



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 17, 2023, 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 minutes for the Board of Zoning Adjustment meeting on February 22, 2023.

#### PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Corner Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with a reduced corner side yard of 8'-9" +/-.

The subject property is located at 724 W. Ash St. at the NW intersection of North Walker St.

3. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with reduced side yards of 4'-7" (3" +/- on each side yard).

The subject property is located at 504 W. Peach St., one lot west-ward of the NW intersection of W. Peach St. and S. Parrish St.

#### REGULAR AGENDA

#### ADJOURNMENT

#### CERTIFICATION

I, Otis T. 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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, May 12, 2023 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis T. Spriggs, AICP  
Otis T. Spriggs, AICP  
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.*





**CITY OF ANGLETON  
BOARD OF ADJUSTMENT AGENDA  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
WEDNESDAY, FEBRUARY 15, 2023 AT 12:00 PM**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.S., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, FEBRUARY 15, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBER, LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

### DECLARATION OF A QUORUM AND CALL TO ORDER

**Present:** Ms. Michelle Townsend,  
Ms. Danielle Graham,  
Ms. Janie Schwartz-Shaw  
Mr. Terry Roberts.

**Absent:** Mr. Blaine Smith,  
Ms. Ellen Eby.

**1. Hold Election of Officers for the Board of Adjustment for Chairperson and Vice-Chairperson.**

Motion was made by Board member Janie Schwartz-Shaw to nominate Danielle Graham as Chair and Board member Terry Roberts as Vice Chair. Motion was seconded by Board member Terry Roberts.

Motion carried unanimously (4-0) to elect Board member Danielle Graham as Chair and Board member Terry Roberts as Vice Chair.

**2. Discussion and possible action to approve the minutes of the Angleton Board of Adjustment meeting of December 21, 2022.** Motion was made by Board member Terry Roberts; seconded by Board member Janie Schwartz-Shaw to approve the minutes, subject to typographical changes.

Motion carried unanimously (4-0). The minutes were approved.

### PUBLIC HEARINGS AND ACTION ITEMS

**3. Conduct a public hearing, discussion, and possible action on a request for a variance to the City of Angleton Code of Ordinance, Sec. 21.5-7 (3) a.1.(i): Signs permitted and regulated in commercial and industrial districts, for proposed wall signage exceeding the maximum area as calculated by the allowable total sign area of 1½ square feet of signage for each linear foot of business frontage for property located at 3501 Galaznik Rd., Angleton, TX, Brazoria County, within the I-Industrial Zoning District as filed by Gerald Gussett on behalf of Houston Motorsports.**

#### 4. STAFF:

**DS Director Otis Spriggs** presented the staff report findings for the wall signage variance request. Images of the building were shown from each façade. He noted that the applicant is seeking a variance of the Signage Code to allow for wall signage on the front and side walls of the existing structure.

**Mr. Spriggs** referenced the Code of Ordinance, Sec. 21.5-7 (3) a.1.(i): Signs permitted and regulated in commercial and industrial districts, for proposed wall signage exceeding the maximum area as calculated by the allowable total sign area of 1½ square feet of signage for each linear foot of business frontage. Mr. Spriggs noted that the proposed signage calculation yields 960.33 sq.ft. of signage:

The front sign option “A” will yield 205.5 sq. ft. of wall sign; while option “B” on the front sign yields 143.75 sq. ft. Due to the regional nature of the business marketing plans, staff supports larger signage at this remote location, which is behind the car dealerships fronting on Interstate SH 288. This will allow them some visibility. If the user were to follow the letter of the code, it would only yield wall signage allowances of 150 sq. ft. in total.

Pursuant to Section 28-23(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. The adjacent owners were notified of the public hearing. Mr. Spriggs cited the following reasons and findings of fact as to why the variance should be granted.

- That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- The applicant has expressed a dynamic marketing and regional market capturing strategy to serve the coastal region of the surrounding Houston/Galveston markets.
- The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding properties which are commercial uses.
- Staff finds no reason why this variance would prevent the orderly use of other land within the area and concludes that a hardship does exist.
- That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property.
- The structure, as it is currently situated, is on a remote road which lends no major visibility to SH 288.
- The relief sought will not injure the permitted use of adjacent conforming property.
- Granting of a variance will be in harmony with the spirit and purpose of these regulations.

Motion was made to open the public hearing by Board member Janie Schwartz-Shaw; Seconded by Board member Terry Roberts. **Motion carried unanimously to open the public hearing.**

**Public Input:** None appeared.

**Gerald Gussett**, the applicant, appeared before the Board and explained the importance of promoting in the location, the sign on the south (side) is needed in terms of business success.

Board member Terry Roberts asked if the use will be in multiple locations. Mr. Gussett replied, yes. This will be the biggest location/headquarters eventually, Mr. Gussett added.

Motion was made to close the public hearing by Board member Janie Schwartz-Shaw; Seconded by Board member Terry Roberts. **Motion carried unanimously to close the public hearing.**

**Board Action:**

A motion was made by Board member Michelle Townsend to grant the variance based on the presented findings and details; motion seconded by Board member Terry Roberts.

**ROLL CALL VOTE:**

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Janie Schwartz-Shaw - Aye; Board member Terry Roberts- Aye. **(4-0 vote). The variance was granted.**

**ADJOURNMENT: 12:12 PM**

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
Chair, Danielle Graham

ATTEST:

\_\_\_\_\_  
Otis T. Spriggs, AICP, Development Services Department Director



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 17, 2023

**PREPARED BY:** Kandice Haseloff-Bunker, Development Coordinator

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Corner Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with a reduced corner side yard of 8'-9"+/-.

The subject property is located at 724 W. Ash St. at the NW intersection of North Walker St.

**AGENDA ITEM SECTION:** Public Hearing and Action

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

A variance request has been submitted to the City of Angleton's Development Services Department for construction of a new 20' x 58' single family home to be built on an existing lot located on property more commonly known as 724 W. Ash St.

Staff has identified a variance to the side yard setbacks as necessary to process the potential building permit application. This variance is to the minimum side yard requirement of the SF-6.3 district. A previous residence existed on the property until 2017.

Applicant is required to satisfy the following:

**Sec. 28-46. - SF-6.3—Single-family residential-6.3 district.d.2.**

**a. Minimum front yard:** 20 feet.

**b. Minimum side yard:** Five feet for interior side yard; 15 feet for a corner lot on a street; 25 feet for a key corner lot. **Variance is required (8'-9"+/- side yard from N. Walker St. right of way is proposed).**

**c. Minimum rear yard:** Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)

**SITE ANALYSIS:**

The narrow lots in this subdivision were created by a plat in 1943(V3P205, 1943009113), prior to the current setback standards. When originally platted, these narrow lots did not have designated setback lines in the plat. Lots were traditionally smaller to allow for the primary mode of transportation, walking. Most neighborhoods laid out during this time have narrow lots and very small setback ranges. As development and transportation methods evolved, newly platted lots have allowed for an increase in setbacks and spacing. The existing problem has not been self-created by the Applicant.

The property is currently vacant and not utilized, however, Google Earth Time capsule indicates that a previous home was existing on the property.



In fact, Brazoria County Appraisal District property map (seen above) appears to illustrate that the previous structure encroached into what is the public right of way (ROW) of N. Walker St.

The property is located in the SF-6.3 Zoning District which specifically calls for residential use. Applicant's three bedroom residential home will be in compliance with this zoning district and with maintaining the visual appeal of the neighborhood. The lot does possess more than 60 feet of combined road frontage but, due to the narrowness of the lot, a home could not be re-oriented to meet the existing setbacks by placing the front yard on N. Walker St. The variance would not be lessened nor prevented. The proposed construction represents the least intrusive solution possible. The proposed construction is necessary for reasonable use of the property.

The applicant has expressed an understanding that although the subject property is a corner lot, the front yard setback is inadequate on the N. Walker St. right of way; additionally, that no driveway will be permitted along N. Walker St.



The setbacks for the primary front yard and rear yard will still follow the minimum requirements. The setbacks for the side yard shared with the neighboring lot will still follow the minimum requirements. Zoning Ordinance requires minimum setbacks in order to allow for proper maintenance of structures, allow adequate circulation of light and air, and to impede the spread of fire and water run-off onto adjacent properties. The minimum separation between buildings will be maintained, per the city's building code. By retaining the property's other setbacks the intended purpose of those setbacks will still remain.

If a financial consideration is present, it is because the hardship is depriving the owner of the land's value in an egregious way, either completely or almost completely.

Pursuant to **Chapter 28, Section 28-23(h)(3)** of the Code of Ordinances of the City of Angleton (Code), notice was published in the "Facts," and mailed to all property owners 200 ft. the subject property on May 2, 2023.

**Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied..."**

**Pursuant to Section 28-23(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;**

*The lot was platted according to the regulations during that time. Imposing the current setback regulations will limit, prevent, or significantly impede the development and use of this lot. There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF-6.3 Zoning District front and side yard setbacks. Applicant's intended use is most similar use to the other lots and homes in the neighborhood. However, the Applicant's lot is a corner lot where current zoning requirements call for additional setback spacing from the side road to create a second front yard. This condition is not generally present in the majority of the overall SF-6.3 Zoning District.*

- b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

*Applicant owns a lot that in history had a home on it. To meet the current setback requirements of this lot, a home could only be 13'-9" wide, which is not practical. For perspective, a single wide manufactured home is 16 feet wide. The Applicant has been able to find a standard buildable home plan that is 20 feet wide. The strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges previously enjoyed on this site and currently enjoyed by other property owners on W. Ash Street and in the same zoning district.*

**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 feels that the requested variance will not be detrimental to the area if corner lot visibility is not obstructed. Staff suggests that no large landscaping be allowed to obstruct the triangular visibility area at the intersection. The Applicant expressed understanding that no driveway on the N. Walker St. right of way. This measure will minimize traffic congestion and allow for visibility of queuing of vehicles at the T-intersection. The proposed variance will improve the character of the neighborhood by infilling and making good use of the currently vacant lot that has a zoning designation for residential development. There will be no changes in street sign placement, the existing sight distance and the existing triangular visibility area remains unchanged. The proposed home will be a great opportunity to allow for new residential infill development and will only enhance property values.*

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

*There are existing residential homes in the area with the same lot sizes and lot challenges to satisfy current code requirements of the SF-6.3 Zoning District front and side yard setbacks. The general objective of the zoning is to allow for placement of residential structures in the existing zone. The suitable use of the property will preserve the appearance and ambience of the existing residential neighboring properties. The new home being built will blend with the other homes in the neighborhood and will be well within the spirit of the street and community. The new home will not alter the essential character of the neighborhood. The proposed building setback variance is within a small range and will be helpful in establishing and signaling neighborhood character. Such a pattern especially helps to create a pleasing small town character and will not interfere with or prevent the orderly use of other land in the area doing the same. The proposed home will be a great opportunity to allow for new residential infill development and will only enhance property values.*

**e. That a finding of undue hardship exists.**

*The hardship is imposed only by existing conditions that are outside the property owner's control. Due to the pre-existing shape and narrowness of this lot combined with the current corner lot setbacks, an undue hardship exists pursuant to Section 28-23(f)(3). Granting a variance would allow for the best and most reasonable use of this property.*

**Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:**

**a. That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**

*There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF-6.3 Zoning District front and side yard setbacks but, this lot is a corner lot where current regulations impose an additional side yard setback space to allow for two front yards. The lot was platted according to the regulations during that time. Imposing the current setback regulations will limit, prevent, or significantly impede the*

*development and use of this lot, creating an unnecessary hardship in the development of the affected property.*

**b. That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district;**

*The situation causing the hardship is that the existing lot was originally platted in 1943 before the current setback conditions. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.*

**c. That the relief sought will not injure the permitted use of adjacent conforming property; and**

*Adjacent lots are already being utilized in the same manner but, without the corner lot's secondary side yard restrictions. The relief sought will not injure the permitted use of adjacent conforming property.*

**d. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.**

*Granting of a variance will be in harmony with the spirit and purpose of these regulations.*

**Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.**

#### **RECOMMENDATION:**

The Board of Adjustment should grant the requested variance to allow for a corner lot side yard reduction along N. Walker St. to be reduced to 8'-9" +/-, subject to the following conditions of approval:

1. No large landscaping shall be allowed to obstruct the triangular visibility area at the intersection.
2. No driveway access shall be permitted on N. Walker Street due to site visibility and clearance.

**SUGGESTED MOTION:** I move that we find that the criteria of Sections 28-23(f)(2) and the findings of 28-23(f)(3) of the Code of Ordinances are met and that we grant the requested setback variance with the recommended conditions.



### SITE PHOTOGRAPHS





**View of site looking north, lot frontage along W Ash St.**



**View of site looking west, lot side along N Walker St.**



**View of site showing west of Ash/Walker corner intersection**



**View showing neighborhood with other existing narrow lot homes**





**View of site showing north of Ash/Walker corner intersection**



BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

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

Applicant: Monica Vasquez Phone: [Redacted] Cell: ~~979-849-2973~~

Address: [Redacted]

City: Rosharon State: TX Zip: 77583

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

Property owner: Monica Vasquez Phone: ~~979-849-2973~~ Cell: [Redacted]

Address: 724 West Ash

City: Angleton State: TX Zip: 77583

[Redacted Signature] 4-11-23  
Applicant Signature Date

[Redacted Signature] 4-11-23  
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: 724 West Ash St. Angleton TX 77515

Legal Description: (33.71' by 112.13')  
(please provide copy of metes and bounds)

Present zoning: \_\_\_\_\_ Present land use: \_\_\_\_\_

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: 4/11/2023 2:39 PM  
REF#: variance

Please provide: TRAN: 900.1190 ZONING VAR/PLATTING  
ZONING/VARIANCE/PLA 150.00CR  
TENDERED: 150.00 CASH  
APPLIED: 150.00-  
CHANGE: 0.00

[Redacted Signature] om



**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: Im requesting from city to build (7.5ft.) in land instead of (15ft.) they are requesting for me to build in land.

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: 33.7ft. wide lot. Restriction from city is. To build (5ft.) in from property line. 5ft. from neighbors house. Leaves me with width of (13.7ft.) to build a home.

3. Do similar property conditions exist in your area? Explain: yes, other properties have same restrictions. my lot Building a home on lot @ doesn't meet requirements

4. Explain how your need for a variance is unique to those special property-related conditions described above: this variance is unique. I am a home for me and my kids.

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: yes, Strong point of view to build a house for my family.

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: Not much traffic, around area.

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: Dimensions to build home doesn't meet City requirements.

**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.

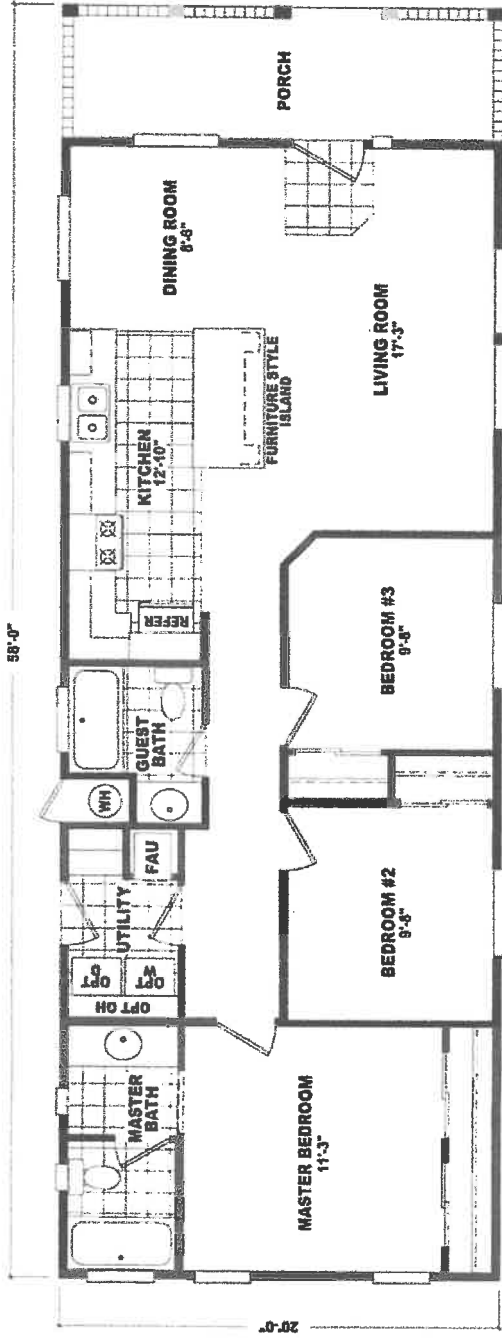
I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

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: MV Date: 4-11-23

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: _____



**MODEL: TW-20583A**  
APPROXIMATELY 1160 SQ. FT. TOTAL  
APPROXIMATELY 1040 SQ. FT. LIVABLE  
3 BEDROOM, 2 BATH



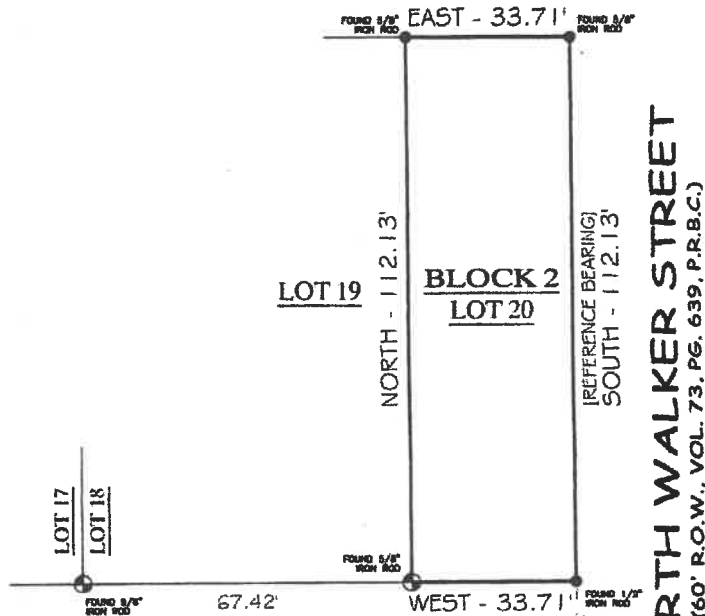
FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

Surveying & Mapping, LLC



ALLEY - 20' R.O.W. (VOL. 3, PG. 205, D.R.B.C.)



WEST ASH STREET (60' R.O.W., VOL. 73, PG. 639, P.R.B.C.) (A.K.A. ASH STREET)

NORTH WALKER STREET (60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)

LOT 20, BLOCK 2 JACKSON S/D



2-21-23

COMMUNITY NO: 480064, PANEL NO: 0440, SURFAC: H, ZONE: X, BASE: N/A, MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or professions, except as shown.

NOTES:

- 1) BUILDING LINES AND EASEMENTS PER PLAT.
2) REFERENCE BEARING BASED ON THE EAST LINE OF BLOCKS 1 & 2, BEING - SOUTH.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. ATCH23125972, DATED: 01/30/2023

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: ALAMO TITLE

This is to certify that I have made an on the ground survey of the property located at: 724 WEST ASH STREET (A.K.A. ASH STREET) IN THE CITY OF ANGLETON, TEXAS, Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abstract 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

Borrower(s): MONICA VASQUEZ

Drawn by: SPP

LEGEND





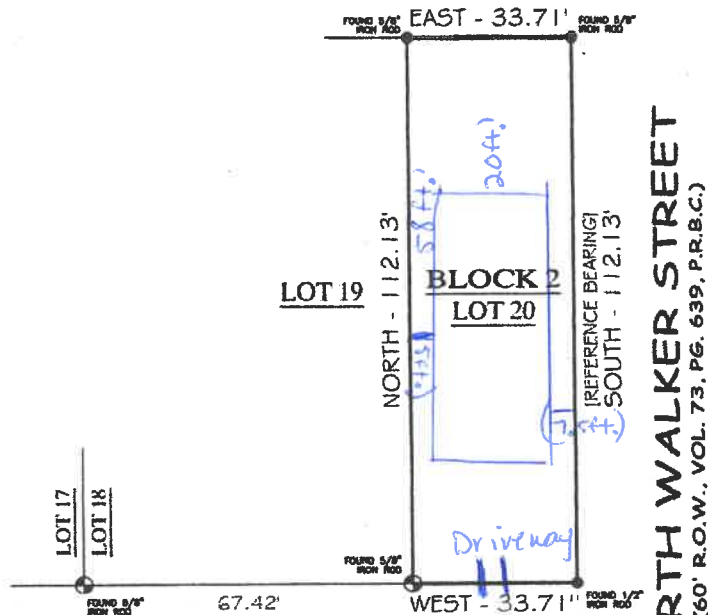
FROM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

**Surveying & Mapping, LLC**



ALLEY - 20' R.O.W.  
(VOL. 3, PG. 205, D.R.B.C.)



**WEST ASH STREET**  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)  
(A.K.A. ASH STREET)

**NORTH WALKER STREET**  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)

2-21-23

LOT 20, BLOCK 2  
**JACKSON S/D**



COMMUNITY NO: 480064 PANEL NO: 0440 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FHA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:  
1) BUILDING LINES AND EASEMENTS PER PLAT.  
2) REFERENCE BEARING BASED ON THE EAST LINE OF BLOCKS 1 & 2, BEING - SOUTH.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. ATCH23125972, DATED: 01/30/2023

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: ALAMO TITLE  
This is to certify that I have made an on the ground survey of the property located at: 724 WEST ASH STREET (A.K.A. ASH STREET) IN THE CITY OF ANGLETON, TEXAS.  
Lot: Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 3 - of the J. de J. Valderas Survey, Abstract 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

Borrower(s): MONICA VASQUEZ

Drawn by: SPP

LEGEND



Restricted area is 15ft ~~on~~ on Street side  
and 5ft ~~to~~ from side neighbor. Which  
equals 20ft. When my lot is only 33.7ft.  
wide. ~~they~~ Only leaves ~~to~~ 13.7ft to build a home

~~Lot is only~~ 33.7ft wide, Restriction from City  
is. To build 15ft. in front property line & 5ft. from  
neighbors land. Only ~~it~~ leaves me with 13.7ft. <sup>wide</sup> to build  
a home.

Im requesting from city to let me build (7.5ft) in land  
instead of 15ft. they are requiring for me to build in  
land.

























YOU MUST REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Item 2.

**General Warranty Deed**

Date: February 21, 2023


Grantor: Julio Pena, not herein joined by his spouse as it does not constitute any part of their homestead.

**Grantor's Mailing Address:**

1400 E. Henderson Rd. #507  
Angleton, TX 77515

Grantee: Monica Vasquez

**Grantee's Mailing Address:**

  
Rosharon, TX 77583

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abst. 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or

FILED BY  
ALAMO TITLE COMPANY  
GF# 81-ATCH 23125972

YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: February 21, 2023

Grantor: Julio Pena, not herein joined by his spouse as it does not constitute any part of their homestead.

Grantor's Mailing Address:

1400 E. Henderson Rd. #507  
Angleton, TX 77515

Grantee: Monica Vasquez

Grantee's Mailing Address:

[Redacted]  
Rosharon, TX 77583

This Document was  
Electronically Recorded on  
Date: 2-23-22

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abst. 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or

FILED BY  
ALAMO TITLE COMPANY  
GF# 81-ATCH 23125972



surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Item 2.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

*Julio Pena*  
Julio Pena

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on February 21, 2023, by Julio Pena.



*Gwen Fief*  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

Item 2.



Rosharon, TX 77583

Instrument Number: 2023007857

Item 2.

Filing and Recording Date: 02/23/2023 12:14:42 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman". The signature is written in a cursive style and is positioned above a horizontal line.

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

**DO NOT DESTROY - Warning, this document is part of the Official Public Record.**

cclerk-kali

# MASTER STATEMENT

Item 2.

Settlement Date: February 21, 2023  
 Disbursement Date: February 21, 2023

Seller: Julio Pena

Property: 724 West Ash  
 Angleton, TX 77515  
 Lot(s): 20 Block: 2 Jackson

SELLER		BUYER	
\$	DEBITS	\$	CREDITS
			<b>FINANCIAL CONSIDERATION</b>
	16,500.00		Sale Price of Property
		16,500.00	Deposit or earnest money
			OP Fee
			130.00
			50.00
			<b>PRORATIONS/ADJUSTMENTS</b>
11.86			at \$83.25
			01/01/23-02/22/23
			11.86
			<b>COMMISSIONS</b>
495.00			Commission - Listing Agent to SanDoray Real Estate LLC
			\$16,500.00 @ 3.0000% = \$495.00
			- SanDoray Real Estate LLC
			- Dora V Gonzalez (SanDoray Real Estate LLC)
495.00			Commission - Selling Agent to White Picket Realty
			\$16,500.00 @ 3.0000% = \$495.00
			- Anarosa Escobar (White Picket Realty)
			- Yesenia Phoummarath (White Picket Realty)
			<b>TITLE &amp; ESCROW CHARGES</b>
200.00			Title - Doc Prep Warranty Deed to Jarrod D. Smith, Attorney at Law
		4.59	Title - eRecording Fee - FBO CSC e-Recording Services, Inc. to Jarrod D. Smith, Attorney at Law
400.00		400.00	Title - Escrow Fee to Jarrod D. Smith, Attorney at Law
71.00			Title - Tax Cert to National Tax Net
328.00			Title - Owner's Title Insurance to Alamo Title Company
			(60.00000000% to Jarrod D. Smith, Attorney at Law)
2.00			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** February 21, 2023

**Grantor:** Julio Pena, not herein joined by his spouse as it does not constitute any part of their homestead.

**Grantor's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_

**Grantee:** Monica Vasquez

**Grantee's Mailing Address:**

\_\_\_\_\_  


**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abst. 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

\_\_\_\_\_  
Julio Pena

STATE OF TEXAS                    )

COUNTY OF BRAZORIA            )

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Julio Pena.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

## TAX PRORATION AGREEMENT AND DISCLOSURES

**Date:** February 21, 2023  
**Buyer:** Monica Vasquez  
**Seller:** Julio Pena  
**Property:** 724 West Ash, Angleton, TX 77515

Seller has sold the Property to Buyer and as part of the settlement of this transaction,

1. Ad valorem real property taxes for the current year  have  have not been prorated between the parties.
2. Personal property taxes, if any, as to any inventory, mobile home or other personal property situated on the Property  have  have not been prorated between the parties.
3. *Disclosures:*
  - Proration of taxes, if any, is based on tax information for the current year.
  - Proration of taxes, if any, is based on tax information from the prior year, the current year's tax status not yet being available.
  - Taxes on the Property for the prior year did not include the value of any NEW CONSTRUCTION. Proration of taxes for the current year is based on information provided by the appraisal district that the property will be taxed as
    - Unimproved  Partially improved  Fully improved
  - Taxes on the property are currently based on an OVER 65 exemption which will not be allowed for the remainder of the current year. Proration of taxes is based on the exemption through settlement, but should not be used to estimate taxes for the full current year, nor for subsequent years.
  - Taxes on the property are currently based on an AGRICULTURAL, OPEN SPACE OR FOREST LAND valuation and may be subject to ROLLBACK, with additional taxes becoming due for the current and/or prior years.
  - Taxes on the Property are currently based on a description that appears to contain more land area than the Property, as conveyed, appears to contain. This could result in the imposition of a SUPPLEMENTAL TAX BILL for the current and/or prior years.
  - Some or all of the Property is not currently being taxed as an independent tax tract or tracts. It is unlikely that the taxing authority(ies) will recognize the Property independently for the current year's taxes and, therefore, NEITHER BUYER NOR SELLER MAY INDEPENDENTLY PAY TAXES FOR THE CURRENT YEAR ON THEIR INDIVIDUAL PORTIONS OF LAND.
4. Alamo Title Company (Settlement Agent) can neither guarantee the accuracy of the tax information provided to it by third parties, nor of any good-faith estimates upon which tax prorations may have been made.
5. The amount of escrow collected at closing for future payment of taxes (Tax Escrow) is determined by Lender, not by Settlement Agent.
6. Settlement Agent assumes no responsibility for notifying taxing entities of this transaction, nor for assisting Buyer with application for any exemptions or special valuations.
7. *Personal property.* Neither title to nor taxes on items of personal property are covered by title insurance.



### TAX PRORATION AGREEMENT AND DISCLOSURES (Continued)

**Agreement:**

- Buyer and Seller agree and hereby instruct Settlement Agent to use the following amount(s) for proration of taxes for the current year: Eighty-Three And 25/100 Dollars (\$83.25)
- Seller and Buyer agree and hereby instruct Settlement Agent to perform NO PRORATION of taxes for the current year - AND --
  - SELLER AND BUYER AGREE TO COOPERATE to pay the taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, each paying their prorated portion, Settlement Agent having no liability therefor.
  - Seller and Buyer agree that SELLER WILL BE FULLY RESPONSIBLE for payment of taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, Settlement Agent having no liability therefor.
  - Seller and Buyer agree that BUYER WILL BE FULLY RESPONSIBLE for payment of taxes for the current year on the Property at such time as the tax bills are issued and before they become delinquent, Settlement Agent having no liability therefor.
- 8. In the event actual taxes for current year are determined to be more or less than the figures used by Settlement Agent for estimates or prorations or by lender for Tax Escrow, Seller and Buyer agree to adjust any differences between and among themselves and/or Lender, and to hold Settlement Agent harmless from any liability therefor.
- 9. Should a bill for Supplemental Tax(es) for prior years be issued on the Property, Seller agrees to immediately pay such taxes and to indemnify and hold harmless Alamo Title Company (Settlement Agent), Alamo Title Insurance (Underwriter), and its Agent.
- 10. Buyer and Seller agree to indemnify and hold harmless Alamo Title Company (Settlement Agent), Alamo Title Insurance (Underwriter), and its Agent with regard to any Rollback Tax(es) for prior years.

  
 \_\_\_\_\_  
 Monica Vasquez

2-21-23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Julio Pena

\_\_\_\_\_  
 Date

### NOTICE OF SETTLEMENT AGENT RESPONSIBILITY


Given Fief Escrow Off  
Al  
25  
Ar  
Ph  
62

Date: February 17, 2023  
Escrow  
Seller(s)  
Buyer(s)  
Property: 724 West Ash  
Angleton, TX 77515

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Alamo Title Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Alamo Title Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Alamo Title Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Alamo Title Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Alamo Title Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Alamo Title Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

PURCHASER(S):

  
Monica Vasquez

2-21-23  
Date

### ERRORS AND OMISSIONS AGREEMENT

**Date:** February 21, 2023  
**GF#:** ATCH-81F-ATCH23125972  
**Property:** 724 West Ash, Angleton, TX 77515

I, the undersigned Buyer(s) and/or Seller(s), acknowledge that errors sometimes occur in closing documents and disbursements. Further, I acknowledge that I intend for all documentation and disbursements for this transaction to be accurate.

Accordingly, I agree that I will cooperate in initialing, re-executing and redelivering any closing documents and in correcting any disbursements, charges and credits reflected on the closing statement where such corrective action is deemed necessary or desirable in the reasonable discretion of Alamo Title Company or the lender in this transaction.

If more than one person signs the Agreement, "I" shall mean each person who signs.

**BUYER(S):**

  
\_\_\_\_\_  
Monica Vasquez

Forwarding Address or Other Address  
Where Signatories May Be Reached:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Home Phone Number: \_\_\_\_\_  
Business Phone Number: \_\_\_\_\_

**SELLER(S):**

\_\_\_\_\_  
Julio Pena

Forwarding Address or Other Address  
Where Signatories May Be Reached:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Home Phone Number: \_\_\_\_\_  
Business Phone Number: \_\_\_\_\_

DUPLICATE TAX RECEIPT

Item 2.



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:

PENA JULIO
301 CANNAN DR #813
ANGLETON, TX 77515

Legal Description:

JACKSON (ANGLETON), BLOCK 2, LOT 20

Parcel Address: 724 WASH ST
Legal Acres: 0.0868

Remit Seq No: 52780549
Receipt Date: 01/26/2023
Deposit Date: 01/27/2023
Print Date: 03/08/2023 12:27 PM
Printed By: LATOYA

Deposit No: I0262301
Validation No: 5
Account No: 5322-0060-000
Operator Code: LYCRECIA

Table with columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Brazoria County, Special Road & Bridge, Angleton Isd, Angleton - Danbury Hospital, Port Freeport, Angleton Drainage Dist. No 1, and City Of Angleton.

> --

--<

Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: \$83.25

Total Applied: \$83.25

Change Paid: \$0.00

ACCOUNT PAID IN FULL



JULIO PENA
301 CANNAN DR #813
ANGLETON, TX 77515

(979) 864-1320, (979) 388-1320, (281) 756-1320





FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

Surveying & Mapping, LLC



ALLEY - 20' R.O.W.  
(VOL. 3, PG. 205, D.R.B.C.)

EAST - 33.71'

LOT 19

BLOCK 2  
LOT 20

NORTH - 112.13'

(REFERENCE BEARING)  
SOUTH - 112.13'

LOT 17  
LOT 18

67.42'

WEST - 33.71'

WEST ASH STREET  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)  
(A.K.A. ASH STREET)

NORTH WALKER STREET  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)

BLOCK 1  
LOT 1



LOT 20, BLOCK 2

JACKSON S/D

COMMUNITY NO: 480064 PANEL NO: 0440 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FHA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

- 1) BUILDING LINES AND EASEMENTS PER PLAT.
- 2) REFERENCE BEARING BASED ON THE EAST LINE OF BLOCKS 1 & 2, BEING - SOUTH.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. ATCH23125972 DATED: 01/30/2023

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: ALAMO TITLE

This is to certify that I have made an on the ground survey of the property located at: 724 WEST ASH STREET (A.K.A. ASH STREET) IN THE CITY OF ANGLETON, TEXAS. Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abstract 380, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

Borrower(s): MONICA VASQUEZ

Drawn by: SPP  
Job No.: 2023-0129  
Request: ALAMO TITLE  
Book No: PP196  
Scale: 1" = 30'  
Date: 02/16/2023


LEGEND	
	ASPHALT
	CHAIN-LINK
	COVERED
	CONCRETE
	FENCE
	U.E.
	A.E.
	B.L.
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND

George K. Lane, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

21-23




Item 2.



**PIN POINT**  
Surveying & Mapping,  
LLC

FRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373



ALLEY - 20' R.O.W.  
(VOL. 3, PG. 205, D.R.B.C.)

EAST - 33.71'

FOUND 5/8" IRON ROD

FOUND 5/8" IRON ROD

LOT 19

NORTH - 112.13'

BLOCK 2

LOT 20

REFERENCE BEARING

SOUTH - 112.13'

NORTH WALKER STREET  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)

WEST - 33.71'

FOUND 5/8" IRON ROD

FOUND 1/2" IRON ROD


WEST ASH STREET  
(60' R.O.W., VOL. 73, PG. 639, P.R.B.C.)  
(A.K.A. ASH STREET)

FOUND 1/2" IRON ROD

BLOCK 1

LOT 1

LOT 20, BLOCK 2  
**JACKSON S/D**



COMMUNITY NO: 480864 PANEL NO: 0440 SUFFIX: N ZONE: X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. ATCH23125972 DATED: 01/30/2023

PREPARED EXCLUSIVELY FOR: ALAMO TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
724 WEST ASH STREET (A.K.A. ASH STREET) IN THE CITY OF ANGLETON, TEXAS.  
Lot Twenty (20), in Block Two (2), of JACKSON SUBDIVISION, of Tract No. 31 of the J. de J. Valderas Survey, Abstract 360, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 3, Page 205 of the Map Records of Brazoria County, Texas.

NOTES:

- BUILDING LINES AND EASEMENTS PER PLAT.
- REFERENCE BEARING BASED ON THE EAST LINE OF BLOCKS 1 & 2, BEING - SOUTH.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

Borrower(s): MONICA VASQUEZ

Drawn by: SPP

Job No.: 2023-0129


















Request: ALAMO TITLE


Book No: PP196

Scale: 1" = 30'

Date: 02/16/2023

**LEGEND**

 ASPHALT	 CHAIN-LINK	 CONTROLLING MONUMENT
 COVERED	 DRIVE	 CORNER
 CONCRETE	 U.E.	 U.B. UTILITY BASEMENT
	 A.E.	 A.R. AERIAL BASEMENT
	 B.L.	 B.L. BUILDING LINK
		 R.O.W. RIGHT-OF-WAY
		 I.R. IRON ROD
		 I.P. IRON PIPE
		 PND. FOUND



**George K. Lane, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

*[Handwritten signature and initials]*

2-21-23

# The Facts

Covering Brazoria County - Where Texas Began

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

Date: **04/27/23**  
Account: **15239**  
Name:  
Company: **City Of Angleton**  
Telephone: **(979) 849-4364**  
Email: **mbarron@angleton.tx.us**

Ad Taken By: **KLERMA**  
Sales Person: **Kassandra Lerma**  
Phone: **(979) 237-0113**  
Email: **kassandra.lerma@thefacts.com**

Ad ID: **1116617**  
# of Lines: **38**  
Size: **2 x 5.514**  
Color:  
# of Preprints: **0**  
# of Pages: **0**  
Ad Cost: **\$224.60**  
PO Number:  
Publication: **The Brazosports Facts, www.  
TheFacts.com**  
Publish Date: **05/02/23**

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

**We Appreciate Your Business!**  
**Thank You!**

## Proof

Date: **04/27/23**  
User: **KLERMA**

### City of Angleton Notice of Public Hearings

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, May 17, 2023. 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 public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-46. - SF-6.3—Single-family residential-6.3 Zoning District, subsection (d).(2).b., (Corner Lot Setbacks) to allow for a new single family home to be placed on an existing lot with a reduced side-yard setback of 7.5 ft.. The subject property is located at 724 W. Ash St., oriented at the NW intersection of North Walker St.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municipalmeetings.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](mailto: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](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 17, 2023

**PREPARED BY:** Kandice Haseloff-Bunker, Development Coordinator

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-46. - SF-6.3—Single-family residential-6.3 district, (d).(2).b., (Lot Setbacks) to allow for new single family home to be placed on an existing narrow lot with reduced side yards of 4'-7" (3"+/- on each side yard).

The subject property is located at 504 W. Peach St., one lot west-ward of the NW intersection of W. Peach St. and S. Parrish St.

**AGENDA ITEM SECTION:** Public Hearing and Action

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

A variance request has been submitted to the City of Angleton Development Services Department for construction of a new 25'-6" x 35'-3" single family home to be built on an existing lot located on property more commonly known as 504 W. Peach St.

Staff has identified a variance on both side yards as necessary to process the potential building permit application. This variance is to the minimum side yard requirement of the SF-6.3 district. A previous residence existed on the property from 1935 to 2023.

The proposed new residence will be 26 ft. from the front property line and is 63'-9" from the rear property line. Both the required front and rear yard setbacks are 20 ft.

Applicant is required to satisfy the following:

**Sec. 28-46. - SF-6.3—Single-family residential-6.3 district.d.2.**

**a. Minimum front yard:** 20 feet.

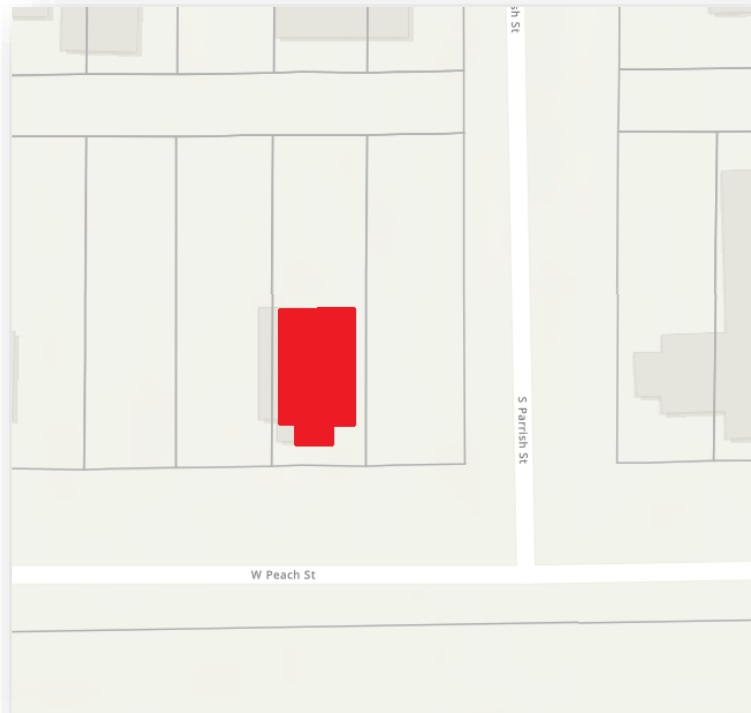
**b. Minimum side yard:** Five feet for interior side yard; 15 feet for a corner lot on a street; 25 feet for a key corner lot. **Variance is required (3"+/- on each side yard is proposed).**

**c. Minimum rear yard:** Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)



## SITE ANALYSIS:

The narrow lots in this subdivision were created by a plat in 1946 (V4P140, 1946008754), prior to the current setback standards. When originally platted, these narrow lots did not have designated setback lines in the plat. Lots were traditionally smaller to allow for the primary mode of transportation, walking. Most neighborhoods laid out during this time have narrow lots and very small setback ranges. As development and transportation methods evolved, newly platted lots have allowed for an increase in setbacks and spacing. The existing problem has not been self-created by the Applicant.



Google Earth Time capsule indicates that a previous home was existing on the property. The Brazoria County Appraisal District property map (seen above) appears to illustrate the previous structure that was removed this year. The lot is now vacant awaiting new construction. The proposed new home construction is a grant funded replacement through the Brazoria County Community Development Department Home Reconstruction/Rehabilitation Program. For this reason, the program has a limited selection of standard designs that have been used multiple times throughout the County.

The property is located in the SF- 6.3 Zoning District which specifically calls for residential use. Applicant's residential home will be in compliance with this zoning district and with maintaining the visual appeal of the neighborhood. Due to the narrowness of the lot, a home could not be re-oriented. The proposed construction represents the least intrusive solution possible. The proposed construction is necessary for reasonable use of the property.

The setbacks for the front yard and back yard will still follow the minimum requirements. Zoning Ordinance requires minimum setbacks in order to allow for proper maintenance of structures, allow adequate circulation of light and air, and to impede the spread of fire and water run-off onto adjacent properties. By retaining the property's other setbacks and minimizing the amount of variance, the intended purpose of the setbacks will remain in place.

*If a financial consideration is present, it is because the hardship is depriving the owner of the land's value and use in an egregious way, either completely or almost completely.*

**Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the "Facts," on May 7, 2023 and mailed to all property owners within two-hundred feet of the subject property on May 7, 2023.**

**Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied... "**

**Pursuant to Section 28-23(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;**

*The lot was platted according to the regulations during that time. Imposing the current setback regulations will limit, prevent, or significantly impede the development and use of this lot. There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF-6.3 Zoning District front and side yard setbacks. Applicant's intended use is most similar use to the other lots and homes in the neighborhood.*

*Because this new home construction is a grant funded replacement through the Brazoria County Community Development Department Home Reconstruction/Rehabilitation Program, there is a limited selection of standard design plans available that have been used multiple times throughout the County.*

*The narrowness of the lot combined with grant funded replacement construction are not conditions generally present in the majority of the overall SF-6.3 zoning district.*

- b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

*Applicant owns a lot that recently had a home on it. To meet the current setback requirements of this lot, a new home would be limited to 25 feet wide. The Applicant has been awarded grant funding to remove and rebuild the existing home that was in disrepair. Because this new home construction is a grant funded replacement through the Brazoria County Community Development Department Home Reconstruction/Rehabilitation Program, there is a limited selection of standard design plans available that have been used multiple times throughout the County.*

*This home design is 25'-6" and is the closest fit for the narrow lot when chosen out of the limited available design plans offered. The strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges previously enjoyed on this site and currently enjoyed by other property owners in the same zoning district.*

- 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 feels that the variance will not be detrimental to the area as long as all other setbacks are adhered to. The variance will not cause changes to the right of way nor to traffic conditions in the area. The proposed home will be a great opportunity to allow for new residential infill development and will only enhance property values.*

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

*There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF- 6.3 Zoning District front and side yard setbacks. The general objective of the zoning is to allow for placement of residential structures in the existing zone. The suitable use of the property will preserve the appearance and ambience of the existing residential neighboring properties. The new home being built will blend with the other homes in the neighborhood and will be well within the spirit of the street and community. The proposed construction would not alter the essential character of the neighborhood. The proposed building setback variance is within a small range and will be helpful in establishing and signaling neighborhood character. Such a pattern especially helps to create a pleasing small town character and will not interfere with or prevent the orderly use of other land in the area doing the same. The proposed home will be a great opportunity to allow for new residential infill development and will only enhance property values.*

- e. **That a finding of undue hardship exists.**

*The hardship is imposed only by existing conditions that are outside the property owner's control. Due to the pre-existing shape and narrowness of this lot combined with the current side lot setbacks, an undue hardship exists pursuant to Section 28-23(f)(3). Granting a variance would allow for the best and most reasonable use of this property.*

**Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:**

- a. **That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**

*There are existing residential homes in the area with the same lot sizes and lot challenges to currently satisfy code requirements of the SF- 6.3 Zoning District front and side yard setbacks but, this lot was platted in 1946. The lot was platted according to the regulations during that time. Imposing the current setback regulations will limit, prevent, or significantly impede the development and use of this lot, creating an unnecessary hardship in the development of the affected property.*

- b. **That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district;**

*The situation causing the hardship is that the existing lot was originally platted in 1946 before the current setback conditions. The hardship is not financial, self-imposed nor generally affect all or most properties in the same zoning district.*

**c. That the relief sought will not injure the permitted use of adjacent conforming property; and**

*Adjacent lots are already being utilized in the same manner. Vacant adjacent lots are unlikely to be developed with the limited selection of plans offered as grant funded replacements through the Brazoria County Community Development Department Home Reconstruction/Rehabilitation Program. The relief sought will not injure the permitted use of adjacent conforming property.*

**d. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.**

*Granting of a variance will be in harmony with the spirit and purpose of these regulations.*

Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Adjustment grants the variance to allow for a reduction of side yard by 3"+/- on each side of the proposed home with the condition that the builder preserves the existing sidewalk.

**SUGGESTED MOTION:** I move we that we find that the criteria of Sections 28-23(f)(2) and the findings of 28-23(f)(3) of the Code of Ordinances are met and that we grant the requested setback variance with the recommended condition.

**(Site photograph pages follow)**



### SITE PHOTOGRAPHS



**View north of site showing location and nearest structure to rear**



**View of site showing the existing vacant lot**





**View east of site showing existing structures and nearest intersection**



**View west of site showing closest side lot structure**



BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

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

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: 504 W Peach

City: Angleton State: TX Zip: 77515

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

Property owner: Shreka Hernandez Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

[Signature] 3 May 23  
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: 504 W. Peach Angleton, Tx 77515

Legal Description: Lot (17) seventeen, Block E. W.A. Leonard's Westside addition to the city of Angleton.  
(please provide copy of metes and bounds)

Present zoning: \_\_\_\_\_ Present land use: \_\_\_\_\_

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: The existing drawings for the house being constructed on 504 W. Peach are 5 five inches too wide for the distance of five feet on each side of the house from the property line. We are asking for a total of six inches of variance  
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: 13 on each side

3. Do similar property conditions exist in your area? Explain: \_\_\_\_\_

4. Explain how your need for a variance is unique to those special property-related conditions described above: \_\_\_\_\_

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 lots on either side of the property are vacant

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: \_\_\_\_\_

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: An increase in cost to the home owner for new drawings

**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: \_\_\_\_\_

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: _____





**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as 504 W Peach Block E, lot 17 (6/9) westside (angleton)  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Math Summers HVD Project Coordinator/Inspector

Mailing Address: 1524 E. Mulberry Suite 162 Email: M.Summers@BrazoriaCountyTX.gov

City: Angleton State: TX Zip: 78015

Home Phone: (\_\_\_\_) \_\_\_\_\_ Business Phone: (979) 864-1953

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

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

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

Signature of owner [Signature] Title homeowner

Printed/Typed Name of owner Shreka Hernandez Date 5-3-23

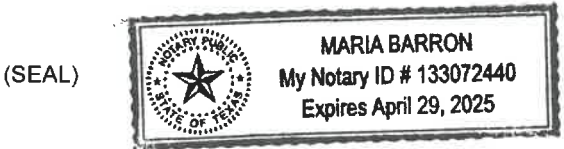
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §  
COUNTY OF Brazoria §

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

Given under my hand and seal of office this 3<sup>rd</sup> day of May, 2023

[Signature]  
Notary Public Signature  
4-29-25  
Commission Expires





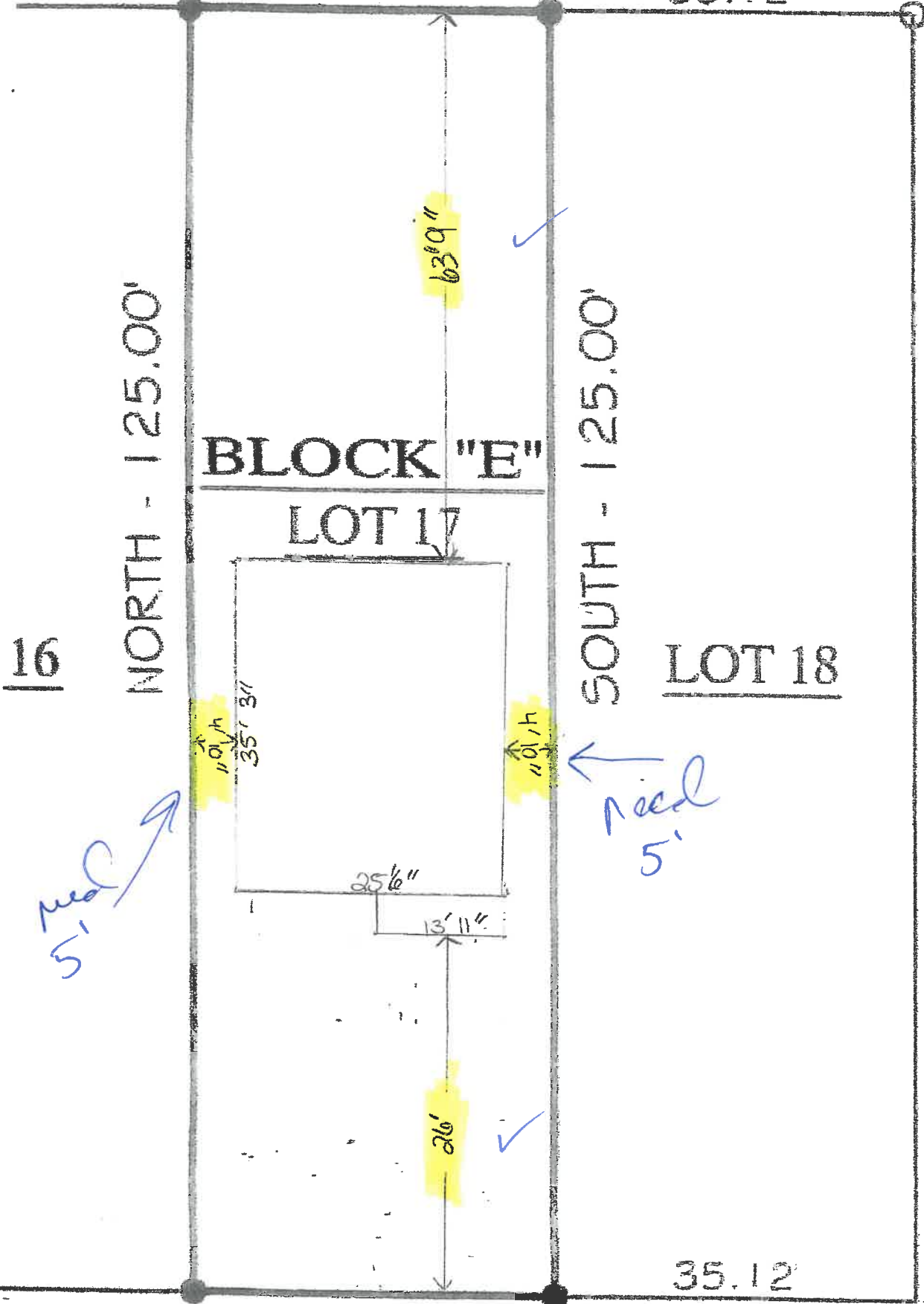
Site Plan

SET 1/2" IRON ROD

EAST - 35.11'

SET 1/2" IRON ROD

35.12



PARISH STREET  
(60' R.O.W., VOL. 4, PG. 140, P.R.B.C.)



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

**Proof**  
**Date: 05/04/23**  
**User: KLERMA**

Date: **05/04/23**  
Account: **15239**  
Name:  
Company: **City Of Angleton**  
Telephone: **(979) 849-4364**  
Email: **mbarron@angleton.tx.us**

Ad Taken By: **KLERMA**  
Sales Person: **Kassandra Lerma**  
Phone: **(979) 237-0113**  
Email: **kassandra.lerma@thefacts.com**

Ad ID: **1119096**  
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Size: **2 x 5.361**  
Color:  
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# of Pages: **0**  
Ad Cost: **\$210.22**  
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TheFacts.com**  
Publish Date: **05/07/23**

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Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-46. - SF-6.3—Single-family residential-6.3 Zoning District, subsection (d).(2).b., (Size of Yards) to allow for new single family home to be placed on an existing lot with a reduced side-yard setback of 4'-10", on both sides. The subject property is located at 504 W. Peach St.

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

**We Appreciate Your Business!  
Thank You!**