



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, JULY 17, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the Board of Adjustment meeting minutes for May 22, 2024.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing (Continued), discussion, and take possible action on previously platted with approximately 70-ft. deep lots, reducing the minimum front yard setback from 15 ft. to approximately 7-ft., by a variance request of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and variance to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes). The subject property is located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District.

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, July 11, 2024, 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of

charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 17, 2024

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

AGENDA CONTENT: Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, May 22, 2024.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, May 22, 2024.

RECOMMENDATION: Staff recommends that the Board of Zoning Adjustment approve the minutes with any noted corrections.



CITY OF ANGLETON
BOARD OF ADJUSTMENT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, MAY 22, 2024 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, MAY 22, 2024, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, March 20, 2024.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Conduct a hearing, discussion, and take possible action on previously platted approximately 70-ft. deep lots, reducing the minimum front yard setback from 15 ft. to approximately 7-ft., by a variance request of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and variance to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), (d) Area regulations (2) Size of yards: a. Minimum front yard: 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20-ft. from the property line (i.e., the right-of-way or street easement line). The subject property is located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District.

Staff: DS Director Otis Spriggs summarized the details of the variance application submitted.

The Dennis Ave. Townhome development was previously approved and built on the lots highlighted on the north side of the road on the most-western lots. From time to time Staff has received applications or requests for developing the remaining land. We've had difficulty expressing to the applicants the former approval which has some constraints. As seen on the southside of Dennis Avenue, there lies a drainage ditch to the south, which basically deemed those lots unbuildable.

And that's probably why you never saw the developing completed. And we tried to dictate that to the developers as they come in and try to develop the box. So what has happened is we have someone that basically came in with something that made a little sense on the north side perhaps to, you know, what's on the north side.

The current applicant is proposing to construct new units on the north side and dedicate the vacant portion on the South side of Dennis Ave. park use if the city would desire to accept that as dedicated land, or it could possibly be used for additional parking for the residents.

Mr. Spriggs explained the status of the existing units, having been constructed at setbacks that do not meet current right of way setback requirements (less than 7-feet from the curb). the rear yards average anywhere from 15 feet to something less.

Easements on the plat and the possible land swap would require further council action, so that would have been the condition for example: that the Parkland be approved by council for parking or pocket park or for use of the residents of the community as a whole.

Additionally, there is a water easement that goes NS that cuts that last park land easement which would need to be abandoned in which there's a 6-inch pipe used for redundancy.

Mr. Spriggs informed the Board that this evening there could be no decision unfortunately, but he encouraged the chair to entertain an opportunity to open the public hearing and we could just leave it opened until a future meeting, and hopefully we would have received the required ownership's affidavit of consent. Photographs of the existing conditions were shown on PowerPoint.

Public Hearing:

The Committee Chair opened the floor for Public Hearing with no objections.

Miss Martha Calvada: 1109 Marina Dr. Asked about space to remain their backyard area. Inquired about the school system, can it be supported. Commented on drainage in which the water has come to the bottom of the bridge during the Allison Storm.

Marco Calvada: Live on the corner right across the street right next to Martha, been there about 25 years. Commented on the parking situation. Commented on waste management access. Commented on the future trail system.

Lizabeth Calzada, 1112 Molina Dr. Signed up but did not wish to speak but listed as opposition.

Lydia Bleakney, 1223 Dennis Ave. Spoke in Opposition

Sherry Lantrip, 1213 Dennis Ave. Spoke in Opposition and congestion. Is against Park.

Mr. David Spoor, Angleton Drainage District Chair, spoke in regard to drainage, Bayou 15 ft. easement distance, access, and possibility for a drainage pond would have to be evaluated and considered by the district.

Applicant, Randy Roberts Construction: Responded to the neighbor concerns, been developing for 20 years, 5 within Brazoria County. Examples: Chango Ranch, Oakwood Shore, The Oaks, Suncreek Estates and Ranch.

Mr. Roberts added that he will be owned and maintain the units and common area on behalf of the owners/renters. Intent is to donate the remaining property back to the City.

Mr. Roberts stated he is willing to provide the parking area. He will have to follow all site requirements to handle the drainage per the District.

Townhomes dwellings will have 2 car garages.

This item was tabled pending receipt of the required affidavit.

ADJOURNMENT



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 17, 2024

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

AGENDA CONTENT: Conduct a public hearing (Continued), discussion, and take possible action on previously platted with approximately 70-ft. deep lots, reducing the minimum front yard setback from 15 ft. to approximately 7-ft., by a variance request of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and variance to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes). The subject property is located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District.

AGENDA ITEM SECTION: Public Hearings and Action Items

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

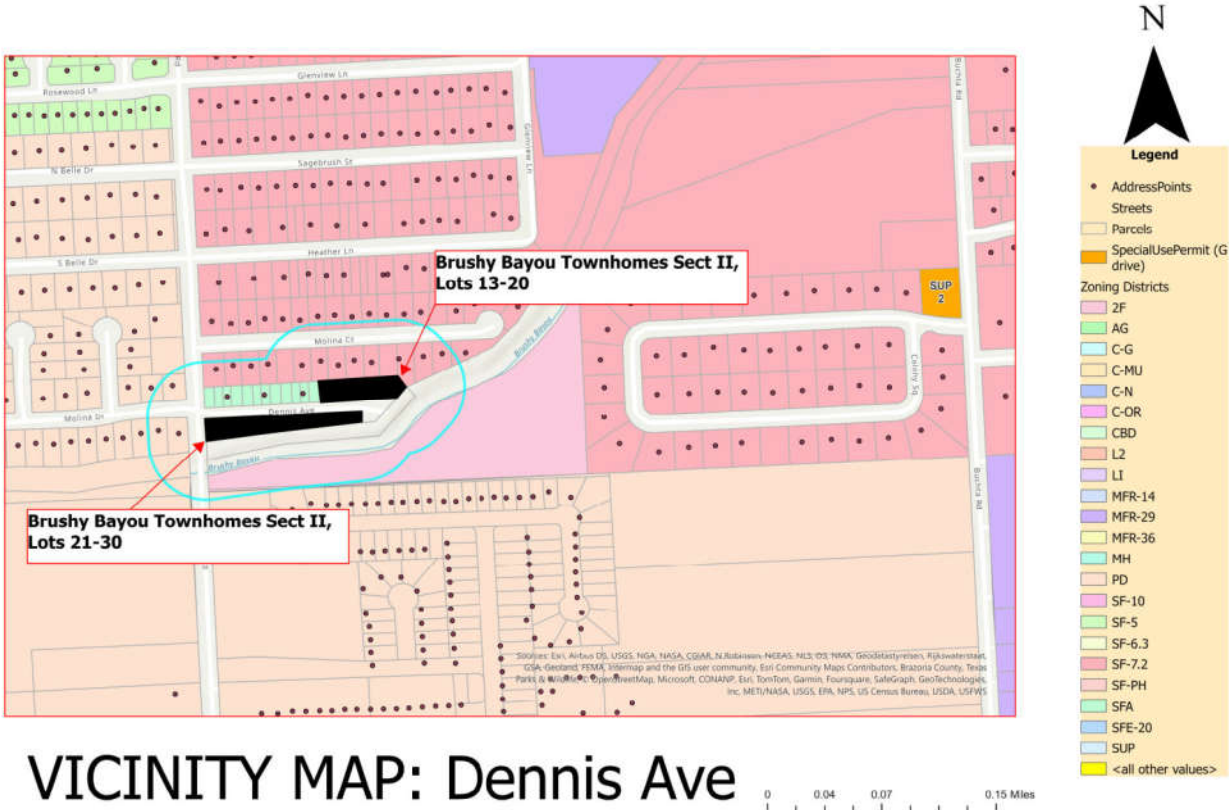
The applicant has filed a variance application on the subject property located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District for a reduced front yard setback to seven (7 ft.) feet, and a waiver of the requirement to stagger front yard setbacks to allow construction of multifamily units on the vacant lots that are similar to the existing structures previously built on lots from the same platted subdivision.

As noted under the City of Angleton Zoning Ordinance, Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), (d) Area regulations (2) Size of yards: a. Minimum front yard: 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20-ft. from the property line (i.e., the right-of-way or street easement line).

Staff has processed this application and scheduled the public hearing at the request of the applicant. The applicant has been notified that action of this variance request is contingent

upon the Owners Affidavit being filed at City Hall; the affidavit was since filed with the owner's signature.

Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.



VICINITY MAP: Dennis Ave

0 0.04 0.07 0.15 Miles

Vicinity & Zoning MAP

See Attachment 1 for Site Photographs



Aerial Map

The current Dennis Avenue townhomes were previously approved as platted below. The current units do not meet current City requirements, and are grandfathered-in with front yard setbacks averaging 7'-0" in depth from the street right-of-way line. Thus, vehicles are currently encroaching into the public right-of-way.

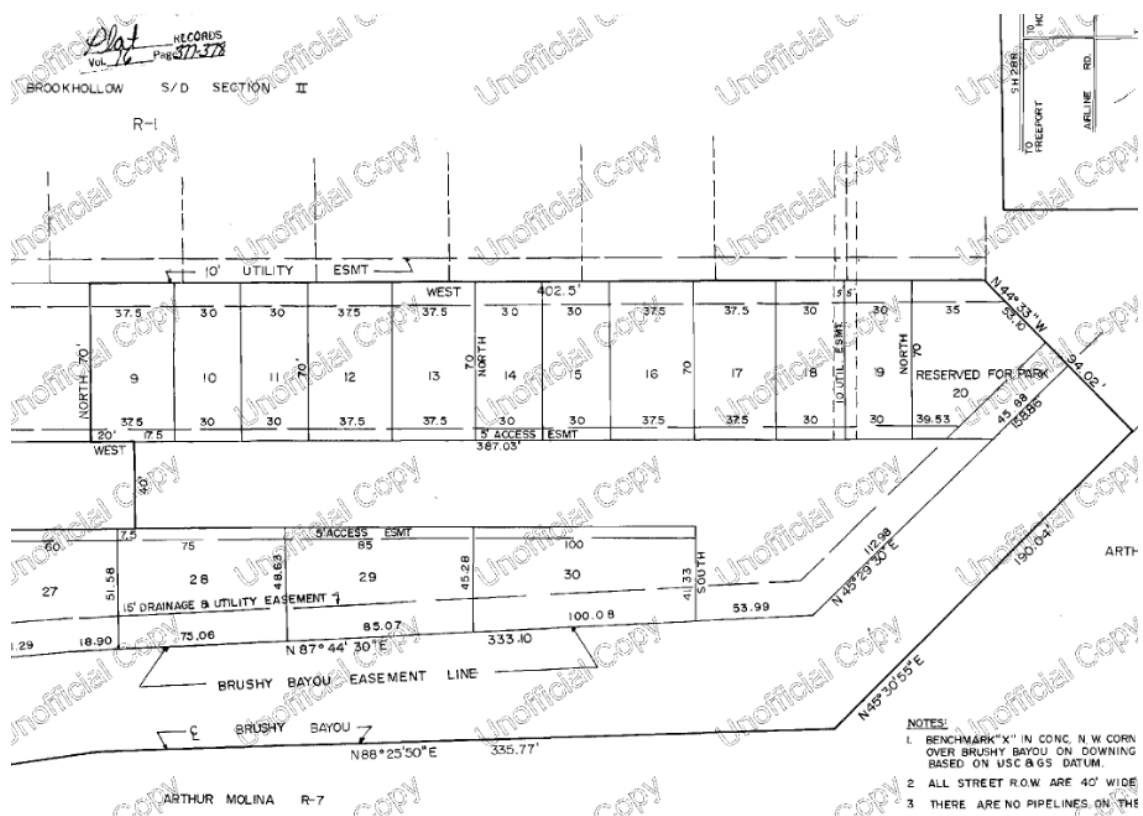
Staff has alerted the applicant of the constraints of this approved plat that results in the vacant lots being difficult to site or locate new construction. This proposal as presented by the applicant has good merit and staff believes that it is an opportunity to finally complete the lots on the north side of the road (average of 5-units) and allow for at least 2 units on the south side of Dennis Ave. ***The applicant proposes to donate Lots 24-30 to the City for openspace trails or recreational purposes in exchange for Lot #25. Lot 25 is the last lot on the northside and was dedicated for recreational use on the original plat*** (this should be considered as a condition of any approval).



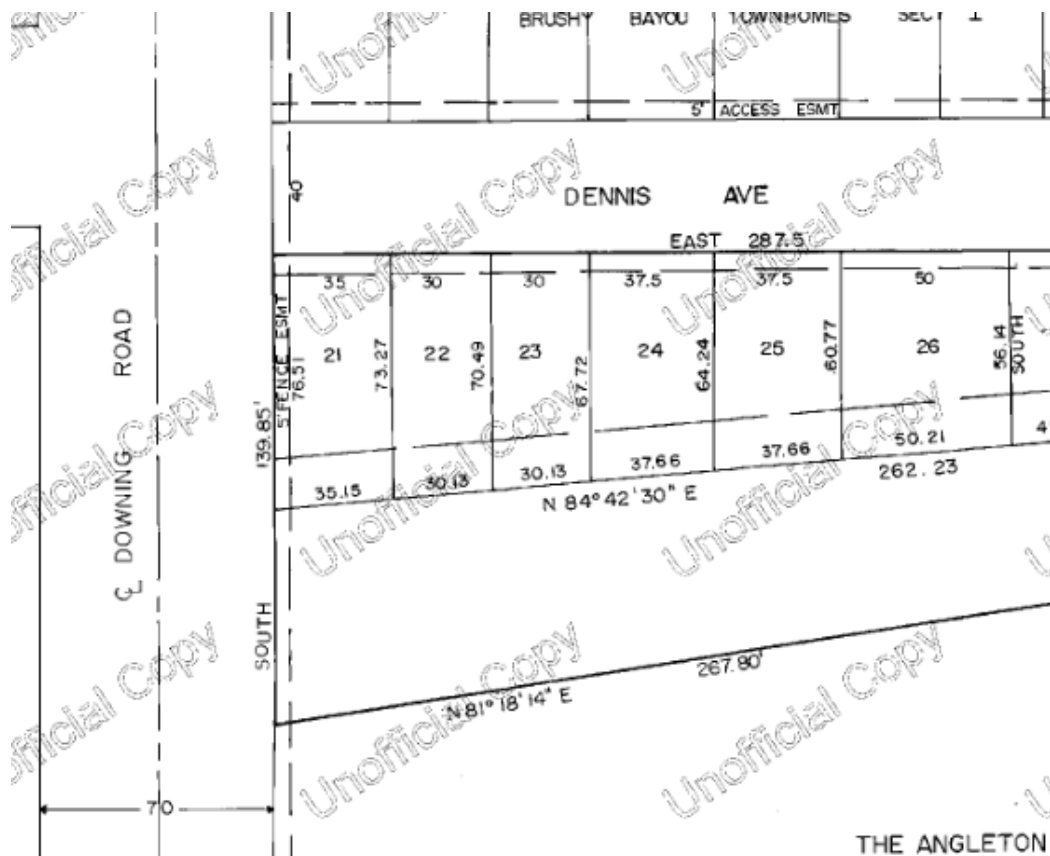
Possible Layouts for future townhomes (Northside)



Possible Layouts for future townhomes (Southside)



Brushy Bayou Townhomes Sect II Plat, Lots 13, 14, 15, 16, 17, 18, 19,



Brushy Bayou Townhomes Sect II Plat, Lots 20, 21, 22, and 23

Zoning Code / Variance Analysis:

Sec. 28-23. Board of adjustment (BOA). F. (2). No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land; *Staff confirms that despite several development discussions and interest from developers, the platted lots have remained undeveloped. Potential developers have declined to purchase and move forward with development due to the difficulty with meeting the strict application of the current setback regulations. There is a utility easement that further inhibits development. Any approval of the variance should be subject to the applicant hiring a professional engineer to evaluate the feasibility and possibility of the utility easement being abandoned. Allowing the setback changes will facilitate compliance with other regulations in this zone. (minimum square footage)*
- b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *Applicant seeks relief by the Board to protect their right to develop and use their property similar to the other lots previously developed in the same subdivision.*
- c. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

Staff confirms that the variance will not cause any detriment to public health and safety. The lots were originally platted for development on a cul-de-sac road. Other lots in the same platted subdivision have been built and used in a similar fashion.

- d. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this chapter; and

Staff confirms granting the variance will not interfere nor prevent the orderly use of other land within the area if all of the drainage constraints are recognized on the southern area.

- e. That a finding of undue hardship exists.

Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.

Staff agrees the findings of undue hardship in granting this variance are properly established.

In order to grant a variance, the Board of Adjustment must make written findings that an undue hardship exists:

Staff concurs that the difficulty caused is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of a variance will be in harmony with the spirit and purpose of these regulations.

RECOMMENDATION:

Staff recommends that the Board of Zoning Adjustment finds that a hardship exists and grants the variances to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), (d) Area regulations (2) Size of yards: a. Minimum front yard, to allow for a reduced front yard unstaggered setback from 15 ft to 7ft on subject property located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas and subject to the conditions that the applicant files the owner's affidavit and formally completes the subdivision platting process to consolidate, address the utility easement, and land swap parkland dedication reserve to be finally approved by City Council.

Sample Motion:

1: *The Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variances Sec. 28-50 (d) (2) a and hereby grants the variance subject to the conditions that the applicant files the owner's affidavit and formally completes the subdivision platting process to consolidate, address the utility easement, and land swap parkland dedication reserve to be finally approved by City Council.

**Board of Zoning members may vote Nay to DENY the petition due to findings that hardship is not demonstrated or such variance will adversely impact the general planning area.*

Dennis Ave. Photos



Photo of Existing Townhomes on North side of Dennis Ave.



Photo of Existing Townhomes on North side of Dennis Ave.



3



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



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Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Vacant land on the South side of Dennis Ave



Photo of Vacant land on the South side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Subject Property on North side of Dennis Ave



Photo of Subject Property on North side of Dennis Ave



Photo of Subject Property on North side of Dennis Ave



Photo of Subject Property on North side of Dennis Ave



Photo from Cul-de-sac of Dennis Avenue looking West



Photo from Cul-de-sac of Dennis Avenue looking West



Photo of Dennis Avenue looking West



Photo of Existing Townhomes on North side of Dennis Ave



Photo of Existing Townhomes on North side of Dennis Av

P.O. Box 549
Clute, TX 77531
979-265-7411

Proof
Date: 05/07/24
User: ABROWNING

Date: **05/07/24**
Account: **15239**
Name:
Company: **City Of Angleton**
Telephone: **(979) 849-4364**
Email: **mbarron@angleton.tx.us**

Ad Taken By: **ABROWNING**
Sales Person: **Anicia Browning**
Phone: **(979) 237-0113**
Email: **anicia.browning@thefacts.com**

City of Angleton
Notice of Public Hearing

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct a public hearing at 12:00 pm on Wednesday, May 22, 2024. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearing will be held:

Conduct a hearing, discussion, and take possible action on previously platted approximate 70-ft. deep lots, reducing the minimum front yard setback from 15 ft. to approximately 7-ft., by a variance request of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and variance to Sec. 28-50. - SFA—Single-family attached residential district (Townhomes), (d) Area regulations (2) Size of yards: a. Minimum front yard: 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20-ft. from the property line (i.e., the right-of-way or street easement line). The subject property is located on Dennis Avenue, also known as Brushy Bayou Townhomes Sect. II, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, T S Lee Survey, Abstract 318, Brazoria County, Texas; and zoned Single Family Attached, (SFA) District.

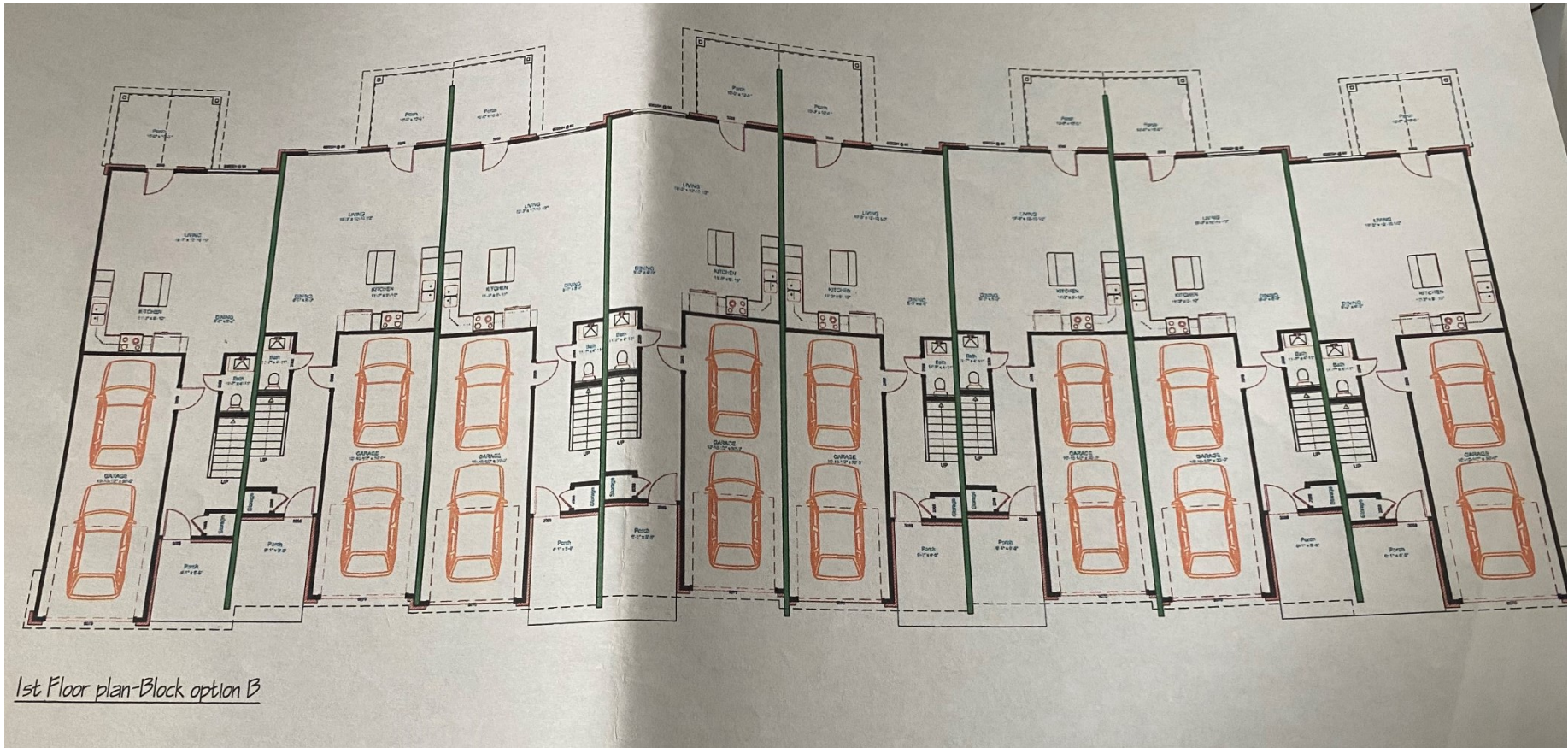
The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at kbunker@angleton.tx.us or by phone at (979) 849-4364 x-2131.

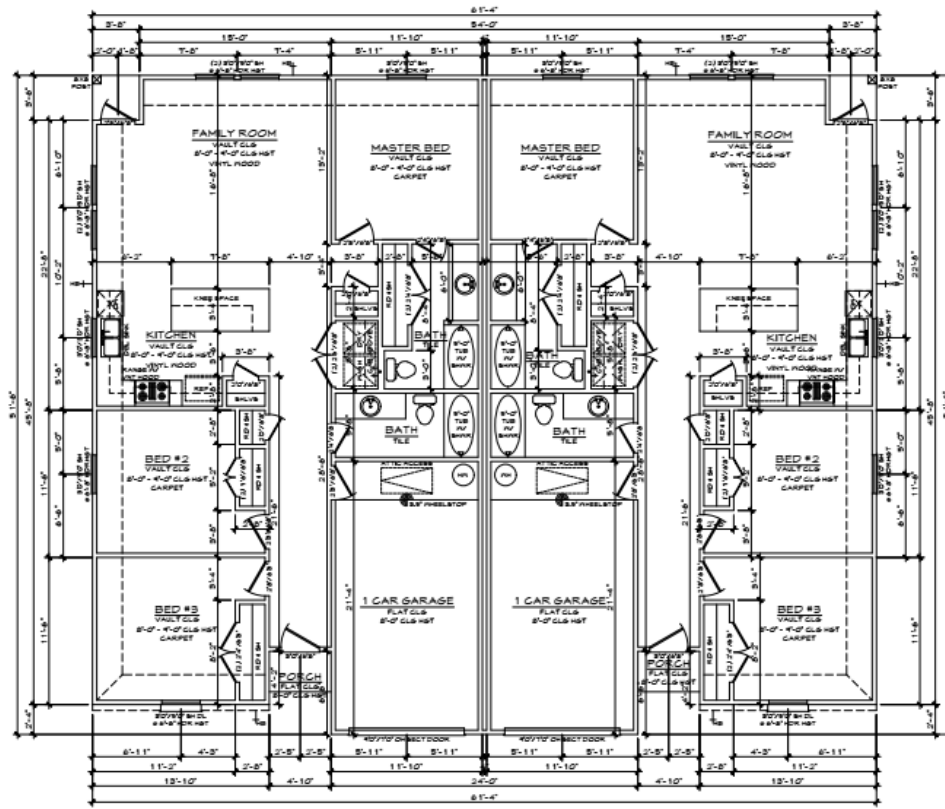
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Size: **2 x 7.403**
Color:
of Preprints: **0**
of Pages: **0**
Ad Cost: **\$288.45**
PO Number:
Publication: **The Brazosports Facts, www.
TheFacts.com**
Publish Date: **05/10/24**

****Please proofread the ad****
***For any corrections or changes,
contact your media representative.***

We Appreciate Your Business!
Thank You!



PROTOTYPE OF PROPOSED TOWNHOMES



UNIT "A"

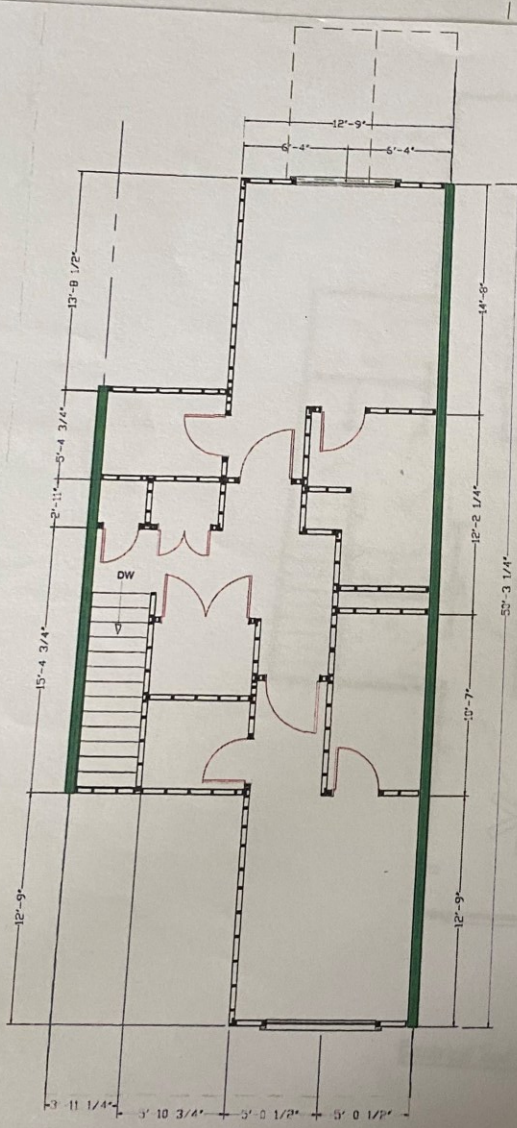
UNIT "B"

1 FLOOR PLAN
A3 SCALE: 1/4" = 1'

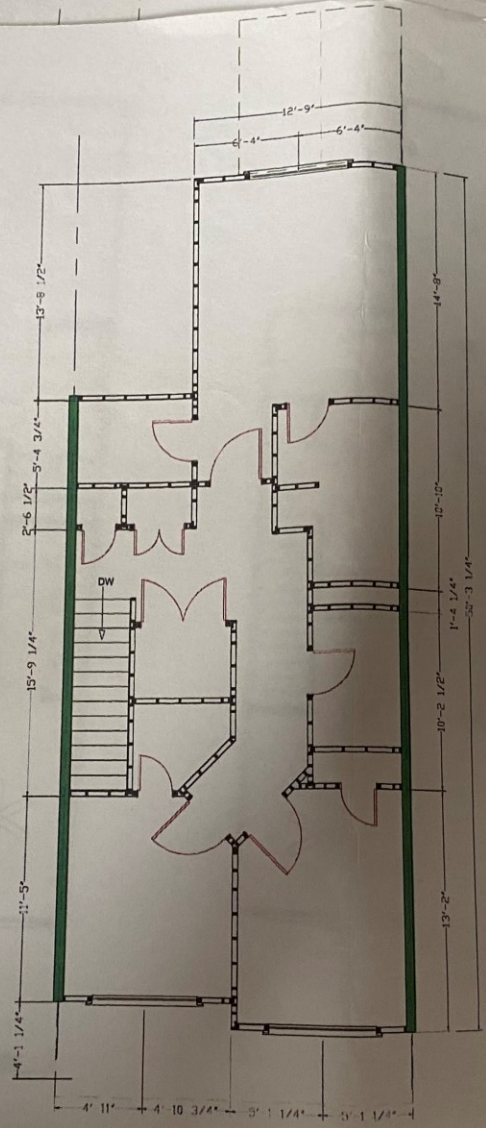


UNIT "A"
LIVING: 1253 SQ.FT.
GARAGE: 247 SQ.FT.
PORCH: 15 SQ.FT.
COV PATIO: 12 SQ.FT.
TOTAL: 1527 SQ.FT.

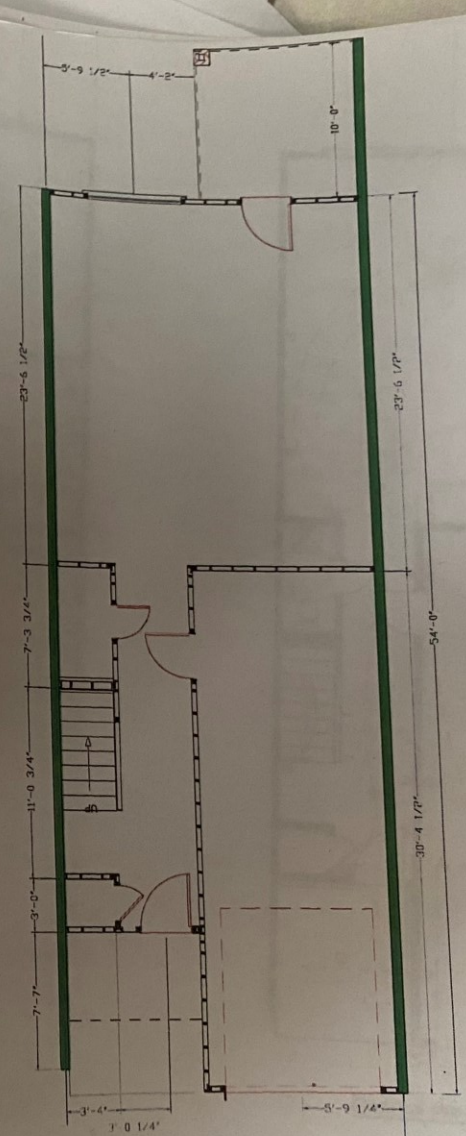
UNIT "B"
LIVING: 1253 SQ.FT.
GARAGE: 247 SQ.FT.
PORCH: 15 SQ.FT.
COV PATIO: 12 SQ.FT.
TOTAL: 1527 SQ.FT.



Wall Framing 2nd Floor 2



Wall Framing 2nd Floor 1



Wall Framing 1st Floor


PAID
 CHECK CREDIT
 Memo 5-05-18 8:17:24
BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Randy Roberts Construct Phone: _____ Cell: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

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

Property owner: J & R Wong Family Phone: _____ Cell: _____

Address: Dennis Avenue

City: Angleton **State:** TX **Zip:** 77515

Randy Roberts 5/1/24 _____
 Applicant Signature Date Owner Signature Date

Property Information:

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

Street address or location: Dennis Avenue

Legal Description: _____
 (please provide copy of metes and bounds)

Present zoning: SFA **Present land use:** Vacant

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.



Request Information:

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

1. Describe the variance you are requesting: Construction of multi-family units on available space.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: depth and width for construction prevent property from being used.

3. Do similar property conditions exist in your area? Explain: No

4. Explain how your need for a variance is unique to those special property-related conditions described above: Utilization of vacant lots will allow for additional growth, tax revenue, and completion of developable real estate.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: The number of units is an issue. 10 units per acre is currently the rule. I am requesting to build 8 units on the side of Dennis that can be utilized.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: Housing is in high demand. I will control tenants to the degree that I can. Those that don't follow rental agreements will be removed. I don't want pests.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: There is no other way to utilize this real estate due to the previous plat and neighborhood design.

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

Acknowledgements

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

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

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

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

Applicant's Initials:  Date: 5/1/24

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

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and legal description): BRUSHY BAYOU TH SEC II LOT 13 through LOT 30 and CORNERSTONE S/D BLK 94A RESERVE ACRES 0.372

_____, or

____ See Attached.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF AGENT/APPLICANT: Randy Roberts

ADDRESS: _____

APPLICANT/AGENT PHONE: _____ E-MAIL: _____

PRINTED NAME OF OWNER: J & R Wong Family Limited Partnership II

By: The Northern Trust Company as Trustee of Jerry and Rosalie Wong GST Exempt Family Trust A, its General Partner

SIGNATURE OF OWNER: [Signature] DATE: 5/28/2024

NOTARIAL STATEMENT FOR PROPERTY OWNER(S):

Sworn to and subscribed before me this 28 day of MAY, 2024.

(SEAL)

SEE ATTACHED
Notary Public for the State of Texas
Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 28
day of MAY, 2024, by Koji MATSUMOTO

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature JC