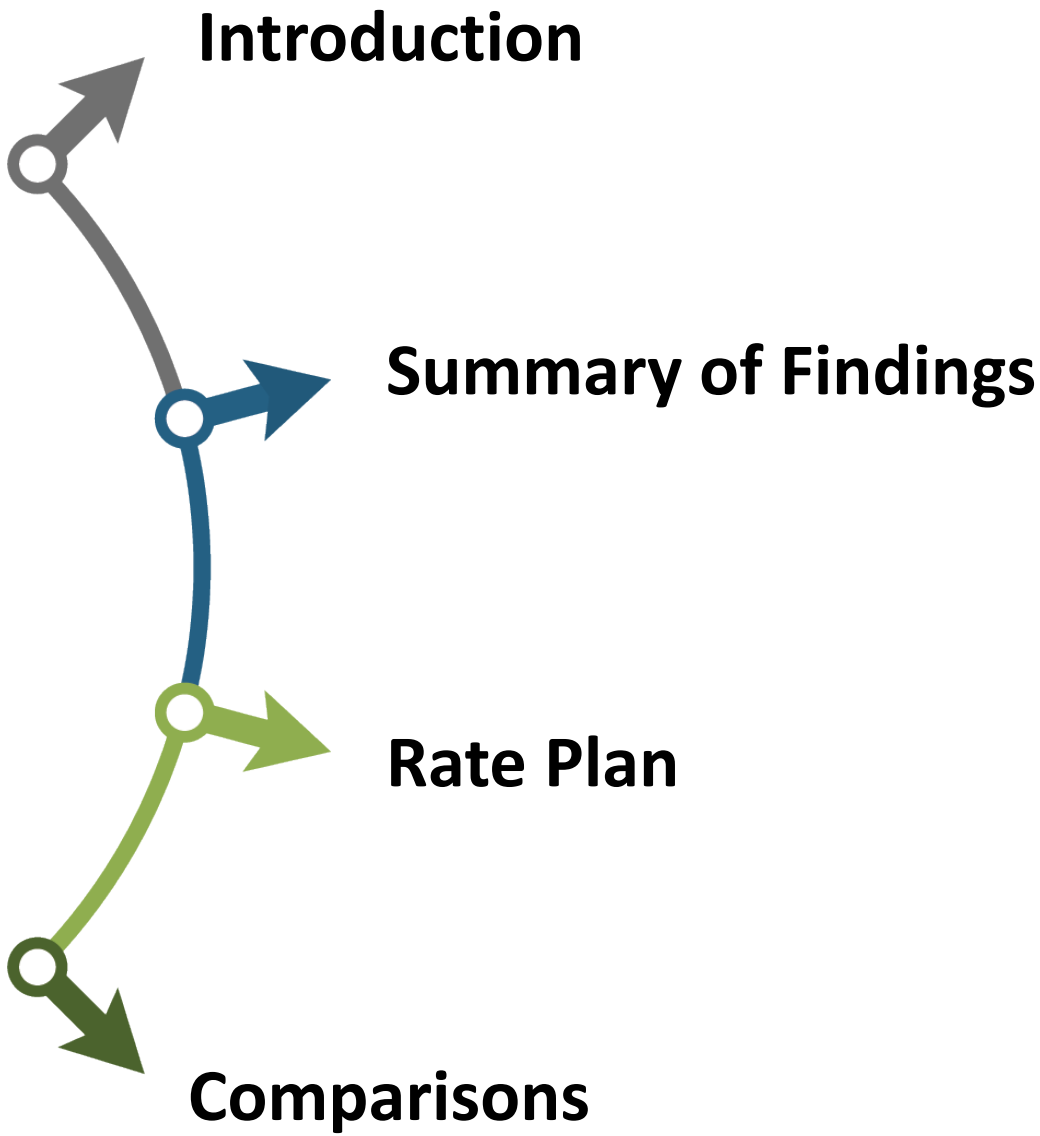
August 24, 2021

WATER AND WASTEWATER PROPOSED FINANCIAL PLAN ANGLETON, TEXAS

NewGen Strategies & Solutions

© 2021 NewGen Strategies and Solutions, LLC.

AGENDA



© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

INTRODUCTION

INTRODUCTION TO FIRM AND PROJECT LEADS

NewGen is a management and economic consulting company specializing in municipalities and municipal utilities.

Project Manager

- Matthew Garrett, MBA, CGFO, CPM
  - Managing Director of NewGen's Water and Wastewater Practice
  - Former Municipal Finance Director with 18 years' experience

Lead Analyst

- Megan Kirkland
  - Petroleum Engineering Degree from Texas A&M
  - With NewGen since 2018
  - Completed and supported numerous rate studies

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

SUMMARY OF FINDINGS

FINANCIAL RESOURCES NEEDED FOR 2022*

- $8,648,315 – Total Expenses
- $8,280,845 – Net Revenue Requirement
  - Removes $367,470 in Non-Rate Revenues
  - Water Allocation $4,686,894 (57%)
  - Wastewater Allocation $3,593,951 (43%)

**Under Current Rates*

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

KEY ISSUES

- Growth:
  - 3,000 New Connections Over FY 2021 to FY 2026
- Capital Improvement Projects:
  - Identified Capital Projects = $21 million Over the 5-Year Forecast
- Interfund Transfers/Cost Sharing:
  - Franchise Fee
  - General & Administrative Costs
  - City Pays for Water

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RATE PLAN

CURRENT RATES

Rates in Impact Fee Areas Have Reduced Minimum Charges

Water	Residential Inside	Residential Outside	Commercial Inside	Commer Outside
Minimum Charge	$21.24	$26.55	$21.24	$26.55
Volumetric Charge*				
0-2,000 gallons	$0.00	$0.00	$0.00	$0.00
2,001-10,000 gallons	$6.28	$7.85	$6.28	$7.85
10,001-25,000 gallons	$6.64	$8.30	$6.64	$8.30
25,001-50,000 gallons	$7.00	$8.75	$7.00	$8.75
50,001+ gallons	$7.64	$9.55	$7.64	$9.55

Wastewater	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside
Minimum Charge	$9.84	$12.30	$11.19	$13.99
Volumetric Charge*				
0-13,000 gallons	$2.70	$3.38		
13,001+ gallons	$0.00	$0.00		
All			$3.52	$4.40

*Rate is per 1,000 gallons

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

PROPOSED RATE PLAN

- Fully Funded Capital
- Fully Funded Transfers
- Rates:
  - 1.15 Commercial/Residential Multiplier
  - City Pays for Water
  - Continues $2.00 Differential for Impact Fees

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

PROPOSED RATES

Rates in Impact Fee Areas Have Reduced Minimum Charges

FY 2022

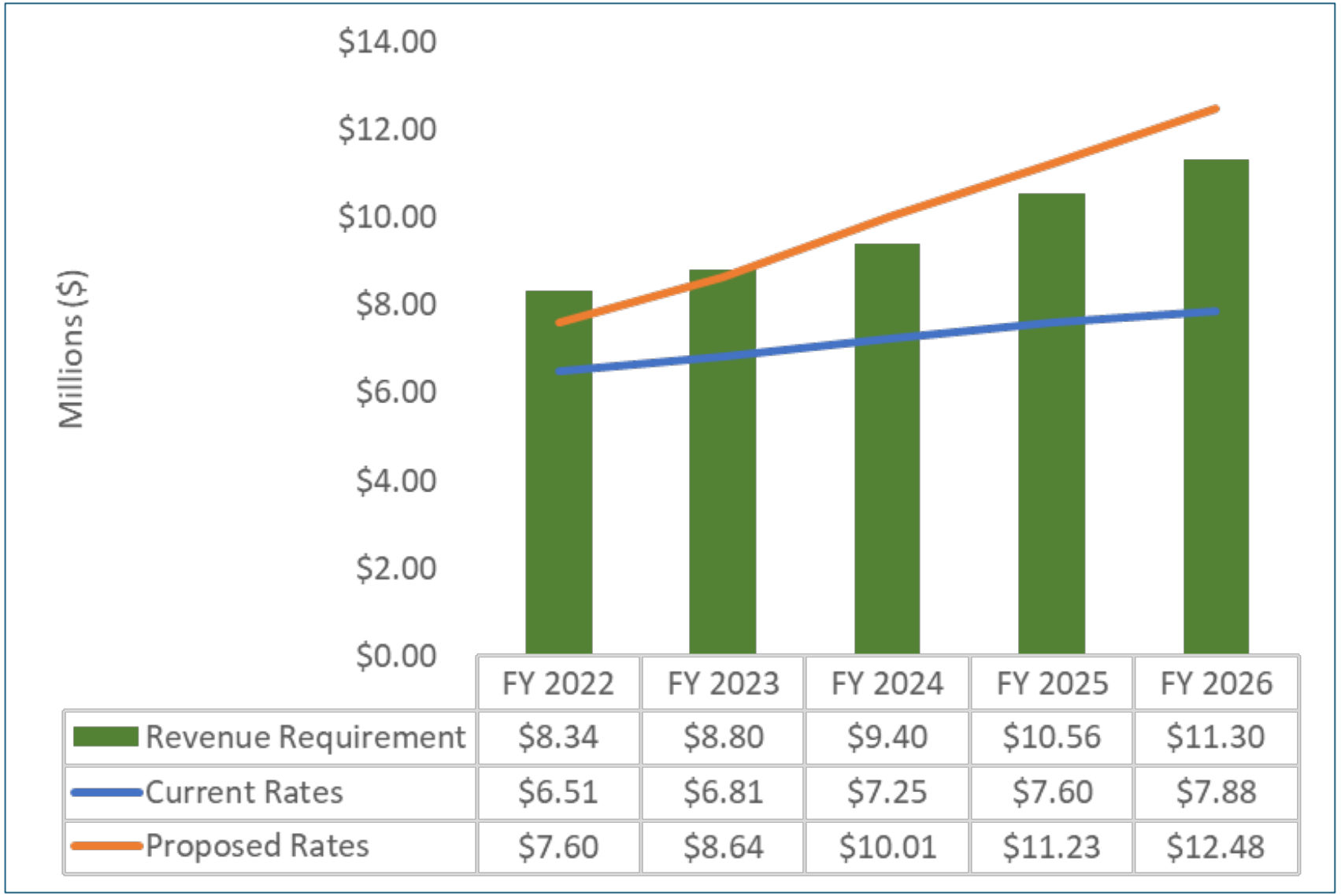
Water	Residential Inside	Residential Outside	Commercial Inside	Commer Outside
Minimum Charge	$22.30	$27.88	$25.65	$32.06
Volumetric Charge*				
0-2,000 gallons	$0.00	$0.00	$0.00	$0.00
2,001-10,000 gallons	$6.59	$8.24	$7.58	$9.48
10,001-25,000 gallons	$6.97	$8.71	$8.02	$10.02
25,001-50,000 gallons	$7.35	$9.18	$8.45	$10.56
50,001+ gallons	$8.02	$10.02	$9.22	$11.52

Wastewater	Residential Inside	Residential Outside	Commercial Inside	Commercial Outside
Minimum Charge	$11.95	$14.93	$13.74	$17.17
Volumetric Charge*				
0-13,000 gallons	$3.28	$4.10		
13,001+ gallons	$0.00	$0.00		
All			$3.77	$4.72

*Rate is per 1,000 gallons

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

PROJECTED REVENUE REQUIREMENT AND REVENUES

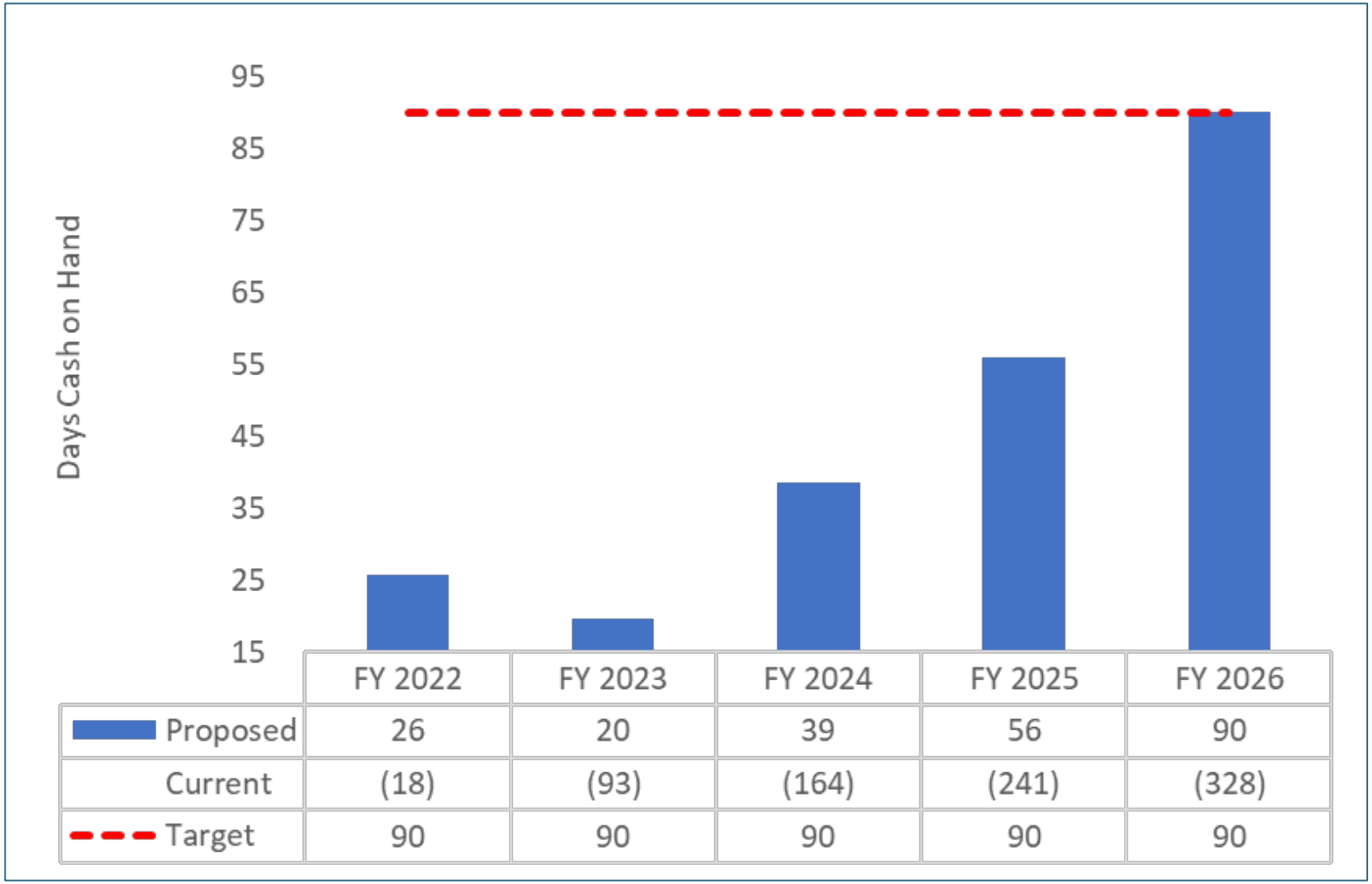


	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Revenue Requirement	$8.34	$8.80	$9.40	$10.56	$11.30
Current Rates	$6.51	$6.81	$7.25	$7.60	$7.88
Proposed Rates	$7.60	$8.64	$10.01	$11.23	$12.48

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

DAYS CASH ON HAND

90 Day Target



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Proposed	26	20	39	56	90
Current	(18)	(93)	(164)	(241)	(328)
Target	90	90	90	90	90

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RESIDENTIAL WATER & WASTEWATER MONTHLY BILL

5,000 Gallons

	Current	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Wastewater	$23.34	$28.35	$32.67	$36.20	$40.09	$44.41
Water	$40.08	$42.07	$44.18	$46.40	$48.71	$51.14
Total	$63.42	$70.42	$76.85	$82.60	$88.80	$95.55
Variance		$7.00	$6.43	$5.75	$6.20	$6.75

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

COMPARISONS

COMMUNITY RATE COMPARISONS

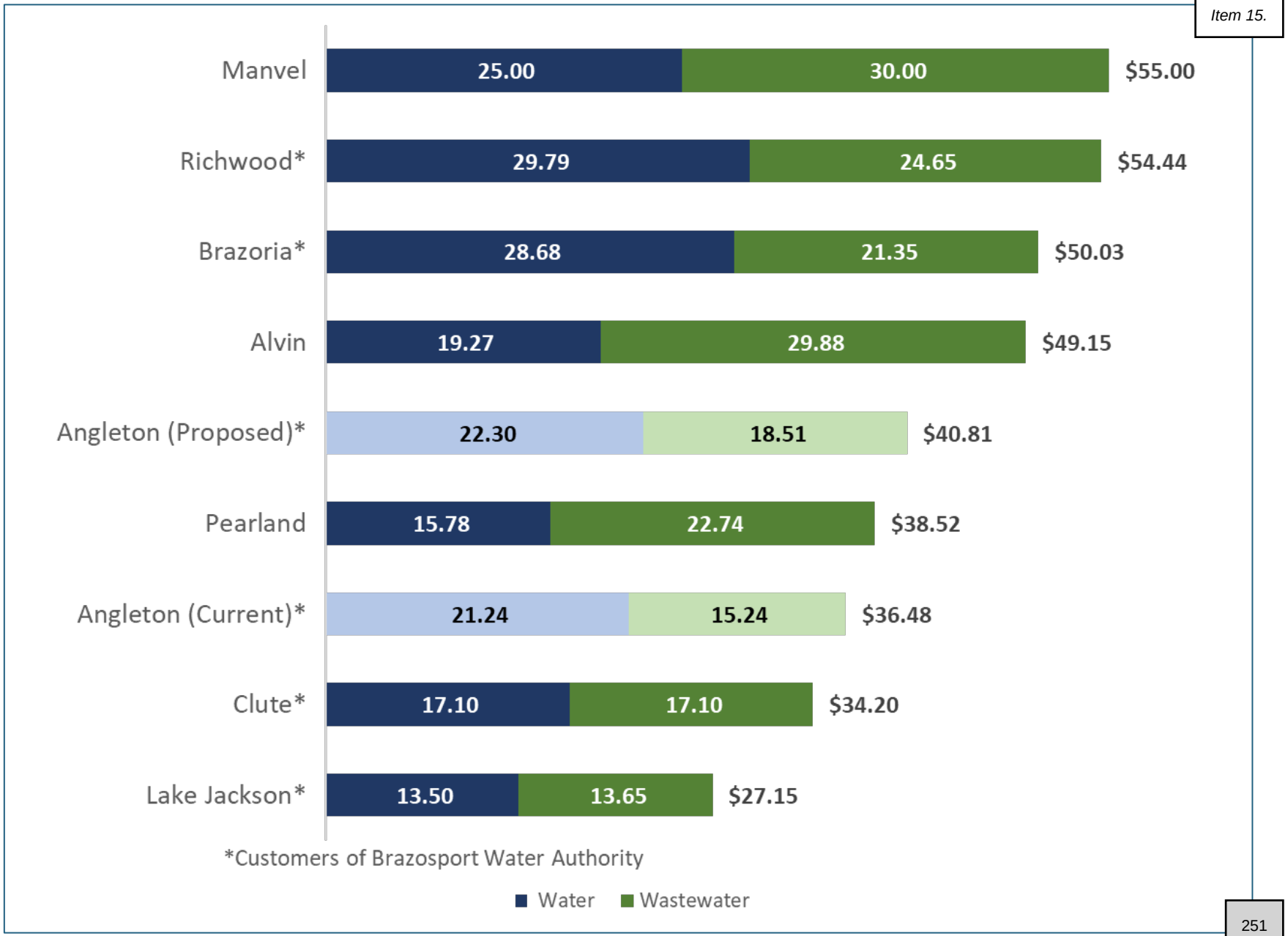
- Comparisons between communities are very common but may not tell the whole story.

- Each system is unique in geography, age of infrastructure, capital maintenance efforts, and typical usage patterns.

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RESIDENTIAL CURRENT RATE COMPARISONS

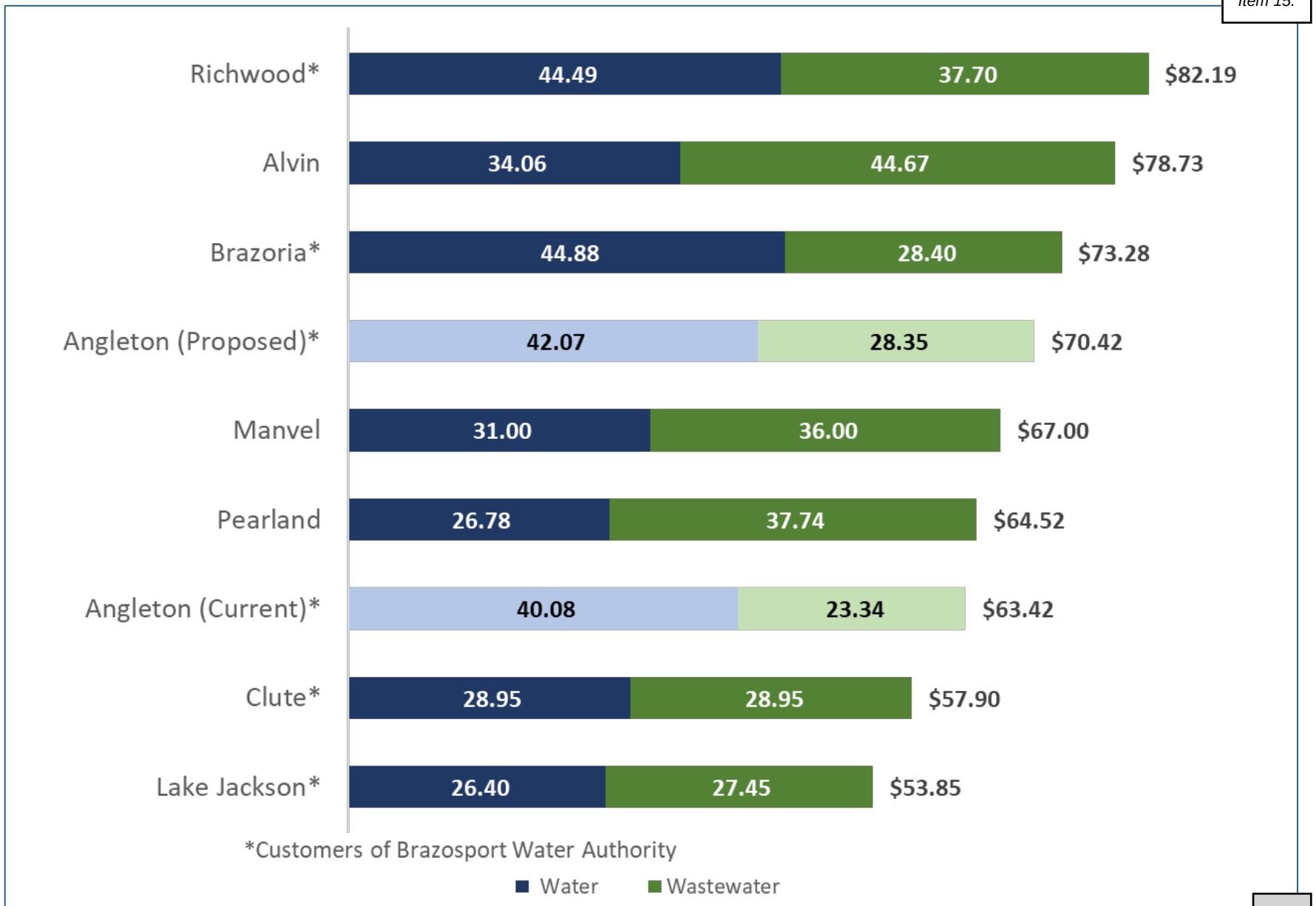
2,000 Gallons



© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RESIDENTIAL CURRENT RATE COMPARISONS

5,000 Gallons



© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

PATH FORWARD

- Next Steps:
  - Rate Action Anticipated in September 2021 Commensurate with Budget Adoption
  - Review Other Recommendations for Future Fiscal Year Consideration

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

THANK YOU FOR YOUR TIME

NEWGEN STRATEGIES AND SOLUTIONS
275 W. CAMPBELL ROAD, SUITE 440
RICHARDSON, TEXAS 75080

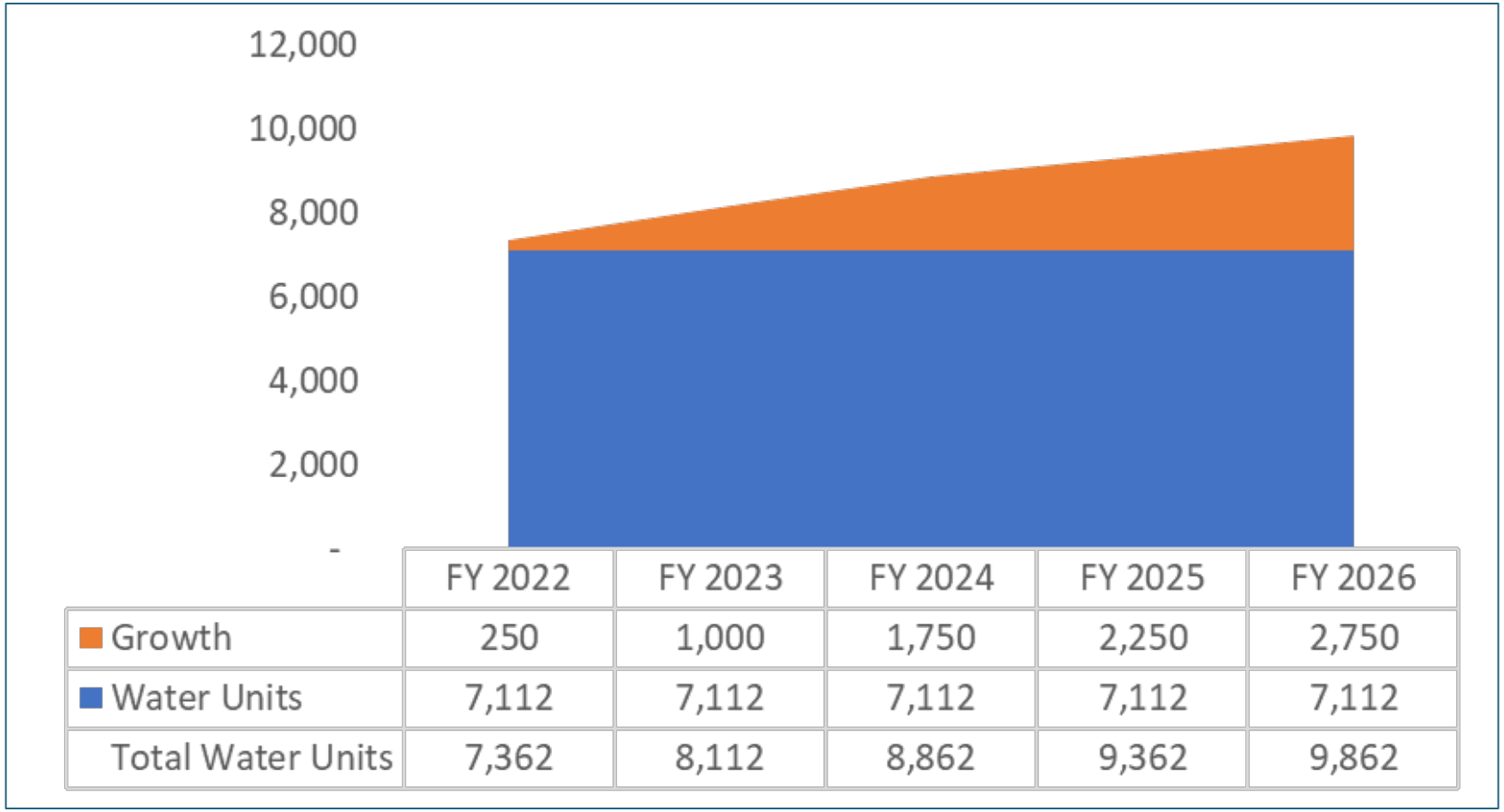
MATTHEW B. GARRETT, MANAGING DIRECTOR
972-675-7699
MGARRETT@NEWGENSTRATEGIES.NET

MEGAN KIRKLAND, SENIOR CONSULTANT
972-432-6218
MKIRKLAND@NEWGENSTRATEGIES.NET

SUPPLEMENTAL

GROWTH

Units Shown at the Beginning of Each Fiscal Year



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Growth	250	1,000	1,750	2,250	2,750
Water Units	7,112	7,112	7,112	7,112	7,112
Total Water Units	7,362	8,112	8,862	9,362	9,862

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

CIP FUNDING

	Funding Method	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Water Treatment Membrane	Cash			$150,000		$150,000
Water Lines	Cash		$50,000	$50,000	$50,000	$50,000
Sewer Lines	Cash		$50,000	$50,000	$50,000	$50,000
Chenango Water Plant #2	New Debt	$1,500,000				
Lift Station Rehabilitation	New Debt	$600,000				
Texan Trail Stormwater	New Debt	$300,000				
Henderson Transmission Line	New Debt		$1,500,000			
Oyster Creek WWTP Improvements	New Debt		$1,000,000	$11,000,000		
Sanitary Sewer (Heritage Oaks)	New Debt		$300,000	$300,000	$300,000	
New Water Tower	New Debt			$3,500,000		
Total		**$2,400,000**	**$2,900,000**	**$15,050,000**	**$400,000**	**$250,000**
Total After Inflation (20-Year Avg. ENR)		**$2,400,000**	**$2,990,026**	**$15,998,911**	**$438,421**	**$282,519**

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

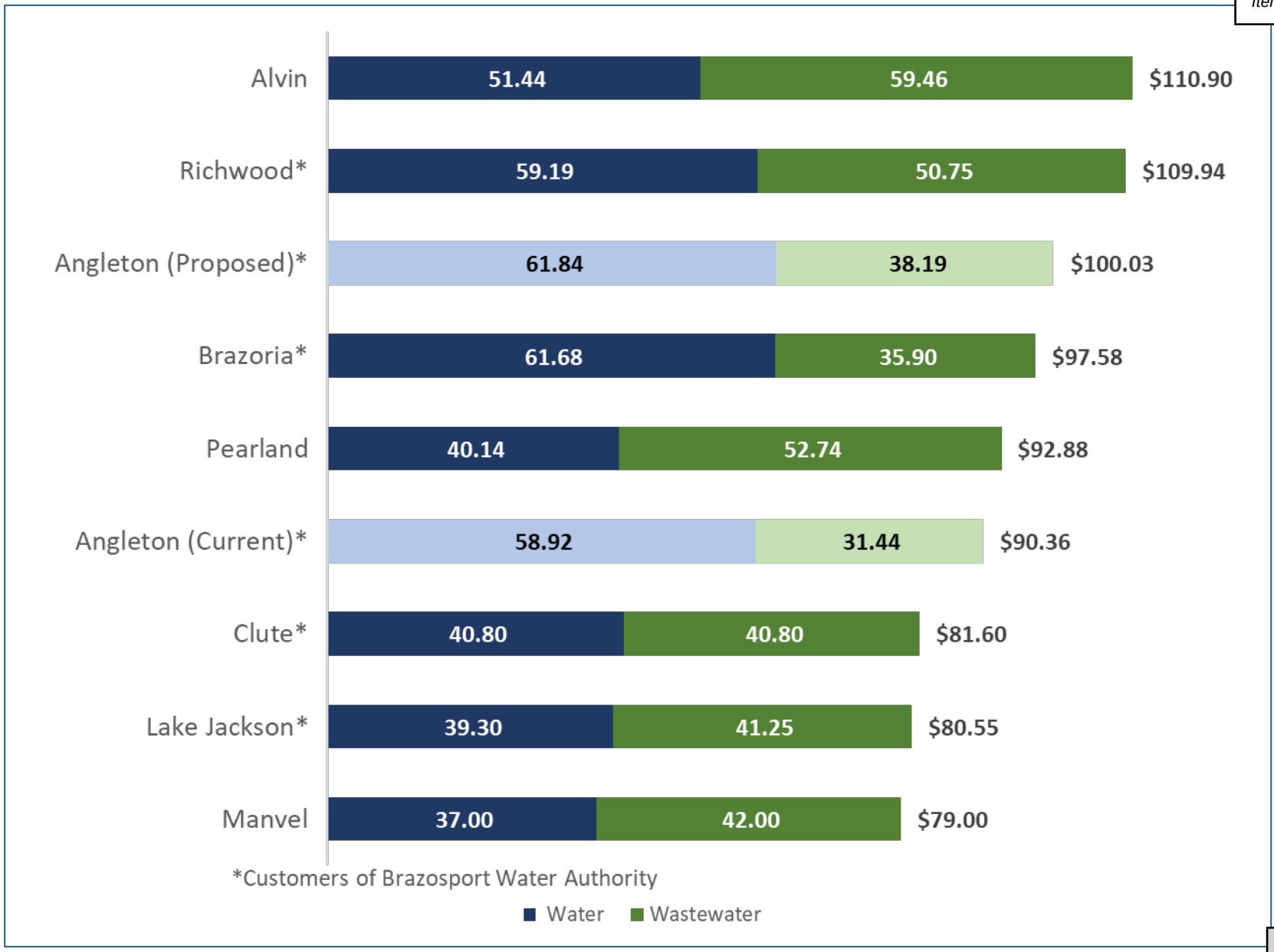
INTERFUND TRANSFERS/COST SHARING

- Franchise Fees
  - 5% on Rate Revenues
  - Approximately $330,000 Under Current Rates
- City Pays for Water
  - Approximately 33 Million Gallons Annually
- General and Administrative Costs
  - Approximately $700,000
  - General Fund Departments:
    - Administration
    - City Council and Secretary
    - Human Resources
    - Emergency Management
    - Finance
    - Information Technology

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RESIDENTIAL CURRENT RATE COMPARISONS

8,000 Gallons



© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

RESIDENTIAL CURRENT RATE COMPARISONS

15,000 Gallons

© 2021 NEWGEN STRATEGIES AND SOLUTIONS, LLC

AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/24/2021

PREPARED BY: Megan Mainer, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action to approve proposed Lakeside Park construction cuts and authorize the City Manager to execute a construction contract after legal review.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $3,000,000.00 **FUNDS REQUESTED:** $118,974.40

FUND: 130-506-502

EXECUTIVE SUMMARY:
On July 13, City Council approved proposed value engineering cuts for Lakeside Park construction excluding playground surfacing alternatives and adjustments to the pavilion. City Council, also, approved bid alternates eight and nine to be paid for out of parkland dedication and that staff proceed with a letter of award to DL Meacham LP with approved modifications to the bid. City Council requested that the contractor find additional funds to cut before authorizing the City Manager to execute a construction contract.

Clark Condon issued a letter of intent to award to DL Meacham outlining the value engineered options approved by City Council as well as an amount not to exceed for the project.

Staff met on Thursday, August 5 to discuss opportunities for additional cuts including converting the parking to asphalt excluding concrete driveway apron and curbing, assessing foundation requirements with the engineer, replacing the kayak dock with an EZ Dock system, value engineering light fixtures, and considering Hardie siding rather than wood on the pavilion.

Staff met with DL Meacham and Clark Condon on Thursday, August 12 to finalize additional proposed cuts for City Council consideration. Converting the parking to asphalt excluding concrete driveway apron, curb and gutter could reduce costs by about $70,000. Foundation alternatives would require additional design providing little savings. Replacing the kayak launch with the EZ Dock system, also, did not provide ample savings. DL Meacham, also, found savings by value engineering lighting. Additionally, if wood is exchanged with Hardi siding for the pavilion, an additional $6,000 savings would be realized. Furthermore, staff mentioned the City purchasing playground equipment independently to qualify for an annual grant. This may reduce playground costs and pour in place by up to 30%.

Clark Condon completed revisions requested by RLO to the AIA contract. AIA contracts are standard and generally the city attorney has no objection but will complete a legal review prior to execution.

RECOMMENDATION:

Staff recommends City Council approve Hardi siding and playground vendor alternatives to reduce Lakeside Park construction costs, cover excess costs with general fund reserves, and authorize the City Manager to execute a construction contract after legal review.

CLARK CONDON

10401 STELLA LINK ROAD
HOUSTON, TEXAS 77025

phone 713.871.1414 fax 713.871.0888

CLARKCONDON.COM

August 11, 2021

Andrew Walton
D.L. Meacham LP
2102 Hoskins
Houston, TX 77080

Re: Lakeside Park

Dear Andrew,

The City of Angleton intends to award you a contract for the construction of Lakeside Park in accordance with your bid submitted on May 13, 2021. The amount of your contract will be based upon the final negotiations with the City of Angleton, in an amount not to exceed $3,324,165.90. This amount includes acceptance of bid alternates 8 and 9. The negotiations on the base bid include, but is not limited to, the following list of items:

- Omit line item 3
- Omit line item 4
- Omit line item 5
- Cost reduction for line item 32
- Cost reduction for line item 33
- Reduction of concrete thickness from 6” to 4.5” in line item 43
- Omit line item 44
- Deduct half of line item 50
- Deduct half of line item 51
- Omit line item 56
- Omit line item 57
- Omit line item 61
- Reduce quantity of line item 46
- Reduce quantity of line item 67
- Omit butterfly garden plant material and irrigation including line items 48, 75, 77, 80, 81, 84, 85, and 88
- General reduction of planting beds and irrigations including quantity adjustments to line items 73, 76, 78, 87, 89, 90, 91, and 97

Please provide four copies of your bonds and insurance for execution of the contract. Send the bonds to the attention of Elizabeth Gilbert at Clark Condon Associates at 10401 Stella Link, Houston, TX 77025.

Sincerely,

Elizabeth Gilbert, PLA

DRAFT

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor

where the basis of payment is a Stipulated Sum

AGREEMENT made as of the « » day of « » in the year « »
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

« »« » City of Angleton, a municipal corporation and home-rule city, 121 S. Velasco St., Angleton, Texas 77515.
« »
« »
« »

and the Contractor:
(Name, legal status, address and other information)

«D.L. Meacham LP »« »
« 2102 Hoskins »
«Houston, TX 77080 »
« »

for the following Project:
(Name, location and detailed description)

« »*Lakeside Park*
«1234 Enchanted Oaks Dr. »
«Angleton, TX 77515 »

The Architect:
(Name, legal status, address and other information)

«Clark Condon Associates, Inc. »« »
«10401 Stella Link Rd. »
«Houston, TX 77025 »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

DRAFT

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

DRAFT

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[« »] The date of this Agreement.

[«X »] A date set forth in a notice to proceed issued by the Owner.

[« »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

[«X »] Not later than «two hundred seventy » («270 ») calendar days from the date of commencement of the Work.

[« »] By the following date: « »

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract, only upon approval. The Contract Sum shall be « » ($ « »), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Bid Alternate #8: Relocate Electrical Controller/Disconnect	$5,800.00
Bid Alternate #9: Bury Existing Electrical Pull Boxes	$6,700.00

DRAFT

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
Park Entry Signage	$10,000.00

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
Refer to Detailed Bid Form		

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

«$500.00 per day. »

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

« N/A »

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the «23rd » day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the «last » day of the «following » month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than «sixty » («60 ») days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

DRAFT

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- **.1** That portion of the Contract Sum properly allocable to completed Work;
- **.2** That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- **.3** That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- **.1** The aggregate of any amounts previously paid by the Owner;
- **.2** The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- **.3** Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- **.4** For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

«10% »

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

«N/A »

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

«N/A »

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

«N/A »

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

DRAFT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

«N/A »

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

« » % « »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

«Clark Condon Associates, Inc. »
«10401 Stella Link Rd. »
«Houston, TX 77025 »
« »

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

§ 6.2 Binding Dispute Resolution
For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution, that shall be utilized only in the event Mediation is unsuccessful, shall be as follows:
(Check the appropriate box.)

[«X »] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[« »] Litigation in a court of competent jurisdiction

[« »] Other *(Specify)*

« »

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017.~~, then the Owner shall pay the Contractor a termination fee as follows~~:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

DRAFT

«$0.00 »

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 (General Conditions) or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

«Megan Mainer »
«City of Angleton »
«1601 N. Valderas St. »
«Angleton, TX 77515 »
«Tel: (979) 849-4364 Ext 4101 »
« mmainer@angleton.tx.us »

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

«Andrew Walton »
«D.L. Meacham LP »
«2102 Hoskins »
«Houston, TX 77080 »
«Tel: (713) 465-1905 »
« andrew@dlmeacham.com »

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

« »

§ 8.7 Other provisions:

« »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

« »

.5 Drawings

Number	Title	Date
L0.00	OVERALL PLAN	04/15/2021
L0.01	TREE PROTECTION & DEMOLITION PLAN	04/15/2021
C1.0	CONSTRUCTION NOTES	04/15/2021
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	04/15/2021
C3.0	OVERALL LAYOUT AND PAVING PLAN	04/15/2021
C4.0	UTILITY PLAN	04/15/2021
C5.0	DRAINAGE PLAN	04/15/2021
C5.1	DRAINAGE CALCULATIONS	04/15/2021
C6.0	GRADING PLAN	04/15/2021
C7.0	STORMWATER POLLUTION PREVENTION PLAN	04/15/2021
C8.0	STORMWATER POLLUTION PREVENTION PLAN DETAILS	04/15/2021
C9.0	PAVEMENT DETAILS 1 OF 2	04/15/2021
C9.1	PAVEMENT DETAILS 2 OF 2	04/15/2021
C10.0	STORM DETAILS 1 OF 2	04/15/2021
C10.1	STORM DETAILS 2 OF 2	04/15/2021
C11.0	SANITARY SEWER DETAILS	04/15/2021
C12.0	WATER DETAILS	04/15/2021
L1.01 - L1.00	LAYOUT PLANS	04/15/2021
L1.12	LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS	04/15/2021
L1.13	GRADING ENLARGEMENT PLANS & HARDSCAPE DETAILS	04/15/2021

DRAFT

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

L1.14	LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS	04/15/2021
L1.15 - L1.21	HARDSCAPE DETAILS	04/15/2021
L1.22	SCHEDULES	04/15/2021
L1.23	COORDINATE POINTS	04/15/2021
S1.00 - S1.08	CONSTRUCTION DETAILS	04/15/2021
S2.00	STANDARD NOTES AND DETAILS	04/15/2021
G0.10	SHEET INDEX & PROJECT DATED	04/15/2021
G0.20 -	TEXAS ACCESSIBILITY STANDARDS	04/15/2021
G0.20.2	ACCESSIBILITY DETAILS	04/15/2021
G0.21	CODE ANALYSIS & LIFE SAFETY PLANS	04/15/2021
G1.01	OVERALL SITE PLAN	04/15/2021
A0.01	LEVEL 1 OVERALL PLAN	04/15/2021
A1.01	SITE PAVILION - OVERALL FLOOR PLAN, ELEVATIONS &	04/15/2021
A1.01.a	SECTIONS	04/15/2021
A1.03	ROOF LEVEL OVERALL PLAN	04/15/2021
A1.51	LEVEL 1 RESTROOMS & CONCESSIONS	04/15/2021
A1.61	LEVEL 1 OVERALL REFLECTED CEILING PLAN	04/15/2021
A1.81	LEVEL 1 FINISH PLAN	04/15/2021
A1.91	LEVEL I POWER & DATA PLAN - MAIN PAVILLION	04/15/2021
A2.00	OVERALL BUILDING ELEVATIONS - MAIN PAVILION	04/15/2021
A3.00	OVERALL BUILDING SECTIONS - MAIN PAVILION	04/15/2021
A3.10 - A3.12	WALL SECTIONS - MAIN PAVILION	04/15/2021
A4.00	EXTERIOR ENVELOPE DETAILS	04/15/2021
A4.01	EXTERIOR ENVELOPE SECTION DETAILS	04/15/2021
A4.02	TYPICAL ROOF DETAILS	04/15/2021
A5.20	DOOR SCHEDULE AND TYPES	04/15/2021
A5.40	DOOR DETAILS	04/15/2021
A9.00	3D VIEWS	04/15/2021
S0.0 - S0.1	STRUCTURAL GENERAL NOTES	04/15/2021
S1.0 - S1.1	FOUNDATION PLAN	04/15/2021
S2.0 - S2.3	FOUNDATION DETAILS	04/15/2021
S3.0 - S3.1	ROOF FRAMING PLAN	04/15/2021
S4.0 - S4.1	FRAMING DETAILS	04/15/2021
S5.0	ROOF FRAMING PLAN & DETAILS	04/15/2021
MEP0.01	SITE PLAN	04/15/2021
MEP-100	MEP SYMBOL & LEGEND	04/15/2021
M-201	MECHANICAL PLAN	04/15/2021
M-301	MECHANICAL DETAILS	04/15/2021
M-401	MECHANICAL SCHEDULE	04/15/2021
E-201	ELECTRICAL LIGHTING PLAN	04/15/2021
E-211	ELECTRICAL POWER PLAN	04/15/2021
E-301	ELECTRICAL DETAILS	04/15/2021
E-401	ELECTRICAL RISER DIAGRAM & SCHEDULES	04/15/2021
P-200	UNDERFLOOR PLUMBING PLAN	04/15/2021
P-201	PLUMBING PLAN	04/15/2021
P-301	PLUMBING DETAILS	04/15/2021
P-401	PLUMBING SCHEDULES AND NOTES	04/15/2021
P-402	PLUMBING RISERS	04/15/2021
L2.00	IRRIGATION LAYOUT OVERALL PLAN	04/15/2021
L2.01 - L2.11	IRRIGATION PLAN	04/15/2021
L2.12	IRRIGATION NOTES AND DETAILS	04/15/2021
L3.01 - L3.11	PLANTING PLAN	04/15/2021
L3.12	PLANTING DETAILS, NOTES & SCHEDULE	04/15/2021

DRAF

.6 Specifications

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

Section	Title	Date	Pages
Refer to Project Manual			

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[« »] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

« »

[« »] The Sustainability Plan:

Title	Date	Pages

[« »] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

DRAFT

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

« »

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This draft was produced by AIA software at 10:31:45 ET on 03/30/2021 under Order No.5362582297 which expires on 12/03/2021, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail copyright@aia.org.
User Notes: (1748454002)

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Asst. Director of Development Services

AGENDA CONTENT: Heritage Oaks Section 7 – acceptance of public improvements and request to waive requirement of preliminary acceptance with a one-year maintenance bond.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

The construction of the required public improvements (civil engineered portion - roadways, drainage, water and wastewater infrastructure, and street signs) of the Heritage Oaks Section 7 subdivision development was substantially complete in July 2021. Section 23-98 of the City of Angleton Land Development Code (LDC) requires that all installed public infrastructure improvements serving the subdivision be completed in accordance with approved construction plans prior to final plat recordation.

The public improvements acceptance process, as described in Section 23-98(I) is a two-step process consisting of:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and

2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

Prior to the adoption of the LDC, the public improvement acceptance process consisted of final acceptance with a one-year maintenance bond.

On July 29, 2021, the City's engineer and staff members from Development Services and Public Works walked the entirety of the subdivision site and prepared a "punch list" of items to be remediated prior to staff making a recommendation to City Council to accept the public improvements. Only minor issues were noted, and on August 8, 2021, City staff walked the site again and noted all punch list items had been addressed. The only issue not observed to be

completely resolved was the need for additional vegetation along the north/northeast pond slope. Grass seed has been laid, and City staff will monitor the grass growth. The City's engineer received as-built record drawings and has provided a letter in support of final acceptance of public improvements pending successful completion of a one-year maintenance bond period.

Conditions of final acceptance noted by the City's engineer include the following:

1. The Developer shall provide proof that there are no outstanding judgements or liens against the improvements within the public rights-of-way or against property on which easements contain public improvements.
2. For the portion of public sidewalks constructed, the Developer shall provide the TDLR certification of compliance with Texas Accessibility Standards per LDC Sec. 23-14. A.5 Sidewalks and Accessibility.

RECOMMENDATION:

Staff supports waiving preliminary acceptance of the Heritage Oaks Section 7 public improvements with a one-year maintenance bond.

Staff recommends City Council accept the Heritage Oaks Section 7 public improvements pending successful completion of the one-year maintenance bond period and in accordance with the conditions of final acceptance as noted in the recommendation letter issued by HDR on August 13, 2021.

August 13, 2021

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

Re: On-Going Services
Public Improvements Acceptance of Heritage Oaks Sec. 7 Subdivision
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) is in receipt of the request for Public Acceptance of the Heritage Oaks Sec. 7 Subdivision public improvements in accordance with the Angleton Land Development Code (LDC) Sec. 23-98 – Public Improvements Acceptance. The following are exceptions noted in review of the Public Acceptance Process Criteria:

1. A Final Inspection walkthrough was performed on July 29, 2021 to review and verify the public improvements were constructed per the approved plat and plans. A Final Inspection report was generated for items to be completed and or corrected. Completion and correction of the items noted were provided and re-inspected on August 3, 2021. For the locations of backfill near back of curb/inlets, this will be completed by the homebuilder once the silt fencing is removed.
2. A pdf set of As-Built (Record Drawing) plans dated August 3, 2021 by the Engineer of Record have been received by the City. It is noted that the proposed sidewalks shall be completed by the Homebuilder as shown on the plans. As a condition of the Final Acceptance, an electronic set of the As-Built plans shall be submitted in a GIS compatible format.
3. Testing reports as noted by LDC Sec. 23-98 have been received. No additional action is required for these items.
4. As a condition of Final Acceptance, a maintenance bond shall be filed with the City in accordance to the LDC Sec. 23-98.
5. As a condition of Final Acceptance, the Developer shall provide proof that there are no outstanding judgements or liens against the improvements within the public rights-of-way or against property on which easements contain public improvements.
6. As a condition of Final Acceptance, for the portion of public sidewalks constructed, the Developer shall provide the TDLR certification of compliance with Texas Accessibility Standards per LDC Sec. 23-14. A.5 Sidewalks and Accessibility.

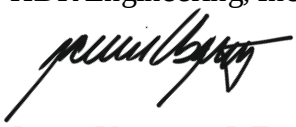
hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

HDR takes no objection for the request of Final Acceptance for Public Improvements for the Heritage Oaks Sec. 7 Subdivision with the following exceptions noted. Please note that HDR has only reviewed the improvements for consistency with the Final Plat and Construction Plans and the general conformance of public improvements to the City requirements. It is noted that this does not release the Developer of any liability resulting from non-conformance of these items.

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
City Engineer Representative

cc: Files (10283980/20-007)

ENGINEER'S CERTIFICATE OF COMPLETION

Project: HERITAGE OAKS SECTION 7
ANGELTON TEXAS

Owner: CHRIS PELTIER
P.O. BOX 288
ANGLETON, TX 77516
CHRIS@CHRISPELTIERHOMES.COM
979-848-7926

Type of Facilities Constructed:
RESIDENTIAL SUBDIVISION -34 LOTS, 19.693 AC

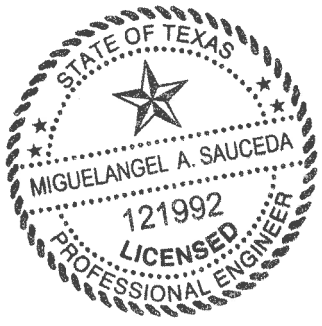
Contractor: MIKE MURPHY, VICE PRESIDENT
MATULA & MATULA
122 WEST WAY SUITE 325
LAKE JACKSON TEXAS 77566
JMMURPHY@MATULAINC.COM
979-480-0030

Consulting Engineer: MIGUELANGEL A. SAUCEDA, P.E.
BAKER& LAWSON ENGINEER
300 E. CEDAR STREET
ANGLETON TX 77515
MSAUCEDA@BAKERLAWSON.COM
979-849-6681

I, MIGUELANGEL A. SAUCEDA, P.E., hereby certify that I am a Register Professional Engineer in the State of Texas. I certify this project was completed on the 6TH day of August, 2021 at the listed address above. The project was completed in conformance to the plans and specifications and in my professional opinion, is in compliance with the City of Angleton's Approved Plans. The project is ready for Final Inspection by the City Engineer. The "As-Built" drawings will be furnished to the office of the City Engineer of the City of Angleton within 15 calendar days of the date this certification is signed.

Signature: _____

Date: 8/6/21



PLANS FOR CONSTRUCTION OF

PAVING, DRAINAGE AND UTILITIES ON

HERITAGE OAKS SEC. 7 SUBDIVISION

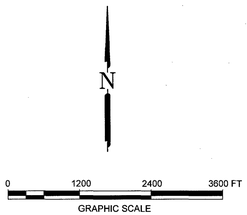
3 BLOCKS, 34 LOTS

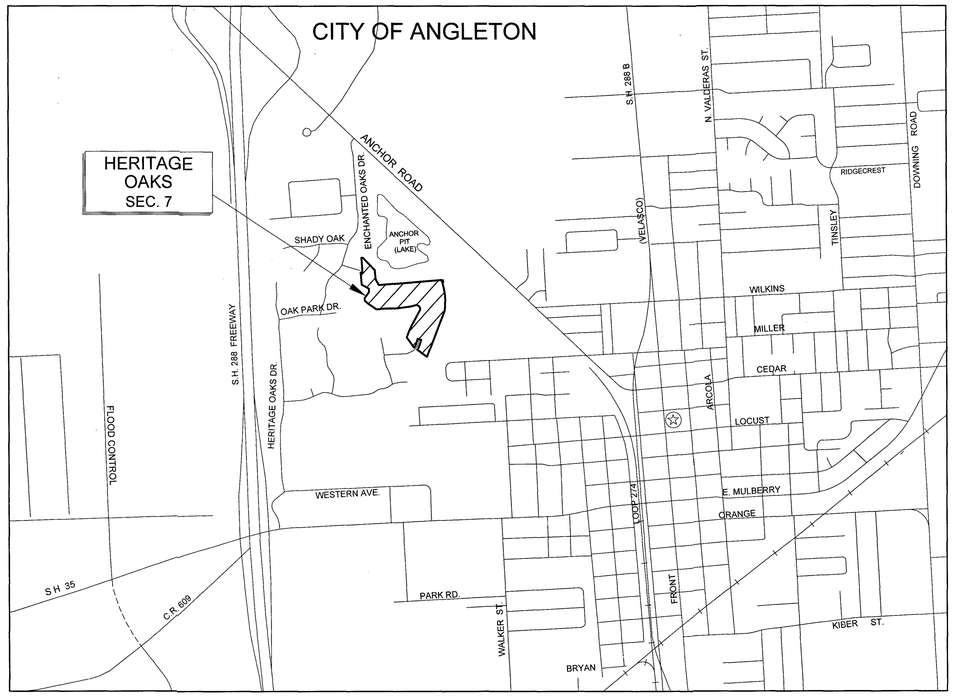
FOR THE

CITY OF ANGLETON

BRAZORIA COUNTY

B&L JOB No. 13446





INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
1	TITLE SHEET
P1	FINAL REPLAT (1 OF 2)
P2	FINAL REPLAT (2 OF 2)
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	PLAN & PROFILE - OAK RIDGE DR. STA 0+00 TO 5+00
5	PLAN & PROFILE - OAK RIDGE DR. 5+00 TO 10+50
6	PLAN & PROFILE - OAK RIDGE DR. STA 10+50 TO 16+00
7	PLAN & PROFILE - OAK RIDGE DR. STA 16+00 TO 21+60
7A	PLAN & PROFILE - OAK RIDGE DR. STA 21+60 TO 22+62
8	UTILITY LAYOUT
9	DETENTION POND DESIGN, OUTFALL 1 AND SWALE S1
9A	OUTFALLS 2,3 AND SWALES S2,S3
10	DRAINAGE AREA MAP
11	GRADING PLAN
12	CUT AND FILL PLAN
13	SWPPP LAYOUT
14	SWPPP NARRATIVE
15	HYDRAULIC CALCULATIONS
16	WINDSTORM DATA
17	MAILBOX AND STREET LIGHTING LAYOUT

DETAIL SHEETS

18	PAVEMENT AND LOT GRADING DETAILS
19	WATERLINE DETAILS
20	SANITARY SEWER DETAILS
21	STORM SEWER DETAILS
22	WEIR DRAINAGE STRUCTURE

CITY OF ANGLETON

MAYOR	CITY COUNCIL
JASON PEREZ	MIKEY SVOBODA
	CECIL BOOTH
	JOHN WRIGHT
CITY MANAGER	TRAVIS TOWNSEND
CHRIS WHITTAKER	MARK GONGORA

This subdivision lies within the Oyster Creek Watershed.

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 13446

13446-AB Sheet Set.dwg

LEGEND

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

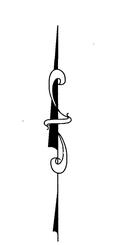
SYMBOLS

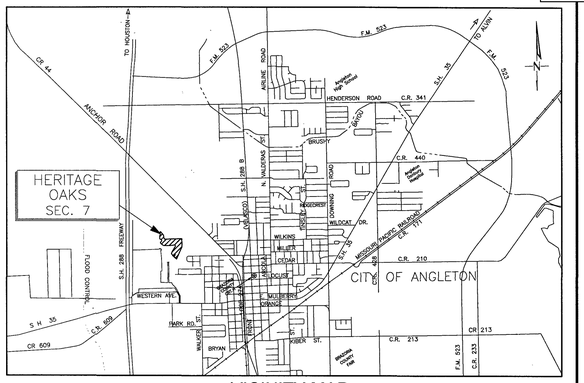
- ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- ○ = FOUND MONUMENT (AS NOTED)
- ⊕ = (TBM) TEMPORARY BENCHMARK

Line Table		
Line No.	Length	Direction
L1	24.71'	N85°43'21"E
L2	147.75'	S05°33'23"E
L3	106.95'	S28°07'20"E
L4	20.73'	S85°31'12"W
L5	60.00'	N74°27'38"W
L6	204.32'	N35°28'53"W
L7	77.09'	S85°53'18"W
L8	15.01'	N04°45'45"W
L9	42.58'	S85°22'28"W
L10	42.60'	N09°05'17"W
L11	16.99'	S80°59'41"W
L12	31.87'	S74°32'43"E
L13	112.93'	N04°29'54"W
L14	95.63'	N89°29'54"W
L15	114.74'	N28°08'15"W
L16	108.55'	N74°33'52"W
L17	106.90'	N21°24'40"E
L18	100.61'	N25°59'16"E
L19	45.69'	N15°47'52"W
L20	52.35'	N56°46'59"W

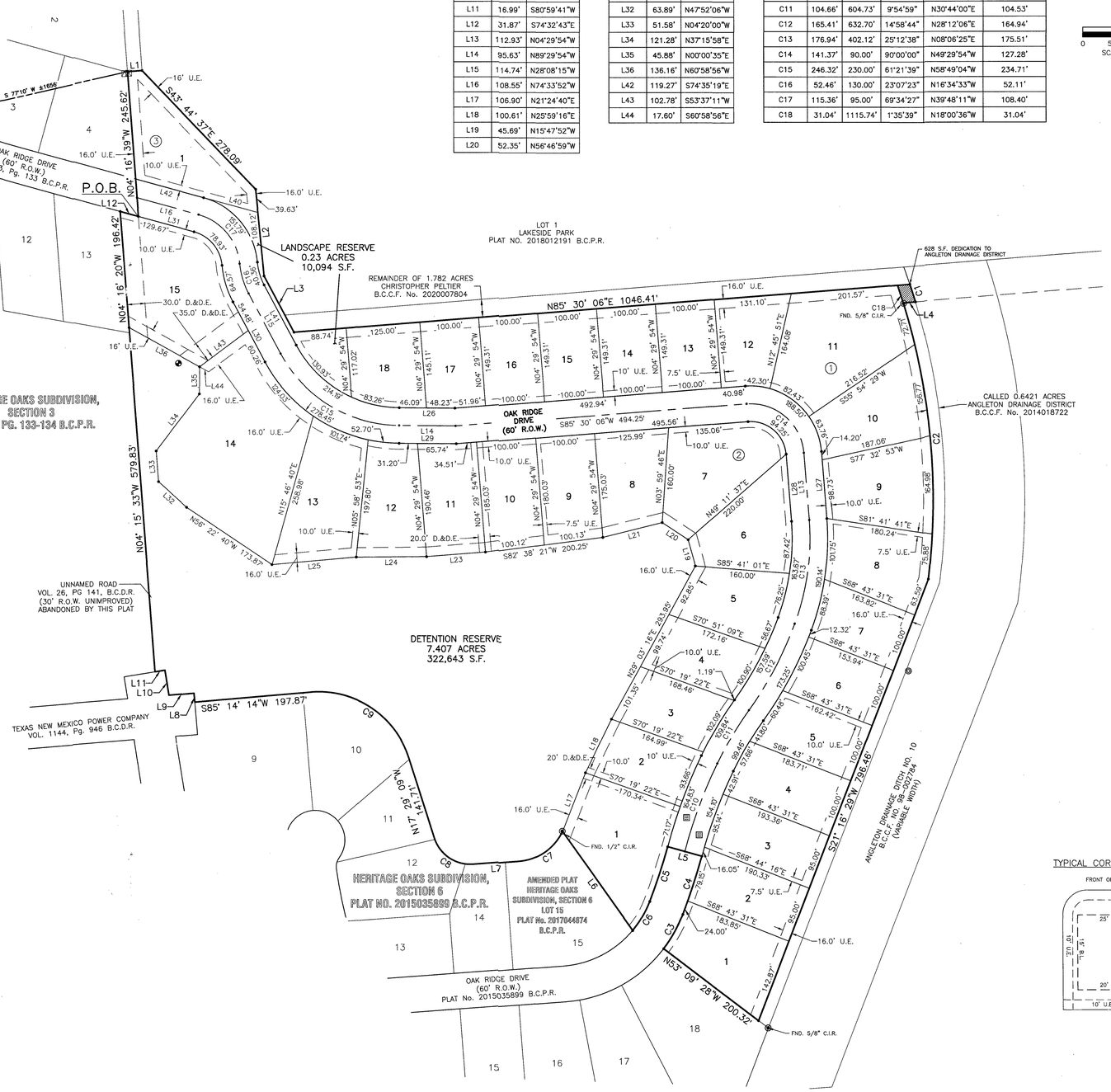
Line Table		
Line No.	Length	Direction
L21	103.72'	S76°11'19"W
L23	100.00'	S85°40'34"W
L24	119.03'	S89°36'59"W
L25	143.19'	S85°00'05"W
L26	94.32'	S89°29'54"E
L27	112.93'	S04°29'54"E
L28	112.98'	S04°29'54"E
L29	96.94'	S89°29'54"E
L30	114.74'	S28°08'15"E
L31	97.80'	S74°35'19"E
L32	63.89'	N47°52'06"W
L33	51.58'	N04°20'00"W
L34	121.28'	N37°15'58"E
L35	45.88'	N00°00'35"E
L36	136.16'	N60°58'56"W
L42	119.27'	S74°35'19"E
L43	102.78'	S53°37'11"W
L44	17.60'	S60°58'56"E

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.01'	1313.07'	1°21'11"	S17°42'59"E	31.01'
C2	470.34'	1115.74'	24°09'10"	S05°08'12"E	466.86'
C3	66.01'	230.00'	16°26'37"	N29°29'24"E	65.78'
C4	103.16'	1032.50'	5°43'28"	N18°24'06"E	103.12'
C5	97.16'	972.50'	5°43'28"	S18°24'06"W	97.12'
C6	56.73'	170.00'	19°07'16"	S30°49'49"W	56.47'
C7	94.59'	90.00'	60°13'14"	S55°47'36"W	90.30'
C8	85.56'	63.99'	76°36'31"	N55°47'24"W	79.33'
C9	215.41'	159.71'	77°16'37"	N56°07'27"W	199.45'
C10	159.44'	849.62'	10°45'09"	N20°23'59"E	159.21'
C11	104.66'	604.73'	9°54'59"	N30°44'00"E	104.53'
C12	165.41'	632.70'	14°58'44"	N28°12'06"E	164.94'
C13	176.94'	402.12'	25°12'38"	N08°06'25"E	175.51'
C14	141.37'	90.00'	90°00'00"	N49°29'54"W	127.28'
C15	246.32'	230.00'	61°21'39"	N58°49'04"W	234.71'
C16	52.46'	130.00'	23°07'23"	N16°34'33"W	52.11'
C17	115.36'	95.00'	69°34'27"	N39°48'11"W	108.40'
C18	31.04'	1115.74'	1°35'39"	N18°00'36"W	31.04'





VICINITY MAP
N.T.S.



ELEVATIONS ARE BASED ON HERITAGE OAKS BM #1 NGVD1973

BM #1: CUT SQUARE ON TOP OF CURB AT NE CORNER OF BRIDGE, NORTHBOUND LANE, SH 288 FREEWAY AT ANGLETON DRAINAGE DISTRICT DITCH 10. ELEV. = 29.96.

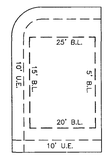
SITE BENCHMARK

TBM 1: A BOX CUT ON A CONCRETE HEADWALL IN THE WEST CORNER OF THE SUBDIVISION ELEVATION = 27.27 FEET, NGVD1973

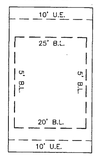
NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.
10. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION TO MAINTAIN DRAINAGE AND DETENTION RESERVES.
11. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.

TYPICAL CORNER LOT



TYPICAL LOT



OWNER:
CHRISTOPHER PELTIER
P.O. BOX 288
ANGLETON TX 77516

SHEET 1 OF 2

REVISED:

FINAL REPLAT

HERITAGE OAKS SEC 7 SUBDIVISION
A 27.122 ACRE, 34-LOT, 3-BLOCK 2-RESERVE SUBDIVISION

PORTION OF LOTS 47, 48, 49, 50 AND 51 OF
THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE J.D.J. VALDERAS SURVEY,
ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

P1

PROJECT NO.: 13446	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 13446 PLAT.DWG	DATE: 04/28/2021	CHECKED BY:

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTOPHER PELTIER, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HERITAGE OAKS SEC 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

DRAINAGE AND DETENTION EASEMENT

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
CHRISTOPHER PELTIER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHRISTOPHER PELTIER, 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

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

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

_____
Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

_____
CHAIRMAN, BOARD OF SUPERVISORS

_____
BOARD MEMBER

_____
BOARD MEMBER

FIELD NOTES FOR 27.122 ACRE

Being a tract of land containing 27.122 acre (1,181,446 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 27.122 acre being a portion of Lots 47, 48, 49, 50 and 51 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a portion of Lot 2 of Lakeside Park recorded under Plat No. 2018012191 of the Brazoria County Plat Records (B.C.P.R.), a portion of a called 1.782 acre tract recorded in the name of Chris Peltier under Brazoria County Clerk's File (B.C.C.F.) No. 2020007804 and a portion of a called 35.06 acre tract recorded in the name of Christopher Peltier under B.C.C.F. No. 2011029156, being all of a called 1.723 acre tract recorded in the name of Chris Peltier under B.C.C.F. No. 2018061649; Said 27.122 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8–inch iron rod with cap stamped "BAKER & LAWSON" found on the west line of said Lot 2 of Lakeside Park, at the south end of the terminus line of the right–of–way (R.O.W.) of Oak Ridge Drive (sixty feet wide per Plat No. 2002057784 of the B.C.P.R.);

THENCE, with the west line of said Lot 2 of Lakeside Park and the east line of Heritage Oaks Section 3, a subdivision recorded under Volume 23, Page 133 of the B.C.P.R., North 04 degrees 16 minutes 39 seconds West, a distance of 245.62 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found for the northwest corner of said 1.782 acre tract and the herein described tract;

THENCE, with the north line of said 1.782 acre tract, North 85 degrees 43 minutes 21 seconds East, a distance of 24.71 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found on the common line of Lots 1 and 2 of said Lakeside Park, for the north northeast corner of said 1.782 acre tract and the herein described tract;

THENCE, with the common line of said Lots 1 and 2 of Lakeside Park, the following two (2) courses:

1. South 43 degrees 44 minutes 37 seconds East, a distance of 278.09 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
2. South 05 degrees 33 minutes 23 seconds East, a distance of 147.75 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found for an angle point;

THENCE, continue with the common line of said Lots 1 and 2 of Lakeside Park, and through and across said 1.782 acre tract, South 28 degrees 07 minutes 20 seconds East, a distance of 106.95 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said 1.782 acre tract, North 85 degrees 30 minutes 06 seconds East, a distance of 1,046.41 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the west line of a Angleton Drainage District Ditch 10 (width varies per B.C.C.F. No. 1998002784);

THENCE, with the east line of said Ditch 10 the following four (4) courses:

1. 31.01 feet along the arc of a curve to the right, having a radius of 1,313.07 feet, a central angle of 01 degrees 21 minutes 11 seconds, a chord that bears South 17 degrees 42 minutes 59 seconds East, a distance of 31.01 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set at an angle point;
2. South 85 degrees 31 minutes 12 seconds West, a distance of 20.73 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found for an angle point, at the beginning of a non–tangent curve to the right;
3. 470.34 feet along the arc of said curve to the right, having a radius of 1,115.74 feet, a central angle of 24 degrees 09 minutes 10 seconds, a chord that bears South 05 degrees 08 minutes 12 seconds East, a distance of 466.86 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
4. South 21 degrees 16 minutes 29 seconds West, a distance of 796.46 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the northeast line of Lot 18, Block 2 of Heritage Oaks Subdivision Section Six recorded under Plat No. 2015035899 of the B.C.P.R., for the southeast corner of the herein described tract;

THENCE, with the north line of said Lot 18, North 53 degrees 09 minutes 28 seconds West, a distance of 200.32 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of Oak Ridge Drive (sixty feet wide per Plat No. 2015035899 B.C.P.R.) for an angle point, at the beginning of a non–tangent curve to the left;

THENCE, with the east R.O.W. line of said Oak Ridge Drive, the following two (2) courses:

1. 66.01 feet along the arc of said curve to the left, having a radius of 230.00 feet, a central angle of 16 degrees 26 minutes 37 seconds, a chord that bears North 29 degrees 29 minutes 24 seconds East, a distance of 65.78 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
2. 103.16 feet along the arc of said curve to the left, having a radius of 1032.50 feet, a central angle of 05 degrees 43 minutes 28 seconds, a chord that bears North 18 degrees 24 minutes 06 seconds East, a distance of 103.12 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the east end of the north terminus line of said Oak Ridge Drive;

THENCE, with the north terminus line of said Oak Ridge Drive, North 74 degrees 27 minutes 38 seconds West, a distance of 60.00 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the west end of said terminus line, at the beginning of a non–tangent curve to the right;

THENCE, with the west R.O.W. line of said Oak Ridge Drive, the following two (2) courses:

1. 97.16 feet along the arc of said curve to the right, having a radius of 972.50 feet, a central angle of 05 degrees 43 minutes 28 seconds, a chord that bears South 18 degrees 24 minutes 06 seconds West, a distance of 97.12 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
2. 56.73 feet along the arc of said curve to the right, having a radius of 170.00 feet, a central angle of 19 degrees 07 minutes 16 seconds, a chord that bears South 30 degrees 49 minutes 49 seconds West, a distance of 56.47 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of the Amended Plat of Heritage Oaks Subdivision, Section 6, Lot 15 recorded under Plat No. 2017044874 of the B.C.P.R., for an angle point;

THENCE, with the east line of said Lot 15, North 35 degrees 28 minutes 53 seconds West, a distance of 204.32 feet to a 1/2–inch iron rod with cap found at the north corner of said Lot 15, for an angle point;

THENCE, with the north line of said Lot 15, 94.59 feet along the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 60 degrees 13 minutes 14 seconds, a chord that bears South 55 degrees 47 minutes 36 seconds West, a distance of 90.30 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

THENCE, with the north lines of said Lot 15 and Lot 14 of said Heritage Oaks Subdivision Section Six, South 85 degrees 53 minutes 18 seconds West, a distance of 77.09 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;

THENCE, with the north line of said Heritage Oaks Subdivision Section Six, the following four (4) courses:

1. 85.56 feet along the arc of said curve to the right, having a radius of 63.99 feet, a central angle of 76 degrees 36 minutes 31 seconds, a chord that bears North 55 degrees 47 minutes 24 seconds West, a distance of 79.33 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
2. North 17 degrees 29 minutes 09 seconds West, a distance of 141.71 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
3. 215.41 feet along the arc of said curve to the left, having a radius of 159.71 feet, a central angle of 77 degrees 16 minutes 37 seconds, a chord that bears North 56 degrees 07 minutes 27 seconds West, a distance of 199.45 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
4. South 85 degrees 14 minutes 14 seconds West, a distance of 197.87 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the east line of a tract recorded in the name of Texas New Mexico Power Company under Vol. 1144, Page 946 of the Brazoria County Deed Records, at the northwest corner of Lot 9 of said Heritage Oaks Subdivision, Section 6, for the southwest corner of the herein described tract;

THENCE, with the easterly line of said Texas New Mexico Power Company tract the following four (4) courses:

1. North 04 degrees 45 minutes 45 seconds West, a distance of 15.01 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 85 degrees 22 minutes 28 seconds West, a distance of 42.58 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 09 degrees 05 minutes 17 seconds West, a distance of 42.60 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. South 80 degrees 59 minutes 41 seconds West, a distance of 16.99 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the west line of an unnamed road (thirty foot R.O.W., Vol. 26, Page 141 B.C.D.R.), on the east line of said Heritage Oaks Subdivision, Section 3, for the west southwest corner of the herein described tract;

THENCE, with the east line of said Heritage Oaks Subdivision, Section 3, being the west line of said unnamed road, North 04 degrees 15 minutes 53 seconds West, a distance of 579.83 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set for an angle point, at the southwest corner of said Lot 2;

THENCE, with the common line of said Heritage Oaks Section 3 and said Lot 2, North 04 degrees 16 minutes 39 seconds West, a distance of 196.44 feet to a 5/8–inch iron rod with cap stamped "Baker & Lawson" set on the south R.O.W. line of Oak Ridge Drive, for an angle point;

THENCE, with the south R.O.W. line of said Oak Ridge Drive, South 74 degrees 32 minutes 43 seconds East, a distance of 31.87 feet to the POINT OF BEGINNING and containing 27.122 acres of land.

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

STATE OF TEXAS · DEVIN R. ROYAL · 6667 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

OWNER:
CHRISTOPHER PELTIER
P.O. BOX 288
ANGLETON TX 77516

SHEET 2 OF 2

REVISED:

FINAL REPLAT
HERITAGE OAKS SEC 7 SUBDIVISION
A 27.122 ACRE, 34-LOT, 3 BLOCK 2-RESERVE SUBDIVISION
PORTION OF LOTS 47, 48, 49, 50 AND 51 OF
THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE J.D.J. VALDERAS SURVEY,
ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

P2

PROJECT NO.: 13446	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 13446 PLAT.DWG	DATE: 04/28/2021	CHECKED BY:

J:\13000\13400\13446-00\PLAT 6x36 BROWN\DWG\13446 PLAT.DWG 7/2/21 Ed Brown

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" (TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON (TELEPHONE NO. (979) 849-4364) 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE, CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.
3. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
4. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
5. CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
8. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.
9. ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLOT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTAITVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
12. ALL UTILITY TRENCHES TO BE BACK FILLED TO 90 PERCENT (90%) STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
13. ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTACT.
14. BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT MEN, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.
15. CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE OR AS DIRECTED BY THE ENGINEER. AN EXISTING LANDFILL APPROXIMATELY 10 MILES FROM THE PROJECT SITE IS THE NEAREST STATE APPROVED FEE FACILITY. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
16. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40-FOOT INTERVALS (SAWCUTS @ 20'(2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
9. SUBGRADE TO BE STABILIZED 1-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.
13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THE SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED IN THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.
19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THIRTY THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.
22. CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
25. BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.

WASTEWATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON.
2. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.
3. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.
4. WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9-FEET BUT MORE THAN 6-INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.
6. SANITARY SEWER LEADS UNDER OR WITHIN 1' OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1' OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS.
7. LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.2. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.
8. CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE, SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

WATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.
2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
5. PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON PLANS.
7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.
8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.
9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (979) 849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

* WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752-8036 OR (713) 659-2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
* WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL CENTERPOINT ENERGY AT 713-207-2222.

SBC NOTES

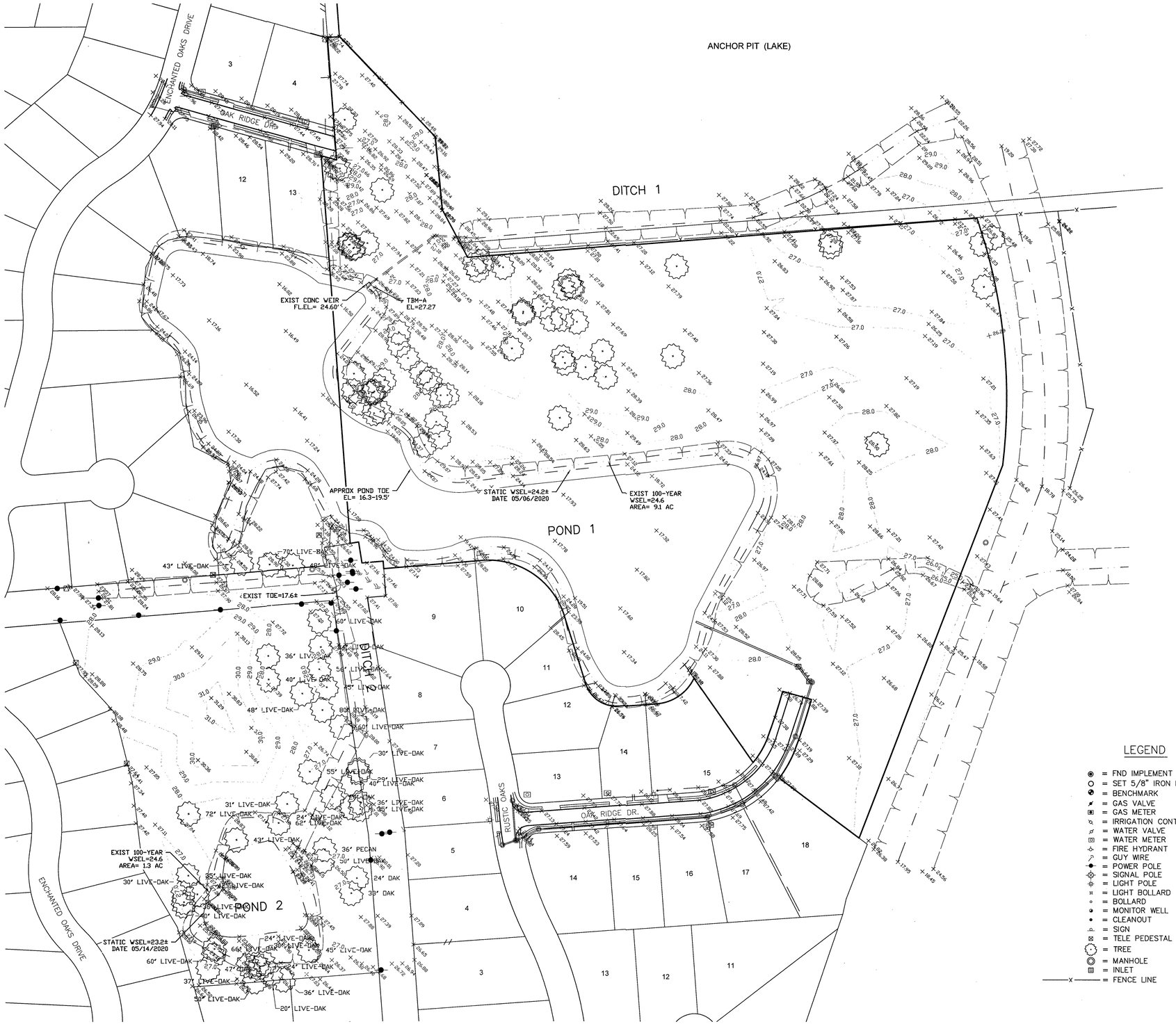
THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

TEXAS NEW MEXICO POWER NOTES

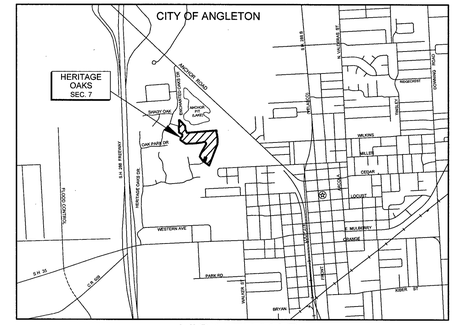
OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTMPETD TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (979) 829-5776.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR RESTS ON DESIGN ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
15. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
    a. PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
    b. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
    c. CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
    d. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
    e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
    f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
    g. INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.
    h. A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W, SHALL BE EXECUTED BY THE DE



SCALE : 1" = 100'



VICINITY MAP
N.T.S.

PRE-EXISTING DETENTION SUMMARY:
POND 1 AND NORTH DITCH SERVICES HERITAGE OAKS
SECTION 3 AND SECTIONS 6

REQUIRED DETENTION SECTION 3= 10.98 AC-FT
REQUIRED DETENTION SECTION 6= 8.70 AC-FT
REQUIRED TOTAL= 19.68 AC-FT

POND 1:
AREA OF 100-YEAR WSEL @ 26.6' = 9.6 AC
AREA OF STATIC WATER LEVEL @ 24.6' = 8.7 AC
AVERAGE AREA = 9.15 AC
DEPTH= 2.0 FT
VOLUME PROVIDED= 18.3 AC-FT

POND 2:
AREA OF 100-YEAR WSEL @ 26.6' = 1.3 AC
AREA OF STATIC WATER LEVEL = 0.65 AC
AVERAGE AREA = 0.98 AC
DEPTH= 2.0 FT
VOLUME PROVIDED= 1.95 AC-FT

DITCH 1:
LENGHT= 950 LF
AVERAGE CROSS-SECTIONAL AREA= 134 SF
VOLUME PROVIDED= 127,300 CF = 2.92 AC-FT

DITCH 2:
LENGTH= 500 LF
AVERAGE CROSS-SECTION AREA= 24 SF
VOLUME PROVIDED= 12,000 CF = 0.28

TOTAL EXISTING DETENTION = 23.45
TOTAL CREDIT FOR SECTION 7 DEVELOPMENT
23.45 -19.68 = 3.77 AC-FT

ELEVATIONS ARE BASED ON HERITAGE OAKS BM #1 NGVD1973

BM #1. CUT SQUARE ON TOP OF CURB AT NE CORNER OF BRIDGE, NORTHBOUND LANE, SH 288 FREEWAY AT ANGLETON DRAINAGE DISTRICT DITCH 10. ELEV. = 29.96.

SITE BENCHMARK

TBM 1: A BOX CUT ON A CONCRETE HEADWALL IN THE WEST CORNER OF THE SUBDIVISION ELEVATION = 27.27 FEET, NGVD1973

LEGEND

- = FND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD
- = BENCHMARK
- = GAS VALVE
- = GAS METER
- = IRRIGATION CONTROL
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = SIGNAL POLE
- = LIGHT POLE
- = LIGHT BOLLARD
- = BOLLARD
- = MONITOR WELL
- = CLEANOUT
- = SIGN
- = TELE PEDESTAL
- = TREE
- = MANHOLE
- = INLET
- = FENCE LINE

1. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440H, HAVING AN EFFECTIVE DATE OF JUNE 05, 1989, REVISED BY CASE NUMBER 03-06-2336P ON OCTOBER 06, 2004, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. ACCORDING TO PROPOSED FEMA PANEL 48039C0440K, THE PROPERTY LIES FULLY WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
3. REMOVED VEGETATIVE MATTER. BACKFILLED IN COMPACTED 8" LIFTS W/ MATERIAL HAVING LL< 65 AND PI<20.
4. REMOVED EXISTING TREES AND UNDERBRUSH. UPROOT TREE STUMPS. BACKFILLED IN COMPACTED 8" LIFTS W MATERIAL HAVING LL< 65 AND PI<20.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

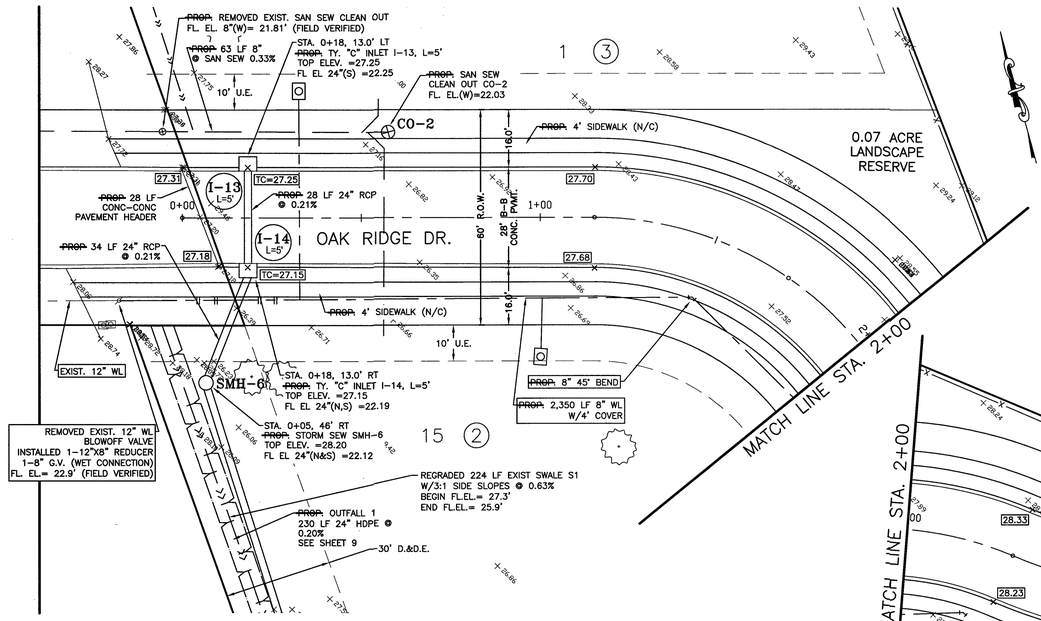
PLAN: 1" = 100'
PROFILE:
HORIZONTAL:
VERTICAL:

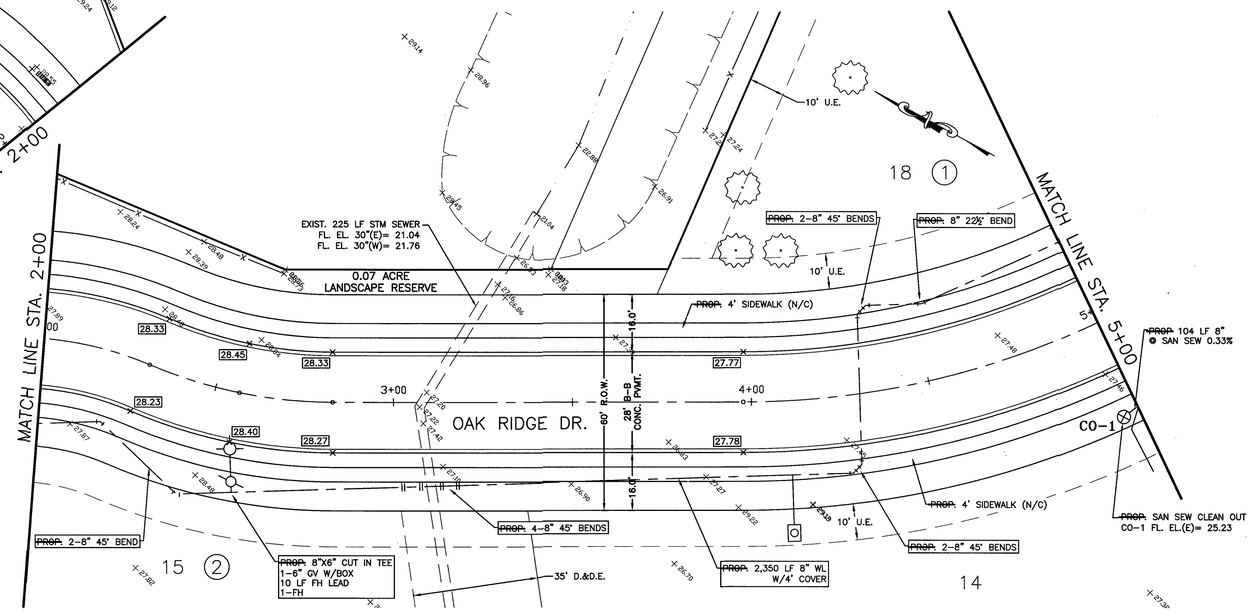
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

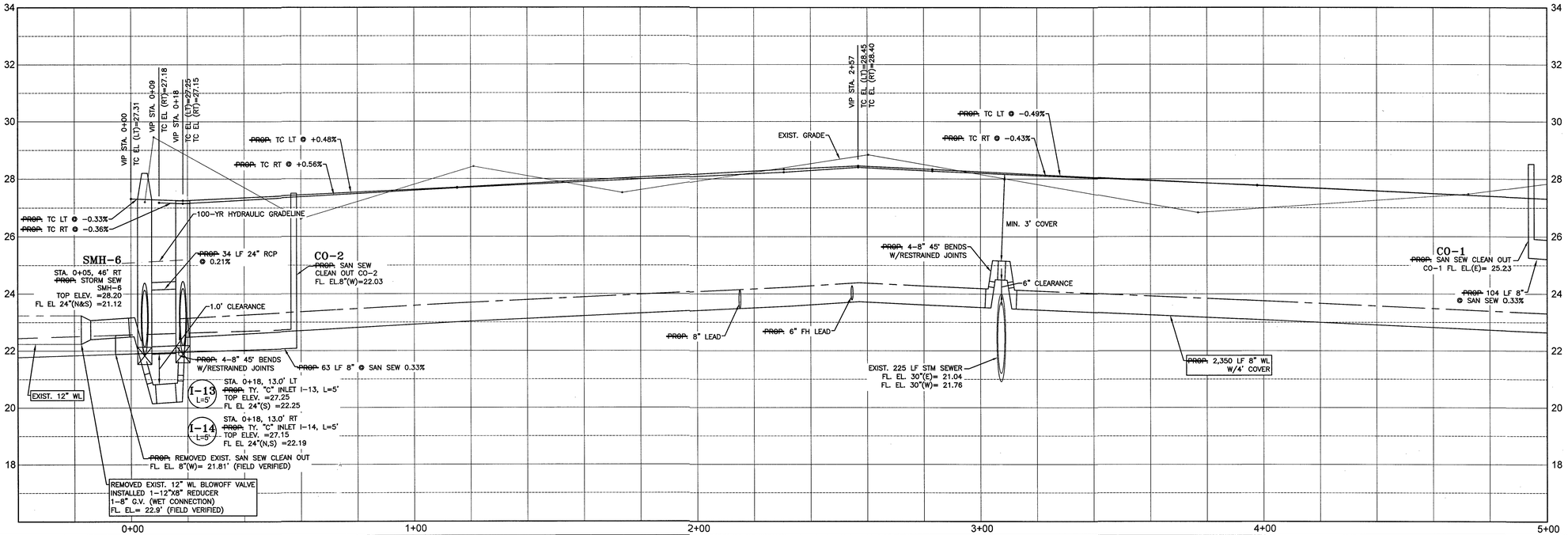
EXISTING CONDITIONS
&
DEMOLITION

PROJECT NO. 13446

13446-AB Sheet Set.dwg







SCALE : 1" = 20'

SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES AND ARE NOT INCLUDED IN CONTRACT.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	02-02-21	REVISED UTILITY EASEMENTS	

REVISIONS

DESIGNED DR
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

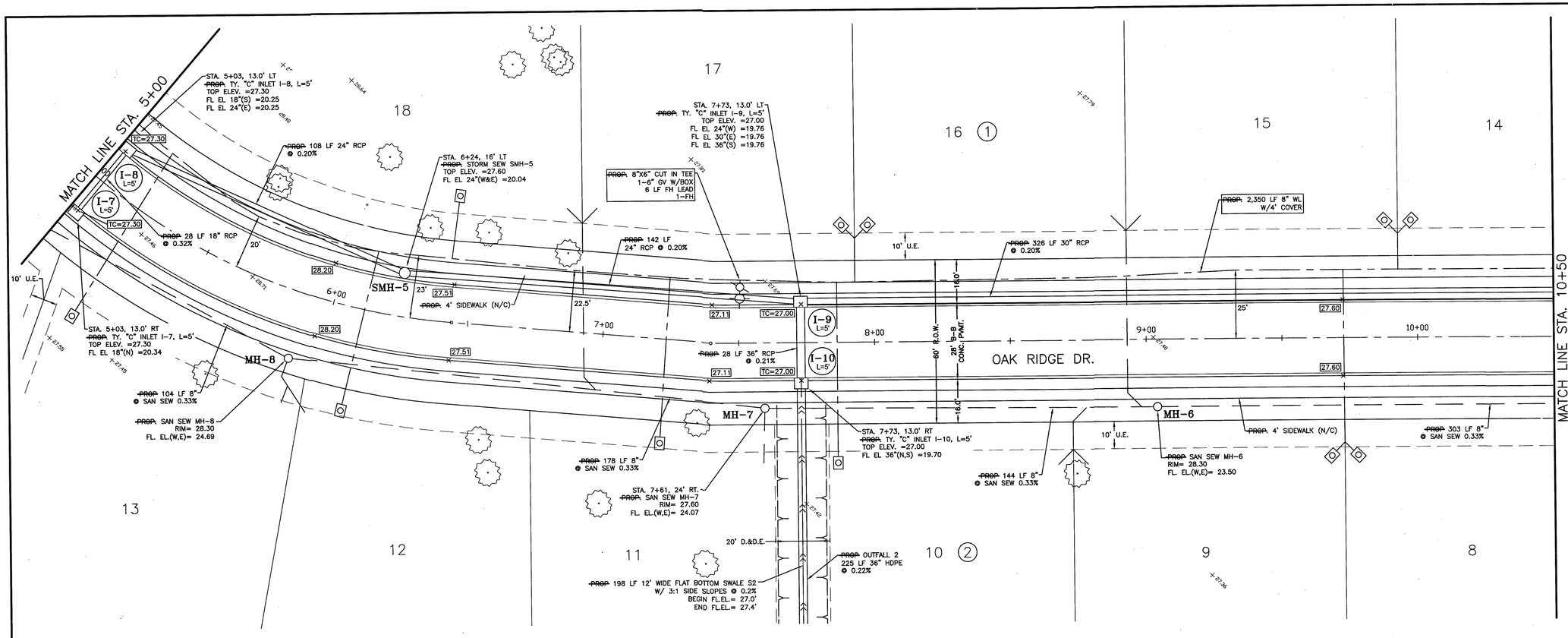
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

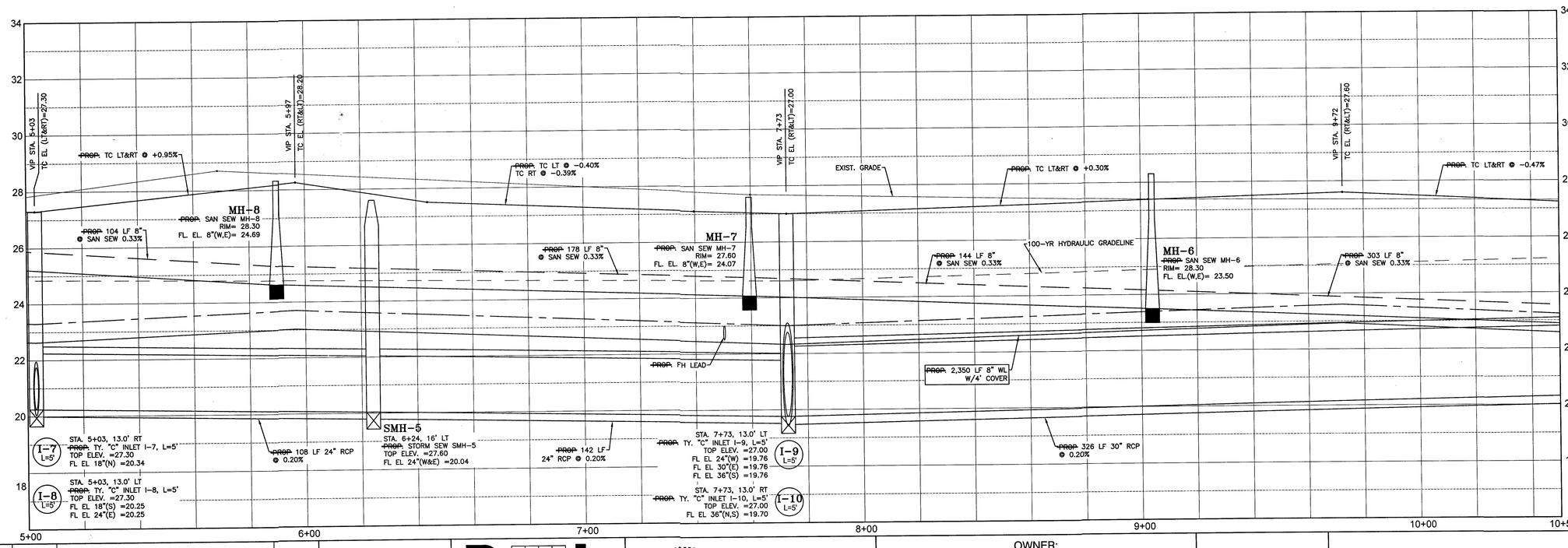
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

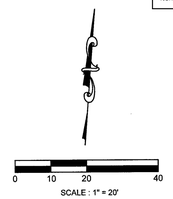
PLAN & PROFILE
OAK RIDGE DR.
STA. 0+00 TO 5+00

PROJECT NO. 13446

13446-AB Sheet Set.dwg







SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES AND ARE NOT INCLUDED IN CONTRACT.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	02-02-21	REVISED UTILITY EASEMENTS	

REVISIONS

DESIGNED DR
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
121992
MIGUELANGEL A. SAUCEDA
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

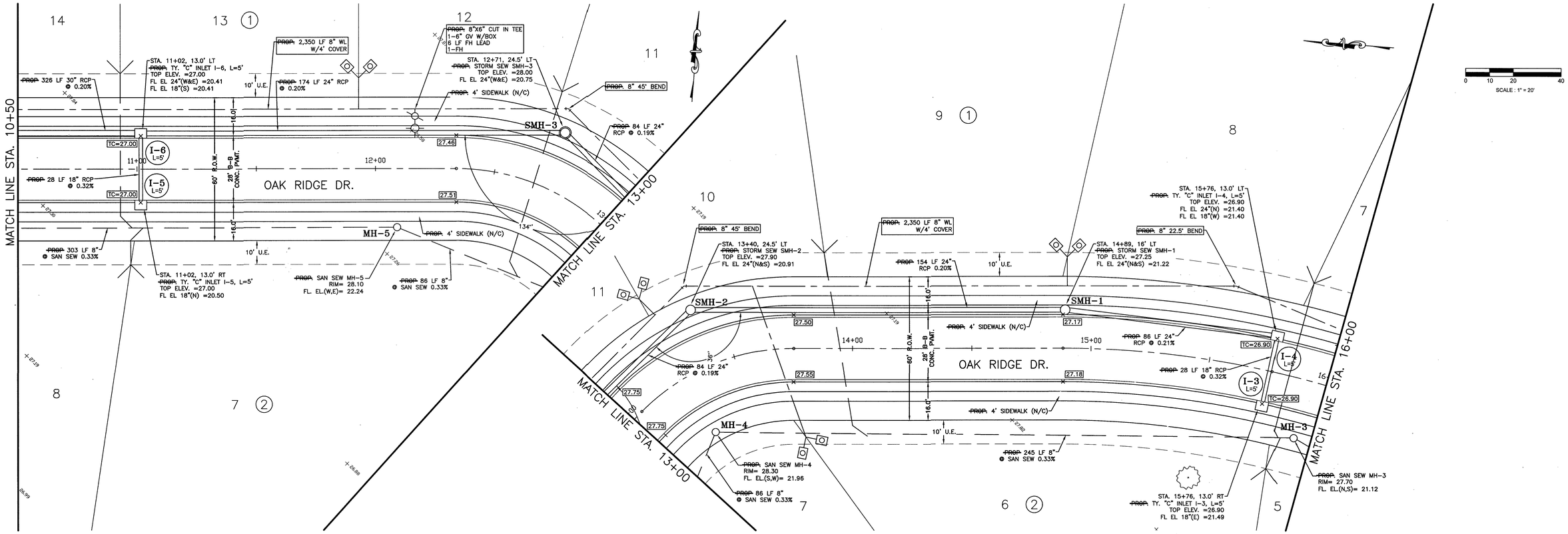
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

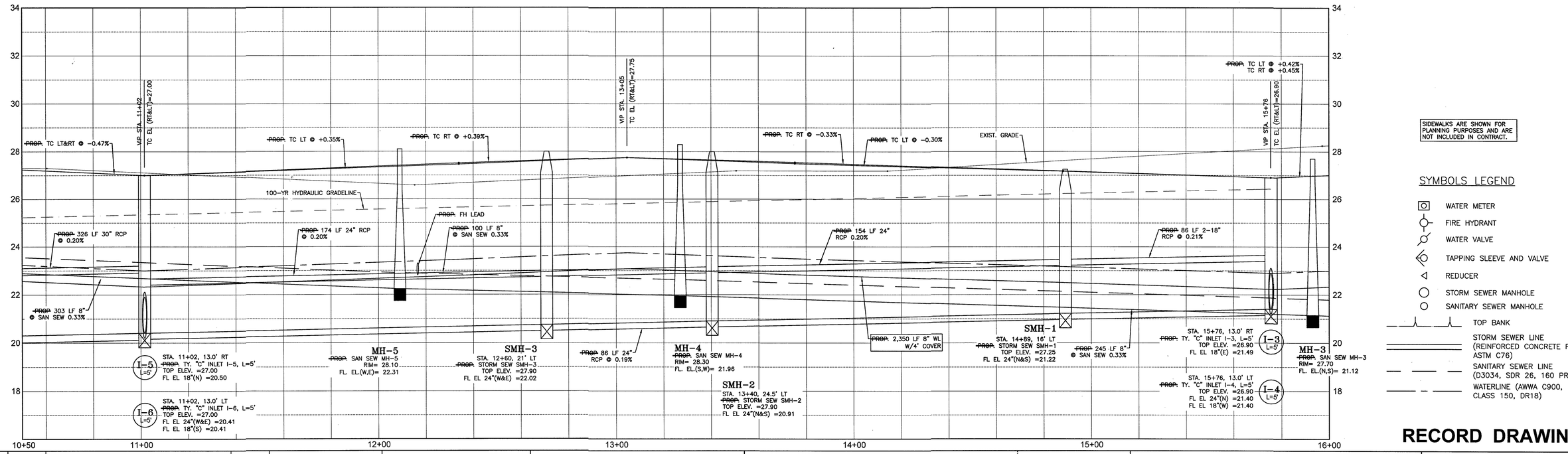
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
OAK RIDGE DR.
STA. 5+00 TO 10+50

PROJECT NO. 13446

13446-AB Sheet Set.dwg





SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES AND ARE NOT INCLUDED IN CONTRACT.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	02-02-21	REVISED UTILITY EASEMENTS	
1	1.05.2021	ADD MAILBOX	

REVISIONS

DESIGNED DR
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-5681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

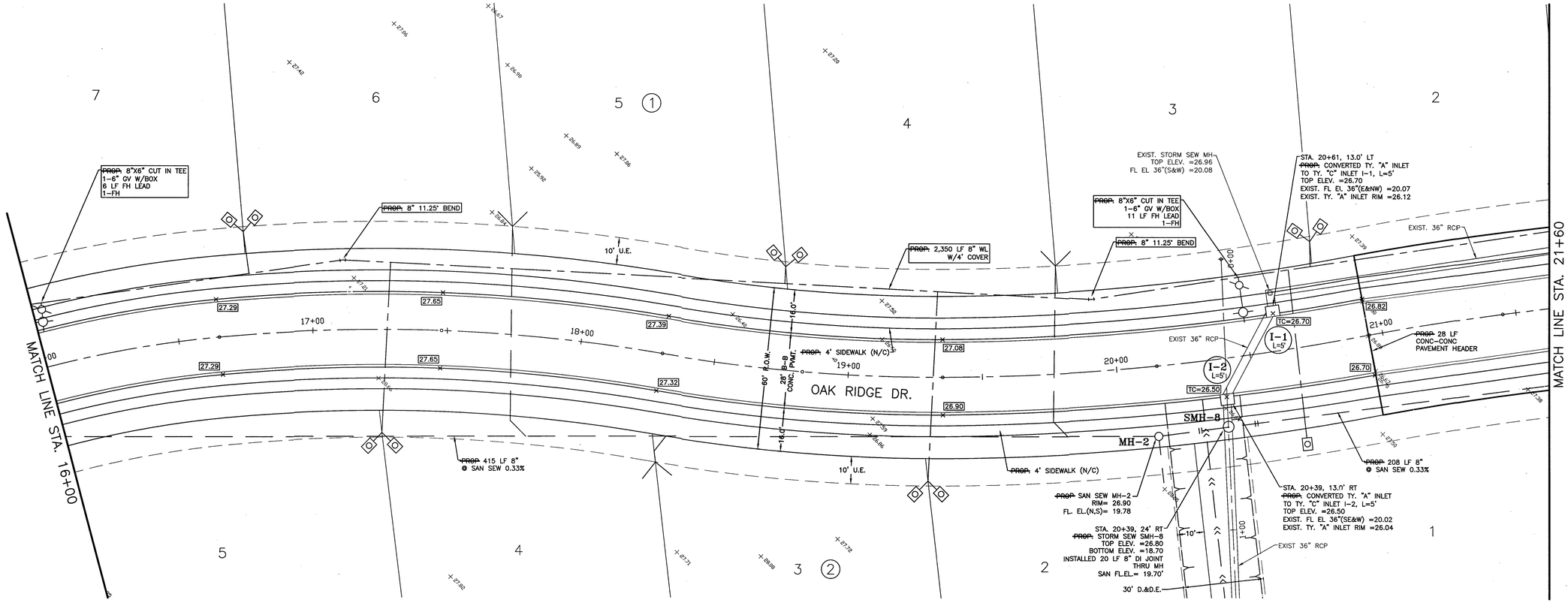
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

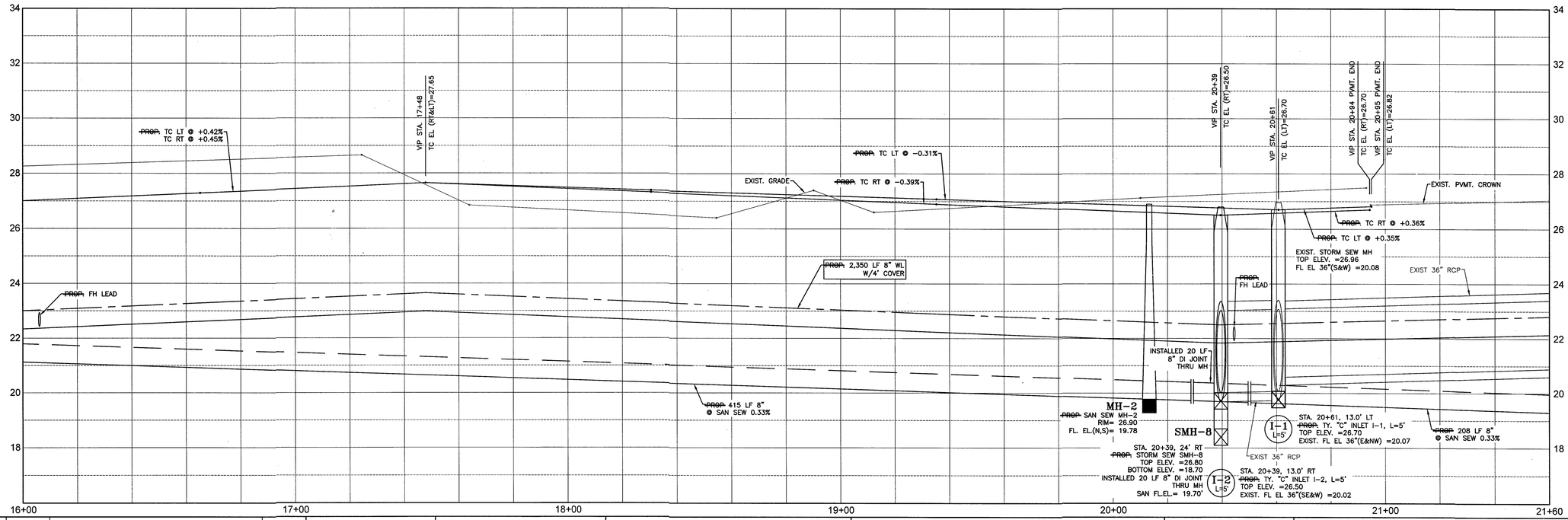
PLAN & PROFILE
OAK RIDGE DR.
STA. 10+50 TO 16+00

PROJECT NO. 13446

6

13446-AB Sheet Set.dwg





0 10 20 40
SCALE : 1" = 20'

SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES AND ARE NOT INCLUDED IN CONTRACT.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	02-02-21	REVISED UTILITY EASEMENTS	

REVISIONS

DESIGNED DR
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

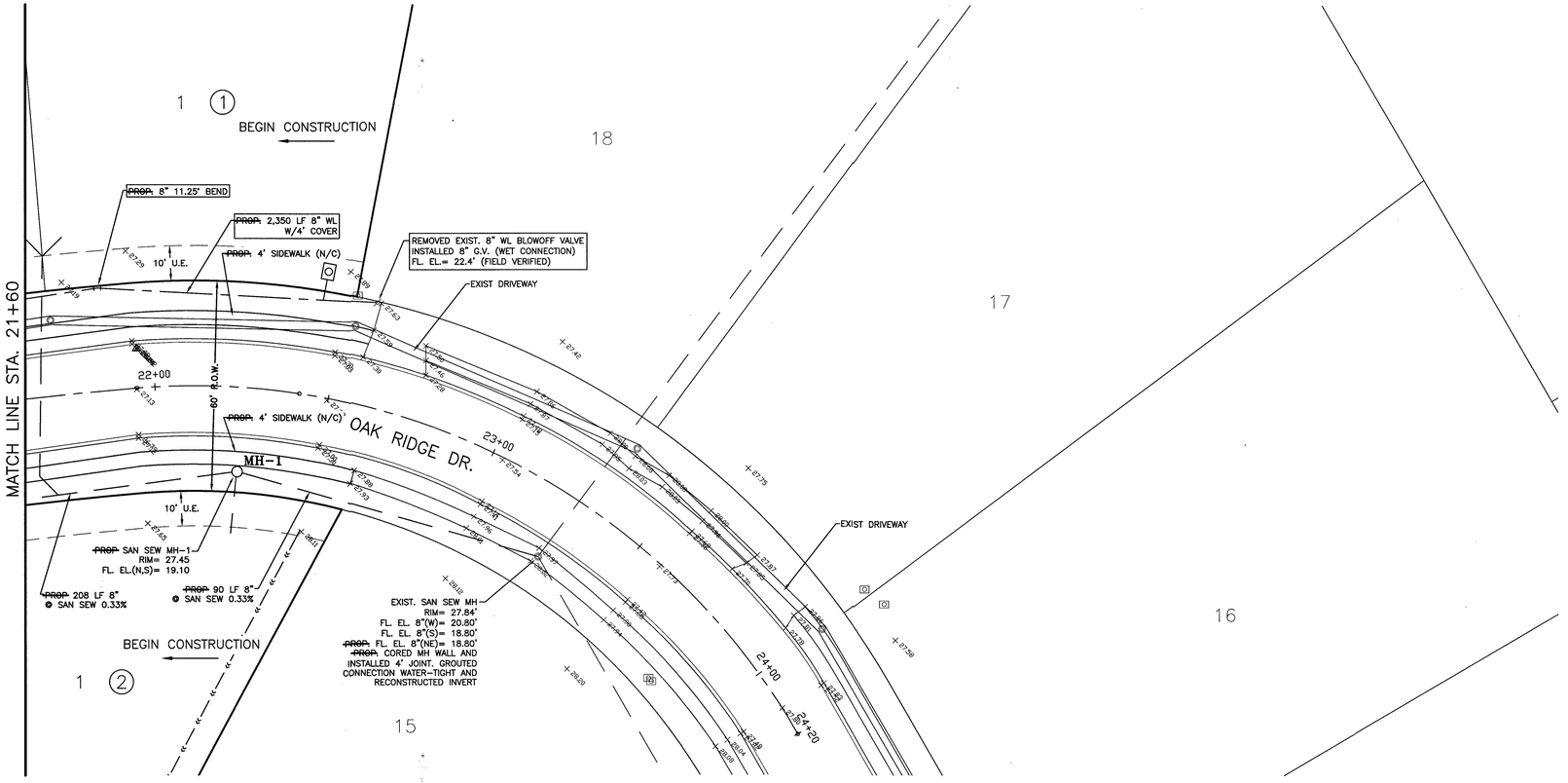
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

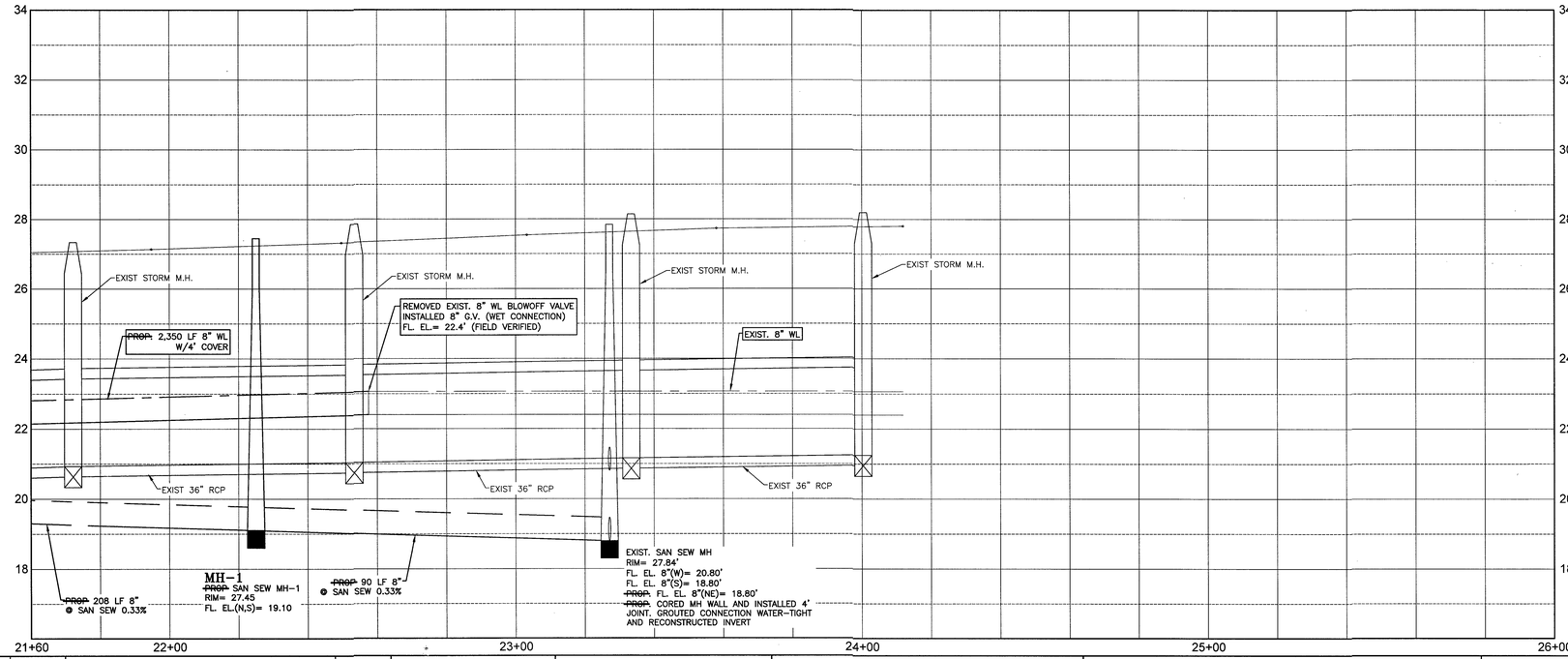
PLAN & PROFILE
OAK RIDGE DR.
STA. 16+00 TO 21+60

PROJECT NO. 13446

7

13446-AB Sheet Set.dwg





0 10 20 40
SCALE : 1" = 20'

SIDEWALKS ARE SHOWN FOR PLANNING PURPOSES AND ARE NOT INCLUDED IN CONTRACT.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	02-02-21	REVISED UTILITY EASEMENTS	

REVISIONS

DESIGNED DR
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4089
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
OAK RIDGE DR.
STA. 21+60 TO 22+62

PROJECT NO. 13446

7A

13446-AB Sheet Set.dwg

EXIST SAN MH
RIM= 28.24'
FL. EL. 8"(N,E&S)= 20.88'

ENCHANTED OAK

OAK RIDGE DR.

REMOVED EXIST. SAN SEW CLEAN OUT
FL. EL. 8"(W)= 21.81' (FIELD VERIFY)

~~PROP.~~ 63 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW
CLEAN OUT CO-2
FL. EL.(W)=22.03

REMOVED EXIST. 12" WL BLOWOFF VALVE
INSTALLED 1-12"X8" REDUCER
1-8" G.V. (WET CONNECTION)
FL. EL.= 22.9' (FIELD VERIFIED

1-FH

~~PROP.~~ SAN SEW CLEAN OUT
CO-1 FL. EL.(E)= 25.23

~~PROP.~~ 104 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-8
RIM= 28.30
FL. EL.(W,E)= 24.69

~~PROP.~~ 178 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-7
RIM= 27.60
FL. EL.(W,E)= 24.07

~~PROP.~~ 144 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ 303 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-6
RIM= 28.30
FL. EL.(W,E)= 23.50

~~PROP.~~ SAN SEW MH-5
RIM= 28.10
FL. EL.(W,E)= 22.24

~~PROP.~~ 86 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-4
RIM= 28.30
FL. EL.(S,W)= 21.96

~~PROP.~~ 245 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ 2,350 LF 8" WL
W/4" COVER

~~PROP.~~ SAN SEW MH-3
RIM= 27.70
FL. EL.(N,S)= 21.12

~~PROP.~~ 415 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-2
RIM= 26.90
FL. EL.(N,S)= 19.78

~~PROP.~~ 208 LF 8"
SAN SEW @ 0.33%

~~PROP.~~ SAN SEW MH-1
RIM= 27.45
FL. EL.(N,S)= 19.10

~~PROP.~~ 90 LF 8"
SAN SEW @ 0.33%

EXIST. SAN SEW MH
RIM= 27.84'
FL. EL. 8"(W)= 20.80'
FL. EL. 8"(S)= 18.80'
~~PROP.~~ FL. EL. 8"(NE)= 18.80'
CORED MH WALL AND INSTALL 4' JOINT.
GROUTED CONNECTION WATER-TIGHT AND
RECONSTRUCTED INVERT

EXIST. SAN SEW MH
RIM= 27.28'
FL. EL. 8"(W,N,S)= 21.97'

RUSTIC OAKS

REMOVED EXIST. 8" WL BLOWOFF VALVE
INSTALL 8" G.V. (WET CONNECTION)
FL. EL.= 22.4' (FIELD VERIFIED)

70" LIVE-OAK
43" LIVE-OAK
48" LIVE-OAK
60" LIVE-OAK
84" LIVE-OAK
36" LIVE-OAK
56" LIVE-OAK
40" LIVE-OAK
45" LIVE-OAK
48" LIVE-OAK
80" LIVE-OAK
60" LIVE-OAK
30" LIVE-OAK
55" LIVE-OAK
29" LIVE-OAK
40" LIVE-OAK
20" OAK
31" LIVE-OAK
36" LIVE-OAK
72" LIVE-OAK
35" LIVE-OAK
24" LIVE-OAK
62" LIVE-OAK
43" LIVE-OAK
36" PECAN
50" LIVE-OAK

0 40 80 160
SCALE : 1" = 80'

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

UTILITY LAYOUT

PROJECT NO. 13446

8

13446-AB Sheet Set.dwg

MODIFIED POND 1 SUMMARY

REQUIRED DETENTION SECTION 3= 10.98 AC-FT
REQUIRED DETENTION SECTION 6= 8.70 AC-FT
REQUIRED DETENTION SECTION 7= 9.04 AC-FT
REQUIRED TOTAL= 28.72 AC-FT

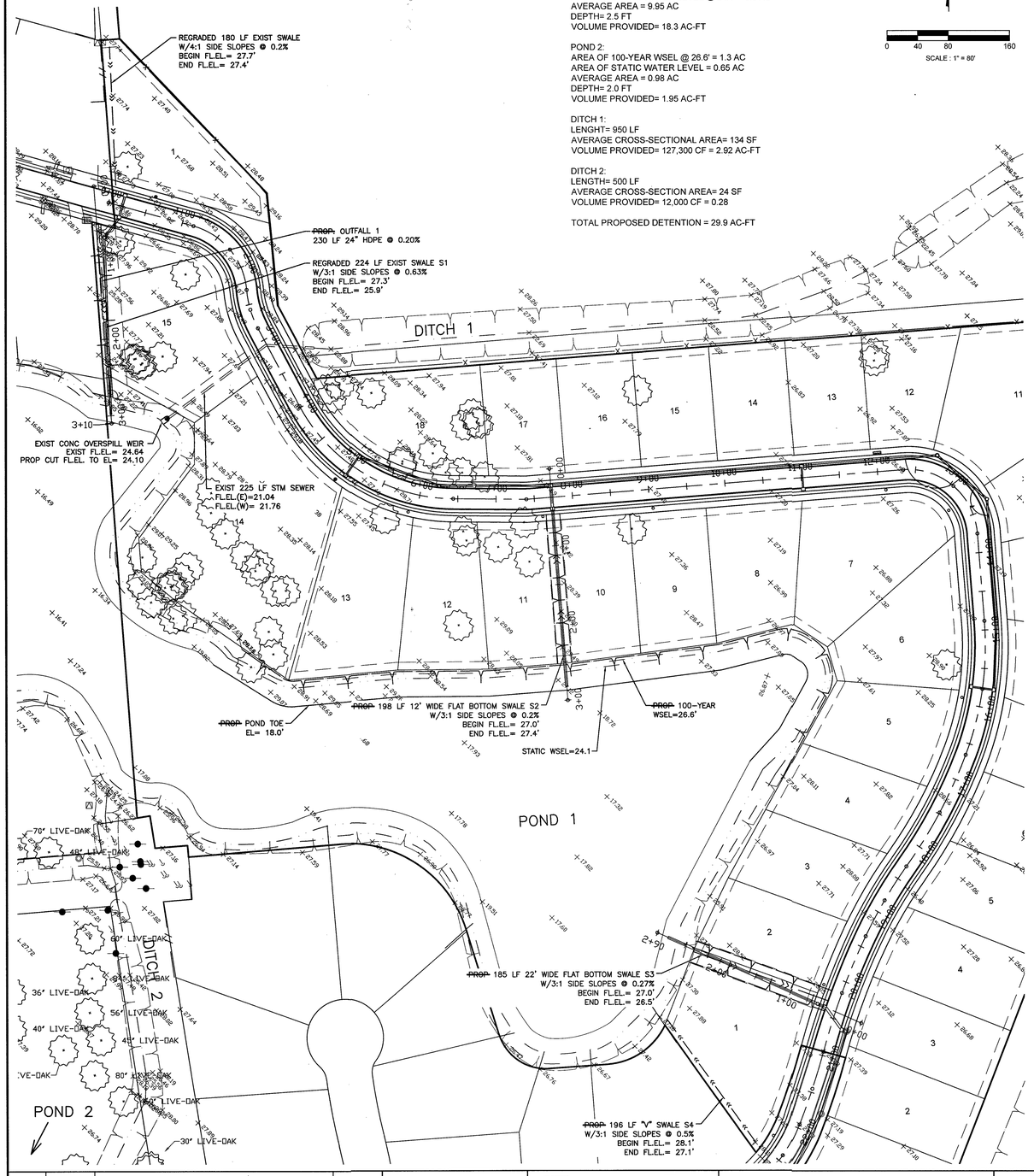
POND 1 (MODIFIED: HEADWALL FLOWLINE REDUCED TO 24.1)
AREA OF 100-YEAR WSEL @ 26.6' = 10.4 AC
AREA OF STATIC WATER LEVEL @ 24.1' = 9.5 AC
AVERAGE AREA = 9.95 AC
DEPTH= 2.5 FT
VOLUME PROVIDED= 18.3 AC-FT

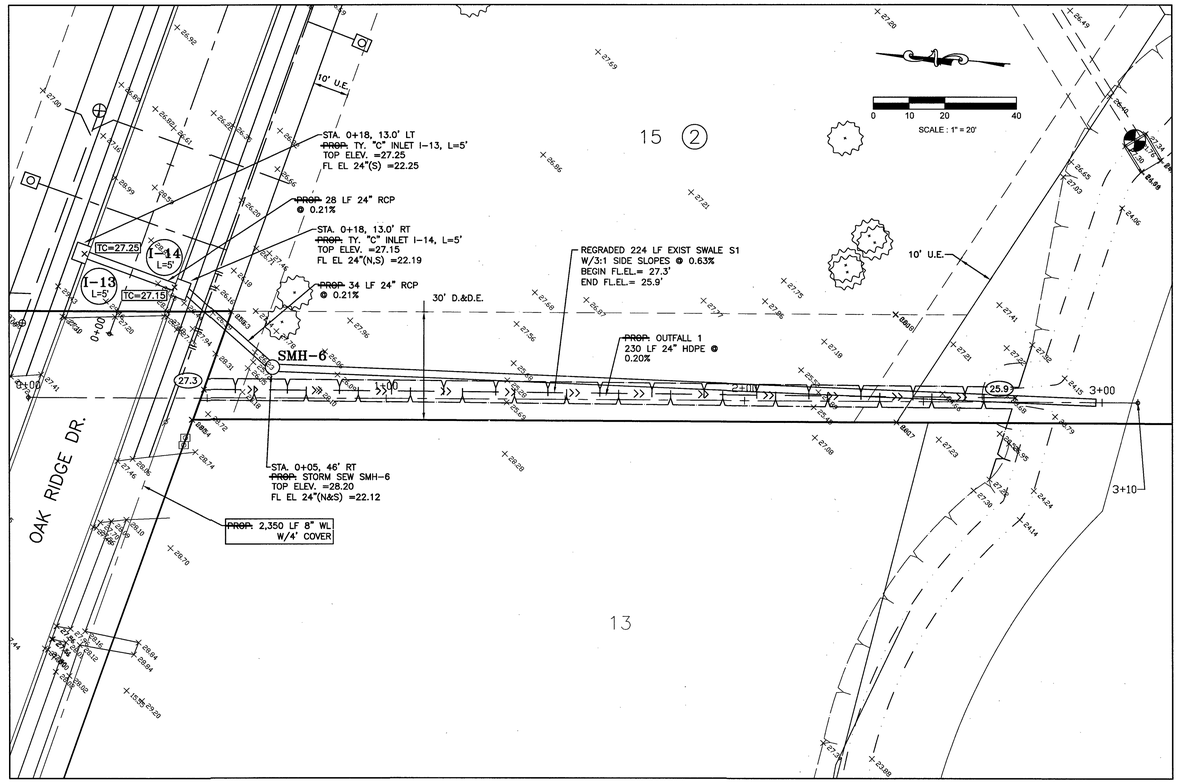
POND 2:
AREA OF 100-YEAR WSEL @ 26.6' = 1.3 AC
AREA OF STATIC WATER LEVEL = 0.65 AC
AVERAGE AREA = 0.98 AC
DEPTH= 2.0 FT
VOLUME PROVIDED= 1.95 AC-FT

DITCH 1:
LENGHT= 950 LF
AVERAGE CROSS-SECTIONAL AREA= 134 SF
VOLUME PROVIDED= 127,300 CF = 2.92 AC-FT

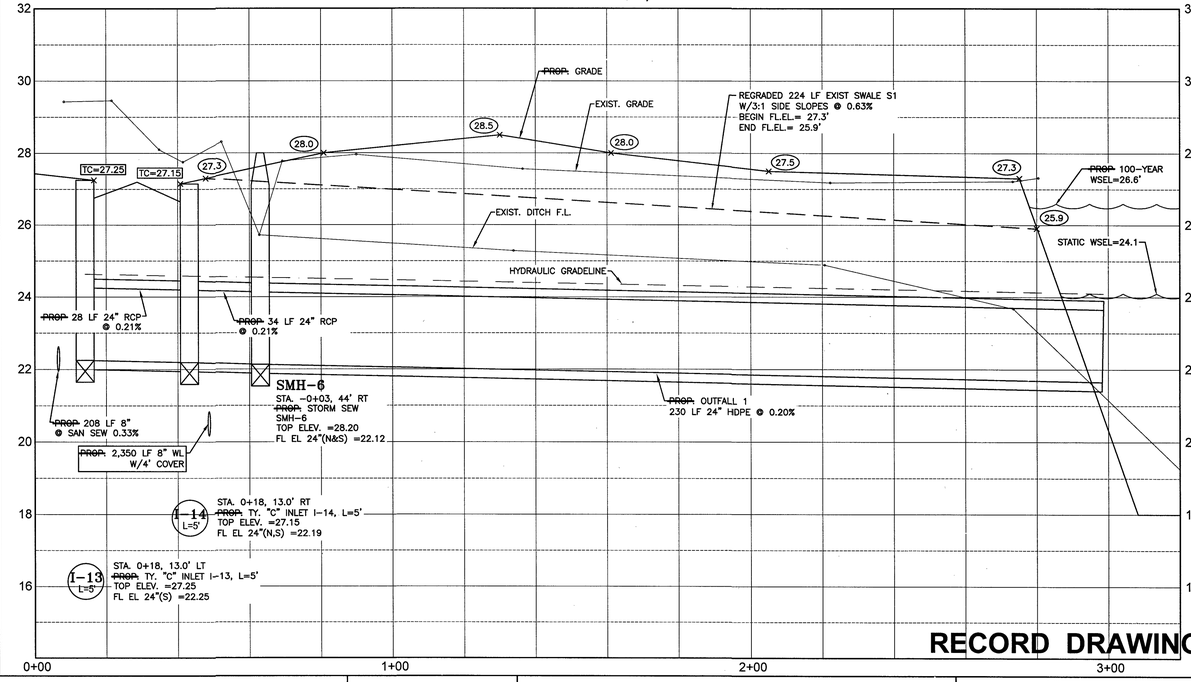
DITCH 2:
LENGTH= 500 LF
AVERAGE CROSS-SECTION AREA= 24 SF
VOLUME PROVIDED= 12,000 CF = 0.28

TOTAL PROPOSED DETENTION = 29.9 AC-FT





STORM SEWER OUTFALL 1 / SWALE S1



RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	02-02-21	REVISED UTILITY EASEMENTS	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

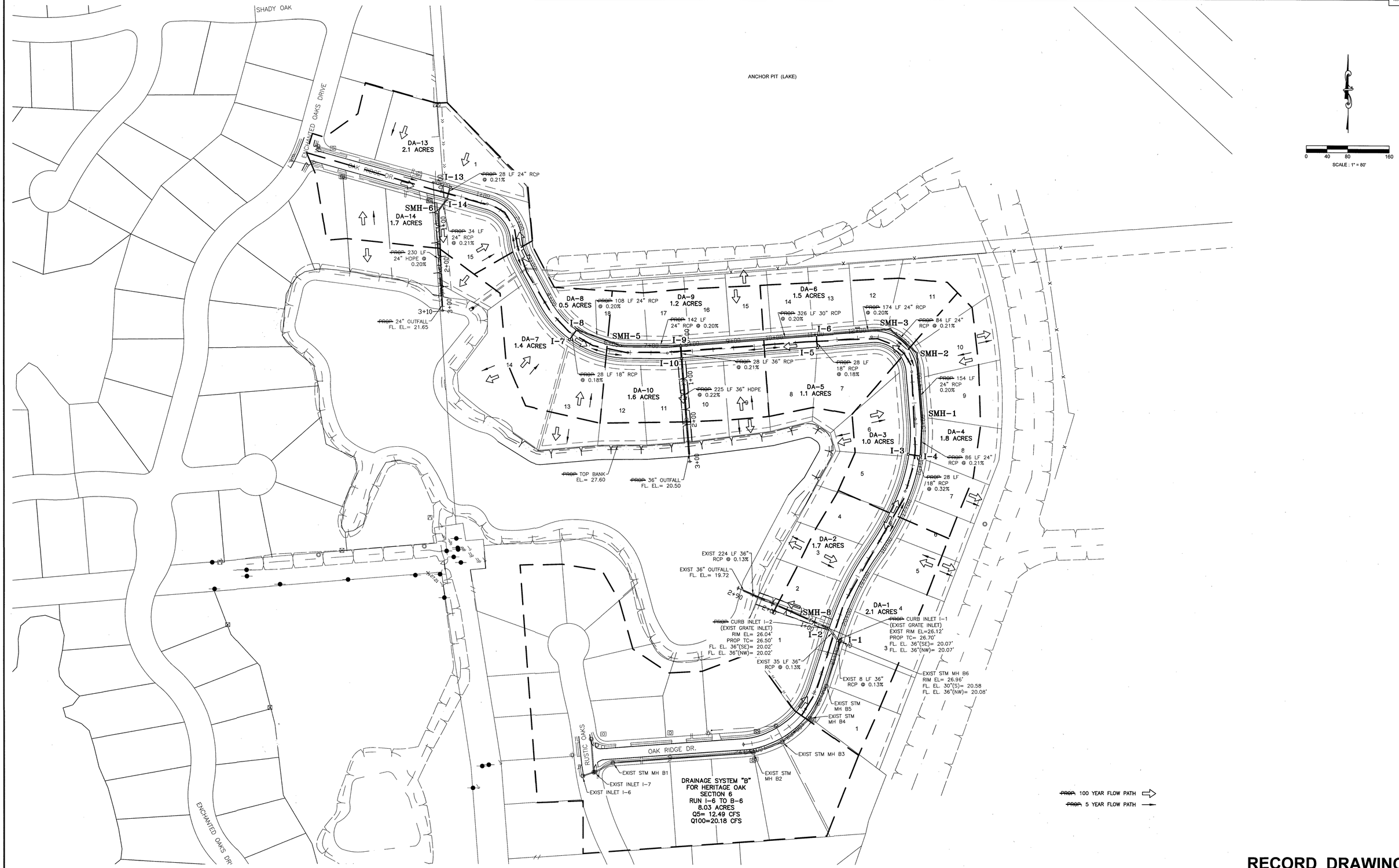
SCALE:
PLAN: AS NOTED
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DETENTION POND DESIGN, OUTFALL 1 AND SWALE S1

PROJECT NO. 13446

13446-AB Sheet Set.dwg



RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

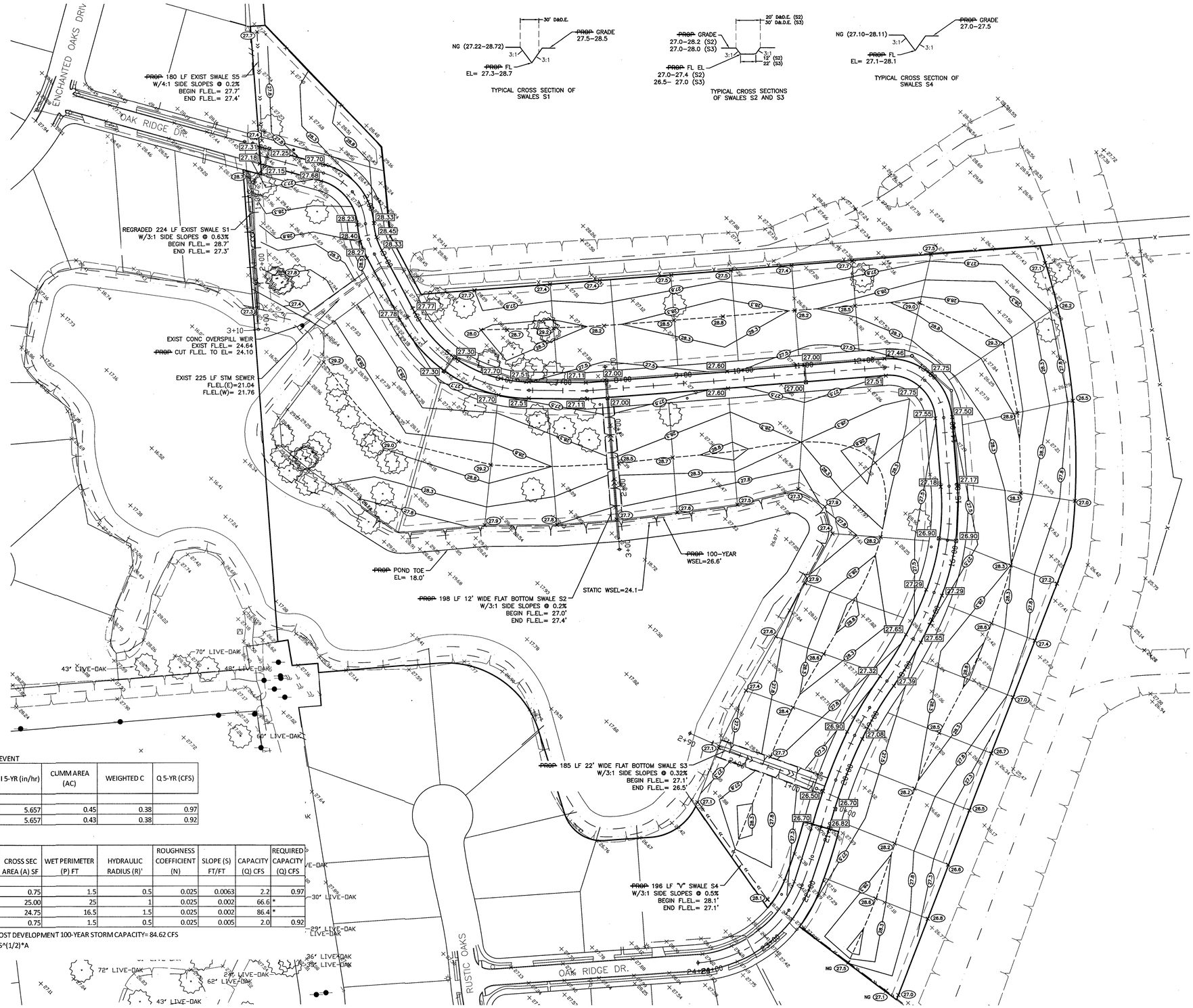
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DRAINAGE AREA MAP

PROJECT NO. 13446

10

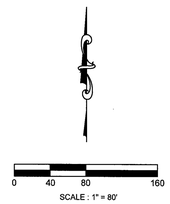
13446-AB Sheet Set.dwg



TYPICAL CROSS SECTION OF SWALES S1

TYPICAL CROSS SECTIONS OF SWALES S2 AND S3

TYPICAL CROSS SECTION OF SWALES S4



FINISHED FLOORS SHALL BE 2.0' HIGHER THAN PROP TOP CURB ELEVATIONS. LOT GRADING TO BE PROVIDED BY HOME BUILDER. SEE MISC DETAILS SHEET 18.

HYDRAULIC CAPACITY FOR SWALES

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 5-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	I 5-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Q 5-YR (CFS)
DA-S1	S1 TO POND	0.45	0.38	15	5.657	0.45	0.38	0.97
DA-S4	S4 TO ORANGE	0.43	0.38	15	5.657	0.43	0.38	0.92

DITCH CAPACITY

ID	NG ELEV FT	PROP FL FT	DITCH DEPTH (D) FT	DITCH BOTTOM (B) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
S1	28.5	28	0.5	0	0.75	1.5	0.5	0.025	0.0063	2.2	0.97
S2	28.2	27.2	1	22	25.00	25	1	0.025	0.002	66.6	*
S3	28	26.5	1.5	12	24.75	16.5	1.5	0.025	0.002	86.4	*
S4	28	27.5	0.5	0	0.75	1.5	0.5	0.025	0.005	2.0	0.92

*COMBINATION OF FLOW FROM SWALES S2 AND S3 EXCEEDS POST DEVELOPMENT 100-YEAR STORM CAPACITY= 84.62 CFS

AREA= 3xD^2+ (B x D) Q=1.49/N*R^(2/3)*S^(1/2)*A

P = 3*D + B (APPROXIMATE)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SITE GRADING

PROJECT NO. 13446

11

13446-AB Sheet Sat.dwg

EARTHWORK QUANTITY:	
CUT VOLUME:	16,469 CuYd
FILL VOLUME:	17,750 CuYd
NET FILL :	1,281 CuYd

CURRENT CUT/FILL PLAN IS FOR 1% MINIMUM SLOPE ON LOTS. THE CONTRACTOR MAY INCREASE SLOPE TO MINIMIZE HAULING OF FILL

NO FILL SHALL BE PLACED WITHIN 25' OF EXISTING OAKS TREES.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

8/3/21
Date.

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

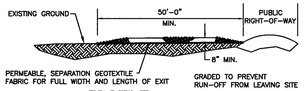
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CUT AND FILL PLAN

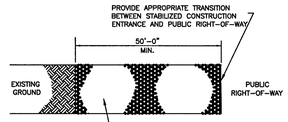
PROJECT NO. 13446

12

13446-AB Sheet Set.dwg



PROFILE

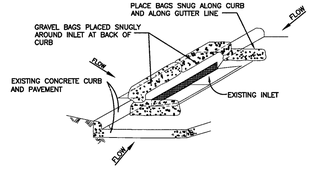


PLAN VIEW

GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. ALTERNATIVE METHODS OF CONSTRUCTION MAY BE UTILIZED WHEN SHOWN ON PLANS OR WHEN APPROVED BY ENGINEER.
8. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

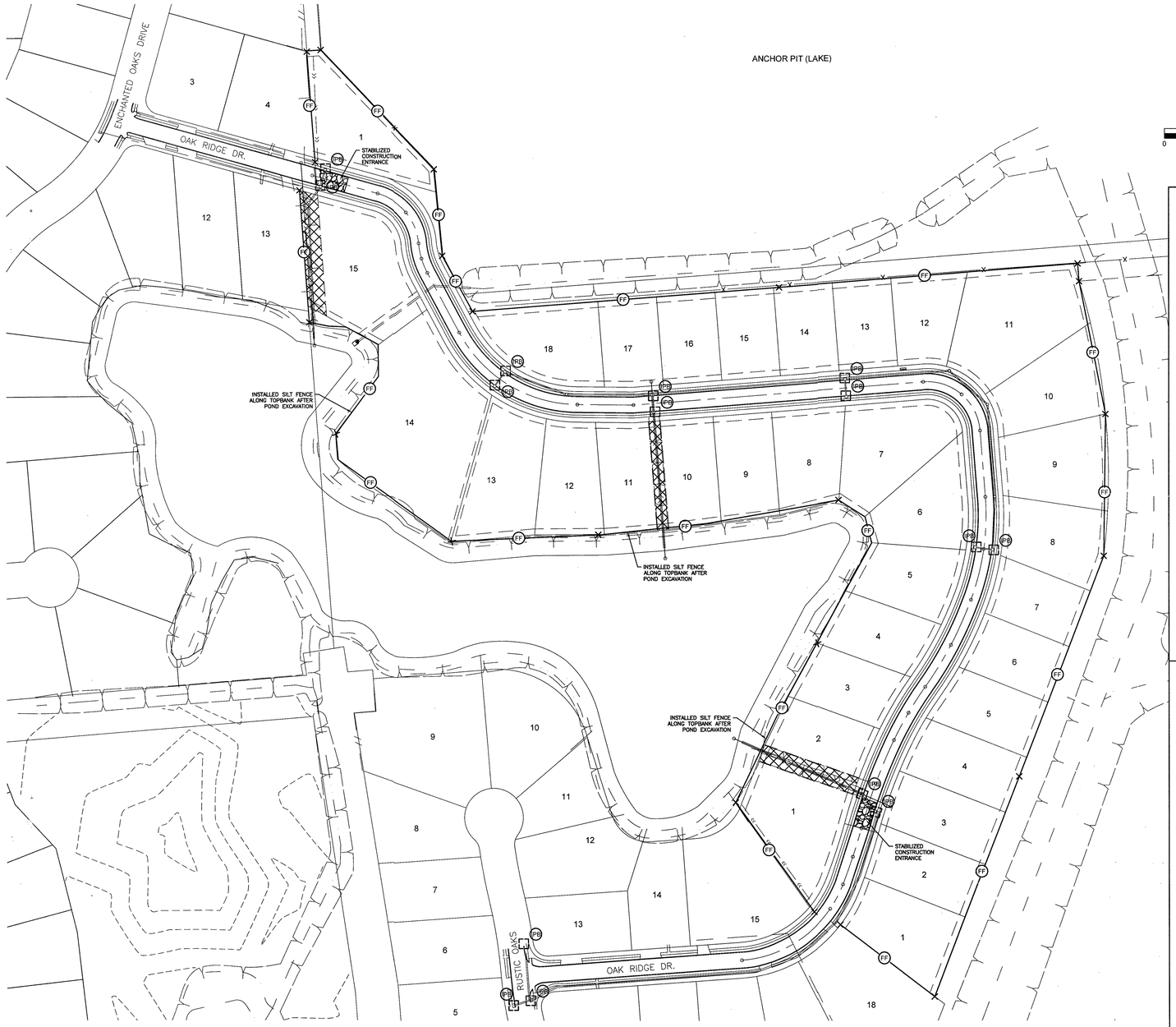
STABILIZED CONSTRUCTION ACCESS/ EXIT



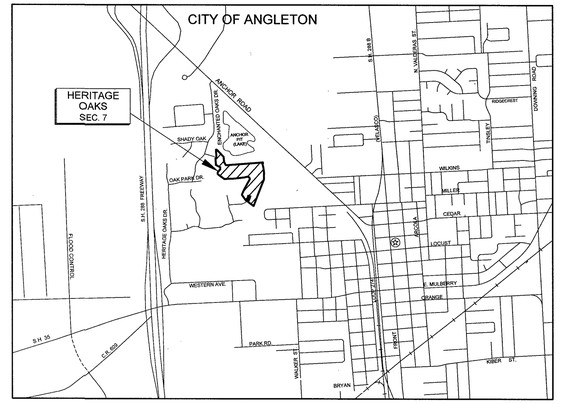
GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTD BY ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE II INLETS



GENERAL LOCATION MAP



VICINITY MAP
N.T.S.

PROJECT/SITE INFORMATION

PROJECT NAME: HERITAGE OAKS SECTION 7

PROJECT ADDRESS/LOCATION: OAK RIDGE DRIVE NEAR RUSTIC OAKS

CITY: ANGLETON STATE: TX. ZIP CODE: 77515

LATITUDE: 29°10'27" LONGITUDE: 95°26'39" COUNTY: BRAZORIA

NAME OF RECEIVING WATERS: OYSTER CREEK; GULF OF MEXICO

01/01/2021 — MONTH/DAY/YEAR — ESTIMATED CONSTRUCTION START DATE

06/01/2021 — MONTH/DAY/YEAR — ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 19.7 ACRES

ESTIMATE OF LIKELYHOOD OF DISCHARGE:

☐ UNLIKELY ☐ ONCE PER WEEK ☐ CONTINUAL
☒ ONCE PER MONTH ☐ ONCE PER DAY

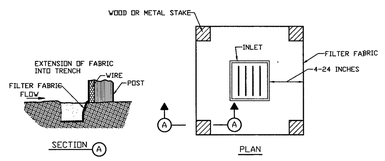
ARE THERE ANY LISTED ENDANGERED OR THREATENED SPECIES, OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA?

☐ YES ☒ NO

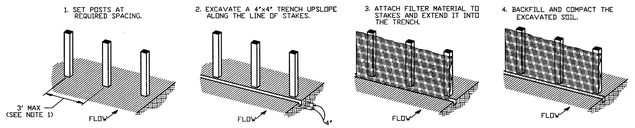
ELIGIBILITY WITH REGARD TO PROTECTION OF ENDANGERED SPECIES HAS BEEN SATISFIED THROUGH THE INDICATED SECTION OF PART 1.B.3.e.(2) OF THE PERMIT.

(a) ☒ (b) ☐ (c) ☐ (d) ☐

RECORD DRAWING



SILT FENCE PROTECTION BARRIER



CONSTRUCTION NOTES:

1. 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN,EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE

LEGEND

- SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION
- SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER
- HYDROMULCH SEED

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP LAYOUT

PROJECT NO. 13446

13

13446-AB Sheet Set.dwg

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
HERITAGE OAKS SECTION 7 SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 19.693 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 34 LOTS (100' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS, CONCRETE ROADWAYS WITH CURBS AND DETENTION POND EXCAVATION WITH MATERIAL SPREAD FOR LOT GRADING.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER. THIS MATERIAL WILL BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD ON DEVELOPED LOTS AFTER FINAL GRADING. UTILITY AND STORM SEWER CONSTRUCTION WILL REQUIRE TRENCHING. EXCAVATION FOR ROADWAY SUBGRADE AND DETENTION POND WILL INVOLVE SPREADING EXCAVATED MATERIAL ON ADJACENT LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG ENCHANTED OAKS DRIVE, AND LIVE OAK STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.

C. TOTAL PROJECT AREA: 19.693 ACRES

D. TOTAL AREA TO BE DISTURBED: 19.693 ACRES

WEIGHTED RUNOFF COEFFICIENT
(BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.38

E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.

F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:

G. NAME OF RECEIVING WATERS:
RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION POND. THE POND OUTFALLS INTO DITCH 10. DITCH 10 OUTFALLS TO OYSTER CREEK AND THEN TO THE GULF OF MEXICO.

AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.

NONE

H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:

NONE

J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

NONE

2. CONTROLS

NARRATIVE - SEQUENCE OF CONSTRUCTION ACTIVITIES AND APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION

THE ORDER OF CONSTRUCTION WILL BEGIN WITH STRIPPING OF ALL VEGETATION FROM THE WORK AREA.

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO RECEIVE FILL MATERIAL. REMOVED VEGETATION TO BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD AFTER LOT GRADING IS COMPLETE.
2. REGRADE THE EXISTING POND AND SPREAD MATERIALS ON SITE. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES AND STORM SEWER PIPES, INLETS AND MANHOLES. INSTALL INLET PROTECTION BARRIERS AROUND ALL INLETS. FULLY EXCAVATE THE DETENTION POND TO PROVIDE OUTFALL PATH FOR THE STORM SEWER SYSTEM. INSTALL THE RESTRICTIVE OUTLET.
3. ROADWAY EXCAVATION, LIME STABILIZATION AND CONCRETE PAVING WILL FOLLOW UNDERGROUND UTILITY AND STORM SEWER CONSTRUCTION. DURING ROADWAY WORK, THE REMAINDER OF THE DETENTION POND WILL BE EXCAVATED AND MATERIAL SPREAD ON LOTS. INSTALL SILT FENCE IN THE BOTTOM OF THE POND UPSTREAM OF THE RESTRICTIVE OUTFALL CULVERT.
4. AS SOON AS CONCRETE CURBS ARE INSTALLED, SOD 18" BEHIND ALL CURBS.
5. ALL SEEDED AND FERTILIZED AREA TO BE IRRIGATED TO ENSURE GROWTH.

A. EROSION AND SEDIMENT CONTROLS: EROSION AND SEDIMENT CONTROLS SHALL RETAIN SEDIMENT ON SITE TO THE EXTENT PRACTICABLE. CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. OFFSITE SEDIMENT ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN CAPACITY HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WALL SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

SOIL STABILIZATION PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
TEMPORARY SEEDING				
PERMANENT PLANTING, SODDING, OR SEEDING				
MULCHING- WHERE INDICATED		X		
SOIL RETENTION BLANKET				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER: SILT FENCE BACK OF CURB		X		

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:
DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

STRUCTURAL PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
REINFORCED SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES				
DIVERSION DIKE AND SWALE COMBINATIONS				
PIPE SLOPE DRAINS				
ROCK BEDDING AT CONSTRUCTION EXIT		X		
TIMBER MATTING AT CONSTRUCTION EXIT				
SEDIMENT TRAPS				
SEDIMENT BASINS				
STORM INLET PROTECTION		X		
STONE OUTLET STRUCTURES				
OTHER:				

B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:
CURBS & GUTTERS STORM SEWERS

C. OTHER CONTROLS

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF THE CLEAN WATER ACT.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL CONTAINER. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE MANAGEMENT REGULATIONS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE TRASH HAULED TO AN APPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS, ASPHALT PRODUCTS, PETROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.

SANITARY WASTE: PORTABLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:
___ HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
_X_ HAUL TRUCKS TO BE COVERED WITH TARPAULIN
_X_ EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
___ CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPAULINS IF REQUIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR FALLING FROM TRUCK.

REMARKS: ALL OPERATIONS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNTS OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

3. MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF A REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE, BUT NO LATER THAN SEVEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. MAINTENANCE SHALL BE PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS SOON AS PRACTICABLE.

4. INSPECTION

AN INSPECTION WILL BE PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS AFTER EVERY ONE-HALF INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL REPORT WILL BE MADE AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND APPROPRIATE CHANGES SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.

5. NON-STORMWATER DISCHARGES

___ FIRE HYDRANT FLUSHING
_X_ BUILDING WASHDOWN WITHOUT DETERGENTS
_X_ PAVEMENT WASHDOWN WITHOUT DETERGENTS
_X_ CONDENSATE
___ UNCONTAMINATED GROUNDWATER
___ UNCONTAMINATED FOUNDATION DRAINS

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP NARRATIVE

PROJECT NO. 13446

13446-AB Sheet Set.dwg

(1)

Drainage Analysis

Job # 13499 - Heritage Oaks Sec 7 Subdivision

Rainfall intensity calculations for Brazoria County

I = intensity (in/hr)
b = coefficient
t = time of concentration
d = coefficient
e = coefficient

subscript

i =1 = 2year storm
i =2 = 5 year storm
i =3 = 10 year strom
i =4 = 25 year storm
i =5 = 50 year storm
i =6 = 100 year storm

$i := 1..6$

$b_i :=$ | $e_i :=$ | $d_i :=$

b_i	e_i	d_i
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

$T_0 := 37.8$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$$I_i := \frac{b_i}{\left(d_i + T_0\right)^{e_i}}$$

$I_6 = 5.85$ Predevelopment Intensity of interest

$C := 0.077$ ENTER PREDEVELOPMENT C VALUE

$A := 19.7$ ENTER AREA

(2)

$C_f := 1.00$

$Q := C \cdot C_f \cdot I_6 \cdot A$ Must Insert correct subscript for I to obtain the relevant Q

$Q = 8.874$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$ For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

$V = 7.136 \times 10^4$

DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

$$T := \frac{V}{1.39 \cdot Q}$$ $T = 5.785 \times 10^3$ T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

$t := 0, 1000 .. 84000$

$$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$$ f(t) describes rising limb of hydrograph

$$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$$ g(t) describes descending limb of hydrograph

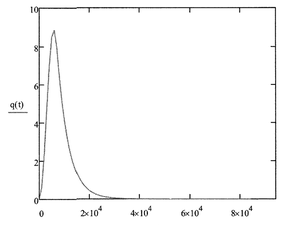
$q(t) := \text{if}(t \le 1.25 \cdot T, f(t), g(t))$

$$Volume_{pre} := \int_0^{86400} q(t)\, dt$$

$Volume_{pre} = 7.162 \times 10^4$

(3)

Predevelopment hydrograph



$T_0 := 26.25$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$$I_i := \frac{b_i}{\left(d_i + T_0\right)^{e_i}}$$

$I_6 = 6.873$ Post development I of interest

$C_c := 0.50$ ENTER POST DEVELOPMENT C FACTOR REVISE Cf AND AREA IF NECESSARY

$C_f := 1.25$

$Q := C \cdot I_6 \cdot A \cdot C_f$

$Q = 84.622$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 4.634 \times 10^5$

$$T := \frac{V}{1.39 \cdot Q}$$ $T = 3.94 \times 10^3$

(4)

$t := 0, 1000 .. 25000$

$$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$$

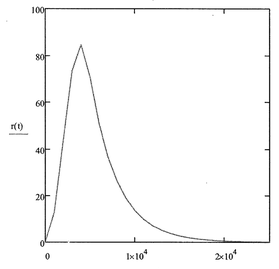
$$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$$

$r(t) := \text{if}(t \le 1.25 \cdot T, f(t), g(t))$

$$Volume_{post} := \int_0^{86400} r(t)\, dt$$

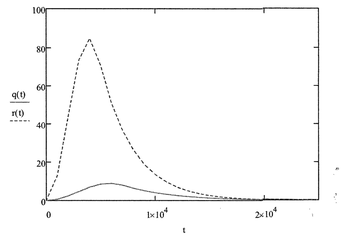
$Volume_{post} = 4.65 \times 10^5$

Post development hydrograph



(5)

Combined pre and post development hydrographs



$f(t) := ((r(t) - q(t)) \cdot 1$

$v(t) := \text{if}(f(t) > 0, f(t), 0)$

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE -FEET

$$\frac{\int_0^{86400} v(t)\, dt}{43560} = 9.042$$

(6)

Hydrological and Hydraulic Impacts
Heritage Oaks Sec 7 Subdivision

Job # 13651

Brazoria County, Texas

A = 19.84 Acre Development

Pre Development:

C = 0.077
TC = 37.80 Minutes, I = 5.85
Q = 100 Year Storm = 8.87 cfs
Q-Allowable is 0.45 cfs / ac. = 8.87 cfs

Post Development

C = 0.50
T/C = 26.25 Minutes, I= 6.873
Q = 100 Year Storm = 84.62 cfs

Required Detention:

9.04 acre - feet (393,782 c.f.)

Miguel Sauceda, P.E. May 26, 2020

EXISITNG CONDITIONS

Bra. Co. Master Drg. Study allows only 0.45 cfs/acre in this area (Oyster Creek drainage area OC 25)

TC = 15 Minutes + 685 LF overland at 0.50 fps= 37.8 Minutes

PROPOSED CONDITIONS

TC = 15 Minutes + 190 LF overland @ 0.5 FPS + 250 LF gutter @ 2.0 FPS + 510 LF sewer @ 3.0 FPS
= 26.25

C = 0.50 per Brazoria Drainage Criteria Manual for lots between 1/4-1/2 acre

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATIONS

PROJECT NO. 13446

13446-AB Sheet Set.dwg

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 6/25/2020 3:26:17 PM

PROJECT NAME : HERITAGE OAKS7
JOB NUMBER : 13446
PROJECT DESCRIPTION : SEC7
DESIGN FREQUENCY : 5 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID (acre)	C Value	Area (min)	Tc (min)	Tc Used (in/hr)	Intensity (cfs)	Supply Q (cfs)	Total Q
A-1	0.38	2.10	15.00	15.00	6.64	0.000	5.302
A-2	0.38	1.70	15.00	15.00	6.64	0.000	4.292

Sag Inlets Configuration Data.

Inlet ID (ft)	Inlet Type	Length/ Perim. (sf)	Grate Area (%)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n (ft)	DeprW (ft)	Depth Allowed (ft)	Critic Elev.
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00

Sag Inlets Computation Data.

Inlet ID (ft)	Inlet Type	Length (sf)	Grate Perim (cfs)	Grate Area (cfs)	Total Q (ft)	Inlet Capacity (ft)	Total Head (ft)	Ponded Width Left	Ponded Width Right
A-2	Curb	5.00	n/a	n/a	4.292	6.261	0.389	10.40	10.40
A-1	Curb	5.00	n/a	n/a	5.302	6.261	0.448	11.25	11.25

Cumulative Junction Discharge Computations

Node I.D. (acres)	Node Type	Weighted C-Value (min)	Cumulat. Dr.Area (in/hr)	Cumulat. Tc (cfs)	Intens. (cfs)	User Supply Q (cfs)	Additional Q in Node	Total Disch.
A-B6	CircMh	0.000	0.00	0.00	0.00	0.000	12.49	12.490
A-2	Curb	0.380	3.80	15.15	6.61	0.000	12.49	22.037
A-1	Curb	0.380	2.10	15.00	6.64	0.000	12.49	17.792
OUT	Outlt	0.380	3.80	15.15	6.61	0.000	12.49	22.037

Conveyance Configuration Data

Run# (ft)	Node I.D. US (ft)	DS (ft)	Flowline Elev. US (ft)	DS (ft)	Shape # (%)	Span	Rise	Length	Slope	n_value
1	A-B6	A-1	20.08	20.07	Circ 1	0.00	3.00	8.00	0.13	0.013
2	A-1	A-2	20.07	20.02	Circ 1	0.00	3.00	35.00	0.14	0.013
3	A-2	OUT	20.02	19.72	Circ 1	0.00	3.00	224.00	0.13	0.013

Conveyance Hydraulic Computations. Tailwater = 24.100 (ft)

Run# (ft)	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	24.37	24.37	0.035	1.55	3.00	3.40	1.77	12.49	23.58	0.000
2	24.37	24.34	0.071	1.88	3.00	3.83	2.52	17.79	25.21	0.000
3	24.34	24.10	0.109	2.25	3.00	3.88	3.12	22.04	24.41	0.000

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 6/26/2020 9:28:29 AM

PROJECT NAME : HERITAGE OAKS7
JOB NUMBER : 13446
PROJECT DESCRIPTION : SEC7
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Design Frequency.

ID (acre)	C Value	Area (min)	Tc (min)	Tc Used (in/hr)	Intensity (cfs)	Supply Q (cfs)	Total Q
A-1	0.38	2.10	15.00	15.00	10.10	0.000	8.059
A-2	0.38	1.70	15.00	15.00	10.10	0.000	6.524

Sag Inlets Configuration Data.

Inlet ID (ft)	Inlet Type	Length/ Perim. (sf)	Grate Area (%)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n (ft)	DeprW (ft)	Depth Allowed (ft)	Critic Elev.
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00

Sag Inlets Computation Data.

Inlet ID (ft)	Inlet Type	Length (sf)	Grate Perim (cfs)	Grate Area (cfs)	Total Q (ft)	Inlet Capacity (ft)	Total Head (ft)	Ponded Width Left	Ponded Width Right
A-2	Curb	5.00	n/a	n/a	6.524	6.718	0.486	12.15	12.15
A-1	Curb	5.00	n/a	n/a	8.059	6.718	0.610	13.15	13.15

Cumulative Junction Discharge Computations

Node I.D. (acres)	Node Type	Weighted C-Value (min)	Cumulat. Dr.Area (in/hr)	Cumulat. Tc (cfs)	Intens. (cfs)	User Supply Q (cfs)	Additional Q in Node	Total Disch.
A-B6	CircMh	0.000	0.00	0.00	0.00	0.000	20.18	20.180
A-2	Curb	0.380	3.80	15.15	10.05	0.000	20.18	34.698
A-1	Curb	0.380	2.10	15.00	10.10	0.000	20.18	28.239
OUT	Outlt	0.380	3.80	15.15	10.05	0.000	20.18	34.698

Conveyance Configuration Data

Run# (ft)	Node I.D. US (ft)	DS (ft)	Flowline Elev. US (ft)	DS (ft)	Shape # (%)	Span	Rise	Length	Slope	n_value
1	A-B6	A-1	20.08	20.07	Circ 1	0.00	3.00	8.00	0.13	0.013
2	A-1	A-2	20.07	20.02	Circ 1	0.00	3.00	35.00	0.14	0.013
3	A-2	OUT	20.02	19.72	Circ 1	0.00	3.00	224.00	0.13	0.013

Conveyance Hydraulic Computations. Tailwater = 24.100 (ft)

Run# (ft)	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	24.78	24.77	0.092	2.16	3.00	3.71	2.85	20.18	23.58	0.000
2	24.77	24.71	0.179	3.00	3.00	3.99	3.99	28.24	25.21	0.000
3	24.71	24.10	0.271	3.00	3.00	4.91	4.91	34.70	24.41	0.000

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 9/21/2020 9:40:27 AM

PROJECT NAME : HERITAGE OAKS7
JOB NUMBER : 13446
PROJECT DESCRIPTION : SEC7
DESIGN FREQUENCY : 5 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID (acre)	C Value	Area (min)	Tc (min)	Tc Used (in/hr)	Intensity (cfs)	Supply Q (cfs)	Total Q
A-3	0.38	1.00	15.00	15.00	6.64	0.000	2.525
A-4	0.38	1.80	15.00	15.00	6.64	0.000	4.545
A-5	0.38	1.10	15.00	15.00	6.64	0.000	2.777
A-6	0.38	1.50	15.00	15.00	6.64	0.000	3.787
A-7	0.38	1.40	15.00	15.00	6.64	0.000	3.535
A-8	0.38	0.50	15.00	15.00	6.64	0.000	1.262
A-9	0.38	1.20	15.00	15.00	6.64	0.000	3.030
A-10	0.38	1.60	15.00	15.00	6.64	0.000	4.040

Sag Inlets Configuration Data.

Inlet ID (ft)	Inlet Type	Length/ Perim. (sf)	Grate Area (%)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	DeprW (ft)	Depth Allowed (ft)	Critic Elev.
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00

Sag Inlets Computation Data.

Inlet ID (ft)	Inlet Type	Length (sf)	Grate Perim (cfs)	Grate Area (cfs)	Total Q (ft)	Inlet Capacity (ft)	Total Head (ft)	Ponded Width Left	Ponded Width Right
A-3	Curb	5.00	n/a	n/a	2.525	6.261	0.273	8.50	8.50
A-4	Curb	5.00	n/a	n/a	4.545	6.261	0.404	10.60	10.60
A-5	Curb	5.00	n/a	n/a	2.777	6.261	0.291	8.85	8.85
A-6	Curb	5.00	n/a	n/a	3.787	6.261	0.358	9.90	9.90
A-7	Curb	5.00	n/a	n/a	3.535	6.261	0.342	9.65	9.65
A-8	Curb	5.00	n/a	n/a	1.262	6.261	0.172	6.55	6.55
A-9	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-10	Curb	5.00	n/a	n/a	4.040	6.261	0.373	10.15	10.15

Cumulative Junction Discharge Computations

Node I.D. (acres)	Node Type	Weighted C-Value (min)	Cumulat. Dr.Area (in/hr)	Cumulat. Tc (cfs)	Intens. (cfs)	User Supply Q (cfs)	Additional Q in Node	Total Disch.
A-3	Curb	0.380	1.00	15.00	6.64	0.000	0.00	2.525
A-4	Curb	0.380	2.80	15.18	6.60	0.000	0.00	7.027
MH-1	CircMh	0.380	2.80	15.18	6.60	0.000	0.00	7.027
MH-2	CircMh	0.380	2.80	15.18	6.60	0.000	0.00	7.027
MH-3	CircMh	0.380	2.80	15.18	6.60	0.000	0.00	7.027
MH-4	CircMh	0.380	2.80	15.18	6.60	0.000	0.00	7.027
A-5	Curb	0.380	1.10	15.00	6.64	0.000	0.00	2.777
A-6	Curb	0.380	5.40	17.62	6.13	0.000	0.00	12.574
A-7	Curb	0.380	1.40	15.00	6.64	0.000	0.00	3.535
A-8	Curb	0.380	1.90	15.17	6.61	0.000	0.00	4.770
MH-5	CircMh	0.380	1.90	15.17	6.61	0.000	0.00	4.770
A-9	Curb	0.380	8.50	18.97	5.90	0.000	0.00	19.042
A-10	Curb	0.380	10.10	19.07	5.88	0.000	0.00	22.563
MH-7	CircMh	0.380	10.10	19.07	5.88	0.000	0.00	22.563
OUT	Outlt	0.380	10.10	19.07	5.88	0.000	0.00	22.563

Conveyance Configuration Data

Run# (ft)	Node I.D. US (ft)	DS (ft)	Flowline Elev. US (ft)	DS (ft)	Shape # (%)	Span	Rise	Length	Slope	n_value
1	A-3	A-4	22.74	22.69	Circ 1	0.00	1.50	28.00	0.18	0.013
2	A-4	MH-1	22.69	22.51	Circ 2	0.00	1.50	86.00	0.21	0.013
3	MH-1	MH-2	22.51	22.22	Circ 1	0.00	2.00	146.00	0.20	0.013
4	MH-2	MH-3	22.22	22.13	Circ 1	0.00	2.00	44.00	0.20	0.013
5	MH-3	MH-4	22.13	22.02	Circ 1	0.00	2.00	53.00	0.21	0.013
6	MH-4	A-6	22.02	21.71	Circ 1	0.00	2.00	160.00	0.19	0.013
7	A-5	A-6	21.76	21.71	Circ 1	0.00	1.50	28.00	0.18	0.013
8	A-6	A-9	21.71	21.06	Circ 1	0.00	2.50	326.00	0.20	0.013
9	A-7	A-8	21.60	21.55	Circ 1	0.00	1.50	28.00	0.18	0.013
10	A-8	MH-5	21.55	21.32	Circ 1	0.00	2.00	114.00	0.20	0.013
11	MH-5	A-9	21.32	21.06	Circ 1	0.00	2.00	132.00	0.20	0.013
12	A-9	A-10	21.06	21.00	Circ 1	0.00	3.00	28.00	0.21	0.013
13	A-10	MH-7	21.00	20.99	Circ 1	0.00	3.00	7.00	0.33	0.013
14	MH-7	OUT	20.99	20.50	Circ 1	0.00	3.00	218.00	0.22	0.011

Conveyance Hydraulic Computations. Tailwater = 24.100 (ft)

Run# (ft)	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	25.11	25.10	0.058	0.82	1.50	2.55	1.43	2.52	4.44	0.000
2	25.10	25.00	0.112	0.94	1.50	3.02	1.99	7.03	9.61	0.000
3	25.00	24.86	0.096	1.25	2.00	3.40	2.24	7.03	10.08	0.000
4	24.86	24.82	0.096	1.22	2.00	3.51	2.24	7.03	10.23	0.000
5	24.82	24.77	0.096	1.22	2.00	3.51	2.24	7.03	10.31	0.000
6	24.77	24.61	0.096	1.25	2.00	3.40	2.24	7.03	9.96	0.000
7	24.63	24.61	0.070	0.87	1.50	2.62	1.57	2.78	4.44	0.000
8	24.61	24.31	0.094	1.52	2.50	4.01	2.56	12.57	18.32	0.000
9	24.45	24.41	0.113	1.03	1.50	2.73	2.00	3.53	4.44	0.000
10	24.41	24.36	0.044	0.97	2.00	3.16	1.77	4.77	10.16	0.000
11	24.36	24.31	0.044	0.97	2.00	3.16	1.52	4.77	10.04	0.000
12	24.31	24.28	0.081	1.69	3.00	4.65	2.69	19.04	30.88	0.000
13	24.28	24.28	0.114	1.64	3.00	5.70	3.19	22.56	38.51	0.000
14	24.28	24.10	0.082	1.69	3.00	5.51	3.19	22.56	37.04	0.000

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 9/21/2020 9:41:39 AM

PROJECT NAME : HERITAGE OAKS7
JOB NUMBER : 13446
PROJECT DESCRIPTION : SEC7
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Design Frequency.

ID (acre)	C Value	Area (min)	Tc (min)	Tc Used (in/hr)	Intensity (cfs)	Supply Q (cfs)	Total Q
A-3	0.38	1.00	15.00	15.00	10.10	0.000	3.838
A-4	0.38	1.80	15.00	15.00	10.10	0.000	6.908
A-5	0.38	1.10	15.00	15.00	10.10	0.000	4.221
A-6	0.38	1.50	15.00	15.00	10.10	0.000	5.756
A-7	0.38	1.40	15.00	15.00	10.10	0.000	5.373
A-8	0.38	0.50	15.00	15.00	10.10	0.000	1.919
A-9	0.38	1.20	15.00	15.00	10.10	0.000	4.605
A-10	0.38	1.60	15.00	15.00	10.10	0.000	6.140

Sag Inlets Configuration Data.

Inlet ID (ft)	Inlet Type	Length/ Perim. (sf)	Grate Area (%)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	DeprW (ft)	Depth Allowed (ft)	Critic Elev.
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00

Sag Inlets Computation Data.

Inlet ID (ft)	Inlet Type	Length (sf)	Grate Perim (cfs)	Grate Area (cfs)	Total Q (ft)	Inlet Capacity (ft)	Total Head (ft)	Ponded Width Left	Ponded Width Right
A-3	Curb	5.00	n/a	n/a	3.838	6.261	0.361	9.95	9.95
A-4	Curb	5.00	n/a	n/a	6.908	6.718	0.514	12.45	12.45
A-5	Curb	5.00	n/a	n/a	4.221	6.261	0.384	10.35	10.35
A-6	Curb	5.00	n/a	n/a	5.756	6.261	0.473	11.60	11.60
A-7	Curb	5.00	n/a	n/a	5.373	6.261	0.451	11.30	11.30
A-8	Curb	5.00	n/a	n/a	1.919	6.261	0.227	7.70	7.70
A-9	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-10	Curb	5.00	n/a	n/a	6.140	6.261	0.494	11.90	11.90

Cumulative Junction Discharge Computations

Node I.D. (acres)	Node Type	Weighted C-Value (min)	Cumulat. Dr.Area (in/hr)	Cumulat. Tc (cfs)	Intens. (cfs)	User Supply Q (cfs)	Additional Q in Node	Total Disch.
A-3	Curb	0.380	1.00	15.00	10.10	0.000	0.00	3.838
A-4	Curb	0.380	2.80	15.17	10.05	0.000	0.00	10.691
MH-1	CircMh	0.380	2.80	15.17	10.05	0.000	0.00	10.691
MH-2	CircMh	0.380	2.80	15.17	10.05	0.000	0.00	10.691
MH-3	CircMh	0.380	2.80	15.17	10.05	0.000	0.00	10.691
MH-4	CircMh	0.380	2.80	15.17	10.05	0.000	0.00	10.691
A-5	Curb	0.380	1.10	15.00	10.10	0.000	0.00	4.221
A-6	Curb	0.380	5.40	17.47	9.40	0.000	0.00	19.291
A-7	Curb	0.380	1.40	15.00	10.10	0.000	0.00	5.373
A-8	Curb	0.380	1.90	15.15	10.05	0.000	0.00	7.257
MH-5	CircMh	0.380	1.90	15.15	10.05	0.000	0.00	7.257
A-9	Curb	0.380	8.50	18.75	9.08	0.000	0.00	29.336
A-10	Curb	0.380	10.10	18.85	9.06	0.000	0.00	34.773
MH-7	CircMh	0.380	10.10	18.85	9.06	0.000	0.00	34.773
OUT	Outlt	0.380	10.10	18.85	9.06	0.000	0.00	34.773

Conveyance Configuration Data

Run# (ft)	Node I.D. US (ft)	DS (ft)	Flowline Elev. US (ft)	DS (ft)	Shape # (%)	Span	Rise	Length	Slope	n_value
1	A-3	A-4	22.74	22.69	Circ 1	0.00	1.50	28.00	0.18	0.013
2	A-4	MH-1	22.69	22.51	Circ 2	0.00	1.50	86.00	0.21	0.013
3	MH-1	MH-2	22.51	22.22	Circ 1	0.00	2.00	146.00	0.20	0.013
4	MH-2	MH-3	22.22	22.13	Circ 1	0.00	2.00	44.00	0.20	0.013
5	MH-3	MH-4	22.13	22.02	Circ 1	0.00	2.00	53.00	0.21	0.013
6	MH-4	A-6	22.02	21.71	Circ 1	0.00	2.00	160.00	0.19	0.013
7	A-5	A-6	21.76	21.71	Circ 1	0.00	1.50	28.00	0.18	0.013
8	A-6	A-9	21.71	21.06	Circ 1	0.00	2.50	326.00	0.20	0.013
9	A-7	A-8	21.60	21.55	Circ 1	0.00	1.50	28.00	0.18	0.013
10	A-8	MH-5	21.55	21.32	Circ 1	0.00	2.00	114.00	0.20	0.013
11	MH-5	A-9	21.32	21.06	Circ 1	0.00	2.00	132.00	0.20	0.013
12	A-9	A-10	21.06	21.00	Circ 1	0.00	3.00	28.00	0.21	0.013
13	A-10	MH-7	21.00	20.99	Circ 1	0.00	3.00	7.00	0.33	0.013
14	MH-7	OUT	20.99	20.50	Circ 1	0.00	3.00	218.00	0.22	0.011

Conveyance Hydraulic Computations. Tailwater = 24.100 (ft)

Run# (ft)	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	26.47	26.44	0.133	1.08	1.50	2.82	2.17	3.84	4.44	0.000
2	26.44	26.21	0.259	1.50	1.50	3.02	3.02	10.69	9.61	0.000
3	26.21	25.89	0.223	1.75	2.00	3.67	3.40	10.69	10.08	0.000
4	25.89	25.79	0.223	1.75	2.00	3.67	3.40	10.69	10.23	0.000
5	25.79	25.67	0.223	1.75	2.00	3.67	3.40	10.69	10.31	0.000
6	25.67	25.31	0.223	1.75	2.00	3.67	3.40	10.69	9.96	0.000
7	25.36	25.31	0.161	1.17	1.50	2.85	2.39	4.22	4.44	0.000
8	25.31	24.59	0.221	2.19	2.50	4.24	3.93	19.29	18.32	0.000
9	24.92	24.85	0.262	1.50	1.50	3.04	3.04	5.37	4.44	0.000
10	24.85	24.73	0.103	1.25	2.00	3.51	2.31	7.26	10.16	0.000
11	24.73	24.59	0.103	1.25	2.00	3.51	2.31	7.26	10.04	0.000
12	24.59	24.54	0.193	2.34	3.00	4.95	4.15	29.34	30.88	0.000
13	24.54	24.53	0.272	2.25	3.00	6.11	4.92	34.77	38.51	0.000
14	24.53	24.10	0.195	2.34	3.00	5.87	4.92	34.77	37.04	0.000

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 7/23/2020 10:15:24 AM

PROJECT NAME : HERITAGE OAKS7
JOB NUMBER : 13446
PROJECT DESCRIPTION : SEC7
DESIGN FREQUENCY : 5 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID (acre)	C Value	Area (min)	Tc (min)	Tc Used (in/hr)	Intensity (cfs)	Supply Q (cfs)	Total Q
A-13	0.38	2.10	15.00	15.00	6.64	0.000	5.302
A-14	0.38	1.70	15.00	15.00	6.64	0.000	4.292

Sag Inlets Configuration Data.

Inlet ID (ft)	Inlet Type	Length/ Perim. (sf)	Grate Area (%)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	DeprW (ft)	Depth Allowed (ft)	Critic Elev.
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014 1.50	0.50	27.00

Sag Inlets Computation Data.

Inlet ID (ft)	Inlet Type	Length (sf)	Grate Perim (cfs)	Grate Area (cfs)	Total Q (ft)	Inlet Capacity (ft)	Total Head (ft)	Ponded Width Left	Ponded Width Right
A-13	Curb	5.00	n/a	n/a	5.302	6.261	0.448	11.25	11.25
A-14	Curb	5.00	n/a	n/a	4.292	6.261	0.389	10.40	10.40

Cumulative Junction Discharge Computations

Node I.D. (acres)	Node Type	Weighted C-Value (min)	Cumulat. Dr.Area (in/hr)	Cumulat. Tc (cfs)	Intens. (cfs)	User Supply Q (cfs)	Additional Q in Node	Total Disch.
A-13	Curb	0.380	2.10	15.00	6.64	0.000	0.00	5.302
A-14	Curb	0.380	3.80	15.14	6.61	0.000	0.00	9.551
MH-6	CircMh	0.380	3.80	15.14	6.61	0.000	0.00	9.551
OUT	Outlt	0.380	3.80	15.14	6.61	0.000	0.00	9.551

Conveyance Configuration Data

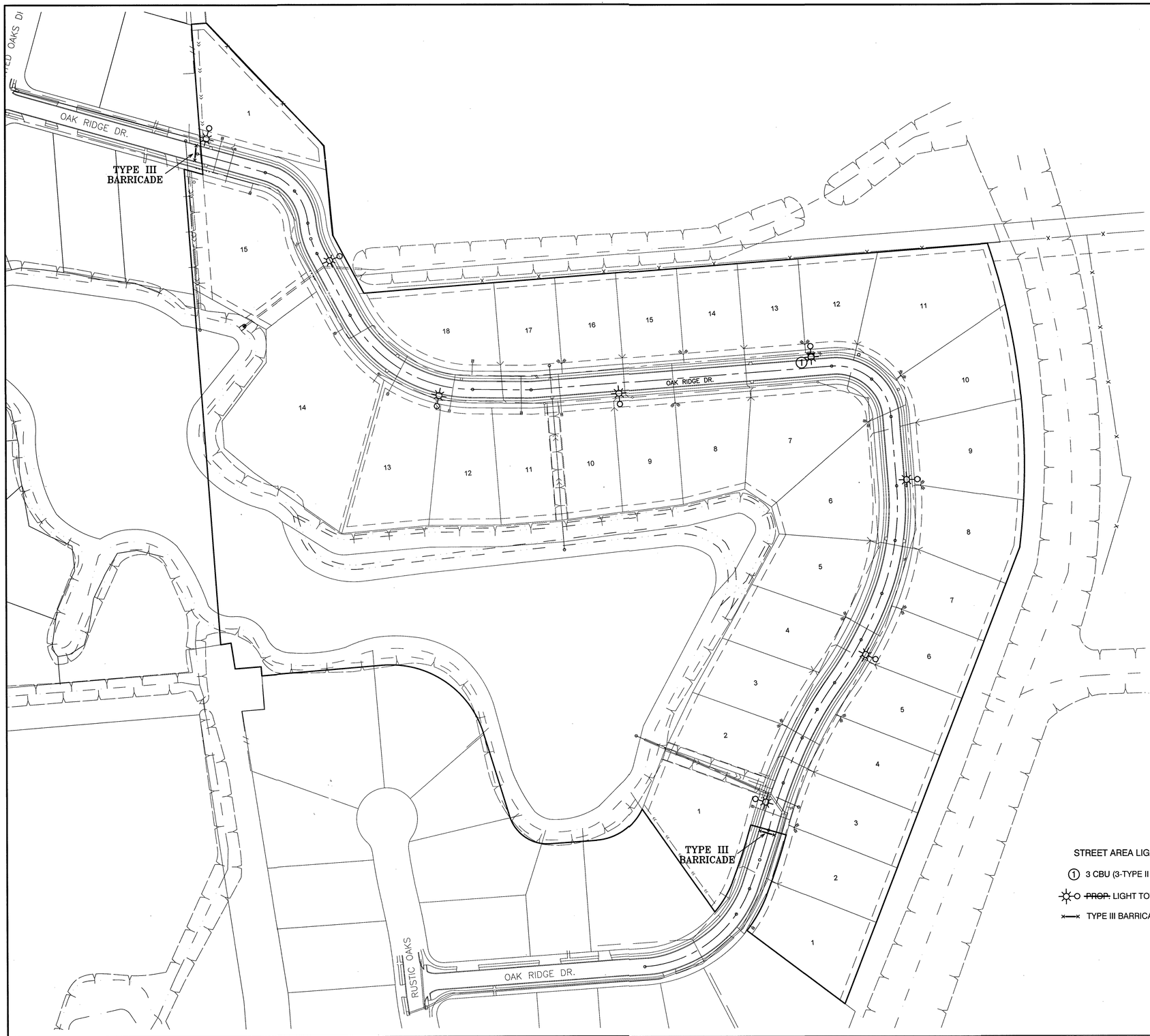
Run# (ft)	Node I.D. US (ft)	DS (ft)	Flowline Elev. US (ft)	DS (ft)	Shape # (%)	Span	Rise	Length	Slope	n_value
1	A-13	A-14	23.50	23.44	Circ 1	0.00	2.00	28.00	0.21	0.013
2	A-14	MH-6	23.44	23.38	Circ 1	0.00	2.00	26.00	0.23	0.013
3	MH-6	OUT	23.38	22.90	Circ 1	0.00	2.00	235.00	0.20	0.013

Conveyance Hydraulic Computations. Tailwater = 24.100 (ft)

Run# (ft)	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	25.00	24.99	0.055	1.00	1.55	3.38	2.03	5.30	10.47	0.000
2	24.99	24.94	0.178	1.44	1.56	3.95	3.63	9.55	10.87	0.000
3	24.94	24.46	0.178	1.56	1.56	3.63	3.63	9.55	10.23	0.000

NORMAL TERMINATION OF WINSTORM.

WinStorm (ST



STREET CLOSED R11-2

TYPE III BARRICADE

0 40 80 160

SCALE : 1" = 80'

STREET AREA LIGHTING (8 LOCATIONS)

① 3 CBU (3-TYPE II 12 SLOT) ON 10'X9'X8" SLAB

~~PROP.~~ LIGHT TOWER

TYPE III BARRICADE

LIGHTING PLAN SHOWN AS RECOMMENDED. FINAL LIGHTING PLAN AND QUANTITIES ARE PROVIDED BY TEXAS NEW MEXICO POWER.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS

DRAWN

CHECKED

DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
121992
MIGUELANGEL A. SAUCEDA
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

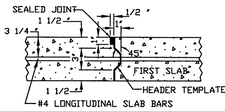
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

MAILBOX AND STREET LIGHTING LAYOUT

PROJECT NO. 13446

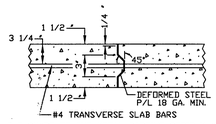
17

13446-AB Sheet Set.dwg



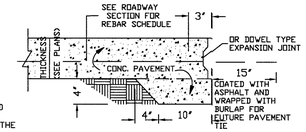
CONSTRUCTION JOINT MAY BE USED IN LIEU OF EXPANSION JOINT WHEN WORK IS SUSPENDED PROVIDED THE JOINT IS AT LEAST 10' FROM NEAREST EXPANSION JOINT.

CONSTRUCTION JOINT
N.T.S.

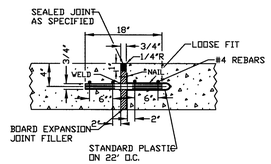


THE SHAPE OF THE METAL PARTING STRIP MAY BE VARIED FROM THAT SHOWN UPON APPROVAL OF THE ENGINEER. A LONGITUDINAL JOINT SHALL BE INSTALLED AS SHOWN IN THE PLAN OR WHERE PAVEMENT WIDTH EXCEEDS 15'. WHEN PAVEMENT IS PLACED IN HALF WIDTHS, CUT TRANSVERSE BARS TO PROVIDE 1" CLEARANCE ON FORM WIDTH AND CONNECT SLABS WITH #4 DEF. BARS, 3'-0" LONG ON 2'-6" CENTERS.

LONGITUDINAL JOINT
N.T.S.

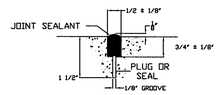


PAVEMENT HEADER
N.T.S.

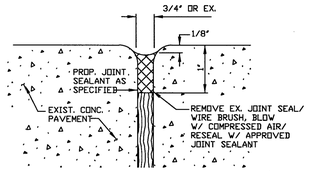


NOTES:
1. STEEL TO MEET A.S.T.M. STD. SPEC. FOR CONC. REINFORCING BARS. UNITS TO BE SPACED AS SHOWN ON PLANS.

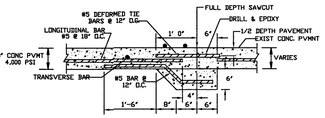
EXPANSION/CONTRACTION JOINT
N.T.S.



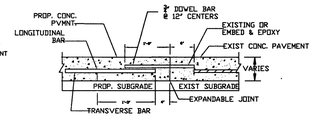
SAWED CONTRACTION JOINT DETAIL
N.T.S.



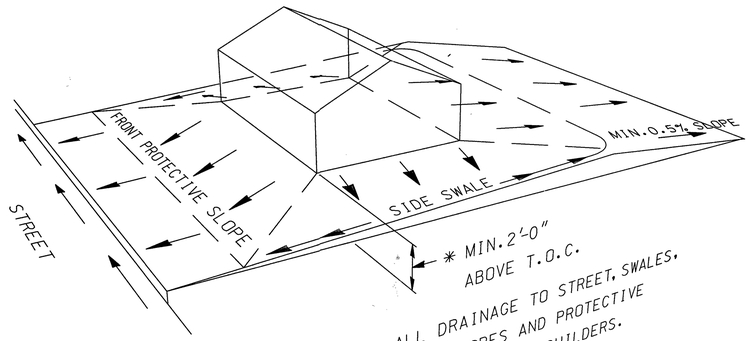
EXPANSION JOINT SEAL DETAIL
N.T.S.



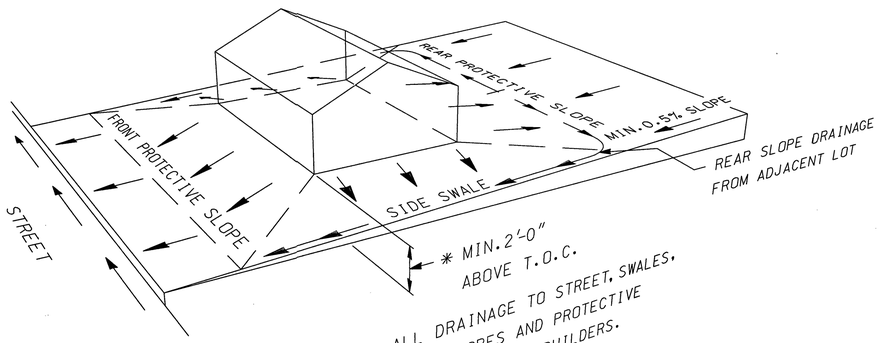
OPTION 1 PAVEMENT JUNCTURE
N.T.S.



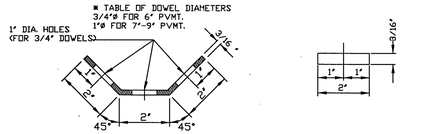
OPTION 2 PAVEMENT JUNCTURE
N.T.S.



TYPICAL LOT GRADING
LOTS BACKING ON DITCH OR LAKE
N.T.S.

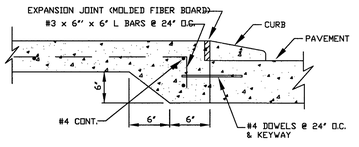


TYPICAL LOT GRADING
BACK TO BACK LOTS
N.T.S.



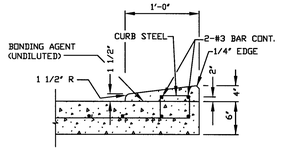
LOAD TRANSFER DEVICE
N.T.S.

NOTE:
1. ALL REINFORCING STEEL LAPS SHALL BE 30 BAR DIAMETERS, BAR LENGTHS SHALL BE SUCH TO PROVIDE A CLEARANCE OF 3" ALONG PAVEMENT EDGES AND AT JOINTS WHERE THE REINFORCING STEEL IS NOT TO BE CONTINUOUS.
2. BOARD JOINT FILLER TO BE REDWOOD. JOINT SEAL COMPOUND TO BE RUBBERIZED ASPHALT HOT POURED (Tx DOT 360.2.7B.CL1) OR TWO PART POLYMERIC SELF LEVELING SYSTEM. PAVEMENT ENDS WITH KEY WAY AS SHOWN FOR CONSTRUCTION JOINT. LEAVE 2" HEADER BOARD IN PLACE.
3. EXPANSION JOINT PLACEMENT TO BE AS INDICATED IN PLANS AND TYPICAL INTERSECTION AND JOINT LAYOUT.

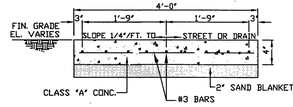


CONNECTION DETAIL

RESIDENTIAL DRIVEWAY & CONNECTION DETAIL
NEW & RECONSTRUCTION
N.T.S.

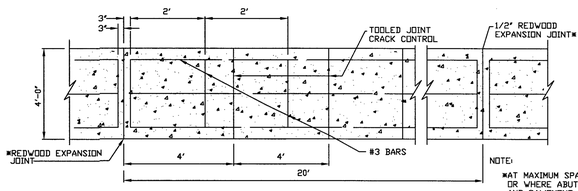


4" CONCRETE CURB TYPE "R" (RESIDENTIAL)



TYPICAL SIDEWALK SECTION
N.T.S.

NOTE:
1. CONCRETE SIDEWALK: CONCRETE SHALL CONTAIN NOT LESS THAN FOUR AND ONE-HALF (4 1/2) SACKS OF CEMENT PER CUBIC YARD, SHALL CONTAIN NOT MORE THAN 6 1/2 GALLONS OF WATER PER SACK OF CEMENT, SHALL HAVE A MAXIMUM SLUMP OF "5" AND SHALL HAVE A MODULUS OF RUPTURE NOT LESS THAN 500 P.S.I. AT 28 DAYS (CITY OF LAKE JACKSON WILL PROVIDE INSPECTION SERVICE). REINFORCING SHALL BE A 615 GRADE 40 STEEL. #3 BARS SPACED AS INDICATED IN THE PLAN DETAILS, AND POSITIONED BY THE USE OF PLASTIC CHAIRS. CURING COMPOUND AS SPECIFIED WILL BE REQUIRED AND APPLIED AT THE RATE OF 200 S.F./GAL. SUBGRADE PREPARATION WILL REQUIRE A LEVEL UP OF SAND MAT OF 2" MAXIMUM THICKNESS WHICH SHALL BE COMPACTED BY A SAND PLATE OR AN APPROVED HAND TAMPER. PROPOSED OR NATURALLY OCCURING WATER TAMPING SHALL BE AN ALLOWABLE METHOD WHEN DETERMINED IN THE FIELD TO YIELD APPROVED RESULTS. THE SAND, EQUIPMENT AND LABOR SHALL BE CONSIDERED SUBSIDIARY TO THE MATERIALS REQUIRED FOR THE COMPLETED SIDEWALK.
2. DRAINAGE BRIDGING SHALL BE PROVIDED BY THE CONTRACTOR AT LOCATIONS SPECIFIED BY THE ENGINEER OR AS INDICATED ON THE PLANS. FORMWORK WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE INCLUDED IN THE UNIT BID PRICE FOR CONCRETE SIDEWALKS.



TYPICAL SIDEWALK JOINTING & REINFORCEMENT
N.T.S.

SIDEWALK PAVEMENT DETAILS
N.T.S.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

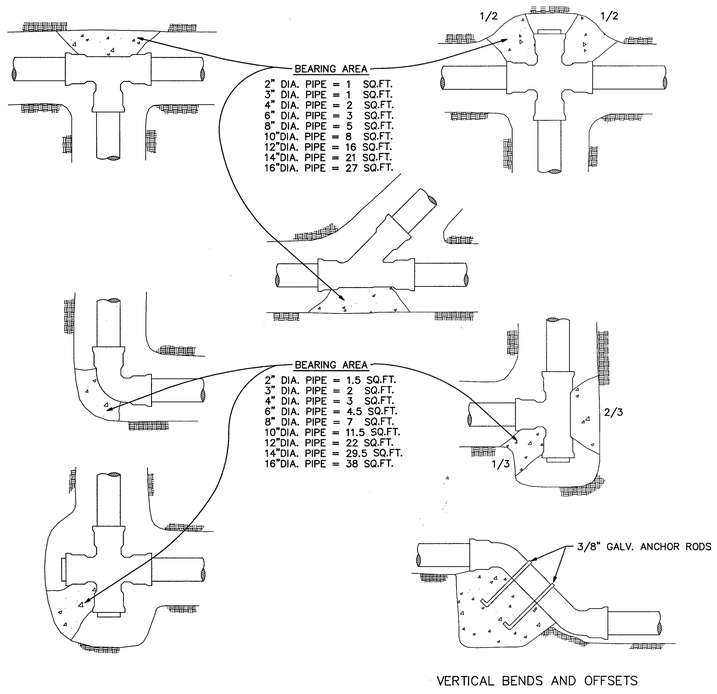
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

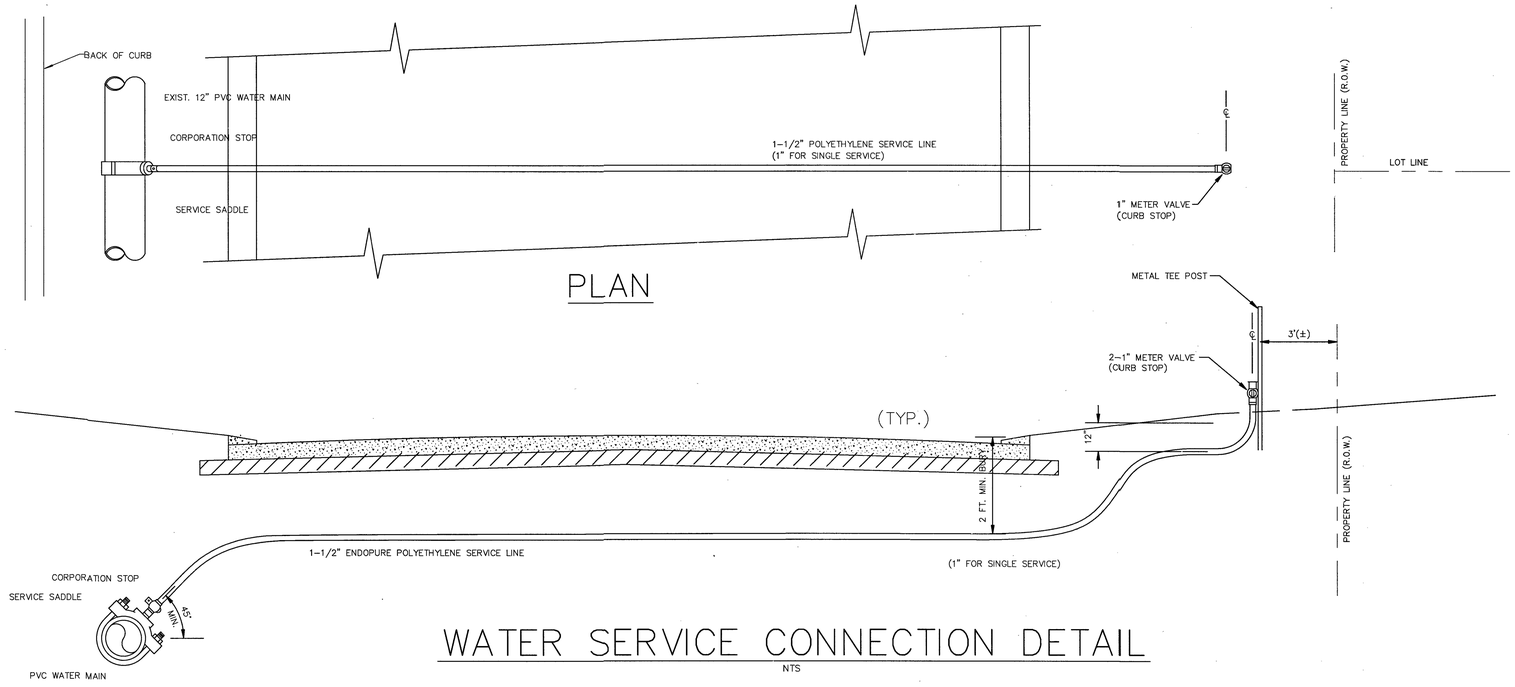
PAVEMENT AND LOT GRADING DETAILS

PROJECT NO. 13446

13446-AB Sheet Set.dwg



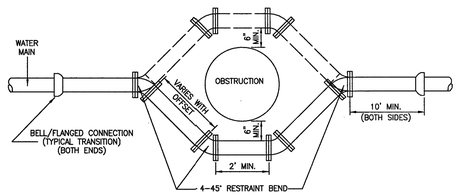
THRUST BLOCKING DIAGRAM



WATER SERVICE CONNECTION DETAIL

NTS

III



FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

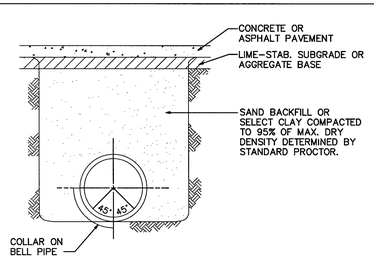
MIN. PIPE WALL THICKNESS	
4"	– 0.250"
6"	– 0.280"
8"	– 0.322"
12" AND LARGER	– 0.375"

NOTES:

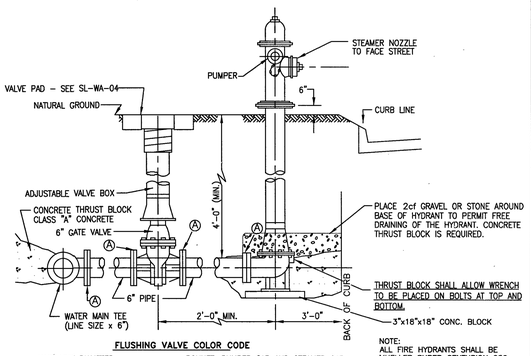
1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.

PVC WATER PIPE OFFSET ASSEMBLY

SL-WA-11



BEDDING – UNDER ROADWAYS



FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.S.T.

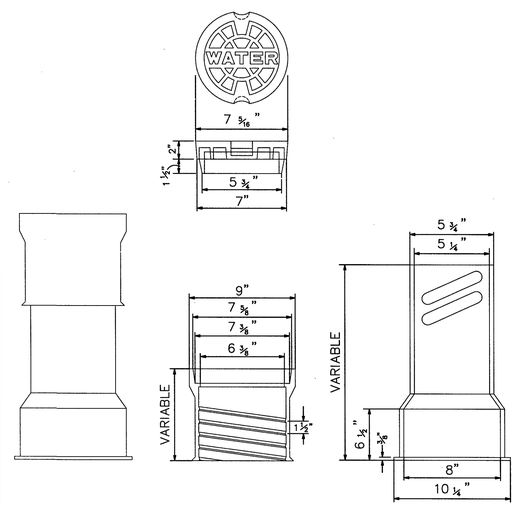
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER CITY OF ANGLETON DESIGN STANDARDS.

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

Ⓐ =RESTRAINED JOINT

SL-WA-01



CAST IRON VALVE BOX– TWO PIECE SCREW TYPE TYLER 6850 SERIES OR EQUAL

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR

DRAWN

CHECKED

DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:

PROFILE:

HORIZONTAL:

VERTICAL:

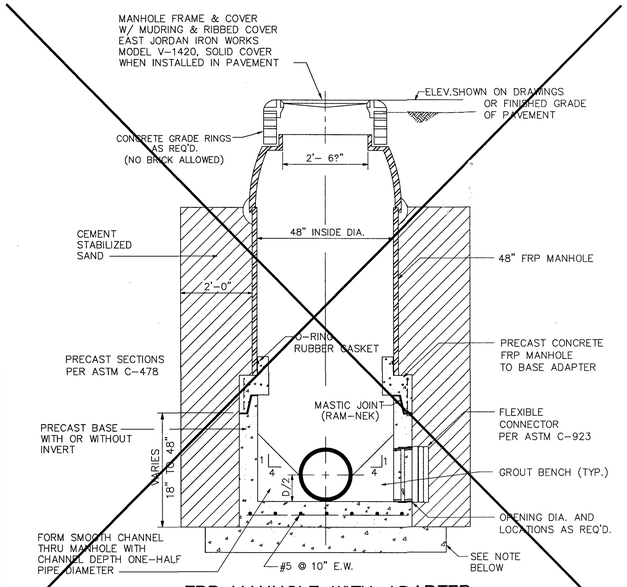
HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATERLINE DETAILS

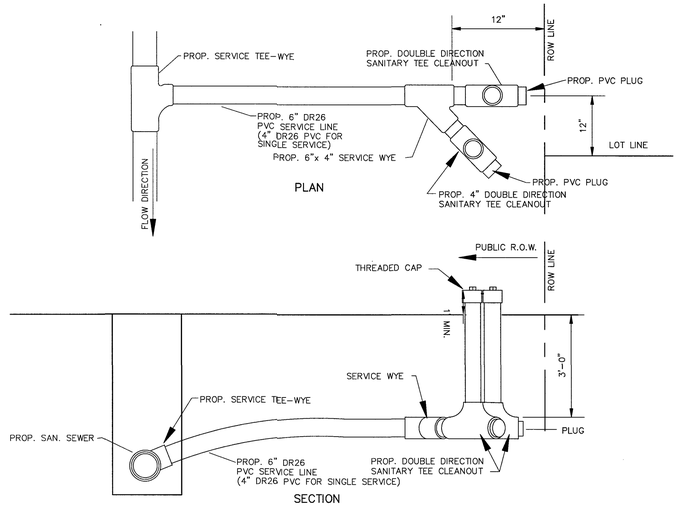
PROJECT NO. 13446

10

13446-AB Sheet Set.dwg

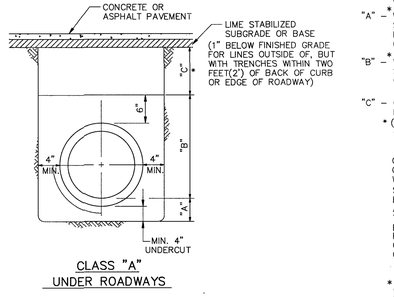


FRP MANHOLE WITH ADAPTER AND CONCRETE BASE



ALTERNATE SERVICE CONNECTION AND CLEANOUT DETAIL

N.T.S.



CLASS "A" UNDER ROADWAYS

CLASS "A" BEDDING

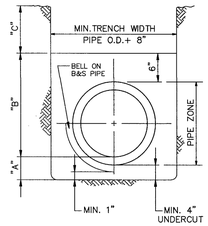
"A" – * WASHED GRAVEL SCREENINGS OR CEMENT STABILIZED SAND PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE OR ABOVE. (ASTM D2321, CLASS 1A)

"B" – * WASHED GRAVEL SCREENINGS OR CEMENT STABILIZED SAND THOROUGHLY RODDED AND COMPACTED, PLACED AFTER PIPE IS LAID.

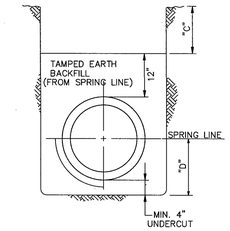
"C" – COMPACTED EARTH FILL TO BE PLACED SAME DAY AS PIPE IS LAID.
* (FOR PIPES LAID UNDER OR WITHIN 4 FEET OF ROADWAYS, USE CEMENT STAB. SAND)

CLASS "A" BEDDING SHALL BE USED IN CUTS IN EXCESS OF 10 FEET (10') OR WHEN SAND IS PRESENT. WHEN SAND IS ENCOUNTERED, THE TRENCH SHALL BE DEWATERED TO A STABLE CONDITION AND LINED WITH GEOTECHNICAL FABRIC PRIOR TO PLACING THE GRAVEL SCREENINGS FOR BEDDING AND BACKFILL ZONES A & B. FABRIC SHALL THEN BE LAPPED OVER THE TOP OF THE GRAVEL PRIOR TO COMPLETION OF BACKFILL.

* CEMENT STABILIZED SAND SHALL BE USED WHERE STABLE CLAY BOTTOM EXISTS.



CLASS "A"

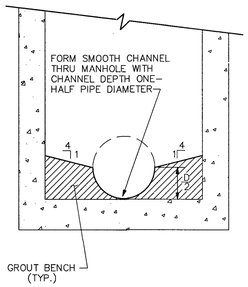


ORDINARY

"D" ZONE– BEDDING AND BACKFILL TO SPRING LINE WITH * CEMENT STABILIZED SAND

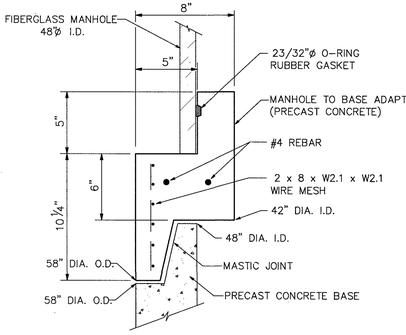
TYPICAL BEDDING FOR SANITARY SEWERS

N.T.S.



MANHOLE INVERT DETAIL FOR 8" – 12" SEWERS

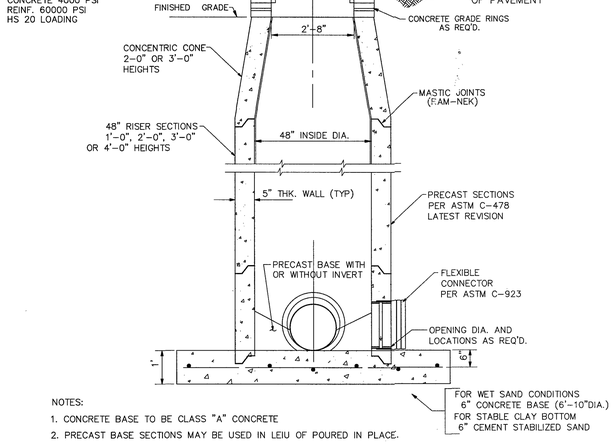
N.T.S.



FIBERGLASS MANHOLE TO CONCRETE ADAPTER

(BY MOOR-TEX Concrete Products, Inc.)

N.T.S.

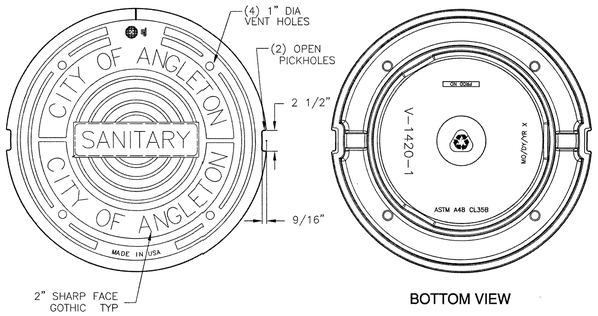


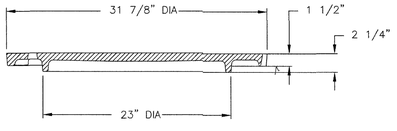
NOTES:
1. CONCRETE BASE TO BE CLASS "A" CONCRETE
2. PRECAST BASE SECTIONS MAY BE USED IN LEIU OF POURED IN PLACE.

48" PRECAST CONCENTRIC MANHOLE WITH BASE POURED IN PLACE

TYPICAL SANITARY MANHOLES

V1420-1 Cover





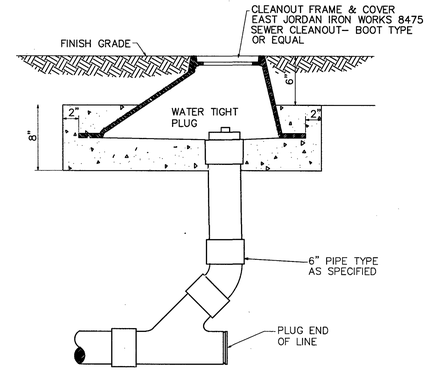
COVER SECTION

1 32" Manhole Cover and Frame

Scale: NTS

NOTES

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



SANITARY SEWER CLEANOUT DETAIL

N.T.S.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

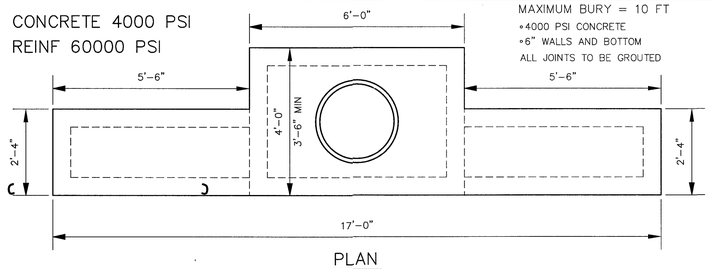
SANITARY SEWER DETAILS

PROJECT NO. 13446

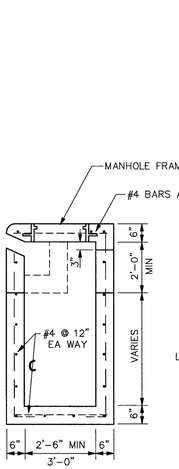
20

CONCRETE 4000 PSI
REINF 60000 PSI

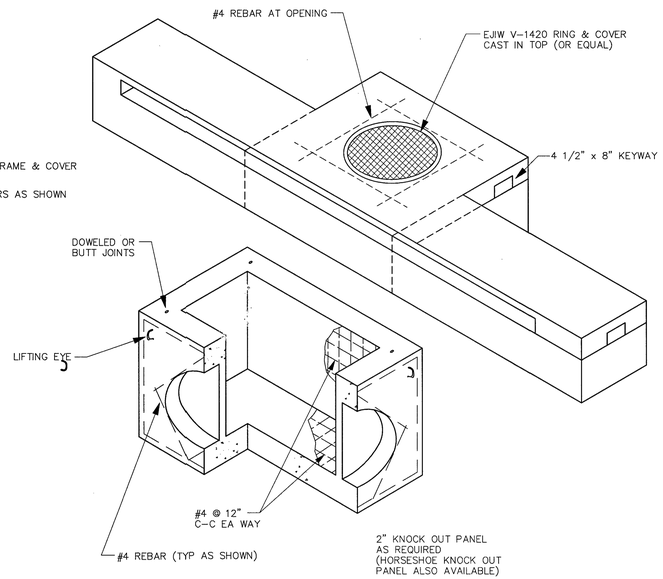
MAXIMUM BURY = 10 FT
∘4000 PSI CONCRETE
∘6" WALLS AND BOTTOM
ALL JOINTS TO BE GROUTED



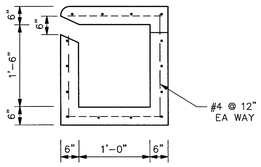
PLAN



SECTION



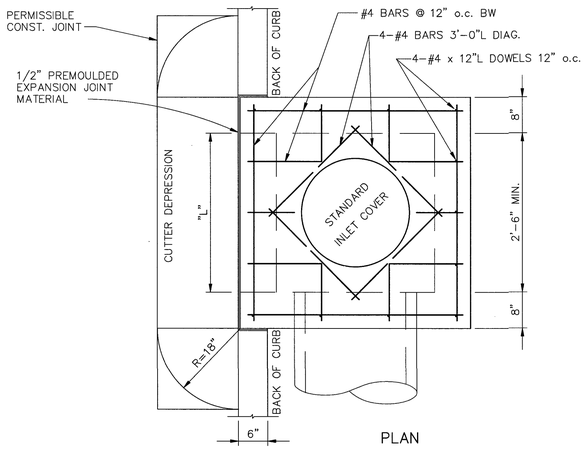
ISOMETRIC
N.T.S.



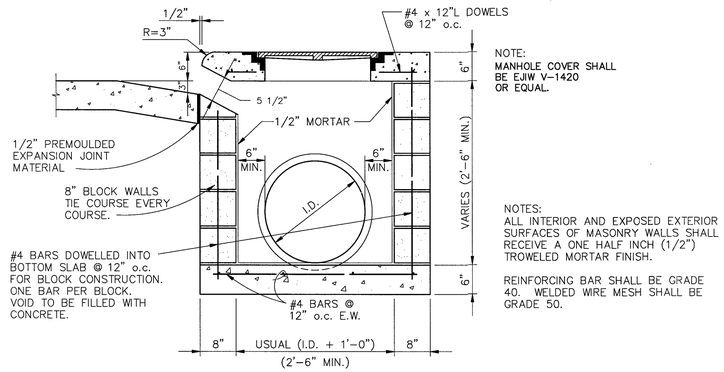
SECTION

PRECAST TYPE "C" INLET
WITH OR WITHOUT EXTENSIONS

(BY MOOR-TEX)



PLAN



SECTION

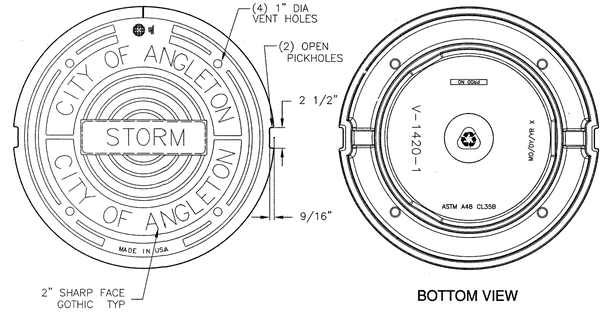
NOTE:
MANHOLE COVER SHALL BE EJIW V-1420 OR EQUAL.

NOTES:
ALL INTERIOR AND EXPOSED EXTERIOR SURFACES OF MASONRY WALLS SHALL RECEIVE A ONE HALF INCH (1/2") TROWELED MORTAR FINISH.

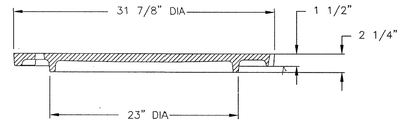
REINFORCING BAR SHALL BE GRADE 40. WELDED WIRE MESH SHALL BE GRADE 50.

TYPICAL CURB INLET
TYPE "C"
SCALE: 3/4" = 1'-0"

V1420-1 Cover

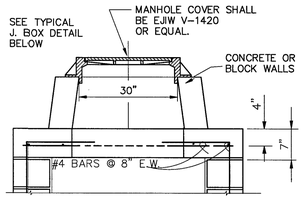


BOTTOM VIEW

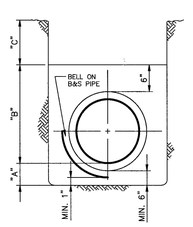


COVER SECTION

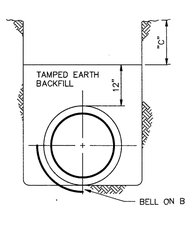
1 32" Manhole Cover and Frame
Scale: NTS



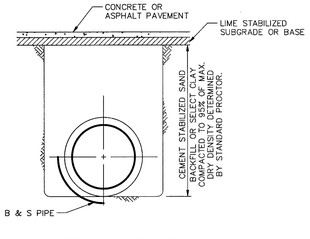
DETAIL OF ST. SEW MH. ON JUNCTION BOX



CLASS "A"



ORDINARY



PARALLELL TO AND UNDER ROADWAYS

NOTES: "A" – CEMENT STABILIZED SAND PLACED BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE OR ABOVE THE MINIMUM DEPTH OF SIX INCHES (6").

"B" – CEMENT STABILIZED SAND, THOROUGHLY RODDED, PLACED AFTER PIPE IS LAID.

"C" – EARTH FILL TO BE PLACED SAME DAY AS PIPE IS LAID.

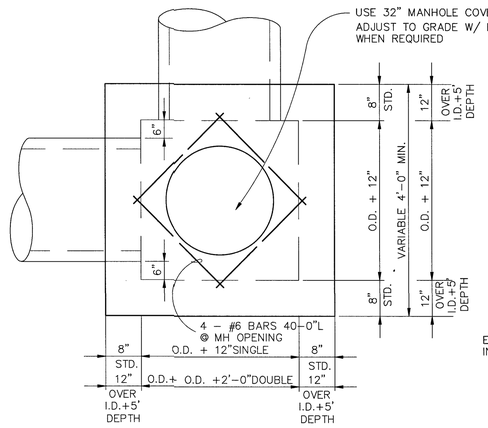
WHERE PIPE IS PLACED UNDER THE PROPOSED STREET, BACKFILL SHALL BE COMPACTED IN LAYERS WITH MECHANICAL COMPACTORS. MATERIAL THAT IS TOO WET OR THAT CONTAINS LUMPS WHICH WILL BREAK DOWN READILY UNDER COMPACTION SHALL NOT BE USED FOR BACKFILL.

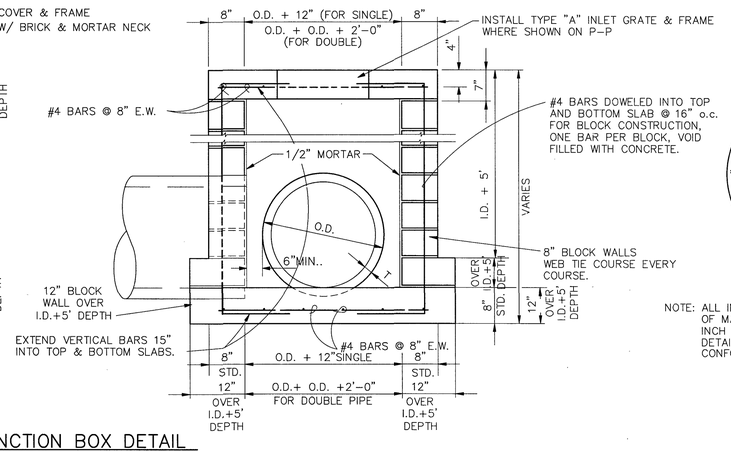
WHERE PIPE IS PLACED PARALLEL TO AND BEHIND THE CURB, THE SAME BACKFILL REQUIREMENTS APPLY.

CLASS "A" BEDDING SHALL BE USED IN CUTS IN EXCESS OF 10 FEET (10') OR WHEN WET SAND IS PRESENT.

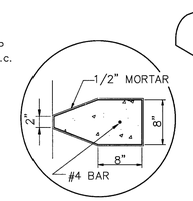
WHERE FIRE HYDRANT LEADS CROSS STORM SEWERS THAT PORTION OF THE STORM SEWER TEN FEET (10') ON BOTH SIDES OF THE PROPOSED LEAD SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND TO THE BOTTOM OF THE FIRE HYDRANT LEAD. THE SAME SHALL ALSO APPLY WHERE THRUST BLOCKING FOR WATER LINE TEES WILL FALL SO CLOSE TO STORM SEWERS THAT UNDISTURBED NATURAL GROUND WILL NOT EXIST TO SUPPORT THE THRUST BLOCKING.

TYPICAL BEDDING FOR STORM SEWERS
N.T.S.

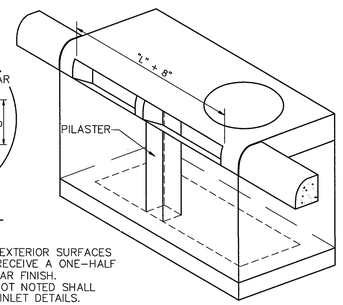




TYPICAL JUNCTION BOX DETAIL
N.T.S.



PILASTER DETAIL
N.T.S.



NOTE: ALL INTERIOR ANS EXPOSED EXTERIOR SURFACES OF MASONRY WALLS SHALL RECEIVE A ONE-HALF INCH (1/2") TROWELED MORTAR FINISH. DETAILS OF CONSTRUCTION NOT NOTED SHALL CONFORM TO TYPICAL CURB INLET DETAILS.

SPECIAL "TY" INLET
WHEN "L" EXCEEDS 6'-0"
N.T.S.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/25

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

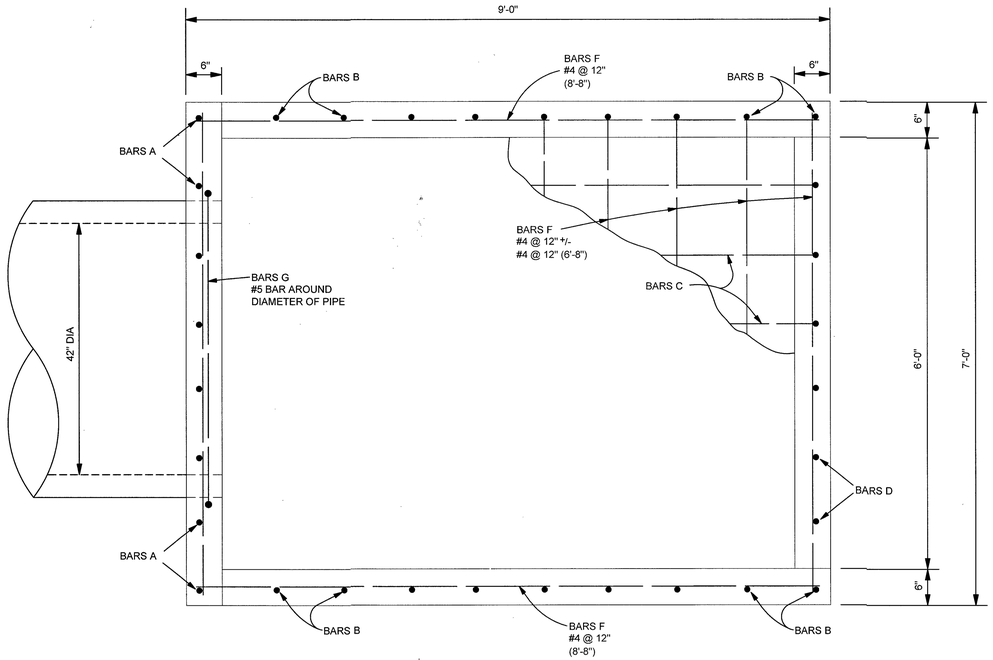
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER DETAILS

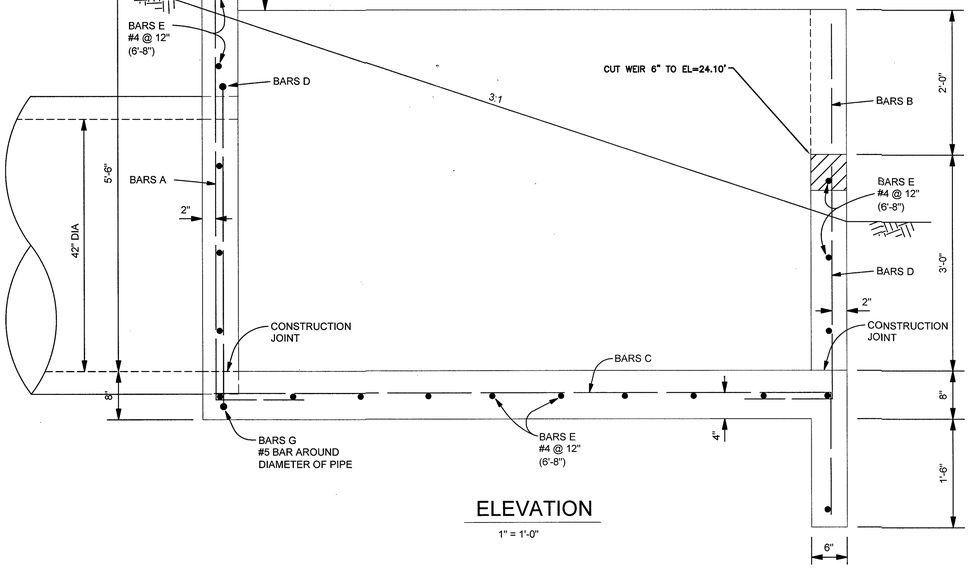
PROJECT NO. 13446

H:\46-AB Sheet Set.dwg



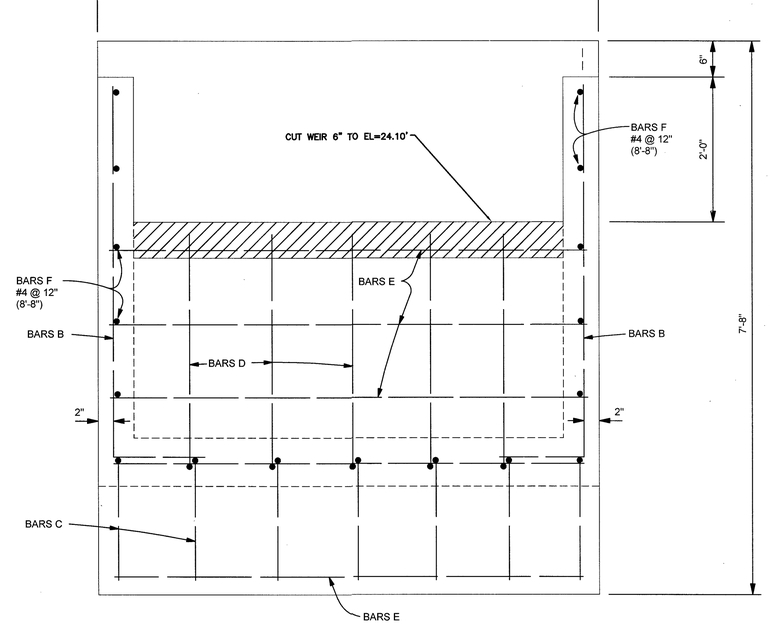
PLAN

1" = 1'-0"



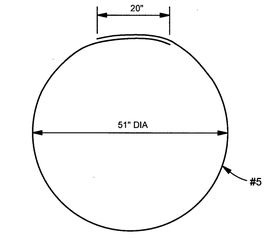
ELEVATION

1" = 1'-0"

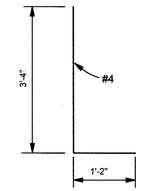


END

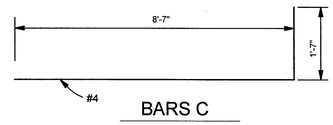
1" = 1'-0"



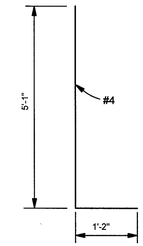
BARS G



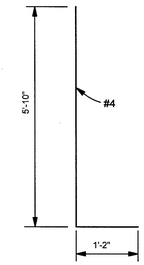
BARS D



BARS C



BARS B



BARS A

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 8/3/21

OWNER:
CHRIS PELTIER
P.O. BOX 288
ANGLETON, TEXAS 77516
chris@chrispeltierhomes.com

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE OAKS SEC 7 SUBDIVISION
A 19.693 AC, 34-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WEIR DRAINAGE STRUCTURE

PROJECT NO. 13446

22

13446-AB Sheet Set.dwg

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

August 12, 2021

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

Re: Public Acceptance Process - Heritage Oaks, Section 7

Dear Mr. Reeves,

We are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

> **Section 23-98. K. 1. Preliminary Acceptance to make this a final acceptance with a 1 year maintenance bond.**

After completion of the construction of the public improvements in a subdivision a field inspection is conducted and a "punch list" of repairs or corrections of deficiencies is prepared for the construction contractor. In the past, after resolution of the "punch list" items, the City accepted the improvements with a one-year maintenance bond.
With the adoption of the Land Development Code in 2018 the public improvement acceptance process changed from a one-step process to a two-step process. The acceptance process described in the LDC is:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and
2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

The developer of Heritage Oaks, Section 7 is requesting a waiver of Section 23-98.K.1 Preliminary Acceptance and that City Council accept the public improvements with a one-year maintenance bond.

Prior to the adoption of the 2018 Land Development Code, the Contractor's one year maintenance bond was all that was required before final acceptance of the public improvements by the City.

If you have any questions or require further information please contact Baker & Lawson, Inc.

Sincerely,

Miguel Sauceda, P.E.

Project Engineer

(File: 13446/Maintenance Waiver)

ENGINEER'S CERTIFICATE OF COMPLETION

Project: HERITAGE OAKS SECTION 7
ANGELTON TEXAS

Owner: CHRIS PELTIER
P.O. BOX 288
ANGLETON, TX 77516
CHRIS@CHRISPELTIERHOMES.COM
979-848-7926

Type of Facilities Constructed:
RESIDENTIAL SUBDIVISION -34 LOTS, 19.693 AC

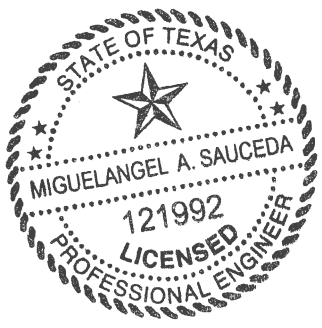
Contractor: MIKE MURPHY, VICE PRESIDENT
MATULA & MATULA
122 WEST WAY SUITE 325
LAKE JACKSON TEXAS 77566
JMMURPHY@MATULAINC.COM
979-480-0030

Consulting Engineer: MIGUELANGEL A. SAUCEDA, P.E.
BAKER& LAWSON ENGINEER
300 E. CEDAR STREET
ANGLETON TX 77515
MSAUCEDA@BAKERLAWSON.COM
979-849-6681

I, MIGUELANGEL A. SAUCEDA, P.E., hereby certify that I am a Register Professional Engineer in the State of Texas. I certify this project was completed on the 6TH day of August, 2021 at the listed address above. The project was completed in conformance to the plans and specifications and in my professional opinion, is in compliance with the City of Angleton's Approved Plans. The project is ready for Final Inspection by the City Engineer. The "As-Built" drawings will be furnished to the office of the City Engineer of the City of Angleton within 15 calendar days of the date this certification is signed.

Signature: _____

Date: 8/6/21



[intact] INSURANCE surety

STATUTORY PERFORMANCE BOND TEXAS PRIVATE WORKS

Bond No. 800070381

KNOW ALL BY THESE PRESENTS: That we, Matula & Matula Construction Inc, of 122 West Way, Suite 325, Lake Jackson, TX 77566, hereinafter referred to as the Principal, and Atlantic Specialty Insurance Company, as Surety , are held and firmly bound unto Chris Peltier Homes of, , hereinafter referred to as the Obligee, in the sum of Eight Hundred Fifty Nine Thousand Three Hundred Thirty Eight Dollars and 64/100 Dollars ($ 859,338.64), for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated the _____ day of _____, _____ for Heritage Oaks - Section 7

which contract is hereinafter referred to as the "Contract".

NOW, THEREFORE, if the Principal shall faithfully perform the work required by such Contract or shall indemnify and save harmless the Obligee by reason of Principal's failure so to do, then this obligation shall be null and void; otherwise it shall remain in full force and effect in accordance with its terms. Surety shall be entitled to prompt notice of default by Principal under the Contract and reasonable opportunity to cure.

ANY PROCEEDING, legal or equitable, under this bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within twenty-five months after Principal's default under the Contract or within twenty-five months after the Contractor ceased working or within twenty-five months after the Surety refuses or fails to perform its obligations under this bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument, this _____ day of _____, _____.

Matula & Matula Construction Inc

Witness

BY: _____
Principal

ITS: _____

Atlantic Specialty Insurance Company

Witness

BY: _____
Attorney-In-Fact Kevin McQuain

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

IMPORTANT NOTICE TO OWNER: In order to obtain full OWNER benefits of this bond, a copy of the bond and contract MUST be filed with the county clerk of the county where the work is to be performed.

Please see attached Rider for important Notices and Coverage Information

605 Highway 169 North, Suite 800
Plymouth, Minnesota, USA 55441
Web: intactspecialty.com/surety
E-mail: surety@intactinsurance.com

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Scott D. Chapman, Rosalyn D. Hassell, Misty Witt, Kevin McQuain, Cheryl R. Colson, Maxine Elaine Lewis**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated_____ day of _____, _____.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2025

_____
Kara Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier at:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede communicarse con su agente.

Usted puede llamar al numero de telefono gratis de su compañía de seguros para informacion o para someter una queja al:

1-800-321-2721

Usted tambien puede escribir a su compañía de seguros en:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104, Austin, TX 78714

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS □ RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte condicion del documento adjunto.

Account Number: 3207

TCEQ Microbial Reporting Form

TCEQ Form 10525
Rev. 8 / 2017

Brazoria County Health Dept Water Lab
409 East Orange Street
Angleton, TX 77515
979-864-1628 979-388-1628
281-756-1628
Fax: 979-849-1678
Email:WaterLab@brazoria-county.com

NELAP ACCREDITED TNI LABORATORY

TCEQ LAB ID: 48005

Test Results must meet all accreditation / certification requirements unless stated otherwise.

Water System Identification & Sample Collection Information (Please type or use block print)

Public Water System ID: (Must be 7 digits; include all zeros) TX _____

Public Water System Name: City of ANGLETON

County: Brazoria CJS 6-23-21

Report Results To:

Name: MATULA & MATULA CONSTRUCTION INC.

Address: 122 WEST WAY, STE 325

City: LAKE JACKSON

State: TEXAS Zip Code: 77566

Phone #: 979-480-0030 Fax #: 979-480-0060

Sampler Name (Print): Charles Swain Signature: Charles Swain

Operator License#: ☐ Owner ☐ Operator Other: Contractor

Falsification of this form or tampering with water samples is a crime punishable under state and/or federal law. (Texas Penal Code, Title 8, Chapter 37.10) By signing this form, the sampler acknowledges that all samples were collected as according to the systems established sample collection procedures, and information is accurate.

SHADED AREA FOR LABORATORY USE ONLY

Sample Iced? ☐ Yes ☒ No

Temperature 27.2 °C

Corrected Temp 27.0

Lab Comments:

Relinquished By (Sampler): Charles Swain Date / Time: 6-23-21 11:00 AM

Received By (Courier, if applicable): Date / Time:

Relinquished By (Courier): Date/ Time:

Received By (Lab): Kathryn Thompson Date / Time: 6/23/21 11:01

Incubation Date & Time

Begin Date:	Begin Time:	End Date:	End Time:
6-23-21	1126	6-24-21	1127

Tested By: Linda Cravens Reported By: Linda Cravens

Laboratory Approved: Drew Brewer Date / Time: 6-24-21 1151

Sample Identification/Location Use Specific Address / Location identified in Sample Siting Plan Raw Wells Use Source ID for Well Sampled (Example: G1234567A)	Sample Type: (√ one) Routine (Distribution)	Repeat	Raw Well	Special*	Construction*	Collected Date Month	Day	Year	Time Please circle AM or PM	Replacement	Sample ID & Date of Originating Sample (All Repeat, Replacement, & Triggered Raw Samples)	Chlorine Residual Circle "F" for Free, "T" for Total. (mg/L)		Rejection Code (If applicable) - Please Resubmit	Lab Results (All test results relate only to the samples as received) Test Method: SM 9223 Idexx Lab (Colilert®) Chlorine √ Absent	Chlorine √ Present	Total Coliform Absent	Total Coliform Present	E. coli Absent	E. coli Present	Laboratory Sample ID Number
F.H Sta. 2+59 Oak Ridge Drive	☐	☐	☐	☐	☑	6	23	20 21	10:25 am			1.2	F T		☒	☐	☒	☐	☒	☐	2021-03966
SERVICE STR. 17+25 OAK Ridge Drive LOT 145	☐	☐	☐	☐	☑	6	23	20 21	10:40 am			1.2	F T		☒	☐	☒	☐	☒	☐	2021-03967
	☐	☐	☐	☐	☐				am pm				F T		☐	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐				am pm				F T		☐	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐				am pm				F T		☐	☐	☐	☐	☐	☐	
	☐	☐	☐	☐	☐				am pm				F T		☐	☐	☐	☐	☐	☐	

Form Instructions: www.tceq.texas.gov/drinkingwater/microbial/revised-total-coliform-rule

*Special and Construction samples are NOT FOR COMPLIANCE

Lab Rejected Code (LR) - Document Reason:

Heritage oaks Sec.7 Subdivision.

6/21/21

HYDROSTATIC TEST FOR WATER LINE-FORCE MAIN P-PASS F-FAIL

LOCATION	DATE	START TIME	STOP TIME	INITIAL PRESS.	FINAL PRESS.	INITIAL METER READING	FINAL METER READING	LEAKAGE MEASURED	LEAKAGE ALLOWED	RESULTS
	6/21/21	8:45	13:00	150	150	0255210	0255210	0	6,2 gl	P

TABLE 1 - DUCTILE IRON
Allowable Leakage per 1000 ft. of Pipeline - gph*

Average Test	Nominal Pipe Diameter				
Pressure psi	4	6	8	10	12
200	0.43	0.64	0.85	1.06	1.28
175	0.40	0.59	0.80	0.99	1.19
150	0.37	0.55	0.84	0.92	1.10
125	0.34	0.50	0.67	0.84	1.01
100	0.30	0.45	0.60	0.75	0.90

ϕ8" = 2350 LF

2350 . 0,66 / 1000

1,55 . 4 hr

6,2 gl max loss

TABLE 2 - P.V.C.
Allowable Leakage per 1000 ft. of Pipeline - gph*

Average Test	Nominal Pipe Diameter				
Pressure psi	4	6	8	10	12
100	0.27	0.41	0.54	0.68	0.81
150	0.33	0.50	0.66	0.83	0.99
200	0.38	0.57	0.76	0.96	1.15

Bake & Lawson, Inc.

INSPECTOR David Cardenas

JOB NO. 13446

Heritage Oaks Sec 7. Subdivision

P.N= 13446

Date= 6/14/21 – 6/16/21

SANITARY SEWER LOW PRESSURE TEST

LOCATION	TIME MEASURED	START TIME	INITIAL PRESSURE	STOP TIME	FINAL PRESSURE	P/F	COMMENTS
MH8 – MH7	8 mins	10:30	3,5	10:38	3,4	P	LF= 166 ϕ 8"
MH 7 – MH6	3 mins	10:49	3,5	10:52	3,5	P	LF = 144 ϕ 8"
~~MH~~ CO-1 — MH8	8 mins	11:00	3,5	11:08	3,0	P	LF = (130) ϕ 8"
MH6 – MH5	3 mins	11:25	3,5	11:28	3,5	P	LF = 303 ϕ 8"
MH5 – MH4	3 mins	11:35	3,5	11:38	3,5	P	LF = 86 ϕ 8"
MH 4 – MH 3	3 mins	14:50	3,5	14:53	3,5	P	LF = 254 ϕ 8"
MH3 – MH2	3 mins	13:20	3,5	13:23	3,5	P	LF = 406 ϕ 8"
MH2 – MH1	——	Pending	——	——	——	——	LF = 161 ϕ 8"
MH1 – Exist MH	—	13:45	——	——	——	F	LF = (135) ϕ 8"
6/16/21							
MH2 – MH1	8 mins	9:40	3,5	9:48	3,3	P	LF = 161 ϕ 8"
MH1 – Exist MH	3 mins	14:35	3,5	14:38	3,5	P	LF = (135) ϕ 8"

(Pending MH)

D.

Heritage OAKS Sec 7

MANHOLE VACUUM TEST

P = Pass F = Fail

M H No.	LOCATION	DATE	RESULTS	START TIME	START VACUUM	STOP TIME	STOP VACUUM
MH 1		6/17/21	P	8:30	10" Hg	8:31	10" - 20sec 9.5" - 1min
MH 2		6/17/21	P	9:00	10" Hg	9:01	10" - 20sec 9.9" - 1min
MH 3		6/17/21	P	9:25	10" Hg	9:26	9.8" - 20sec 9.8" - 1min
MH 4		6/17/21	P	9:45	10" Hg	9:46	9.8" - 20sec 9.5" - 1min.
MH 5		6/17/21	P	10:05	10" Hg	10:06	10" - 20sec 10" - 1min.
MH 6		6/17/21	P	10:20	10" Hg	10:21	10" - 20sec 9" - 1min
MH 7		6/17/21	P	10:40	10" Hg	10:41	10" - 20sec 9.8 - 1min.
MH 8		6/17/21	P	10:50	10" Hg	10:51	10" - 20sec 9.8" - 1min

BAKER & LAWSON, INC.

INSPECTOR David Cardenas

JOB No. 13446

Heritage OAKS Sec. 7.

DEFLECTION TESTS

P = Pass F = Fail

Item 17.

M H No. to M H No.	LOCATION	DATE	RESULTS	COMMENTS
MH8 – MH7		6/23/21	P	
MH7 – MH6		6/23/21	P	
MH6 – MH5		6/23/21	P	
MH5 – MH4		6/23/21	P	
MH4 – MH3		6/23/21	P	
MH3 – MH2		6/23/21	P	
MH2 – MH1		6/23/21	P	
MH1 – Exist MH		6/23/21	F	
MH1 – Exist MH		6/23/21	P	

BAKER & LAWSON, INC.

INSPECTOR David Cardenas

JOB No. 13446

Final Inspection Report for Heritage Oaks, Section 7, Angleton Texas

Date: August 3, 2021

Chris Peltier
P.O. BOX 288
Angleton, TX 77516
Engineers Project No. 13446

Attendees:
Lindsay Koskiniemi – City of Angleton, Assistant Director of Development Services
Kyle Reynolds – City of Angleton - Inspections
Chris Peltier – Chris Peltier Homes (Homebuilder, Owner)
Raul Hernandez – Matula & Matula, Inc. (Contractor)
Miguel Sauceda – Baker and Lawson, Inc. (Engineer)
David Cardenas – Baker and Lawson, Inc. (Inspector)

On the dates of Final Inspection, noted items required correction prior to Final Acceptance into City Public Works System.

The following is a status update on deficiencies identified during the inspection performed on 7/29/21.

- Pending- Paving Joint Sealant. To be applied on Friday, July 30, 2021. Inspect upon completion.
  COMPLETE
- Fine grade drainage easement at storm outfall #1 and regrade slope of detention pond to edge of water. Seed area.
  COMPLETE
- Add fill along western lot line of Lot 1 Block 3, to facilitate drainage over top of curb at Sta. 0+05 (left).
  COMPLETE
- Regrout horizontal joint between precast inlet top and precast riser on inlets I-13 and I-16.
- General note: Backfill between silt fence and back of curb upon completion of development and sidewalk installation. The silt fencing will remain on site, likely after acceptance by the city. This item will be finished by the homebuilder, not the contractor.
  COMPLETE.
- Regrout storm manhole ring on SM#3 and existing storm manhole behind I-1, Sta 21+60(left)
- Reset and grout concrete adjustment rings and cast iron ring on existing Storm Sewer MH at Sta 20+61 (left).
  COMPLETE.
- Install blue reflectors (one foot offset of center line) on paving in front of all fire hydrants. (Six each)
  COMPLETE.
- Complete swales along south property lines for both of lot #1, Sta (+/-) 22+50 (right and left of baseline).
  COMPLETE.
- Lower and straighten existing valve box adjacent to existing driveway at Sta. 22+55(left).
  COMPLETE.
- Clean dirt out of Sanitary Sewer Manhole #7.
  COMPLETE.

The following items were newly identified during the August 3rd Inspection, and status to date.

- Apply SOD around existing valve box adjacent to existing driveway at Sta. 22+55(left). **COMPLETED ON 8/6/21**

END OF REPORT

SCHEDULE OF ITEMS

HERITAGE OAKS SECTION 7

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENSION
1	2	Clearing and Stripping	AC.	20.4		
2	4	Swale Excavation (Swales S1, S4, and S5)	L.F.	600		
3	4	Pond Excavation (Spread material on Site)	C.Y.	9,750		
4	4	Lot Grading (Includes Ditch S2 and Ditch S3 and Road Excavation)	EA.	34		
5	30	6" Lime Stabilized Subgrade	S.Y.	7,430		
6	30	Lime (7% by Weight)	TON	118		
7	70	Mailbox Foundation	EA.	1		
8	70	Concrete to Concrete Pavement Header	L.F.	56		
9	70	Concrete Pavement 6" Thick	S.Y.	6,502		
10	70	Concrete Curb (4")	L.F.	4,180		
11	85	Convert Type "A" Inlet to 5' Curb Inlet	EA.	2		
12	85	Inlet (Type C- L=5')	EA.	10		
13	85	Storm Sewer Manholes	EA.	7		
14	86	Sanitary Sewer Manhole (0-5' Depth)	EA.	2		
15	86	Sanitary Sewer Manhole (5-7' Depth)	EA.	4		
16	86	Sanitary Sewer Manhole (7-9' Depth)	EA.	2		
17	90	18" RCP (UNDER PAVEMENT)	L.F.	84		

18	90	24" RCP (UNDER PAVEMENT)	L.F.	810	
19	90	30" RCP (UNDER PAVEMENT)	L.F.	326	
20	90	36" RCP (UNDER PAVEMENT)	L.F.	28	
21	90	24" Storm Sewer (HDPE Outfall)	L.F.	235	
22	90	36" Storm Sewer (HDPE Outfall)	L.F.	225	
23	90	Sanitary Sewer Connection to Manhole	EA.	1	
24	90	8" Sanitary D.I. Joint through Storm Manhole	EA.	2	
25	90	8" Sanitary Sewer (0-5' Depth)	L.F.	246	
26	90	8" Sanitary Sewer (5-7' Depth)	L.F.	949	
27	90	8" Sanitary Sewer (5-9' Depth)	L.F.	702	
28	90	Sanitary Cleanout	EA.	2	
29	91	Sanitary Sewer Service (Short-Single)	EA.	5	
30	91	Sanitary Sewer Service (Short-Double)	EA.	5	
31	91	Sanitary Sewer Service (Long-Single)	EA.	1	
32	91	Sanitary Sewer Service (Long-Double)	EA.	9	
33	111	8" Waterline	L.F.	2,350	
34	111	Fittings (Includes Restraints and Bolt Pack & 12"x8" Reducer)	TON	2	
35	111	6" FH Lead	EA.	5	
36	112	Water Line Service (Short-Single)	EA.	4	
37	112	Water Line Service (Short-Double)	EA.	8	
38	112	Water Line Service (Long-Single)	EA.	4	

39	112	Water Line Service (Long-Double)	EA.	5	[redacted]
40	115	6" Gate Valve w/ Box	EA.	5	[redacted]
41	115	8" Gate Valve w/ Box	EA.	2	[redacted]
42	116	Fire Hydrant	EA.	5	[redacted]
43	117	Remove Blowoff and Install Gate Valve (Wet connection)	EA.	2	[redacted]
44	400	Deep Trench Construction (Storm Sewer (5' to 7')	L.F.	721	[redacted]
45	400	Deep Trench Construction (Sanitary Sewer 5' to 7')	L.F.	949	[redacted]
46	400	Deep Trench Construction (Sanitary Sewer 7' to 9')	L.F.	702	[redacted]
47	500	General Conditions (Including Items 500 & 501)	L.S.	1	[redacted]
48	501	Mobilization and Construction Staking	L.S.	1	[redacted]
49	1000	Type III Barricades	EA.	2	[redacted]
50	2,000	Storm Water Pollution Prevention Plan	L.S.	1	[redacted]
51	SPL-1	Sawcut Existing Weir	EA.	1	[redacted]
		TOTAL AMOUNT OF BID			[redacted]

NAME: Matula / Matula Construction, Inc.

ADDRESS: 122 West Way Suite 325

Lake Jackson, Tx. 77566

PHONE NO.: 979-480-0030

DATE: 1/6/2021

ATTEST:

Jaclon Peltier

Seal, if Corporation

AGENDA ITEM SUMMARY FORM

MEETING DATE: 24 AUG 21

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Riverwood (Replacement) Preliminary SAP and Calling a Public Hearing

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: n/a **FUNDS REQUESTED:** n/a

FUND: n/a

EXECUTIVE SUMMARY:

Linda Kathleen Davis Henderson, Individually, Compass Bank, Trustee for Cleveland Davis Jr., Compass Bank, Trustee for Cleveland Davis III, Compass Bank Trustee for George Preston Davis, and Harkins Kee Holdings, LP a Texas limited partnership presented a PID petition to city council on May 21, 2020. After a public hearing the city council passed and approved Resolution No. 20191112-011, November 12, 2020 authorizing creation of the Riverwood Ranch Public Improvement District (PID) under the provisions of Chapter 372 of the Texas Local Government Code.

The city council also passed and approved Ordinance No. 20200714-012, July 14, 2020 authorizing the creation of the TIRZ and TIRZ fund. A TIRZ Plan (Riverwood Ranch TIRZ Project and Financing Plan Ordinance will be approved and adopted by city council following a meeting of the TIRZ Board of Directors. It is intended that a portion of the TIRZ increment receipts generated from each assessed property will be used to offset a portion of the property's assessment amount.

A Service and Assessment Plan (SAP) for the Public Improvement District was approved by City Council and adopted by Ordinance No. 20201208-018 on December 8, 2020. Upon underwriter review it was determined that the initial assessment plan would not achieve approval by the Texas Attorney General.

The process to levy assessments requires 2 city council meetings. The Cost Determination Resolution for consideration this evening has the Preliminary Service and Assessment Plan and Proposed Assessment Roll included for your consideration.

The Service Assessment Plan ("SAP") includes the determination of costs for the identified improvements designed, constructed, and installed by or at the direction of the Developer and the City that confer a special benefit on the Assessed Property (Riverwood Ranch). Action and Approval by City Council on the Resolution will enable filing of the SAP and Proposed Assessment Roll with the City Secretary and be made available for review by the public. Publication of notice of the Resolution and scheduling of a public hearing to take place on September 14, 2021 will occur as well.

City Council action is consideration of the Cost Determination Resolution containing the SAP and Proposed Assessment Roll, and consideration of the Resolution to call the Public Hearing on the SAP and Proposed Assessment Roll.

The PID has been reviewed by P3, city staff, and the city attorney and found to be feasible. Matching this against our current PID policy, the developer is already in stage 2 of 3 for the PID and recommend we waive stage 3 based on the fact the Developer is so advanced in the process.

The City has advised the Developer that he may have to pay bank fees since the city is likely going out for bonds next year. Failure of the Developer to reimburse the City for extra expenses such as bank fees will cost the city money.

If approved the Public Hearing will take place on 9/14/2021 for consideration and approval of the SAP and Proposed Assessment Roll.

RECOMMENDATION:

The staff recommends approval.

RESOLUTION NO. 20210824-018

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, DETERMINING COSTS OF THE PROPOSED PUBLIC IMPROVEMENTS IN THE RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT, APPROVING A PROPOSED ASSESSMENT ROLL, AND MAKING RELATED FINDINGS AND DETERMINATIONS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City of Angleton, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district;

WHEREAS, Linda Kathleen Davis Henderson, Individually, Compass Bank, Trustee for Cleveland Davis Jr., Compass Bank, Trustee for Cleveland Davis III, Compass Bank Trustee for George Preston Davis, and Harkins Kee Holdings, LP a Texas limited partnership filed with the City Secretary of the City a petition (the "Petition") requesting the establishment of a public improvement district;

WHEREAS, after providing all notices required by the Act and the Texas Government Code Chapter 551, the City Council on May 21, 2020, conducted a public hearing to consider comments for and against the creation of the District and the advisability of the proposed public improvements and, after closing the public hearing, passed and approved Resolution No. 20191112-011 on November 12, 2020 (the "PID Creation Resolution") authorizing creation of the Riverwood Ranch Public Improvement District ("District");

WHEREAS, in accordance with Section 372.010 of the Act, notice of the resolution creating the District was published in The Brazoria County Facts on December _____, 2019;

WHEREAS, the City has reviewed the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A" and the Proposed Assessment Roll attached as "Exhibit F" to such Preliminary Service and Assessment Plan;

WHEREAS, the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A" and the Proposed Assessment Roll attached as "Exhibit F" to such Preliminary Service and Assessment Plan will fully replace the former Service and Assessment Plan approved by City Council in Ordinance No. 20201208-018 on December 8, 2020, and by City Council approval by separate Ordinance of the Preliminary Service and Assessment Plan attached as "Exhibit A" City Council will repeal Ordinance No. 20201208-018;

WHEREAS, in accordance with Section 372.016 of the Act, the City Council desires to make certain determinations and findings with regard to the total cost of the "Authorized Improvements" set forth in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A";

WHEREAS, in accordance with Section 372.016 of the Act, the City Council also desires to

approve the Proposed Assessment Roll, which is included as "Exhibit F" to the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A," cause the Proposed Assessment Roll to be filed with the City Secretary, and to direct the City Secretary to make the Proposed Assessment Roll available for public inspection and publish notice of the City Council's intention to consider the proposed assessments at a public hearing, all in accordance with the requirements of the Act.

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

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are incorporated into this Resolution for all purposes by this reference.

SECTION 2. The City Council hereby finds, declares, and directs:

A. Determination of Cost. The cost determinations for the proposed Authorized Improvements set forth in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A" are hereby approved and by approval of City Council the previous Preliminary Service and Assessment Plan approved and adopted on December 8, 2020, by Ordinance No. 20201208-018 is replaced and by separate Ordinance the December 8, 2020 Ordinance will be repealed.

B. Proposed Assessment Roll. The Proposed Assessment Roll included in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A," stating the assessment against each parcel of assessable land in the District as determined by the method of assessment set forth in said Preliminary Service and Assessment Plan is hereby approved, and the City Council declares that the Proposed Assessment Roll is hereby filed with the City Secretary. By approval of City Council the previous Proposed Assessment Roll approved and adopted on December 8, 2020, by Ordinance No. 20201208-018 is replaced and by separate Ordinance the December 8, 2020 Ordinance will be repealed. The City Council hereby directs the City Secretary to make the Proposed Assessment Roll available for public inspection and publish notice of the City Council's intention to consider the proposed assessments at a public hearing, all in accordance with the requirements of the Act.

SECTION 3. City Council hereby authorizes and directs City Secretary to take the actions described in Section 2 of this Resolution and authorizes and directs staff to prepare the required resolutions, ordinances, agreements, service and assessment plan, assessment roll and other documents necessary for the City Council to effectuate the PID Creation Resolution and this Resolution.

SECTION 4. The City Council hereby declares that written notice of the date, hour, and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 5. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A
(Preliminary Service and Assessment Plan – including the Proposed Assessment Roll)

Riverwood Ranch
Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN
AUGUST 24, 2021

TABLE OF CONTENTS

Table of Contents 2
Introduction 3
Section I: Definitions 4
Section II: The District 10
Section III: Authorized Improvements 10
Section IV: Service Plan 12
Section V: Assessment Plan 12
Section VI: Terms of the Assessments 15
Section VII: Assessment Roll 21
Section VIII: Additional Provisions 21
List of Exhibits 23
Exhibit A-1 – District Legal Description 24
Exhibit A-2 – Improvement Area #1 Legal Description 25
Exhibit B-1 – District Boundary Map 27
Exhibit B-2 – Improvement Area #1 Boundary Map 28
Exhibit C – Authorized Improvements 29
Exhibit D – Service Plan 30
Exhibit E – Sources and Uses 31
Exhibit F – Improvement Area #1 Assessment Roll 32
Exhibit G – Improvement Area #1 Annual Installments 35
Exhibit H - TIRZ Maximum Annual Credit Amount 36
Exhibit I – Maximum Assessment Per Lot Type 37
Exhibit J – Lot Type Classification Map 38
Exhibit K – Map of Improvement Area #1 Improvements 39
Exhibit L – Notice of PID Assessment Termination 44
Exhibit M – Section 1 Plat 47
Exhibit N-1 – Lot Type 1 Homebuyer Disclosure 49
Exhibit N-2 – Lot Type 2 Homebuyer Disclosure 53
Exhibit N-3 – Lot Type 3 Homebuyer Disclosure 57

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 12, 2019, the City passed and approved Resolution No. 20191112-011 authorizing the creation of the District in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 78.1 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On December 8, 2020, the City Council adopted Ordinance 20201208-108 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. This Service and Assessment Plan replaces in its entirety the previously approved plan approved by Ordinance 20201208-108.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

SECTION I: DEFINITIONS

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate if PID Bonds are issued. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

"Additional Interest Rate" means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act, if PID Bonds are issued.

"Administrator" means the City or the person or independent firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

"Annual Collection Costs" mean the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs

collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Appraisal District" means Brazoria County Appraisal District.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V.**

"Assessment Roll" means one or more assessment rolls for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and **Exhibit C** and depicted on **Exhibit J**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds, if such bonds are issued.

"Captured Appraised Value" means the total taxable value of the District located within the boundary of the TIRZ for a given year less the total taxable value of the District located within the boundary of the TIRZ for the year in which the TIRZ was created.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including costs and expenses to foreclose liens.

"District" means the Riverwood Ranch Public Improvement District containing approximately 78.1 acres located within the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1.**

"District Formation Expenses" means the costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

"Estimated Buildout Value" means the estimated buildout value of an Assessed Property at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

"Improvement Area #1" means approximately 42.478 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the annual installment payment of the Improvement Area #1 Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, if applicable.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this Service and Assessment Plan as **Exhibit F,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued, or in connection with any Annual Service Plan Update.

"Improvement Area #1 Improvements" mean those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III**.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $5,180,000 payable from Improvement Area #1 Assessments to be paid to Owner pursuant to the Reimbursement Agreement, but excluding any payments from the net proceeds of PID Bonds.

"Improvement Area #1 Remainder Parcel" means all of the area within Improvement Area #1, save and except the Section 1 Plat, consisting of approximately 19.793 acres. Until a plat has been recorded and a Property ID has been assigned by the Appraisal District to each Lot within the Improvement Area #1 Remainder Parcel, the Annual Installment will be allocated to each property ID within the Improvement Area #1 Remainder Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

"Indenture" means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds, if issued.

"Lot" means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

"Lot Type 1" means a Lot within Improvement Area #1 designated as a 45' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 2" means a Lot within Improvement Area #1 designated as a 50' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Lot Type 3" means a Lot within Improvement Area #1 designated as a 60' single-family residential lot by the Owner, as shown on the map attached as **Exhibit J**.

"Maximum Assessment" means, for each Lot within Improvement Area #1, the amount shown for each Lot Type on **Exhibit H**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

"Owner" means Riverway Capital Partners, L.L.C., and any successor and assigns.

"Parcel(s)" means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" mean bonds issued by the City, if applicable, to finance the Actual Costs of the Authorized Improvements.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

"Prepayment Costs" mean interest and Annual Collection Costs incurred up to the date of Prepayment.

"Property ID" mean a unique number assigned to each Parcel by the Appraisal District.

"Reimbursement Agreement" means that certain "Riverwood Ranch Public Improvement District Reimbursement Agreement" effective July 14, 2020 entered into by and between the City and Owner, whereby all or a portion of the Actual Costs not paid to Owner from PID Bonds, if issued, will be paid to the Owner from Improvement Area #1 Assessments to reimburse the Owner for Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Improvement Area #1 Assessments.

"Section 1 Plat" means the Final Replat Riverwood Ranch Subdivision Section 1, attached as **Exhibit M**.

"Service and Assessment Plan" means this Service and Assessment Plan as amended, modified and updated from time to time.

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

"TIRZ" means Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ.

"TIRZ Agreement" means the *Facilities and Creation Costs Reimbursement Agreement*, effective as of July 14, 2020.

"TIRZ Annual Credit Amount" will be calculated pursuant to **Section V.F.** of this Service and Assessment Plan and applied as described in **Section V.F.** hereof, the Reimbursement Agreement and the TIRZ Agreement, which amount shall not exceed the TIRZ Maximum Annual Credit Amount.

"TIRZ Creation Ordinance" means Ordinance No. 20200714-012 adopted by the City Council on July 14, 2020, creating the TIRZ and the TIRZ Fund.

"TIRZ Fund" means the tax increment fund created pursuant to the TIRZ Creation Ordinance.

"TIRZ Increment Receipts" mean, for each Tax Year, an amount equal to 27% of the ad valorem taxes collected and received by the City on the Captured Appraised Value of the District minus administration costs which are deposited in the TIRZ Fund pursuant to the TIRZ Plan Ordinance, as described in the TIRZ Plan, the Reimbursement Agreement, and the TIRZ Agreement.

"TIRZ Maximum Annual Credit Amount" means for each Lot Type, the amount shown on **Exhibit O.**

"TIRZ Plan" means the Tax Increment Reinvestment Zone Number 2, Riverwood Ranch TIRZ Project and Financing Plan, prepared and adopted by the Board of Directors of the TIRZ and approved by the City (including any amendments or supplements thereto).

"TIRZ Plan Ordinance" means an ordinance adopted by the City Council approving the TIRZ Plan and authorizing the use of TIRZ Increment Receipts for project costs related to certain public improvements under the Chapter 311, Texas Tax Code as amended, as provided for in the TIRZ Plan, as amended.

"Trustee" means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 78.1 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1.** Development of the District is anticipated to include approximately 351 single-family units.

Improvement Area #1 includes approximately 42.478 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2.** Development of Improvement Area #1 is anticipated to include approximately 205 single-family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements, and District Formation Expenses and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and a map depicting the Authorized Improvements is shown on **Exhibit J**.

A. Improvement Area #1 Improvements

- *Roadway*
  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Water*
  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- *Wastewater*
  Improvements including trench excavation and embedment, trench safety, plastic/metal

piping, manholes, service connections, sewer mains, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Storm Water*

  Improvements including earthen channels, swales, curb and curb inlets, storm sewer mains, RCP piping and boxes, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm water. The storm water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Landscape and Park*

  Improvements including sidewalk, grade work, landscape, irrigation, signage, sport field, picnic shelter, playground, swing set, sod and hydro-mulch. All improvements will be designed and constructed in accordance with City standards and specifications.

- *Soft Costs*

  Costs incurred related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds, if issued. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Capitalized Interest*

  Equals the amount of capitalized interest available for payment of interest on PID Bonds, if issued, as reflected in an applicable Indenture. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds, if issued, and includes a fee for underwriter's counsel. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Cost of Issuance*

  Costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

C. District Formation Expenses

Costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation Expenses and Bond Issuance Costs. If PID Bonds are issued, **Exhibit E** will be updated to show the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements are allocated entirely to Improvement Area #1 Assessed Property.

B. Assessments

Improvement Area #1 Assessments will be levied on the Improvement Area #1 Initial Parcel as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of the Improvement Area #1 Initial Parcel by final plat, the Assessment shall be reallocated pursuant to **Section VI.A.**

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*

  1. The costs of Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal $5,355,625, as shown on **Exhibit C**; and

  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs; and

  3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Initial Parcel for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs, which equal $5,180,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and

4. The special benefit (≥ $5,355,625) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments ($5,180,000) levied on the Improvement Area #1 Initial Parcel; and

5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Improvements and District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

If PID Bonds are issued, the interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture. Additional Interest is not charged on the Improvement Area #1 Reimbursement Obligation.

F. TIRZ Annual Credit Amount

In accordance with the TIRZ Plan Ordinance, the Reimbursement Agreement, and the TIRZ Agreement, the City Council has agreed to use a portion of TIRZ Increment Receipts generated from each Assessed Property to offset a portion such property's Assessment by the TIRZ Annual Credit Amount.

- The TIRZ Annual Credit Amount for each Assessed Property is calculated as follows:

  1. *For Assessed Property that have not been assigned a Lot Type*

  Each Assessed Property that has not been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the TIRZ Increment Receipts generated by such Parcel for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Parcel for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Parcel's principal and interest to be collected in Tax Year 2022).

  2. *For Assessed Property that have been assigned a Lot Type*

  Each Assessed Property that has been assigned a Lot Type in this Service and Assessment Plan or an Annual Service Plan Update shall receive an TIRZ Annual Credit Amount equal to the lesser of:

  a. the TIRZ Increment Receipts generated by the Lot for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Lot for Tax Year 2021 shall be applied as the TIRZ Annual Credit Amount applicable to the Lot's principal and interest to be collected in Tax Year 2022), or

  b. the TIRZ Maximum Annual Credit Amount. In the event the TIRZ Increment Receipts generated by any Lot that has been assigned a Lot Type are greater than the TIRZ Maximum Annual Credit Amount, the amount the applicable TIRZ Increment Receipts exceed the TIRZ Maximum Credit Amount will be transferred from the TIRZ Fund to the City each year and shall not be available to offset the principal and interest related to such Lot. The TIRZ Maximum Credit Amount for each Lot Type within Improvement Area #1 is shown on **Exhibit O**.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:
A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation

shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or Authorized Improvements not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event PID Bonds are issued, the Trustee shall apply amounts on deposit in the

applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If PID Bonds are issued, interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; (4) the Assessed Property is no longer eligible to receive the TIRZ Annual Credit Amount; and (5) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit K**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a Result of Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **"Taking"**), the portion of the

Assessed Property that was taken or transferred (the **"Taken Property"**) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **"Remaining Property"**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the

amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds, if applicable.

G. Payment of Assessment in Annual Installments

Exhibit G shows the projected Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Initial Parcel based on the Brazoria County Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable TIRZ Annual Credit Amount and any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture, if such bonds are issued. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect

Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Improvement Area #1 Assessment Roll
Exhibit G	Improvement Area #1 Annual Installments
Exhibit H	TIRZ Maximum Annual Credit Amount
Exhibit I	Maximum Assessment Per Lot Type
Exhibit J	Lot Type Classification Map
Exhibit K	Map of Improvement Area #1 Improvements
Exhibit L	Notice of PID Assessment Termination
Exhibit M	Section 1 Plat
Exhibit N-1	Lot Type 1 Homebuyer Disclosure
Exhibit N-2	Lot Type 2 Homebuyer Disclosure
Exhibit N-3	Lot Type 3 Homebuyer Disclosure

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

County: Brazoria
Project: 78 Acres Downing Rd
Job No.: 12939

FIELD NOTES FOR 78.10 ACRE

Being a tract of land containing 78.10 acre (3,401,974 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 78.10 acre being all of Lots 2, 3, 14 and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 78.10 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), at the southwest corner of Brookhollow S/D Section II, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookhollow S/D Section II and Colony Square S/D, a subdivision of record in Vol. 16, pg. 321 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, a distance of 2,635.39 feet to a found 1/2-inch iron rod with cap stamped "Pinpoint" on the west R.O.W. line of Buchta Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 and the herein described tract;;

Thence, with the west R.O.W. line of Buchta Road and the east lines of said lots 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 1,290.00 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set at the northwest corner of the intersection of said Buchta Road and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southeast corner of herein described tract;

Thence, with the north R.O.W. line of said Hospital Drive and the south lines of said Lots 3 and 2, South 87 degrees 07 minutes 30 seconds West, a distance of 2,638.99 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set for the northeast corner of the intersection of said Downing Road and said Hospital Drive, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Road and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.01 feet to the **POINT OF BEGINNING** and containing 78.10 acres of land.

A land title survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

Baker & Lawson Inc.
Texas Firm Registration No. 10052500
PH: (979) 849-6681
January 4, 2019
Revised: June 6, 2019

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

County: Brazoria
Project: Riverwood Ranch
Job No.: 14395

FIELD NOTES FOR 42.478 ACRE

Being a tract of land containing 42.478 acre (1,850,362 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 42.478 acre being a portion of Lots 2, 3, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.) and all of Riverwood Ranch Subdivision Section 1, a subdivision recorded under Clerks' File (C.F.) No. 2021015058 Brazoria County Plat Records (B.C.P.R.); Said 42.478 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the east right-of-way (R.O.W.) line of North Downing Street (sixty feet wide per Vol. 42, Pg. 164 B.C.D.R.) at the southwest corner of Brookhollow S/D Section II, a subdivision recorded under Vol. 16, Pg. 21 B.C.P.R., for the northwest corner of said Riverwood Ranch Section 1 and herein described tract;

THENCE, with the south line of said Brookhollow S/D Section II, being the north line of said Riverwood Ranch Section 1, North 87 degrees 07 minutes 30 seconds East, a distance of 1,317.70 feet to a 5/8-inch iron rod with cap found at the northeast corner of said Riverwood Ranch Section 1 and the herein described tract;

THENCE, with the east line of said Riverwood Ranch Section 1, South 02 degrees 52 minutes 31 seconds East, at a distance of 630.00 feet pass the southeast corner of said Riverwood Ranch Section 1, continue in all a distance of 685.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lot 3, the following nine (9) courses:

1. North 87 degrees 07 minutes 30 seconds East, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

2. South 02 degrees 52 minutes 30 seconds East, a distance of 405.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

3. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

300 E Cedar St, Angleton, Texas 77515 • Phone: (979) 849-6681
Texas Firm Registration No. 10052500

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4. North 87 degrees 07 minutes 30 seconds East, a distance of 250.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

5. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

6. South 87 degrees 07 minutes 30 seconds West, a distance of 11.50 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;

7. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 42 degrees 07 minutes 30 seconds West, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

8. South 02 degrees 52 minutes 30 seconds East, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

9. South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of said Hospital Drive, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), South 87 degrees 07 minutes 30 seconds West, a distance of 1,750.77 feet a 5/8-inch iron rod with cap found in the northeast corner of the R.O.W. intersection of said Hospital Drive and North Downing Street, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said North Downing Street and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 1,290.00 feet to the **POINT OF BEGINNING** and containing 42.478 acres of land.

A boundary survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin Royal 7-14-21

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

STATE OF TEXAS
REGISTERED
DEVIN R. ROYAL
6667
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B-1 – DISTRICT BOUNDARY MAP

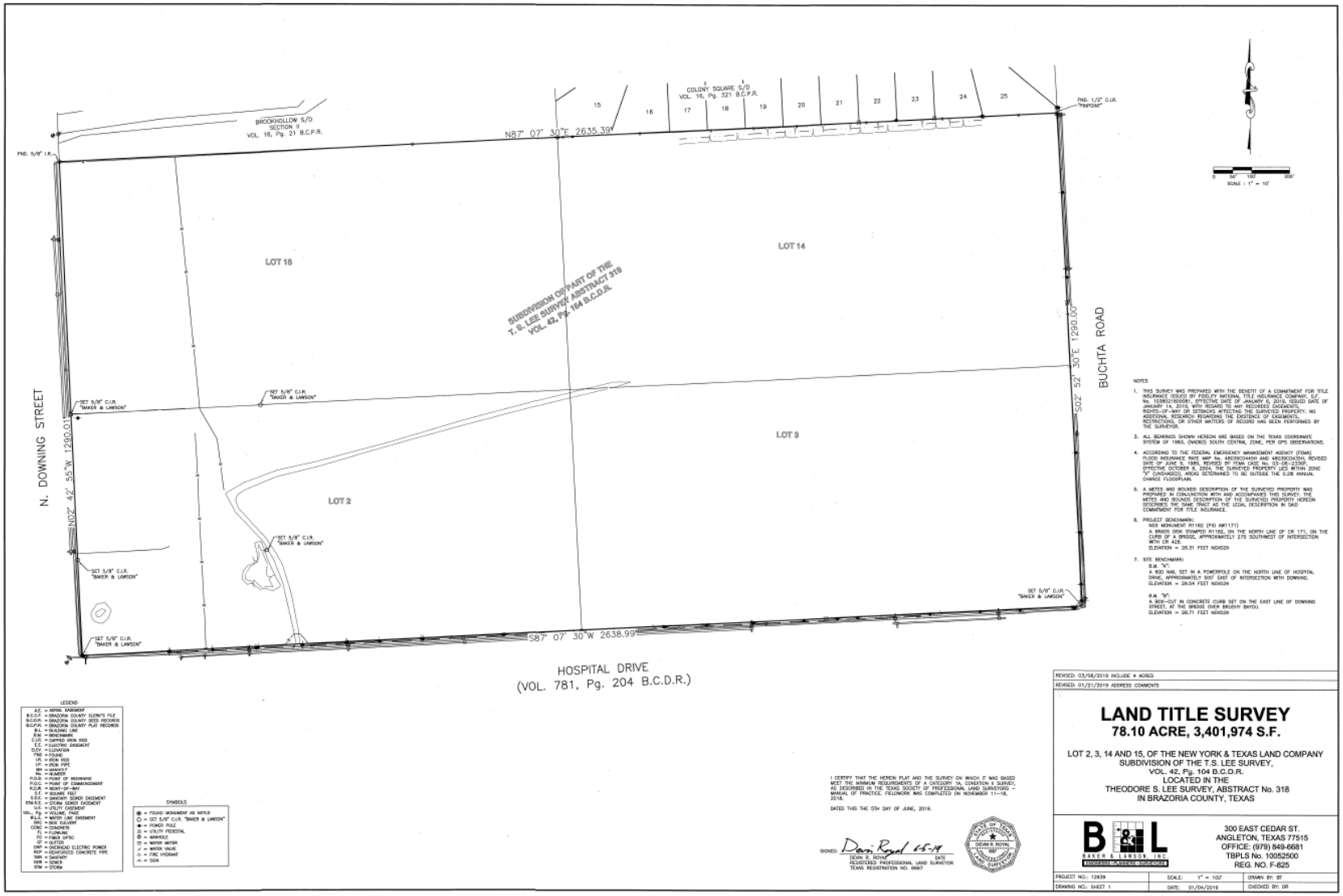


EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

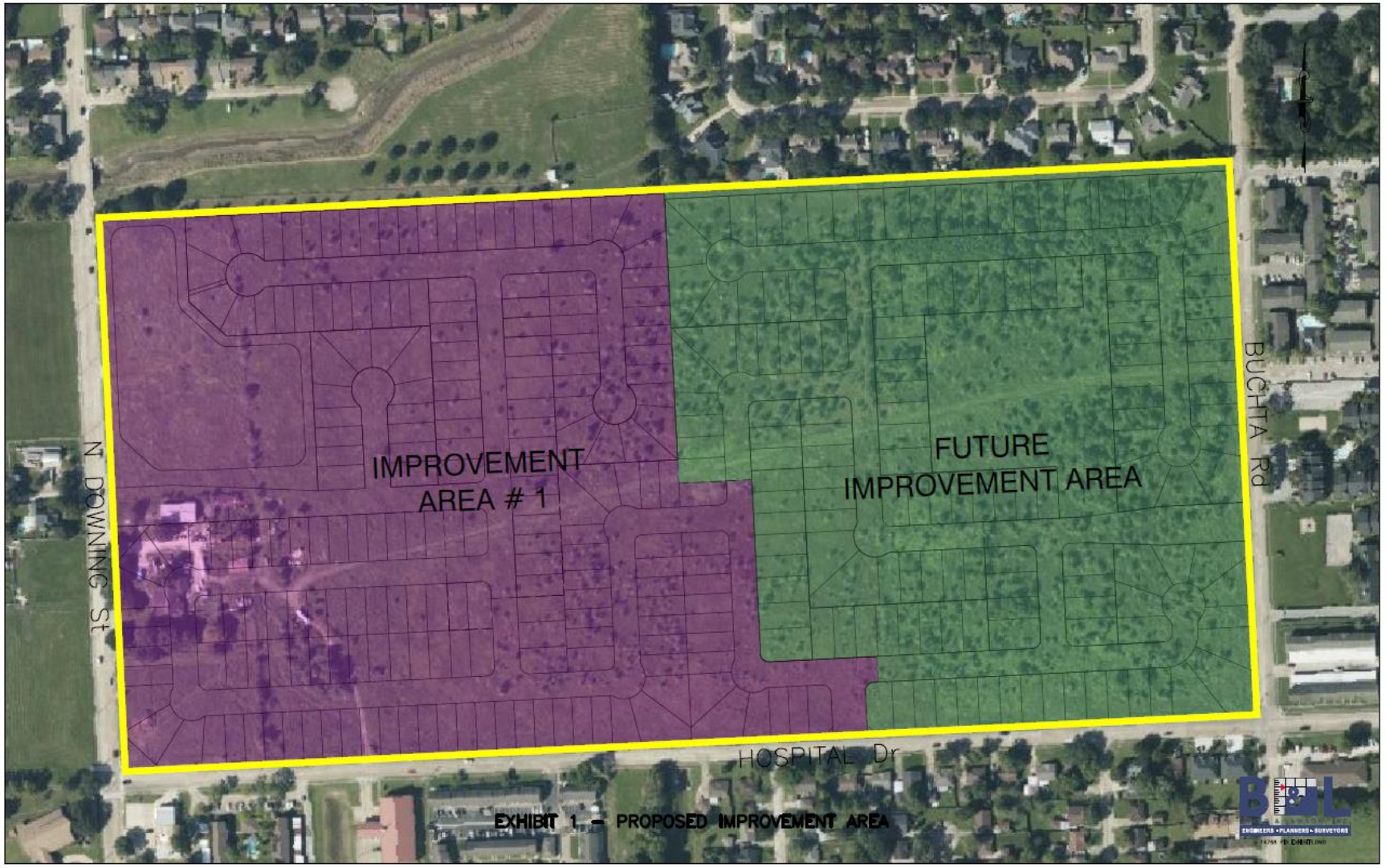


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Improvement Area #1	
		%	Cost
Improvement Area #1 Improvements			
Roadway	$ 1,698,506	100.00%	$ 1,698,506
Water	376,407	100.00%	376,407
Wastewater	452,137	100.00%	452,137
Storm Water	655,617	100.00%	655,617
Landscape and Park	425,589	100.00%	425,589
Contingency	360,826	100.00%	360,826
Soft Costs	541,238	100.00%	541,238
	$ 4,510,321		**$ 4,510,321**
Bond Issuance Costs and District Formation Expenses			
Debt Service Reserve Fund [b]	$ 313,600		$ 313,600
Capitalized Interest [b]	56,404		56,404
Underwriter Discount [b]	155,400		155,400
Cost of Issuance [b]	284,900		284,900
First Year Annual Collection Costs	35,000		35,000
	$ 845,304		**$ 845,304**
Total	**$ 5,355,625**		**$ 5,355,625**

[a] Per the Preliminary Construction Estimate dated 6/2/2021 prepared by Baker & Lawson.
[b] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		**1/31/2023**	**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**
Improvement Area #1 Bonds						
Principal		$ 95,000	$ 100,000	$ 105,000	$ 110,000	$ 110,000
Interest		207,200	203,400	199,400	195,200	190,800
	(1)	$ 302,200	$ 303,400	$ 304,400	$ 305,200	$ 300,800
Annual Collection Costs	(2)	$ 35,000	$ 35,700	$ 36,414	$ 37,142	$ 37,885
Additional Interest [a]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 337,200**	**$ 339,100**	**$ 340,814**	**$ 342,342**	**$ 338,685**

[a] Additional Interest will be collected if PID Bonds are issued.

EXHIBIT E – SOURCES AND USES

		Improvement Area #1
Sources of Funds		
Improvement Area #1 Reimbursement Obligation	$	5,180,000
Owner Contribution		175,625
Total Sources	**$**	**5,355,625**
Uses of Funds		
Improvement Area #1 Improvements	$	4,510,321
	$	**4,510,321**
Bond Issuance Costs and District Formation Expenses		
Debt Service Reserve Fund [a]	$	313,600
Capitalized Interest [a]		56,404
Underwriter's Discount [a]		155,400
Cost of Issuance [a]		284,900
First Year's Annual Collection Costs		35,000
	$	**845,304**
Total Uses	**$**	**5,355,625**

[a] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 3	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 4	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 5	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 6	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 7	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 8	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 9	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 10	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 11	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 12	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 13	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 14	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 15	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 16	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 17	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 18	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 19	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 20	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 21	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 22	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 23	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 24	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 25	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 26	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 27	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 28	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 29	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 30	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 31	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 32	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 33	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 34	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 35	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 36	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 37	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 38	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 39	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 40	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 41	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 42	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 43	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 44	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 45	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 46	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 47	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 48	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 49	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 50	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 51	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 52	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 53	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 54	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 55	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 56	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 57	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 58	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 59	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 60	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 61	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 62	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 63	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 64	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 65	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 66	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 67	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 68	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 69	3	$ 28,866	$ 1,879
Riverwood Ranch Section 1, Block 1, Lot 70	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 71	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 72	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 73	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 74	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 75	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 76	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 77	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 78	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 79	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 80	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 81	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 82	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 83	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 84	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 85	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 86	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 87	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 88	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 89	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 1, Lot 90	1	$ 24,351	$ 1,585

Legal Description	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Installment Due 1/31/2023
Riverwood Ranch Section 1, Block 1, Lot 91	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 1, Lot 92	2	$ 26,555	$ 1,729
Riverwood Ranch Section 1, Block 2, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 2, Lot 2	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 1	1	$ 24,351	$ 1,585
Riverwood Ranch Section 1, Block 3, Lot 2	1	$ 24,351	$ 1,585
Improvement Area #1 Remainder Parcel		$ 2,759,463	$ 179,631
		$ 5,180,000	**$ 337,200.00**

EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 95,000.00	207,200.00	$ 35,000.00	$ -	$ 337,200.00
2024	100,000.00	203,400.00	35,700.00	-	339,100.00
2025	105,000.00	199,400.00	36,414.00	-	340,814.00
2026	110,000.00	195,200.00	37,142.28	-	342,342.28
2027	110,000.00	190,800.00	37,885.13	-	338,685.13
2028	115,000.00	186,400.00	38,642.83	-	340,042.83
2029	120,000.00	181,800.00	39,415.68	-	341,215.68
2030	125,000.00	177,000.00	40,204.00	-	342,204.00
2031	130,000.00	172,000.00	41,008.08	-	343,008.08
2032	135,000.00	166,800.00	41,828.24	-	343,628.24
2033	145,000.00	161,400.00	42,664.80	-	349,064.80
2034	150,000.00	155,600.00	43,518.10	-	349,118.10
2035	155,000.00	149,600.00	44,388.46	-	348,988.46
2036	160,000.00	143,400.00	45,276.23	-	348,676.23
2037	170,000.00	137,000.00	46,181.76	-	353,181.76
2038	175,000.00	130,200.00	47,105.39	-	352,305.39
2039	180,000.00	123,200.00	48,047.50	-	351,247.50
2040	190,000.00	116,000.00	49,008.45	-	355,008.45
2041	200,000.00	108,400.00	49,988.62	-	358,388.62
2042	205,000.00	100,400.00	50,988.39	-	356,388.39
2043	215,000.00	92,200.00	52,008.16	-	359,208.16
2044	225,000.00	83,600.00	53,048.32	-	361,648.32
2045	235,000.00	74,600.00	54,109.29	-	363,709.29
2046	245,000.00	65,200.00	55,191.47	-	365,391.47
2047	255,000.00	55,400.00	56,295.30	-	366,695.30
2048	265,000.00	45,200.00	57,421.21	-	367,621.21
2049	275,000.00	34,600.00	58,569.63	-	368,169.63
2050	290,000.00	23,600.00	59,741.03	-	373,341.03
2051	300,000.00	12,000.00	60,935.85	-	372,935.85
Total	**$ 5,180,000.00**	**$ 3,691,600.00**	**$ 1,357,728.21**	**$ -**	**$ 10,229,328.21**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H - TIRZ MAXIMUM ANNUAL CREDIT AMOUNT

Lot Type		TIRZ Maximum Annual Credit Amount
Improvement Area #1		
Lot Type 1	$	406.77
Lot Type 2	$	443.58
Lot Type 3	$	482.20

EXHIBIT I – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Units	Maximum Assessment per Lot Type
Improvement Area #1		
1	148	$24,351.05 Per Unit
2	30	$26,555.01 Per Unit
3	27	$28,866.47 Per Unit

EXHIBIT J – LOT TYPE CLASSIFICATION MAP

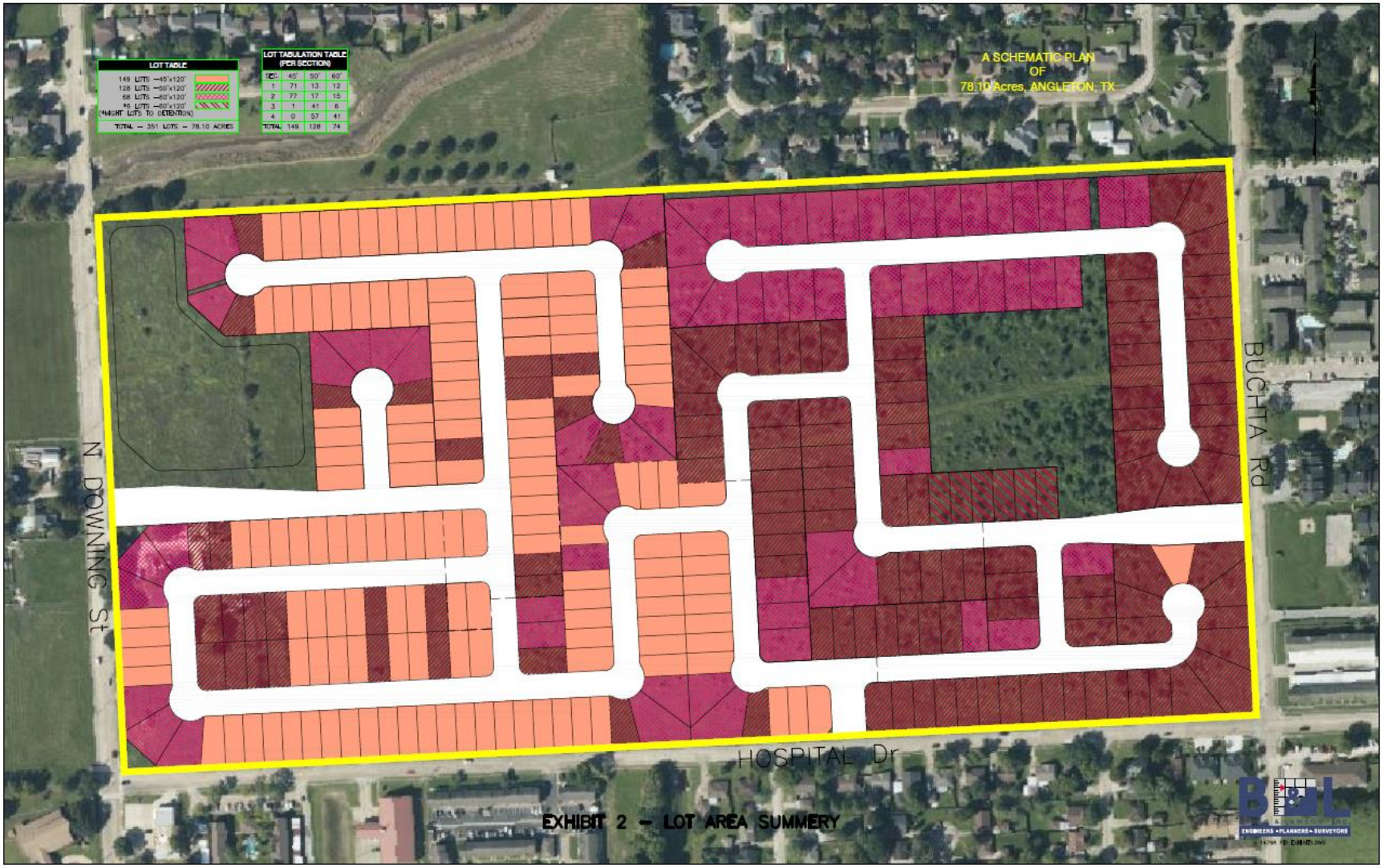
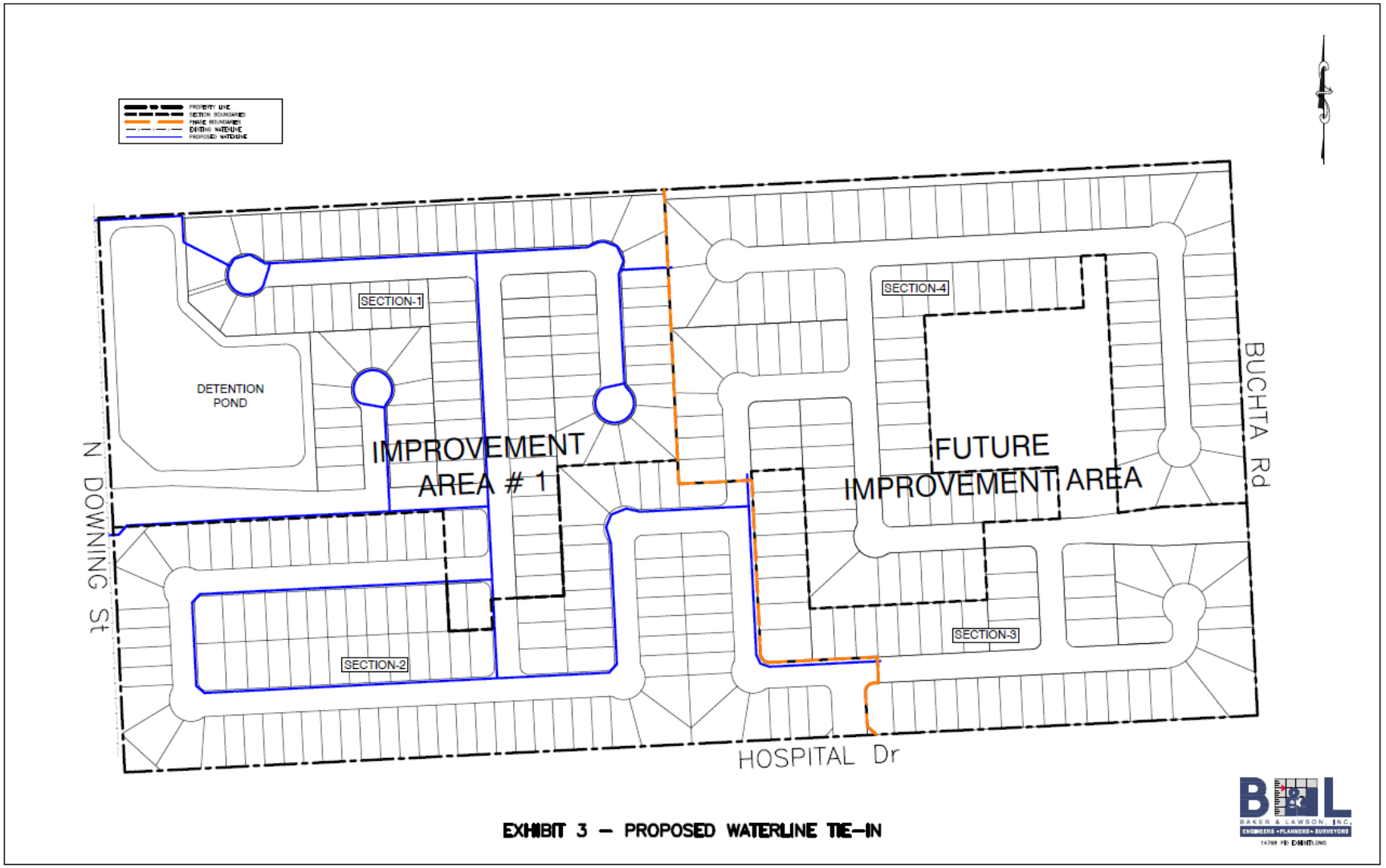


EXHIBIT K – MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS



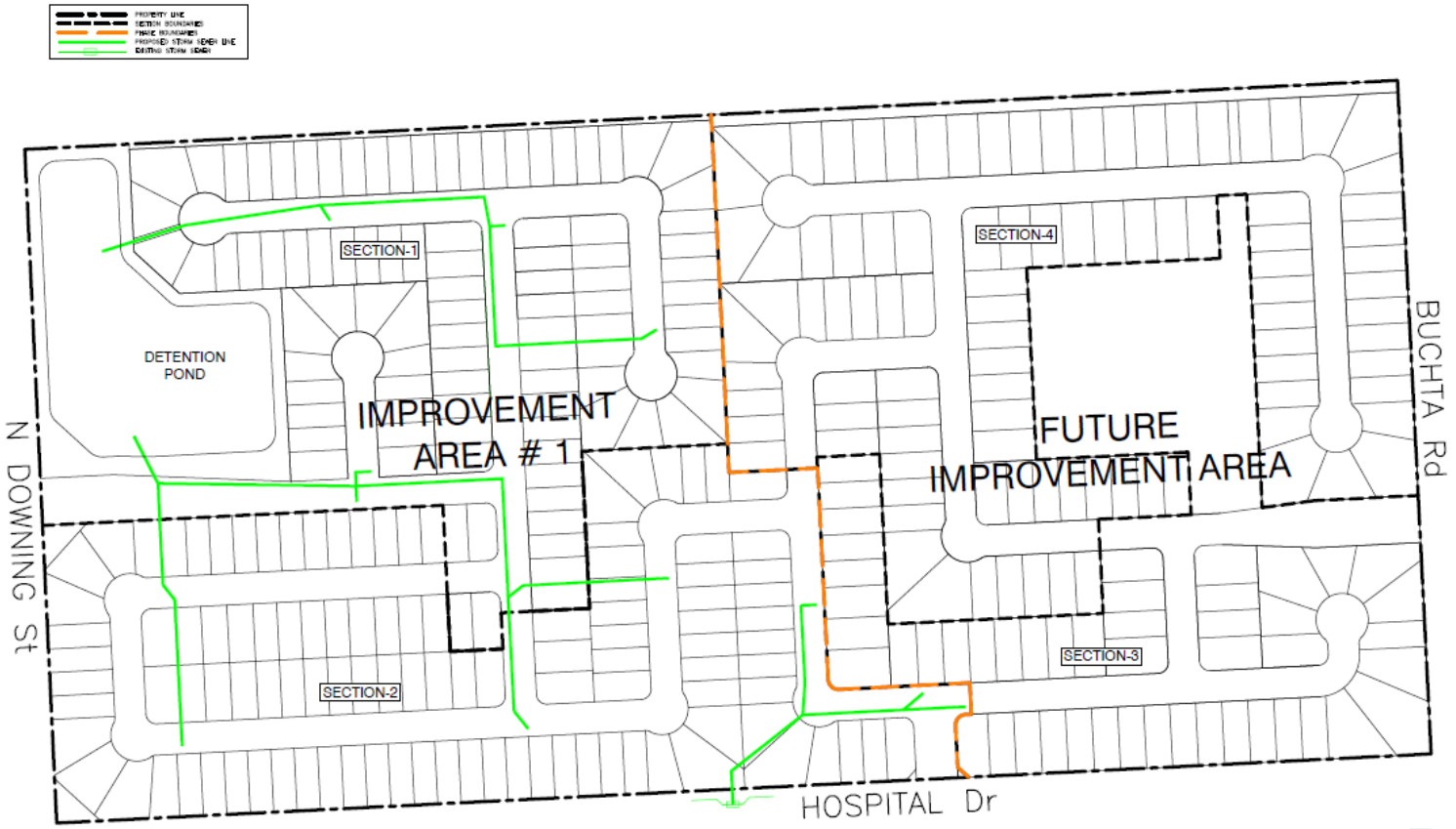


EXHIBIT 4 – PROPOSED STORM SEWER

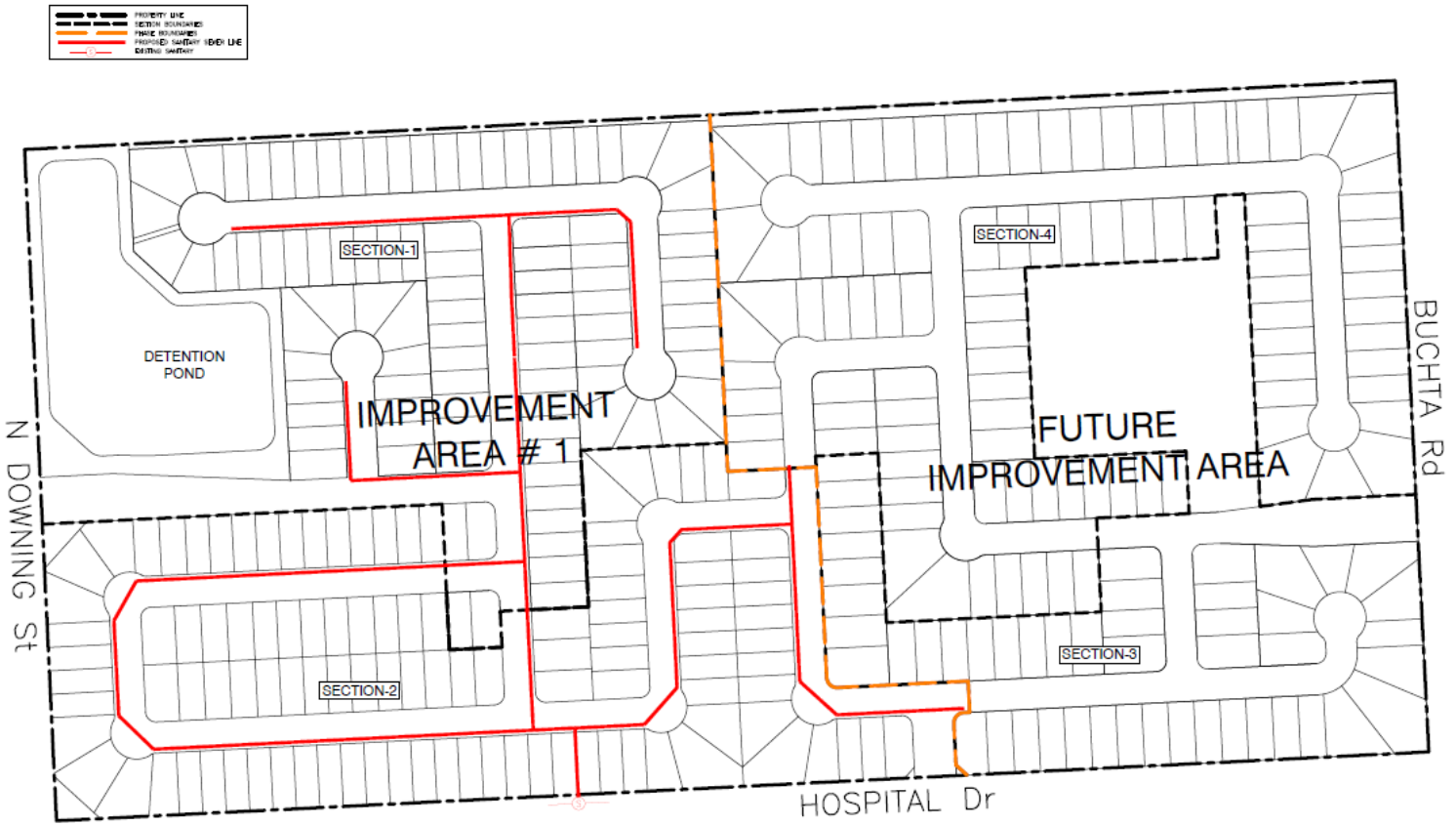


EXHIBIT 5 – PROPOSED SANITARY SEWER

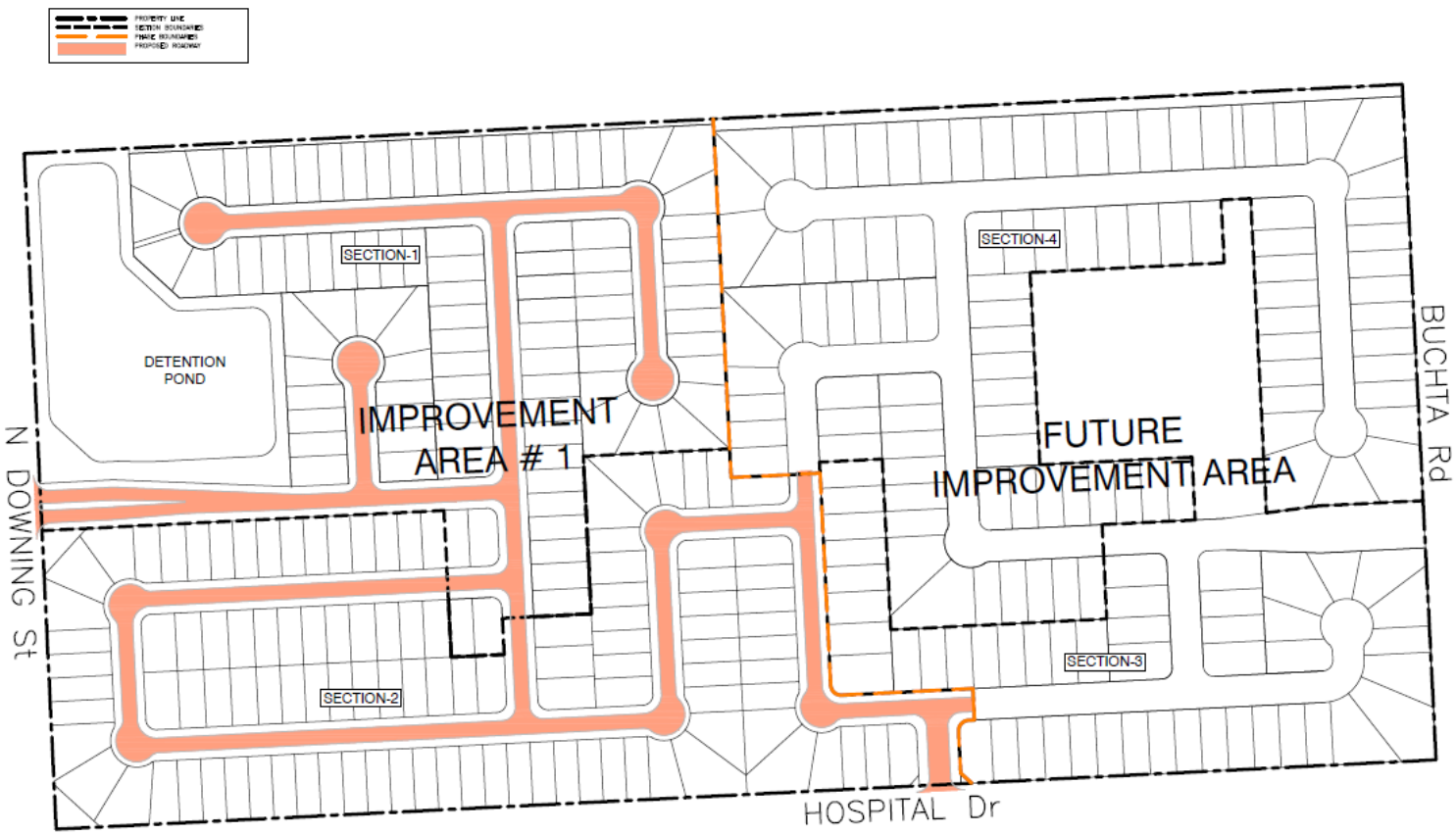


EXHIBIT 6 – PROPOSED ROADWAY

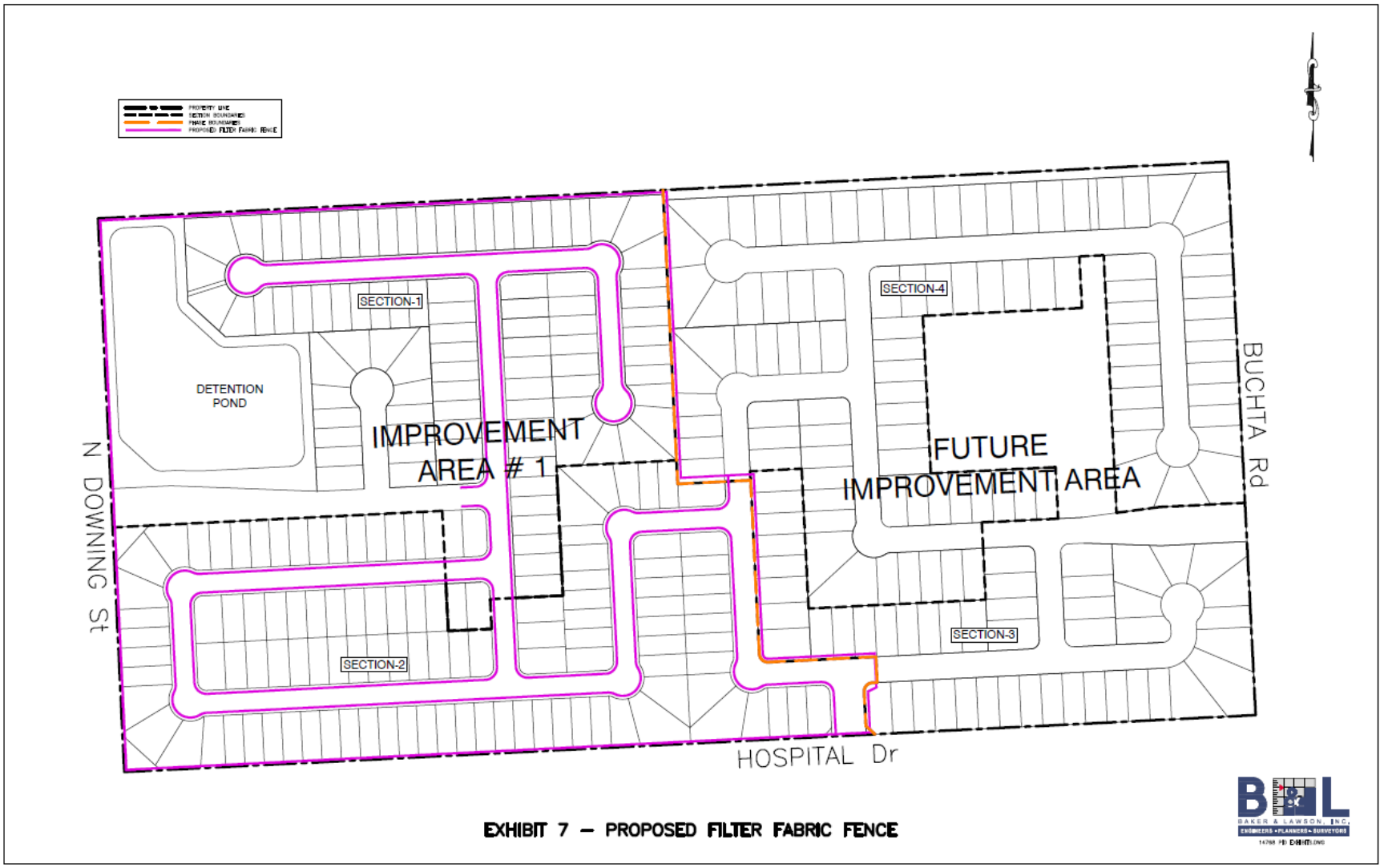


EXHIBIT 7 – PROPOSED FILTER FABRIC FENCE

EXHIBIT L – NOTICE OF PID ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
1524 E Mulberry St
Angleton, Texas 77515

Re: **City of Angleton Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S Velasco St
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S Velasco St
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 12, 2019, the City Council for the City, approved Resolution No. 20191112-011, creating the Riverwood Ranch Public Improvement District; and

WHEREAS, the Riverwood Ranch Public Improvement District consists of approximately 78.1 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved Ordinance No. ____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Riverwood Ranch Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of $_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Brazoria County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,

By: _____
[Manager Name], City Manager

ATTEST:

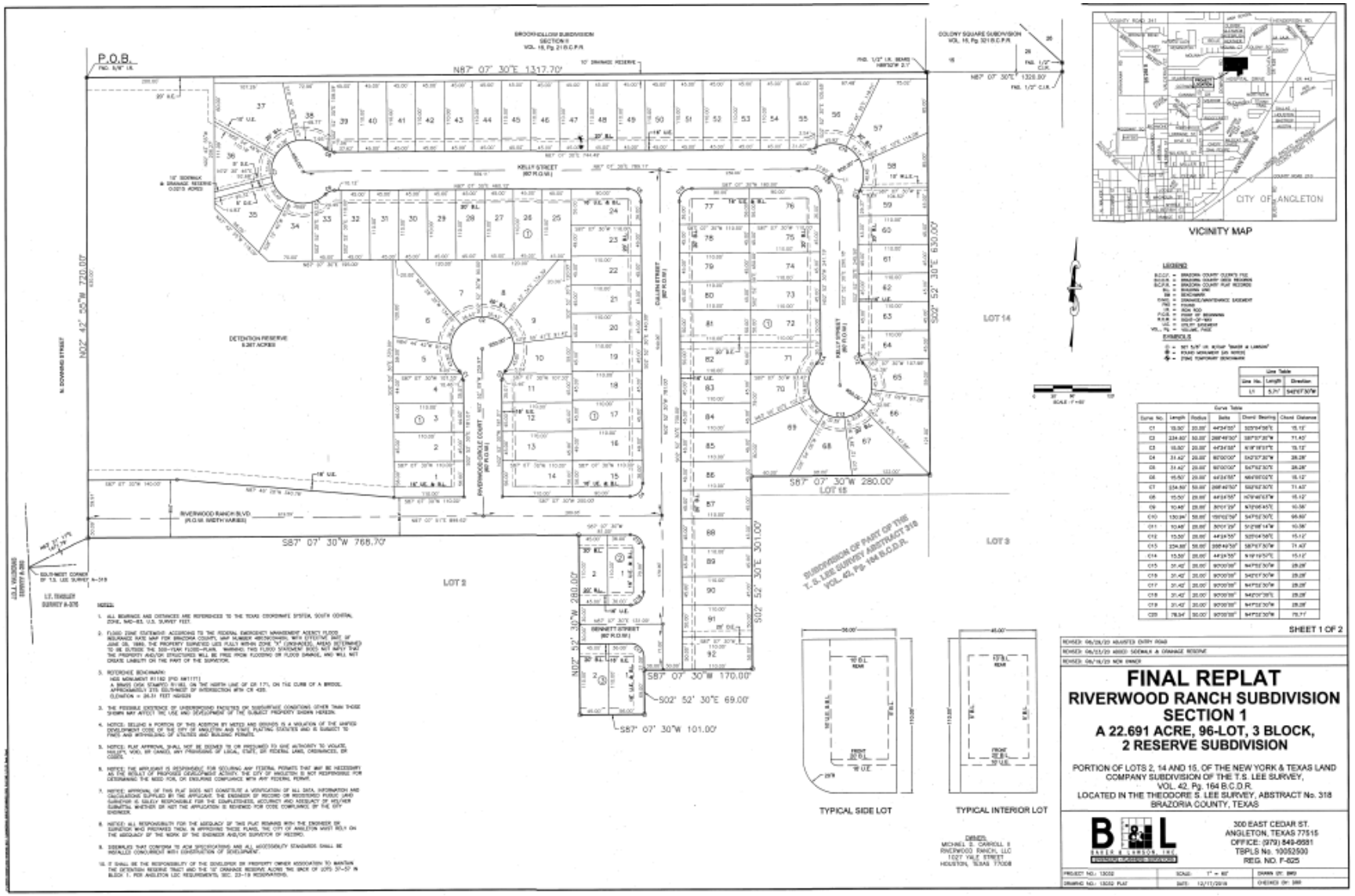
_____
[Secretary Name], City Secretary

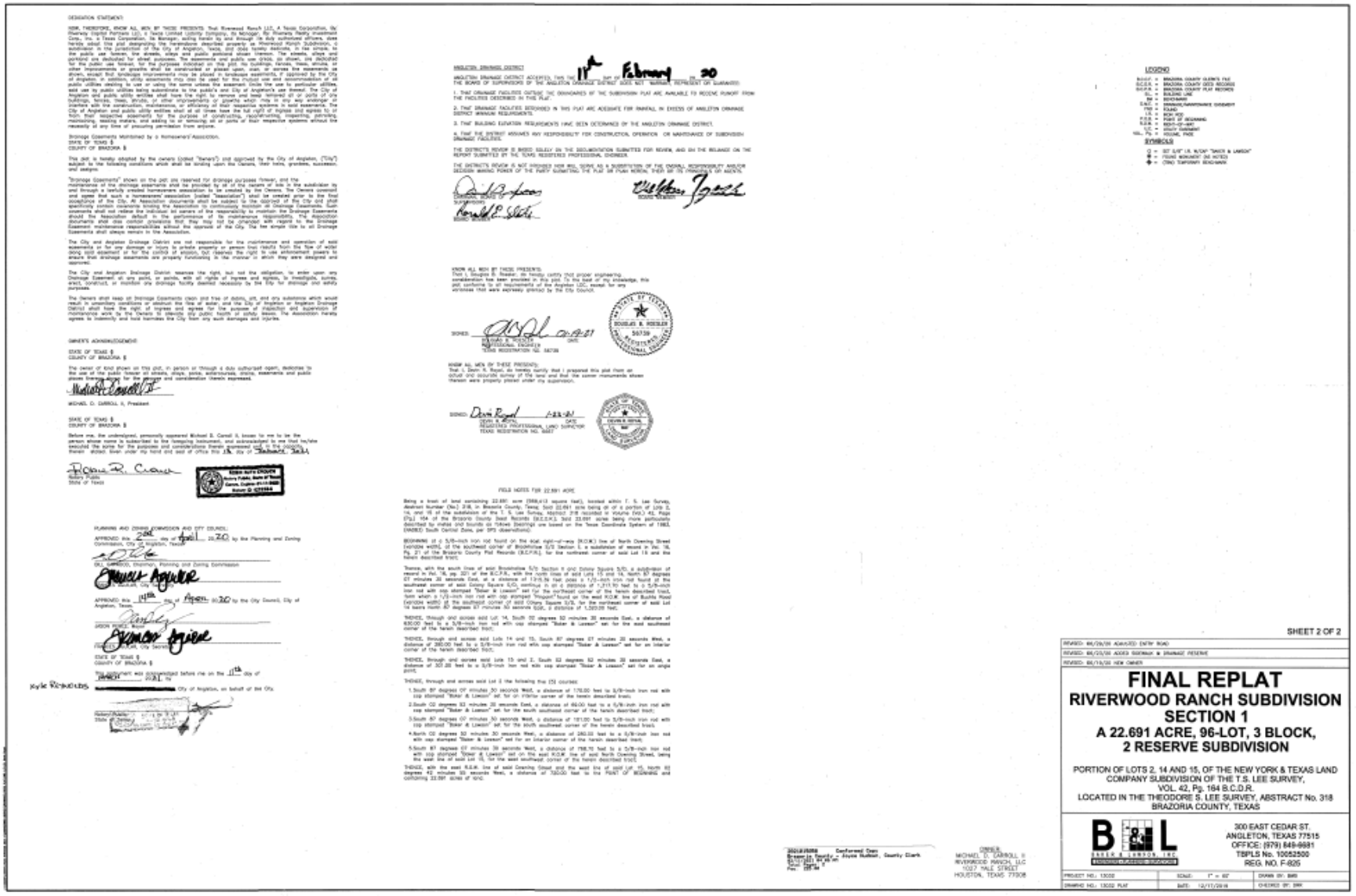
STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT M – SECTION 1 PLAT





DESIGNATION STATEMENT:

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

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

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

MICHAEL D. CARROLL II, President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Michael D. Carroll II, 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 13th day of September, 2021.

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this 2nd day of April, 2020 by the Planning and Zoning Commission, City of Angleton, Texas.

BILL CAMMACK, Chairman, Planning and Zoning Commission

APPROVED this 14th day of April, 2020 by the City Council, City of Angleton, Texas.

JASON PERRY, Mayor

ATTEST: CHRIS WHITMIRE, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared before me on the 11th day of March, 2020 A.D.

Kyle Reynolds

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE 11th DAY OF February, 20 BY THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES EXTENDED IN THIS PLAT ARE ADEQUATE FOR PARTIAL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

SUPERVISORS

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

SIGNED: _____ 09-09-21
DOUGLAS B. ROESLER, DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____ 1-22-21
DEVIN R. ROYAL, DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

FIELD NOTES FOR 22.691 ACRE

Being a tract of land containing 22.691 acre (988,413 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 22.691 acre being all or a portion of Lots 2, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.). Said 22.691 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), of the southwest corner of Brookshire S/D Section 5, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookshire S/D Section 5 and Colony Square S/D, a subdivision of record in Vol. 16, pg. 221 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, at a distance of 1315.76 feet pass a 1/2-inch iron rod found at the southwest corner of said Colony Square S/D, continue in all a distance of 1,317.90 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Pinpoint" found on the east R.O.W. line of Bucks Road (variable width) at the southeast corner of said Colony Square S/D, for the northwest corner of said Lot 14 bears North 87 degrees 07 minutes 30 seconds East, a distance of 1,320.05 feet;

THENCE, through and across said Lot 14, South 02 degrees 52 minutes 30 seconds East, a distance of 630.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east southeast corner of the herein described tract;

THENCE, through and across said Lots 14 and 15, South 87 degrees 07 minutes 30 seconds West, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an east corner of the herein described tract;

THENCE, through and across said Lots 15 and 2, South 02 degrees 52 minutes 30 seconds East, a distance of 301.85 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

THENCE, through and across said Lot 2 the following five (5) courses:

1. South 87 degrees 07 minutes 30 seconds West, a distance of 170.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southeast corner of the herein described tract;
3. South 87 degrees 07 minutes 30 seconds West, a distance of 181.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southwest corner of the herein described tract;
4. North 02 degrees 52 minutes 30 seconds West, a distance of 240.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. South 87 degrees 07 minutes 30 seconds West, a distance of 788.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of said North Downing Street, being the west line of said Lot 15, for the west southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Street and the west line of said Lot 15, North 02 degrees 42 minutes 55 seconds West, a distance of 720.00 feet to the POINT OF BEGINNING and containing 22.691 acres of land.

LEGEND

B.C.C.F. =	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. =	BRAZORIA COUNTY DEED RECORDS
B.C.P.R. =	BRAZORIA COUNTY PLAT RECORDS
BL =	BUILDING LINE
BM =	BENCHMARK
D.M.E. =	DRAINAGE/MAINTENANCE EASEMENT
FND =	FOUND
I.R. =	IRON ROD
P.O.B. =	POINT OF BEGINNING
R.O.W. =	RIGHT-OF-WAY
U.E. =	UTILITY EASEMENT
Vol., Pg. =	VOLUME, PAGE

SYMBOLS

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

SHEET 2 OF 2

REVISED: 08/26/20 ADDED/ED ENTRY ROAD
REVISED: 08/20/20 ADDED SIDEWALK & DRAINAGE RESERVE
REVISED: 08/19/20 NEW OWNER

FINAL REPLAT
RIVERWOOD RANCH SUBDIVISION SECTION 1
A 22.691 ACRE, 96-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-9981
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 13032	SCALE: 1" = 60'	DRAWN BY: BMS
DRAWING NO.: 13032 PLAT	DATE: 12/17/2019	CHECKED BY: BRK

Conformed Copy
Brazoria County, Angela Wuthrich, County Clerk

OWNER:
MICHAEL D. CARROLL II
RIVERWOOD RANCH, LLC
1007 YALE STREET
HOUSTON, TEXAS 77008

EXHIBIT N-1 – LOT TYPE 1 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT.

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

For the purposes of this disclosure, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring notice.

This disclosure does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF ANGLETON, TEXAS CONCERNING THE FOLLOWING PROPERTY
[insert property address]

PRINCIPAL LOT TYPE 1 ASSESSMENT: $24,351.05

As the purchaser of the real property described above, you are obligated to pay assessments to Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Riverwood Ranch Public Improvement District (the "District") created under Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____

Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 446.59	$ 974.04	$ 164.53	$ -	$ 1,585.17
2024	470.10	956.18	167.82	-	1,594.10
2025	493.60	937.37	171.18	-	1,602.16
2026	517.11	917.63	174.60	-	1,609.34
2027	517.11	896.95	178.10	-	1,592.15
2028	540.61	876.26	181.66	-	1,598.53
2029	564.12	854.64	185.29	-	1,604.05
2030	587.62	832.07	189.00	-	1,608.69
2031	611.13	808.57	192.78	-	1,612.47
2032	634.63	784.12	196.63	-	1,615.39
2033	681.64	758.74	200.57	-	1,640.94
2034	705.15	731.47	204.58	-	1,641.20
2035	728.65	703.27	208.67	-	1,640.59
2036	752.16	674.12	212.84	-	1,639.12
2037	799.17	644.03	217.10	-	1,660.30
2038	822.67	612.07	221.44	-	1,656.18
2039	846.18	579.16	225.87	-	1,651.21
2040	893.19	545.31	230.39	-	1,668.89
2041	940.19	509.59	235.00	-	1,684.78
2042	963.70	471.98	239.70	-	1,675.37
2043	1,010.71	433.43	244.49	-	1,688.63
2044	1,057.72	393.00	249.38	-	1,700.10
2045	1,104.73	350.69	254.37	-	1,709.79
2046	1,151.74	306.50	259.45	-	1,717.70
2047	1,198.75	260.43	264.64	-	1,723.83
2048	1,245.76	212.48	269.94	-	1,728.18
2049	1,292.77	162.65	275.33	-	1,730.76
2050	1,363.28	110.94	280.84	-	1,755.07
2051	1,410.29	56.41	286.46	-	1,753.16
Total	**$ 24,351.05**	**$ 17,354.12**	**$ 6,382.65**	**$ -**	**$ 48,087.81**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-2 – LOT TYPE 2 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT.

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

For the purposes of this disclosure, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring notice.

This disclosure does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF ANGLETON, TEXAS CONCERNING THE FOLLOWING PROPERTY
[insert property address]

PRINCIPAL LOT TYPE 2 ASSESSMENT: $26,555.01

As the purchaser of the real property described above, you are obligated to pay assessments to Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Riverwood Ranch Public Improvement District (the "District") created under Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____

Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 487.01	$ 1,062.20	$ 179.43	$ -	$ 1,728.64
2024	512.64	1,042.72	183.01	-	1,738.38
2025	538.28	1,022.21	186.67	-	1,747.17
2026	563.91	1,000.68	190.41	-	1,755.00
2027	563.91	978.13	194.22	-	1,736.25
2028	589.54	955.57	198.10	-	1,743.21
2029	615.17	931.99	202.06	-	1,749.22
2030	640.81	907.38	206.10	-	1,754.29
2031	666.44	881.75	210.23	-	1,758.41
2032	692.07	855.09	214.43	-	1,761.59
2033	743.34	827.41	218.72	-	1,789.46
2034	768.97	797.68	223.09	-	1,789.74
2035	794.60	766.92	227.56	-	1,789.07
2036	820.23	735.13	232.11	-	1,787.47
2037	871.50	702.32	236.75	-	1,810.57
2038	897.13	667.46	241.48	-	1,806.08
2039	922.76	631.58	246.31	-	1,800.65
2040	974.03	594.67	251.24	-	1,819.93
2041	1,025.29	555.71	256.26	-	1,837.26
2042	1,050.92	514.70	261.39	-	1,827.01
2043	1,102.19	472.66	266.62	-	1,841.46
2044	1,153.45	428.57	271.95	-	1,853.97
2045	1,204.72	382.43	277.39	-	1,864.54
2046	1,255.98	334.24	282.94	-	1,873.16
2047	1,307.24	284.01	288.60	-	1,879.84
2048	1,358.51	231.72	294.37	-	1,884.59
2049	1,409.77	177.38	300.25	-	1,887.40
2050	1,486.67	120.98	306.26	-	1,913.91
2051	1,537.93	61.52	312.38	-	1,911.84
Total	**$ 26,555.01**	**$ 18,924.80**	**$ 6,960.32**	**$ -**	**$ 52,440.13**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT N-3 – LOT TYPE 3 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT.

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

For the purposes of this disclosure, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring notice.

This disclosure does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF ANGLETON, TEXAS CONCERNING THE FOLLOWING PROPERTY
[insert property address]

PRINCIPAL LOT TYPE 3 ASSESSMENT: $28,866.47

As the purchaser of the real property described above, you are obligated to pay assessments to Angleton, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Riverwood Ranch Public Improvement District (the "District") created under Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Angleton. The exact amount of each annual installment will be approved each year by the Angleton City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Angleton.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____

Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Annual Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Total Annual Installment [c]
2023	$ 529.40	$ 1,154.66	$ 195.04	$ -	$ 1,879.11
2024	557.27	1,133.48	198.94	-	1,889.70
2025	585.13	1,111.19	202.92	-	1,899.25
2026	612.99	1,087.79	206.98	-	1,907.76
2027	612.99	1,063.27	211.12	-	1,887.38
2028	640.86	1,038.75	215.34	-	1,894.95
2029	668.72	1,013.11	219.65	-	1,901.49
2030	696.58	986.36	224.04	-	1,906.99
2031	724.45	958.50	228.52	-	1,911.47
2032	752.31	929.52	233.10	-	1,914.93
2033	808.04	899.43	237.76	-	1,945.23
2034	835.90	867.11	242.51	-	1,945.52
2035	863.77	833.67	247.36	-	1,944.80
2036	891.63	799.12	252.31	-	1,943.06
2037	947.36	763.46	257.36	-	1,968.17
2038	975.22	725.56	262.50	-	1,963.28
2039	1,003.08	686.55	267.75	-	1,957.39
2040	1,058.81	646.43	273.11	-	1,978.35
2041	1,114.54	604.08	278.57	-	1,997.18
2042	1,142.40	559.50	284.14	-	1,986.04
2043	1,198.13	513.80	289.82	-	2,001.75
2044	1,253.85	465.88	295.62	-	2,015.35
2045	1,309.58	415.72	301.53	-	2,026.83
2046	1,365.31	363.34	307.56	-	2,036.21
2047	1,421.03	308.73	313.72	-	2,043.47
2048	1,476.76	251.89	319.99	-	2,048.63
2049	1,532.49	192.81	326.39	-	2,051.69
2050	1,616.08	131.52	332.92	-	2,080.51
2051	1,671.80	66.87	339.58	-	2,078.25
Total	**$ 28,866.47**	**$ 20,572.10**	**$ 7,566.18**	**$ -**	**$ 57,004.76**

[a] Interest is calculated at a 4.00% rate.

[b] Additional Interest will be collected if PID Bonds are issued.

[c] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

RESOLUTION NO. 20210824-019

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS CALLING A PUBLIC HEARING TO CONSIDER ESTABLISHING RIVERWOOD RANCH PUBLIC IMPROVEMENT DISTRICT AND AUTHORIZING REQUIRED NOTICE THEREOF

WHEREAS, pursuant to Chapter 372, Local Government Code, a petition was submitted on October 9, 2019 (the "Petition") to the City Secretary of Angleton, Texas (the "City") requesting the creation of a public improvement district to be called “Riverwood Ranch Public Improvement District” (the "District"); and

WHEREAS, the Petition satisfies the provisions of Texas Local Government Code, Section 372.005; and

WHEREAS, City deems it advisable to call a public hearing on the proposed assessments for the Riverwood Ranch Public Improvement District.

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

SECTION 1. A hearing on the proposed assessment roll shall be held by the City Council of the City of Angleton, Texas on September 14, 2021 at 6:00 p.m., at 120 S. Chenango Street, Angleton, Texas 77515 for the purpose of the City Council considering the proposed assessments of the District; the general nature of the improvement, the estimated cost of the improvements, the boundaries of the assessment district; and any written or oral objections to the improvements; and such other related matters as may come before the City Council.

SECTION 2. The City Secretary for the City of Angleton is hereby directed to publish notice of such hearing in a newspaper of general circulation in the City which notice shall be made before the 10th day before the date of the hearing. Such notice shall comply with the provisions of Texas Local Government Code, Section 372.009(c). The City Secretary for the City of Angleton is further directed to mail a written notice containing the information required by Texas Local Government Code, Section 372.016 before the 10th day before the hearing to each owner of property contained within the proposed District. Such notice shall be addressed to “Property Owner” and mailed to the current address of the owner, as reflected on the tax rolls of the City.

SECTION 3. This Resolution shall be passed finally on the date of its introduction and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

AGENDA ITEM SUMMARY FORM

MEETING DATE: 24 AUG 2021

PREPARED BY: Chris Whittaker, City Manager

AGENDA CONTENT: Kiber PID (Public Improvement District)

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: n/a **FUNDS REQUESTED:** n/a

FUND: n/a

EXECUTIVE SUMMARY:

The developer of Kiber Reserve, Waterstone Development on behalf of Peltier Family Trust presented a PID petition to city council on October 13, 2020 and a public hearing was held, the public hearing was continued until November 10, 2020 at which time following discussion on 380 Agreements, assessments, and Public Improvement Districts City Council approved the creation of the Kiber Reserve Public Improvement District Number 2 under the provisions of Chapter 372 of the Texas Local Government Code.

A development agreement was approved and executed by the City and Waterstone Development on June 28, 2021. A Reimbursement Agreement is in the process of being prepared as required and authorized by Section 372.023(d)(l) of the Local Government Code.

This is a reimbursement PID/Cash flow PID, not a bond PID, and the Developer anticipates levying an annual fee of $1,000.00 per lot for the cash flow reimbursement to the developer. The process to levy assessments requires 2 city council meetings. The Cost Determination Resolution for consideration this evening has the Preliminary Service and Assessment Plan and Proposed Assessment Roll included for your consideration.

The Service Assessment Plan (“SAP”) includes the determination of costs for the identified improvements designed, constructed, and installed by or at the direction of the Developer and the City that confer a special benefit on the Assessed Property (Kiber Reserve). Action and Approval by City Council on the Resolution will enable filing of the SAP and Proposed Assessment Roll with the City Secretary and be made available for review by the public. Publication of notice of the Resolution and scheduling of a public hearing to take place on September 14, 2021 will occur as well.

City Council action is consideration of the Cost Determination Resolution containing the SAP and Proposed Assessment Roll, and consideration of the Resolution to call the Public Hearing on the SAP and Proposed Assessment Roll.

If approved the Public Hearing will take place on 9/14/2021 for consideration and approval of the SAP and Proposed Assessment Roll, and also at that time additional consideration by city council of the Reimbursement Agreement. The Reimbursement Agreement sets forth the terms for both deposit and reimbursement of Assessment Revenue from the collection of Assessments levied against the Assessed Property.

RECOMMENDATION:

The staff recommends approval.

RESOLUTION NO. 20210824-020

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, DETERMINING COSTS OF THE PROPOSED PUBLIC IMPROVEMENTS IN THE KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT, APPROVING A PROPOSED ASSESSMENT ROLL, AND MAKING RELATED FINDINGS AND DETERMINATIONS, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, the City of Angleton, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district;

WHEREAS, Robert L. Peltier, Jr. the General Partner of Angleton Family Partnership, Ltd. filed with the City Secretary of the City a petition (the "Petition") requesting the establishment of a public improvement district;

WHEREAS, after providing all notices required by the Act and the Texas Government Code Chapter 551, the City Council on October 13, 2020 conducted a public hearing to consider comments for and against the creation of the District and the advisability of the proposed public improvements and, after closing the public hearing, passed and approved Resolution No. 20201110-007 on November 10, 2020 (the "PID Creation Resolution") authorizing creation of the Kiber Reserve Public Improvement District ("District");

WHEREAS, in accordance with Section 372.010 of the Act, notice of the resolution creating the District was published in The Brazoria County Facts on November _____, 2020;

WHEREAS, the City has reviewed the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A" and the Proposed Assessment Roll attached as "Exhibit F" to such Preliminary Service and Assessment Plan;

WHEREAS, in accordance with Section 372.016 of the Act, the City Council desires to make certain determinations and findings with regard to the total cost of the "Authorized Improvements" set forth in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A";

WHEREAS, in accordance with Section 372.016 of the Act, the City Council also desires to approve the Proposed Assessment Roll, which is included as "Exhibit F" to the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A," cause the Proposed Assessment Roll to be filed with the City Secretary, and to direct the City Secretary to make the Proposed Assessment Roll available for public inspection and publish notice of the City Council's intention to consider the proposed assessments at a public hearing, all in accordance with the requirements of the Act.

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

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are incorporated into this Resolution for all purposes by this reference.

SECTION 2. The City Council hereby finds, declares, and directs:

A. Determination of Cost. The cost determinations for the proposed Authorized Improvements set forth in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A" are hereby approved.

B. Proposed Assessment Roll. The Proposed Assessment Roll included in the Preliminary Service and Assessment Plan attached to this Resolution as "Exhibit A," stating the assessment against each parcel of assessable land in the District as determined by the method of assessment set forth in said Preliminary Service and Assessment Plan is hereby approved, and the City Council declares that the Proposed Assessment Roll is hereby filed with the City Secretary. The City Council hereby directs the City Secretary to make the Proposed Assessment Roll available for public inspection and publish notice of the City Council's intention to consider the proposed assessments at a public hearing, all in accordance with the requirements of the Act.

SECTION 3. City Council hereby authorizes and directs City Secretary to take the actions described in Section 2 of this Resolution and authorizes and directs staff to prepare the required resolutions, ordinances, agreements, service and assessment plan, assessment roll and other documents necessary for the City Council to effectuate the PID Creation Resolution and this Resolution.

SECTION 4. The City Council hereby declares that written notice of the date, hour and place of the meeting at which this Resolution was adopted, was posted and that such meeting was open to the public as required by law at all times when this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 5. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A
(Preliminary Service and Assessment Plan – including the Proposed Assessment Roll)

Kiber Reserve
Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

JULY 29, 2021

AUSTIN, TX | NORTH RICHLAND HILLS, TX

TABLE OF CONTENTS

Table of Contents 1
Introduction 2
Section I: Definitions 3
Section II: The District 7
Section III: Authorized Improvements 7
Section IV: Service Plan 8
Section V: Assessment Plan 8
Section VI: Terms of the Assessments 10
Section VII: Assessment Roll 14
Section VIII: Additional Provisions 15
Exhibits 17
Exhibit A – District legal Description and District Map 18
Exhibit B – Authorized Improvements 19
Exhibit C – Service Plan 20
Exhibit D – Sources and Uses of Funds 21
Exhibit E – Assessment Roll 22
Exhibit F-1 – Projected Annual Installments 23
Exhibit F-2 – Residential Lot Projected Annual Installments 24
Exhibit G – Maximum Assessment and Tax Rate equivalent 25
Exhibit H – Map of Authorized Improvements 26
Exhibit I – Form of Notice of Assessment Termination 28
Exhibit J – Engineer's Opinion of Probable Cost 31

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On November 10, 2020, the City passed and approved Resolution No. 20201110-007 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 19.84 acres located within the corporate limits of the City, as described by metes and bounds and depicted on **Exhibit A**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel of Assessed Property within the District determined by the method chosen by the City. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is included as **Exhibit E**.

SECTION I: DEFINITIONS

"Actual Costs" mean with respect to Authorized Improvements, the Owner's demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the total amount of Authorized Improvements as set forth in this Service and Assessment Plan. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of costs; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, and governmental fees and charges.

"Administrator" means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act; and (8) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means, with respect to each Parcel, the annual installment payment of an Assessment as calculated by the Administrator, approved by the City Council, and shown on an Assessment Roll, and includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District and imposed pursuant to the PID Act, the Assessment Ordinance, and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the principal portion of the Annual Installments to be collected in all years.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Initial Parcel as shown on an Assessment Roll.

"Assessment Plan" means the methodology employed to determine the Assessments for the Actual Costs of the Authorized Improvements against Assessed Property based on the special benefits conferred on such Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

"Assessment Roll" means any assessment roll for Assessed Property, including the Assessment Roll attached as **Exhibit E**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates in connection with any Annual Service Plan Update.

"Authorized Improvements" means those public improvements authorized by Section 372.003 of the PID Act and described in **Section III** which are constructed for the special benefit of the property within the District, and which estimated costs are shown on **Exhibit B**.

"City" means the City of Angleton, Texas.

"City Council" means the governing body of the City.

"County" means Brazoria County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"District" means the Kiber Reserve Public Improvement District containing approximately 19.84 acres located within the corporate limits of the City, which is legally described by metes and bounds and depicted on **Exhibit A**.

"District Formation Costs" means the costs and expenses directly associated with forming the District, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, City costs, first year Annual Collection Costs, and any other cost or expense directly associated with the establishment of the District.

"Initial Parcel" means the approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**.

"Lot" means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat.

"Maximum Assessment" means, for each Residential Lot, $19,139.78, which amount shall be reduced annually based on the principal paid as part of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed, or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

"**Notice of Assessment Termination**" means a recorded document evidencing the termination of an Assessment, a form of which is attached as **Exhibit J**.

"Owner" means Waterstone Development Group, LLC., a Texas limited liability company, including its successors and assigns.

"Parcel" or **"Parcels"** means a specific property within the District identified by any of the following: (i) by a tax map identification number assigned by the Brazoria County Appraisal District for real property tax purposes, (ii) by metes and bounds description, (iii) by lot and block number in a final subdivision plat recorded in the official public records of the County, or (iv) by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Prepayment Costs" means interest, Delinquent Collection Costs and Annual Collection Costs to the date of Prepayment.

"Reimbursement Agreement" means that certain "PID Reimbursement Agreement – Kiber Reserve Public Improvement District," effective _____, 2021 by and between the City and the

Owner, in which the Owner agrees to construct the Authorized Improvements and to fund certain Actual Costs of the Authorized Improvements, and the City agrees to reimburse the Owner for Actual Costs of the Authorized Improvements paid solely from the revenue collected by the City from Assessments, including Annual Installments.

"Reimbursement Obligation" means an amount not to exceed $1,780,000 secured by the Assessments to be paid to the Owner pursuant to the Reimbursement Agreement. The Annual Installments for the Reimbursement Obligation are shown on **Exhibit F-1**.

"Residential Lot" means a Lot in the District which is anticipated to contain a single family home.

"Service and Assessment Plan" means this Kiber Ranch Public Improvement District Service and Assessment Plan as updated, amended or supplemented from time to time.

"Service Plan" means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

SECTION II: THE DISTRICT

The District includes approximately 19.84 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds and depicted on **Exhibit A**. Development of the District is anticipated to include 93 Residential Lots.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. All Authorized Improvements will be designed and constructed in accordance with City standards and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

A. Authorized Improvements

- *Street*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage and striping, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, manholes, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances to provide storm drainage for all Lots within the District.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Water*

  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, service connections, water mains, valves, fire hydrants, testing, earthwork,

excavation, erosion control, and all necessary appurtenances required to provide water service. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, construction management, contingency, and District Formation Costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act requires the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner, as the owner of Assessed Property within the District, and all future owners and developers of Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by City staff and by third-party consultants retained by the City, has determined that the Actual Costs of the Authorized Improvements shall be allocated entirely to the Initial Parcel. Upon subdivision of the Initial Parcel, the cost of the Authorized Improvements shall be reallocated further as described in **Section VI**.

B. Assessments

Assessments will be levied on the Initial Parcel in the amount shown on the Assessment Roll, attached hereto as **Exhibit E**. The projected Annual Installments for the District and each Residential Lot are shown on **Exhibit F-1** and **Exhibit F-2**, respectively. Upon subdivision of the Initial Parcel by the recording of a final plat in the official public records of the County, Assessments will be reallocated pursuant to **Section VI**.

The projected Assessment and Annual Installment shown on **Exhibit F-1** and **Exhibit F-2** are preliminary and are subject to change based on the land uses contained within the final plat, but in no case will the Assessment for any Residential Lot exceed the Maximum Assessment.

Under the Reimbursement Agreement, Assessments, including Annual Installments, may only be used to pay the Actual Costs of the Authorized Improvements based on the special benefit conferred on the Assessed Property by the Authorized Improvements. Revenue generated from the levy of an Assessment, including the collection of Annual Installment, from a Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- The estimated total cost of the Authorized Improvements equal $2,121,890 as shown on **Exhibit B**.
- The Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Cost of the Authorized Improvements.
- The Initial Parcel is allocated 100% of the Assessments, which equal $1,780,000, levied for the Authorized Improvements, as shown on the Assessment Roll attached hereto as **Exhibit E**.

- The special benefit (≥ $2,121,890) received by the Initial Parcel from the Authorized Improvements is equal to or greater than the amount of the Assessments ($1,780,000) levied on the Initial Parcel for payment of the Actual Costs of the Authorized Improvements.
- At the time the City Council adopted the Assessment Ordinance and approved the Service and Assessment Plan, the Owner owned 100% of the Initial Parcel. The Owner, as the owner of 100% of the Initial Parcel, acknowledged that the Authorized Improvements confer a special benefit on the Initial Parcel and consented to the imposition of the Assessments to pay for the Actual Costs of the Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the approval of the Service and Assessment Plan and the adoption of the Assessment Ordinance, and (3) the levying of Assessments on the Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Prior to the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be billed and collected in the same manner as ad valorem taxes in the amounts set forth in each Annual Service Plan Update. Following the Trigger Date for the collection of Annual Installments, the Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division

Upon the division of any Assessed Property (with or without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the number of Residential Lots within the newly divided Assessed Property
D = the sum of the number of Residential Lots for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Mandatory Prepayment of Assessments

If any Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring such Assessed Property shall pay to the City the full amount of the Assessment on such Assessed Property, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of any Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the change in status.

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment, then (i) the Assessment applicable to each Lot Type exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the obligation under the Reimbursement Agreement shall be reduced by the amount of the Maximum Assessment multiplied by the number of Residential Lots.

D. Reduction of Assessments

If, as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit I**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall submit the revised Assessment Roll for the City Council's approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** shows the projected Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Brazoria County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of

Annual Installments. The Annual Collection Costs shall be paid for by each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on such Parcel to the total outstanding Assessment on all Parcels of Assessed Property. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the Assessment. Assessments, or Annual Installment therefor that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by this Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of the Taking, the Administrator will be required, as part of the next Annual Service Plan Update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

Within 30 days of the receipt by the owner of the funds received from the entity taking the Taken Property, the owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the owner received as a result of the Taking or (ii) the amount determined by the Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the portion of the $100 Assessment that would have been allocated to the Taken Property prior to its reallocation is $10 and the owner receives $8 as compensation for the Taken Property as a result of the Taking, the Owner shall be required to pay $8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the owner receives $20 in compensation for the Taken Property, the owner shall be required to pay $10 as a Prepayment of the Assessment.

Notwithstanding the previous two paragraphs, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed as shown on a final plat, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against the Taken Property and, and the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit E**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel of Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of providing such notice and the response thereto. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A	District Legal Description and District Map
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Assessment Roll
Exhibit F-1	District Projected Annual Installments
Exhibit F-2	Lot Type 1 Projected Annual Installments
Exhibit G	Maximum Assessment and Tax Rate Equivalent
Exhibit H	Maps of Authorized Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J	Engineer's Opinion of Probable Cost

EXHIBIT A – DISTRICT LEGAL DESCRIPTION AND DISTRICT MAP

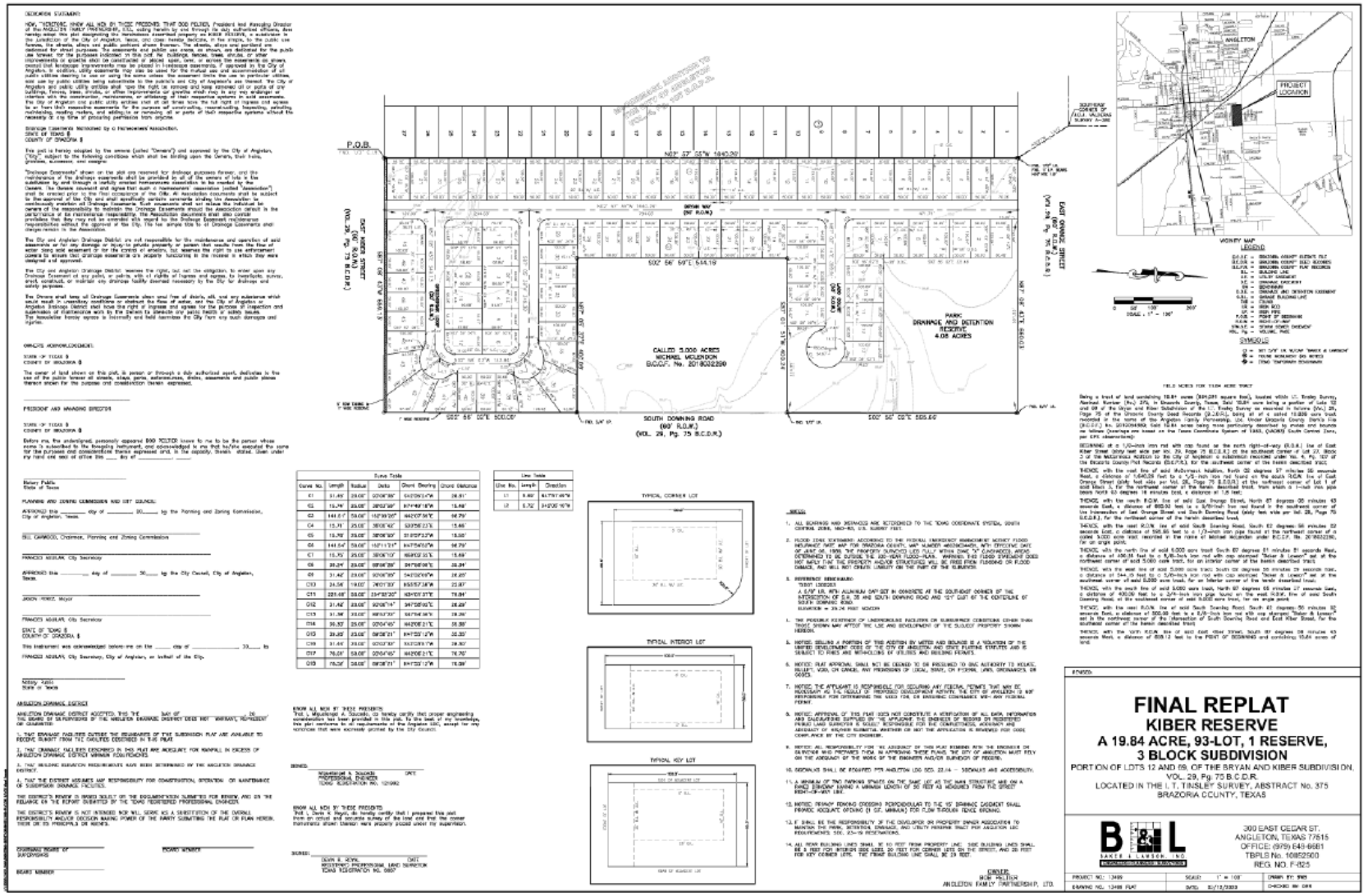


EXHIBIT B – AUTHORIZED IMPROVEMENTS

Authorized Improvements	Total Costs
Streets	$ 821,686
Storm Drainage	602,572
Sanitary Sewer	203,387
Water	164,016
Soft Costs	330,229
Total	**$ 2,121,890**

Notes: See Exhibit K for detailed Engineer's Opinion of Probable Cost

EXHIBIT C – SERVICE PLAN

Annual Installments[1]		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		$ -	$ 31,526.10	$ 32,799.75	$ 34,124.86	$ 35,503.51
Interest		$ -	$ 71,912.00	$ 70,638.35	$ 69,313.24	$ 67,934.59
	(1)	$ -	$ 103,438.10	$ 103,438.10	$ 103,438.10	$ 103,438.10
Annual Collection Costs	(2)	$ 15,000.00	$ 15,300.00	$ 15,606.00	$ 15,918.12	$ 16,236.48
Total Annual Installment	**(3) = (1) + (2)**	**$ 15,000.00**	**$ 118,738.10**	**$ 119,044.10**	**$ 119,356.22**	**$ 119,674.58**

Footnotes:

1) Preliminary, subject to change.

EXHIBIT D – SOURCES AND USES OF FUNDS

Sources of Funds		
PID Reimbursement Obligation	$	1,780,000
Owner Contribution		341,890
Total Sources	**$**	**2,121,890**

Uses of Funds		
Authorized Improvements		
Streets	$	821,686
Storm Drainage		602,572
Sanitary Sewer		203,387
Water		164,016
Soft Costs		330,229
	$	2,121,890
Total Uses	**$**	**2,121,890**

Footnotes:

1) Non-reimbursable to the Owner through Assessments.

EXHIBIT E – ASSESSMENT ROLL

Property ID[1]	Outstanding Assessment	Annual Installment due 1/31/22
Initial Parcel	$ 1,780,000.00	$ 15,000.00
Total	**$ 1,780,000.00**	**$ 15,000.00**

Footnotes:

1) The entire District is contained within Property ID 278118.

EXHIBIT F-1 – PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 15,000.00	$ 15,000.00
2023	$ 31,526.10	$ 71,912.00	$ 15,300.00	$ 118,738.10
2024	$ 32,799.75	$ 70,638.35	$ 15,606.00	$ 119,044.10
2025	$ 34,124.86	$ 69,313.24	$ 15,918.12	$ 119,356.22
2026	$ 35,503.51	$ 67,934.59	$ 16,236.48	$ 119,674.58
2027	$ 36,937.85	$ 66,500.25	$ 16,561.21	$ 119,999.31
2028	$ 38,430.14	$ 65,007.96	$ 16,892.44	$ 120,330.53
2029	$ 39,982.72	$ 63,455.38	$ 17,230.29	$ 120,668.38
2030	$ 41,598.02	$ 61,840.08	$ 17,574.89	$ 121,012.99
2031	$ 43,278.58	$ 60,159.52	$ 17,926.39	$ 121,364.49
2032	$ 45,027.03	$ 58,411.07	$ 18,284.92	$ 121,723.01
2033	$ 46,846.12	$ 56,591.97	$ 18,650.61	$ 122,088.71
2034	$ 48,738.71	$ 54,699.39	$ 19,023.63	$ 122,461.72
2035	$ 50,707.75	$ 52,730.35	$ 19,404.10	$ 122,842.20
2036	$ 52,756.34	$ 50,681.75	$ 19,792.18	$ 123,230.28
2037	$ 54,887.70	$ 48,550.40	$ 20,188.03	$ 123,626.12
2038	$ 57,105.16	$ 46,332.94	$ 20,591.79	$ 124,029.88
2039	$ 59,412.21	$ 44,025.89	$ 21,003.62	$ 124,441.72
2040	$ 61,812.46	$ 41,625.63	$ 21,423.69	$ 124,861.79
2041	$ 64,309.69	$ 39,128.41	$ 21,852.17	$ 125,290.27
2042	$ 66,907.80	$ 36,530.30	$ 22,289.21	$ 125,727.31
2043	$ 69,610.87	$ 33,827.22	$ 22,735.00	$ 126,173.09
2044	$ 72,423.15	$ 31,014.94	$ 23,189.70	$ 126,627.79
2045	$ 75,349.05	$ 28,089.05	$ 23,653.49	$ 127,091.59
2046	$ 78,393.15	$ 25,044.95	$ 24,126.56	$ 127,564.66
2047	$ 81,560.23	$ 21,877.86	$ 24,609.09	$ 128,047.19
2048	$ 84,855.27	$ 18,582.83	$ 25,101.27	$ 128,539.37
2049	$ 88,283.42	$ 15,154.68	$ 25,603.30	$ 129,041.40
2050	$ 91,850.07	$ 11,588.03	$ 26,115.36	$ 129,553.46
2051	$ 95,560.81	$ 7,877.28	$ 26,637.67	$ 130,075.77
2052	$ 99,421.47	$ 4,016.63	$ 27,170.42	$ 130,608.52
Total	**$ 1,780,000.00**	**$ 1,323,142.94**	**$ 635,691.61**	**$ 3,738,834.55**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

EXHIBIT F-2 – RESIDENTIAL LOT PROJECTED ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest[2]	Annual Collection Costs	Total Annual Installment[1]
2022	$ -	$ -	$ 161.29	$ 161.29
2023	$ 338.99	$ 773.25	$ 164.52	$ 1,276.75
2024	$ 352.69	$ 759.55	$ 167.81	$ 1,280.04
2025	$ 366.93	$ 745.30	$ 171.16	$ 1,283.40
2026	$ 381.76	$ 730.48	$ 174.59	$ 1,286.82
2027	$ 397.18	$ 715.06	$ 178.08	$ 1,290.32
2028	$ 413.23	$ 699.01	$ 181.64	$ 1,293.88
2029	$ 429.92	$ 682.32	$ 185.27	$ 1,297.51
2030	$ 447.29	$ 664.95	$ 188.98	$ 1,301.21
2031	$ 465.36	$ 646.88	$ 192.76	$ 1,304.99
2032	$ 484.16	$ 628.08	$ 196.61	$ 1,308.85
2033	$ 503.72	$ 608.52	$ 200.54	$ 1,312.78
2034	$ 524.07	$ 588.17	$ 204.56	$ 1,316.79
2035	$ 545.24	$ 566.99	$ 208.65	$ 1,320.88
2036	$ 567.27	$ 544.97	$ 212.82	$ 1,325.06
2037	$ 590.19	$ 522.05	$ 217.08	$ 1,329.31
2038	$ 614.03	$ 498.20	$ 221.42	$ 1,333.65
2039	$ 638.84	$ 473.40	$ 225.85	$ 1,338.08
2040	$ 664.65	$ 447.59	$ 230.36	$ 1,342.60
2041	$ 691.50	$ 420.74	$ 234.97	$ 1,347.21
2042	$ 719.44	$ 392.80	$ 239.67	$ 1,351.91
2043	$ 748.50	$ 363.73	$ 244.46	$ 1,356.70
2044	$ 778.74	$ 333.49	$ 249.35	$ 1,361.59
2045	$ 810.20	$ 302.03	$ 254.34	$ 1,366.58
2046	$ 842.94	$ 269.30	$ 259.43	$ 1,371.66
2047	$ 876.99	$ 235.25	$ 264.61	$ 1,376.85
2048	$ 912.42	$ 199.82	$ 269.91	$ 1,382.14
2049	$ 949.28	$ 162.95	$ 275.30	$ 1,387.54
2050	$ 987.64	$ 124.60	$ 280.81	$ 1,393.05
2051	$ 1,027.54	$ 84.70	$ 286.43	$ 1,398.66
2052	$ 1,069.05	$ 43.19	$ 292.16	$ 1,404.39
Total	**$ 19,139.78**	**$ 14,227.34**	**$ 6,835.39**	**$ 40,202.52**

Footnotes:

1) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

2) The interest rate on the Reimbusement Obligation is estimated at a 4.04% rate.

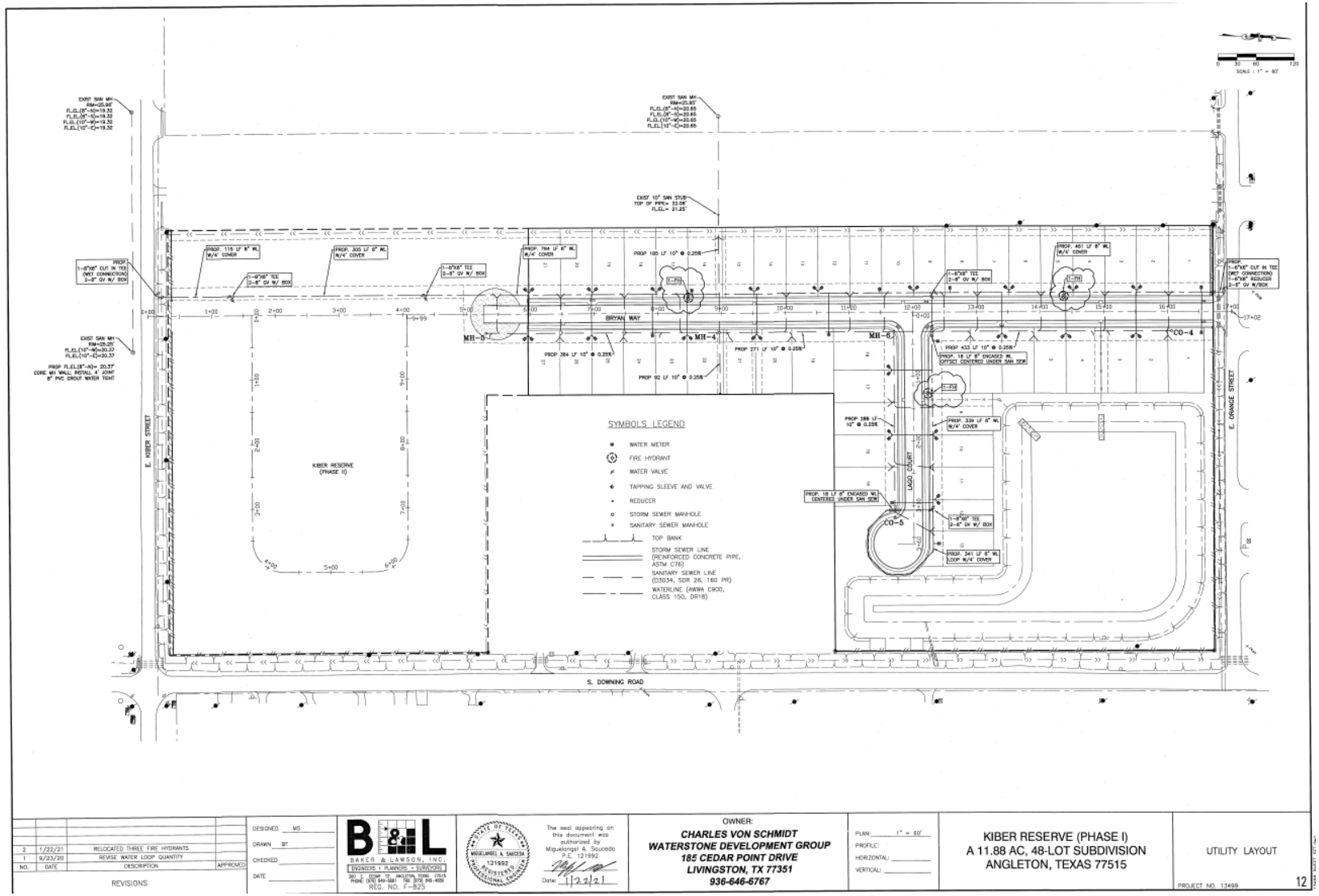
EXHIBIT G – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[1]	Estimated Buildout Value Per Unit[1]	Estimated Buildout Value	Total Assessment	Maximum Assessment per Unit	Average Annual Installment	Average Annual Installment per Unit	PID Equivalent Tax Rate
Residential Lot	93	$ 265,000	$ 24,645,000	$ 1,780,000	$ 19,140	$ 118,738	$ 1,277	$ 0.4818
	93		**$ 24,645,000**	**$ 1,780,000**		**$ 118,738**		

Footnotes:

1) Per information provided by the Owner.

EXHIBIT H – MAP OF AUTHORIZED IMPROVEMENTS



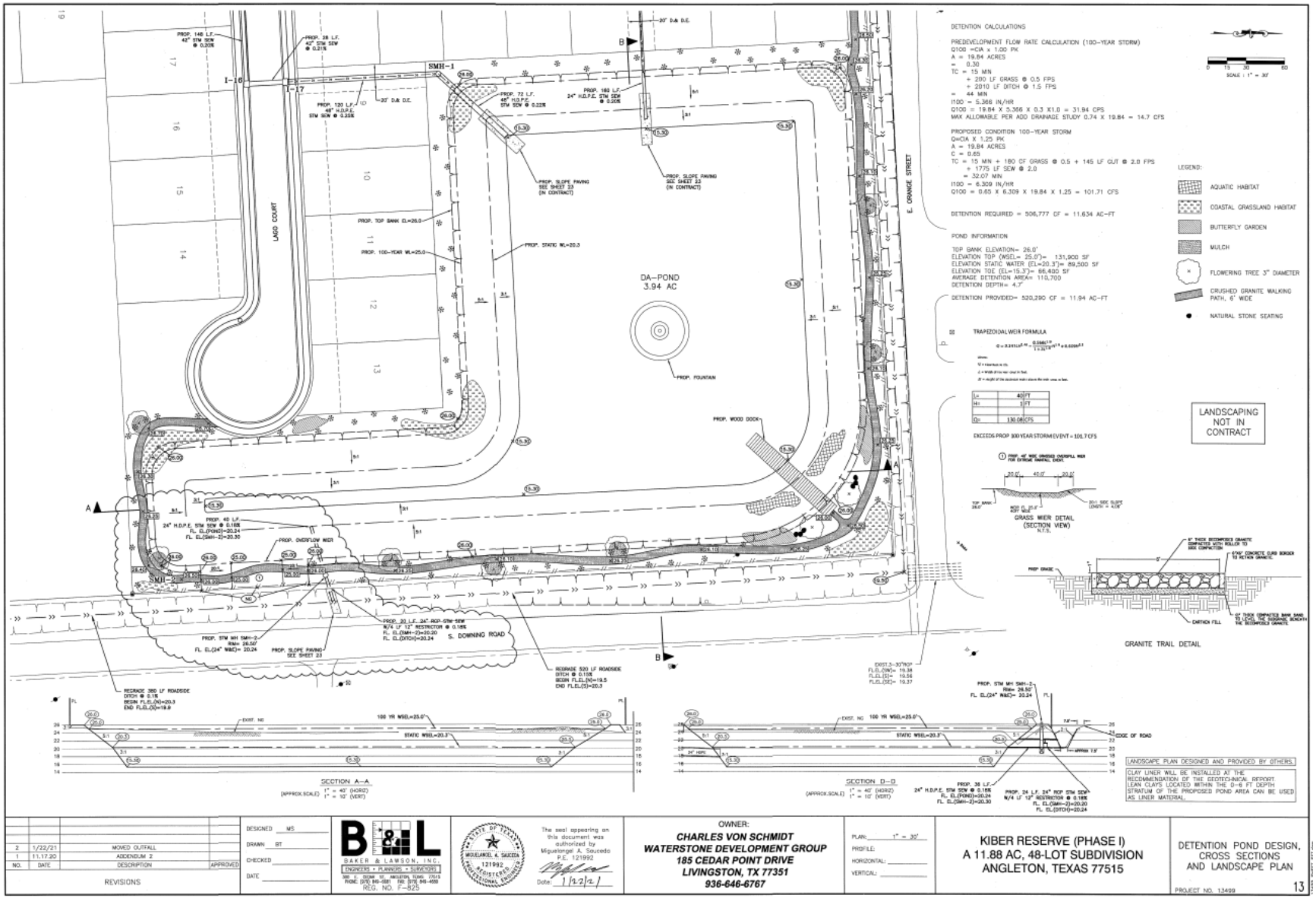

DETENTION CALCULATIONS
PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS
PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS
DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT
POND INFORMATION
TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'
DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT
TRAPEZOIDAL WEIR FORMULA
EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS
LEGEND:
AQUATIC HABITAT
COASTAL GRASSLAND HABITAT
BUTTERFLY GARDEN
MULCH
FLOWERING TREE 3" DIAMETER
CRUSHED GRANITE WALKING PATH, 6' WIDE
NATURAL STONE SEATING
LANDSCAPING NOT IN CONTRACT
GRASS WEIR DETAIL (SECTION VIEW)
GRANITE TRAIL DETAIL
DA-POND 3.94 AC
LAGO COURT
E. ORANGE STREET
S. DOWNING ROAD
SECTION A-A
SECTION D-D
LANDSCAPE PLAN DESIGNED AND PROVIDED BY OTHERS.
CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.
REVISIONS
2 1/22/21 MOVED OUTFALL
1 11.17.20 ADDENDUM 2
DESIGNED MS
DRAWN BT
CHECKED
DATE
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
REG. NO. F-825
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767
PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515
DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
PROJECT NO. 13499
13

EXHIBIT I – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Brazoria County Clerk's Office
Honorable [County Clerk Name]
Courthouse County Clerk's Office
111 E. Locust, Suite 200
Angleton, TX 77515

Re: City of Angleton Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Angleton is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Angleton
Attn: [City Secretary]
121 S. Velasco
Angleton, TX 77515

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
121 S. Velasco
Angleton, TX 77515

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Angleton, Texas, a Texas home rule municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Angleton, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about November 10, 2020, the City Council for the City, approved Resolution No. 20201110-007, creating the Kiber Reserve Public Improvement District; and

WHEREAS, the Kiber Reserve Public Improvement District consists of approximately 19.84 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about _____, 2021, the City Council approved Ordinance No. ___-2021, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Kiber Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Brazoria County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Brazoria County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF ANGLETON, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Angleton, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT J – ENGINEER'S OPINION OF PROBABLE COST

Kiber Reserve

Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction Items Paid							
11	500	General Conditions	L.S.	$ 3,053.00	1	$ 3,053.00	E&O
12	501	Mobilization & Construction Staking	L.S.	$ 24,187.00	1	$ 24,187.00	E&O
57	1000	General Conditions	L.S.	$ 12,050.00	1	$ 12,050.00	E&O
58	500	Construction Staking	L.S.	$ 10,000.00	1	$ 10,000.00	E&O
32	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	$ 38.00	1539	$ 62,434.00	S
33	90	Sanitary Cleanout	EA.	$ 593.00	2	$ 1,186.00	S
34	91	Sanitary Sewer Service (Short-Single)	EA.	$ 820.00	9	$ 7,380.00	S
35	91	Sanitary Sewer Service (Short-Double)	EA.	$ 845.00	8	$ 6,760.00	S
36	91	Sanitary Sewer Service (Long-Single)	EA.	$ 2,263.00	3	$ 6,789.00	S
37	91	Sanitary Sewer Service (Long-Single) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,263.00	1	$ 2,263.00	S
38	91	Sanitary Sewer Service (Long-Double)	EA.	$ 2,255.00	7	$ 15,785.00	S
39	91	Sanitary Sewer Service (Long-Double) ASTM 2241 DR26 160 psi pipe with ASTM	EA.	$ 2,255.00	4	$ 9,020.00	S
26	86	Sanitary Sewer Manhole (0'-5')	EA.	$ 2,397.00	3	$ 7,191.00	S
1	4	Swale Excavation in 15' easement (Spread Material on Site)	L.F.	$ 3.00	2390	$ 7,170.00	SD
2	4	Regrade Dowling and Orange St Roadside Ditch (Spread Material on Site)	L.F.	$ 3.00	2220	$ 6,660.00	SD
4	4	Retention Pond Excavation (Includes Lot Grading, 30" RCP Removal, Asphalt Road	C.Y.	$ 5.35	28652	$ 153,288.20	SD
5	75	Slope Paving (outfall)	EA	$ 4,290.00	1	$ 4,290.00	SD
6	85	Storm Sewer Manholes	EA.	$ 2,948.00	1	$ 2,948.00	SD
7	90	24" Storm Sewer (HDPE Outfall)	L.S.	$ 85.00	36	$ 3,060.00	SD
8	90	24" Storm Sewer (RCP Outfall)	L.F.	$ 122.00	124	$ 15,128.00	SD
9	90	12" PVC Restrictor	L.F.	$ 123.00	4	$ 492.00	SD
13	2000	Storm Water Pollution Prevention Plan	L.S.	$ 1,650.00	1	$ 1,650.00	SD
14	4	Lot Grading (Spread Utility Spoils on Lot and behind curb)	C.Y.	$ 5.00	1825	$ 9,125.00	SD
23	75	Slope Paving (outfall)	EA	$ 7,095.00	2	$ 14,190.00	SD
24	85	Inlets (Type C - L=5')	EA.	$ 3,440.00	9.0	$ 30,960.00	SD
25	85	Storm Sewer Manholes	EA.	$ 5,894.00	1	$ 5,894.00	SD
27	90	18" Storm Sewer (Under Pavement)	L.F.	$ 62.00	84	$ 5,208.00	SD
28	90	24" Storm Sewer (HDPE Outfall to Pond)	L.F.	$ 61.00	160	$ 9,760.00	SD
29	90	36" Storm Sewer (Under Pavement)	L.F.	$ 101.00	128	$ 12,928.00	SD
30	90	42" Storm Sewer (Under Pavement)	L.F.	$ 120.00	678	$ 85,680.00	SD
31	90	48" Storm Sewer (HDPE Outfall)	L.F.	$ 109.00	192	$ 20,928.00	SD
54	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	$ 0.10	1200	$ 120.00	SD
60	2000	Storm Water Pollution Prevention Plan	L.S.	$ 7,912.00	1	$ 7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
		Change order #1 - Utilities	L.S.	$ 20,695.00	1	$ 6,904.00	SD
		Change order #2 - Utilities	L.S.	$ 6,850.00	1	$ 6,850.00	SD
		Change order #3 - Utilities	L.S.	$ 9,900.00	1	$ 9,900.00	SD
		Change Order #1 Dirt		$18,195.50	1	$18,195.50	SD
3	4	Roadway Excavation (Includes Lot Grading)	C.Y.	$ 4.14	1465	$ 6,065.10	SS
15	30	6" Lime Stabilized Subgrade	S.Y.	$ 5.00	5225	$ 26,125.00	SS
16	30	Lime (7% by Weight)	Ton	$ 200.00	82	$ 16,400.00	SS
17	33	8" Limestone	S.Y.	$ 65.00	380	$ 24,700.00	SS
18	60	2" Hot Mix Asphlatic Concrete Pavement	S.Y.	$ 50.00	380	$ 19,000.00	SS
19	70	Concrete Pavement 6" Thick	S.Y.	$ 48.00	5274	$ 253,152.00	SS
20	70	Concrete Curb (4" to 6")	L.F.	$ 3.50	3380	$ 11,830.00	SS
21	70	Mailboxes Foundations (3 Ea.)	EA	$ 1,500.00	2	$ 3,000.00	SS
22	74	Wheelchair Ramps	EA	$ 2,000.00	3	$ 6,000.00	SS
	501	Striping/Marking	EA.	$ 560.00	1	$ 560.00	SS
	501	Stop Sign	EA.	$ 2,250.00	1	$ 2,250.00	SS
	501	Speed Limit Sign	EA.	$ 750.00	1	$ 750.00	SS
	501	Type II Barricade	EA.	$ 1,460.00	1	$ 1,460.00	SS
40	111	6" FH Lead (6' Long)	EA	$ 106.00	3	$ 318.00	W
41	111	8" Waterline	L.F.	$ 18.00	2364	$ 42,552.00	W
42	111	16" Steel Casing on 8" Waterline	L.F.	$ 69.00	36	$ 2,484.00	W
43	111	Fittings (Includes Restraints & Bolt Pack)	TON	$ 2,751.00	1.5	$ 4,126.50	W
44	112	Water Line Service (Short-Single)	EA.	$ 419.00	6	$ 2,514.00	W
45	112	Water Line Service (Short-Double)	EA.	$ 462.00	11	$ 5,082.00	W
46	112	Water Line Service (Long- Single)	EA.	$ 1,198,00	4	$ 4,792.00	W
47	112	Water Line Service (Long-Double)	EA.	$ 1,261.00	9	$ 11,349.00	W
48	115	6" Gate Valve w/ Box	EA.	$ 857.00	5	$ 4,285.00	W
49	115	8" Gate Valve w/ Box	EA.	$ 1,189.00	10	$ 11,890.00	W
50	111	8" X 8" Wet Connection	EA.	$ 1,991.00	1	$ 1,991.00	W
51	111	6" X 6" Wet Connection	EA.	$ 2,045.00	1	$ 2,045.00	W
52	116	Fire Hydrant	EA.	$ 3,494.00	4	$ 13,976.00	W
Total Construction Completed						**$1,086,035**	
		Engineering and Platting	L.S.	1	$78,636	$78,636	E&O
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$21,363	$21,363	E&O
		Lot Staking	L.S.	1	$3,255	$3,255	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Completed Non Contruction						**$108,182**	

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Construction to be completed							
45	1000	General Conditions	L.S.	1	$ 12,050.00	$12,050.00	E&O
49		Performance and Payment Bonds 2%	L.S.	1	$15,539.30	$15,539.30	E&O
46	1000	Construction Staking	L.S.	1	$10,000.00	$10,000.00	E&O
19	90	8" Sanitary Sewer (0' to 5' Depth)	L.F.	1014	$ 19.90	$20,178.60	S
20	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	84	$ 38.00	$3,192.00	S
21	90	8" Sanitary Sewer (Encased Road Bore under Kiber)	L.F.	44	90	$3,960.00	S
22	90	8" Sanitary Connection to Sanitary MH on Kiber	EA.	1	$ 3,000.00	$3,000.00	S
23	90	8" Sanitary D.I. joint through Storm Manhole	EA.	2	2000	$4,000.00	S
24	90	Sanitary Cleanout	EA.	3	593	$1,779.00	S
26	91	Sanitary Sewer Service (Short-Double)	EA.	6	$ 845.00	$5,070.00	S
27	91	Sanitary Sewer Service (Long-Single)	EA.	2	$ 2,263.00	$4,526.00	S
28	91	Sanitary Sewer Service (Lon-Double)	EA.	14	$ 2,263.00	$31,682.00	S
13	86	Sanitary Sewer Manhole (0'-5')	EA.	3	2397	$7,191.00	S
1	2	Demo and Haul 385 SY Asphalt Pavement	EA.	1	$ 400.00	$400.00	SD
2	4	Backfill Temporary Swales (1.5 ft Deep, 3:1 Slopes)	LF	720	$ 10.00	$7,200.00	SD
3	4	Excavate and Spread Utility Spoils in Temporary Swales	C.Y.	1000	5	$5,200.00	SD
10	85	Inlets (Type C - L=5')	EA.	10	$ 3,440.00	$34,400.00	SD
11	85	Storm Sewer Manholes	EA.	2	$ 5,894.00	$11,788.00	SD
12	85	Type A Inlet	EA	1	3300	$3,300.00	SD
14	90	24" RCP Culvert	L.F.	101	74	$7,474.00	SD
15	90	18" Storm Sewer (Under Pavement)	L.F.	126	$ 62.00	$7,812.00	SD
16	90	24" Storm Sewer (Under Pavement)	L.F.	644	$ 74.00	$47,656.00	SD
17	90	30" Storm Sewer (Under Pavement)	L.F.	204	$ 88.00	$17,952.00	SD
18	90	36" Storm Sewer (Under Pavement)	L.F.	120	$ 101.00	$12,120.00	SD
42	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	1176	$ 0.10	$117.60	SD
48	2000	Storm Water Pollution Prevention Plan	L.S.	1	$ 7,912.00	$7,912.00	SD

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
48	SPL-3	Monuments	L.S.	1	10860	$10,860.00	SS
47	1000	Type III Barricades	EA.	2	1460	$2,920.00	SS
48	SPL-1	Pond Fountain	L.S.	1	8850	$8,850.00	SS
48	SPL-4	Pond Amenities	L.S.	1	50000	$50,000.00	SS
4	4	Roadway Excavation (Includes Lot Grading)	C.Y.	1,800	$ 10.00	$18,000.00	SS
5	30	6" Lime Stabilized Subgrade	S.Y.	6,200	5	$31,000.00	SS
6	30	Lime (7% by Weight)	Ton	100	$ 200.00	$20,000.00	SS
7	70	Concrete Pavement 6" Thick	S.Y.	5400	$ 48.00	$259,200.00	SS
8	70	Concrete Curb (4" to 6")	L.F.	3040	$ 3.50	$10,640.00	SS
	70	Sidewalks Adjacent to Reserve	S.Y.	94	$ 66.00	$6,204.00	SS
9	74	Wheelchair Ramps	EA	6	$ 2,000.00	$12,000.00	SS
41	204	Striping and Pavement Markings (12" Thermoplastic Stop Bar)	LF	36	$ 20.00	$720.00	SS
43	501	Stop Signs w/ Street Names	EA.	3	$ 750.00	$2,250.00	SS
44	501	Speed Limit Signs	EA.	3	750	$2,250.00	SS
48	SPL-2	Mailboxes	L.S.	1	15500	$15,500.00	SS
29	111	6" FH Lead	EA	2	$ 250.00	$500.00	W
30	111	8" Waterline	L.F.	1,244	$ 18.00	$22,392.00	W
31	111	Fittings	TON	1	$ 2,751.00	$2,751.00	W
32	111	18" Steel Casing for 8" WL	EA.	1	$ 1,242.00	$1,242.00	W
33	112	Water Line Service (Short-Single)	EA.	5	$ 419.00	$2,095.00	W
34	112	Water Line Service (Short-Double)	EA.	13	$ 462.00	$6,006.00	W
36	112	Water Line Service (Long-Double)	EA.	6	$ 1,261.00	$7,566.00	W
37	115	6" Gate Valve w/ Box	EA.	3	$ 857.00	$2,571.00	W
38	116	Remove and Reinstall Fire Hydrant to access Storm Sewer	EA.	1	$ 2,500.00	$2,500.00	W
39	116	Fire Hydrant	EA.	2	$ 3,494.00	$6,988.00	W
40	117	Remove 8" WL Plug and Connect to exist 8" Gate Valve	EA.	2	$ 1,000.00	$2,000.00	W
		15% Contingency	L.S.	1	$116,544.78	$116,544.78	All categories grossed up 15%
Estimated Total Construction To Be Completed						**$**	**909,049.28**

Kiber Reserve
Contruction Cost to Date and Engineer's Estimate

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	UNIT PRICE	INSTALLED TO DATE	EXTENSION	Category
Non-construction to be completed							
		Contruction Inspection, Lot Staking, and Recordation	L.S.	1	$13,695	$13,695	E&O
		City and County Review and Platting Fees	L.S.	1	$3,178	$3,178	E&O
		ADD Fees	L.S.	1	$1,750	$1,750	E&O
Estimated Non-Construction Total						**$**	**18,623.00**

SS- Streets & Sidewalk	**$821,686**
SD- Stormsewer/Drainage	**$602,572**
W- Water	**$164,016**
S- Sewer	**$203,387**
E&O - Engineering/Other	**$213,684**
Continency on Estimated ConstructionTotal	**$116,545**
Total	**$2,121,890**

NAME: Miguel Sauceda

ADDRESS: 300 E Cedar

PHONE NO.: 979 849 6681

DATE: 7/13/21

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
LICENSED
PROFESSIONAL ENGINEER

ATTEST:

Seal, if Corporation

RESOLUTION NO. 20210824-021

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON CALLING A PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS FOR THE KIBER RESERVE PUBLIC IMPROVEMENT DISTRICT AND AUTHORIZING REQUIRED NOTICE THEREOF

WHEREAS, pursuant to Chapter 372, Local Government Code, a petition was submitted on August 25, 2020 (the "Petition") to the City Secretary of Angleton, Texas (the "City") requesting the creation of a public improvement district to be called “Kiber Reserve Public Improvement District” (the "District"); and

WHEREAS, the Petition satisfies the provisions of Texas Local Government Code, Section 372.005; and

WHEREAS, City deems it advisable to call a public hearing on the proposed assessments for the Kiber Reserve Public Improvement District.

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

SECTION 1. A hearing on the proposed assessment roll shall be held by the City Council of the City of Angleton, Texas on September 14, 2021 at 6:00 p.m., at 120 S. Chenango Street, Angleton, Texas 77515 for the purpose of the City Council considering the proposed assessments of the District; the general nature of the improvement, the estimated cost of the improvements, the boundaries of the assessment district; and any written or oral objections to the improvements; and such other related matters as may come before the City Council.

SECTION 2. The City Secretary for the City of Angleton is hereby directed to publish notice of such hearing in a newspaper of general circulation in the City which notice shall be made before the 10th day before the date of the hearing. Such notice shall comply with the provisions of Texas Local Government Code, Section 372.009(c). The City Secretary for the City of Angleton is further directed to mail a written notice containing the information required by Texas Local Government Code, Section 372.016 before the 10th day before the hearing to each owner of property contained within the proposed District. Such notice shall be addressed to “Property Owner” and mailed to the current address of the owner, as reflected on the tax rolls of the City.

SECTION 3. This Resolution shall be passed finally on the date of its introduction and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

Final Inspection Report for Kiber Reserve, Section 1, Angleton Texas

Date: May 3, 2021

Research Specs for: Brass Monuments

Waterstone Development Group
185 Cedar Point Drive
Livingston, TX 77351
Engineers Project No. 13499

Ken checking grade @ South-most lot

Attendees:
Andy Billingsley - City of Angleton, Public Works
John Peterson P.E. - City of Angleton Consulting Engineer (HDR)
Lindsay Koskiniemi – City of Angleton, Assistant Director of Development Services
Kyle Reynolds – City of Angleton - Inspections
Ken Schott – Waterstone Development
Miguel Sauceda – Baker and Lawson, Inc.

— Respond to Ken's email - 4/8/93

On this date a Final Inspection was held to determine acceptance of work as completed and note items of work which need correction prior to Final Acceptance into City Public Works System.

The following items were noted for correction or additional work as needed:

- Remove grout from inside culvert at South East end of 24" RCP at Orange and Bryan Street.
- Final dress approx. 120 feet along roadside ditch adjacent to Orange Street, from northwest property corner and Bryan Street Entrance. Slope fill at ends of 24" RCP to top of pipes.
- Remove tree stumps in swale at back of Lot 1, Block 1.
- Remove spray enamel paint Stop Bars and install thermo-plastic pavement markings at Stop Bars.
- Supply Product Manufacture Data Sheets for TS&V installations. — Need stainless steel shown on sheets
- Regrade storm overflow swale to drain to detention pond at +/-Sta. 15+00.
- Seed area between mailbox handicap ramp and sidewalk on Lago Court. — Joe sending cut sheets to Steve M.
- Sawcut, Remove and repair damaged curbs at Sta 11+75 Bryan Street, 3+40 Lago Court and Sta 3+70 Lago Court. Dowel replacement reinforcing into existing curb and pavement.
- Grout lifting eyes inside precast Inlet I-14, Sta 9+52.
- Backfill around fire Hydrant and gate valve at Sta 9+45, Bryan Street.
- Regrout Sanitary Sewer Manhole ring at Sta 8+90, Bryan Street.
- Excavate water line gate valves and stub outs in Section II at Sta. 1+30 and Sta. 4+40 to determine source of backflushing out of top of gate valve boxes when valves opened and closed. Raise top of gate valves above natural ground elevation.
- Contractor to provide additional Bacterlogical Test Reports to City upon resolving issue at gate valves in section II.
- Install Intergral Storz Connection on fire hydrants per SL-15.

Upon completion of Items noted, Contractor to notify City of Angleton Public Works Director and Baker & Lawson, Inc. to confirm all items are corrected to satisfaction all parties involved.

END OF REPORT

Final Inspection Report for Kiber Reserve, Section 1, Angleton Texas

Date: May 3, 2021

Waterstone Development Group
185 Cedar Point Drive
Livingston, TX 77351
Engineers Project No. 13499

Attendees:
Andy Billingsley - City of Angleton, Public Works
John Peterson P.E. - City of Angleton Consulting Engineer (HDR)
Lindsay Koskiniemi – City of Angleton, Assistant Director of Development Services
Kyle Reynolds – City of Angleton - Inspections
Ken Schott – Waterstone Development
Miguel Sauceda – Baker and Lawson, Inc.

On this date a Final Inspection was held to determine acceptance of work as completed and note items of work which need correction prior to Final Acceptance into City Public Works System.

The following items were noted for correction or additional work as needed:

- Remove grout from inside culvert at South East end of 24" RCP at Orange and Bryan Street.
- Final dress approx. 120 feet along roadside ditch adjacent to Orange Street, from northwest property corner and Bryan Street Entrance. Slope fill at ends of 24" RCP to top of pipes.
- Remove tree stumps in swale at back of Lot 1, Block 1.
- Remove spray enamel paint Stop Bars and install thermo-plastic pavement markings at Stop Bars.
- Supply Product Manufacture Data Sheets for TS&V installations.
- Regrade storm overflow swale to drain to detention pond at +/-Sta. 15+00.
- Seed area between mailbox handicap ramp and sidewalk on Lago Court.
- Sawcut, Remove and repair damaged curbs at Sta 11+75 Bryan Street, 3+40 Lago Court and Sta 3+70 Lago Court. Dowel replacement reinforcing into existing curb and pavement.
- Grout lifting eyes inside precast Inlet I-14, Sta 9+52.
- Backfill around fire Hydrant and gate valve at Sta 9+45, Bryan Street.
- Regrout Sanitary Sewer Manhole ring at Sta 8+90, Bryan Street.
- Excavate water line gate valves and stub outs in Section II at Sta. 1+30 and Sta. 4+40 to determine source of backflushing out of top of gate valve boxes when valves opened and closed. Raise top of gate valves above natural ground elevation.
- Contractor to provide additional Bacterlogical Test Reports to City upon resolving issue at gate valves in section II.
- Install Intergral Storz Connection on fire hydrants per SL-15.

Upon completion of Items noted, Contractor to notify City of Angleton Public Works Director and Baker & Lawson, Inc. to confirm all items are corrected to satisfaction all parties involved.

END OF REPORT

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 24, 2021

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request to waiver of the preliminary acceptance of public improvements, and public improvement acceptance for the Kiber Reserve subdivision.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This item was previously heard with no action taken at the regular City Council meeting on June 22, 2021 and again on July 13, 2021. At the request of Waterstone Development, the acceptance of public improvements was tabled until a service and assessment plan could be presented to City Council for execution. The service and assessment plan is on the agenda for today, August 24, 2021, therefore this item is being presented again, at the developer's request for consideration and action accepting the pubic iprovements for Kiber Reserve Phase One and a waiver request of the preliminary acceptance of public improvements with a one-year maintenance bond.

This subdivision has a total of 93 slots with 48 lots included in the first phase and 45 in the second phase. The construction of the first phase of lots and public improvements is complete.

Public Improvement Acceptance and Preliminary Acceptance Waiver Request: The public improvements acceptance process, as described in Section 23-98(I) is a two-step process consisting of:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and

2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

Prior to the adoption of the LDC, the public improvement acceptance process consisted of final acceptance with a one-year maintenance bond.

In conjunction with the project contractor, Clear Water Utilities, Inc., and the project engineering/design consult, Baker & Lawson, City staff members from the Public Works and Development Services Department completed preliminary and final inspections for Kiber Reserve, Phase One. A punch list was developed with noted deficiencies, including an order for additional bacterial tests of the water line in the preliminary project walk through inspection. Prior to the final walk-through inspection, the City received passing bacterial test reports, and punch list items were remediated.

The City has received record drawings for Kiber Reserve Phase One that have been reviewed by HDR with no objections to final acceptance of public improvements.

RECOMMENDATION:

City staff recommends approval of a waiver of preliminary acceptance of public improvements with a one-ear maintenance bond, and acceptance of public improvements for phase one.

CONTRACT AMENDMENT
TO
AGREEMENT BETWEEN OWNER AND CONTRACTOR

KIBER RESERVE

DIRT WORK CONTRACT

The Agreement is hereby amended to include the following changes to the Contract Documents:

1. Contractor has agreed to reduce the unit price/acre for Item 1 "Clearing and Stripping (Haul debris to 1117 South Downing Street, Angleton Texas)" from $6,735/Acre to $5,350/Acre. This will reduce the Bid Amount to the following:

Total amount of bid	$449,273.70
Less reduced unit price for Item 1	(27,478.40)
Total Amended Bid	$421,795.30

2. Contractor will be required to add Robert Peltier, Angleton Family Partnership, LTD as an additional insured to the Certificate of Insurance.

This Amendment will be effective on _____, 2020.

OWNER

Waterstone Development Group

By _____

Attest _____

CONTRACTOR

ClearX, LLC

By _____

Attest _____

BID SUMMARY

Owner: **Waterstone Development Group**
185 Cedar Point Drive
Livingston, Texas 77351

Engineer: **Baker & Lawson, Inc.**
300 E Cedar
Angleton, Texas 77515

Project: **Waterstone Development Group**
Kiber Place
Dirt Work

Base Bid (Sum of all Schedule of Items – Total Amount of Bid) in words four hundred forty nine thousand two hundred seventy three and seventy cents Dollars	$ 449,273.70
Base Bid – Number of Calendar Days	65

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions for the Bidding Documents.

Receipt is hereby acknowledged of the following addenda to the Plans and Contract Documents.

Addendum No. 1 Dated 10/6/20 Received

Addendum No. 2 Dated _____ Received _____

Addendum No. 3 Dated _____ Received _____

In submitting this bid, Bidder represents that Bidder has visited the Site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress and performance of the work.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 90 calendar days after the scheduled bid opening for bids.

Each item of the bid schedule/schedules shall be completed with words and figures. In the event of discrepancy

between words and figures, words shall govern.

Accompanying this Bid is a Certified Check, Cashier's Check or acceptable Bidder's Bond payable to the order of the Waterstone Development Group, Texas in the amount equal to Five (5%) percent of the largest possible Bid combination submitted, said check or bond to be returned to the Bidder, unless this Bid is accepted and he/they shall fail to execute a contract and, if required, file a Performance Bond within fifteen (15) days of its acceptance and the award of a Contract, in which case the Bidder agrees said check or bond shall be forfeited and become the property of the Waterstone Development Group, Texas on account of failure of the Bidder to execute a Contract and file the Performance Bond required by the Contract Documents. It is understood that The Waterstone Development Group, Texas may require the BIDDER to submit prior to Award of Contract a "Financial Statement". It is further understood that The Waterstone Development Group, Texas reserves the right to reject any and all Bids when, in the opinion of The Waterstone Development Group, the rejection of all Proposals is considered to be in their best interest. The Work proposed to be done shall be accepted only when fully completed and finished to the entire satisfaction of the ENGINEER and The Waterstone Development Group in strict compliance with the provisions of the Contract Documents.

Bidder: Clear X, LLC

Address: 22803 Schiel Rd
Cypress, Texas 77433

Telephone: 281-373-0367

Signed: [signature]

By: James Kirbow

Title: President

Date: 10-8-2020

Attest: [signature]
(Seal, if Bidder is a Corporation)
CLIFTON MITCHELL

SCHEDULE OF ITEMS

DIRT WORK

KIBER RESERVE - 19.84 ACRES - ANGLETON, TX

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENSION
1	2	Clearing and Stripping (Haul Debris to 1117 South Downing St. Angleton, Tx)	AC.	19.84	$6,735.00	$133,622.40
2	4	Off Site Fill (Tight Yards)	C.Y.	292	$12.00	$ 3,504.00
3	4	Swale Excavation in 15' easement (Spread Material On Site)	L.F.	1,640	$3.00	$4,920.00
4	4	Regrade Downing and Orange St Roadside Ditch (Spread Material on Site)	L.F.	2,220	$3.00	$6,660.00
5	4	Roadway Excavation (Includes Lot Grading)	C.Y.	1,465	$4.14	$6,065.10
6	4	Retention Pond Excavation (Includes Lot Grading, 30" RCP Removal, Asphalt Road Removal, and abandon WL removal)	C.Y.	28,652	$5.35	$153,288.20
7	4	Excavate, Stockpile & Compact 2 ft thick clay liner (On Site Borrow)	C.Y.	10,314	$4.00	$41,256.00
8	75	Slope Paving (outfall)	EA	1	$4,290.00	$4,290.00
9	86	Storm Sewer Manholes	EA.	1	$2,948.00	$2,948.00
10	90	24" Storm Sewer (HDPE Outfall)	L.F.	196	$85.00	$16,660.00
11	90	24" Storm Sewer (RCP Outfall)	L.F.	24	$122.00	$2,948.00
12	90	12" PVC Restrictor	L.F.	4	$123.00	$ 492.00
13	93	Wellpointing (Detention Pond)	L.F.	1,750	$25.00	$43,750.00
14	1000	General Conditions	L.S.	1	$3,053.00	$3,053.00
15	500	Mobilization and Construction Staking	L.S.	1	$24,187.00	$24,187.00
16	2000	Storm Water Pollution Prevention Plan	L.S.	1	$1,650.00	$1,650.00
		TOTAL AMOUNT OF BID				$449,273.70

NAME: ClearX, LLC

ADDRESS: 22803 Schriel Rd

Cypress, Texas 77433

PHONE NO.: 281-373-0367

DATE: 10-8-2020

ATTEST: Clifton Mitchell

Seal, if Corporation

PERFORMANCE BOND

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor, Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

Bond No. **SUR0064574**

KNOW ALL BY THESE PRESENTS, that we, ClearX, LLC, as Principal, and **Argonaut Insurance Company**, licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Waterstone Development Group (Obligee), in the penal sum of Four Hundred Twenty-One Thousand Seven Hundred Ninety-Five and 30/100 Dollars ($421,795.30), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal has entered, or is about to enter, into a written agreement dated with the Obligee for Kiber Reserve - Dirt Work (hereinafter referred to as the Contract) and more fully described in said Contract, said Contract is hereby referred to and made part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal, its executors, administrators, successors and assigns shall promptly and faithfully perform and carry out the covenants, terms and conditions of said Contract, then this obligation shall become null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of said Chapter to the same extent as if it were copied at length herein.

Sealed with our seals and dated this _____ day of _____, _____.

PRINCIPAL

ClearX, LLC

_____

Witness

James Kirbow, President

ARGONAUT INSURANCE COMPANY

_____

Witness

Michael Maddux , Attorney-in-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst , Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

$85,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.

Argonaut Insurance Company

by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

KATHLEEN M. MEEKS
Notary Public, State of Texas
Comm. Expires 07-16-2021
Notary ID 557902-8

_____
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.

_____

James Bluzard , Vice President-Surety

ARGO POWER OF ATTORNEY

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company
Argo Surety Claims
225 W. Washington St., 24th Floor
Chicago, IL 60606

(833) 820-9137 (toll-free)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact your agent or Argo Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:
This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

BID SUMMARY

Owner: **Waterstone Development Group**
185 Cedar Point Drive
Livingston, Texas 77351

Engineer: **Baker & Lawson, Inc.**
300 E Cedar
Angleton, Texas 77515

Project: **Waterstone Development Group**
Kiber Place – Section 1

Base Bid (Sum of all Schedule of Items – Total Amount of Bid) in words Seven hundred eighty four thousand eighty two dollars and fifty cents Dollars	$ 784,082.50
Base Bid – Number of Calendar Days	60

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions for the Bidding Documents.

Receipt is hereby acknowledged of the following addenda to the Plans and Contract Documents.

Addendum No. 1 Dated 11/12/2020 Received K. Zelanda

Addendum No. 2 Dated 11/18/2020 Received K. Zelanda

Addendum No. 3 Dated 11/19/2020 Received K. Zelanda

In submitting this bid, Bidder represents that Bidder has visited the Site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress and performance of the work.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 90 calendar days after the scheduled bid opening for bids.

Each item of the bid schedule/schedules shall be completed with words and figures. In the event of discrepancy

between words and figures, words shall govern.

Accompanying this Bid is a Certified Check, Cashier's Check or acceptable Bidder's Bond payable to the order of the Waterstone Development Group, Texas in the amount equal to Five (5%) percent of the largest possible Bid combination submitted, said check or bond to be returned to the Bidder, unless this Bid is accepted and he/they shall fail to execute a contract and, if required, file a Performance Bond within fifteen (15) days of its acceptance and the award of a Contract, in which case the Bidder agrees said check or bond shall be forfeited and become the property of the Waterstone Development Group, Texas on account of failure of the Bidder to execute a Contract and file the Performance Bond required by the Contract Documents. It is understood that The Waterstone Development Group, Texas may require the BIDDER to submit prior to Award of Contract a "Financial Statement". It is further understood that The Waterstone Development Group, Texas reserves the right to reject any and all Bids when, in the opinion of The Waterstone Development Group, the rejection of all Proposals is considered to be in their best interest. The Work proposed to be done shall be accepted only when fully completed and finished to the entire satisfaction of the ENGINEER and The Waterstone Development Group in strict compliance with the provisions of the Contract Documents.

Bidder: Clearwater Utilities, Inc.
Address: Clearwater Utilities, Inc.
22903 Schiel Road
Cypress, Texas 77433
Telephone: 281-373-0367

Signed: [signature]
By: Dustin Berry
Title: President
Date: December 4, 2020
Attest: K. Lilanda
(Seal, if Bidder is a Corporation)

SCHEDULE OF ITEMS
KIBER RESERVE - SECTION 1

ITEM #	SPEC #	ITEM DESCRIPTION	UNIT	QTY.	UNIT PRICE	EXTENSION
1	4	Lot Grading (Spread Utility Spoils on Lot and behind curb)	C.Y.	1825	5.00	9,125.00
2	30	6" Lime Stabilized Subgrade	S.Y.	5,225	5.00	26,125.00
3	30	Lime (7% by Weight)	Ton	82	200.00	16,400.00
4	33	8" Limestone	S.Y.	380	65.00	24,700.00
5	60	2" Hot Mix Asphlatic Concrete Pavement	S.Y.	380	50.00	19,000.00
6	70	Concrete Pavement 6" Thick	S.Y.	4,876	48.00	234,049.00
7	70	Concrete Curb (4" to 6")	L.F.	3,380	3.50	11,930.00
8	70	Mailboxes Foundations (3 Ea.)	EA	2	1,500.00	3,000.00
9	74	Wheelchair Ramps	EA	3	2,000.00	6,000.00
10	75	Slope Paving (outfall)	EA	2	7,095.00	14,190.00
11	85	Inlets (Type C - L=5')	EA.	9	3,440.00	30,9160.00
12	85	Storm Sewer Manholes	EA.	1	5,994.00	5,944.00
13	86	Sanitary Sewer Manhole (0'-5')	EA.	3	2,397.00	7,191.00
14	90	18" Storm Sewer (Under Pavement)	L.F.	84	62.00	5,208.00
15	90	24" Storm Sewer (HDPE Outfall to Pond)	L.F.	160	61.00	9,760.00
16	90	36" Storm Sewer (Under Pavement)	L.F.	128	101.00	12,929.00
17	90	42" Storm Sewer (Under Pavement)	L.F.	678	120.00	81,360.00
18	90	48" Storm Sewer (HDPE Outfall)	L.F.	192	104.00	20,929.00
19	90	10" Sanitary Sewer (0' to 5' Depth)	L.F.	1,539	39.00	59,492.00
20	90	Sanitary Cleanout	EA.	2	593.00	1,1810.00
21	91	Sanitary Sewer Service (Short-Single)	EA.	9	820.00	7,380.00
22	91	Sanitary Sewer Service (Short-Double)	EA.	8	945.00	6,760.00
23	91	Sanitary Sewer Service (Long-Single)	EA.	3	2,203.00	6,709.00
24	91	Sanitary Sewer Service (Long-Single) ASTM 2241 DR26 160 psi pipe with ASTM 2665 DR26 Wye	EA.	1	2,203.00	2,203.00
25	91	Sanitary Sewer Service (Long-Double)	EA.	7	2,255.00	15,795.00
26	91	Sanitary Sewer Service (Long-Double) ASTM 2241 DR26 160 psi pipe with ASTM 2665 DR26 Wye	EA.	4	2,255.00	9,020.00
27	111	6" FH Lead (6' Long)	EA	3	1010.00	318.00
28	111	8" Waterline	L.F.	2,364	19.00	42,552.00
29	111	16" Steel Casing on 8" Waterline	L.F.	18	69.00	1,242.00
30	111	Fittings (Includes Restraints & Bolt Pack)	TON	1.5	2,751.00	4,1210.50
31	112	Water Line Service (Short-Single)	EA.	6	419.00	2,514.00

32	112	Water Line Service (Short-Double)	EA.	11	462.00	5082.00
33	112	Water Line Service (Long- Single)	EA.	4	1,198.00	4,792.00
34	112	Water Line Service (Long-Double)	EA.	9	1,261.00	11,349.00
35	115	6" Gate Valve w/ Box	EA.	5	857.00	4,285.00
36	115	8" Gate Valve w/ Box	EA.	10	1,189.00	11,990.00
37	111	8" X 8" Wet Connection	EA.	1	1,991.00	1,991.00
38	111	6" X 6" Wet Connection	EA.	1	2,045.00	2,045.00
39	116	Fire Hydrant	EA.	3	3,494.00	10,482.00
40	204	Striping and Pavement Markings (12" Thermoplastic Stop Bar)	LF	28	20.00	560.00
41	400	Deep Trench Construction (Storm Sewer Over 7')	L.F.	1,200	0.10	120.00
42	501	Stop Signs w/ Street Names	EA.	3	750.00	2,250.00
43	501	Speed Limit Signs	EA.	1	750.00	750.00
44	1000	General Conditions	L.S.	1	12,050.00	12,050.00
45	500	Construction Staking	L.S.	1	10,000.00	10,000.00
46	1000	Type III Barricades	EA.	1	1,400.00	1,400.00
47	2000	Storm Water Pollution Prevention Plan ✱✱	L.S.	1	7,912.00	7,912.00
		TOTAL AMOUNT OF BID				784,092.50

✱ This bid item also includes the stabilized construction access, inlet protection barriers, and silt fence back of curb.

NAME: Clearwater Utilities, Inc.

ADDRESS: 22903 Schiel Road
Cypress, Texas 77433

PHONE NO.: 281-373-03107

DATE: December 4, 2020

ATTEST: K. Miranda

Seal, if Corporation

PERFORMANCE BOND

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor, Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

Bond No. **SUR0066091**

KNOW ALL BY THESE PRESENTS, that we, Clearwater Utilities, Inc., as Principal, and **Argonaut Insurance Company**, licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Waterstone Development Group (Obligee), in the penal sum of Seven Hundred Eighty-Four Thousand Eighty-Two and 50/100 Dollars ($784,082.50), lawful money of the United States of America, for the payment of which sum, well and truly to be made, the Principal and Surety do bind themselves, their heirs, executors, administrators, and successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal has entered, or is about to enter, into a written agreement dated with the Obligee for Kiber Reserve Section 1 (hereinafter referred to as the Contract) and more fully described in said Contract, said Contract is hereby referred to and made part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal, its executors, administrators, successors and assigns shall promptly and faithfully perform and carry out the covenants, terms and conditions of said Contract, then this obligation shall become null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that this bond is executed pursuant to the provisions of Chapter 2253 of the Texas Government Code and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of said Chapter to the same extent as if it were copied at length herein.

Sealed with our seals and dated this _____ day of _____,_____.

PRINCIPAL

Clearwater Utilities, Inc.

Witness Cale Kobza, Vice President

Dustin Berry, President

ARGONAUT INSURANCE COMPANY

Witness

Michael Maddux , Attorney-in-Fact

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst , Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

$85,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.

Argonaut Insurance Company

ARGONAUT INSURANCE COMPANY CORPORATE SEAL 1948 ILLINOIS

by: _____

Joshua C. Betz , Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

KATHLEEN M. MEEKS Notary Public, State of Texas Comm. Expires 07-15-2021 Notary ID 557902-8

_____
(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the _____ day of _____, _____.

ARGONAUT INSURANCE COMPANY CORPORATE SEAL 1948 ILLINOIS

_____

James Bluzard , Vice President-Surety

ARGO POWER OF ATTORNEY

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company
Argo Surety Claims
225 W. Washington St., 24th Floor
Chicago, IL 60606

(833) 820-9137 (toll-free)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact your agent or Argo Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:
This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

May 13, 2021

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

Re: Public Acceptance Process - Kiber Reserve Subdivision Phase 1

Dear Mr. Reeves,

We are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

Section 23-98. K. 1. Preliminary Acceptance to make this a final acceptance with a 1 year maintenance bond.

After completion of the construction of the public improvements in a subdivision a field inspection is conducted and a "punch list" of repairs or corrections of deficiencies is prepared for the construction contractor. In the past, after resolution of the "punch list" items, the City accepted the improvements with a one-year maintenance bond.
With the adoption of the Land Development Code in 2018 the public improvement acceptance process changed from a one-step process to a two-step process. The acceptance process described in the LDC is:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and
2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

The developer of {subdivision name} is requesting a waiver of Section 23-98.K.1 Preliminary Acceptance and that City Council accept the public improvements with a one-year maintenance bond.

Prior to the adoption of the 2018 Land Development Code, the Contractor's one year maintenance bond was all that was required before final acceptance of the public improvements by the City.

If you have any questions or require further information please contact Baker & Lawson, Inc.

Sincerely,

Douglas B. Roesler, P.E.

President, Principal Engineer

(File: 13499/Maintenance Waiver)

DOUGLAS B. ROESLER, P.E. - Principal Engineer
300 EAST CEDAR, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

Texas Registered Engineering Firm F-825 • Texas Board Of Professional Land Surveying No. 10052500

June 16, 2021

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

Re: On-Going Services
Public Improvements Acceptance of Kiber Reserve Section 1 Subdivision
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) is in receipt of the request for Public Acceptance of the Kiber Reserve Section 1 public improvements in accordance to the Angleton Land Development Code (LDC) Sec. 23-98 – Public Improvements Acceptance. The following are exceptions noted in review of the Public Acceptance Process Criteria:

1. A Final Inspection walkthrough was performed on May 3, 2021 to review and verify the public improvements were constructed per the approved plat and plans. A Final Inspection report was generated for items to be completed and or corrected. Completion and correction of the items noted were provided and re-inspected on May 13, 2021. No additional action is required for this item.
2. A pdf set of As-Built (Record Drawing) plans dated May 7, 2021 by the Engineer of Record have been received by the City. As a condition of the Final Acceptance, an electronic set of the As-Built plans shall be submitted in a GIS compatible format.
3. Testing reports as noted by LDC Sec. 23-98 have been received. No additional action is required for these items.
4. As a condition of Final Acceptance, a maintenance bond shall be filed with the City in accordance to the LDC Sec. 23-98.
5. As a condition of Final Acceptance, the Developer shall provide proof that there are no outstanding judgements or liens against the improvements within the public rights-of-way or against property on which easements contain public improvements.
6. As a condition of Final Acceptance, for the portion of public sidewalks constructed, the Developer shall provide the TDLR certification of compliance with Texas Accessibility Standards per LDC Sec. 23-14. A.5 Sidewalks and Accessibility.

HDR takes no objection for the request of Final Acceptance with the following exceptions noted. Please note that HDR has only reviewed the improvements for consistency with the Final Plat and Construction Plans and the general conformance of public improvements to the City requirements. It is noted that this does not release the Developer of any liability resulting from non-conformance of these items.

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

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

Sincerely,

HDR Engineering, Inc.

John Peterson

John Peterson, P.E., CFM
City Engineer

cc: Files (10283980/20-007)

PLANS FOR CONSTRUCTION OF

PAVING, DRAINAGE AND UTILITIES ON

KIBER RESERVE (PHASE I)

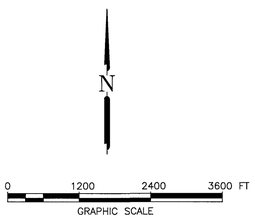
A 11.88 AC, 48-LOT SUBDIVISION

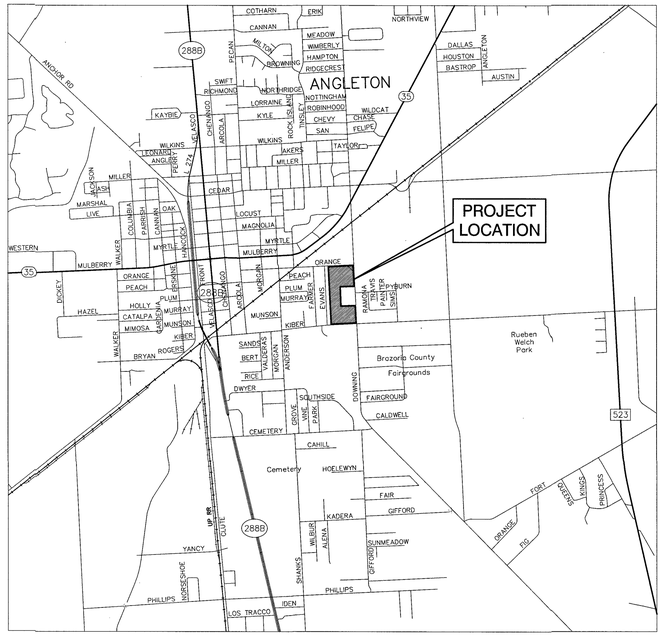
FOR THE

CITY OF ANGLETON

BRAZORIA COUNTY

B&L JOB No. 13499





VICINITY MAP

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
1	TITLE SHEET
1A	PRELIMINARY PLAT
1B	FINAL PLAT
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	PLAN & PROFILE - BRYAN WAY STA 0+00 TO 5+00
5	PLAN & PROFILE - BRYAN WAY STA 5+00 TO 10+20
6	PLAN & PROFILE - BRYAN WAY STA 10+20 TO 15+40
7	PLAN & PROFILE - BRYAN WAY STA 15+40 TO 17+02
8	NOT USED
9	NOT USED
10	PLAN & PROFILE - LAGO COURT STA 0+00 TO 3+60
11	STORM SEWER RUN 1 - BETWEEN LOTS 9 & 10, STORM SEWER RUN 2 - BETWEEN LOTS 3 & 4
12	UTILITY LAYOUT
13	DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
14	DRAINAGE AREA MAP
15	GRADING PLAN
16	CUT AND FILL PLAN
17	SWPPP LAYOUT
18	SWPPP NARRATIVE
19	HYDROLOGIC CALCULATIONS
20	WINDSTORM DATA I-1 TO I-17 & WINDSTORM DATA I-18 TO I-19
21	TRAFFIC CONTROL PLAN - TCP (1-2) - 18
22	PAVEMENT MARKINGS, MAIL BOXES, STREET SIGNS AND ROADWAY LIGHTING LAYOUT

DETAIL SHEETS

23	MISCELLANEOUS DETAILS
24 (SL-03)	STORM SEWER MANHOLE CONSTRUCTION DETAILS
25 (SL-08)	STORM SEWER INLET CONSTRUCTION DETAILS II
26 (SL-09)	STORM SEWER INLET CONSTRUCTION DETAILS III
27 (SL-10)	STORM SEWER CONSTRUCTION DETAILS
28 (SL-11)	JUNCTION BOX MANHOLES
29 (SL-14)	SANITARY SEWER CONSTRUCTION DETAILS
30 (SL-15)	WATER LINE CONSTRUCTION DETAILS
31 (SL-16)	WATER LINE CROSSING DETAILS
32 (SL-19)	WATER LINE, SAN. SEW. F.M. BEDDING DETAILS
33 (SL-20)	STORM SEW. BEDDING AND BACKFILL DETAILS
34 (SL-21)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
35 (SL-22)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
36 (SL-23)	RESIDENTIAL CURB CONSTRUCTION DETAILS
37 (SL-25)	WHEEL CHAIR RAMP & SIDEWALK DETAILS I
38 (SL-26)	WHEEL CHAIR RAMP & SIDEWALK DETAILS II
39 (SL-27)	DRIVEWAY CONSTRUCTION DETAILS
40 (SL-33)	GENERAL EROSION CONTROL NOTES
41 (SL-34)	EROSION CONTROL DETAILS - 1
42 (SL-35)	EROSION CONTROL DETAILS - 2

CITY OF ANGLETON

MAYOR
JASON PEREZ

CITY MANAGER
CHRIS WHITTAKER

CITY COUNCIL
MIKEY SVOBODA
CECIL BOOTH
JOHN WRIGHT
TRAVIS TOWNSEND
MARK GONGORA

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 13499

1 Title SHEET SET.dwg

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

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

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

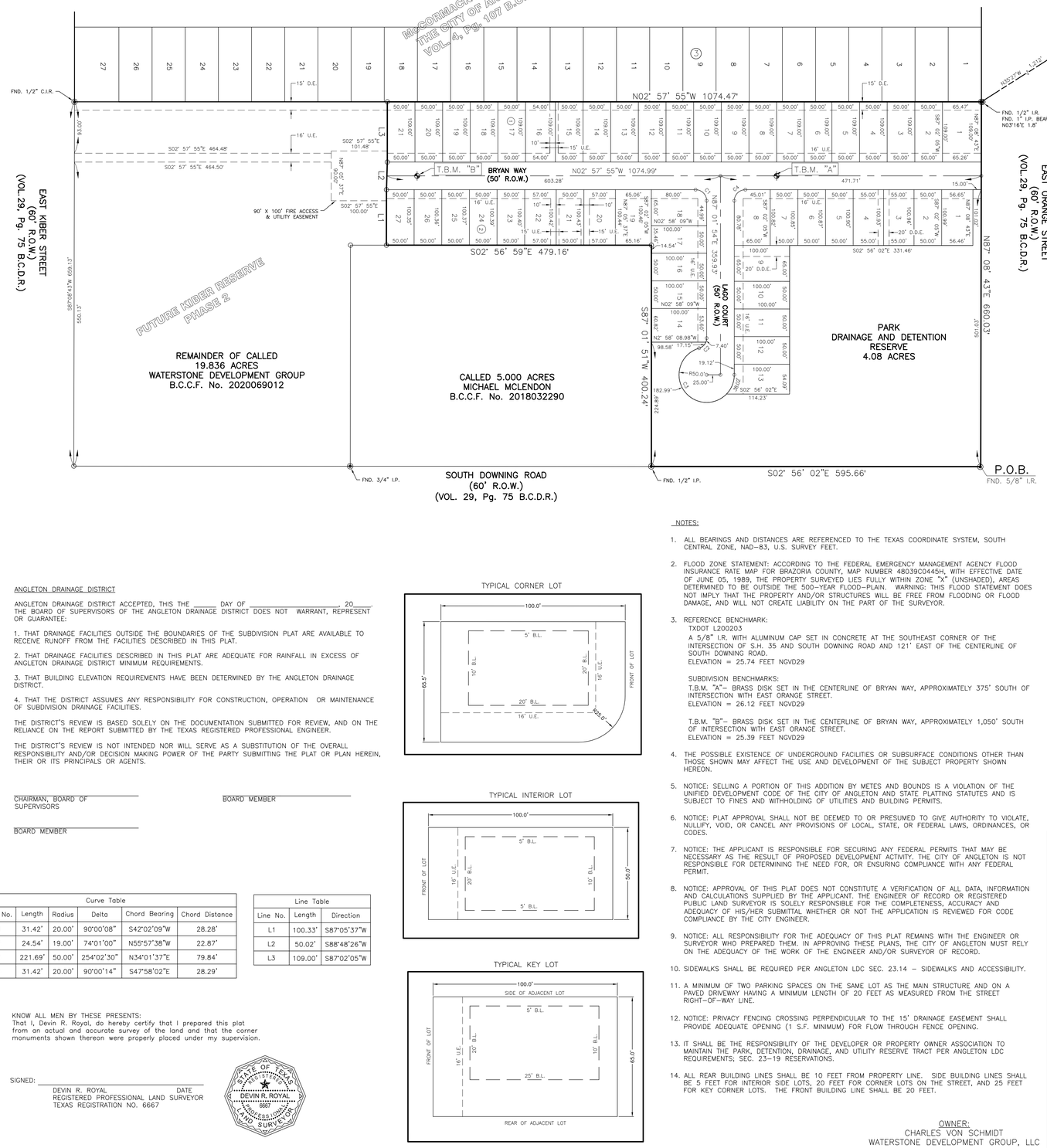
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

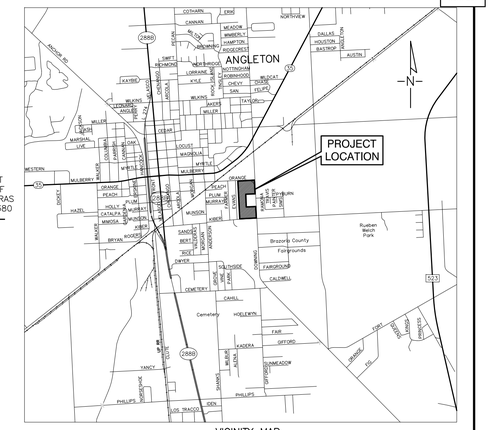
_____
Notary Public
State of Texas

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

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

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER





VICINITY MAP

LEGEND

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

SYMBOLS

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

ANGLETON DRAINAGE DISTRICT

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

_____
BOARD MEMBER

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S42°02'09"W	28.28'
C2	24.54'	19.00'	74°01'00"	N55°57'38"W	22.87'
C3	221.69'	50.00'	254°02'30"	N34°01'37"E	79.84'
C4	31.42'	20.00'	90°00'14"	S47°58'02"E	28.29'

Line Table		
Line No.	Length	Direction
L1	100.33'	S87°05'37"W
L2	50.02'	S88°48'26"W
L3	109.00'	S87°02'05"W

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

STATE OF TEXAS · DEVIN R. ROYAL · 6667 · REGISTERED PROFESSIONAL LAND SURVEYOR

TYPICAL CORNER LOT

TYPICAL INTERIOR LOT

TYPICAL KEY LOT

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.

2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. REFERENCE BENCHMARK:
   TXDOT L200203
   A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD.
   ELEVATION = 25.74 FEET NGVD29

   SUBDIVISION BENCHMARKS:
   T.B.M. "A"- BRASS DISK SET IN THE CENTERLINE OF BRYAN WAY, APPROXIMATELY 375' SOUTH OF INTERSECTION WITH EAST ORANGE STREET.
   ELEVATION = 26.12 FEET NGVD29

   T.B.M. "B"- BRASS DISK SET IN THE CENTERLINE OF BRYAN WAY, APPROXIMATELY 1,050' SOUTH OF INTERSECTION WITH EAST ORANGE STREET.
   ELEVATION = 25.39 FEET NGVD29

4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. NOTICE; PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.

11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.

12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.

13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS.

14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET.

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

FIELD NOTES FOR 11.88 ACRE

Being a tract of land containing 11.88 acres (517,552 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 11.88 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Waterstone Development Group, LLC Under Brazoria County Clerk's File (B.C.C.F.) No. 2020069012; Said 11.88 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southwest corner of the intersection of East Orange Street (sixty feet wide per Vol. 29, Page 75 B.C.D.R.) and South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 595.66 feet to a 1/2-inch iron pipe found at the northeast corner of a called 5.000 acre tract recorded in the name of Michael McLendon under B.C.C.F. No. 2018032290, for an angle point;

THENCE, with the north line of said 5.000 acre tract, South 87 degrees 01 minutes 51 seconds West, a distance of 400.24 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of said 5.000 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 479.16 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said 19.836 acre tract, the following three (3) courses:

1. South 87 degrees 05 minutes 37 seconds West, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 88 degrees 48 minutes 26 seconds West, a distance of 50.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. South 87 degrees 02 minutes 05 seconds West, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the east line of said McCormack Addition, North 02 degrees 57 minutes 55 seconds West, a distance of 1074.47 feet to a 1/2-inch iron rod found on the south R.O.W. line of said East Orange Street at the northeast corner of Lot 1 of said Block 3, for the northwest corner of the herein described tract, from which a 1-inch iron pipe bears North 03 degrees 16 minutes East, a distance of 1.8 feet;

THENCE, with the south R.O.W. line of said East Orange Street, North 87 degrees 08 minutes 43 seconds East, a distance of 660.03 feet to the POINT OF BEGINNING and containing 11.88 acres of land.

REVISED:

FINAL REPLAT
KIBER RESERVE PHASE I
A 11.88 ACRE, 48-LOT, 1 RESERVE, 2 BLOCK SUBDIVISION

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 13499	SCALE: 1" = 100'	DRAWN BY: BWB
DRAWING NO.: 13499 PLAT	DATE: 03/12/2020	CHECKED BY: DRR

L:\2020\13499\13499.dwg, 13499 ALTA/NSPS, 3/12/2020 11:08:49 AM, Miguel Sauceda

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

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

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

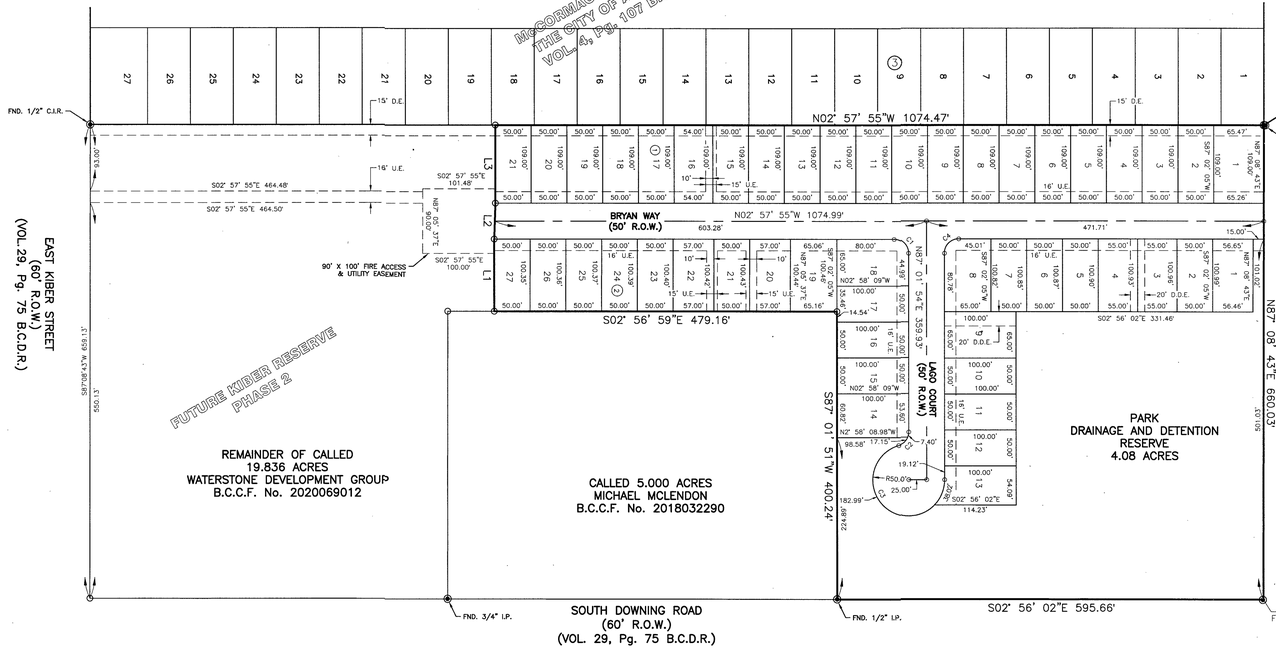
This instrument was acknowledged before me on the _____ day of _____, 20____, by

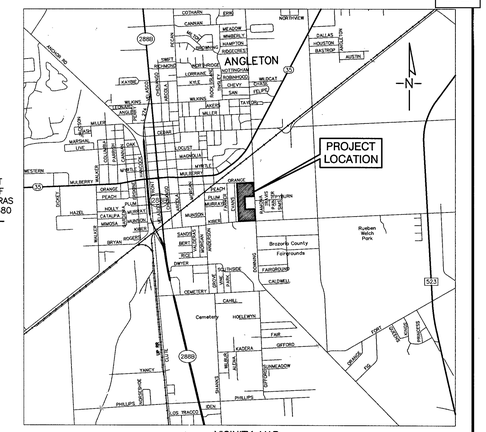
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

_____
Notary Public
State of Texas

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

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





VICINITY MAP

LEGEND

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

SYMBOLS

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

0 50' 100' 200'
SCALE : 1" = 100'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S42°02'09"W	28.28'
C2	24.54'	19.00'	74°01'00"	N55°57'38"W	22.87'
C3	221.69'	50.01'	254°02'30"	N34°01'37"E	79.84'
C4	31.42'	20.00'	90°00'14"	S47°58'02"E	28.29'

Line Table		
Line No.	Length	Direction
L1	100.33'	S87°05'37"W
L2	50.02'	S88°48'26"W
L3	109.00'	S87°02'05"W

ANGLETON DRAINAGE DISTRICT

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

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

_____
CHAIRMAN, BOARD OF SUPERVISORS

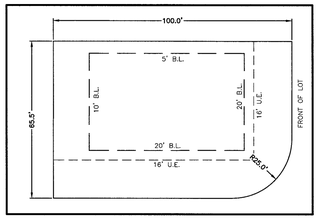
_____
BOARD MEMBER

_____
BOARD MEMBER

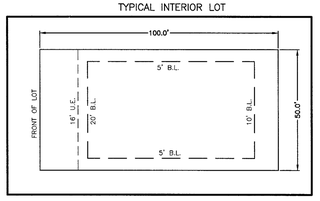
KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

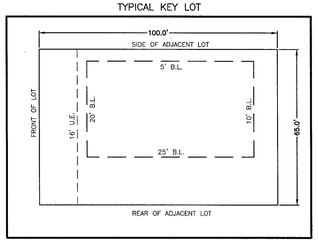
TYPICAL CORNER LOT



TYPICAL INTERIOR LOT



TYPICAL KEY LOT



NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
   TXDOT L200203
   A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD.
   ELEVATION = 25.74 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.
11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS.
14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET.

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

FIELD NOTES FOR 11.88 ACRE

Being a tract of land containing 11.88 acres (517,552 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 11.88 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Waterstone Development Group, LLC Under Brazoria County Clerk's File (B.C.C.F.) No. 2020069012; Said 11.88 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southwest corner of the intersection of East Orange Street (sixty feet wide per Vol. 29, Page 75 B.C.D.R.) and South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 595.66 feet to a 1/2-inch iron pipe found at the northeast corner of a called 5.000 acre tract recorded in the name of Michael McLendon under B.C.C.F. No. 2018032290, for an angle point;

THENCE, with the north line of said 5.000 acre tract, South 87 degrees 01 minutes 51 seconds West, a distance of 400.24 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of said 5.000 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 479.16 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said 19.836 acre tract, the following three (3) courses:

1. South 87 degrees 05 minutes 37 seconds West, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 88 degrees 48 minutes 26 seconds West, a distance of 50.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. South 87 degrees 02 minutes 05 seconds West, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the east line of said McCormack Addition, North 02 degrees 57 minutes 55 seconds West, a distance of 1074.47 feet to a 1/2-inch iron rod found on the south R.O.W. line of said East Orange Street at the northeast corner of Lot 1 of said Block 3, for the northwest corner of the herein described tract, from which a 1-inch iron pipe bears North 03 degrees 16 minutes East, a distance of 1.8 feet;

THENCE, with the south R.O.W. line of said East Orange Street, North 87 degrees 08 minutes 43 seconds East, a distance of 660.03 feet to the POINT OF BEGINNING and containing 11.88 acres of land.

REVISED:

FINAL REPLAT
KIBER RESERVE PHASE I
A 11.88 ACRE, 48-LOT, 1 RESERVE, 2 BLOCK SUBDIVISION

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 13499	SCALE: 1" = 100'	DRAWN BY: BWB
DRAWING NO.: 13499 PLAT	DATE: 03/12/2020	CHECKED BY: DRR

J:\13000\13499\PLAT\13499 KIBER LONGFORM-SURVEYDRAWING\13499-PLAT PAGE LINE 11.dwg, 11.88 Plat

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" (TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON (TELEPHONE NO. (979) 849-4364) 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE, CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.
3. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
4. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
5. CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
8. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.
9. ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLOT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
12. ALL UTILITY TRENCHES TO BE BACK FILLED TO 90 PERCENT (90%) STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
13. ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTACT.
14. BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT MEN, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.
15. CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE OR AS DIRECTED BY THE ENGINEER. AN EXISTING LANDFILL APPROXIMATELY 10 MILES FROM THE PROJECT SITE IS THE NEAREST STATE APPROVED FEE FACILITY. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
16. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40-FOOT INTERVALS (SAWCUTS @ 20'(2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
9. SUBGRADE TO BE STABILIZED 1-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.
13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THAT SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.
19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THIRTY THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.
22. CONCRETE FOR CURB SHALL BE A 3000 P.S.i. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
25. REINFORCED FILTER FABRIC OR BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.
27. CUL-DE-SACS TO BE PAVED COMPLETELY WITH NO ISLANDS

WASTEWATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON.
2. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.
3. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.
4. WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9-FEET BUT MORE THAN 6-INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.
6. SANITARY SEWER LEADS UNDER OR WITHIN 1' OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1' OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS.
7. LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.2. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.
8. CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE, SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

WATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.
2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
5. PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON PLANS.
7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.
8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.
9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (979) 849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

* WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752-8036 OR (713) 659-2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
* WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY
NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO ENERGY AT 888-866-7456.

SBC NOTES

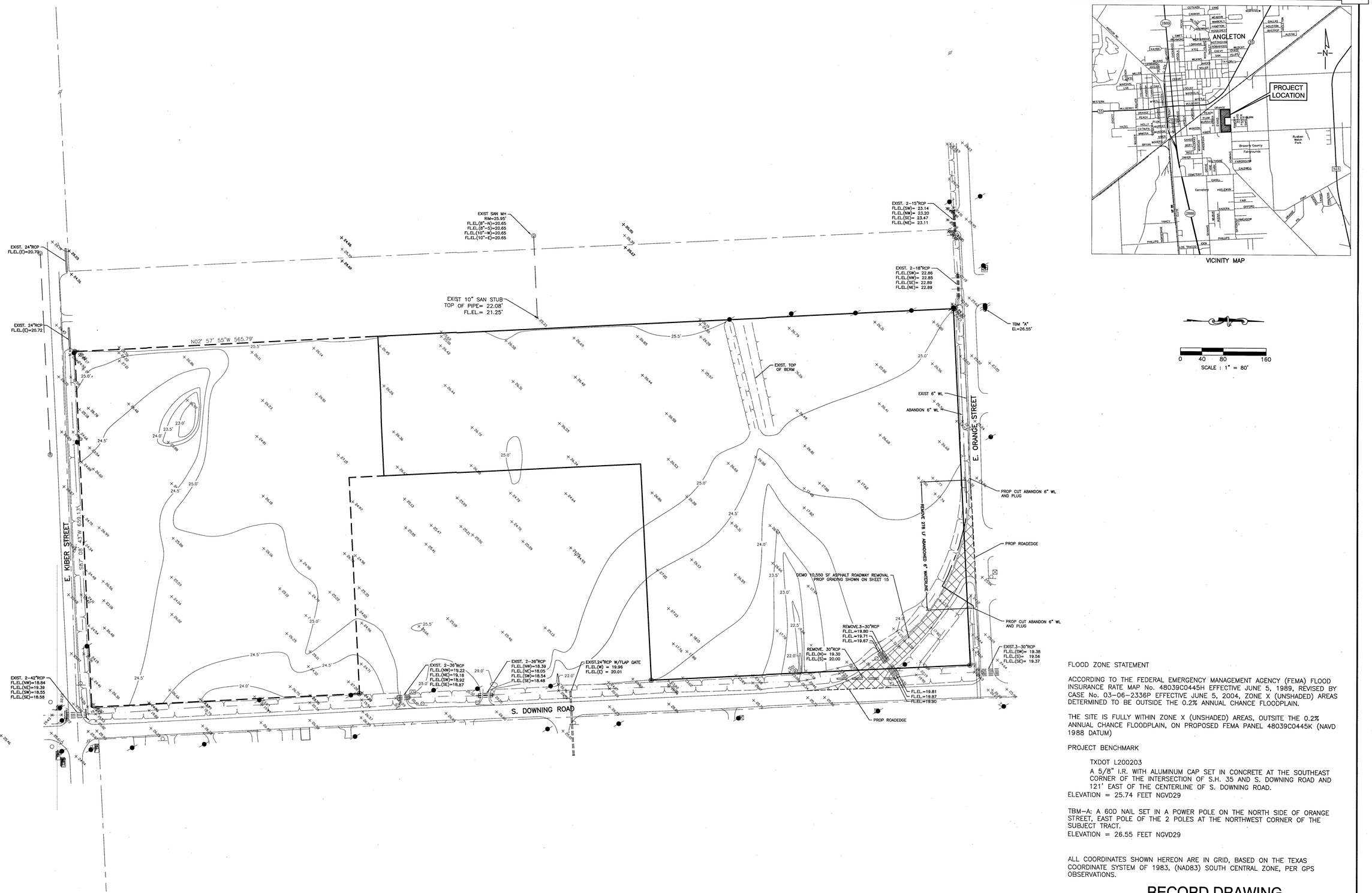
THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTMPETD TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (888) 866-7456.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR RESTS ON DESIGN ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
15. THE SUBGRADE MATERIAL IN KIBER RESERVE (PHASE I) WAS TESTED BY GEOSCIENCES ENGINEERING AND TESTING ON MAY 28, 2020 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
16. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
    a. PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
    b. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
    c. CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
    d. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
    e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
    f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
    g. INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON ARE



VICINITY MAP

0 40 80 160

SCALE : 1" = 80'

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445H EFFECTIVE JUNE 5, 1989, REVISED BY CASE No. 03-06-2336P EFFECTIVE JUNE 5, 2004, ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SITE IS FULLY WITHIN ZONE X (UNSHADED) AREAS, OUTSITE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON PROPOSED FEMA PANEL 48039C0445K (NAVD 1988 DATUM)

PROJECT BENCHMARK

TXDOT L200203
A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND S. DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF S. DOWNING ROAD.
ELEVATION = 25.74 FEET NGVD29

TBM-A: A 60D NAIL SET IN A POWER POLE ON THE NORTH SIDE OF ORANGE STREET, EAST POLE OF THE 2 POLES AT THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 26.55 FEET NGVD29

ALL COORDINATES SHOWN HEREON ARE IN GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

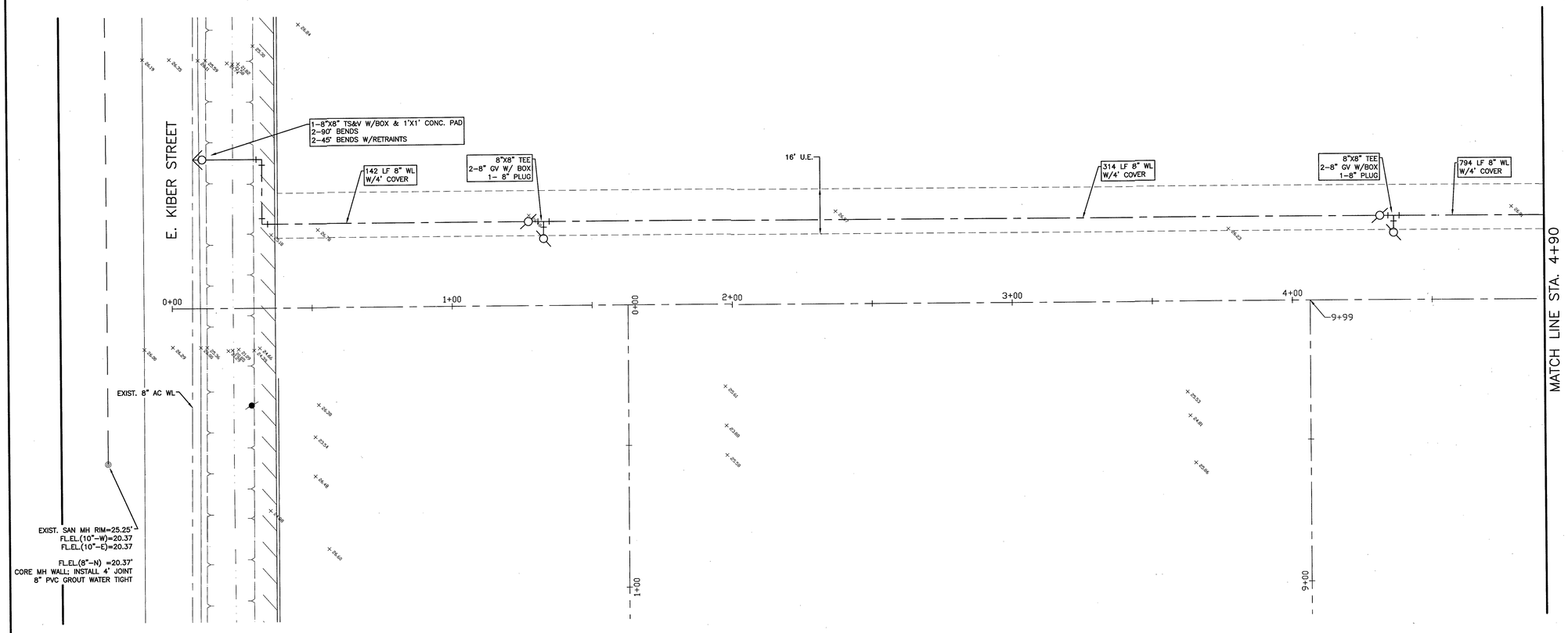
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

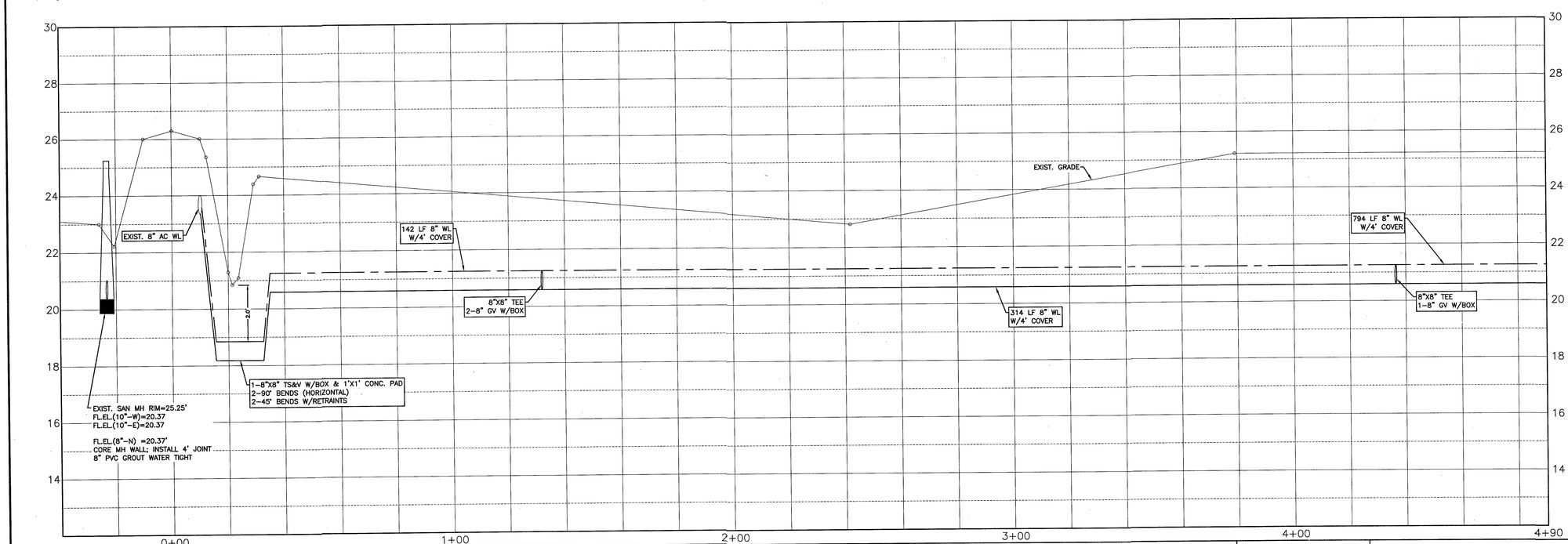
PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

EXISTING CONDITION

PROJECT NO. 13499





0 10 20 40
SCALE : 1" = 20'

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 2 WL PLUGS	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E 121992

Date: 5/7/21

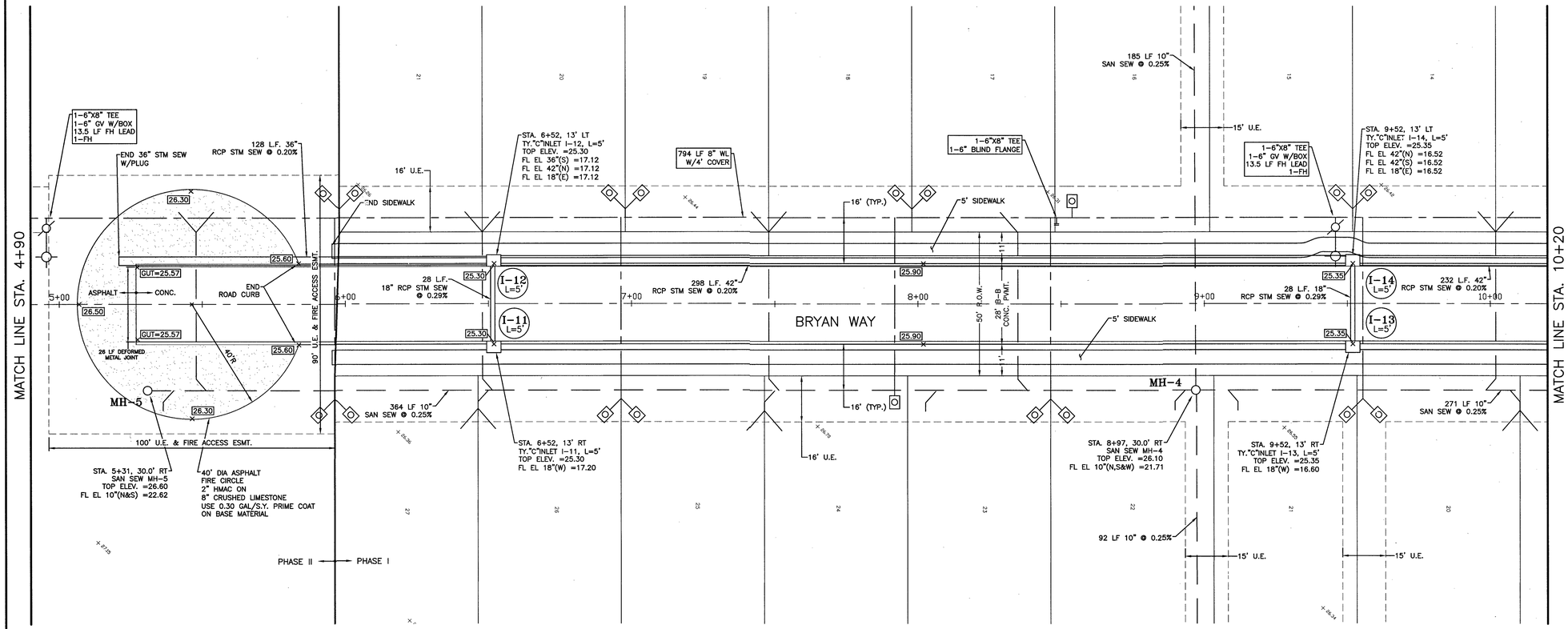
OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

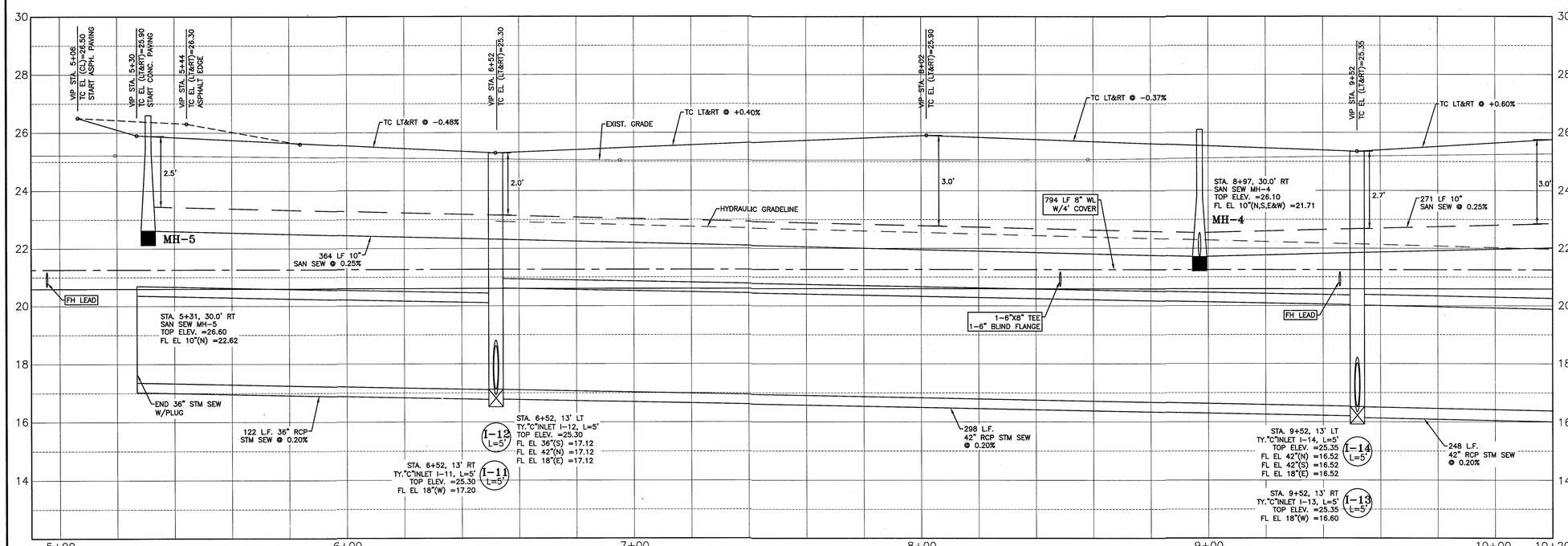
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 0+00 TO 4+90

PROJECT NO. 13499



0 10 20 40
SCALE : 1" = 20'



SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 6 LF 36" RCP	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

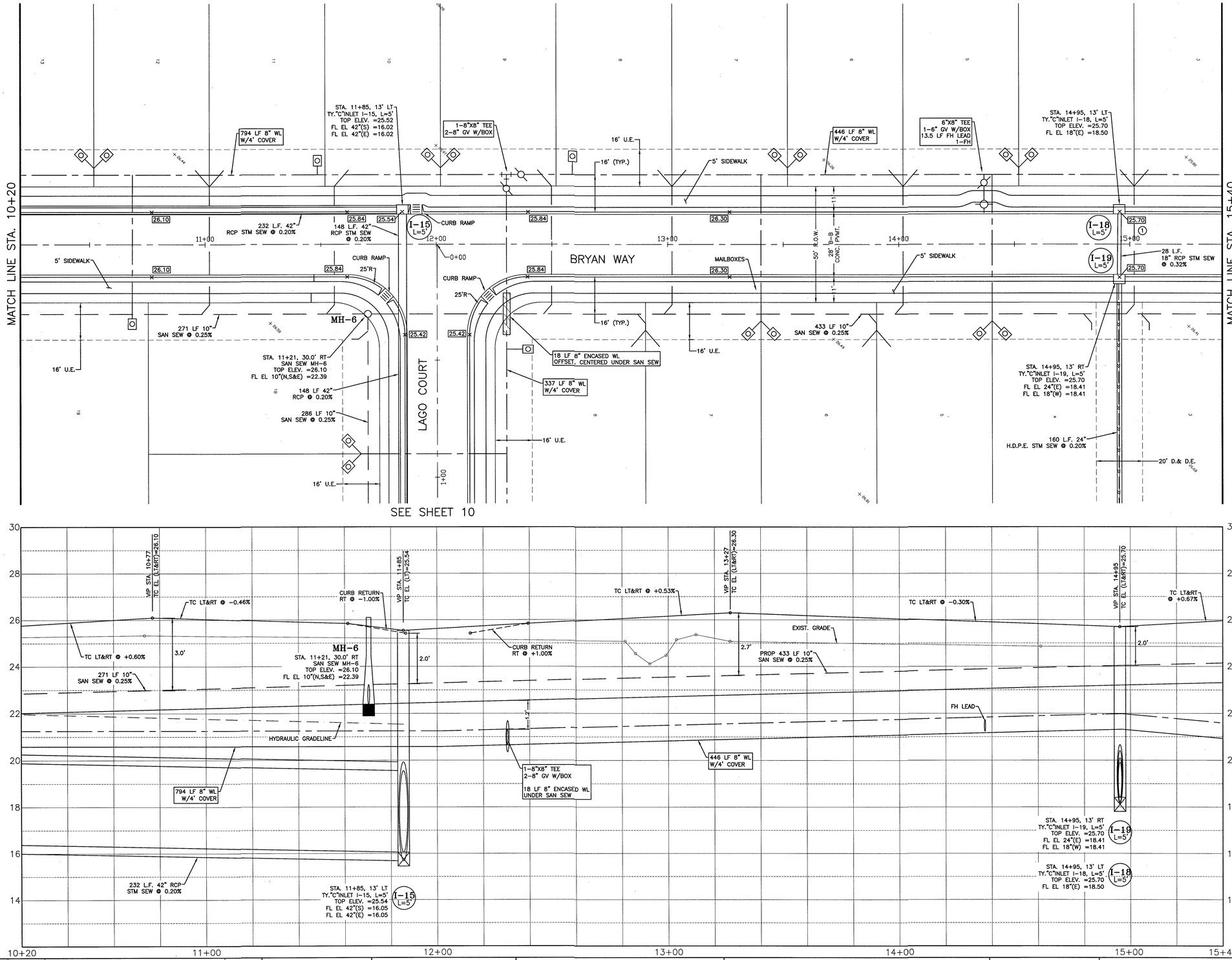
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 5+00 TO 10+20

PROJECT NO. 13499

Dwg SHEET SET.dwg
459



0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	CORRECT STATION I-15	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

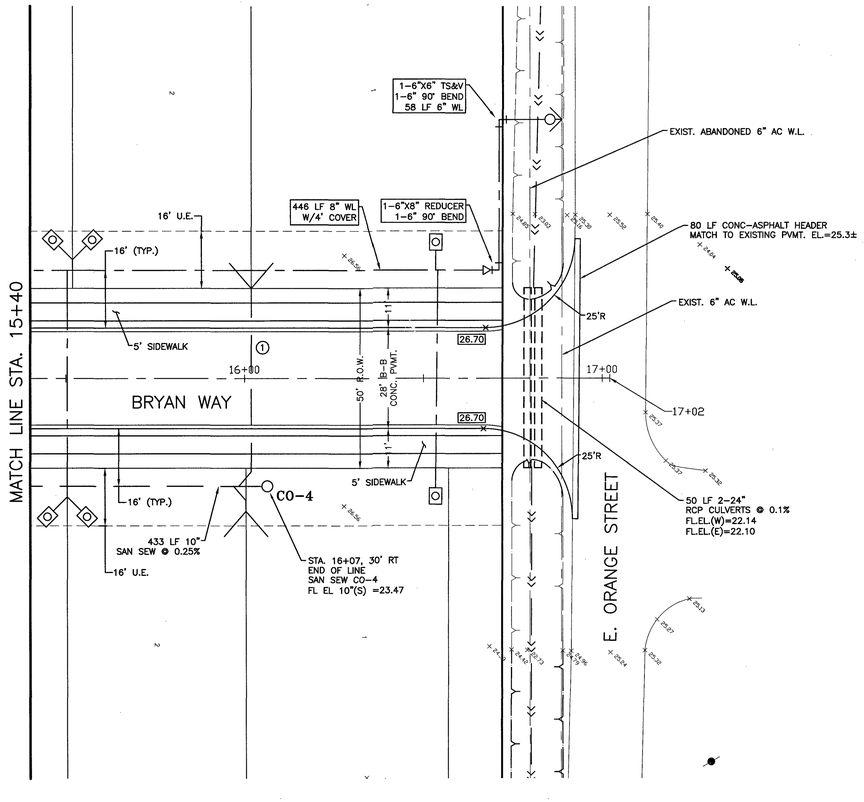
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

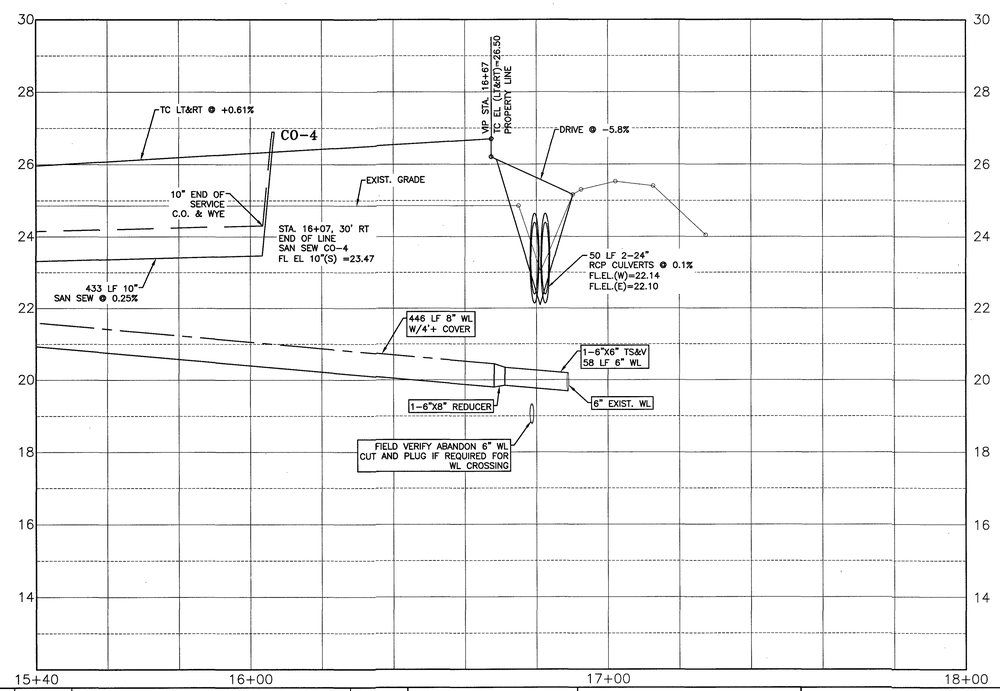
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 10+20 TO 15+40

PROJECT NO. 13499

C:\...\PLAN & PROFILE SHEET.dwg





0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	1/21/21	RELOCATED GATE VALVE; ADD SIDEWALK AND RAMPS	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 15+40 TO 17+02

PROJECT NO. 13499

09 SHEET SET.dwg

SEE SHEET 6

446 LF 8" WL W/4' COVER

433 LF 10" SAN SEW @ 0.25%

20' D.& D.E.

120 L.F. 48" RCP STM SEW @ 0.25%

STA. 1+36, 13' LT
TY."C"INLET I-17, L=5'
TOP ELEV. =25.14
FL EL 48"(N) =15.70
FL EL 48"(S) =15.70

18 LF 8" ENCASED WL OFFSET & CENTERED UNDER SAN SEW

16' U.E.

339 LF 8" WL W/4' COVER

1-8"X8" TEE 2-8" GV W/BOX

5' SIDEWALK 16' (TYP.)

1-6"X8" TEE 1-6" GV W/BOX 13.5 LF FH LEAD 1-FH

8"X8" TEE 2-8" GV W/BOX

2-45° BENDS

DETENTION POND

CURB RAMP 25'R

28 L.F. 42" RCP STM SEW @ 0.21%

I-17 L=5'

I-16 L=5'

LAGO COURT

50' R.O.W.

28' B-B CONC. PVMT.

148 LF. 42" RCP STM SEW @ 0.20%

CURB RAMP

I-15 L=5'

794 LF 8" WL W/4' COVER

MH-6

286 LF 10" SAN SEW @ 0.25%

STA. 1+36, 13' RT
TY."C"INLET I-16, L=5'
TOP ELEV. =25.14
FL EL 18"(N) =15.77

16' (TYP.)

16' U.E.

5' SIDEWALK

18 LF 8" ENCASED WL CENTERED UNDER SAN SEW

CO-5

STA. 3+19, 30' RT
END OF LINE
SAN SEW CO-5
TOP ELEV. =26.50
FL EL 10"(W) =23.10

341 LF 8" WL LOOP W/4' COVER

39'R

7.5'

20.5'

26.46

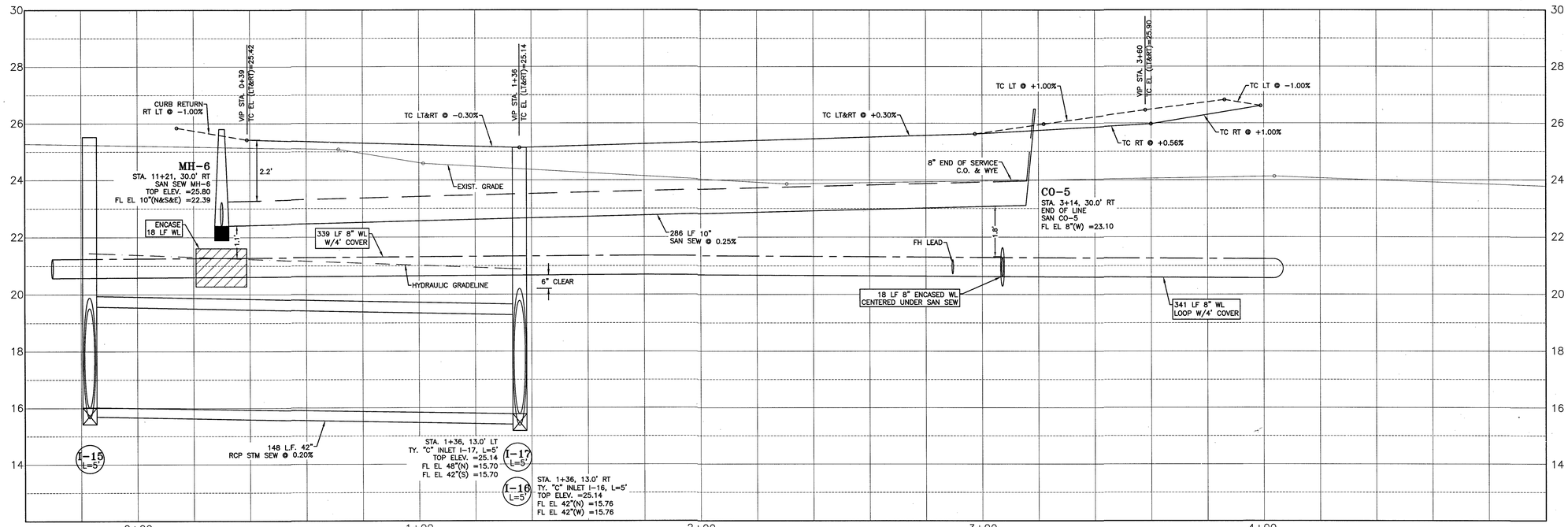
8 CBU MAILBOX ON 24'X12'X8" SLAB

BRYAN WAY

232 L.F. 42" RCP STM SEW @ 0.20%

271 LF 10" SAN SEW @ 0.25%

SEE SHEET 6



SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

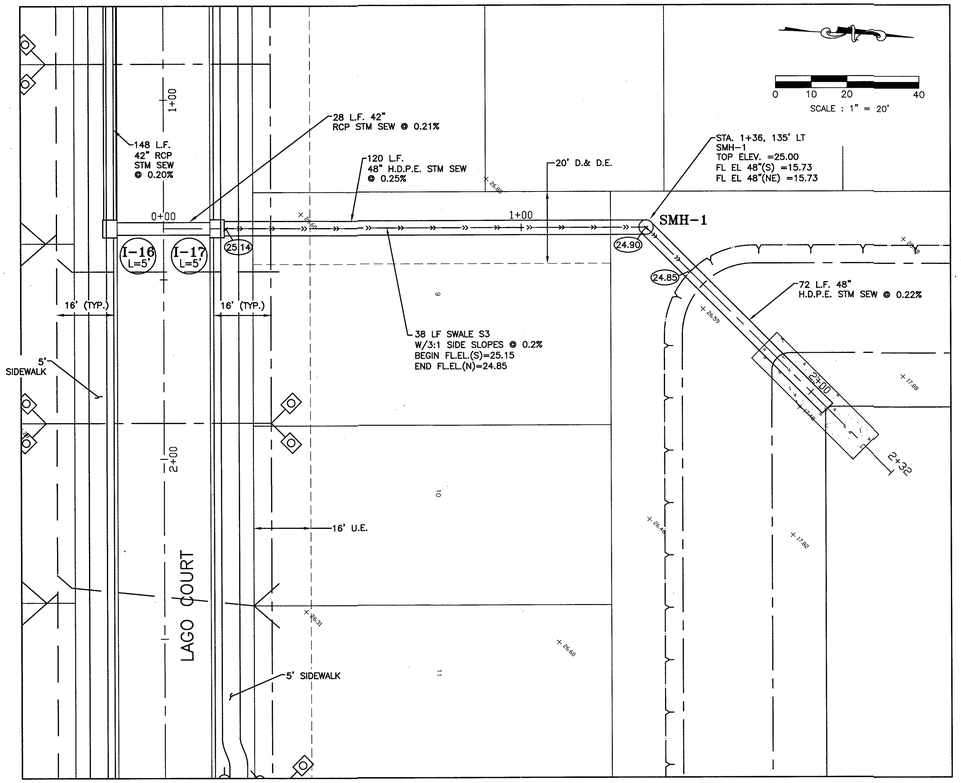
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
LAGO COURT
STA. 0+00 TO 3+60

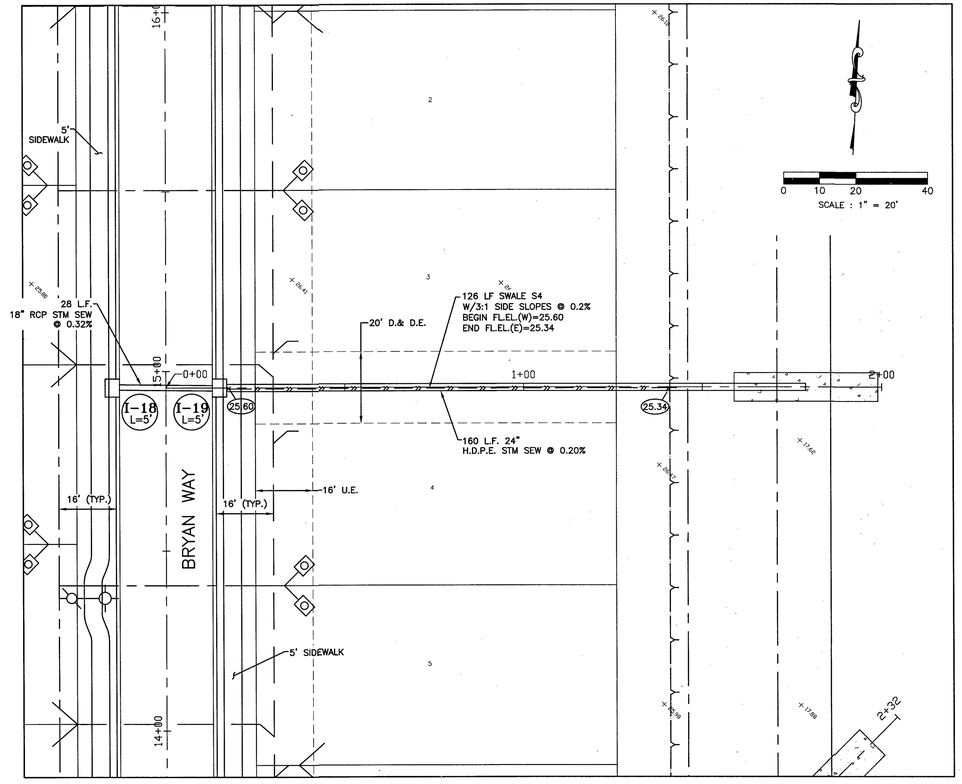
PROJECT NO. 13499

10

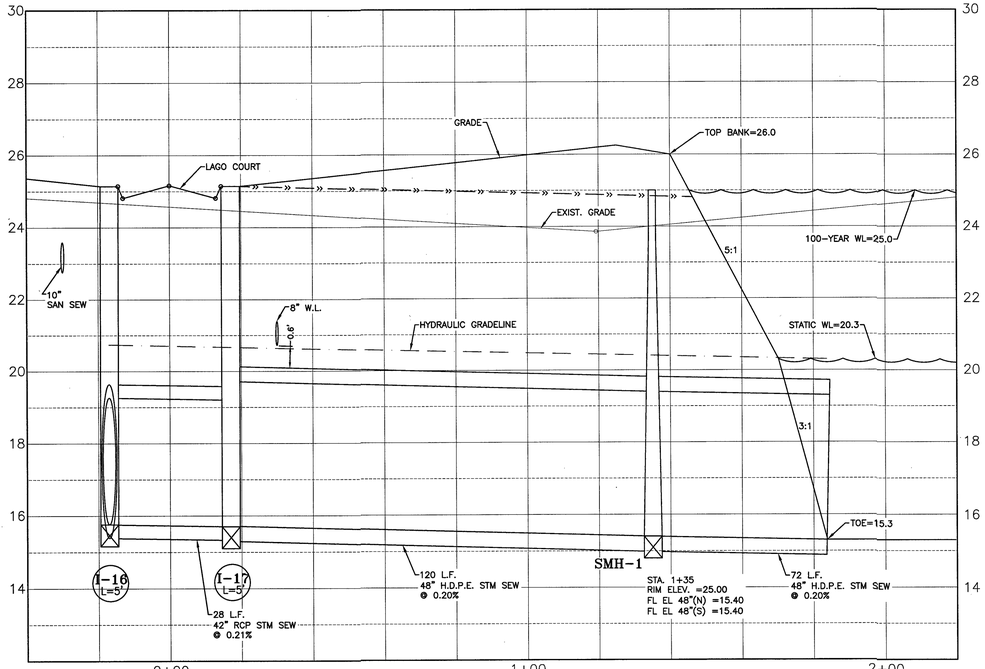
SHEET SET.dwg

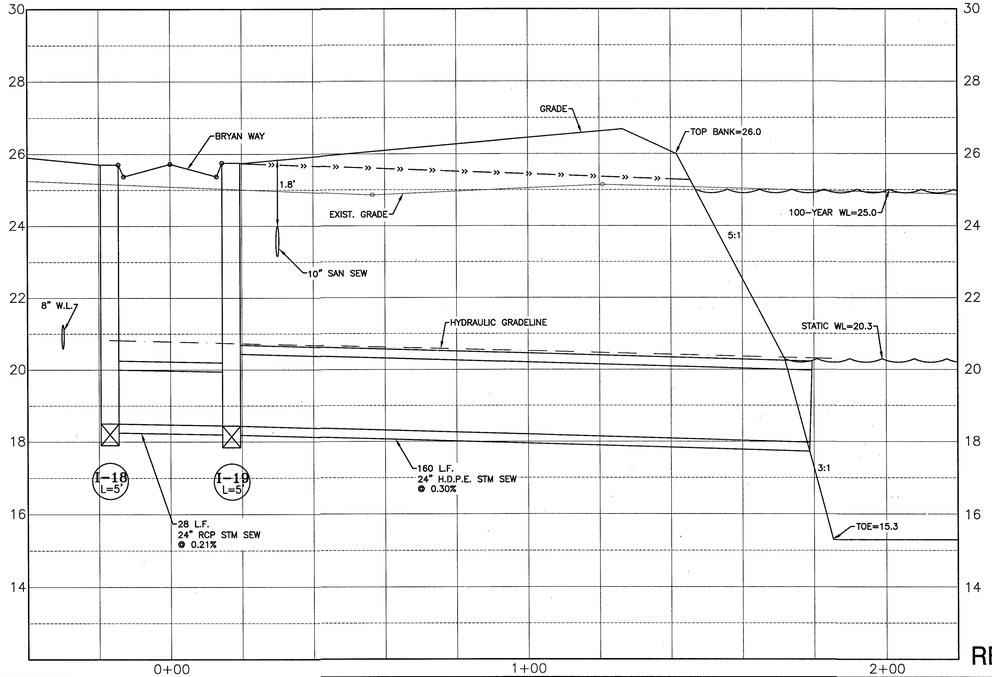


RUN 1



RUN 2





RUN 2

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
STORM SEWER RUN 1
BETWEEN LOTS 9 & 10
STORM SEWER RUN 2
BETWEEN LOTS 3 & 4

PROJECT NO. 13499

13499 SHEET SET.dwg

0 30 60 120
SCALE : 1" = 60'

EXIST SAN MH
RIM=25.96'
FL.EL.(8"-N)=19.32
FL.EL.(8"-S)=19.32
FL.EL.(10"-W)=19.32
FL.EL.(10"-E)=19.32

EXIST SAN MH
RIM=25.95'
FL.EL.(8"-N)=20.85
FL.EL.(8"-S)=20.65
FL.EL.(10"-W)=20.65
FL.EL.(10"-E)=20.65

EXIST 10" SAN STUB
TOP OF PIPE= 22.08'
FL.EL.= 21.25'

1-8"X8" TS&V W/BOX & 1'X1' CONC. PAD
2-90° BENDS
2-45° BENDS W/RETRAINTS

142 LF 8" WL W/4' COVER

1-8"X8" TEE
2-8" GV W/ BOX

305 LF 8" WL W/4' COVER

1-8"X8" TEE
2-8" GV W/ BOX

1-FH

794 LF 8" WL W/4' COVER

185 LF 10" @ 0.25%

1-8"X6" TEE
1-6" BLIND FLANGE

1-FH

1-8"X8" TEE
2-8" GV W/ BOX

446 LF 8" WL W/4' COVER

1-FH

1-8"X6" REDUCER
1-6" 90° BEND

1-6"X6" TS&V
1-6" 90° BEND
58 LF 6" WL

EXIST SAN MH
RIM=25.25'
FL.EL.(10"-W)=20.37
FL.EL.(10"-E)=20.37

FL.EL.(8"-N)= 20.37'
CORE MH WALL; INSTALL 4' JOINT
8" PVC GROUT WATER TIGHT

0+00 1+00 2+00 3+00 4+00 9+99 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 17+02

BRYAN WAY

MH-5 MH-4 MH-6 CO-4

364 LF 10" @ 0.25%

271 LF 10" @ 0.25%

92 LF 10" @ 0.25%

433 LF 10" @ 0.25%

18 LF 8" ENCASED WL
OFFSET CENTERED UNDER SAN SEW

E. KIBER STREET

E. ORANGE STREET

KIBER RESERVE
(PHASE II)

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00

286 LF
10" @ 0.25%

339 LF 8" WL
W/4' COVER

LAGO COURT

0+00 1+00 2+00 3+00

18 LF 8" ENCASED WL
CENTERED UNDER SAN SEW

1-FH

CO-5

1-8"X8" TEE
2-8" GV W/ BOX

341 LF 8" WL
LOOP W/4' COVER

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

S. DOWNING ROAD

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	RELOCATED THREE FIRE HYDRANTS	
1	9/23/20	REVISE WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4889
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

UTILITY LAYOUT

PROJECT NO. 13499

SHEET SET.dwg

148 L.F. 42" STM SEW @ 0.20%

28 L.F. 42" STM SEW @ 0.21%

I-16

I-17

120 L.F. 48" H.D.P.E. STM SEW @ 0.25%

20' D.& D.E.

SMH-1

72 L.F. 48" H.D.P.E. STM SEW @ 0.22%

20' D.& D.E.

160 L.F. 24" H.D.P.E. STM SEW @ 0.20%

B

LAGO COURT

E. ORANGE STREET

SLOPE PAVING SEE SHEET 23 (IN CONTRACT)

SLOPE PAVING SEE SHEET 23 (IN CONTRACT)

TOP BANK EL=26.0

100-YEAR WL=25.0

PROP. STATIC WL=20.3

DA-POND
3.94 AC

EXIST. 36 L.F. 24" H.D.P.E. STM SEW @ 0.18%
FL. EL.(POND)=20.24
FL. EL.(SMH-2)=20.30

OVERFLOW WIER

STM MH SMH-2
RIM= 26.50'
FL. EL.(24" W&E)= 20.24

SMH-2

A

SLOPE PAVING SEE SHEET 23

20 L.F. 24" RCP STM SEW W/4 LF 12" RESTRICTOR @ 0.18%
FL. EL.(SMH-2)=20.20
FL. EL.(DITCH)=20.24

S. DOWNING ROAD

REGRADE 380 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(N)=20.3
END FL.EL.(S)=19.9

REGRADE 520 LF ROADSIDE DITCH @ 0.15%
BEGIN FL.EL.(N)=19.5
END FL.EL.(S)=20.3

EXIST.3-30"RCP
FL.EL.(SW)= 19.38
FL.EL.(S)= 19.56
FL.EL.(SE)= 19.37

SECTION A-A

(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)

SECTION B-B

(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)

0 15 30 60
SCALE : 1" = 30'

DETENTION CALCULATIONS

PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS

PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS

DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT

POND INFORMATION

TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'

DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT

☒ TRAPEZOIDAL WEIR FORMULA

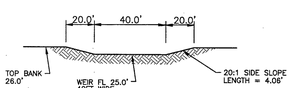
$$Q = 3.247LH^{1.48} - \frac{0.566L^{1.9}}{1+2L^{1.9}}H^{1.9} + 0.609H^{2.5}$$

Where:
Q = Flow Rate in cfs,
L = Width of the weir crest in feet,
H = Height of the upstream water above the weir crest in feet.

L=	40	FT
H=	1	FT
Q=	130.08	CFS

EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS

① 40' WIDE GRASSED OVERSPILL WIER FOR EXTREME RAINFALL EVENT.



GRASS WIER DETAIL
(SECTION VIEW)
N.T.S.

CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	MOVED OUTFALL	
1	11.17.20	ADDENDUM 2	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6581 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

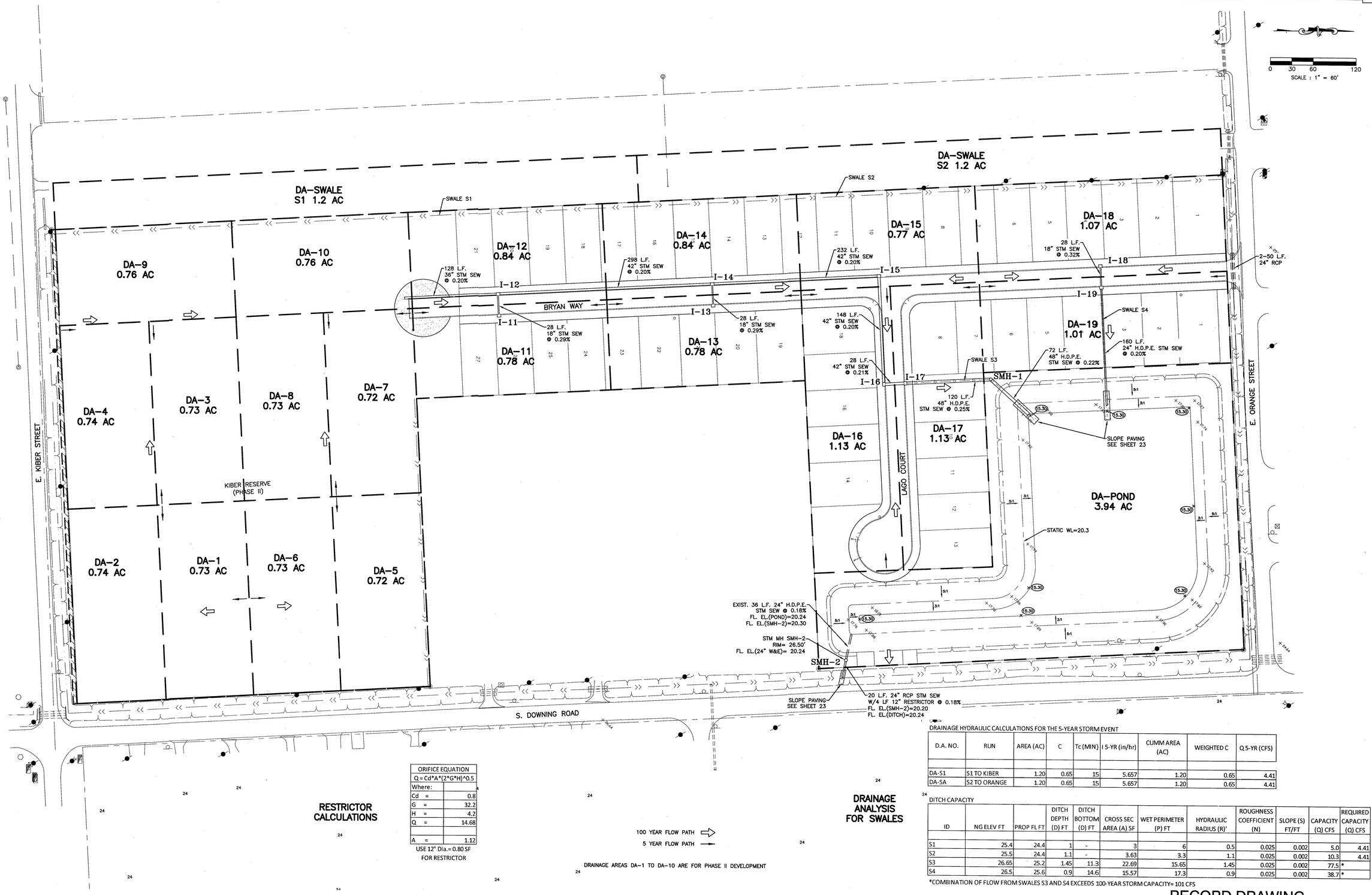
PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DETENTION POND DESIGN, CROSS SECTIONS ~~AND LANDSCAPE PLAN~~

PROJECT NO. 13499

09 SHEET SET.dwg



RESTRICTOR CALCULATIONS

ORIFICE EQUATION	
Q = Cd*A*(2*G*H)^0.5	
Where:	
Cd =	0.8
G =	32.2
H =	4.2
Q =	14.68
A =	1.12

USE 12" Dia.= 0.80 SF FOR RESTRICTOR

100 YEAR FLOW PATH
5 YEAR FLOW PATH

DRAINAGE AREAS DA-1 TO DA-10 ARE FOR PHASE II DEVELOPMENT

DRAINAGE ANALYSIS FOR SWALES

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 5-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	I 5-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Q 5-YR (CFS)
DA-S1	S1 TO KIBER	1.20	0.65	15	5.657	1.20	0.65	4.41
DA-SA	S2 TO ORANGE	1.20	0.65	15	5.657	1.20	0.65	4.41

DITCH CAPACITY

ID	NG ELEV FT	PROP FL FT	DITCH DEPTH (D) FT	DITCH BOTTOM (D) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
S1	25.4	24.4	1	-	3	6	0.5	0.025	0.002	5.0	4.41
S2	25.5	24.4	1.1	-	3.63	3.3	1.1	0.025	0.002	10.3	4.41
S3	26.65	25.2	1.45	11.3	22.69	15.65	1.45	0.025	0.002	77.5	*
S4	26.5	25.6	0.9	14.6	15.57	17.3	0.9	0.025	0.002	38.7	*

*COMBINATION OF FLOW FROM SWALES S3 AND S4 EXCEEDS 100-YEAR STORM CAPACITY= 101 CFS

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	1/21/21	MOVED OUTFALL	
1	9/23/20	REVISE RUN BETWEEN I-12 AND I-14	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

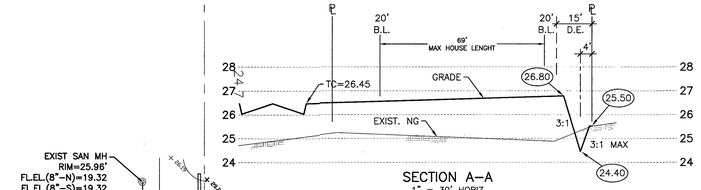
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

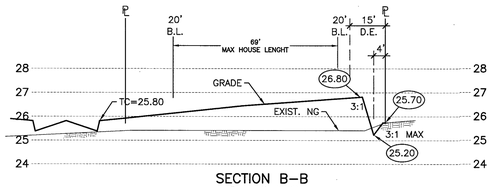
DRAINAGE AREA MAP
(PHASE I & PHASE II)

PROJECT NO. 13499

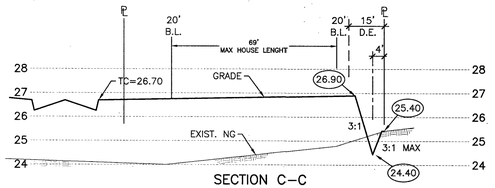
Packet Pg. 466



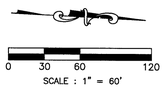
SECTION A–A
1" = 30' HORIZ.
1" = 3' VERT.



SECTION B–B
1" = 30' HORIZ.
1" = 3' VERT.



SECTION C–C
1" = 30' HORIZ.
1" = 3' VERT.



EXIST SAN MH
RIM=25.96'
FL.EL.(8"–N)=19.32
FL.EL.(8"–S)=19.32
FL.EL.(10"–W)=19.32
FL.EL.(10"–E)=19.32

EXIST SAN MH
RIM=25.25'
FL.EL.(10"–W)=20.37
FL.EL.(10"–E)=20.37

820 LF "V" SWALE S1
W/3:1 SIDE SLOPES @ 0.1%
BEGIN FL.EL.(N)=25.2
END FL.EL.(S)=24.4

820 LF "V" SWALE S2
W/3:1 SIDE SLOPES @ 0.1%
BEGIN FL.EL.(S)=25.2
END FL.EL.(N)=24.4

TEMP 375 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.5%
BEGIN FL.EL.(N)=25.00
END FL.EL.(S)=23.10

TEMP 375 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.5%
BEGIN FL.EL.(N)=25.00
END FL.EL.(S)=23.10

PROP 400 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.15%
BEGIN FL.EL.(W)=25.20
END FL.EL.(E)=24.60

FINISHED FLOOR ELEVATIONS FOR ALL HOMES IN PHASE I KIBER RESERVE SHALL BE 18" HIGHER THAN BACK OF CURB OR 27.4', WHICHEVER IS HIGHER.

BRYAN WAY

E. KIBER STREET

LAGO COURT

S. DOWNING ROAD

E. ORANGE STREET

REGRADE 104 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(W)=22.2
END FL.EL.(E)=22.1

78 LF PAVING HEADER MATCH TO EXIST 25.3±

50 LF 2–24" RCP CULVERTS @ 0.1%
FL.EL.(W)=22.14
FL.EL.(E)=22.10

138 LF SWALE S3
W/3:1 SIDE SLOPES @ 0.2%
BEGIN FL.EL.(S)=25.15
END FL.EL.(N)=24.85

126 LF SWALE S4
W/3:1 SIDE SLOPES @ 0.2%
BEGIN FL.EL.(W)=25.85
END FL.EL.(E)=25.60

TOP BANK=26.0
100-YEAR WL=25.0
STATIC WL=20.3
TOE=15.3

DETENTION POND
SEE SHEET 13

REGRADE 515 LF ROADSIDE DITCH @ 0.1%
BEGIN FL.EL.(W)=22.1
END FL.EL.(E)=21.6

SLOPE PAVING
(SEE SHEET 23)

REGRADE 574 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(N)=19.20
END FL.EL.(S)=18.90

EXIST. 2–42"RCP
FL.EL.(N)=18.84
FL.EL.(N)=18.39
FL.EL.(S)=18.55
FL.EL.(S)=18.58

EXIST. 2–36"RCP
FL.EL.(NW)=19.22
FL.EL.(NE)=19.18
FL.EL.(SW)=18.92
FL.EL.(SE)=18.87

REGRADE 127 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(N)=19.30
END FL.EL.(S)=19.22

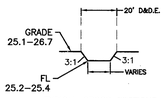
EXIST. 2–36"RCP
FL.EL.(NW)=18.39
FL.EL.(NE)=18.05
FL.EL.(SW)=18.54
FL.EL.(SE)=18.48

EXIST.24"RCP W/FLAP GATE
FL.EL.(W) = 19.96 (FLAP GATE)
FL.EL.(E) = 20.01

REGRADE 360 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(S)=20.00
END FL.EL.(N)=19.80

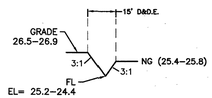
REGRADE 540 LF ROADSIDE DITCH @ 0.05%
BEGIN FL.EL.(S)=19.80
END FL.EL.(S)=19.50

EXIST.3–30"RCP
FL.EL.(SW)= 19.38
FL.EL.(S)= 19.56
FL.EL.(SE)= 19.37



TYPICAL CROSS SECTIONS OF SWALES IN 20' D&D.E. EASEMENTS (SWALES S3 AND S4)

CAPACITY CALCULATIONS FOR SWALES ON SHEET 14



TYPICAL CROSS SECTIONS OF SWALES S1 AND S2

CAPACITY CALCULATIONS FOR SWALES ON SHEET 14

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
2	12.17.20	ADDED SECTIONS A–A, B–B, C–C	
1	12.09.20	ADDED TEMPORARY SWALES	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849–6681 FAX: (979) 849–4689
REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

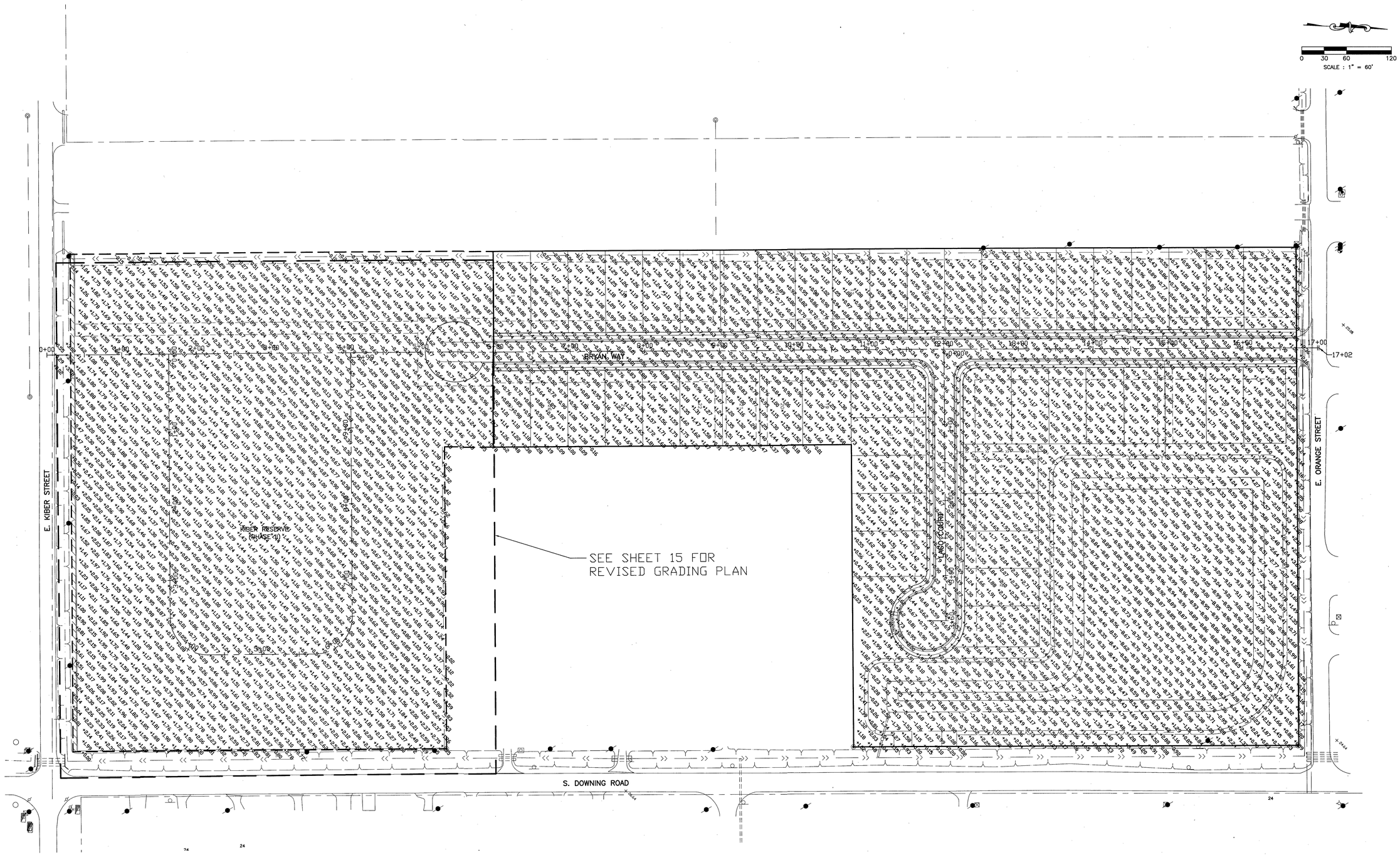
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

GRADING PLAN

PROJECT NO. 13499

15

Kiber Reserve Ph 1 SHEET SET.dwg



NOTE:
QUANTIITES WERE ESTIMATED WITH TOPOGRAPHIC DATA COLLECTED BEFORE SITE CLEARING. QUANTITIES SHALL BE REVISED AFTER LAND CLEARING FOR BETTER ESTIMATE ON FILL.

EARTHWORK QUANTITY:
CUT VOLUME: 29,732 CuYd
FILL VOLUME: 30,024 CuYd
NET FILL : 292 CuYd

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

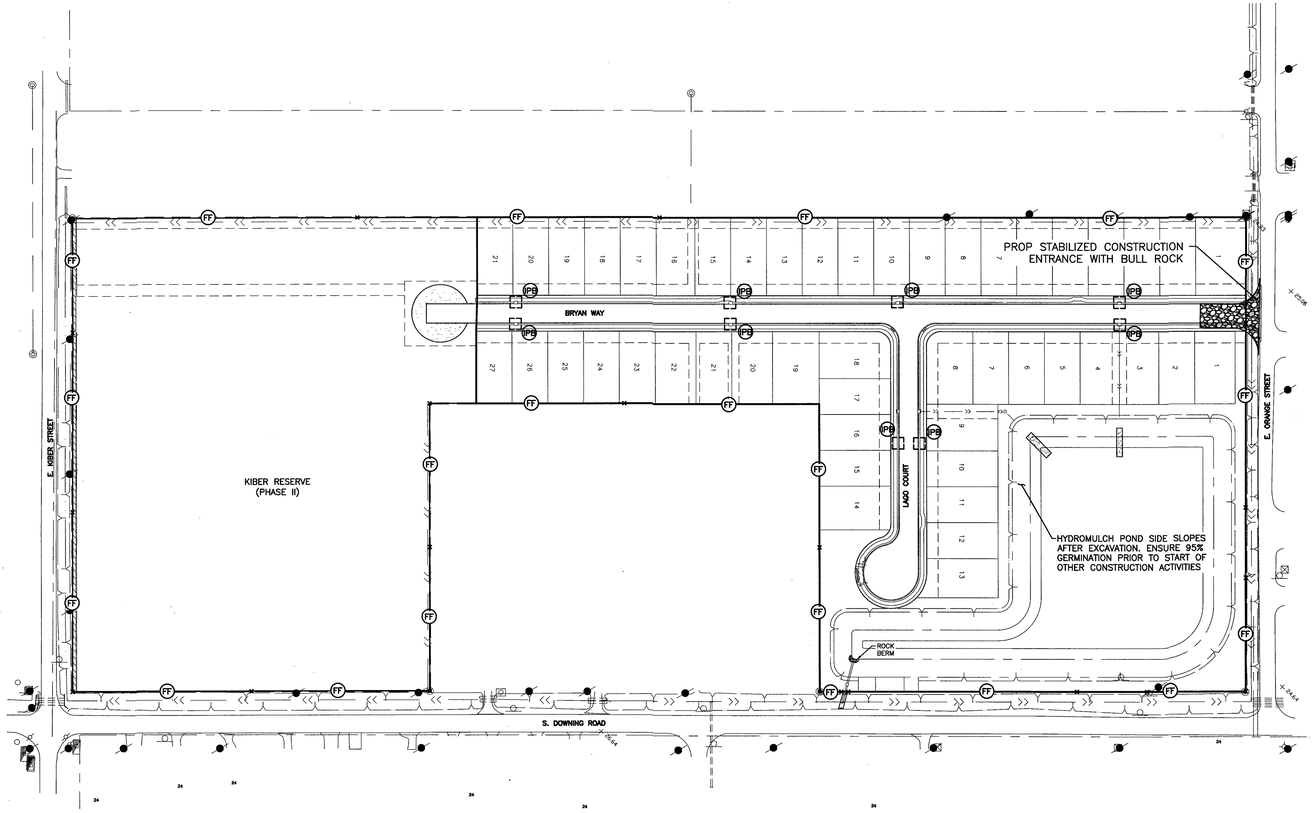
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CUT AND FILL PLAN

PROJECT NO. 13499

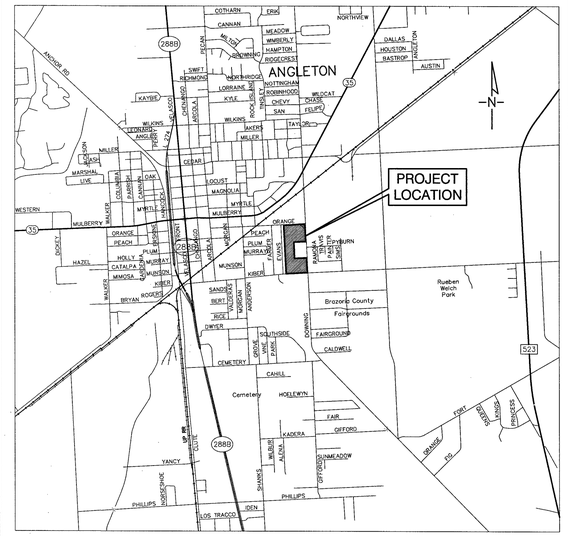
16

13499 SHEET SET.dwg

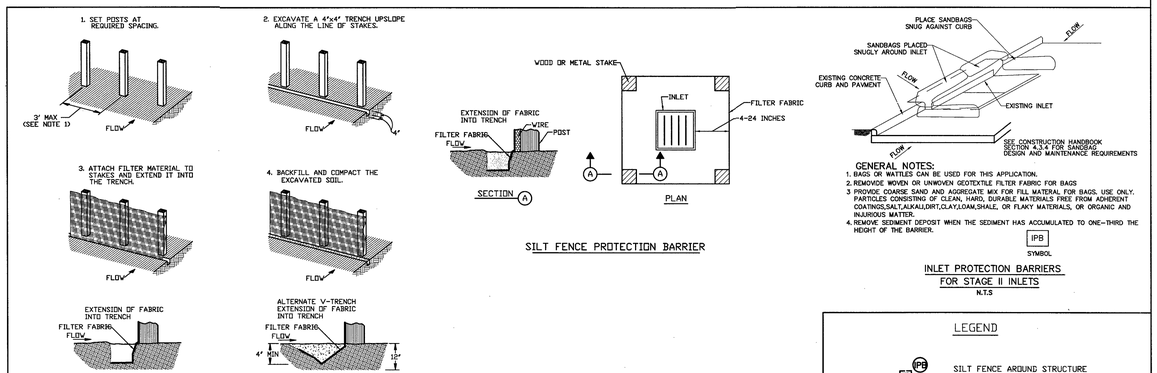


0 50 100 200
SCALE : 1" = 100'

GENERAL LOCATION MAP



NOTE:
AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.



CONSTRUCTION NOTES:
1. 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE

SILT FENCE PROTECTION BARRIER

GENERAL NOTES:
1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
2. REMOVOE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS
3 PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERIAL FOR BAGS. USE ONLY PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS,SALT,ALKALI,DIRT,CLAY,LOAM,SHALE, OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER.
4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

IPB
SYMBOL

INLET PROTECTION BARRIERS FOR STAGE II INLETS
N.T.S

LEGEND

- IPB — SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION
- FF — SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER
- HYDROMULCH SEED

PROJECT/SITE INFORMATION

PROJECT NAME: KIBER RESERVE (PHASE I)
PROJECT ADDRESS/LOCATION: W. SIDE OF DOWLING STREET AND N. SIDE OF KIBER STREET
CITY: ANGLETON STATE: TX. ZIP CODE: 77515
LATITUDE: 95°29'09.5" LONGITUDE: 29°09'40.4" COUNTY: BRAZORIA
NAME OF RECEIVING WATERS: GULF OF MEXICO

12/01/2021	06/01/2021
MONTH/DAY/YEAR	MONTH/DAY/YEAR
ESTIMATED CONSTRUCTION START DATE	ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 19.84 ACRES
ESTIMATE OF LIKELYHOOD OF DISCHARGE:

☐ UNLIKELY ☐ ONCE PER WEEK ☐ CONTINUAL
☒ ONCE PER MONTH ☐ ONCE PER DAY

ARE THERE ANY LISTED ENDANGERED OR THREATENED SPECIES, OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA?

☐ YES ☒ NO

ELIGIBILITY WITH REGARD TO PROTECTION OF ENDANGERED SPECIES HAS BEEN SATISFIED THROUGH THE INDICATED SECTION OF PART 1.B.3.e.(2) OF THE PERMIT.

(a) ☒ (b) ☐ (c) ☐ (d) ☐

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 100'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP LAYOUT
(PHASE I & PHASE II)

PROJECT NO. 13499

99 SHEET SET.dwg

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
KIBER RESERVE (PHASE I) SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 11.88 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 48 LOTS (50' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS, CONCRETE ROADWAYS WITH CURBS AND DETENTION POND EXCAVATION WITH MATERIAL SPREAD FOR LOT GRADING.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER. THIS MATERIAL WILL BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD ON DEVELOPED LOTS AFTER FINAL GRADING. UTILITY AND STORM SEWER CONSTRUCTION WILL REQUIRE TRENCHING. EXCAVATION FOR ROADWAY SUBGRADE AND DETENTION POND WILL INVOLVE SPREADING EXCAVATED MATERIAL ON ADJACENT LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG ORANGE STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.

C. TOTAL PROJECT AREA: 19.84 ACRES

D. TOTAL AREA TO BE DISTURBED: 19.84 ACRES

WEIGHTED RUNOFF COEFFICIENT
(BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.65

E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.

F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:

G. NAME OF RECEIVING WATERS:
RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION POND. THE POND OUTFALLS INTO ROADSIDE DITCH ON DOWNING STREET. DOWNING STREET OUTFALLS TO BASTROP BAYOU AND THEN TO THE GULF OF MEXICO.

AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.

NONE

H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:

NONE

J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

NONE

2. CONTROLS

NARRATIVE – SEQUENCE OF CONSTRUCTION ACTIVITIES AND APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION

THE ORDER OF CONSTRUCTION WILL BEGIN WITH STRIPPING OF ALL VEGETATION FROM THE WORK AREA.

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO RECEIVE FILL MATERIAL. REMOVED VEGETATION TO BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD AFTER LOT GRADING IS COMPLETE.
2. DEMOLISED THE MERGE LANE FROM ORANGE STREET TO DOWNING STREET. REGRADE THE ROADSIDE DITCH EAST OF DOWLING STREET AND SOUTH OF ORANGE STREET. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES AND STORM SEWER PIPES, INLETS AND MANHOLES. INSTALL INLET PROTECTION BARRIERS AROUND ALL INLETS. FULLY EXCAVATE THE DETENTION POND TO PROVIDE OUTFALL PATH FOR THE STORM SEWER SYSTEM. INSTALL THE RESTRICTIVE OUTLET.
3. ROADWAY EXCAVATION, LIME STABILIZATION AND CONCRETE PAVING WILL FOLLOW UNDERGROUND UTILITY AND STORM SEWER CONSTRUCTION. DURING ROADWAY WORK, THE REMAINDER OF THE DETENTION POND WILL BE EXCAVATED AND MATERIAL SPREAD ON LOTS. INSTALL SILT FENCE IN THE BOTTOM OF THE POND UPSTREAM OF THE RESTRICTIVE OUTFALL CULVERT.
4. AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.
5. THE NORTH SWALE AND THE DETENTION POND SHALL BE SEEDED AND FERTILIZED UPON COMPLETION OF THE EXCAVATION. ALL SEEDED AND FERTILIZED AREA TO BE IRRIGATED TO ENSURE GROWTH.

A. EROSION AND SEDIMENT CONTROLS: EROSION AND SEDIMENT CONTROLS SHALL RETAIN SEDIMENT ON SITE TO THE EXTENT PRACTICABLE. CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. OFFSITE SEDIMENT ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN CAPACITY HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WALL SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

SOIL STABILIZATION PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
TEMPORARY SEEDING				
PERMANENT PLANTING, SODDING, OR SEEDING		X		
MULCHING- WHERE INDICATED		X		
SOIL RETENTION BLANKET				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER:				

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:
DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

STRUCTURAL PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
REINFORCED SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES				
DIVERSION DIKE AND SWALE COMBINATIONS				
PIPE SLOPE DRAINS				
ROCK BEDDING AT CONSTRUCTION EXIT		X		
TIMBER MATTING AT CONSTRUCTION EXIT				
SEDIMENT TRAPS				
SEDIMENT BASINS				
STORM INLET PROTECTION		X		
STONE OUTLET STRUCTURES				
OTHER:				

B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:
CURBS & GUTTERS STORM SEWERS

C. OTHER CONTROLS

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF THE CLEAN WATER ACT.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL CONTAINER. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE MANAGEMENT REGULATIONS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE TRASH HAULED TO AN APPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS, ASPHALT PRODUCTS, PETROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.

SANITARY WASTE: PORTABLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:
___ HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
_X_ HAUL TRUCKS TO BE COVERED WITH TARPAULIN
_X_ EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
___ CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPAULINS IF REQUIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR FALLING FROM TRUCK.

REMARKS: ALL OPERATIONS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNTS OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

3. MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF A REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE, BUT NO LATER THAN SEVEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. MAINTENANCE SHALL BE PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS SOON AS PRACTICABLE.

4. INSPECTION

AN INSPECTION WILL BE PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS AFTER EVERY ONE-HALF INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL REPORT WILL BE MADE AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND APPROPRIATE CHANGES SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.

5. NON-STORMWATER DISCHARGES

___ FIRE HYDRANT FLUSHING
_X_ BUILDING WASHDOWN WITHOUT DETERGENTS
_X_ PAVEMENT WASHDOWN WITHOUT DETERGENTS
_X_ CONDENSATE
___ UNCONTAMINATED GROUNDWATER
___ UNCONTAMINATED FOUNDATION DRAINS

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED CONSTRUCTION EXIT	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP NARRATIVE

PROJECT NO. 13499

13499 SHEET SET.dwg

(1)

Hydrological and Hydraulic Impacts
Kiber Tract Subdivision

Job # 13651

Brazoria County, Texas

A = 19.84 Acre Development

Pre Development:

C = 0.10895
TC = 44.0 Minutes, I = 5.366
Q = 100 Year Storm = 14.68 cfs
Q-Allowable is 0.74 cfs / ac. = 14.68 cfs

Post Development

C = 0.65
T/C = 32.07 Minutes, I= 6.309
Q = 100 Year Storm = 101.71 cfs

Required Detention:

11.634 acre - feet (506,777 c.f.)

Miguel Sauceda, P.E. Feb 21, 2020

EXISITNG CONDITIONS

Bra. Co. Master Drg. Study allows only 0.74 cfs/acre in this area (Bastrop Bayou drainage area BB 18)

TC = 15 Minutes + 200 LF overland at 0.50 fps + 2010 LF ditch @ 1.5 fps = 44.0 Minutes

PROPOSED CONDITIONS

TC = 15 Minutes + 180 LF overland @ 0.5 FPS + 145 LF gutter @ 2.0 FPS + 1775 LF sewer @ 3.0 FPS
= 32.07

C = 0.65 per Brazoria Drainage Criteria Manual for lots under 1/8 acre

(2)

Drainage Analysis

Job # 13499 - Kiber Tract Subdivision

Rainfall intensity calculations for Brazoria County

I = intensity (in/hr)
b = coefficient
t = time of concentration
d = coefficient
e = coefficient

subscript

i =1 = 2year storm
i =2 = 5 year storm
i =3 = 10 year strom
i =4 = 25 year storm
i =5 = 50 year storm
i =6 = 100 year storm

$i := 1..6$

$b_i :=$ | $e_i :=$ | $d_i :=$

b_i	e_i	d_i
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

$T_{c0} := 44.0$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 5.433$ Predevelopment Intensity of interest

$C_{av} := .10895$ ENTER PREDEVELOPMENT C VALUE

$A_{av} := 19.84$ ENTER AREA

(3)

$C_f := 1.25$

$Q := C \cdot C_f \cdot I_6 \cdot A$

$Q = 14.68$

Must Insert correct subscript for I to obtain the relevant Q

$V_{av} := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 1.017 \times 10^5$

For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.983 \times 10^3$

T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

$t := 0, 1000 .. 84000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$ f(t) describes rising limb of hydrograph

$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$ g(t) describes descending limb of hydrograph

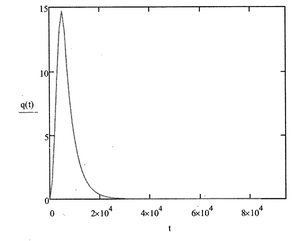
$q(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{pre} := \int_0^{86400} q(t)\, dt$

$Volume_{pre} = 1.021 \times 10^5$

(4)

Predevelopment hydrograph



$T_{c0} := 32.07$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 6.309$ Post development I of interest

ENTER POST DEVELOPMENT C FACTOR REVISE CfAND AREA IF NECESSARY

$C_{av} := 0.65$

$C_f := 1.25$

$Q_{av} := C \cdot I_6 \cdot A \cdot C_f$

$Q = 101.705$

$V_{av} := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 6.067 \times 10^5$

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.292 \times 10^3$

(5)

$t := 0, 1000 .. 25000$

$f(t) := \left(\frac{Q}{2}\right) \cdot \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

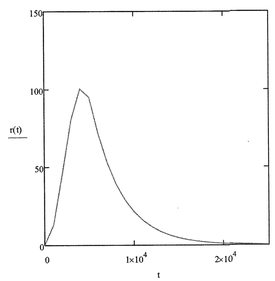
$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

$r(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{post} := \int_0^{86400} r(t)\, dt$

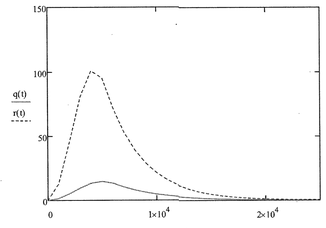
$Volume_{post} = 6.088 \times 10^5$

Post development hydrograph



(6)

Combined pre and post development hydrographs



$f(t) := ((r(t) - q(t)) \cdot 1$

$v(t) := if(f(t) > 0, f(t), 0)$

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE -FEET

$\frac{\int_0^{86400} v(t)\, dt}{43560} = 11.634$

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATIONS

PROJECT NO. 13499

13499 SHEET SET.dwg

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 10:15:30 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-2	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-3	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-4	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-5	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-6	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-7	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-8	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-9	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-10	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-11	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-12	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-13	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-14	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-15	0.6	0.77	15.00	15.00	6.64	0.000	3.070
A-16	0.6	1.13	15.00	15.00	6.64	0.000	4.505
A-17	0.6	1.13	15.00	15.00	6.64	0.000	4.505

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-2	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-3	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-4	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-5	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-6	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-7	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-8	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-9	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-10	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-11	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-12	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-13	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-14	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-15	Curb	5.00	n/a	n/a	3.070	6.261	0.311	9.15	9.15
A-16	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60
A-17	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.14	6.61	0.000	0.00	5.834
A-2	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-3	Curb	0.600	2.94	16.48	6.34	0.000	0.00	11.185
A-4	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-5	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-6	Curb	0.600	1.45	15.21	6.60	0.000	0.00	5.741
A-7	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-8	Curb	0.600	2.90	16.57	6.32	0.000	0.00	11.002
A-9	Curb	0.600	3.70	16.69	6.30	0.000	0.00	13.987
A-10	Curb	0.600	7.36	17.32	6.18	0.000	0.00	27.299
A-11	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-12	Curb	0.600	8.98	18.18	6.03	0.000	0.00	32.481
A-13	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-14	Curb	0.600	10.60	19.15	5.87	0.000	0.00	37.310
A-15	Curb	0.600	11.37	19.93	5.74	0.000	0.00	39.177
A-16	Curb	0.600	1.13	15.00	6.64	0.000	0.00	4.505
A-17	Curb	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-1	CircMh	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-3	CircMh	0.600	1.47	15.14	6.61	0.000	0.00	5.834
MH-4	CircMh	0.600	12.50	20.39	5.67	0.000	0.00	42.538
OUT	Outlt	0.600	13.63	20.43	5.67	0.000	0.00	46.342

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.67	18.59	Circ 1	0.00	1.50	28.00	0.29	0.013
4	A-3	A-9	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
5	A-5	A-6	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	1.50	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	120.00	0.25	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	22.37	22.35	0.079	0.75	1.50	3.34	1.67	2.95	5.96	0.000
2	22.35	22.18	0.066	1.09	2.00	3.32	1.86	5.83	10.10	0.000
3	22.19	22.17	0.079	0.77	1.50	3.21	1.67	2.95	5.62	0.000
4	22.17	22.03	0.244	1.50	2.00	4.43	3.56	11.19	12.09	0.000
5	22.13	22.10	0.075	0.74	1.50	3.31	1.62	2.87	5.84	0.000
6	22.10	21.93	0.064	1.09	2.00	3.27	1.83	5.74	10.10	0.000
7	21.95	21.93	0.075	0.76	1.50	3.19	1.62	2.87	5.62	0.000
8	21.93	21.80	0.236	1.47	2.00	4.45	2.55	14.50	12.47	0.000
9	22.03	21.80	0.116	1.31	2.50	5.38	2.85	13.99	26.01	0.000
10	21.80	21.38	0.167	2.25	3.00	4.80	3.86	27.30	29.65	0.000
11	21.41	21.38	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
12	21.38	21.07	0.104	2.19	3.50	5.13	3.38	32.48	45.15	0.000
13	21.10	21.07	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
14	21.07	20.73	0.137	2.41	3.50	5.29	3.88	37.31	45.18	0.000
15	20.73	20.51	0.152	2.52	3.50	5.29	4.07	39.18	44.54	0.000
16	20.53	20.51	0.184	0.96	1.50	3.77	2.55	14.50	6.07	0.000
17	20.50	20.37	0.104	2.31	4.00	6.16	3.69	46.34	71.83	0.000
18	20.37	20.30	0.104	2.44	4.00	5.78	3.69	46.34	67.72	0.000
19	22.18	22.17	0.066	1.09	2.00	3.32	1.86	5.83	10.12	0.000
20	20.51	20.50	0.088	2.22	4.00	5.94	3.39	42.54	71.83	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-2	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-3	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-4	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-5	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-6	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-7	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-8	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-9	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-10	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-11	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-12	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-13	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-14	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-15	0.6	0.77	15.00	15.00	10.10	0.000	4.666
A-16	0.6	1.13	15.00	15.00	10.10	0.000	6.847
A-17	0.6	1.13	15.00	15.00	10.10	0.000	6.847

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-2	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-3	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-4	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-5	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-6	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-7	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-8	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-9	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-10	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-11	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-12	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-13	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-14	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-15	Curb	5.00	n/a	n/a	4.666	6.261	0.411	10.70	10.70
A-16	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40
A-17	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.13	10.06	0.000	0.00	8.873
A-2	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-3	Curb	0.600	2.94	16.33	9.71	0.000	0.00	17.123
A-4	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-5	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-6	Curb	0.600	1.45	15.19	10.04	0.000	0.00	8.735
A-7	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-8	Curb	0.600	2.90	16.42	9.68	0.000	0.00	16.849
A-9	Curb	0.600	3.70	16.51	9.66	0.000	0.00	21.444
A-10	Curb	0.600	7.36	17.08	9.50	0.000	0.00	41.972
A-11	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-12	Curb	0.600	8.98	17.77	9.32	0.000	0.00	50.236
A-13	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-14	Curb	0.600	10.60	18.72	9.09	0.000	0.00	57.811
A-15	Curb	0.600	11.37	19.41	8.93	0.000	0.00	60.915
A-16	Curb	0.600	1.13	15.00	10.10	0.000	0.00	6.847
A-17	Curb	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-1	CircMh	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-3	CircMh	0.600	1.47	15.13	10.06	0.000	0.00	8.873
MH-4	CircMh	0.600	12.50	19.80	8.84	0.000	0.00	66.309
OUT	Outlt	0.600	13.63	19.83	8.83	0.000	0.00	72.248

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.67	18.59	Circ 1	0.00	1.50	28.00	0.29	0.013
4	A-3	A-9	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
5	A-5	A-6	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	1.50	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	120.00	0.25	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	25.23	25.18	0.182	0.97	1.50	3.70	2.54	4.48	5.96	0.000
2	25.18	24.79	0.154	1.44	2.00	3.67	2.82	8.87	10.10	0.000
3	24.82	24.77	0.182	1.01	1.50	3.55	2.54	4.48	5.62	0.000
4	24.77	24.45	0.573	2.00	2.00	5.45	5.45	17.12	12.09	0.000
5	24.67	24.60	0.172	0.96	1.50	3.65	2.47	4.36	5.84	0.000
6	24.60	24.21	0.149	1.44	2.00	3.61	2.78	8.73	10.10	0.000
7	24.25	24.21	0.172	0.98	1.50	3.55	2.47	4.36	5.62	0.000
8	24.21	23.90	0.555	2.00	2.00	5.36	5.36	16.85	12.47	0.000
9	24.45	23.90	0.273	1.72	2.50	5.96	4.37	21.44	26.01	0.000
10	23.90	22.91	0.396	3.00	3.00	5.94	5.94	41.97	29.65	0.000
11	22.97	22.91	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
12	22.91	22.17	0.249	3.50	3.50	5.22	5.22	50.24	45.15	0.000
13	22.23	22.17	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
14	22.17	21.35	0.330	3.50	3.50	6.01	6.01	57.81	45.18	0.000
15	21.35	20.81	0.366	3.50	3.50	6.33	6.33	60.91	44.54	0.000
16	20.86	20.81	0.425	1.50	1.50	3.87	3.87	6.85	6.07	0.000
17	20.79	20.48	0.253	3.25	4.00	6.61	5.75	72.25	71.83	0.000
18	20.48	20.30	0.253	3.50	4.00	6.20	5.75	72.25	67.72	0.000
19	24.79	24.77	0.154	1.44	2.00	3.67	2.82	8.87	10.12	0.000
20	20.81	20.79	0.213	3.00	4.00	6.56	5.28	66.31	71.83	0.000

END

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 9:20:29 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

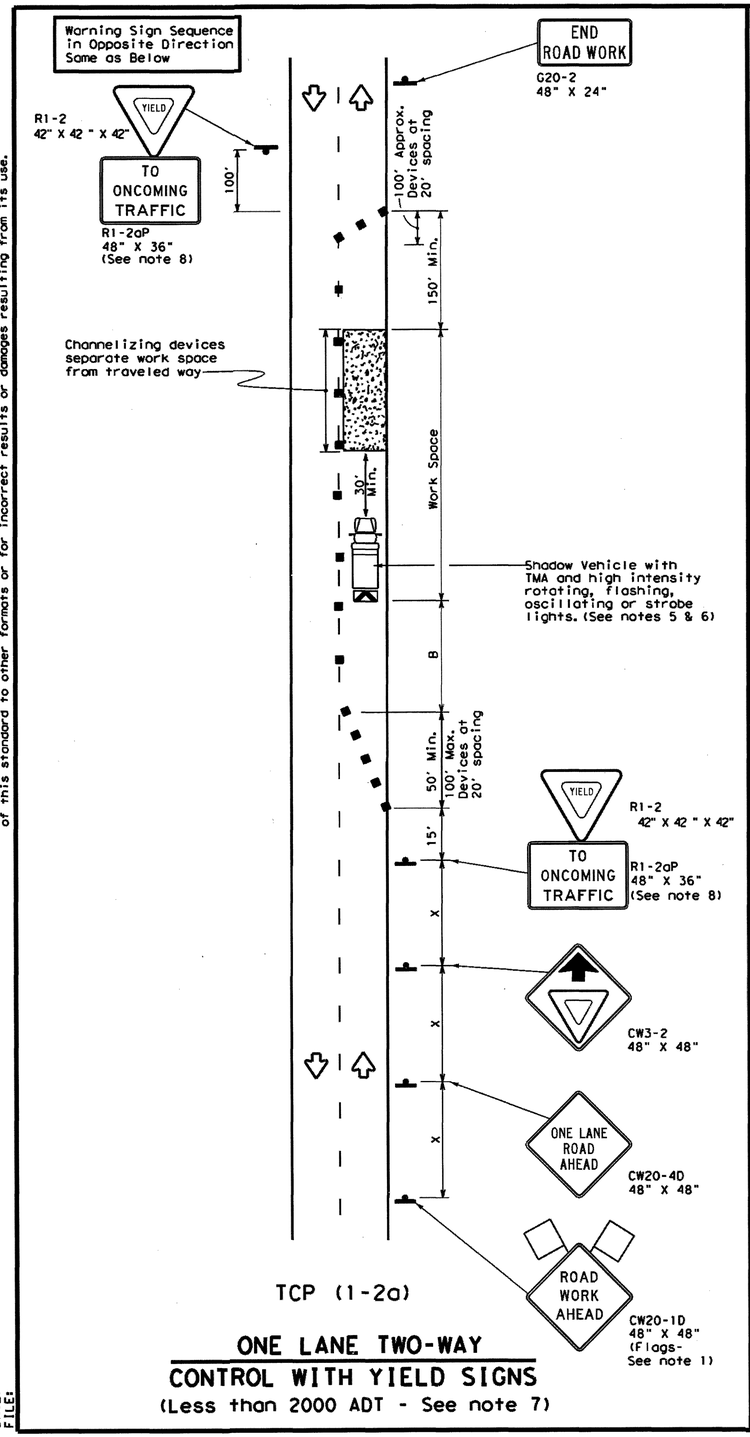
ID	C Value	Area (acre)	Tc (min)	TC Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-18	0.6	1.07	15.00	15.00	6.64	0.000	4.266
A-19	0.6	1.01	15.00	15.00	6.64	0.000	4.026

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-18	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-19

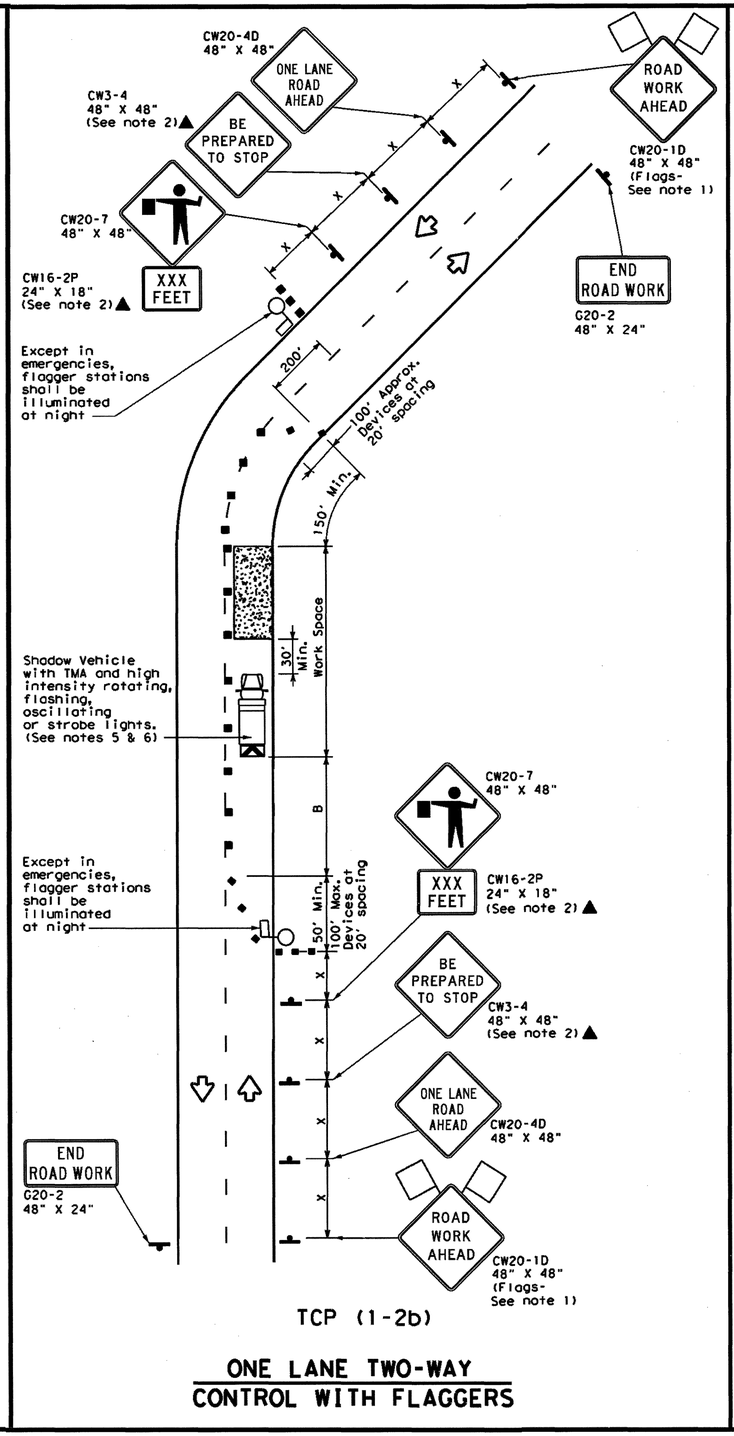
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade	■ ■	Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	(M)	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp1-2-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

152

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/2/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

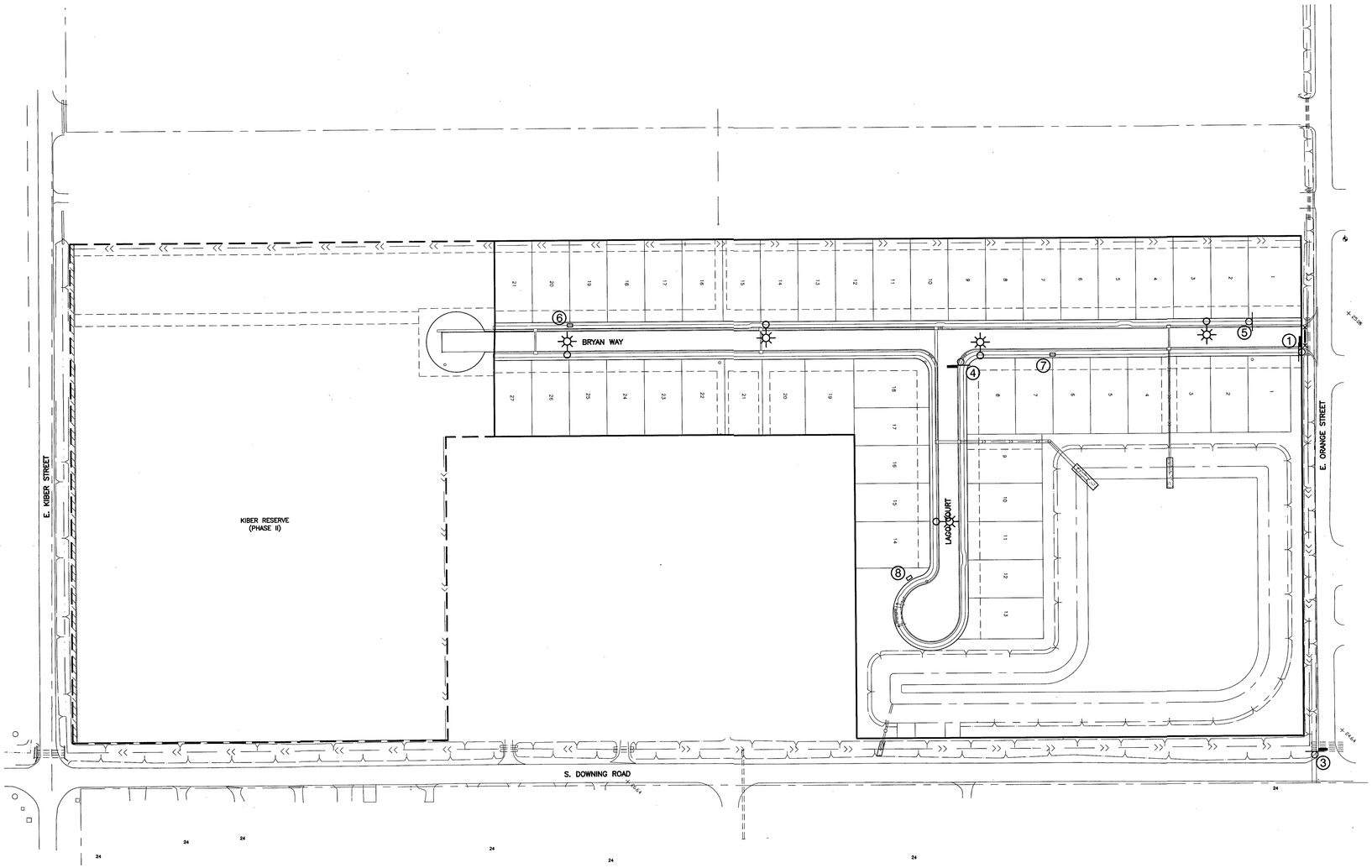
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TRAFFIC CONTROL PLAN
TCP (1–2) –18

PROJECT NO. 13499

I:\Projects\13499 SHEET SET.dwg



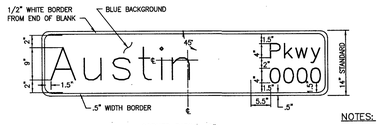
0 40 80 160

SCALE : 1" = 80'

GENERAL CONSTRUCTION NOTES:

1. SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WIRES WITH MULTI-LEVELING, WIND DUMPING BRACKETS.
2. SUPPORT WIRES SHOULD NOT BE PROHIBITED FROM INDEPENDENT MOVEMENT.
3. INSTALL ONE STREET NAME SIGN APPROXIMATE 2' FROM POLE ABOVE ON-COMING TRAFFIC ON EACH TRAFFIC SIGNAL SPAN.
4. THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE, ALL INDIVIDUAL LETTERS FOR EXAMPLE "F.M." SHALL BE UPPER CASE. STREET SUFFIXES & "NO OUTLET" SHALL BE UPPER CASE.
5. ALL SHEETING SHALL BE "DIAMOND GRADE" OR APPROVED EQUAL.
6. USE ANODIZED BLANKS ONLY.
7. STREET SIGN FONTS SHALL BE HELVETICA BOLD, MEDIUM STYLE
8. MINIMUM SIGN THICKNESS: 9" SIGNS = .080", 14" SIGNS = .1875"

SL-ST-68



CORNER RADII = 2"
PLINE WIDTH = .5"

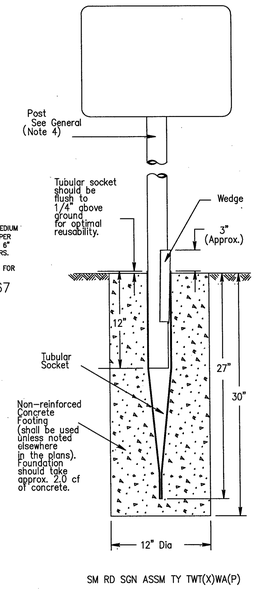
DETAIL OF SIGN FOR MAST ARM TRAFFIC SIGNAL POLES

NOTES:

1. HELVETICA BOLD, MEDIUM STYLE WITH 9" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.
2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO.

SL-ST-67

Wedge Anchor System



SM RD SGN ASSM TY TWT(X)WA(P)

SL-ST-62

SL-ST-68

POZ-LOCK SLIPBASE SYSTEM
NTS

SL-ST-64

CONCRETE SIGN PEDESTAL SL-ST-65
NTS

NOTES:

1.) FILL HOLE TO GROUND LEVEL.
2.) PRESS BASE INTO CENTER OF CONCRETE.
3.) LEVEL BASE 3" ABOVE GROUND.
4.) TIGHTEN (TORQUE) NUTS BETWEEN 60 TO 80 FT/LB MAX.

TYPE III BARRICADE

- STREET AREA LIGHTING (5 LOCATIONS)
- STREET SIGNS
- STOP BAR
- (1) STREET NAMES W/ STOP SIGN - FACING BRYAN WAY W/ STOP BAR
- (3) STREET NAMES W/ STOP SIGN - FACING ORANGE STREET W/ STOP BAR
- (4) STREET NAMES W/ STOP SIGN - FACING LAGO COURT W/ STOP BAR
- (5) SPEED LIMIT SIGN 30 MPH
- (6) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- (7) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- (8) 8 CBU (2-TYPE III 8 SLOT) ON 7'X4'X8" SLAB
- TYPE III BARRICADE

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REDUCE LIGHT COUNT FOR PHASE I	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-6689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PAVEMENT MARKINGS, MAIL BOXES STREET SIGNS AND ROADWAY LIGHTING LAYOUT

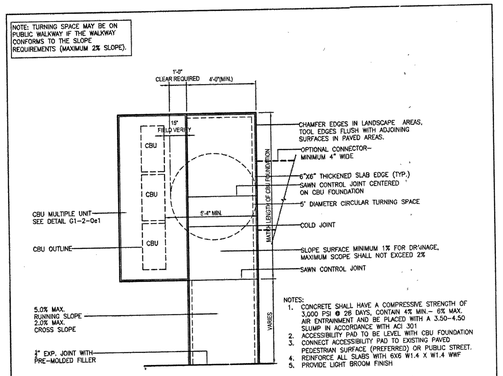
PROJECT NO. 13499

22

13499 SHEET SET.dwg

NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(s) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.



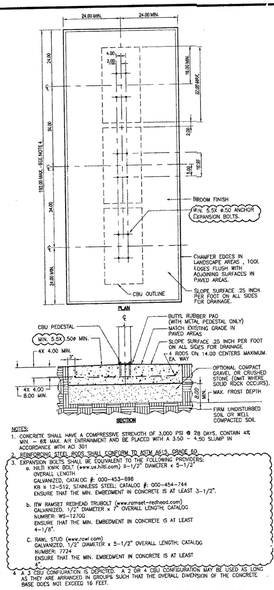
Paved Pedestrian Surface (if available) or Public Street

Detail: CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: ./usps\library\details\G1-2-0e3.dwg Scale: 1/4"=1'-0"	G1 - 2 - 0 e3				
	USPS SDL Issued: 10/1/2016 Last Revised: 7/14/2016				

UNITED STATES POSTAL SERVICE — STANDARD DETAIL LIBRARY

©Copyright 1997-2015 United States Postal Service

NOTES TO A/E:



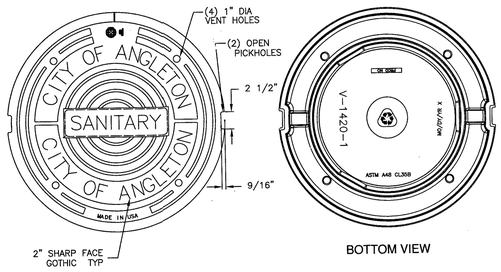
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING BOLT SHALL CONFORM TO ASTM A615, GRADE 60
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   a. HILTI KWIK BOLT (www.us.hilti.com) 3-1/2" DIAMETER x 5-1/2" OVERALL LENGTH
      GALVANIZED, CATALOG #: 000-453-699
      STAINLESS STEEL, CATALOG #: 000-454-744
      KR X 12-512, STAINLESS STEEL
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com)
      GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: WS-12700
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
   c. RAWL STUD (www.rawl.com)
      GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7224
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST
4. 2'-0" x 2'-0" CBU CONFIGURATION MAY BE USED AS LONG AS TWO ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 116 FEET

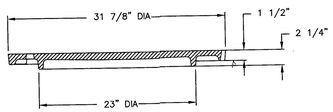
Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: ./usps/library/details/G1-2-0e1 Scale: 1/2" = 1'-0"	G1 - 2 - 0 e1				
	USPS SDL Issued: 10/1/2016 Last Revised: 10/27/2016				

UNITED STATES POSTAL SERVICE — STANDARD DETAIL LIBRARY

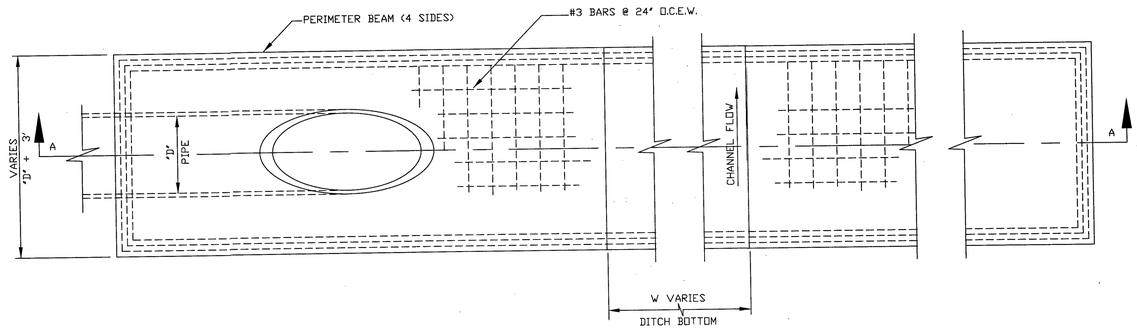
©Copyright 1997-2014 United States Postal Service

V1420-1 Cover





NOTES
1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.



TYPICAL DRAINAGE OUTFALL CHANNEL

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED SLOPE PAVING DETAIL	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

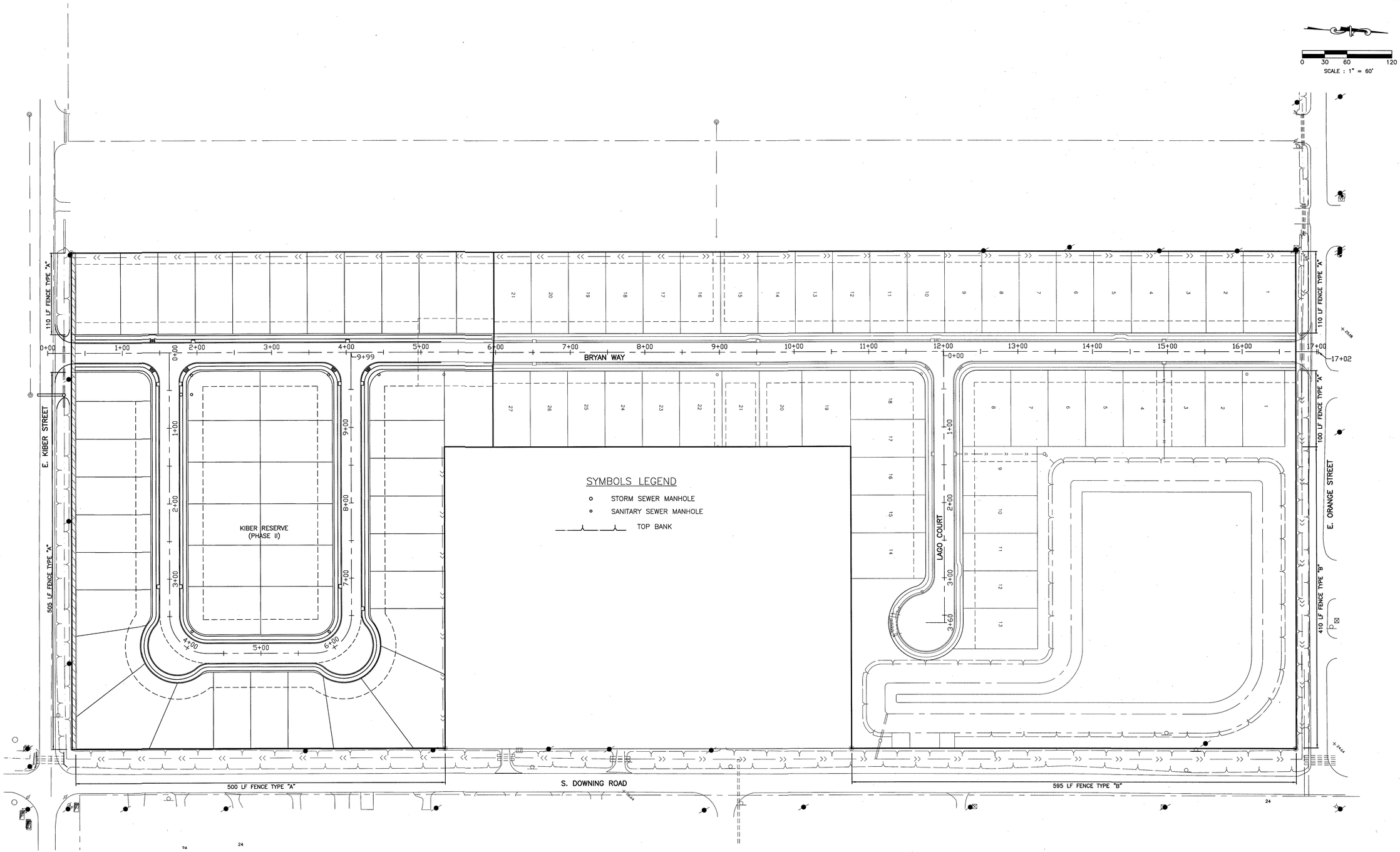
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

MISCELLANEOUS DETAILS

PROJECT NO. 13499

23

13499 SHEET SET.dwg



FENCE TYPE "A" = 6' WOOD (1325 LF)

FENCE TYPE "B" = SHORT PICKET STYLE (1005 LF)

RECORD DRAWING

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISE WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6881 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 5/7/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

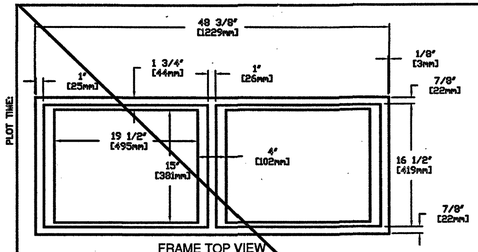
FENCE EXHIBIT

PROJECT NO. 13499

E.1

99 SHEET SET.dwg

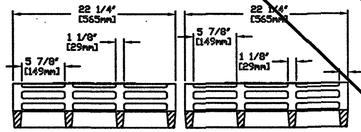
PLOT TIME:



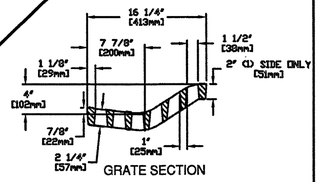
FRAME TOP VIEW

GRATE COVER IS EJIW OR APPROVED EQUAL.

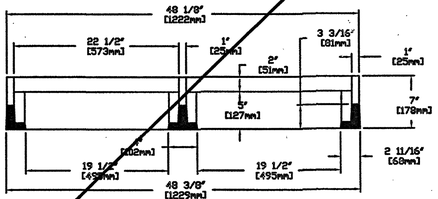
GRATE TOP VIEW



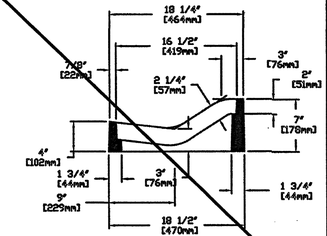
GRATE SECTION GRATE SECTION



GRATE SECTION



FRAME SECTION

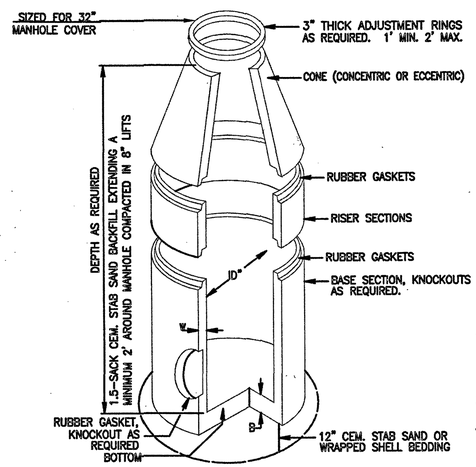


FRAME SECTION

CATCH BASIN ASSEMBLY

N.T.S.

SL-DR-03



DIMENSIONS AND WEIGHTS			
I.D. SIZE (in)	W (in)	B (in)	RISER WT/LF (lb)
48	5	6	868
60	6	8	1300
72	7	8	1811
96	9	8	3090

NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.

SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

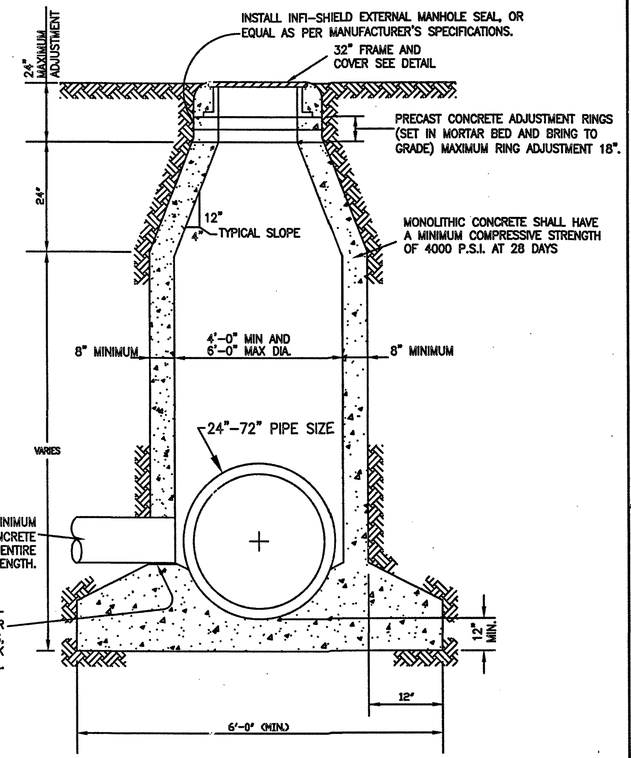
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

PRECAST CONCRETE MANHOLE

N.T.S.

SL-DR-02



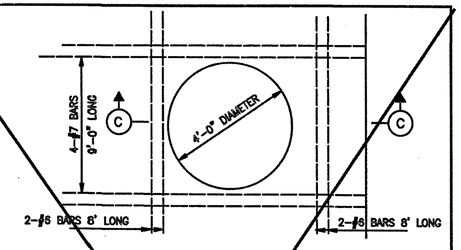
TYPE "C" CAST-IN-PLACE MANHOLE

N.T.S.

NOTES:

1. CONCRETE SHALL BE A MONOLITHIC POUR.
2. #4 REBAR TO BE PLACED IN BASE AND WALLS @ 12" C-C EW.
3. 1-1/2" C.S.S. BACKFILL TO BE PLACED AROUND MANHOLE COMPACTED IN 8" LIFTS (MAX).

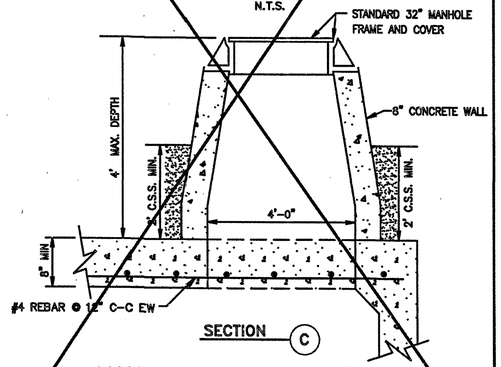
SL-DR-01



STANDARD TYPE "E" INLET MAY BE USED AT TOP OF MANHOLE.

PLAN

N.T.S.



MANHOLE FOR BOX SEWER

N.T.S.

SL-DR-04

GENERAL CONSTRUCTION NOTES:

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

REFER TO:

1. *GENERAL NOTES, C.S.S & CONCRETE NOTES.*
2. *STORM SEWER NOTES*

NO.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER MANHOLE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-03

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

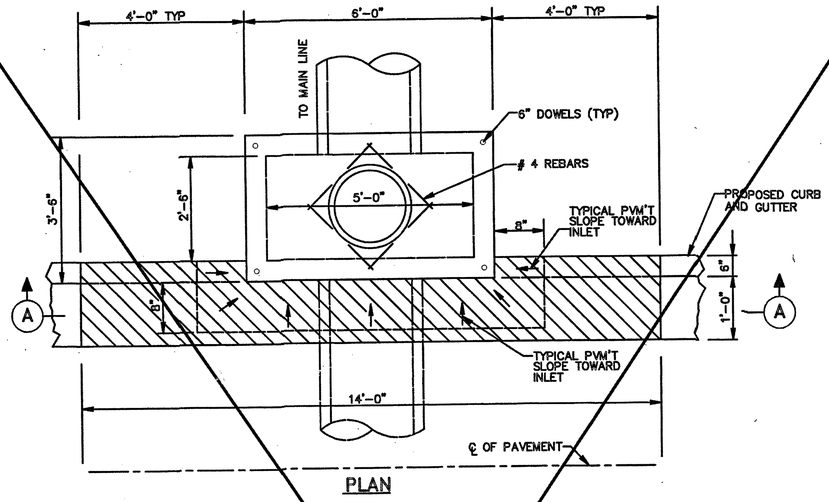
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER MANHOLE CONSTRUCTION DETAILS SL-03

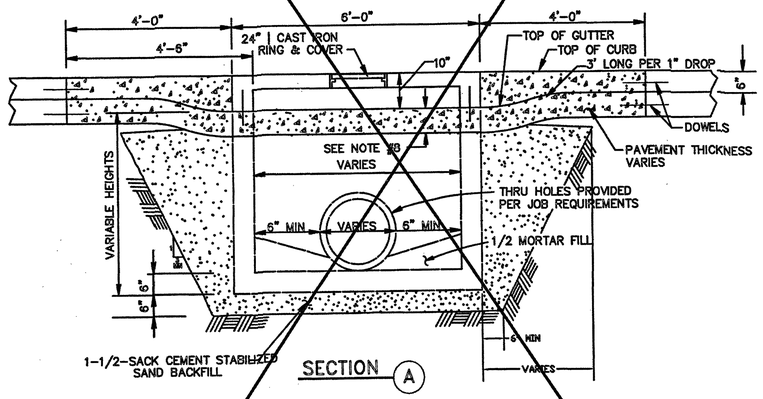
PROJECT NO. 13499

I:\99 ANGLETON\DETAIL SET.dwg

PLOT TIME:



PLAN



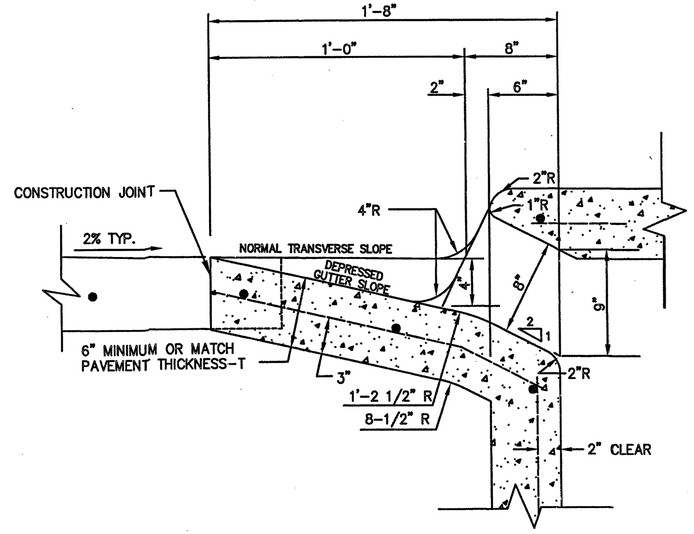
SECTION (A)

TYPE "H-2" INLET

SL-DR-25

NOTES:

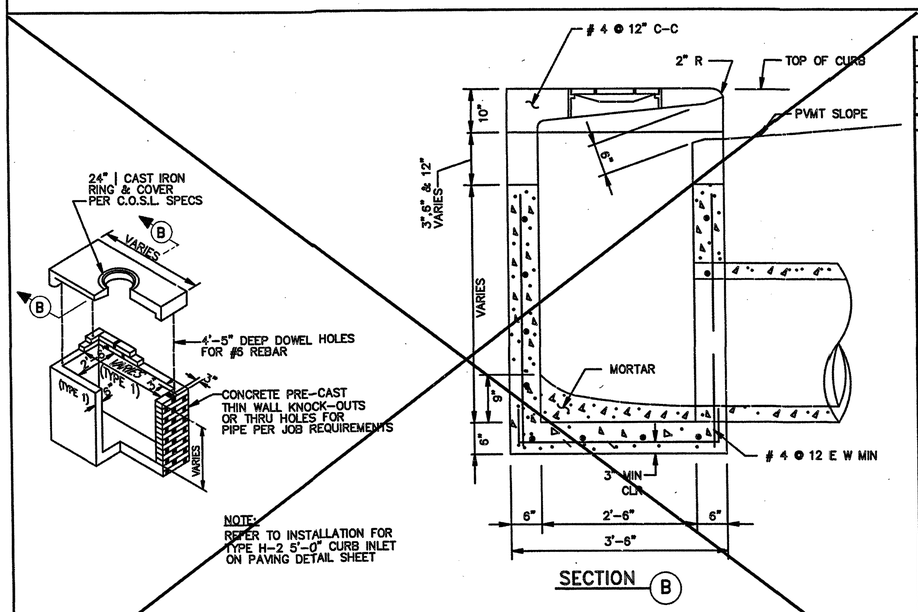
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #5 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 5" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

SCALE: N.T.S.

SL-DR-40



NOTE:
REFER TO INSTALLATION FOR TYPE H-2 5'-0" CURB INLET ON PAVING DETAIL SHEET

SECTION (B)

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

1. ***GENERAL NOTES***
2. ***SEE C.S.S., PAVEMENT NOTES***

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS II

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-08

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

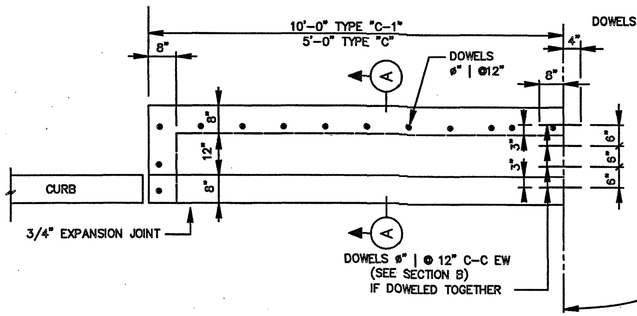
STORM SEWER INLET
CONSTRUCTION DETAILS II
SL-08

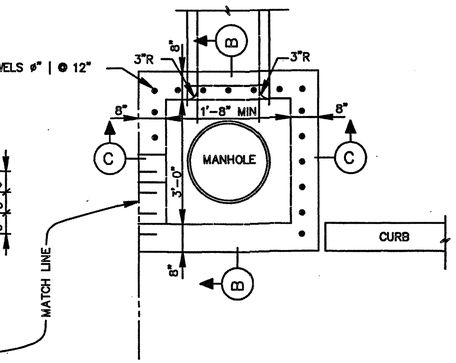
PROJECT NO. 13499

25

J:\13499 ANGLETON DETAIL SET.dwg

PLOT TIME:





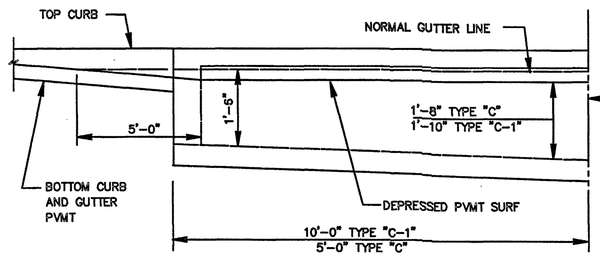
PLAN

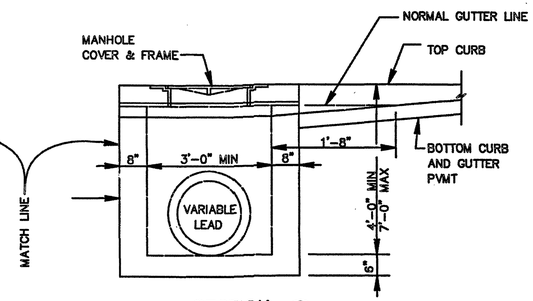
GENERAL NOTES:

TYPE "C" INLET WITH ONE EXTENSION
TYPE "C-1" INLET WITH DOUBLE EXTENSION
TYPE "C-2" INLET WITH EXTEN. ON EACH SIDE
TYPE "C-2A" INLET WITH NO EXTENSION

NOTES:

1. FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"X6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
2. WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.

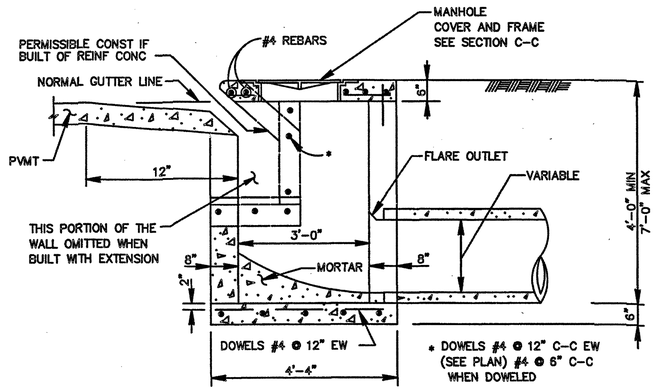




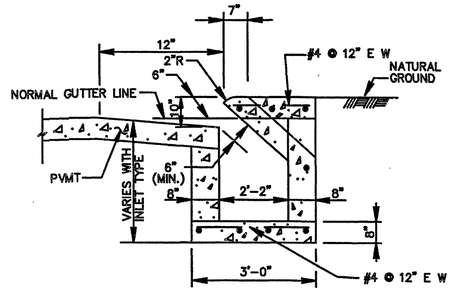
PLAN

SECTION (C)

SL-DR-27



SECTION (B)



SECTION (A)

TYPE "C" INLET

N.T.S.

SL-DR-28

REFER TO:

1. *GENERAL NOTES*
2. *STORM SEWER NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET
CONSTRUCTION DETAILS III

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-09

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/26

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

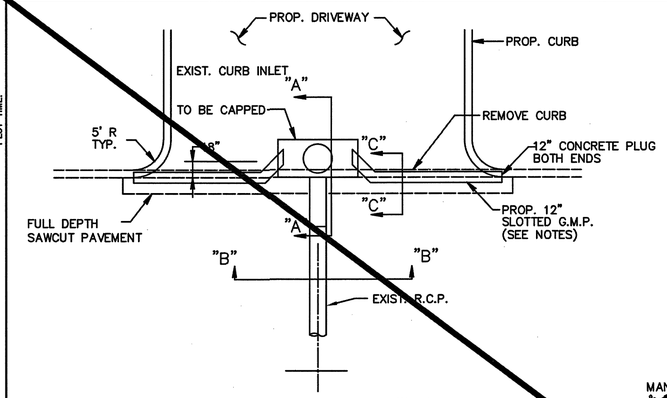
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER INLET
CONSTRUCTION DETAILS III
SL-09

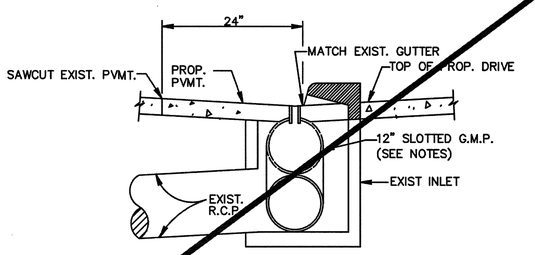
PROJECT NO. 13499

J:\2013\13499 ANGLETON DETAIL SET.dwg

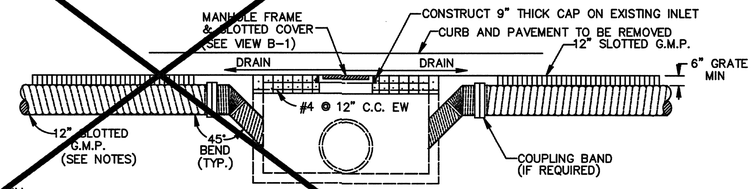
PLOT TIME:



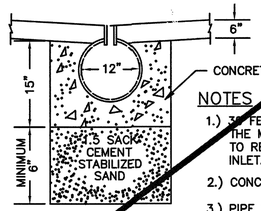
SLOTTED PIPE INSTALLATION FOR DRIVEWAY CONSTRUCTION



SECTION A–A



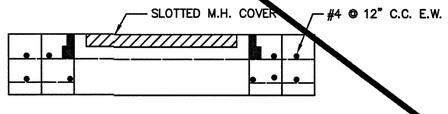
SECTION B–B



SECTION C–C

NOTES

1.) 30 FEET OF SLOT IS THE MINIMUM REQUIREMENT TO REPLACE A TYPE B–B INLET.
2.) CONCRETE MIN. 3000 P.S.I.
3.) PIPE TO BE GALVANIZED TYPE II WITH GALVANIZED SLOT
4.) CONDITIONS MAY VARY. CONTRACTOR TO ROLL FITTING AND ENTER BOX BELOW 9" CAP.
5.) SEE C.S.S. NOTES.

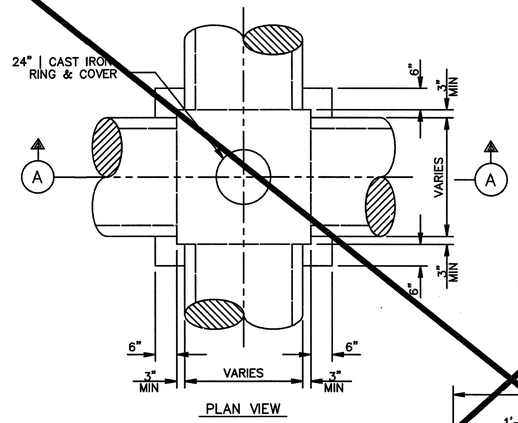


VIEW B–1

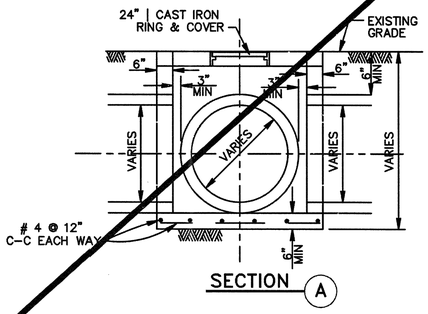
SLOTTED DRAIN DETAIL

N.T.S.

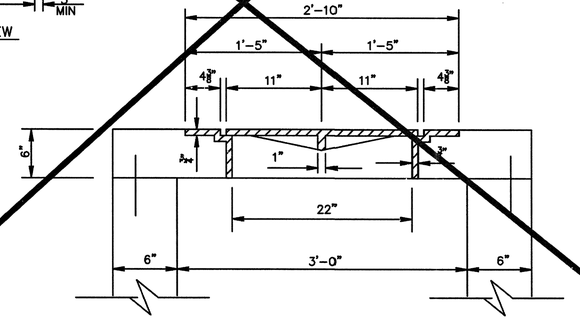
SL–DR–29



PLAN VIEW



SECTION A



FRAME AND COVER SECTION

JUNCTION BOX

N.T.S.

SL–DR–30

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

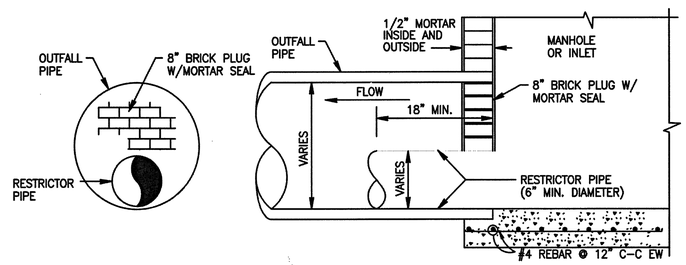
CONSTRUCTION PLANS FOR:

STORM SEWER CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–10

SHEET OF



CHOKE OUTFALL RESTRICTOR DETAIL

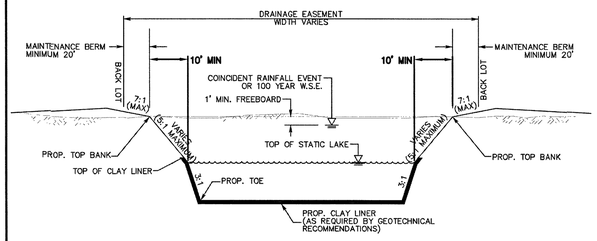
STORM SEWER CHOKE RESTRICTOR

N.T.S.

SL–DR–31

REFER TO:

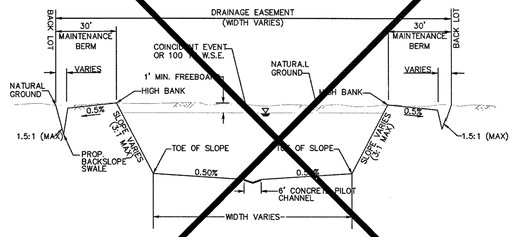
1. GENERAL NOTES
2. STORM SEWER NOTES



WET DETENTION POND/AMENITY LAKE

N.T.S.

SL–DR–32



DRY DETENTION POND

N.T.S.

SL–DR–33

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

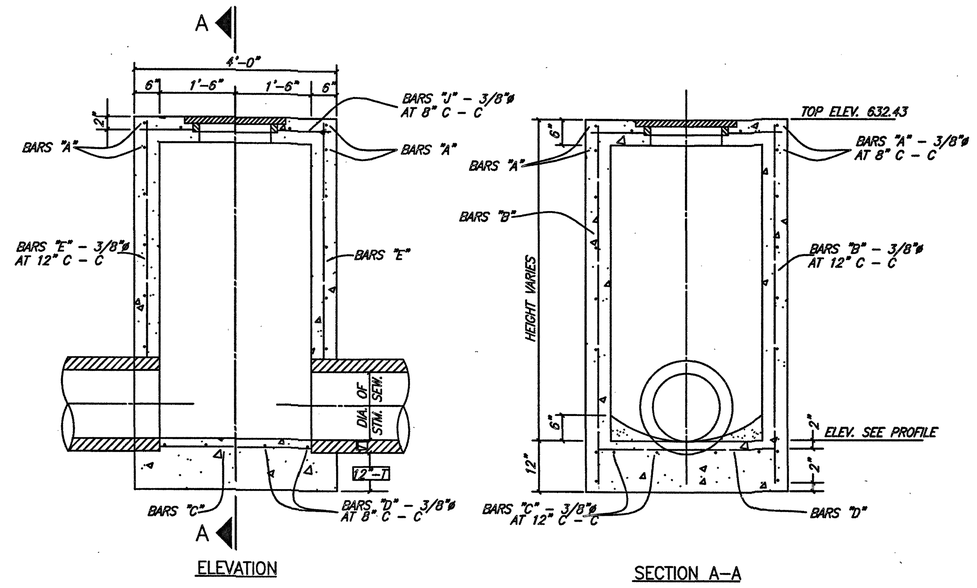
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS SL–10

PROJECT NO. 13499

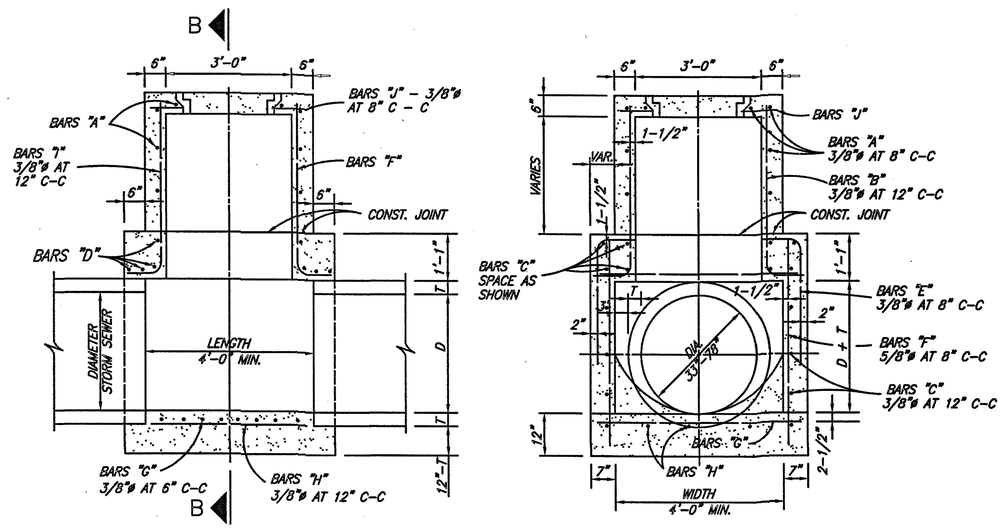
99 ANGLETON DETAIL SET.dwg

PLOT TIME:



STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30" – N.T.S.



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78" – N.T.S.

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

JUNCTION BOX MANHOLES
SL-11

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

JUNCTION BOX MANHOLES

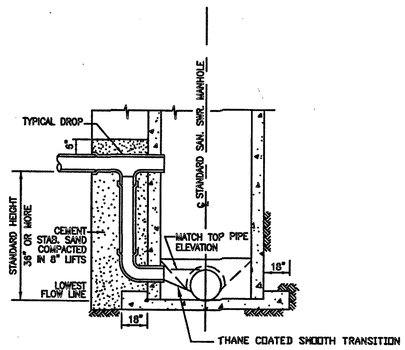
JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-11

SHEET OF

P:\13499 ANGLETON DENIAL SET.dwg

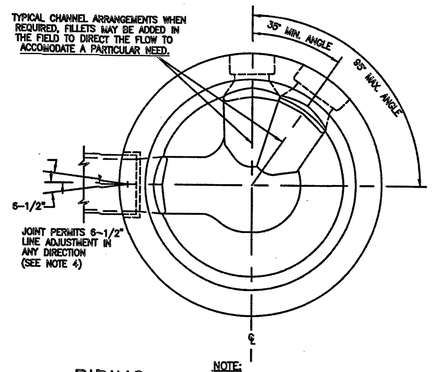
PLOT TIME:



STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05

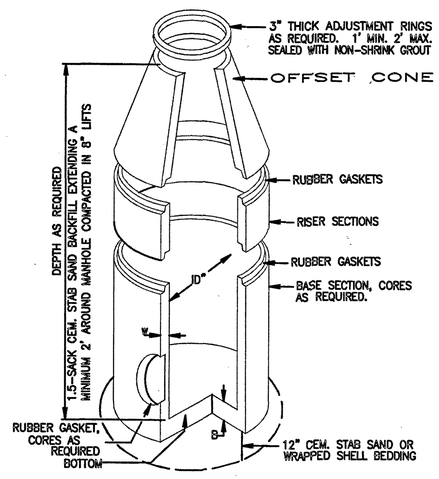
NOTE:

1. INFLUENT AND EXFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
2. INFLUENT AND EXFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURE'S RECOMMENDATIONS.

NOTES:

1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 38 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF ANGLETON DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF ANGLETON PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.

SL-SS-07



SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

NOTES

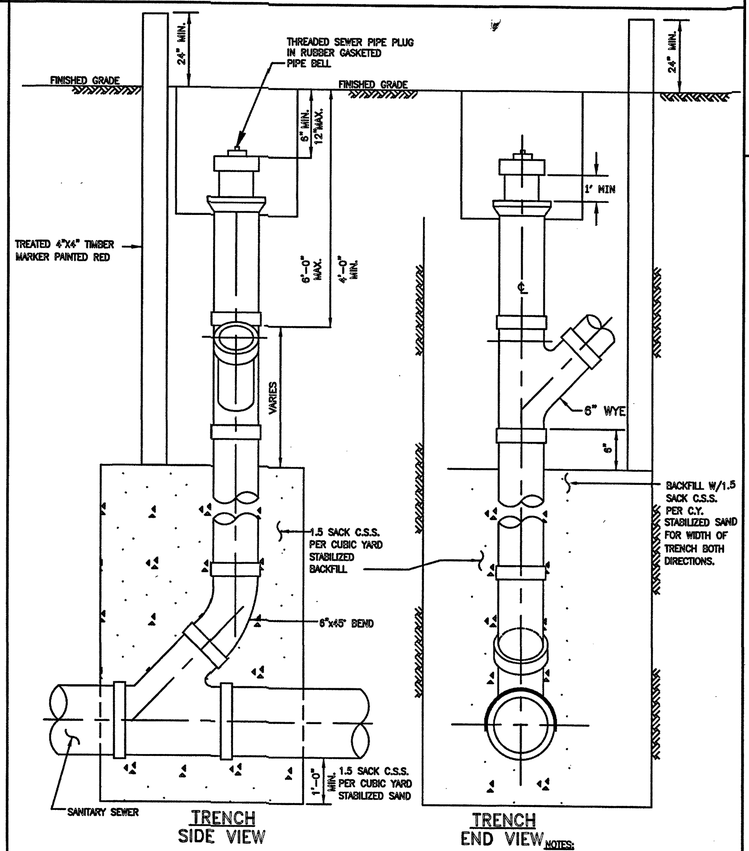
1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. INVERTS SHALL COMPLY WITH C.O.S.L., DESIGN MANUAL SPECIFICATIONS.
8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE

N.T.S.

SL-SS-03

CAD FILE PATH:
PLOT DATE:



TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL

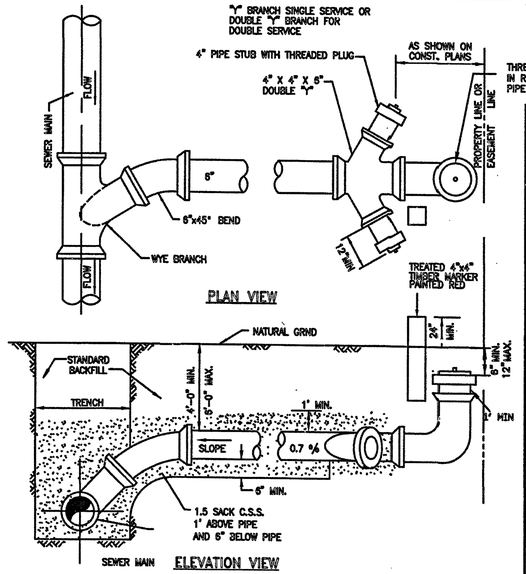
N.T.S.

NOTES:

A.) NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.

B.) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

SL-SS-04



SANITARY SEWER SERVICE CONNECTION

N.T.S.

SL-SS-06

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SANITARY SEWER CONSTRUCTION DETAILS SL-14

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

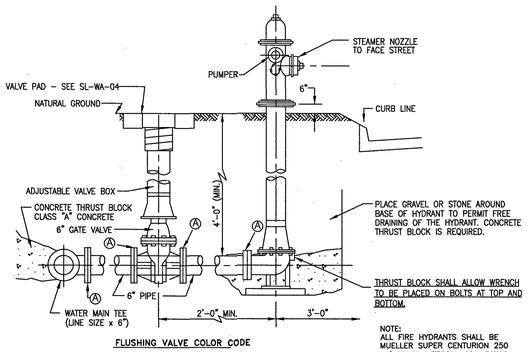
SANITARY SEWER CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-14

SHEET OF

G:\ANGLETON DETAIL SET.dwg



FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.S.T.

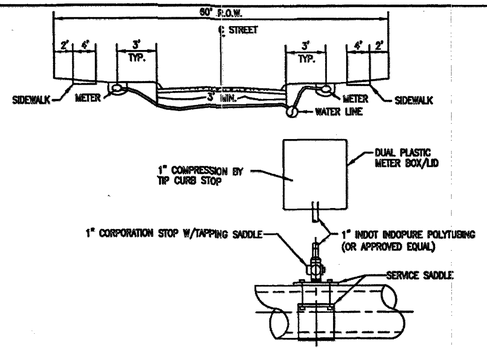
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER CITY OF ANGLETON DESIGN STANDARDS.

Ⓐ =RESTRAINED JOINT

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

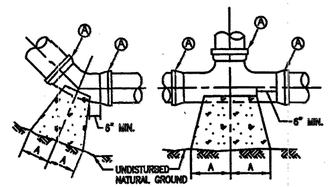
SL-WA-01

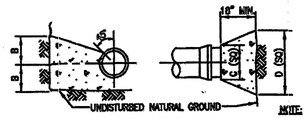


WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

SL-WA-03





NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER.
ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

Ⓐ =RESTRAINED JOINT

THRUST BLOCK DETAIL

N.T.S.

SL-WA-05

NOTES: POLYETHYLENE WRAP FOR IRON PIPE

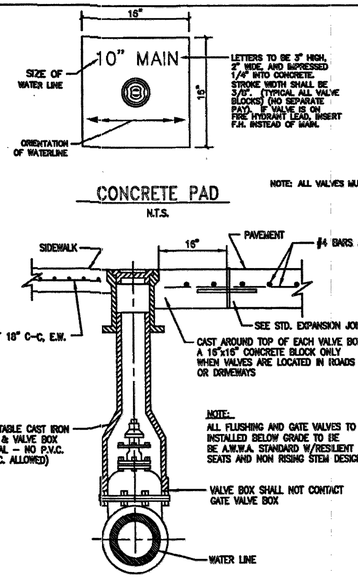
NOTE:

1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS", ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A OF ANSI/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	9"	7"	6"	8"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	28"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	36"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
30"	80"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

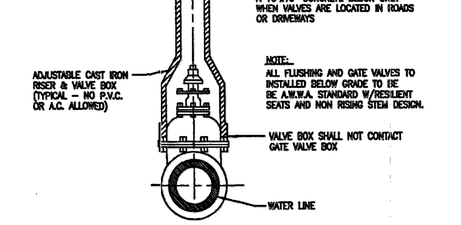
SL-WA-08



CONCRETE PAD

N.T.S.

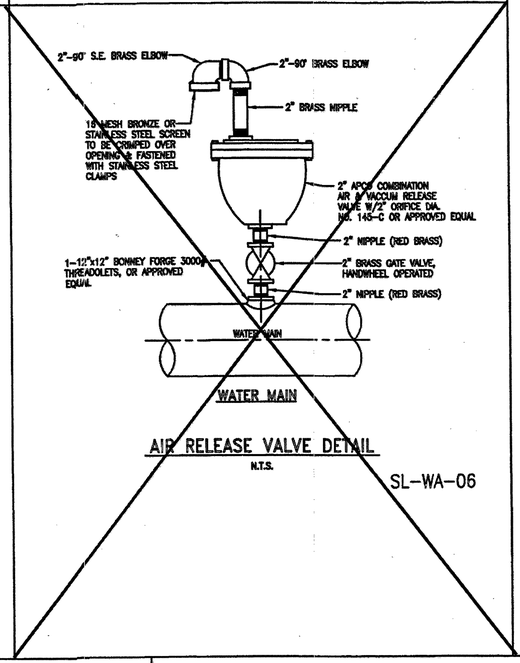
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL

N.T.S.

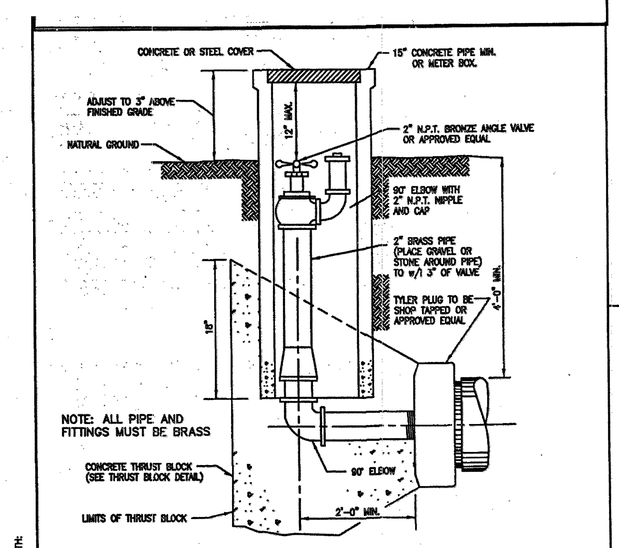
SL-WA-04



AIR RELEASE VALVE DETAIL

N.T.S.

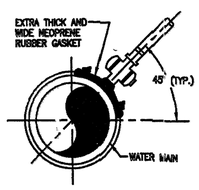
SL-WA-06

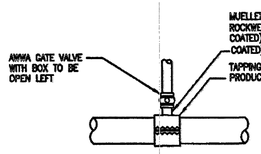


2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02





TOP VIEW

TAPPING SLEEVE & VALVE DETAIL

N.T.S.

SL-WA-07

CONSTRUCTION NOTES:

1. WATER LINES 12" (N.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (N.) IN ø SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MORTAR LINED PUSHON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-15

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E, 121992

Date: 4/28/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CONSTRUCTION DETAILS SL-15

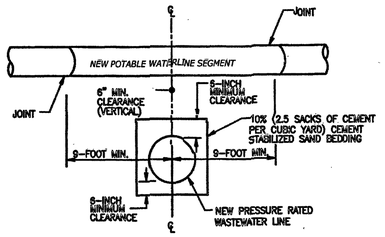
PROJECT NO. 13499

J:\ANGLETON DETAIL SET.dwg

PLOT TIME:

I

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE

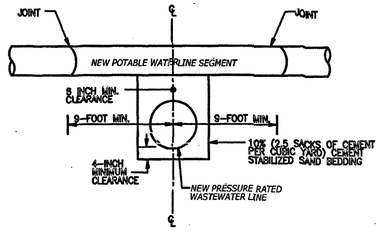


- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-09

II

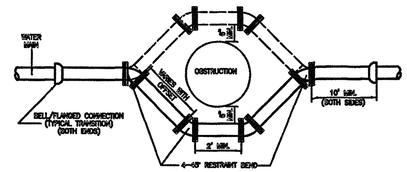
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE



- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-10

III



FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

MIN. PIPE WALL THICKNESS	
4"	– 0.250"
6"	– 0.280"
8"	– 0.322"
12" AND LARGER	– 0.375"

NOTES:

1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.

PVC WATER PIPE OFFSET ASSEMBLY

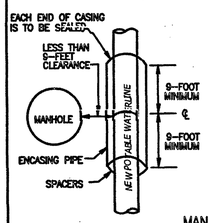
SL-WA-11

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT 979 849 4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS ; CITY OF ANGLETON STANDARDS SHALL GOVERN.
3. ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
4. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
5. CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
6. WHERE REQUIRED, SLEEVING (ENCASEMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASEMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNULAR SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
7. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
8. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
9. ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
10. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
11. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
12. WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASEMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
13. IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
14. NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
15. REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

SL-WA-18

DETAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)

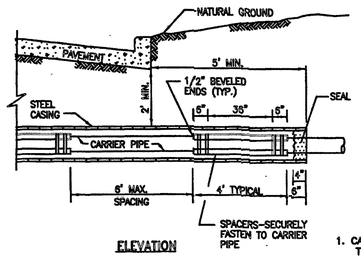


ENCASING PIPE

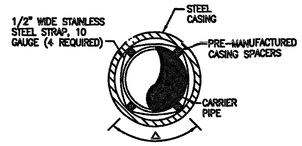
- 150 PSI PRESSURE CLASS PIPE MINIMUM 18 FEET LONG DIAMETER = 2 X WATERLINE DIAMETER
- SPACE AROUND CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS INTERVALS WITH SPACERS)
- CENTERED ON CROSSING
- BOTH ENDS SEALED WITH CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL.

MANHOLE CLEARANCE

SL-WA-12



ELEVATION



CASING SCHEDULE		
CARRIER PIPE	NOMINAL CASING	MIN. WALL THICKNESS (IN.)
6"	12"	0.11
8"	14"	0.15
10"	16"	0.18
12"	18"	0.20

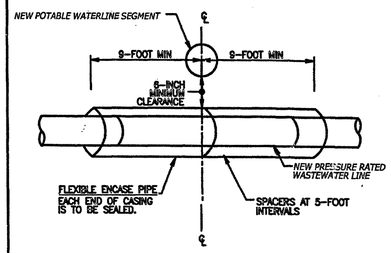
1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PERMITS AS REQUIRED.
2. MAINTAIN 1" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY. CONTRACTOR SHALL INSTALL ADEQUATELY SIZED CASING TO ACCOMMODATE THE CARRIER PIPE.

SL-WA-13

IV

ENCASED WASTEWATER LINE

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF OF LESS THAN EIGHTEEN (18) FEET

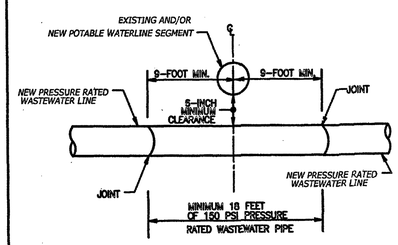


- MINIMUM CASING PIPE STIFFNEESS OF 115 PSI AT 5% DELECTION.
- MINIMUM CASING PIPE DIAMETER = 2 X WASTEWATER LINE DIAMETER.
- THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (F) FOOT (OR LESS). INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH WATER TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.

SL-WA-17

ALTERNATIVE A:

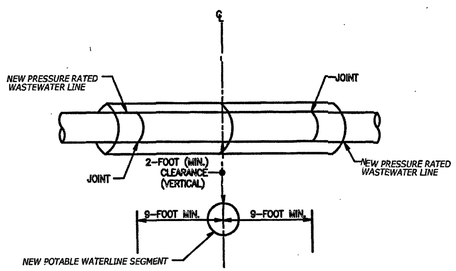
PRESSURE RATED WASTEWATER PIPE



SL-WA-14

ALTERNATIVE B:

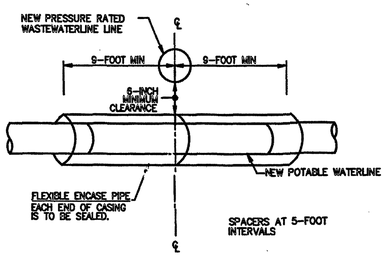
EXISTING POTABLE WATERLINE CROSSING EXISTING PRESSURE RATED WASTEWATER LINE



SL-WA-15

ALTERNATIVE C:

ENCASE NEW POTABLE WATERLINE UNDER A NEW PRESSURE RATED WASTEWATER LINE



- SAME ENCASEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING) TO BE CONSTRUCTED OF PVC C-900 (DR-18), DUCTILE IRON WITH MECHANICAL JOINT OR STEEL PIPE WITH WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C900 STANDARDS.

SL-WA-16

CAD FILE PATH:
PLOT DATE:

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-16

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

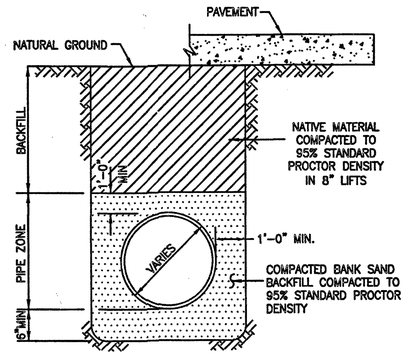
WATER LINE CROSSING DETAILS SL-16

PROJECT NO. 13499

484

G:\ANGLETON DETAIL SET.dwg

PLOT TIME:



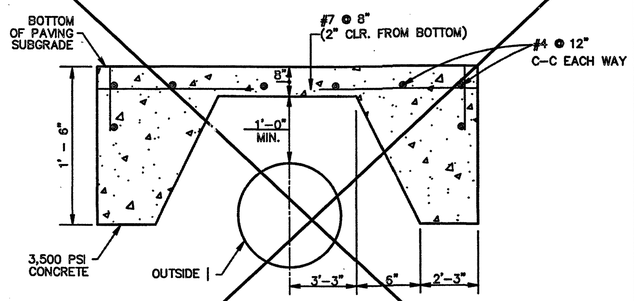
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01



PROTECTIVE SLAB DETAIL

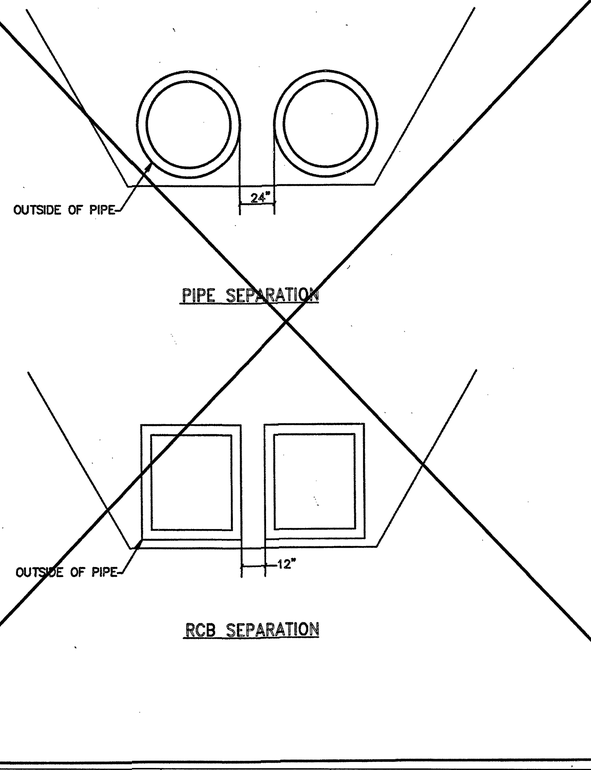
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION NO. 248 FLEXIBABLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS, WHEN WILL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROOUND WATER 1 (FT) BELOW BOTTOM OF TRENTCH FOR A MINIMUM OF 24-HOURS AFTER BEDDING ANND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

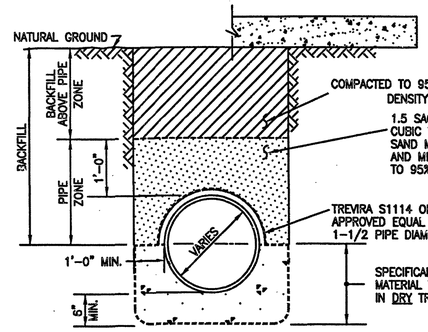
SL-BB-05



PIPE SEPARATION

RCB SEPARATION

CAD FILE PATH:
PLOT DATE:



MODIFIED "A"

N.T.S.

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

SANITARY SEWER BEDDING AND BACKFILL

SL-BB-03

REFER TO:

1. *GENERAL NOTES*
2. *C.S.S. NOTES*

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS SL-19

PROJECT NO. 13499

NO.	DATE	REVISION

SEAL:

DATE

DESIGN ENGINEER:

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

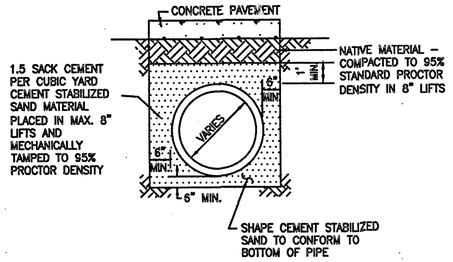
WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-19

SHEET OF

99 ANGLETON DETAIL SET.dwg

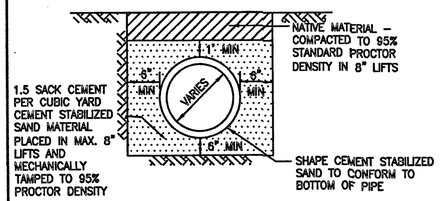


BEDDING DETAIL FOR
CONCRETE CULVERT USED
UNDER ROADWAY PAVEMENT

CLASS "A–A"

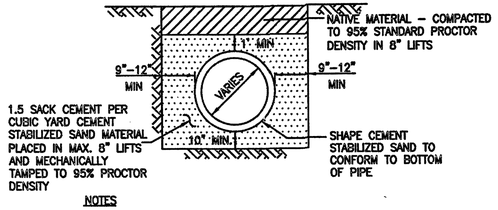
N.T.S.

SL–BB–06



BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
36" DIAMETER & SMALLER

SL–BB–07

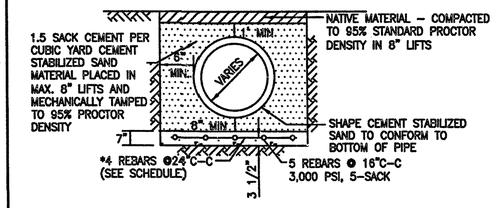


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (10" MINIMUM FOR 42" TO 60", 14" MINIMUM FOR 66" TO 108")

BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE SATISFACTORY SOIL CONDITIONS EXIST

SL–BB–08

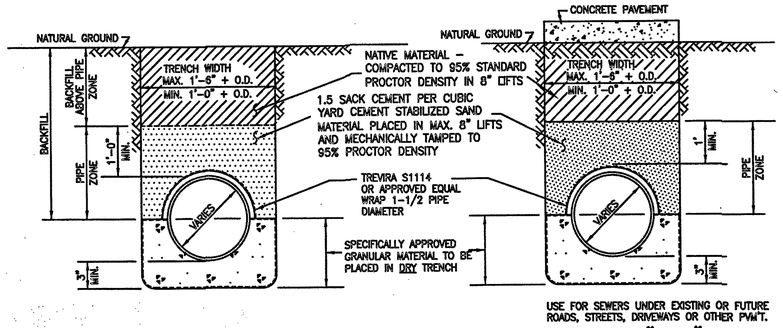


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SEAL SLAB
BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE UNSATISFACTORY SOIL CONDITIONS EXIST

SL–BB–09



MODIFIED "A"

N.T.S.

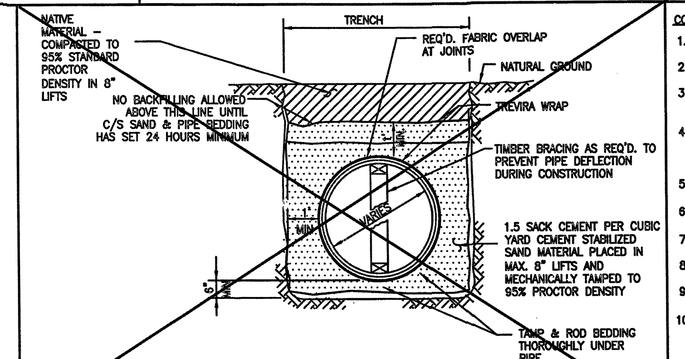
USE FOR SEWERS UNDER EXISTING OR FUTURE ROADS, STREETS, DRIVEWAYS OR OTHER PVM'T.

MODIFIED "A–A"

N.T.S.

1. MODOFIED BEDDING TO BE USED IN WET GROUND CONDITIONS FOR NON–COHESIVE MATERIALS WITH A SHEAR STRENGTH LESS THAN 1000 PSI.

SL–BB–10



BEDDING DETAIL FOR STORM SEWER–
CORREGATED METAL PIPE

N.T.S.

SL–BB–11

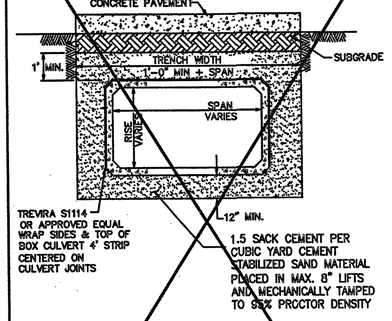
CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT THE CITY OF ANGLETON ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24–HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
6. MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A–A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
7. REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
8. SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
9. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

TYPICAL SEAL SLAB
BAR SCHEDULE
(OR AS DIRECTED BY ENGINEER)

PIPE SIZE	LGT LAT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

SL–BB–15

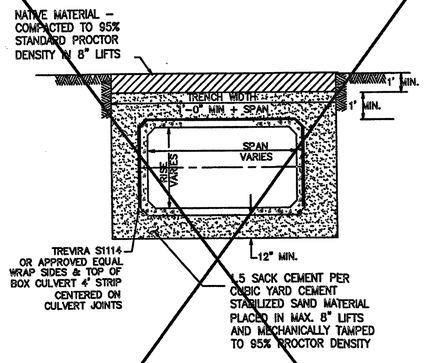


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
CULVERT UNDER ROADWAY PAVEMENT

NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–12

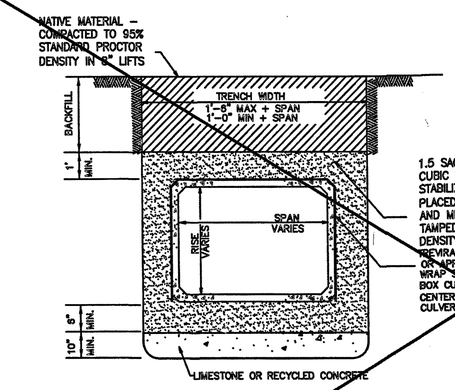


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
PLACED IN EASEMENT

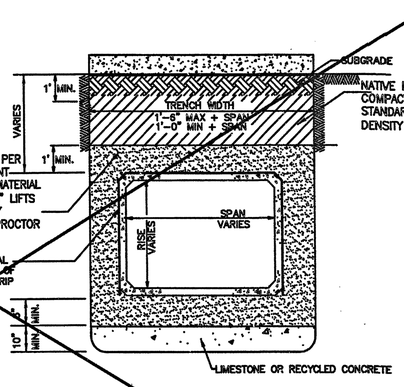
NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–13



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING
UNDER ROADWAY PAVEMENT

SL–BB–14

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

CAD FILE PATH:
PLOT DATE:

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849–6681 FAX: (979) 849–4689
REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER PIPE
BEDDING AND BACKFILL
DETAILS
SL–20

PROJECT NO. 13499

33

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

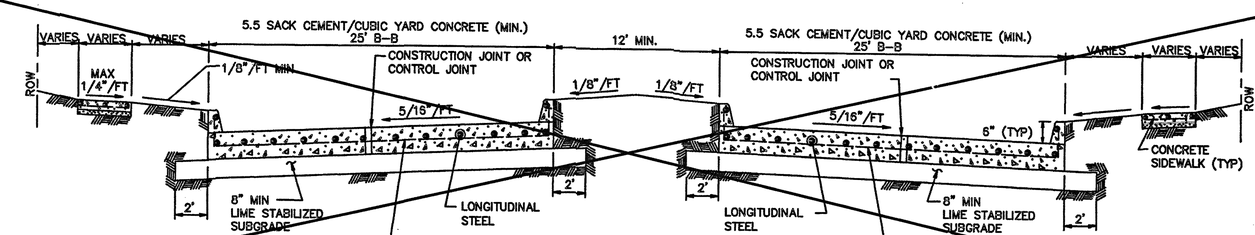
JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–20

SHEET OF

I:\99 ANGLETON DETAIL SET.dwg

PLOT TIME:



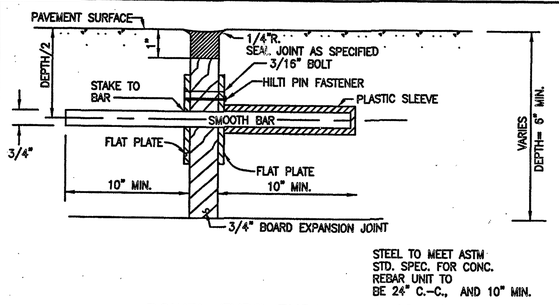
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT APPROVAL.
5. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
7. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES

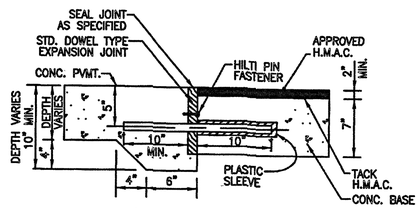
SL-ST-12



STEEL TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C., AND 10" MIN.

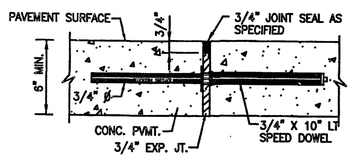
DOWEL TYPE EXPANSION JOINT
N.T.S.

SL-ST-03



DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

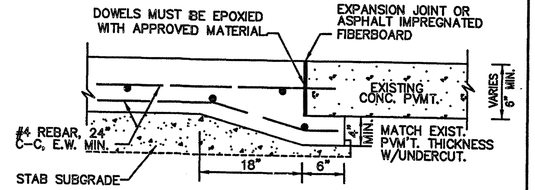
SL-ST-06



SPEED DOWEL EXPANSION JOINT
N.T.S.

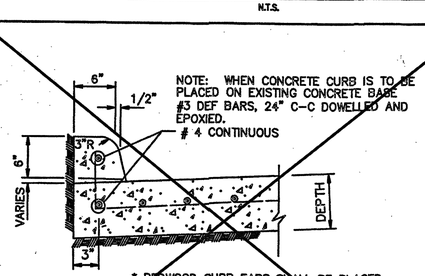
SL-ST-08

DOWELS ARE TO BE IMBEDDED MIN. 12" INTO EXISTING CONCRETE.



UNDERCUT DETAIL WITH HEADER
N.T.S.

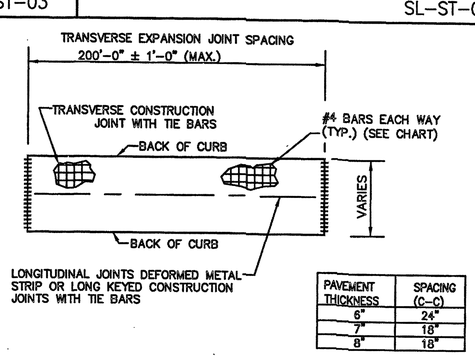
SL-ST-09



CONCRETE CURB
N.T.S.

CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

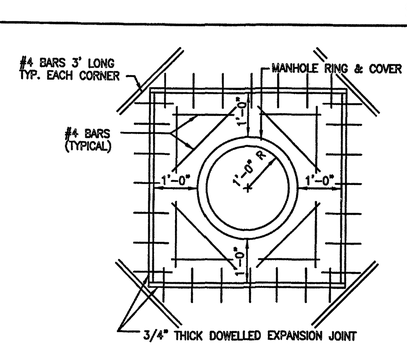
SL-ST-04



PAVEMENT THICKNESS	SPACING (C-C)
6"	24"
7"	18"
8"	18"

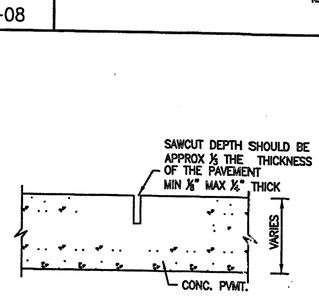
PAVING PANEL
N.T.S.

SL-ST-05



MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10



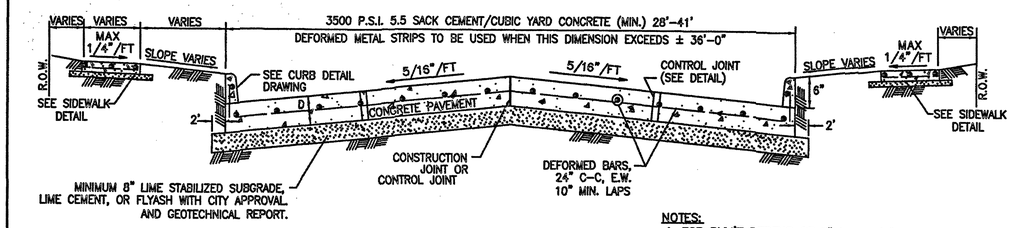
CONTROL JOINT
N.T.S.

SL-ST-11

No.	DATE	REVISION

SEAL:

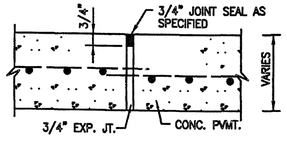
DESIGN ENGINEER: _____ DATE: _____



SINGLE ROADWAY SECTION
N.T.S.

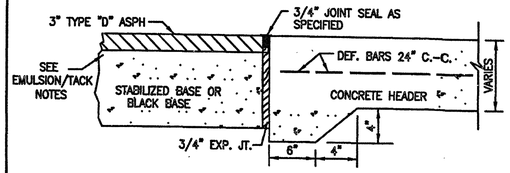
SL-ST-02

NOTES:
1. FOR PVM'T DEPTHS OF 6" USE 1/2" DEFORMED BARS, 24" C-C, 10" LAPS. ALL REINFORCING STEEL SHALL CONFORM TO GRADE 60, A.S.T.M. NO. A615. LAP SPLICES TO BE A MINIMUM OF 10 INCHES. STAGGER SPLICES IN ADJACENT BARS.



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



PAVING HEADER
(FOR USE IN CONNECTING CONC. PVMT. TO ASPHALT PVMT.) (PROP. OR EXIST.)

SL-ST-07

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-21

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

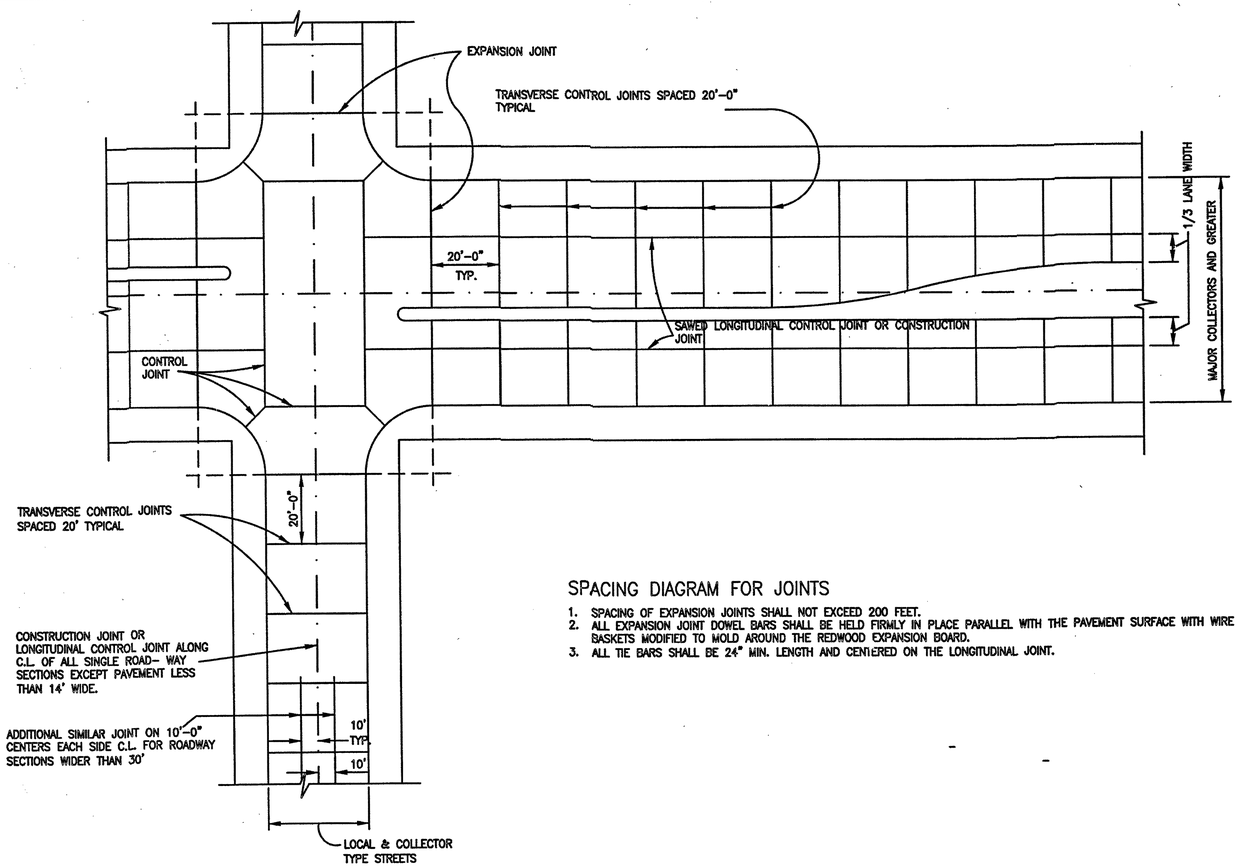
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-21

PROJECT NO. 13499

I:\Projects\2019 ANGLETON DETAIL SET.dwg
487

PLOT TIME:



SPACING DIAGRAM FOR JOINTS

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

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE: _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-22

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

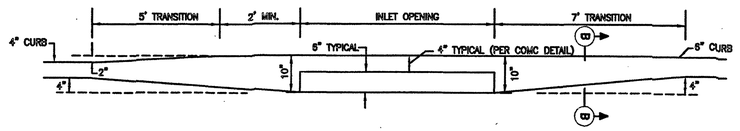
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-22

PROJECT NO. 13499

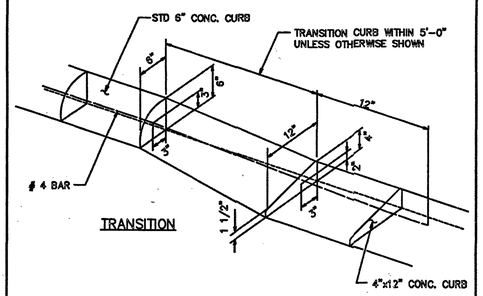
P:\99 ANGLETON DETAIL SET.dwg

PLOT TIME:



TYPICAL CURB TRANSITION FOR INLET INSTALLATION

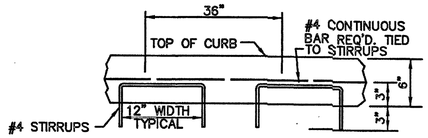
SL-ST-13



TRANSITION

TYPICAL CURB TRANSITION

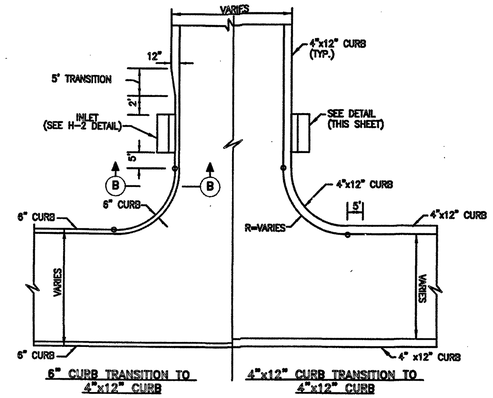
SL-ST-15



TYPICAL CONCRETE CURB REINFORCING

N.T.S.

SL-ST-16



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

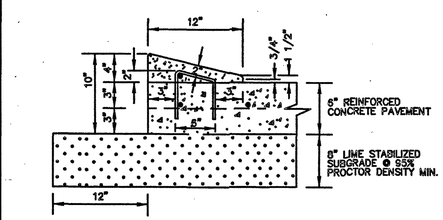
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT POURED)
6. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ANGLETON OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20

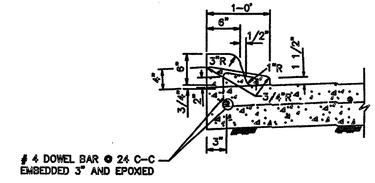


4"x12" MOUNTABLE CONCRETE CURB

NOTES:

1.) 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
2.) #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
3.) #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
4.) MOUNTABLE CURB ONLY ALLOWED ON ≤ 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17



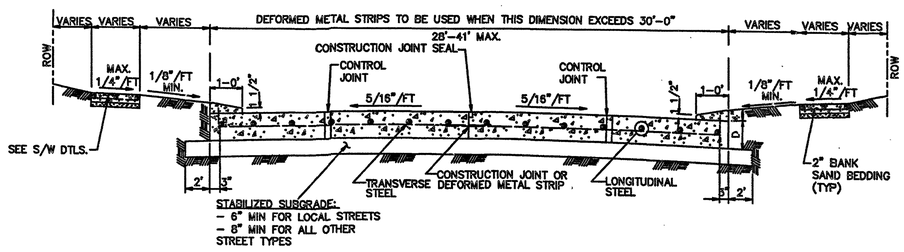
4-INCH x 12-INCH TRANSITION CURB

SL-ST-18

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
3. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



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

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)

SL-ST-19

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-23

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

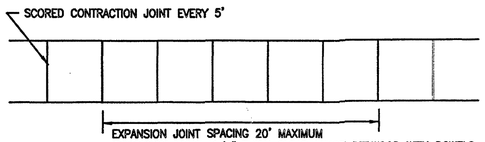
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

RESIDENTIAL CURB CONSTRUCTION DETAILS
SL-23

PROJECT NO. 13499

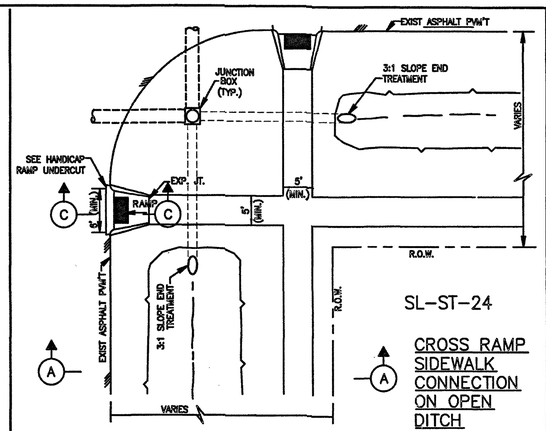
I:\2019 PROJECTS\13499 ANGLETON DETAIL SET.dwg



SIDEWALK JOINT DETAILS

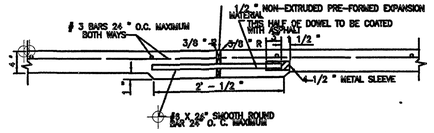
N.T.S.

SL-ST-23



SL-ST-24

CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH



B-B
EXPANSION JOINT DETAIL

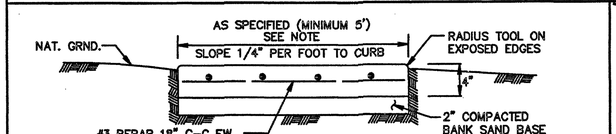
NOTES:

1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENMENT.
2. IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
3. DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
5. DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

CONSTRUCTION NOTES:

1. THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
2. EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
3. SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
4. ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMPS IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH ø3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
7. TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
8. MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.

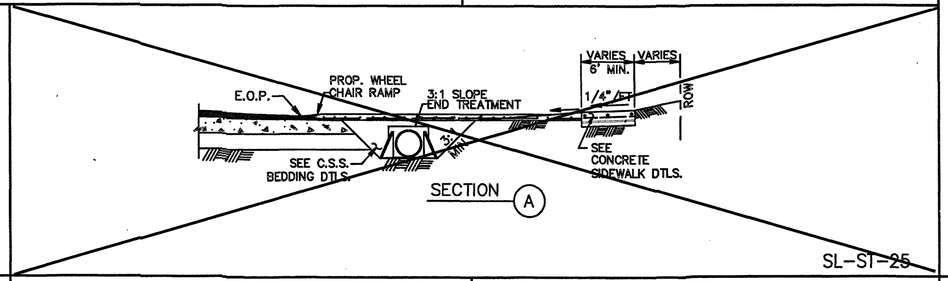
SL-ST-34



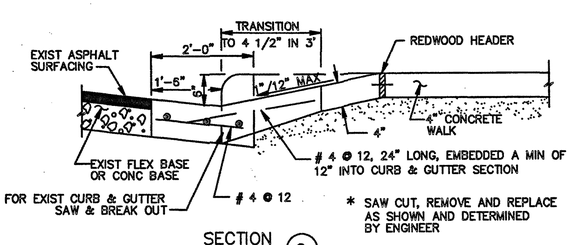
CONCRETE SIDEWALK

NOTE:
BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM GROUP SYMBOL SW CRITERIA W/ A PLASTICITY INDEX OF ≤ 10. AND NO MORE THAN 12% OF MATERIAL CAN PASS THE No. 200 SIEVE.

SL-ST-29

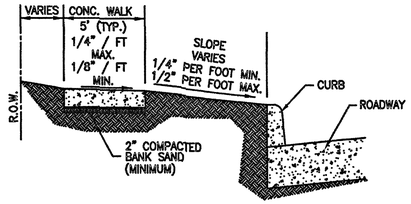


SL-ST-25



HANDICAP RAMP CURB & GUTTER*

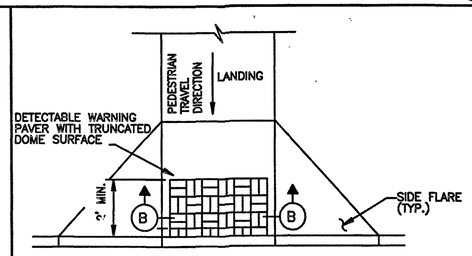
SL-ST-26



NOTE:
SEE SIDEWALK, CONC/PAVING, AND GENERAL NOTES

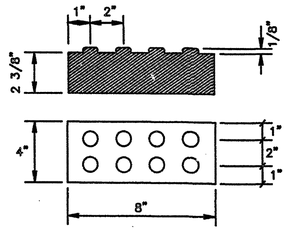
SL-ST-28

TYPICAL SINGLE ROADWAY SIDEWALK



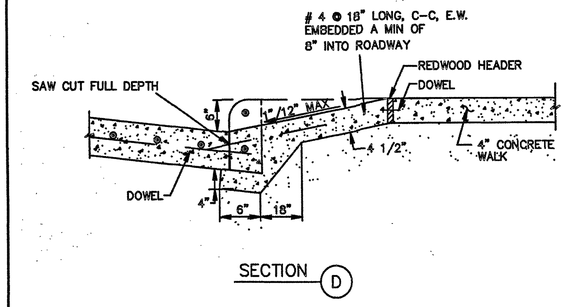
SL-ST-31

TRUNCATED DOME PATTERN CURB RAMP



SL-ST-32

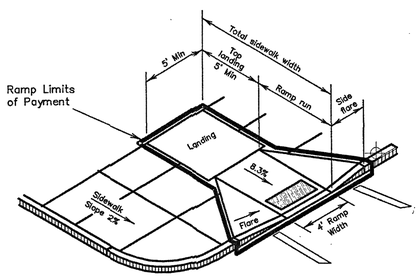
CONCRETE PAVER WITH TRUNCATED DOME SURFACE



HANDICAP RAMP UNDERCUT

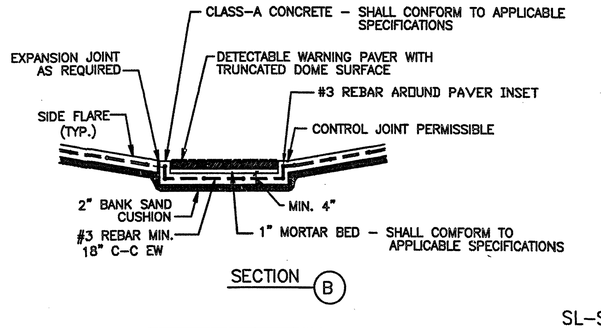
SL-ST-27

1. STANDARD FLARED SINGLE RAMPS ARE ALLOWED AT LOCAL/LOCAL STREET CROSSINGS



WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



SL-ST-33

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WHEEL CHAIR RAMP & SIDEWALK DETAILS I
SL-25

PROJECT NO. 13499

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS I

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-25
SHEET OF

I:\99 ANGLETON DETAIL SET.dwg

AGENDA ITEM SUMMARY FORM

MEETING DATE: 24 AUG 21

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Austin Colony Public Improvement District (PID)

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: n/a **FUNDS REQUESTED:** n/a

FUND: n/a

EXECUTIVE SUMMARY:

Williams Marshall Tigner presented a Public Improvement District (PID) petition to the City on July 16, 2021 for the proposed 164.5-acre mixed use development known as Austin Colony. A public hearing notice was published in The Brazoria County Facts. The Developer, Sandy Rhea; Tejas Angleton Development, LLC has complied with the requirements of the City of Angleton PID Policy to date.

The PID has been reviewed by P3, city staff and the city attorney and found to be feasible.

City Council must make findings by Resolution as to the nature, advisability, and cost of the improvement, the boundaries of the district, the method of assessment, and the apportionment of costs between the City and the District, under the provisions of Chapter 372 of the Texas Local Government Code. A development agreement and a reimbursement agreement will be negotiated and executed by the Developer and the City.

City Council action is consideration of and possible approval of the Resolution Making Findings, and PID Creation Resolution.

RECOMMENDATION:

The staff recommends approval.

RESOLUTION NO. 20210824-023

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS MAKING FINDINGS IN CONNECTION WITH THE PROPOSED AUSTIN COLONY PUBLIC IMPROVEMENT DISTRICT NO. 5 RELATED TO THE ADVISABILITY OF THE IMPROVEMENTS, THE NATURE OF THE IMPROVEMENTS, THE ESTIMATED COST OF THEIMPROVEMENTS, THE BOUNDARIES OF THE PROPOSED DISTRICT, THE METHOD OF ASSESSMENT AND THE APPORTIONMENT OF COST BETWEEN THE DISTRICT AND THE CITY AS A WHOLE; AND MAKING OTHER FINDINGS RELATED TO THE DISTRICT.

WHEREAS, the City of Angleton City Council is authorized to create a public improvement district pursuant to Ch. 372 of the Texas Local government Code (the "Code") for the purpose described therein, and the City has received a petition from certain landowners within the City requesting the creation of a public improvement district; and

WHEREAS, notice of a public hearing to consider the advisability of establishing the proposed district was published in *The Facts* a local newspaper of general circulation on August ____, 2021;the place, City Council chambers, Angleton, Texas, the general nature of the proposed improvements; the boundaries of the proposed district; and the proposed method of assessment; and the proposed apportionment of cost between the district and the City as a whole; and

WHEREAS, written notice of the public hearing to consider advisability of establishing the district was sent timely to the current address, so reflected on the tax rolls, of the owners of property subject to assessment under the proposed district; and

WHEREAS, the public hearing was held with all interested parties having been given the opportunity to be heard;

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

SECTION 1. The City Council, having duly considered the petition submitted by property owners in the proposed district and the comments of those who made presentations at the public hearing on August 24, 2021, hereby finds as follows:

1. It will promote the interests of the City to create the Austin Colony Ranch Public Improvement District No. 5 (the "District") under the provisions of Chapter 372, Texas Local Government Code for the purposes herein described.

2. It is advisable that the proposed improvement project be provided in the District and the City exercise the powers granted by Chapter 372, Texas Local Government Code, in connection with the establishment of the District, including the carrying out of the

improvement project described below that will confer special benefits on property in the District and to levy and collect a special assessment on property in the District, based on the benefit conferred by such project, to pay all of the costsof such improvements.

3. The general nature of the public improvements in the District is set forth below.

4. The improvements include engineering, surveying, professional services and construction of water, sanitary sewer, storm drainage & detention, paving, landscaping, amenities, and other improvements, creation and administration costs, and interest.

5. The estimated costs of the public improvements over the life of the PID are a totalof $31,250,000.00.

6. The boundaries of the District are fully described in Exhibit "A" attached hereto.

7. The proposed methods of assessment is as follows:

    a. The assessment for the Public Improvements is proposed to be by value, lot, or according to the square footage of property without regard to improvements on the property.

8. The proposed method of apportionment of the cost of the improvements between the District and the City as a whole is as follows:

    a. The District will bear 100 percent of the costs of the percentage of the Public Improvements that will be reimbursed by assessment on the property.

SECTION 2. This Resolution shall be passed finally on the date of its introduction and shall takeeffect immediately upon its passage and approval.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, MMC
City Secretary

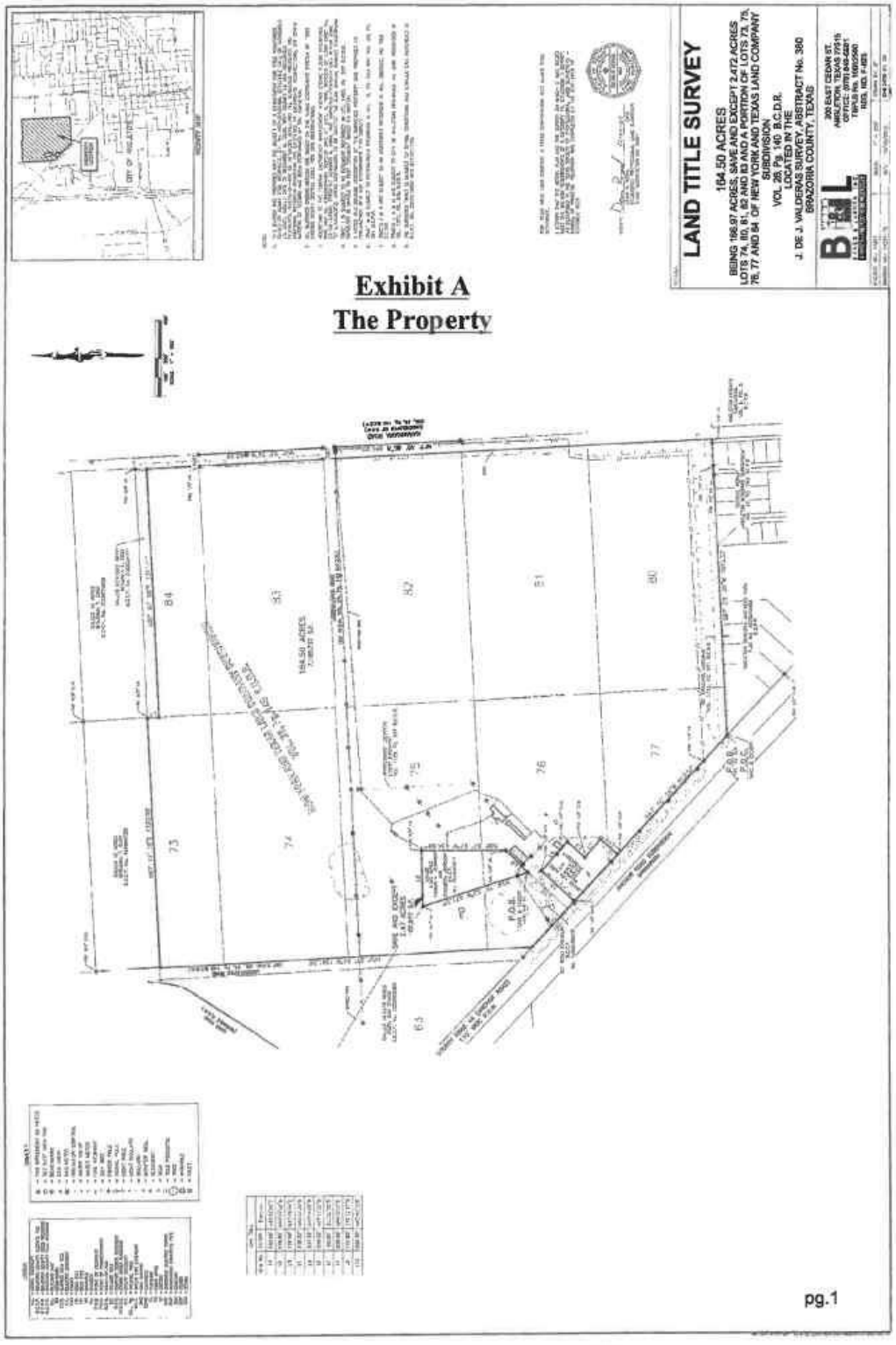

LAND TITLE SURVEY
164.50 ACRES
BEING 166.97 ACRES, SAVE AND EXCEPT 2.472 ACRES
LOTS 74, 80, 81, 82 AND 83 AND A PORTION OF LOTS 73, 75, 76, 77 AND 84 OF NEW YORK AND TEXAS LAND COMPANY
SUBDIVISION
VOL. 286, PG. 140, D.C.D.R.
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS
Exhibit A
The Property
pg.1

EXHIBIT A

Exhibit A
The Property
pg.2

BAKER & LAWSON, INC

County: Brazoria
Project: 150 Acres Anchor Rd
Job No.: 14257

FIELD NOTES FOR 164.50 ACRE

Being a tract of land containing 164.50 acres (7,165,737 square feet), located within J. De J Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 164.50 acre tract being all of Lots 74, 80, 81, 82 and 83 and a portion of Lots 73, 75, 76, 77 and 84 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a 166.97 acre tract save and except a 2.472 acre tract recorded in the name of Thomas H. Journeay and Elizabeth Journeay under Brazoria County Clerk's File (B.C.C.F.) No. 2014047617; Said 164.50 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

Overall 166.97 acre tract:

BEGINNING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 853.57 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the south corner of a called 1.50 acre tract recorded in the name of Williams M. Tigner, II under B.C.C.F. No. 2019055977, for an angle point of the herein described tract;

THENCE, with the easterly lines of said 1.50 acre tract the following four (4) courses:

1. North 43 degrees 09 minutes 58 seconds East, at a distance of 1.35 feet pass a 1/2-inch iron rod with cap found for reference, continue in all a distance of 122.66 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

2. North 49 degrees 37 minutes 04 seconds West, a distance of 128.89 feet to a 1/2-inch iron rod with cap found for an angle point;

3. North 42 degrees 06 minutes 44 seconds East, a distance of 126.66 feet to a 1/2-inch iron rod with cap found for an interior corner of the herein described tract;

4. North 49 degrees 03 minutes 29 seconds West, a distance of 208.32 feet to a 1/2-inch iron rod with cap found at the north corner of said 1.50 acre tract, for an interior corner of the herein described tract;

Staff Analysis of the Proposed Austin Colony PID Petition

Staff comments are in Magenta.

1. REQUIREMENTS FOR CITY APPLICATION REVIEW

In agreeing to consider a petition for creation of a PID, the City will require the following from the developer of the PID at the time the application is submitted; these requirements reflect the minimum requirements and the City at its option may require additional items:

1. Payment to the City of a non-refundable PID application review fee in the amount of fifteen thousand and 00/100 dollars ($15,000.00). The application review fee serves to cover all administrative or operational costs incurred by the City for legal, engineering, administrative, consulting, and financial advisory services and fees in connection with vetting the request for a District and drafting of a development agreement. The payment of such fee is not a guarantee that the City will approve the creation of the District but is an initial fee for review of the application, processing the PID petition, and creating the PID, if applicable. Paid.
2. Evidence that the developer has the expertise, experience, necessary capital, and financial backing to complete the new development to be supported by the District financing. The developer must provide the City with adequate evidence of its committed and anticipated sources of funding to fund the balance of the improvements in the District not eligible to be funded by District issued financing. Provided in PID Attachments.
3. Proposed site plan and general plan for the development, that will include the major components of a Development Agreement including a proposed construction schedule. General development plan provided, general construction schedule included in PID Attachments.
4. Identify all project expenses and costs, including acquisition, construction, and any applicable long-term management costs.
    a. Source and Uses budget and project proforma detailing projected cash flows over the life of the proposed District including other public sources, private financing, and developer equity contribution to the project. Sources and Uses provided in PID Attachments.
    b. Demonstration of financial capability, solvency and generally the necessary capital to meet project costs through project completion. By way of example but not limited to current (not less than) three years of financial statements, complete Sources and Uses budget, and Letters of Credit or Letters of Support from Bank or Lending Institution. Provided in PID Attachments.
5. Demonstrated and proven previous experience developing similar scale and type of project. Provided in PID Attachments.
6. The proposed development must be consistent with the zoning of the property. Zoning for the proposed development must be in place prior to PID creation or concurrent with PID creation, at the discretion of the City. The Developer must provide evidence to the City that the utility service provider has sufficient capacity to provide all necessary utility services for a PID.7. The City shall, upon reasonable prior written notice to the developer and during normal business hours, have the right to audit and inspect the developer's records, books, and all other relevant records. The City, the developer, PID Consultant (P-3), and any other necessary parties involved in the approval of the PID Petition and financing, will agree to maintain the appropriate confidentiality of such

records, unless disclosure of such records and information shall be required by a court order, a lawfully issued subpoena, local or state laws or ordinances, or at the direction of the Attorney General. Not currently consistent with zoning of the property. Rezoning is pending.

C. COMMUNITY BENEFITS

City Council will prioritize approval of PID petitions for land in the City or Extraterritorial Jurisdiction of the City, ("ETJ") per the requirements of Chapter 372 of the Texas Local Government Code, and land use that provides the public benefits both superior to the benefits typically generated by real estate development projects not involving PID financing, and in excess of city minimum requirements. The City Manager has the discretion to evaluate community benefit prior to consideration by the City Council. The following are possible benefits:

1. Projects that will generate primary employment or other long-term economic development benefits to the City, beyond the economic development benefits generated by typical residential developments. Unless the proposed Commercial-Office/Retail develops commercially, the proposed PID will not generate primary employment or other long-term development benefits for the City beyond those generated by typical residential development. The C-O/R is only proposed to be marketed as such by the developer, not developed commercially as a significant part of the project. As there is no guarantee of being developed commercially Development Services finds that this criterion is NOT MET.

2. Improvements or services that meet or exceed the City's design standards in the Land Development Code, as amended, and take measures to protect, create or sustain environmentally sensitive areas or natural features within the area for development. This is a low hurdle to overcome. ALL improvements and services must meet or exceed minimum City design standards. No assessment of environmentally sensitive areas or natural features has been submitted for the proposed project, nor has any plan been provided for protection, creation, or sustainment of environmentally sensitive areas or natural features been submitted or proposed. Given the low bar of this criterion, Development Services finds that this criterion is MET.

3. Projects that create or enhance parks, hike and bike trails, recreational facilities, open space benefits, and other outdoor benefits that surpass the requirements of the development ordinances and policies; in conformity with the Angleton Comprehensive Plan, Angleton Parks Plan; as amended, and all other City plans formally adopted. The project proposes to meet the minimum requirements of the Code of Ordinances of the City of Angleton by paying the fee-in-lieu of the required parkland dedication. As Lakeside Park would be directly across CR 44 from this project, parkland dedication within this project would do very little to enhance City facilities. The project also proposes a 3.7-acre private playground (behind the entry monument) with playground equipment. The project proposes an entry monument with landscaping and 2 dry detention ponds for private recreation will be provided. One dry detention pond in Section 1 and the other in a section that is not identified. No proposed plan for the playground areas is included as part of the PID petition, nor has any analysis been provided establishing how these playground areas would surpass the requirements of the City's Code of Ordinances or park development standards. While some private open space is being provided, mostly due to the need for detention, it is not creating any new open space or enhancing any open space. With additional detail Due to the lack of detail Development Services finds that this criterion is NOT MET.

Staff Analysis of the Proposed Austin Colony PID Petition

4. Projects that improve environmental protection, storm water quality, and flood control mitigation or benefits that meet or exceed city requirements. As part of the development process, this project will have to meet the minimum flood control and drainage requirements of the Code of Ordinance of the City of Angleton and the Angleton Drainage District. Development Services finds this criterion to be MET.

5. Affordable Housing Developments that may include senior housing, workforce housing or veteran's housing. Projects claiming to be affordable housing as a Community Benefit shall provide a detailed financial analysis the demonstrates the affordability of the housing in the City of Angleton and how the developer proposes to maintain affordability. Not Applicable.

6. Projects that increase or enhance municipal transportation options. Development Services reads this criterion to mean projects that increase or enhance municipal transportation options such as providing pedestrian trails or routes, bike trails or routes or public transit stops. It can also be more broadly read to include increased options for motor vehicle circulation. Pursuant to the City's adopted Mobility Plan, Tigner Road is designated as a Minor Collector. Minor Collector standards require 60-70 feet of ROW width, 32 ft. of pavement and two lanes. The proposed project will be extending Tigner Road across the property east-to-west as two (2) 25 ft. lanes (probably mean to say 25 ft. of paving in each direction, which would accommodate two 12 ft. lanes) with a 6 ft. median (with Premium Fencing [whatever that means] installed along its length, irrigated shrubbery [no details provided] and lighting [no details provided]) and a north-south connection between Tigner Road and CR 44. The phasing plan included with this PID petition shows construction of the north-south connection and Tigner Road to the north-south connection as being part of Section 1. Unfortunately, the preliminary plat application for Section 1 that has been determined to be incomplete does not include the extension of the north-south street to Tigner Road nor Tigner Road to the east. The Tigner Road extension is not intended to be completed until development of Section 4. It would be helpful to have a detailed cross-section of both proposed roads.

   The extension of Tigner Road does not necessarily "increase or enhance municipal transportation options" as Tigner Road will dead-end at the western property line, but it does bring the goal of extending Tigner Road further to the west as envisioned on the Mobility Plan one step closer via construction of the road and dead-ending at the western property line of the property, albeit only after development of Section 4. The north-south connection simply provides adequate access and traffic circulation within the subdivision between Tigner Road and CR 44. As the citizenry of Angleton become familiar with the new street circulation pattern provided by the two new roads it is highly likely to become a high speed "cut through" from Business 288 to CR 44. It does increase municipal transportation options regarding traffic flow and circulation within the City and advances the goal of the Mobility Plan of extending Tigner Road to the west. Development Services finds that this criterion is MET.

7. Projects that improve public educational programs or public education facilities. Not Applicable.

8. Projects that provide enhanced benefits to improve the public roads in the City. This criterion is not the same as Criterion 6 as Criterion 6 involves increasing or enhancing municipal transportation options (see Criterion 6 discussion) and this criterion involves providing enhanced benefits to improve public roads in the City. The proposed project will be extending Tigner Road across the property east-to-west and will be providing a north-south connection

between Tigner Road and CR 44 that will likely exceed minimum City of Angleton design requirements. Other than providing 'boulevard" type streets within the project (one as required by the City's Mobility Plan and the other as necessary for minimum traffic access and circulation) and increasing municipal transportation options for traffic flow, it is hard to see where the "enhanced benefits" are to the public roads within the City. An example would be be proposing to reconstruct the existing Tigner Road from the project to Business 288 to the same standard as proposed within the project. Development Services finds that this criterion is NOT MET.

9. Projects that provide enhanced water and wastewater infrastructure in the City. The project will be required to meet the minimum requirements for extension of water and wastewater infrastructure into the project. Meeting minimum requirements for extension of infrastructure does not constituted "enhanced" infrastructure. Examples of what Development Services considers enhanced infrastructure would include, but is not limited to, oversizing of water and wastewater lines (at developer expense), construction of water towers (at developers expense) or construction of treatment plants (at developer expense). Development Services finds that this criterion is NOT MET.
10. Projects as identified by the City Council or the City Manager to address community need as authorized by Chapter 372. Not Applicable.

E. MINIMUM REQUIREMENTS FOR A PID

To be considered by the City Council, the real estate development project supported by the PID must meet the following minimum requirements:

1. The PID must achieve at least three (3) of the possible benefits listed in Section C. Community Benefits. Meets this requirement.
2. Prior to the creation of a PID District, the property shall be zoned appropriately for the proposed development or zoned concurrently with the creation of the PID. Petitioner will be required to pay fees as set forth in Paragraph III of this policy for administrative or operational costs incurred by the City during the creation of a PID and the bond issuance process for a PID. Payment of fees is for the administrative or 6 operational costs incurred by the City, including but not limited to legal, engineering, administrative, financial advisory services, bond counsel services and fees in connection with continual vetting of the request for a District, and negotiating any associated documents. ***The payment of such fees is not a guarantee that the City will approve the PID***. The costs a Petitioner will pay include but are not limited to: Rezoning in process, initial fee paid.
    a. Reviewing the PID petition;
    b. Publishing required legal notices;
    c. Preparation and review of creation proceedings and levy of assessments;
    d. Cost of the appraisal and reviewing the appraisal, the Feasibility Study, and Engineering Report including the cost of services provided by City consultants, attorneys, bond counsel, financial advisors and PID consultant, P-3 or an alternate consultant and PID administrator;

e. Preparation of the initial Service and Assessment Plan by a third-party PID Administration Firm or PID Consultant (P3) engaged by the City

f. Bond issuance;

g. Review and approval of plans for and inspection of construction of PID improvements; not including fees paid for review and inspection required by the City's Land Development Code or applicable Angleton City Code of Ordinances, as amended. h. Procurement of contracts for PID administration and operation, collection of assessments, foreclosures or other similar matters.

3. The City's ongoing administrative and operational costs related to an approved PID, such as collection of PID assessments, review and approval of Service and Assessment Plan updates, and other costs shall be reimbursed from PID assessments. The City's costs will be determined on an annual basis. Not Applicable at this stage.

4. Administration and management of ongoing PID responsibilities, such as preparation and updating of the Service and Assessment Plan, issuance of notices for annual City Council action on the Service and Assessment Plan, operation and maintenance of PID improvements, and other related matters shall be paid by PID assessments and performed by a third-party firm under contract with the City. P3 and other consultants engaged.

5. The City will use PID bond proceeds only to pay or reimburse the costs of PID improvements that have been designed and constructed to the applicable standards, and accepted for maintenance, or otherwise approved by the governmental entity responsible for them. Not Applicable at this point of the process.

6. In the event of default under the terms of the PID Financing Agreement, the City shall, after providing notice and an opportunity to cure, have the right to capture reimbursements to complete development of public infrastructure. No Comment.

7. Before a PID petition may be approved, the PID petitioner and the City must enter into a written acknowledgment that establishes: No acknowledgement currently exists.

   a. The basic terms and conditions for creation of the PID, including the provision of community benefits;

   b. Developer has paid the mandatory PID Application Review fee which serves to reimburse the City's ongoing administrative and operational costs, including the cost of outside consultants to assist with PID formation and financing, including but not limited to city attorney, financial advisor, bond counsel, underwriter and PID consultant or administrator;

   c. The financing of the PID improvements and the payment of assessment revenues or PID Bond proceeds to pay for the costs of the PID Improvements; and d. The planning, development, construction, management, and maintenance of the PID improvements, including review and approval by the governmental entities ultimately responsible for the PID improvements;

8. Property in the PID owned by the City shall not be subject to PID assessments. Property in the PID owned by another governmental entity may be assessed only pursuant to an interlocal agreement between the entity and the City. No City or other governmental entity property identified in the PID.

9. The PID may not finance improvements or services that would not be accessible to the general public. Private park improvements do not appear to be intended to be publicly accessible. There may be others as no list of improvements intended to be financed by the PID has been provided.
10. If minimum requirements cannot be met, an explanation of why the minimum requirements cannot be met and alternatives provided to meet or exceed the requirement. No explanation provided.

F. PREFERENTIAL FACTORS FOR CITY CONSIDERATION

PIDs, in which the costs of public improvements are financed without City financial participation, other than revenue generated from PID assessments and proceeds from PID bonds, are preferred. Except for public improvements specifically approved in a City bond proposition, the City will not expend or pledge a tax increment, general fund revenue, general obligation bonds or certificate of obligation proceeds, etc. to support the costs of PID improvements unless it is explicitly approved by City Council as advancing a City purpose. In addition:

1. PID petitions signed by 100% of the owners in the PID boundaries are preferred; PID petition signed by 100 % of property owners within the PID.
2. PIDs that have a value-to-lien ratio that exceed 3:1 are preferred; Value-to-lien ratio is unknown.
3. PIDs that have a tax rate equivalent comparable to surrounding developments. Not provided/
4. Petitioners that can demonstrate indication of demand (letters of intent, builder contracts with earnest money) are preferred; Not provided.
5. PIDs that provide four or more community benefits are preferred; Not met.
6. PIDs that have Engineer's Reports for improvements authorized by the PID and subdivision development are preferred. No Engineer's Reports provided.
7. A PID's budget shall include sufficient funds to pay for all costs above and beyond the City's ordinary costs, including additional administrative or operational costs including costs and fees associated with a third-party PID administrator engaged by the City. Not known.

APPENDIX 1.

PETITION REQUIREMENTS

In order to initiate Step 1 Feasibility Review, applicant or PID Petitioner shall notify the City Manager at least thirty (30) days in advance of their intent to file a PID petition. Petitioner must attend one or more pre-filing meetings or development meetings scheduled by City Staff. Petitions requesting establishment of a public improvement district must satisfy all statutory requirements under §372.004 of the Texas Local Government Code. In addition, all petitions submitted for establishment of a public improvement district shall include the following:

1. The basic terms and conditions for creation of the PID, including the provision of community benefits. See Section C.

2. The petitioner's qualifications and previous experience with real estate development, financing of the development, prior PIDs, etc. Provided in PID Attachments.

Staff Analysis of the Proposed Austin Colony PID Petition

3. A legal description of the boundaries of the PID, a black and white map of the PID boundaries suitable for publication for the legal notices and a "commonly known" description of the area to be included in the District. Provided.

4. A current tax roll of the owners in the PID. Provided with zoning application.

5. Any plan for phasing of both the real estate development supported by the PID and construction of public improvements in the PID. Land development plan provided.

6. The estimated costs of the proposed improvements (in dollars, $). Provided, Section III and PID Attachments ($31,250,000).

7. The not to exceed maximum Assessment (in dollars, $). See #6.

8. The not to exceed maximum bond issuance (in dollars, $). See #6.

9. The not to exceed maximum tax equivalent Rate (in cents, $). $0.6656 per $100 valuation.

10. A sunset clause, and a pre-executed petition to dissolve the PID by the landowner in case the SAP is not approved, and assessments levied for either reimbursement or bond issuance within three (3) years of the date of the Development Agreement. Sunset clause provided (Section X) does not address if SAP is not approved. No pre-executed petition to dissolve PID provided

11. A plan for ensuring dissolution of the PID will not impose unintended costs on the City or other governmental entities, and that addresses the maintenance or disposition of PID improvements if a PID is dissolved. No plan for dissolution of the PID that addresses maintenance or diposition of PID improvements if PID dissolved is provided.

12. Evidence that the petition's signatures are genuine, or the petition will be accompanied by a reasonable fee to cover the city costs of signature verification. Signatures are notarized.

13. If the proposed District is an expansion of an existing public improvement district, a petition for the new segment of the proposed District must identify each subdivision, or portion thereof, within the proposed boundaries of the new District, and each subdivision or portion thereof, that is not currently in an existing PID shall individually satisfy the requirements for a petition under §372.005 of the Texas Local Government Code. Subdivision has the meaning assigned by §232.021 of the Texas Local Government Code. Not Applicable.

14. A section, which clearly identifies the Community Benefits of the PID to the affected property owners (for use in public hearing(s)) and to the city as a whole (i.e., promotes the interests of the city). Provided in part in PID attachment

15. Description of all city-owned land within the District as well as its proposed share of project costs, if any. Not Applicable.

16. Specified assurances to the City that the construction of improvements in the public right of-way (not including roads or utilities maintained by the City as required by the Angleton City Code of Ordinances) will be maintained by the PID and in no way obligates the City to future maintenance or operational costs, unless otherwise stated in a subsequent agreement. Does not appear to be provided.

17. Statement that the petitioners understand that the annual budget for the District is subject to review by city staff with final approval by the City Council. Does not appear to be provided.

Staff Analysis of the Proposed Austin Colony PID Petition

18. A certified check or a wire transfer for the application fee will be paid by the applicant to reimburse the city for the cost of evaluating the petition. This application fee must be paid in full when the petition is submitted to the City for evaluation and review. Petitioners must pay all direct costs of processing the PID petition, such as newspaper advertisements, postage, and contractors pursuant to the City's current Fee Schedule. If a Development Fee Agreement has been executed and the fees paid to the City, the application fee and review costs to evaluate the petition will be taken from the fees paid to the City. Paid.

19. All estimated costs must be identified before a decision is reached on a request to establish a PID. Costs to be identified include costs related to establishing the District; costs for maintenance, operations and administration; and costs for later revision, repair or replacement of any improvements. Estimated total cost of the proposed improvements provided in Section III. Not clear if it includes other costs listed in this requirement.

20. An independently prepared market analysis or feasibility study – to be prepared and submitted prior to the public hearing. The market analysis or feasibility study will assess the reasonableness of the public improvements and overall development plan in light of market conditions. The costs of the third-party market analysis will be paid by the PID Petitioner and the City will order the study. No independently prepared market analysis or feasibility study provided.

21. Include a provision that at the time of contract closing, a notification that anyone selling land in a public improvement district must include a "title encumbrance" which notifies any prospective property owner of the existence or proposal of special assessments on the property. All closing statements must specify who is responsible for payment of the PID assessment on a pro rata share thereof. To be provided at a later stage of the PID process.

22. A plan for ensuring dissolution of the PID will not impose unintended costs on the City or other governmental entities and that addresses the maintenance or disposition of PID improvements if a PID is dissolved. Plan not provided.

Development Services finds:

1. Requirements of Section A REQUIREMENTS FOR CITY APPLICATION REVIEW are met.

2. Three (3) of the Community Benefit criterions are met.

3. Requirements of Section E MINIMUM REQUIREMENTS FOR A PID are not met.

4. Requirements of Section F. PREFERENTIAL FACTORS FOR CITY CONSIDERATION are not met.

5. Not all requirements of Appendix 1 are met.

PETITION FOR CREATION OF A PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF ANGLETON, TEXAS:

COMES NOW the undersigned (collectively "Petitioner"), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), hereby petitions the City of Angleton, Texas ("City") to establish a public improvement district to include property currently located within the corporate limits of the City (the "District"). In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in Exhibit A attached hereto and incorporated by reference herein.

II.

The general nature of the proposed public improvements (the "Improvements") include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction of improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in (i)-(x); (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in establishment, administration, and operation of the District, including the costs of financing the public improvements listed above; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses associated with operating and maintaining the improvements listed above.

III.

The estimated total cost of the proposed Improvements is $31,250,000.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then

the installments must be paid in amounts necessary to meet annual costs for those Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Improvements, other than from assessments levied on the District. No City property in the District shall be assessed. None of the Property is owned by the City.

VI.

The management of the District will be by the City, with the assistance of one or more consultants selected by the City, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The persons or entities (through authorized representatives) signing this Petition request and concur with the establishment of the District, and have the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The persons or entities (through authorized representatives) signing this Petition are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

Petitioner agrees that in the event that assessments have not been levied on any of the Property in accordance with the Act within three (3) years after the date of creation of the District, that Petitioner shall petition the City to dissolve the District.

XI.

Petitioner acknowledges that pursuant to Section 372.013 of the Act, the City may establish a Service Plan, which will be updated annually.

XII.

This Petition will be filed with the City Secretary, City of Angleton, Texas, in support of the creation of the District by the City Council of the City as herein provided.

[SIGNATURE PAGES TO FOLLOW]

SIGNATURE PAGE TO PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT- AUSTIN COLONY

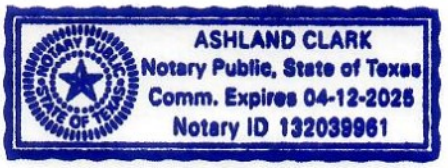
Williams Marshall Tigner
200 Lasso
Angleton, Texas 77515

Williams Marshall Tigner, Property Owner

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 16th day of July, 2021 by Williams Marshall Tigner, Property Owner.



Notary Public, State of Texas

(NOTARY SEAL)

Leah Tigner
Individually and as Independent Executrix for the
Estate of John Hughes Tigner, III, Deceased
2205 Driscoll
Houston, Texas 77018

Leah Tigner, Property Owner

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 16th day of July, 2021 by Leah Tigner, Property Owner.

ASHLAND CLARK
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 132039961

Notary Public, State of Texas

(NOTARY SEAL)

Williams Marshall Tigner, II
1037 County Road 44
Angleton, Texas 77515

Williams Marshall Tigner, II, Property Owner

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 16th day of July, 2021 by Williams Marshall Tigner, II, Property Owner.

ASHLAND CLARK
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 132039961

Notary Public, State of Texas

(NOTARY SEAL)

MARCELLA GRAY TIGNER
Independent Executrix of Estate of Tiffany Aleece Tigner Schlensker, Deceased
2801 N. Velasco Street
Angleton, Texas 77515

Marcella Gray Tigner, Property Owner

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this 16th day of July, 2021 by Marcella Gray Tigner, Property Owner.

ASHLAND CLARK
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 132039961

(NOTARY SEAL)

Notary Public, State of Texas

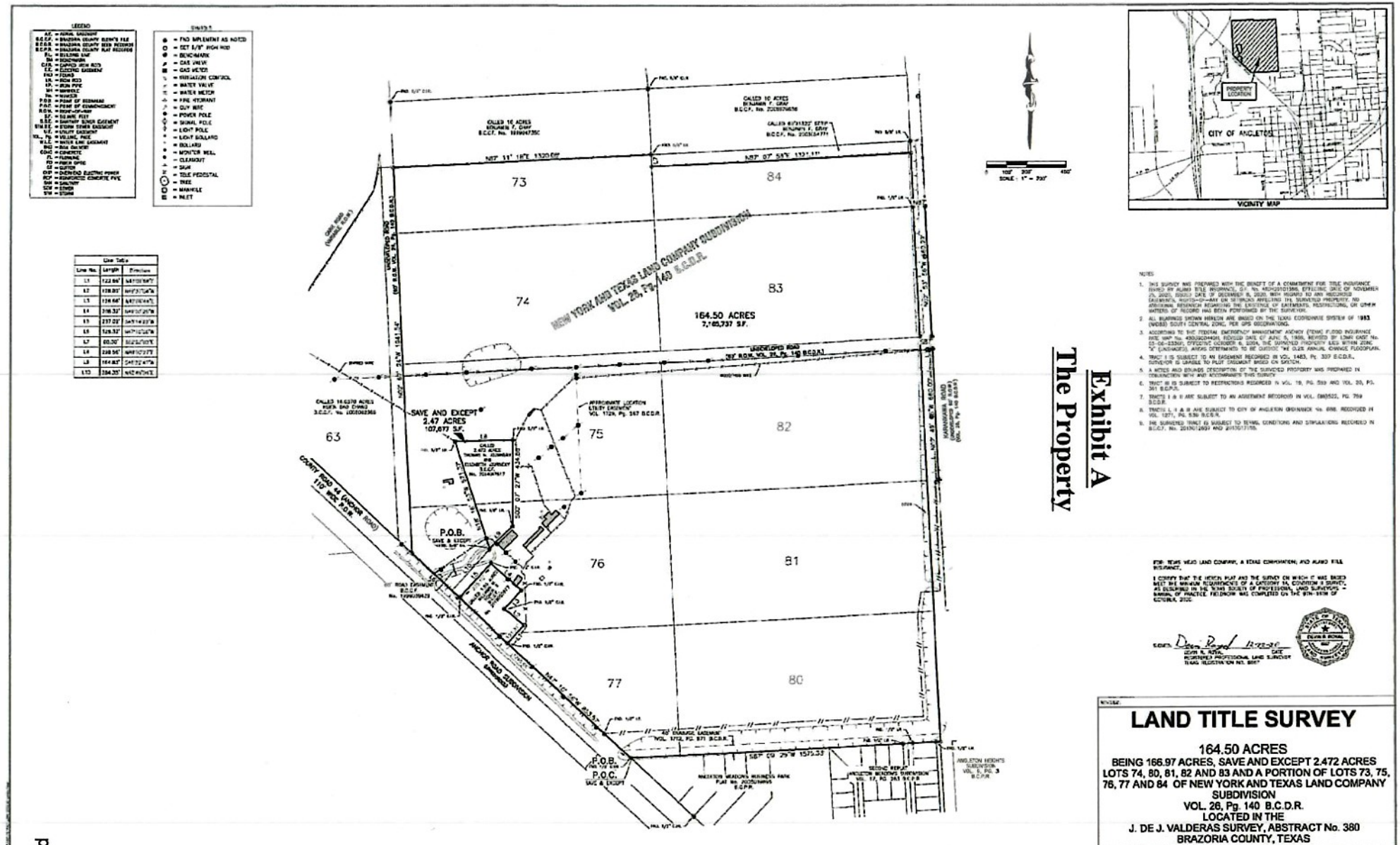

LEGEND
SYMBOLS
Line Table
Line No. | Length | Direction
L1 | 122.84' | N87°55'54"E
L2 | 178.80' | N49°37'04"E
L3 | 134.66' | N87°55'54"E
L4 | 318.32' | N49°37'04"E
L5 | 217.03' | S45°14'23"E
L6 | 126.32' | N87°55'54"E
L7 | 60.00' | S02°04'06"E
L8 | 238.56' | N87°55'54"E
L9 | 164.83' | S45°32'47"E
L10 | 284.35' | N62°49'04"E
CALLED 10 ACRES BENJAMIN F. GRAY B.C.C.F. No. 2020076836
CALLED 10 ACRES BENJAMIN F. GRAY B.C.C.F. No. 2020076836
CALLED 10 ACRES BENJAMIN F. GRAY B.C.C.F. No. 2020076836
CALLED 10 ACRES BENJAMIN F. GRAY B.C.C.F. No. 2020076836
N87° 11' 18"E 1320.69'
N87° 07' 54"E 1321.11'
NEW YORK AND TEXAS LAND COMPANY SUBDIVISION VOL. 26, Pg. 140 B.C.D.R.
73
84
74
83
164.50 ACRES 7,165,737 S.F.
UNDEVELOPED ROAD 30' ROW, VOL. 26, Pg. 140 B.C.D.R.
CALLED 16.0370 ACRES RUFUS DAD CHING B.C.C.F. No. 2020062566
SAVE AND EXCEPT 2.47 ACRES 107,617 S.F.
APPROXIMATE LOCATION UTILITY EASEMENT VOL. 1129, Pg. 367 B.C.D.R.
63
75
82
CALLED 2.472 ACRES THOMAS N. ZUMWALT AND ELIZABETH ZUMWALT B.C.C.F. No. 2024047617
P.O.B. SAVE & EXCEPT
76
81
COUNTY ROAD 44 (ANCHOR ROAD) 110' WIDE R.O.W.
77
80
40' DRAINAGE EASEMENT VOL. 3702, PG. 871 B.C.D.R.
P.O.B.
P.O.C. SAVE & EXCEPT
ANGLETON MEADOWS BUSINESS PARK PLAT No. 2020038965 B.C.P.R.
SECOND REPLAT ANGLETON MEADOWS SUBDIVISION VOL. 17, PG. 243 B.C.P.R.
ANGLETON HEIGHTS SUBDIVISION VOL. 5, PG. 3 B.C.P.R.
SCALE: 1" = 200'
PROPERTY LOCATION
CITY OF ANGLETON
VICINITY MAP
NOTES
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE, G.F. No. 482120121366, EFFECTIVE DATE OF NOVEMBER 25, 2020, ISSUED DATE OF DECEMBER 8, 2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445G, REVISED DATE OF JUNE 5, 1996, REVISED BY LOMR CASE No. 03-06-233P, EFFECTIVE OCTOBER 6, 2004, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. TRACT 1 IS SUBJECT TO AN EASEMENT RECORDED IN VOL. 1483, Pg. 337 B.C.D.R., SURVEYOR IS UNABLE TO PLOT EASEMENT BASED ON SKETCH.
5. A NOTES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.
6. TRACT 98 IS SUBJECT TO RESTRICTIONS RECORDED IN VOL. 19, PG. 559 AND VOL. 20, PG. 361 B.C.P.R.
7. TRACTS 1 & 2 ARE SUBJECT TO AN AGREEMENT RECORDED IN VOL. 980522, PG. 769 B.C.D.R.
8. TRACTS 1, 2 & 3 ARE SUBJECT TO CITY OF ANGLETON ORDINANCE No. 698, RECORDED IN VOL. 1277, PG. 539 B.C.D.R.
9. THE SURVEYED TRACT IS SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS RECORDED IN B.C.C.F. No. 2019072693 AND 2019077155.
FOR: TEXAS HEAD LAND COMPANY, A TEXAS CORPORATION; AND ALAMO TITLE INSURANCE.
I CERTIFY THAT THIS SURVEY PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE. FIELDWORK WAS COMPLETED ON THE 9TH DAY OF OCTOBER, 2020.
DAVID R. ROYAL
DATE
JOHN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5057
DAVID R. ROYAL 5057 SURVEYOR
Exhibit A
The Property
LAND TITLE SURVEY
164.50 ACRES
BEING 166.97 ACRES, SAVE AND EXCEPT 2.472 ACRES LOTS 74, 80, 81, 82 AND 83 AND A PORTION OF LOTS 73, 75, 76, 77 AND 84 OF NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS
BAKER & LAWSON INC
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825
PROJECT NO.: 14257
SCALE: 1" = 200'
DRAWN BY: RT
DRAWING NO.: 14257-TS
DATE: 10/16/2020
CHECKED BY: DR

Exhibit A
The Property
pg.2

BAKER & LAWSON, INC
ENGINEERS · PLANNERS · SURVEYORS

County: Brazoria
Project: 150 Acres Anchor Rd
Job No.: 14257

FIELD NOTES FOR 164.50 ACRE

Being a tract of land containing 164.50 acres (7,165,737 square feet), located within J. De J Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 164.50 acre tract being all of Lots 74, 80, 81, 82 and 83 and a portion of Lots 73, 75, 76, 77 and 84 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a 166.97 acre tract save and except a 2.472 acre tract recorded in the name of Thomas H. Journeay and Elizabeth Journeay under Brazoria County Clerk's File (B.C.C.F.) No. 2014047617; Said 164.50 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

Overall 166.97 acre tract:

BEGINNING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 853.57 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the south corner of a called 1.50 acre tract recorded in the name of Williams M. Tigner, II under B.C.C.F. No. 2019055977, for an angle point of the herein described tract;

THENCE, with the easterly lines of said 1.50 acre tract the following four (4) courses:

1. North 43 degrees 09 minutes 58 seconds East, at a distance of 1.35 feet pass a 1/2-inch iron rod with cap found for reference, continue in all a distance of 122.66 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

2. North 49 degrees 37 minutes 04 seconds West, a distance of 128.89 feet to a 1/2-inch iron rod with cap found for an angle point;

3. North 42 degrees 06 minutes 44 seconds East, a distance of 126.66 feet to a 1/2-inch iron rod with cap found for an interior corner of the herein described tract;

4. North 49 degrees 03 minutes 29 seconds West, a distance of 208.32 feet to a 1/2-inch iron rod with cap found at the north corner of said 1.50 acre tract, for an interior corner of the herein described tract;

Exhibit A
The Property
pg.3

BAKER & LAWSON, INC
ENGINEERS · PLANNERS · SURVEYORS

THENCE, with the northwest line of said 1.50 acre tract, South 43 degrees 14 minutes 22 seconds West, at a distance of 235.10 feet pass a 1/2-inch iron rod with cap found for reference, continue in all a distance of 237.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the northeast R.O.W. line of said Anchor Road, at the west corner of said 1.50 acre tract, for an angle point;

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 329.32 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of an undeveloped road (sixty feet wide per Vol. 26, Page 140 B.C.D.R.) on the west line of said Lot 76, for the southwest corner of the herein described tract;

THENCE, with the east line of said undeveloped road and the west lines of said Lots 76, 75, 74 and 73, North 02 degrees 57 minutes 24 seconds West, a distance of 1,941.54 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of a called 10 acre tract recorded in the name of Benjamin F. Gray under B.C.C.F. No. 1999047350, for the northwest corner of the herein described tract;

THENCE, with the south line of said 10 acre tract, North 87 degrees 11 minutes 18 seconds East, a distance of 1,320.08 feet to a 5/8-inch iron rod found at southwest corner of a called 10 acre tract recorded in the name of Benjamin F. Gray under B.C.C.F. No. 2006070636, at the southeast corner of said 10 acre tract recorded in B.C.C.F. No. 1999047350, fort the northwest corner of a 60' X 1,320' strip recorded in the name of Benjamin F. Gray under B.C.C.F. No. 2003054771, for an angle point;

THENCE, with the west line of said a 60' X 1,320' strip, South 02 degrees 52 minutes 02 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set a the southwest corner of said a 60' X 1,320' strip, for an interior corner of the herein described tract;

THENCE, with the south line of said a 60' X 1,320' strip, North 87 degrees 07 minutes 58 seconds East, a distance of 1,321.11 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of Karankawa Road (undeveloped sixty feet wide per Vol. 26, page 140 B.C.D.R.), at the southeast corner of said a 60' X 1,320' strip, for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said Karankawa Road, being the east line of Lots 84, 83, 82, 81 and 80, South 02 degrees 52 minutes 54 seconds East, a distance of 2,970.25 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of a twenty-foot drainage easement dedicated by the Second Replat of Angleton Meadows Subdivision recorded under Vol. 17, Page 263 of the B.C.P.R., for the southeast corner of said Lot 80 and the herein described tract;

THENCE, with the north line of said Angleton Meadows Subdivision and Angleton Meadows Business Park, and the south lines of said Lots 80 and 77, South 87 degrees 09 minutes 29 seconds West, a distance of 1,575.33 feet to the **POINT OF BEGINNING** and containing 166.97 acres of land.

Exhibit A
The Property
pg.4

BAKER & LAWSON, INC
ENGINEERS • PLANNERS • SURVEYORS

SAVE AND EXCEPT 2.47 ACRES:

COMMENCING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 1,245.66 feet to an angle point;

THENCE, through and across said Lot 76 the following five (5) courses:

1. North 42 degrees 49 minutes 04 seconds East, a distance of 284.35 feet to a 5/8-inch iron rod found for the south corner and **POINT OF BEGINNING** of the herein described tract;
2. North 18 degrees 16 minutes 53 seconds West, a distance of 571.37 feet to a 5/8-inch iron rod found at the northwest corner of the herein described tract;
3. North 88 degrees 50 minutes 27 seconds East, a distance of 299.56 feet to a 5/8-inch iron rod found at the northeast corner of the herein described tract;
4. South 00 degrees 07 minutes 27 seconds West, a distance of 434.88 feet to a 5/8-inch iron rod found at the southeast corner of the herein described tract;
5. South 46 degrees 22 minutes 47 seconds West, a distance of 164.83 feet to the **POINT OF BEGINNING** and containing 2.47 acres of land.

OVERALL: 166.97 ACRES

SAVE AND EXCEPT: 2.47 ACRES

TOTAL: 164.50 ACRES

A land title survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin Royal 12-22-20

Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

STATE OF TEXAS
REGISTERED
DEVIN R. ROYAL
6667
PROFESSIONAL
LAND SURVEYOR

RESOLUTION NO. 20210824-024

A RESOLUTION BY THE COUNCIL OF THE CITY OF ANGLETON, TEXAS AUTHORIZING THE ESTABLISHMENT OF THE AUSTIN COLONY PUBLIC IMPROVEMENT DISTRICT IN THE CITY OF ANGLETON, TEXAS; AUTHORIZING PUBLICATION OF THIS RESOLUTION, PROVIDING FOR THE PREPARATION OF A SERVICE AND ASSESSMENT PLAN; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, the City of Angleton City Council is authorized to create a public improvement district pursuant to Ch. 372 of the Texas Local Government Code (the "Code") for the purpose described therein, and the City has received a petition from certain landowners within the City requesting the creation of a public improvement district; and

WHEREAS, the City of Angleton received a petition for the establishment of a public improvement district; and

WHEREAS, the City Council held a public hearing on August 24, 2021, notice of which was published and mailed to property owners of the proposed district pursuant to Section 372.009 of the Code; and

WHEREAS, the City Council has made findings by resolution as to the advisability of the proposed improvement project, the nature of the improvements, the boundaries of the proposed public improvement district, the estimated cost, the method of assessment and the apportionment of cost between the improvement district and the City as a whole, as required by Chapter 372 of the Code; and

WHEREAS, in accordance with the City Council's findings, and within the six-month period after the date of the final adjournment of the hearing, the City Council desires to authorize the public improvement district by majority vote of all members of the City Council, as required by Section 372.010 of the Public Improvement District Assessment Act;

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

SECTION 1. The facts recited in the preamble hereto are hereby found to be true and correct and are incorporated by reference herein and expressly made a par hereof, as if copied herein verbatim.

SECTION 2. The Austin Colony Public Improvement District (the "District") is authorized to be and is hereby established as a public improvement district under the provisions of Chapter 372 of the Code over the land currently included within the boundaries of the City of Angleton, Texas, as more fully described in Exhibit A attached hereto, all in accordance with the findings made by the City Council in Section 1 of Resolution No. 20210824-___ passed and approved on August 24, 2021.

SECTION 3. The City Secretary is hereby directed to give notice of the authorization for establishment of the District by publishing the resolution once in at least one local newspaper of general circulation in the City. The authorization and establishment of the District shall be deemed to be effective upon the publication of the notice directed by this section.

SECTION 4. The City Council hereby directs the District Administrator to prepare a service and assessment plan for review and approval of the City Council in accordance with Chapter 372 of the Code.

SECTION 5. The District shall not provide any improvements until at least 20 days after authorization of the District takes effect. Such services shall not begin if during such period a petition is filed pursuant to section 372.010(c) of the Code.

SECTION 6. This Resolution shall be passed finally on the date of its introduction and shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

_____

Jason Perez
Mayor

ATTEST:

_____

Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A

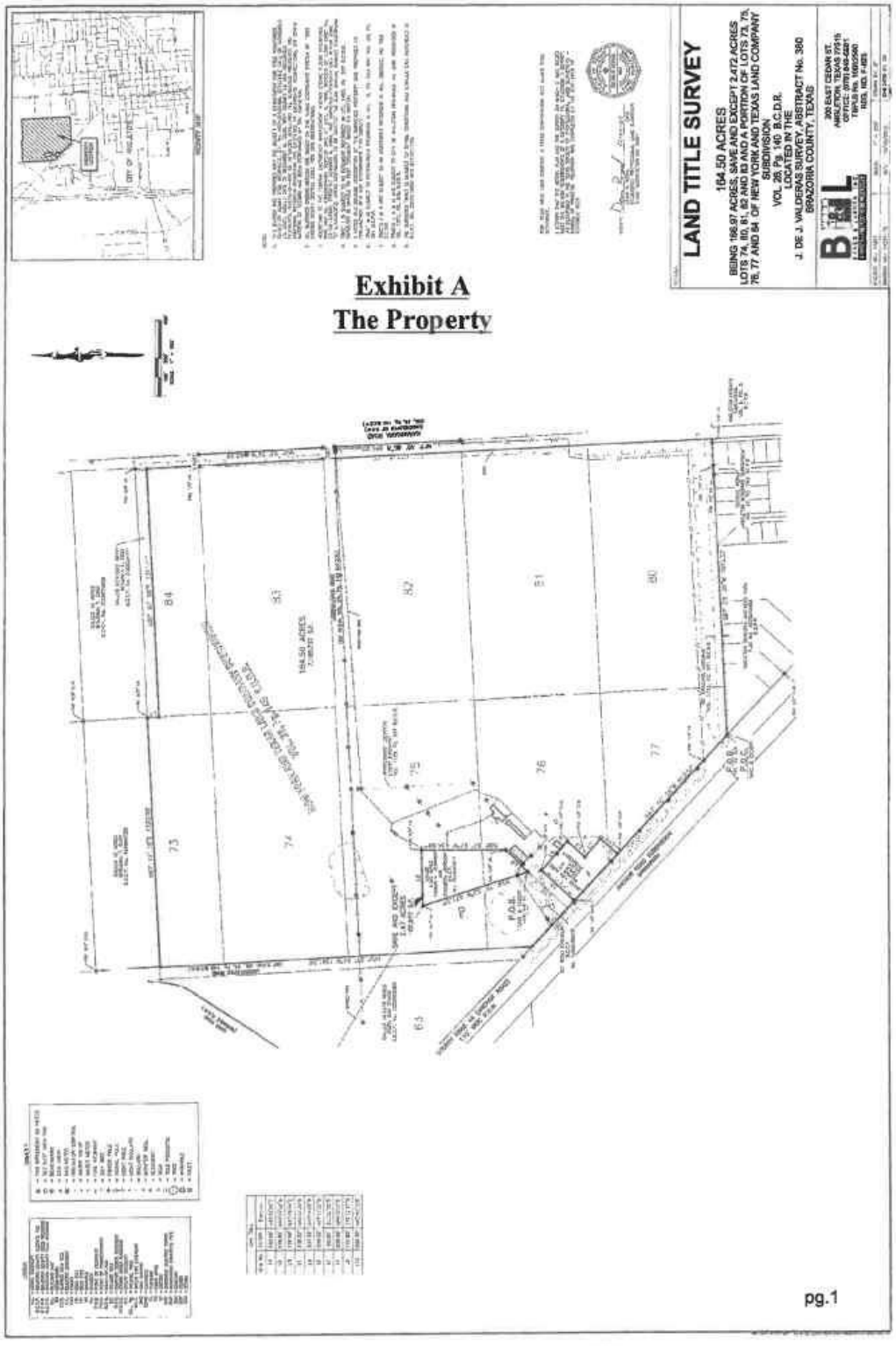

LAND TITLE SURVEY
164.50 ACRES
BEING 166.97 ACRES, SAVE AND EXCEPT 2.472 ACRES LOTS 74, 80, 81, 82 AND 83 AND A PORTION OF LOTS 73, 75, 76, 77 AND 84 OF NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 28, PG. 140, B.C.D.R.
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS
Exhibit A
The Property
pg.1

Exhibit A
The Property
pg.2

BAKER & LAWSON, INC

County: Brazoria
Project: 150 Acres Anchor Rd
Job No.: 14257

FIELD NOTES FOR 164.50 ACRE

Being a tract of land containing 164.50 acres (7,165,737 square feet), located within J. De J Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 164.50 acre tract being all of Lots 74, 80, 81, 82 and 83 and a portion of Lots 73, 75, 76, 77 and 84 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a 166.97 acre tract save and except a 2.472 acre tract recorded in the name of Thomas H. Journeay and Elizabeth Journeay under Brazoria County Clerk's File (B.C.C.F.) No. 2014047617; Said 164.50 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

Overall 166.97 acre tract:

BEGINNING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 853.57 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the south corner of a called 1.50 acre tract recorded in the name of Williams M. Tigner, II under B.C.C.F. No. 2019055977, for an angle point of the herein described tract;

THENCE, with the easterly lines of said 1.50 acre tract the following four (4) courses:

1. North 43 degrees 09 minutes 58 seconds East, at a distance of 1.35 feet pass a 1/2-inch iron rod with cap found for reference, continue in all a distance of 122.66 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

2. North 49 degrees 37 minutes 04 seconds West, a distance of 128.89 feet to a 1/2-inch iron rod with cap found for an angle point;

3. North 42 degrees 06 minutes 44 seconds East, a distance of 126.66 feet to a 1/2-inch iron rod with cap found for an interior corner of the herein described tract;

4. North 49 degrees 03 minutes 29 seconds West, a distance of 208.32 feet to a 1/2-inch iron rod with cap found at the north corner of said 1.50 acre tract, for an interior corner of the herein described tract;

300 E Cedar St, Angleton, Texas 77515 • Phone: (979) 849-6681
Texas Firm Registration No. 10052500