



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, OCTOBER 7, 2021, AT 12:00 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

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning approximately 0.1928 acres from the Commercial-Office/Retail (C-OR) zoning district to the Single Family 7.2 (SF-7.2) zoning district. The subject property is located on the north of E. Cedar Street and is nearest the intersection of Danbury Street and E. Cedar Street, approximately six hundred linear feet to west of E. Mulberry (State Highway 35).

REGULAR AGENDA

2. Discuss and consider possible action on a request to approve the Final Replat of the Riverwood Ranch Section Two subdivision. The subject property consists of a 19.793-acre tract of land located at the northeast corner of the Downing Road and Hospital Drive within the City of Angleton.
3. Discussion and possible action on the preliminary plat of Live Oak Ranch
4. Presentation, discussion and possible comment on a proposed development consisting of approximately 900 acres north of the City between SH 288 and FM 521 that is partially within the City's Extraterritorial Jurisdiction.

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, 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: Nonday,

October 4, 2020 by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 7, 2021

PREPARED BY: Lindsay Koskiniemi, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning approximately 0.1928 acres from the Commercial-Office/Retail (C-OR) zoning district to the Single Family 7.2 (SF-7.2) zoning district. The subject property is located on the north of E. Cedar Street and is nearest the intersection of Danbury Street and E. Cedar Street, approximately six hundred linear feet to west of E. Mulberry (Highway 35).

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Devon Montgomery, to rezone approximately 0.1928 acres of property, described as Block 4, Lots W 80' LT 21, more commonly known as 1101 E. Cedar Street, located on the north side of E. Cedar Street at the intersection of E. Cedar Street and Danbury Street, approximately six hundred linear feet west of E. Mulberry Street (Highway 35).

The property is a single-family home within the Commercial-Office/Retail (C-O/R) zoning district. The applicant, Mr. Montgomery, desires to rezone the property to Single Family 7.2 (SF-7.2) and to continue to use the property as his primary residence. The subject property measures 80' W x 100' L, approximately 8,400 square feet, therefore the size of the property meets or exceeds the minimum requirements of the SF 7.2 zoning district. Two other properties along the north side of the E. Cedar corridor are zoned SF-7.2 within the C-O/R zoning district.

The Future Land Use Plan from the Angleton Comprehensive Plan Update, designates the subject property as being appropriate for office, retail, and multi-family residential uses, however, the properties bordering the subject property to the north are designated in the plan as appropriate for single-family residential use.

The Office/Retail/Multi-Family category is described in the plan as:

Office/Retail/Multifamily (Peach): This category incorporates many of the characteristics of the Office/Retail category but adds flexibility by including multifamily development outside of SH288. The Office/Retail/Multifamily category recognizes both the need to promote quality office development, as well as the opportunity to permit a transition between uses when considered necessary. Examples of this

category are found along FM 523, Business 288, and SH35. While visibility remains important, Office/Retail/Multifamily may also be located away from corridors or as a transition category for low intensity areas.

The Single Family category is described in the plan as:

Single Family (Yellow): Within the Single-Family category, conventional one-family detached dwellings represent the primary use, although two-family units such as duplexes and “granny flats” are acceptable throughout the area. Public uses such as places of worship, schools, parks, and other neighborhood-oriented public facilities are acceptable throughout the area, assuming that they are designed to respect and enhance the character of the community.

The proposed rezoning is further supported by Goals 1 & 2 of Chapter 8 Housing of the Comprehensive Plan.

Goals One: A community in which quality housing is attractive, available, and affordable to all residents.

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

Existing Land Use and Zoning

North: Single-family houses in the Two-Family Residential (duplexes) (2F) zoning district.

East: Single-family houses in the Commercial-Office/Retail zoning district.

South: Single-family houses in the Commercial-Office/Retail and Two-Family zoning districts.

West: Single-family houses in the Commercial-Office/Retail and Single-Family 7.2 zoning districts.

Mobility Plan

The Mobility Plan of the City’s Comprehensive Plan designates E. Cedar Street from Chenango Street to Downing Street as a major collector and proposed arterial. The subject property is accessible via Danbury Street, as the driveway is on the west side of the property.

The proposed rezoning, while inconsistent with the Future Land Use Plan, is supported by the Chapter 8 Housing Goals 1 & 2 and is consistent with use of similar structures in the area. Historically, the area around the subject property was used residentially and was rezoned to commercial use years after several of the homes were constructed.

RECOMMENDATION:

Staff recommends approval of the request to rezone 1101 E. Cedar from the C-O/R zoning district to the SF-7.2 zoning district.

SUGGESTED MOTION:

I move we recommend approval of the request to rezone 1101 E. Cedar from the Commercial-Office Retail zoning district to the Single-Family 7.2 zoning district.



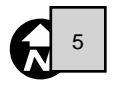
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user 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.

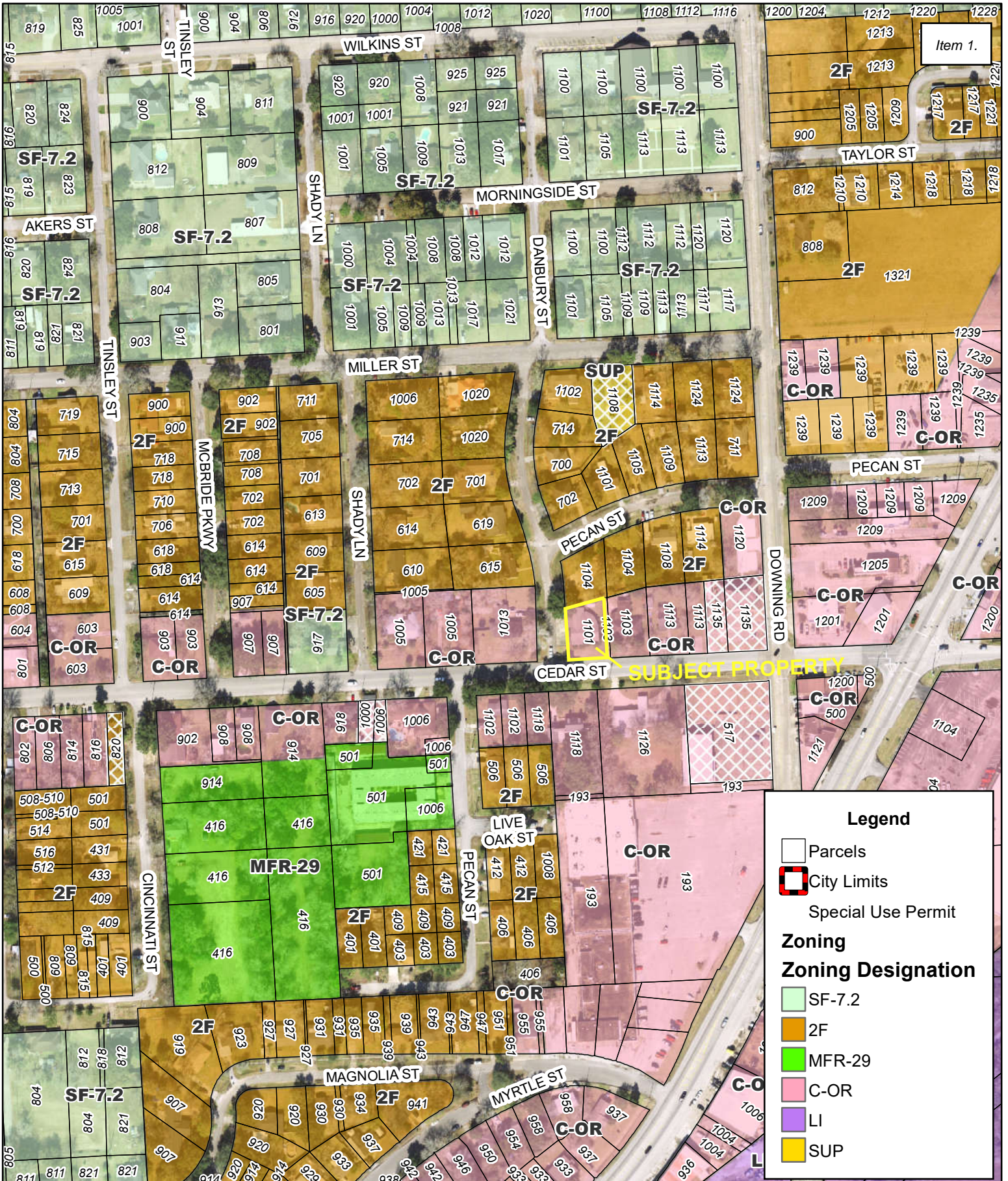


Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping

1" = 247'





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.

FUTURE LAND USE MAP

Item 1.

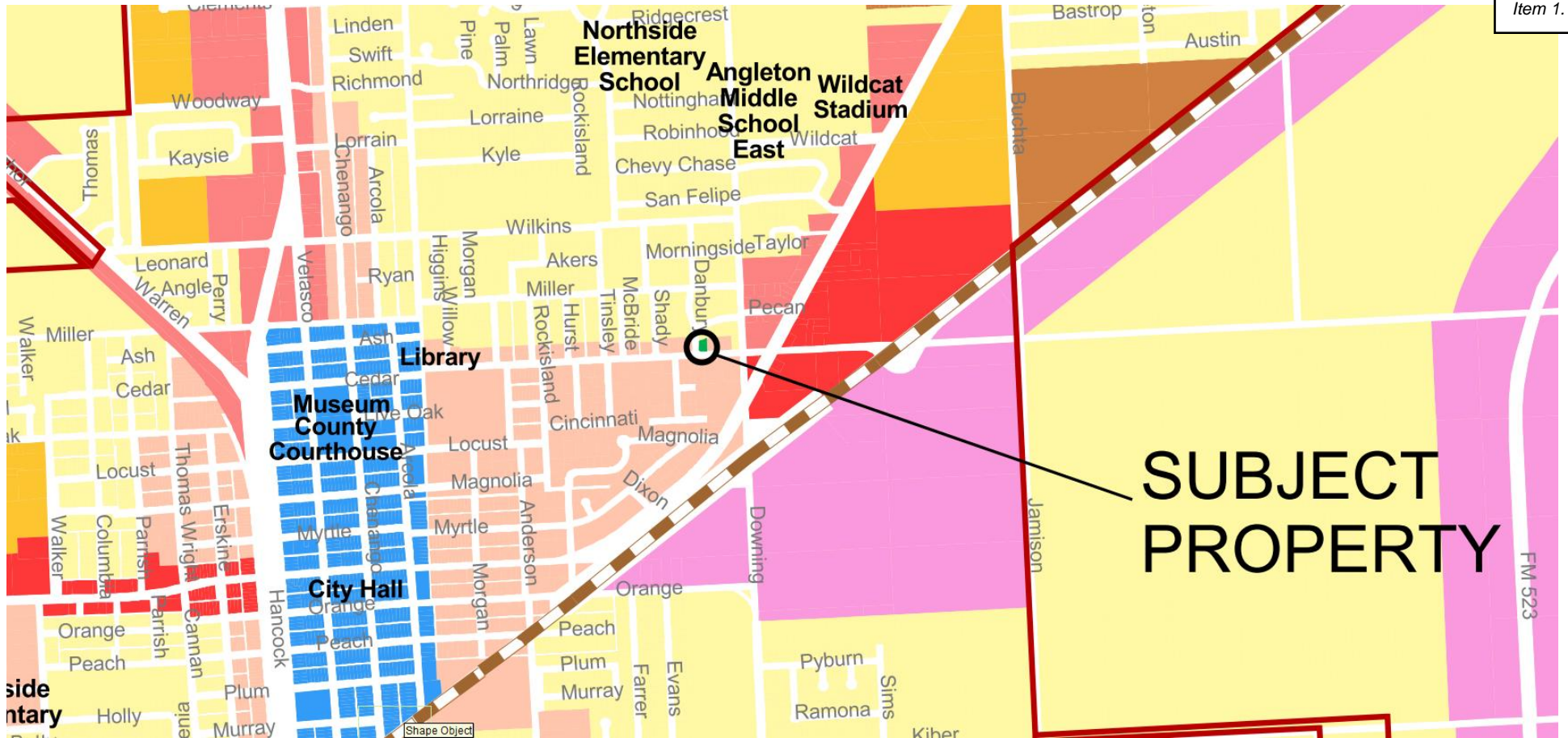


Figure 3.2
Future Land Use Plan

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

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

MOBILITY PLAN MAP

Item 1.

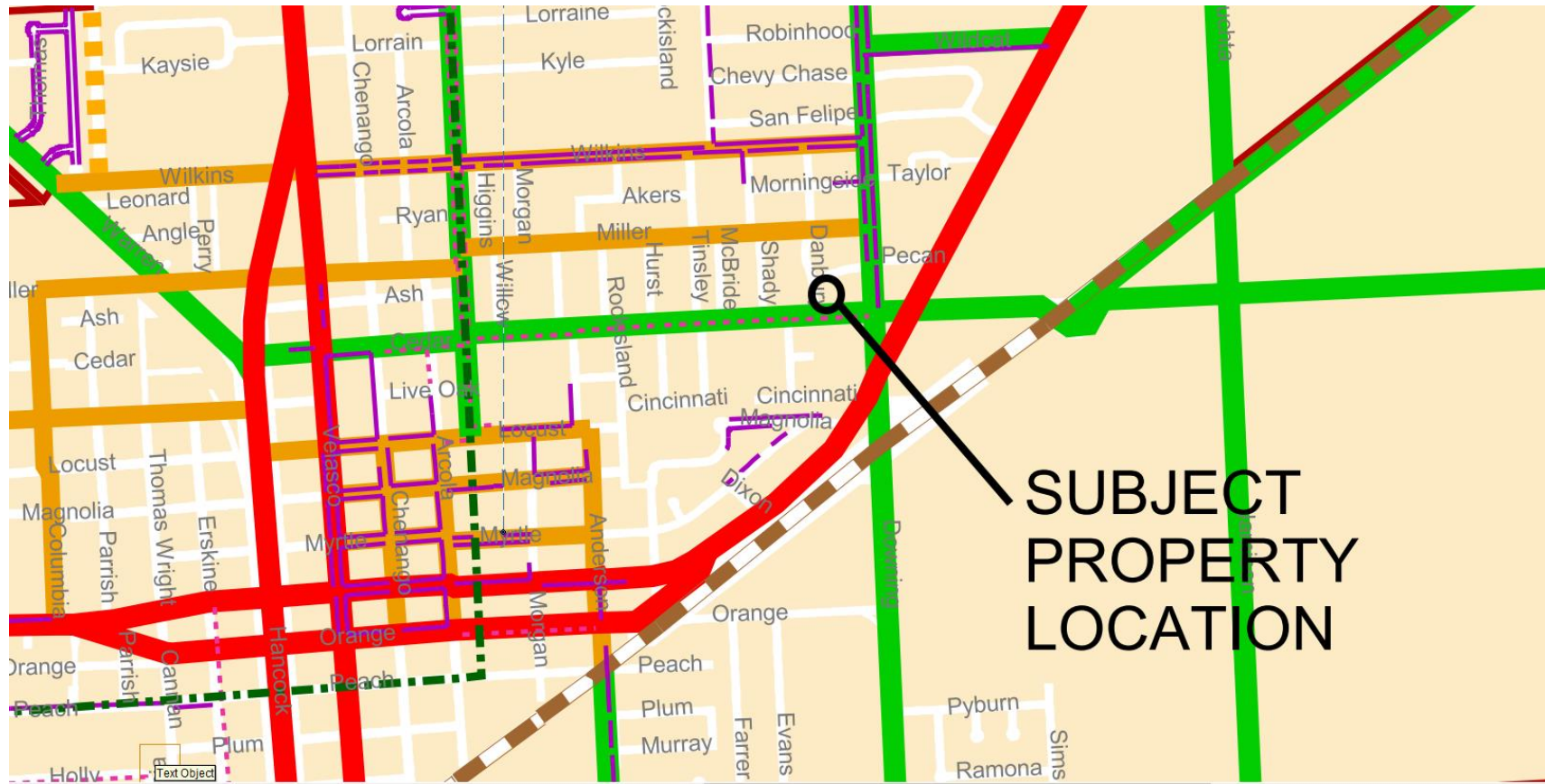


Figure 4.1
Mobility Plan

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

ORDINANCE NO. 20211026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING 0.1928 ACRES FROM ARTICLE III ZONING DISTRICTS SECTION 28-58 C-OR - COMMERCIAL-OFFICE/RETAIL DISTRICT TO ARTICLE III ZONING DISTRICTS SECTION 28-45 SF-7.2 – SINGLE FAMILY RESIDENTIAL 7.2 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 October 7, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Devon Montgomery to rezone 0.1928 acres from Article III Zoning Districts Section 28-58 C-OR – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 – Single Family Residential 7.2 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on October 7, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Devon Montgomery, to rezone 0.1928 acres from Article III Zoning Districts Section 28-58 C-OR – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 – Single Family Residential 7.2 District be approved; and

WHEREAS, on October 26, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Devon Montgomery, to rezone 0.1928 acres from Article III Zoning Districts Section 28-58 C-OR – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 Single Family Residential 7.2 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on October 26, 2021 the City Council of the City of Angleton, Texas approved the request by Devon Montgomery, to rezone 0.1928 acres from Article III Zoning Districts Section 28-58 C-OR – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 Single Family Residential 7.2 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 0.1928 acres from Article III Zoning Districts Section 28-58 C-OR – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 – Single Family Residential 7.2 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 Devon Montgomery, to rezone 0.1928 acres, as described in Exhibit “A,” from Article III Zoning Districts Section 28-58 C-G – Commercial-Office/Retail District to the Article III Zoning Districts Section 28-45 SF-7.2 – Single Family Residential 7.2 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 26TH DAY OF OCTOBER 2021.

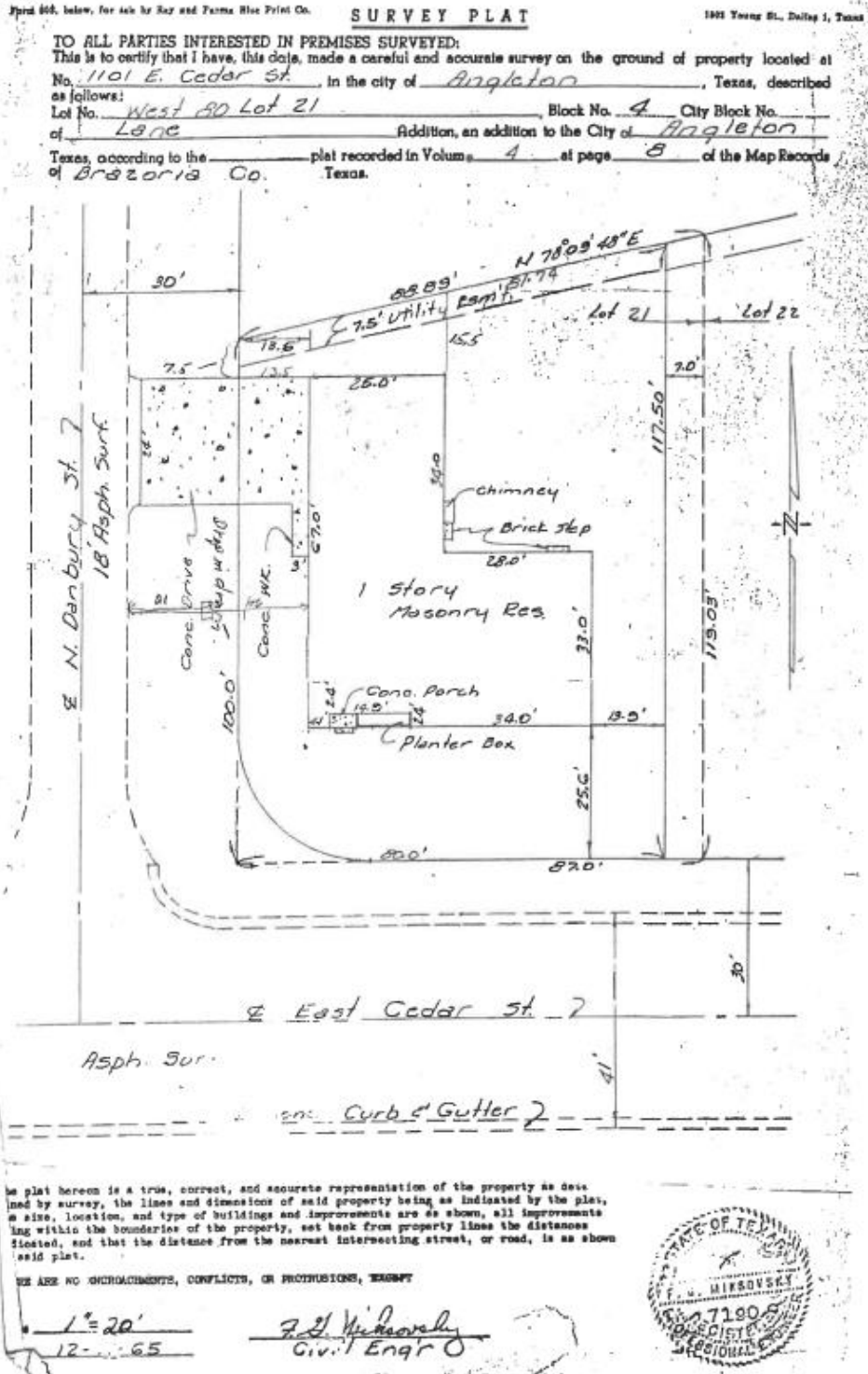
CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary

EXHIBIT A



Handwritten signature



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 7, 2021

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

AGENDA CONTENT: Discuss and consider possible action on a request to approve the Final Replat of the Riverwood Ranch Section Two subdivision. The subject property consists of a 19.793-acre tract of land located at the northeast corner of the Downing Road and Hospital Drive within the City of Angleton.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for a recommendation of approval of the final replat of the Riverwood Ranch Section Two subdivision development. The subject property of Section Two consists of 19.793 acres generally located at the northeast corner of the Downing Road and Hospital Drive intersection within the City of Angleton. The proposed second phase of the subdivision will be the location of 109 single family homes. Accompanying this agenda summary are the City Engineer's memo with no objection taken to the Riverwood Ranch Section Two final replat and construction plans and approval letter from Angleton Drainage District.

RECOMMENDATION:

Staff recommends approval of the proposed final replat of Riverwood Ranch Section Two.

SUGGESTED MOTION:

I move we recommend approval of the proposed final replat of Riverwood Ranch Section Two.



October 1, 2021

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

Re: On-Going Services
Riverwood Ranch Sec. 2 Subdivision Plat and Plan Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

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

1. The Angleton Drainage District provided an updated letter of approval, dated August 18, 2021, with stipulations noted and is provided as an attachment in this review. No additional action is required.

HDR takes no objection to the Riverwood Ranch Sec. 2 Subdivision final plat and construction plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and calculations are signed, dated, and sealed by a professional engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10283980)

Attachments

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160



August 18, 2021

Riverway Properties
Attn: John Santasiero, Owner
1027 Yale Street
Houston, TX 77008

Re: Plat, Drainage and Detention Plan for Riverwood Ranch Subdivision, Section II.

Dear Mr. Santasiero:

During the regular public meeting of the Angleton Drainage District held August 10, 2021, the Board of Supervisors approved the plat, drainage and detention plan for Riverwood Ranch Subdivision, Section II as presented.

As presented, the total detention required for the 42.484 combined acres for Sections 1 & II are 18.741 acre-feet. The pond was excavated during the construction of Section 1 and provides 21.61 acre-feet of detention. That leaves 2.88 acre-feet of excess storage. A total of 29.42 acres of the "Cleveland Davis" tract which is now Riverwood Ranch Subdivision, was designed to flow into the Hospital Drive storm sewer. The design for Riverwood Ranch Section II provides for 6.27 acres to free drain the Hospital storm sewer. A 30-inch pipe will be stubbed into the existing 5' x 3' box culvert that picks up the old "Cleveland Davis" tract. There is compensatory detention volume in the existing detention pond as well as the 2.88 acre-feet of additional storage in the pond. The remainder of the Riverwood development to the east and north of this area will be served by an internal detention pond for Sections III & IV.

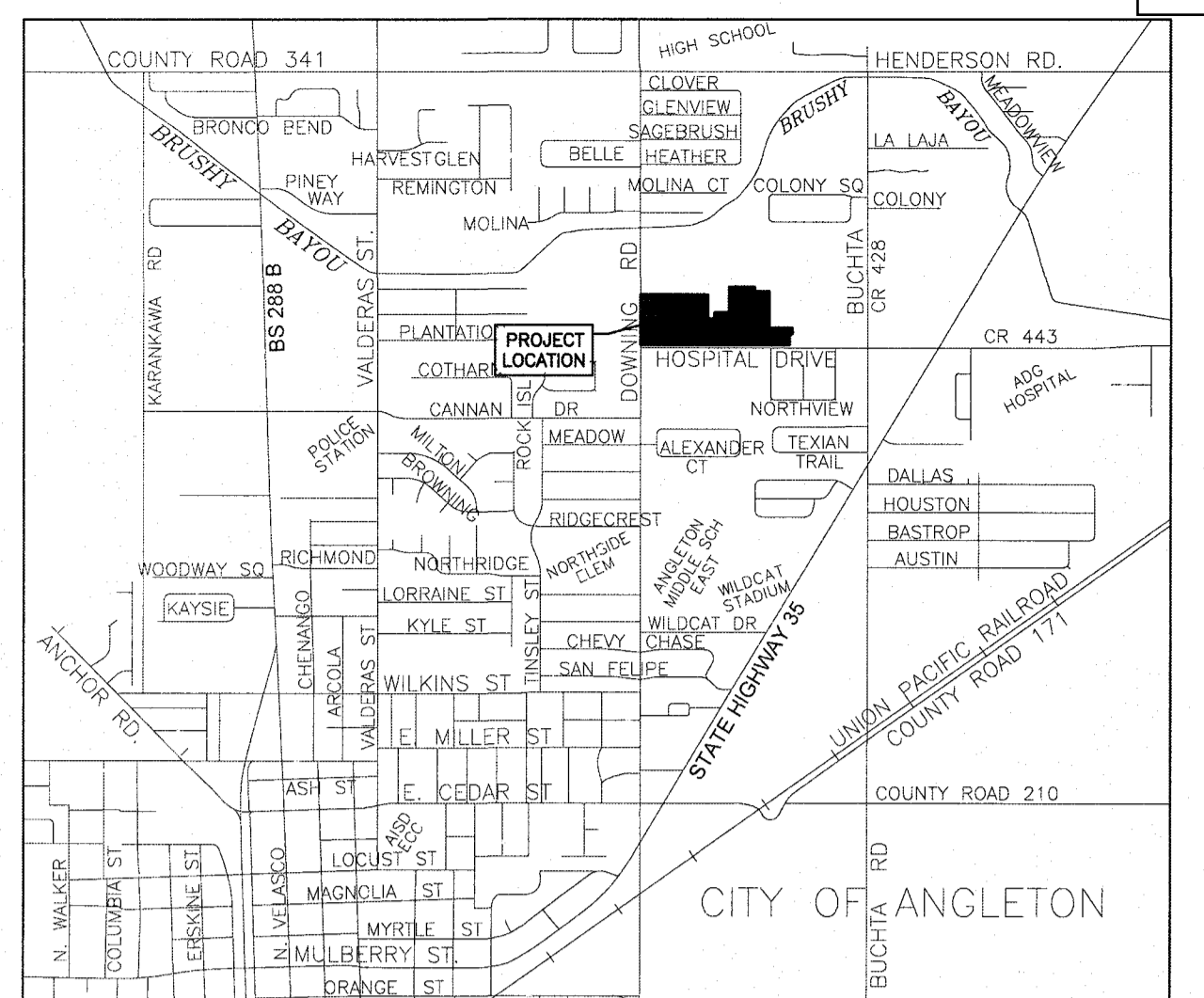
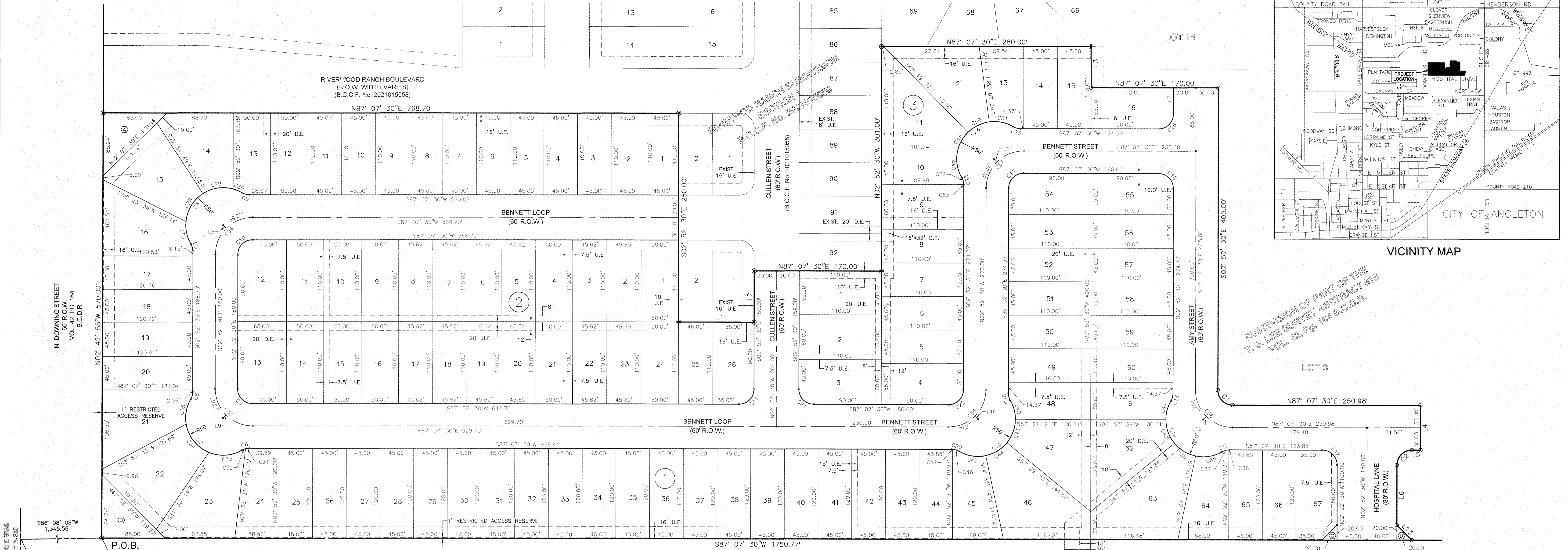
Should any additional structures be added in the future, other than those plans presented on August 10, 2021, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, drainage and detention plan in no way represents that Riverway Properties has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, drainage and detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

A handwritten signature in cursive script that reads "David B. Spoor".

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors



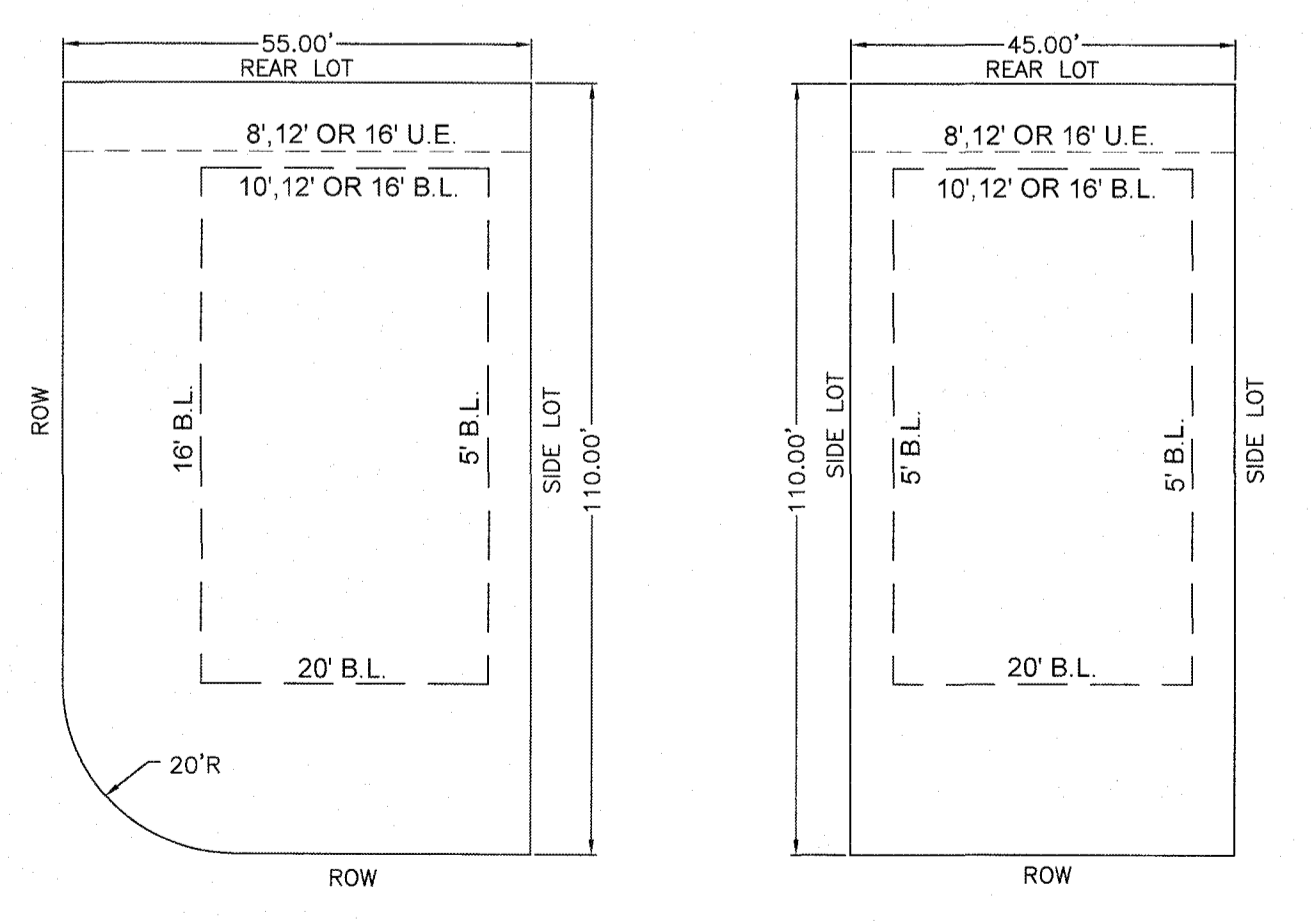
SUBDIVISION OF PART OF THE
T. S. LEE SURVEY ABSTRACT 318
VOL. 42, Pg. 164 B.C.D.R.

J.D.L. VALDEZ
SURVEY A-380
SOUTHWEST CORNER
OF T.S. LEE SURVEY A-318
L.T. TINSLEY
SURVEY A-375

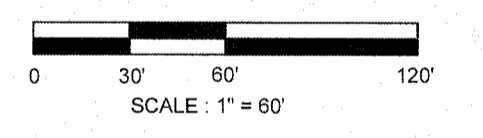
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C2	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C3	10.48'	20.00'	30°01'29"	N17°53'15"W	10.36'
C4	130.94'	50.00'	150°02'59"	S42°07'30"W	96.60'
C5	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'
C6	10.48'	20.00'	30°01'29"	S72°06'45"W	10.36'
C7	130.94'	50.00'	150°02'59"	S47°52'30"E	96.60'
C8	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'
C9	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C10	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"E	28.28'
C13	10.48'	20.00'	30°01'29"	S72°06'45"W	10.36'
C14	130.94'	50.00'	150°02'59"	S47°52'30"E	96.60'
C15	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'
C16	31.42'	20.00'	90°00'00"	N47°52'30"E	28.28'
C17	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C18	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'
C19	130.94'	50.00'	150°02'59"	N42°07'30"E	96.60'
C20	10.48'	20.00'	30°01'29"	N77°51'46"W	10.36'
C21	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'
C22	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C23	10.48'	20.00'	30°01'29"	N17°53'15"W	10.36'
C24	130.94'	50.00'	150°02'59"	S42°07'30"W	96.60'
C25	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'
C26	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'
C27	31.23'	50.00'	35°46'54"	N15°00'33"W	30.72'
C28	44.73'	50.00'	51°15'16"	N28°30'33"E	43.25'
C29	42.04'	50.00'	48°10'25"	N78°13'23"E	40.81'

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C30	12.95'	50.00'	14°50'24"	S70°16'13"E	12.91'
C31	5.27'	20.00'	15°05'53"	S79°34'33"W	5.25'
C32	5.21'	20.00'	14°55'37"	S64°33'49"W	5.20'
C33	45.86'	50.00'	52°33'11"	N83°22'36"E	44.27'
C34	50.53'	50.00'	57°54'22"	S41°23'38"E	48.41'
C35	34.55'	50.00'	39°35'28"	S07°21'16"W	33.87'
C36	1.15'	20.00'	3°17'59"	S85°28'30"W	1.15'
C37	9.33'	20.00'	26°43'30"	S70°27'45"W	9.24'
C38	36.67'	50.00'	42°01'13"	N78°06'37"E	35.85'
C39	33.71'	50.00'	38°37'40"	S61°33'56"E	33.07'
C40	34.16'	50.00'	39°08'45"	S22°40'44"E	33.50'
C41	26.40'	50.00'	30°15'20"	S12°01'19"W	26.10'
C42	26.40'	50.00'	30°15'20"	N17°46'20"W	26.10'
C43	34.16'	50.00'	39°08'45"	N16°55'43"E	33.50'
C44	33.71'	50.00'	38°37'40"	N55°48'56"E	33.07'
C45	36.67'	50.00'	42°01'13"	S83°51'38"E	35.85'
C46	9.33'	20.00'	26°43'30"	N76°12'46"W	9.24'
C47	1.15'	20.00'	3°17'59"	S88°46'29"W	1.15'
C48	36.89'	50.00'	42°16'20"	N11°45'50"W	36.06'
C49	29.06'	50.00'	33°18'03"	N26°01'22"E	28.65'
C50	32.14'	50.00'	36°49'59"	N61°05'23"E	31.59'
C51	32.85'	50.00'	37°38'37"	S81°40'19"E	32.26'
C52	9.85'	20.00'	28°12'41"	N18°47'39"W	9.75'
C53	0.63'	20.00'	1°48'48"	N03°46'54"W	0.63'
C54	78.54'	50.00'	90°00'00"	S42°07'30"W	70.71'
C55	78.54'	50.00'	90°00'00"	S47°52'30"E	70.71'
C56	78.54'	50.00'	90°00'00"	N42°07'30"E	70.71'
C57	78.54'	50.00'	90°00'00"	S42°07'30"W	70.71'
C58	78.54'	50.00'	90°00'00"	S47°52'30"E	70.71'

Line No.	Length	Direction
L1	101.00'	N87°07'30"E
L2	69.00'	N02°52'30"W
L3	55.00'	S02°52'30"E
L4	60.00'	S02°52'30"E
L5	11.50'	S87°07'30"W
L6	80.00'	S02°52'30"E
L7	35.00'	N02°52'30"W
L8	5.71'	N47°52'30"W
L9	5.71'	S42°07'30"W
L10	5.71'	S47°52'30"E
L11	5.71'	N47°52'30"W
L12	5.71'	S42°07'30"W
L13	28.28'	S47°52'30"E
L14	28.28'	S42°07'30"W



- 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.E. = DRAINAGE EASEMENT
 - FND = FOUND
 - IR. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - Vol., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
 - U.E. = UTILITY EASEMENT
- SYMBOLS**
- = SET 5/8" C.I.R. "BAKER & LAWSON"
 - = FOUND 5/8" C.I.R. "BAKER & LAWSON" (UNLESS NOTED)
 - ⊕ = (TBM) TEMPORARY BENCHMARK



REVISED:

FINAL REPLAT

RIVERWOOD RANCH SUBDIVISION SECTION 2

A 19.793 ACRE, 109-LOT, 3 BLOCK, 4 RESERVE SUBDIVISION

PORTION OF LOTS 2, 3, 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

B & L
BAKER & LAWSON, INC.
ENGINEERS - PLANNERS - SURVEYORS

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

OWNERS:
JOHN SANTASIERO
RIVERWAY PROPERTIES
6115 SKYLINE DR. STE A
HOUSTON, TEXAS 77057

PROJECT NO.: 14395	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14395 PLAT	DATE: 08/17/2021	CHECKED BY: PH

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, President And Managing Director of the Riverway Properties, 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 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, 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 relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

Notary Public State of Texas

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, Douglas B. Roessler, 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:

DOUGLAS B. ROESSLER DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 56739

KNOW ALL MEN BY THESE PRESENTS:

That I, Phil Hammons, 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:

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

FIELD NOTES FOR 19.793 ACRE

Being a tract of land containing 19.793 acre (861,753 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 19.793 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.); Said 19.793 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 at the northeast corner of the right-of-way (R.O.W.) intersection of North Downing Street (sixty feet wide) and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southwest corner of 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 570.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found on the south R.O.W. line of Riverwood Ranch Boulevard (width varies per B.C.C.F. No. 2021015058) at the southwest corner of Riverwood Ranch Subdivision Section 1, a subdivision recorded under B.C.C.F. No. 2021015058, for the northwest corner of the herein described tract;

THENCE, with the south line of said Riverwood Ranch Subdivision Section 1 the following five (5) courses:
1. North 87 degrees 07 minutes 30 seconds East, a distance of 768.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;

2. South 02 degrees 52 minutes 30 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an interior corner of the herein described tract;

3. North 87 degrees 07 minutes 30 seconds East, a distance of 101.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an interior corner;

4. North 02 degrees 52 minutes 30 seconds West, a distance of 69.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;

5. 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" found for an angle point;

6. North 02 degrees 52 minutes 30 seconds West, a distance of 301.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

7. North 87 degrees 07 minutes 30 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found at the southeast corner of said Riverwood Ranch Subdivision Section 1, for an angle point of the herein described tract;

THENCE, through and across said Lot 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 55.00 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 eight (8) 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 the northeast corner of the herein described tract;

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;

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 100.00 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 said Hospital Drive, South 87 degrees 07 minutes 30 seconds West, a distance of 1,730.77 feet to the POINT OF BEGINNING and containing 19.793 acres of land.

BLOCK 1

Table with 2 columns: Parcel Table (Lot No., Area S.F.) and Parcel Table (Lot No., Area S.F.) for Block 1.

BLOCK 2

Table with 2 columns: Parcel Table (Lot No., Area S.F.) and Parcel Table (Lot No., Area S.F.) for Block 2.

BLOCK 3

Table with 2 columns: Parcel Table (Lot No., Area S.F.) and Parcel Table (Lot No., Area S.F.) for Block 3.

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
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D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
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

RESERVE TABLE

Table with 4 columns: SYMBOL, DESCRIPTION, RESERVE USE, AREA. Lists restricted reserve areas A, B, C, and D.

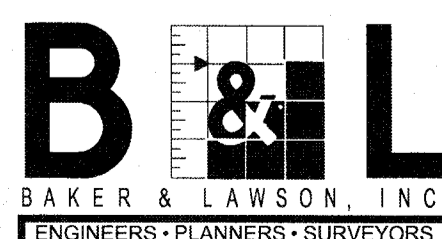
NOTES:

- 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, 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. 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 THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
10. FRONT SETBACKS SHALL BE 20', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 16' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS, AND 5' FOR KEY CORNER LOTS.
11. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN RESERVES A,B,C & D.

REVISED:

FINAL REPLAT RIVERWOOD RANCH SUBDIVISION SECTION 2 A 19.793 ACRE, 109-LOT, 3 BLOCK, 4 RESERVE SUBDIVISION

PORTION OF LOTS 2, 3, 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

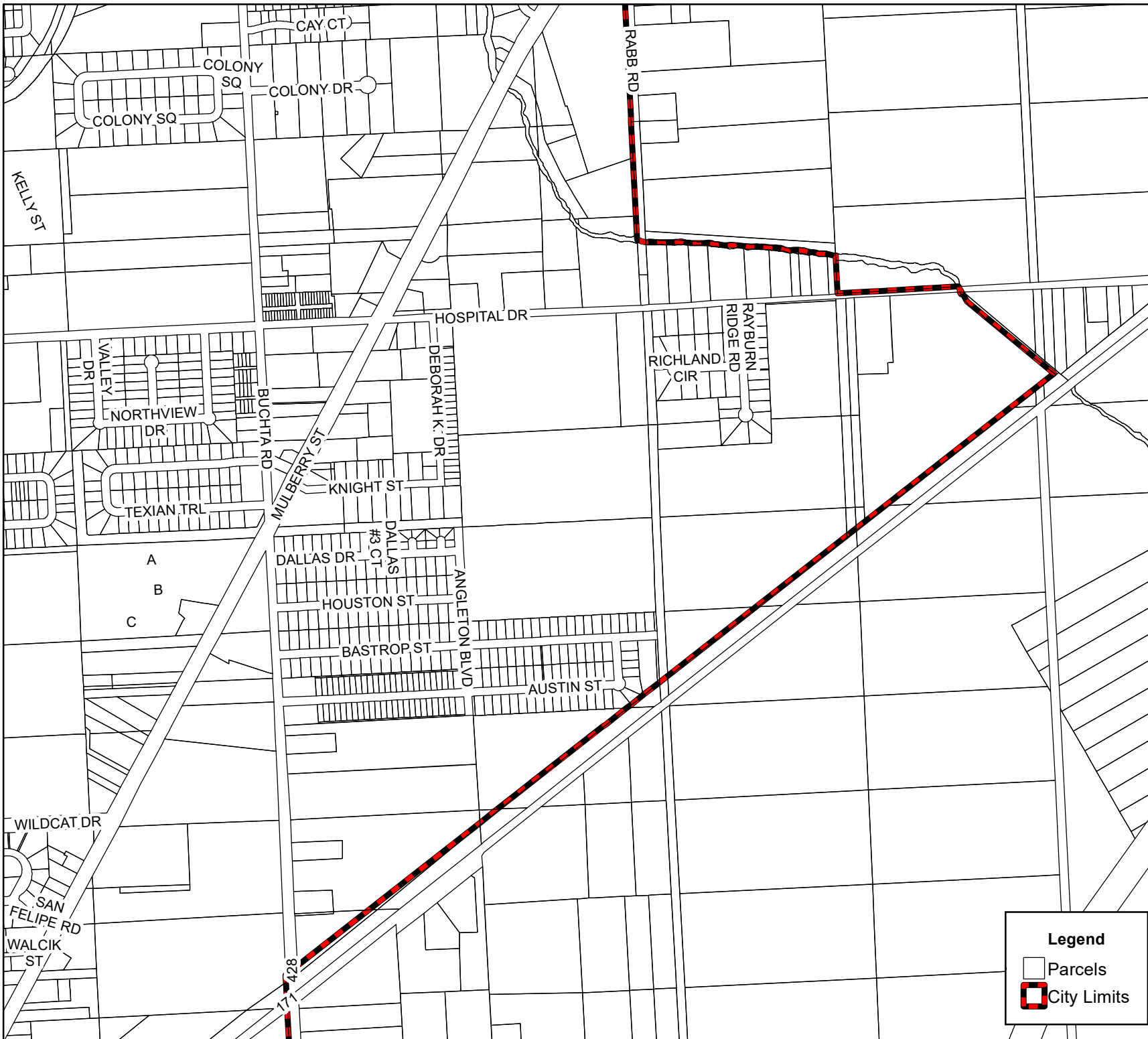


4005 TECHNOLOGY DRIVE, SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825



OWNER: JOHN SANTASIERO RIVERWAY PROPERTIES 6115 SKYLINE DR., STE A, HOUSTON, TEXAS 77057

Table with 3 columns: PROJECT NO., DRAWING NO., DATE, SCALE, and DRAWN BY, CHECKED BY.

I move we recommend approval of the proposed preliminary plat of Live Oak Ranch subject to the condition that all comments are cleared prior to the October 26, 2021 City Council meeting.



Legend

-  Parcels
-  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.



City of Angleton

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

City of Angleton GIS Mapping

1" = 899'





September 27, 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 Live Oak Ranch Subdivision – 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. Update the plat heading description to update the abstract survey reference to match the description (I.T. Tinsley) found in the property deed (Doc. #2004020687) and to include the additional description of the property under Vol. 29, Pg. 75 of the Brazoria County, Texas Deed Records.
2. Verify ownership with Karl Vaught as noted in the Property Deed (Doc. # 2004020687).
3. Proposed subdivision to be three (3) blocks with the third block taking place form the Reserve “A”.
4. Provide a table for the proposed reserve(s) on the plat and include acreage and use.
5. Per Angleton LDC Sec. 23-19c, in all instances where reserve tracts are designated, the plat shall include a general note stating that it shall be responsibility of the developer, or a Property Owner Association, to maintain the reserve tract.
6. Verify private utility requirements for easements. Backlot and side lot easements may be required for Texas New Mexico Power (TNMP).
7. Notate and dimension the radius of the proposed cul-de-sac sections shown on the plat.
8. Provide the point of beginning on the plat and one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117.
9. Remove additional language (indicated on the review plat drawing) in the engineer’s certification block of the plat.
10. Include plat certificated for drainage and detention easements found in Angleton LDC Sec. 23-115, I.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Live Oak Ranch Subdivision 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
Project Engineer

cc: Files (10283980 (2021))

Attachments

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Phillip D. Sherbrook, does hereby adopt this plat designating the hereinabove described property as LIVE OAK RANCH, 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.

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, 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.

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.

OWNER'S ACKNOWLEDGMENT:

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.

By: Phillip D. Sherbrook, Owner

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Phillip D. Sherbrook known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2021, A.D.

Notary Public in and for the State of
Printed Name of Notary / Expires

APPROVED this ____ day of _____, 2021, by the Planning and Zoning Commission, City of Angleton, Texas.

By: Chairman Planning and Zoning Commission

By: City Secretary

APPROVED this ____ day of _____, 2021, by the City Council, City of Angleton, Texas.

By: Mayor

By: City Secretary

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted, this the ____ day of _____, 2021. 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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Ronald Patrick Kell, 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.



Ronald Patrick Kell Registered Professional Land Surveyor State of Texas No. 6424

Date

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: That I, Megan Lee Crutcher, 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.

Megan Lee Crutcher, P.E. Registered Professional Engineer State of Texas No. 109903

Date

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 20,000 ACRES OR 871,200 SQUARE FEET OF LAND SITUATED IN THE ISAC TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, 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 PHILIP D. SHERBROOK AND KARL M. VAUGHT 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. 200604367 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 ANGLETON 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.

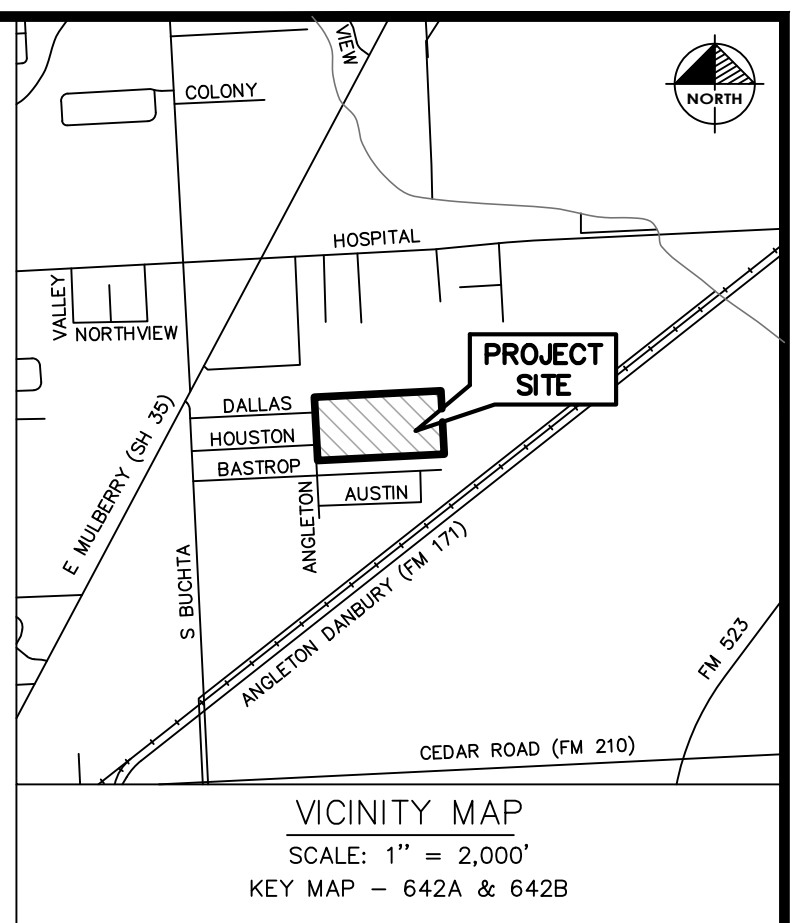
GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
DOC - DOCUMENT
ESMT. - EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STM.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

- 2. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD 88 (1991 ADJ.)
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99966957.
4. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 1241804 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF MAY 20, 2021, ISSUED DATE OF MAY 25, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
5. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48399D04R, EFFECTIVE DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
6. 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.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
8. 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.
9. 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.
10. 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.
11. 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.
12. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
13. FRONT SETBACKS SHALL BE 20 FEET, REAR SETBACKS SHALL BE 10 FEET, SIDE SETBACKS SHALL BE 16 FEET FOR LOTS ADJACENT TO R.O.W., 5 FEET FOR INTERIORS, AND 5 FEET FOR KEY CORNER LOTS. BUILDING SETBACKS SHALL BE APPLICABLE PER NOTE 13 ABOVE UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLAT. IN NO CASE SHALL THE BUILDING SETBACKS SHOWN ON THE PLAT BE LESS THAN THE MINIMUM REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON.

Include plat certificated for drainage and detention easements found in Angleton LDC Sec. 23-115, I.



Remove this portion of text from the certificate language

This is referred to as I.T. Tinsley Survey

Verify description found in the deed (doc. # 2004020687) to be incorporated in the plat legal description shown and metes and bounds description

Verify ownership with Karl Vaught as noted in deed (doc. # 2004020687)

Update date on resubmittal

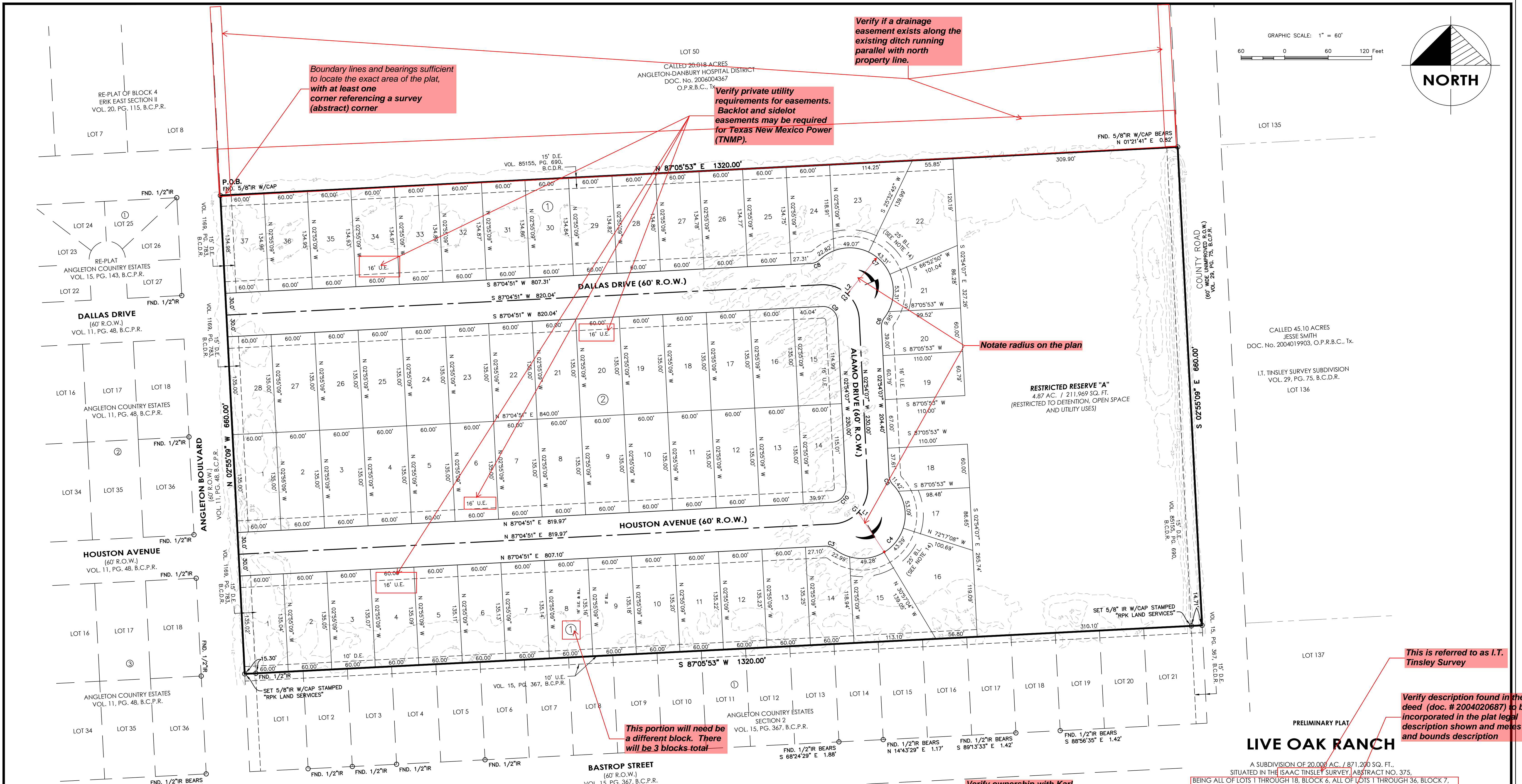
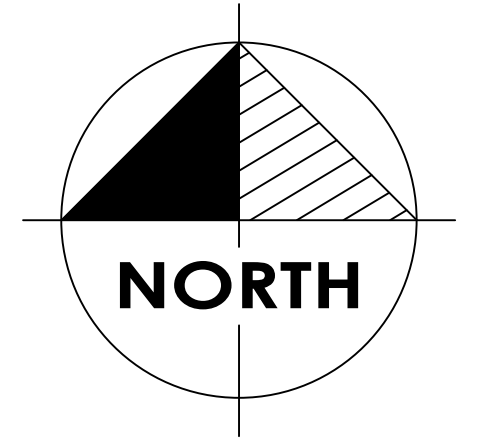
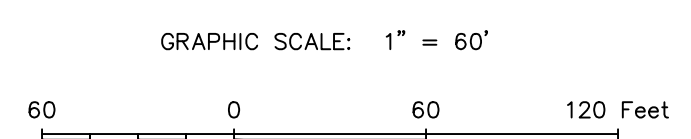
2 BLOCKS 1 RESERVE 65 LOTS
AUGUST 2021

Owners PHILLIP D. SHERBROOK an Individual 130 Catalpa Street Lake Jackson, TX 77566 (979) 997-1737



Prepared By BEACON LAND SERVICES 5301 Katy Freeway, Suite 100 Houston, TX 77007 (713) 936-0280

9984 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.434.0046 FIRM REGISTRATION NO. 10119414 | PRELIMPLANDSERVICES.COM



Boundary lines and bearings sufficient to locate the exact area of the plat, with at least one corner referencing a survey (abstract) corner

Verify if a drainage easement exists along the existing ditch running parallel with north property line.

Verify private utility requirements for easements. Backlot and sidelot easements may be required for Texas New Mexico Power (TNMP).

Notate radius on the plan

RESTRICTED RESERVE "A" 4.87 AC. / 211,969 SQ. FT. (RESTRICTED TO DETENTION, OPEN SPACE AND UTILITY USES)

This is referred to as I.T. Tinsley Survey

Verify description found in the deed (doc. # 2004020687) to be incorporated in the plat legal description shown and metes and bounds description

This portion will need be a different block. There will be 3 blocks total

Verify ownership with Karl Vaught as noted in deed (doc. # 2004020687)

Update date on resubmittal

LIVE OAK RANCH

A SUBDIVISION OF 20.000 AC. / 871,200 SQ. FT., SITUATED IN THE ISAAC TINSLEY SURVEY, ABSTRACT NO. 375, BEING ALL OF LOTS 1 THROUGH 18, BLOCK 6, ALL OF LOTS 1 THROUGH 36, BLOCK 7, AND ALL OF LOTS 1 THROUGH 18, BLOCK 8, ANGLETON COUNTRY ESTATES, RECORDED IN VOL. 11, PG. 48, B.C.P.R., CITY OF ANGLETON CITY LIMITS, BRAZORIA COUNTY, TEXAS.

2 BLOCKS 1 RESERVE 65 LOTS
AUGUST 2021

Owners
PHILLIP D. SHERBROOK
an Individual
130 Catolpa Street
Lake Jackson, TX 77566
(979) 997-1737



Prepared By
BEACON
LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

PRM NORHILL HEIGHTS LN. 1 BROOKSHIRE TX 77623 | 281.431.0446
FIRM REGISTRATION NO. 10194141 | PRELIMPLANSERVICES.COM

RE-PLAT OF BLOCK 4 ERIK EAST SECTION II VOL. 20, PG. 115, B.C.P.R.

LOT 50
CALLED 20.018 ACRES
ANGLETON-DANBURY HOSPITAL DISTRICT
DOC. No. 2006004367
O.P.R.B.C., TX

DALLAS DRIVE (60' R.O.W.)
VOL. 11, PG. 48, B.C.P.R.

HOUSTON AVENUE (60' R.O.W.)
VOL. 11, PG. 48, B.C.P.R.

BASTROP STREET (60' R.O.W.)
VOL. 15, PG. 367, B.C.P.R.

ALAMO DRIVE (60' R.O.W.)
VOL. 15, PG. 367, B.C.P.R.

ANGLETON BOULEVARD (60' R.O.W.)
VOL. 11, PG. 48, B.C.P.R.

CURVE TABLE

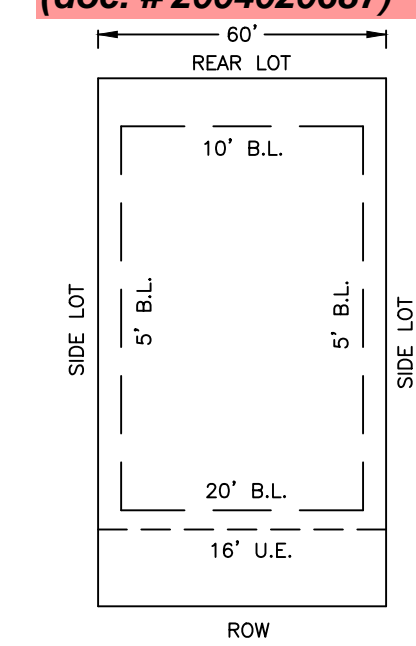
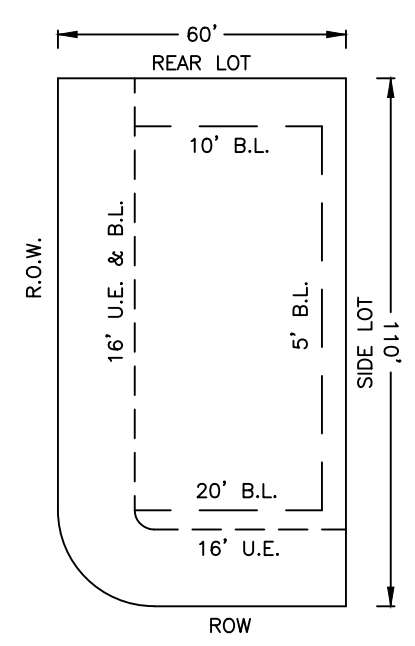
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	78.52	70.72	N 42°52'27" E	89°58'58"
C2	50.00	78.55	70.72	N 47°54'38" W	90°01'02"
C3	20.00	14.30	14.00	S 72°25'47" E	40°58'44"
C4	60.00	180.04	129.70	N 42°05'22" E	171°54'34"
C5	20.00	14.30	14.00	N 23°23'29" W	40°58'44"
C6	20.00	14.03	13.74	N 17°11'30" E	40°11'15"
C7	60.00	178.43	119.58	N 47°54'38" W	170°23'32"
C8	20.00	14.03	13.74	S 44°59'13" W	40°11'15"
C9	20.00	31.42	28.29	S 47°54'38" E	90°01'02"
C10	20.00	31.41	28.28	S 42°05'22" W	89°58'58"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°54'38" E	6.00
L2	N 42°05'22" E	5.00

LOT AREA TABLES

BLOCK	LOT	SQ.FT.	AC.
1	1	8,102	0.1860
1	2	8,103	0.1860
1	3	8,104	0.1860
1	4	8,105	0.1861
1	5	8,106	0.1861
1	6	8,107	0.1861
1	7	8,108	0.1861
1	8	8,109	0.1862
1	9	8,110	0.1862
1	10	8,111	0.1862
1	11	8,112	0.1862
1	12	8,114	0.1862
1	13	8,115	0.1863
1	14	7,849	0.1806
1	15	9,420	0.2208
1	16	12,646	0.2903
1	17	6,404	0.1470
1	18	6,502	0.1493
1	19	6,487	0.1535
2	1	8,100	0.1860
2	2	8,100	0.1860
2	3	8,100	0.1860
2	4	8,100	0.1860
2	5	8,100	0.1860
2	6	8,100	0.1860
2	7	8,100	0.1860
2	8	8,100	0.1860
2	9	8,100	0.1860
2	10	8,100	0.1860
2	11	8,100	0.1860
2	12	8,100	0.1860
2	13	8,100	0.1860
2	14	8,012	0.1839



Provide a table for the proposed reserve(s) on the plat and include acreage and use.



5301 Katy Freeway
Suite 100
Houston, TX 77007
Phone: 713.936.0280
beaconland.net

DATE: October 1, 2021
FROM: Andrew Allemand, Project Manager
TO: City of San Antonio Plat Review Team
RE: Response Letter for Preliminary Plat – Live Oak Ranch (HDR Job No. 10283980)

Please note the following applicant responses from the HDR memo dated 27-SEP-2021:

1. *Update the plat heading description to update the abstract survey reference to match the description (I.T. Tinsley) found in the property deed (Doc. #2004020687) and to include the additional description of the property under Vol. 29, Pg. 75 of the Brazoria County, Texas Deed Records.*

The listed modifications have been made to the title block.

2. *Verify ownership with Karl Vaught as noted in the Property Deed (Doc. # 2004020687).*

Karl Vaught has been added as an owner on the plat.

3. *Proposed subdivision to be three (3) blocks with the third block taking place form the Reserve "A".*

The required modifications to the block scheme have been made on the plat drawing.

4. *Provide a table for the proposed reserve(s) on the plat and include acreage and use.*

A reserve table has been added to sheet 2.

5. *Per Angleton LDC Sec. 23-19c, in all instances where reserve tracts are designated, the plat shall include a general note stating that it shall be responsibility of the developer, or a Property Owner Association, to maintain the reserve tract.*

The required note has been added to the plat (#15).

6. *Verify private utility requirements for easements. Backlot and side lot easements may be required for Texas New Mexico Power (TNMP).*

Required rear and side lot line easements have been added per TNMP requirements. Front yard utility easements have been reduced from 16 feet to 10 feet as water and sanitary sewer utilities will be situated in the right-of-way.

7. *Notate and dimension the radius of the proposed cul-de-sac sections shown on the plat.*

The radius for the proposed cul-de-sac sections is now shown on the plat.

8. *Provide the point of beginning on the plat and one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117.*

The P.O.B. is shown at the northwest corner and the abbreviation "P.O.B." has been added to general note 1.

9. *Remove additional language (indicated on the review plat drawing) in the engineer's certification block of the plat.*

The additional language has been removed.

10. *Include plat certificated for drainage and detention easements found in Angleton LDC Sec. 23- 115, I.*

The required dedication language has been added on sheet 1.

If there are any questions or concerns with the resubmittal information, please contact me via email at allemmand@beaconland.net or on my direct office line at (346) 701-5706.

Thanks!

Andrew Allemmand
Project Manager

Walter Reeves

From: Andrew Allemand <aallemand@beaconland.net>
Sent: Friday, October 1, 2021 5:37 PM
To: Walter Reeves
Cc: Chris Whittaker; Frances Aguilar; Vasquez, Javier; Jeff Sifford; Peterson, John; Kyle Reynolds; Lindsay Koskiniemi; Martha Eighme; Megan Mainer; Sarah Jayasinghe; Scott Myers
Subject: [EXTERNAL] RE: Live Oak Ranch Preliminary Plat Comments
Attachments: 5403 - Live Oak Ranch - Preliminary V1 10.01.21 EMAIL_AC2004.dwg; 5403 - Live Oak Ranch - Preliminary V2 10.01.21 SH2.pdf; 5403 - Live Oak Ranch - Preliminary V2 10.01.21 SH1.pdf; Resub Memo - 5403 - Live Oak Ranch Prelim - 20211001.pdf

Hello Walter,

I've attached a resubmittal memo and the associated files to hopefully keep us on the upcoming Planning Commission agenda. The only item that we haven't addressed yet are confirming the ADD easements to the north, which we should have done on Monday. Otherwise, everything on-site is good to go.

Regarding the parks fees, we'll be paying fees in lieu of dedication.

Thanks and have a great weekend!

Andrew Allemand
 Beacon Land Services
 Direct: (346) 701-5706
 Mobile: (281) 975-9065
aallemand@beaconland.net

From: Walter Reeves <wreeves@angleton.tx.us>
Sent: Thursday, September 30, 2021 7:47 AM
To: Andrew Allemand <aallemand@beaconland.net>
Cc: Chris Whittaker <cwhittaker@angleton.tx.us>; Frances Aguilar <faguilar@angleton.tx.us>; Vasquez, Javier <javier.vasquez@hdrinc.com>; Jeff Sifford <jsifford@angleton.tx.us>; Peterson, John <john.peterson@hdrinc.com>; Kyle Reynolds <kreynolds@angleton.tx.us>; Lindsay Koskiniemi <lkoskiniemi@angleton.tx.us>; Martha Eighme <meighme@angleton.tx.us>; Megan Mainer <mmainer@angleton.tx.us>; Sarah Jayasinghe <Sarah.Jayasinghe@tnmp.com>; Scott Myers <smyers@angleton.tx.us>
Subject: Live Oak Ranch Preliminary Plat Comments

Attached are comments from the City Engineer on the Live Oak Ranch preliminary plat. The Parks and Recreation Director had the following comments and the park standards are also attached:

"Pursuant to Sec. 23-20. Park Dedication and Recreation Improvements, the City may allow developers to propose usable open space that can be used for recreation with improvements but the City is not required to accept proposed parkland dedication and improvements.

For parkland dedication to be considered for this development, the City would ask minimum park standards be met (see attachment), signed and stamped park improvement plans prepared and designed by a Texas licensed landscape architect be submitted, reviewed, and approved by staff, a minimum of five acres be dedicated (not including detention), and the park location be moved to the front of the property to serve several neighborhoods.



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 7, 2021

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

AGENDA CONTENT: Presentation, discussion and possible comment on a proposed development consisting of approximately 900 acres north of the City between SH 288 and FM 521 that is partially within the City's Extraterritorial Jurisdiction.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

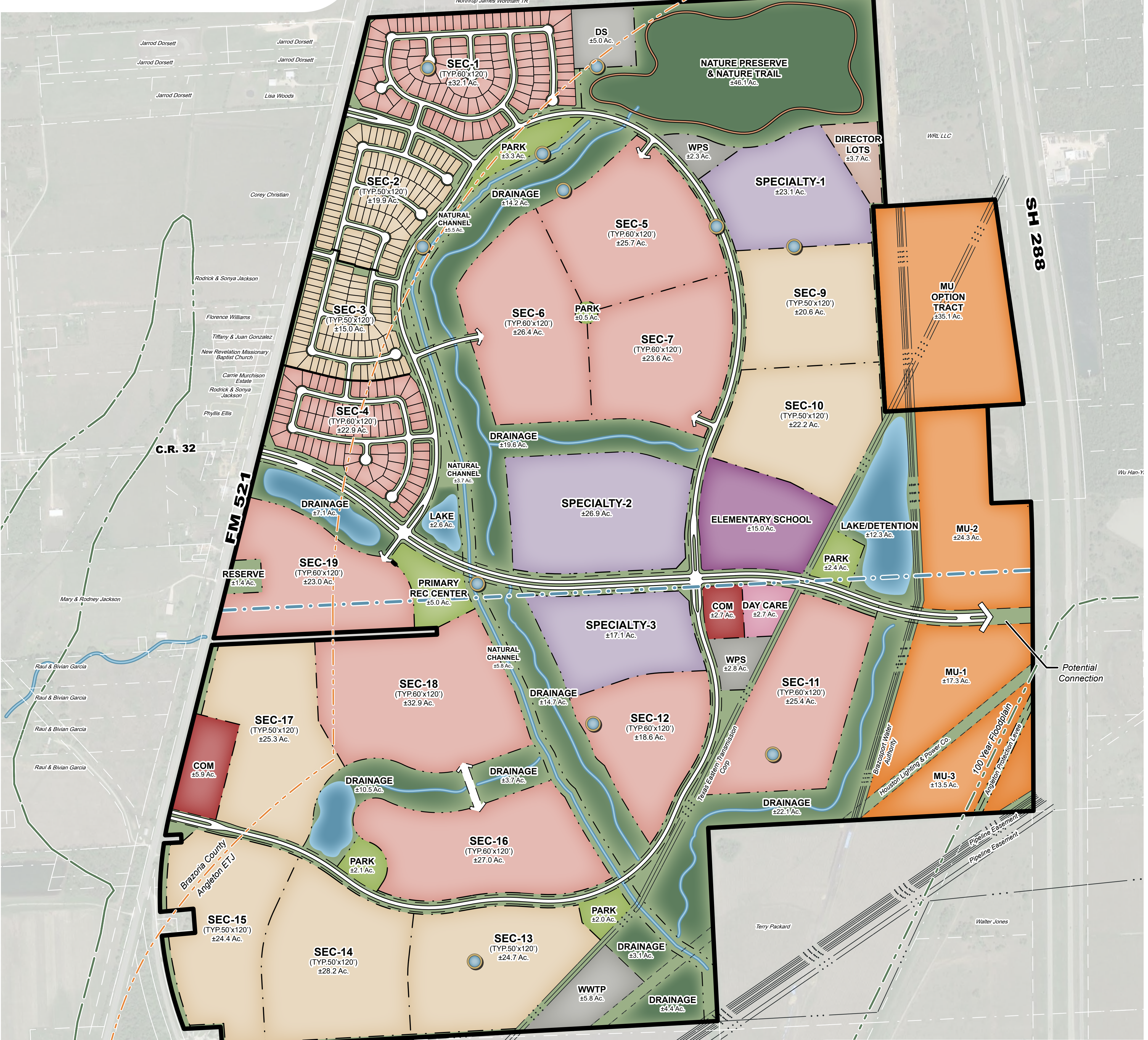
Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies. The Ventana Project consists of approximately 900 acres north of the City between FM 521 and SH 288. The project is partially within the City's Extraterritorial Jurisdiction. As currently envisioned, the project will be a mix of uses, but is primarily single-family residential development. Approximately 2,000 lots of "traditional" residential development is envisioned on 438 acres, with 51% of the lots being 60 ft. wide and 49% of the lots being 50 feet wide. Another 67 acres are envisioned with 650 "specialty" residential units.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide comment.

LAND USE ANALYSIS

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

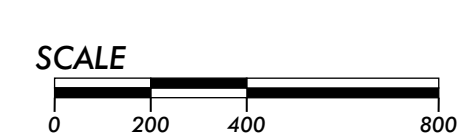


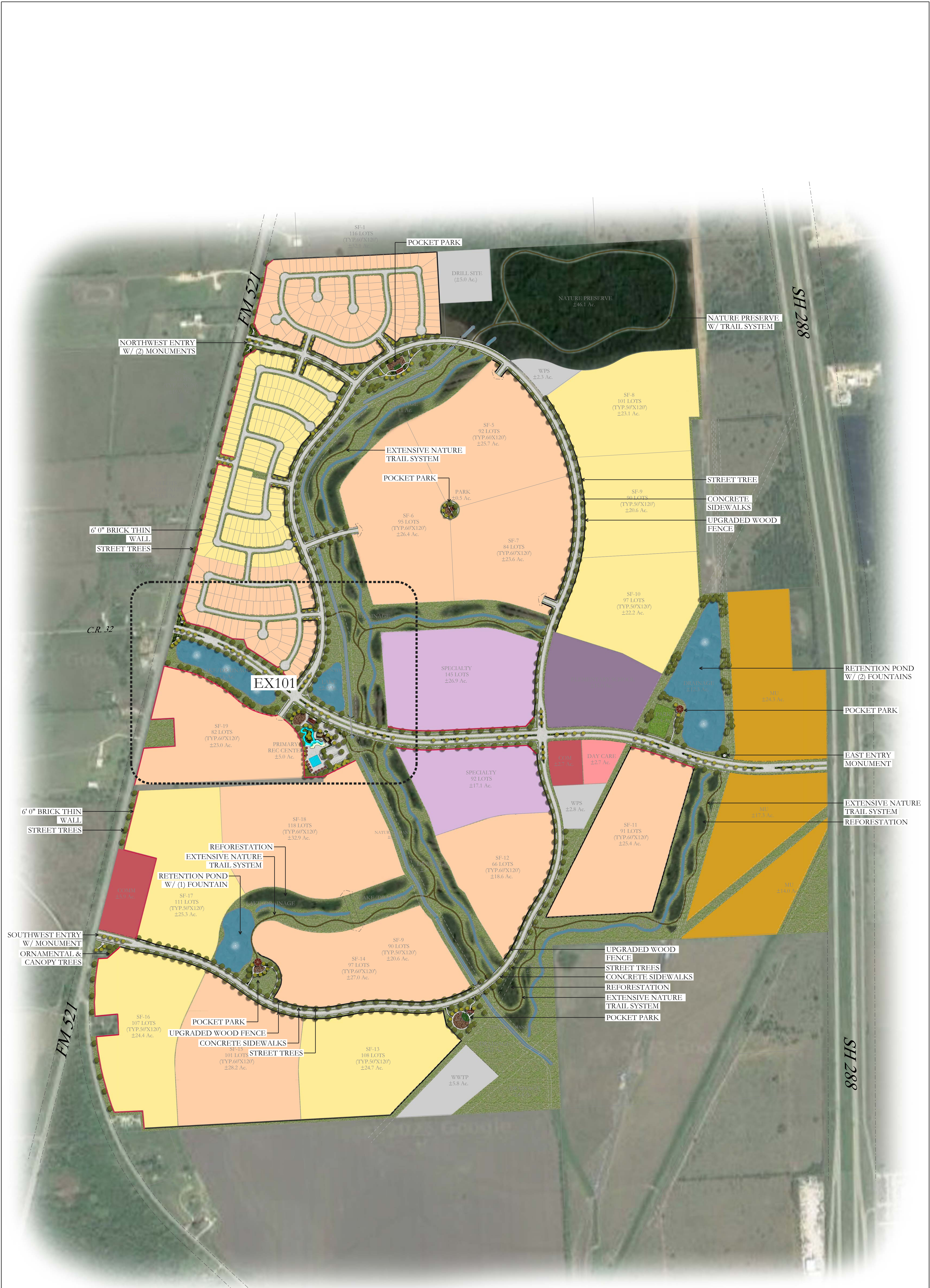
a conceptual section exhibit for
SH 288 TRACT
 ± 911.1 ACRES OF LAND
 prepared for
ASHTON GRAY DEVELOPMENT

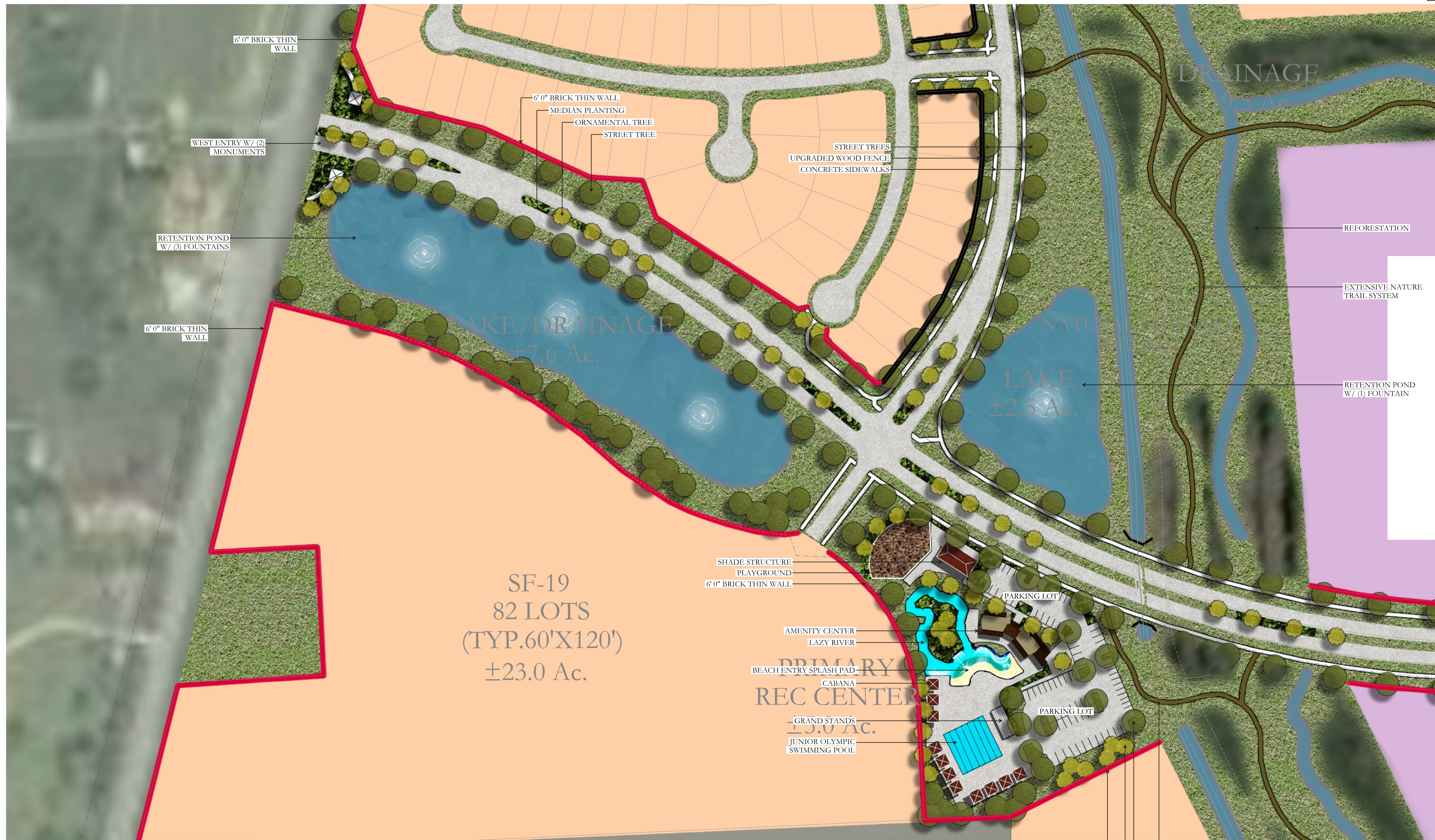
META
 PLANNING + DESIGN
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422
 MTA-78006
 SEPTEMBER 23, 2021

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

○ = WELL SITE







6' 0" BRICK THIN WALL

WEST ENTRY W/ (2) MONUMENTS

RETENTION POND W/ (3) FOUNTAINS

6' 0" BRICK THIN WALL

6' 0" BRICK THIN WALL

MEDIAN PLANTING

ORNAMENTAL TREE

STREET TREE

STREET TREES

UPGRADED WOOD FENCE

CONCRETE SIDEWALKS

DRAINAGE ±9.5 Ac.

REFORESTATION

EXTENSIVE NATURE TRAIL SYSTEM

LAKE/DRAINAGE ±7.6 Ac.

NATURAL LAKE ±2.5 Ac.

RETENTION POND W/ (1) FOUNTAIN

SF-19
82 LOTS
(TYP. 60' X 120')
±23.0 Ac.

SHADE STRUCTURE

PLAYGROUND

6' 0" BRICK THIN WALL

AMENITY CENTER

LAZY RIVER

BEACH ENTRY SPLASH PAD

CABANA

PRIMARY REC CENTER

GRAND STANDS

±5.0 AC.

JUNIOR OLYMPIC SWIMMING POOL

PARKING LOT

PARKING LOT

6' 0" BRICK THIN WALL

ORNAMENTAL TREE

CANOPY TREE

EXTENSIVE NATURE TRAIL SYSTEM