



Mayor | John Wright  
Mayor Pro-Tem | Travis Townsend  
Council Members | Cecil Booth, Christiene Daniel, Mark Gongora, Terry Roberts  
City Manager | Chris Whittaker  
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JUNE 27, 2023, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

#### DECLARATION OF A QUORUM AND CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### INVOCATION

#### CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

#### CONSENT AGENDA

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

1. Discussion and possible action approving Resolution No. 20230627-001 changing the authorized official to Angleton Police Department Chief Lupe Valdez on a grant application to the Texas Governor's Office, Criminal Justice Division, Justice Assistance Grant Program for the Records Management System Update Project.
2. Discussion and possible action to fund a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity through parkland dedication fees.
3. Discussion and possible action to fund Fiscal Year 2022-2023 American with Disabilities Act (ADA) Self-Evaluation and Transition Plan action items identified in Angleton parks through parkland dedication fees.

4. Discussion and possible action on Ordinance No. 20230627-004 adopting a percentage-based homestead exemption from ad valorem taxes and amending Chapter 24 Taxation, Article III Residence Homestead Exemptions, Section 24-31 Homestead Exemption for the Elderly and Section 24-32 Homestead Exemptions for Certain Disabled Persons of the City of Angleton Code of Ordinances; providing for severability clause; providing for a penalty and providing for repeal and effective date.

## REGULAR AGENDA

5. Discussion and possible action on an agreement with Schneider Electric for an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures and project price for a comprehensive improvement project.
6. Discussion and possible action on Resolution No. 20230627-006 granting consent to the creation of Brazoria County Municipal Utility District No. 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas for the Ashland Development.
7. Discussion and possible action on the approval of a Final Plat for Angleton Park Place Subdivision Section 1.
8. Discussion and possible action on the approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.
9. Update, discussion and possible action on the Stasny Ranch Development for a proposed 331-acre residential development, including (79) ½-acre lots and (157) 1-Acre Lots located at the northwest intersection of SH 288 and SH 35.

## EXECUTIVE SESSION

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

10. Deliberation regarding real property, pursuant to Section 551.072 of the Texas Government Code.

## ADJOURNMENT

*If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City*

*Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.*

## **CERTIFICATION**

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](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, June 23, 2023, by 6:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Michelle Perez  
Michelle Perez, TRMC  
City Secretary

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



**RESOLUTION NO. 20230627-001**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, AUTHORIZING THE ANGLETON POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO TEXAS GOVERNOR'S OFFICE, CRIMINAL JUSTICE DIVISION, JUSTICE ASSISTANCE GRANT PROGRAM FOR THE RECORDS MANAGEMENT SYSTEM UPDATE PROJECT; FINDING THAT THE MEETING COMPLIED WITH THE OPEN MEETINGS ACT; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Angleton finds it in the best interest of the citizens of Angleton, Texas, that the Angleton Police Department Records Management System Update Project be updated and operated for the program period of October 1, 2023 to September 30, 2024; and

**WHEREAS**, City of Angleton City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City of Angleton City Council assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, City of Angleton City Council approved and adopted Resolution No. 20230215-003 on February 15, 2023 and the grant application designated Angleton Police Department Chief Lupe Valdez as the City's authorized official, but Resolution No. 20230215-003 designated the City of Angleton Finance Director, Phil Conner as the authorized official and the grant application requires the authorized official on the resolution to match the application; and

**WHEREAS**, the City of Angleton designates Lupe Valdez, Angleton Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

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

**SECTION 1.** That the findings set out in the preamble to this resolution are in all things approved and adopted.

**SECTION 2.** That the City Council of the City of Angleton, Texas, previously approved submission of the grant application for the Angleton Police Department Records Management System Update Project for the year 2023 on February 15, 2023, and City Council approves the revision of designation of authorized official from Phil Conner to Angleton Police Chief Lupe Valdez.

**SECTION 3.** That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

**SECTION 4.** This resolution shall be effective immediately upon passage.

**PASSED AND APPROVED THIS THE 27<sup>nd</sup> DAY OF JUNE, 2023.**

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
Travis Townsend  
Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
Michelle Perez, TRMC  
City Secretary

Grant Number: 47696-01



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 6/27/2023

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action to fund a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity through parkland dedication fees.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$0

**FUNDS REQUESTED:** \$5,400.00

**FUND:** Parkland Dedication

### EXECUTIVE SUMMARY:

On April 17, staff met with the Angleton Better Living Corporation regarding sidewalk connectivity between residential developments and Angleton parks to assist with accessibility to park amenities while encouraging transportation alternatives and safe routes to school.

Staff collected pricing to furnish mobilization, supervision, labor, materials & equipment for the installation of 5' sidewalks to improve park connectivity, accessibility, and safe routes to school.

Angleton Better Living Corporation recommended use of parkland dedication funds for the installation of sidewalks at Masterson Park along Arcola from Mulberry to Orange and east on Orange to the city easement as well as a sidewalk installation running north and south on Enchanted Oaks Drive from Lakeside Park to the Heritage Oaks subdivision.

However, while sidewalk improvements have been made for Heritage Oak subdivision, Heritage Court does not currently have an accessible route.

Staff has solicited a proposal for a sidewalk installation from Heritage Court to Lakeside Park including: mobilization, supervision, labor, materials & equipment for a 5' sidewalk.

On June 12, staff met with the Parks & Recreation Board to discuss the benefits of a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity and consider a recommendation to fund a sidewalk installation with parkland dedication funds. The Parks & Recreation Board moved to recommend parkland dedication funds be used for a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity and the motion passed on a 4-0 vote.

The current fund balance for parkland dedication is \$60,807.96.

**RECOMMENDATION:**

Staff recommends City Council approve parkland dedication funds be used for a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity.

**SUGGESTED MOTION:**

I move we approve parkland dedication funds be used for a sidewalk installation from Heritage Court to Lakeside Park for accessibility and connectivity in an amount not to exceed \$5,400.00.







## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 6/27/2023

**PREPARED BY:** Megan Mainer, Director of Parks & Recreation

**AGENDA CONTENT:** Discussion and possible action to fund FY22-23 ADA Self-Evaluation and Transition Plan action items identified in Angleton parks through parkland dedication fees.

**AGENDA ITEM SECTION:** Consent Agenda

**BUDGETED AMOUNT:** \$0 **FUNDS REQUESTED:** \$34,600

**FUND:** Parkland Dedication

### EXECUTIVE SUMMARY:

Under Title II of the Americans with Disabilities Act (ADA), the City of Angleton is required to complete a self-evaluation of its services, policies, practices and transition plan for its facilities to identify barriers to access and improve accessibility. The City of Angleton hired Kimley-Horn Associates to develop phase one of the City of Angleton's ADA Self-Evaluation and Transition Plan which included parks, recreational facilities, and one mile of public right of way.

On September 13, 2022, City Council adopted phase one of the ADA Self-Evaluation and Transition Plan prepared by Kimley-Horn Associates. The ADA Self-Evaluation and Transition Plan was based on a five-year implementation plan. Staff developed an action plan which commenced in FY22-23 and requested funds to complete FY22-23, or year one, action items amounting to \$209,987.

Park-related action items for year one was estimated to cost about \$34,600. Staff did not receive \$34,600 in funding for FY22-23 ADA Self-Evaluation and Transition Plan park action items. However, the parkland fund has a fund balance of \$60,807.96. These funds are designed to be used for park improvements and are eligible to be used throughout Angleton's park system.

### RECOMMENDATION:

Staff recommends parkland dedication funds be used to complete FY22-23 ADA Self-Evaluation and Transition Plan action items identified in Angleton parks.

### SUGGESTED MOTION:

I move we approve the use of parkland dedication funds to complete FY22-23 ADA Self-Evaluation and Transition Plan action items identified in Angleton parks.

**ADA SELF EVALUATION &  
TRANSITION PLAN -  
PHASE 1**

FY22-23

Facility Type	Corridor ID	GPS ID	Project Name	Sidewalk Limit 1	Sidewalk Limit 2	Barrier #	Self-Evaluation Barrier	Cost Projection	Priority Value	Priority Rank	Funding Year	Year Completed
Building	N/A		1 Angleton Recreation Center & Natatorium	N/A	N/A	23	There is a 9.5% slope on the path of travel. The accessible route between the building entrance and the accessible parking has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails edge protection etc.). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope) it must be constructed as a ramp. Surface cross slopes must not exceed one unit vertical in 48 units horizontal (2-percent slope).	\$2,000	4	High	FY22-23	
Park	N/A		1 Masterson Park	N/A	N/A	1	7.7% Running slope The running slope (long dimension) of the accessible parking stall exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%. Running slope exceeds 8.33% The curb ramp on the accessible route has cross slopes greater than 2 percent and running slopes greater than 8.33 percent.	\$3,400	2	High	FY22-23	
Park	N/A		1 Masterson Park	N/A	N/A	9	Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). Surface running slopes shall not exceed one unit vertical in 12 units horizontal (8.33-percent slope). There is no accessible seating. Picnic tables are not compliant. There are no on-street accessible parking stalls. Where on-street parking is provided on the block perimeter and the parking is marked or metered accessible parking spaces shall be provided. There is a total of 0 marked or metered parking stalls on the block perimeter. There should be a minimum	\$4,000	2	High	FY22-23	
Park	N/A		5 Brushy Bayou Park	N/A	N/A	1	1 of 1 accessible stalls designed as van accessible. Advisory R214 On-Street Parking Spaces. The MUTCD contains provisions for marking on-street parking spaces (see Section 3B.19). Metered parking includes parking metered by parking pay stations. Where parking on part of the block perimeter is altered the minimum number of accessible parking spaces required is based on the total number of marked or metered parking spaces on the block perimeter. Expansion joint is spaced greater than inch. The walkway	\$6,800	2	High	FY22-23	
Park	N/A		6 Freedom Park	N/A	N/A	5	contains abrupt vertical edges and/or variations over a 1/2 inch. There are no on-street accessible parking stalls. Where on-street parking is provided on the block perimeter and the parking is marked or metered accessible parking spaces shall be provided. There is a total of 6 marked or metered parking stalls on the block perimeter. There should be a minimum	\$2,700	2	High	FY22-23	
Park	N/A		8 Veterans Park	N/A	N/A	1	Advisory R214 On-Street Parking Spaces. The MUTCD contains provisions for marking on-street parking spaces (see Section 3B.19). Metered parking includes parking metered by parking pay stations. Where parking on part of the block perimeter is altered the minimum number of accessible parking spaces required is based on the total number of marked or metered parking spaces on the block perimeter. Only the parking spaces on the ends have access aisles. The majority do not. The access aisle is missing	\$6,700	2	High	FY22-23	
Park	N/A		2 BG Peck Soccer Complex	N/A	N/A	1	at the majority of the accessible parking stalls. Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Ramp to the pedestrian bridge has a 13.9% running slope. The accessible route has running slopes	\$2,000	3	High	FY22-23	
Park	N/A		2 BG Peck Soccer Complex	N/A	N/A	4	greater than 5 percent across the width of the walk and has not been constructed as a ramp (i.e. handrails edge protection etc.). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope) it must be constructed as a ramp. Surface cross slopes must not exceed one unit vertical in 48 units horizontal (2-percent slope). Expansion joint is spaced greater than inch. The running slope of the access aisle (long dimension)	\$ -	4	High	FY22-23	
Park	N/A		6 Freedom Park	N/A	N/A	1	exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%. The concrete expansion joint is spaced greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter.	\$3,400	4	High	FY22-23	
Park	N/A		8 Veterans Park	N/A	N/A	4	Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	\$400	4	High	FY22-23	

Park	N/A	8 Veterans Park	N/A	N/A	5	The top of the curb ramp does not have a level landing. A level landing 36 inches in length shall be provided at the upper end of each curb. The landing clear width shall be at least as wide as the curb ramp excluding flared sides leading to the landing. The walkway contains abrupt vertical edges and/or variations over a 1/2 inch. 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.	\$4,100	4 High	FY22-23
Park	N/A	8 Veterans Park	N/A	N/A	3		\$1,100	4 High	FY22-23
PROW Sidewalk	1 N/A	N Downing St	Henderson Rd	Riverwood Ranch Blvd	N/A	See facility report and GIS data for detailed sidewalk evaluation findings.	\$146,487	1 High	FY22-23
Unsignalized Intersection	N/A	1000	Intersection of N Downing St and Henderson Rd	N/A	N/A	See facility report and GIS data for detailed evaluation findings at intersection of N Downing St and Henderson Rd	\$26,900	2 High	FY22-23
<b>TOTAL</b>							<b>\$209,987</b>		



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 6/27/2023

**PREPARED BY:** Phill Conner, Finance Director

**AGENDA CONTENT:** Discussion and possible action on Ordinance No. 20230627-004 adopting a 3% homestead exemption from ad valorem taxes.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** General Fund

**EXECUTIVE SUMMARY:**

At the last City Council meeting, Staff was directed to prepare an ordinance increasing the homestead exemption to 3% of a homestead appraised value and increasing the Over 65 and Disabled exemptions to \$55,000.

**RECOMMENDATION:**

Staff recommends that the Council approve Ordinance No. 20230627-004.

**ORDINANCE NO. 20230627-004**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ADOPTING A PERCENTAGE-BASED HOMESTEAD EXEMPTION FROM AD VALOREM TAXES AND AMENDING CHAPTER 24 TAXATION, ARTICLE III RESIDENCE HOMESTEAD EXEMPTIONS, SECTION 24-31 HOMESTEAD EXEMPTION FOR THE ELDERLY AND SECTION 24-32 HOMESTEAD EXEMPTIONS FOR CERTAIN DISABLED PERSONS OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.**

**WHEREAS**, Section 11.13(n) of the Texas Tax Code, Title 1. Property Tax Code, of the State of Texas authorizes the governing body of a taxing unit to adopt an exemption from taxation by such taxing unit of a percentage of the appraised value of a residence homestead of individuals; and

**WHEREAS**, the homestead exemption shall be adopted by the governing body of the taxing unit before July 1st; and

**WHEREAS**, if the percentage set by the taxing unit produces a homestead exemption in a tax year of less than \$5,000 when applied to a particular residence homestead, the individual is entitled to an exemption of \$5,000 of the appraised value; and

**WHEREAS**, pursuant to Section 11.13(d) of the Property Tax Code, the City has previously adopted a residence homestead property tax exemption for persons who are disabled and for persons who are sixty-five (65) years of age or older; and

**WHEREAS**, the current residence homestead property tax exemption for persons who are disabled and for persons who are sixty-five (65) years of age or older is fifty thousand dollars (\$50,000) and the Council desires to amend Chapter 24, Taxation, Article III. Residence Homestead Exemptions, Section 24-31 Homestead Exemption for the elderly, and Section 24-32 Homestead Exemption for certain disabled persons;

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

**SECTION 1.** All 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.** Pursuant to Section 11.13(n) of the Texas Tax Code, Title 1. Property Tax Code the City Council hereby authorizes a percentage-based exemption from ad valorem taxes on the appraised value of the residence homestead in the amount of three percent (3%) of the appraised value

of the individual's residence homestead or a minimum of \$5,000, to be effective for the tax year beginning on January 1, 2023.

**SECTION 3.** City of Angleton, Texas Code of Ordinances, Chapter 24 Taxation, Article III. Residence Homestead Exemptions, Section 24-31 Homestead Exemption for the elderly is hereby amended and replaced with the following:

“Sec. 24-31. Homestead exemption for the elderly.

(a) Effective beginning with the 2023 tax year, the residence homestead exemption for persons 65 years of age or older shall be increased to \$55,000.00 of the assessed taxable value of all residence homesteads of those persons 65 years of age or older.

(b) Each person desiring such exemption shall file an application for such exemption with the chief appraiser of the Brazoria County Appraisal District pursuant to the requirements of Texas Tax Code, Title 1. Property Tax §11.43, with the exception that such exemption shall automatically apply to all such persons that have previously filed for a homestead exemption under the City of Angleton.

**SECTION 4.** City of Angleton, Texas Code of Ordinances, Chapter 24 Taxation, Article III. Residence Homestead Exemptions, Section 24-32 Homestead Exemption for certain disabled persons is hereby amended and replaced with the following:

“Sec. 24-32. Homestead exemption for certain disabled persons.

(a) Effective beginning with the 2023 tax year, the residence homestead exemption for persons 65 years of age or older shall be increased to \$55,000.00 of the assessed taxable value of all residence homesteads of each qualifying disabled person, as defined herein.

(b) “Disabled”, for purposes of qualifying for this exemption, shall mean under a disability for payment of insurance benefits under federal old-age, survivors, and disability insurance.

(c) Each person desiring such exemption shall file an application for such exemption with the chief appraiser of the Brazoria County Appraisal District pursuant to the requirements of Texas Tax Code, Title 1. Property Tax §11.43, with the exception that such exemption shall automatically apply to all such persons that have previously filed for a homestead exemption under the City of Angleton.

**SECTION 5.** 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 Five Hundred and No/100 Dollars (\$500.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

**SECTION 6.** 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 7.** In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**SECTION 8.** This Ordinance shall be effective and in full force immediately upon its adoption and publication as required by law.

**SECTION 9.** 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 27TH DAY OF JUNE 2023.**

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
Travis Townsend  
Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
Michell Perez, TRMC  
City Secretary





## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** 6/27/2023

**PREPARED BY:** Phill Conner, Finance Director

**AGENDA CONTENT:** Discussion and possible action on an agreement with Schneider Electric for an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures and project price for a comprehensive improvement project.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** Water Fund

**EXECUTIVE SUMMARY:**

The City Council previously approved a contract for Schneider Electric to do a survey of the City's facilities. This contract is the next step in the process. It will allow Schneider Electric to prepare a recommended project list with the associated costs and the possible savings we could realize because of completing the projects.

**RECOMMENDATION:**

Staff recommends that the Council approve the agreement with Schneider Electric.

# Investment Grade Audit Agreement

This Investment Grade Audit Agreement (“Agreement”), dated \_\_\_\_\_ (“Effective Date”) is entered into by and between **Schneider Electric Buildings Americas, Inc.** (“ESCO”) and **the City of Angleton, Texas** (“Customer”) for the performance of an Investment Grade Audit to determine the scope of work, guaranteed savings amount, energy conservation measures (“ECMs”), and project price for a comprehensive improvement program.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, ESCO and Customer agree with the following terms and conditions as set out in Section A and B and incorporated herein:

**Section A -- General Terms and Conditions**  
**Section B -- Audit Services**

IN WITNESS WHEREOF, the individual signing this Agreement on behalf of its respective party represents that s/he has the authority to execute this Agreement as a duly authorized representative of such party as set forth below.

**City of Angleton, Texas**

**Schneider Electric Buildings Americas, Inc.**

By \_\_\_\_\_  
(Signature)

By \_\_\_\_\_  
(Signature)

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Section A: General Terms and Conditions

### 1. Entire Agreement

This Agreement, and any documents incorporated by reference, constitute the entire understanding between ESCO and Customer and supersedes all prior oral or written understandings relating to the subject matter herein. This Agreement may not be altered or modified except by written instrument signed by a duly authorized representative of each party. As described more fully in Section B, ESCO will conduct an Investment Grade Audit of certain Customer Facilities (defined below)

### 2. Additional Services

Customer may request additional services, whereby ESCO's compensation and scope of services shall be adjusted accordingly. Any such modifications shall be negotiated in good faith and authorized via a written amendment to this Agreement signed by Customer and ESCO. Any such amendment must be properly executed by Customer and ESCO prior to any changes being implemented by ESCO. Upon execution of the amendment by Customer and ESCO, such additional services will become part of this Agreement and subject to the terms and conditions contained herein.

### 3. Confidentiality

Neither party shall disclose to others any Confidential Information. "Confidential Information" shall mean all information or material, whether revealed orally, visually, or in tangible or electronic form, that is competitively sensitive material not generally known to the public that relates to the business of a party to this Agreement, or any of their respective interest holders, unless such information: (i) was already rightfully known and in possession of the receiving party at the time of disclosure by the disclosing party; or (ii) is in or has or will be entered into the public domain through no breach of this Agreement or other wrongful act of the receiving party; or (iii) has been rightfully received by the receiving party from a third party who is not known by the receiving party to be under obligation of confidentiality to disclosing party and without breach of this Agreement; or (iv) is independently developed by receiving party without reference to the Confidential Information; or (v) is approved for release by written authorization from the disclosing party. This confidentiality obligation shall terminate two (2) years from the date of this Agreement. The parties acknowledge and agree that the Customer shall comply with the Texas Government Code Chapter 552, Texas Public Information Act, as amended.

### 4. Insurance

ESCO and Customer shall each maintain insurance coverage, including without limitation, workers' compensation and employer's liability at statutory limits and commercial general liability insurance covering public liability and property damage with limits generally required for its respective industry with not less than \$1,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Such insurance shall be with reputable and financially responsible carriers authorized to transact business in the state in which the facilities are located and the services are being performed with an A.M. Best's rating of at least A- VII.

### 5. Governing Law

This Agreement will be governed, interpreted and construed by, under and in accordance with the laws, statutes and decisions of the state in which the facilities are located, without regard to its choice of law provisions.

### 6. Ownership of Work Products

All drawings, specifications and other documents and electronic data furnished by ESCO to Customer under this Agreement ("Work Products") are deemed to be instruments of service and ESCO shall retain the ownership and property interest therein, including the copyrights and intellectual property thereto. Drawings, specifications, and other documents and materials and electronic data are furnished for use solely with respect to the services outlined herein and may be subject to public disclosure under Texas Government Code, Chapter 552, Texas Public Information Act, as amended

Work Products may not be shared with any third parties, except to the extent as required by law, without the written permission of ESCO as referenced in this Section A:3.

## Section B: Audit Services

### **Customer agrees to provide the following:**

- A. Provide ESCO with verification of incoming electrical service and service to be considered available by Customer for use to power new equipment.
- B. Provide ESCO with all pertinent design criteria, such as TECQ requirements, to be followed.
- C. Provide ESCO with drawing or computer aided design standards, and equipment specifications or guidelines for review, if available.
- D. Meet with ESCO to advise of current operations schedules and maintenance costs, and identifying known operational deficiencies.
- E. Provide ESCO access to key personnel to discuss operating requirements.
- F. Meet with ESCO to establish project criteria and make project decisions necessary for ESCO to complete the Technology Assessment, in a timely manner.
- G. Inform ESCO at the point in which Customer becomes aware of any portions of scope that will not be included or funding that will not be available for final project implementation.
- H. Meet with ESCO for a presentation of the deliverables identified below for each Phase of the Investment Grade Audit Services.
- I. Complete a review of the deliverables for each Phase of the Investment Grade Audit Services identified below, and provide any comments to ESCO in a timely manner, including identification and confirmation of the scope of work for continued developed in the following Phase.
- J. Provide ESCO complete access to the facilities for the purpose of performing the energy efficiency analysis, measuring actual energy use, taking equipment inventory, determining operating schedules, identifying known operational deficiencies, etc.
- K. Provide ESCO equipment lists and copies, or the loan of facility plans, for the purpose of facilitating understanding of the characteristics and the current sequences of operation.

### **ESCO agrees to provide the following:**

- A. Develop a scope of services and an objective-by-objective cost estimate for the Oyster Creek Wastewater Treatment Plant to include the following measures, with the associated objectives:
  1. Aeration Blower Building Improvements - to provide electrical and operational cost savings, as well as improved process and blower reliability, with cost estimate
  2. Aeration Basin Aeration Process Improvements – to provide electrical and operation cost savings, as well as improved process, with cost estimate
  3. Plant Water Re-Use – to provide water cost savings, with cost estimate
  4. On-Site Sludge Dewatering Facility – to eliminate third-party sludge processing costs, and provide operational savings, with cost estimate
  5. Chlorine Contact Chambers Reconfiguration – to provide electrical and chemical savings, as well as improved process, with cost estimate
  6. Aerobic Digester Treatment Improvements – to provide electrical and operation cost savings, as well as improved process, with cost estimate
- B. Conduct a Technology Assessment kick-off meeting and personnel interview(s) to gain an understanding and verification of drawing standards and design requirements to be considered during the Technology Assessment in the Technology Assessment and Funding Workshop Phase, and incorporated throughout the Mid-Term Phase and Final Phase.
- C. Provide Customer a Technology Assessment report as described below in the Technology and Funding Assessment Phase, to include feasibility study pre-design capital costs, screening-level energy savings analysis, and screening-level operations, and maintenance comparisons.

- D. Provide Customer, and conduct a meeting to review the engineering control documents and other deliverables as outlined below for the Mid-Term Phase and Final Phase of the Investment Grade Audit Services.
- E. Work with Customer to refine performance requirements, financial criteria, and project scope of work.
- F. Work with Customer to establish design, equipment, and operation standards with final approval by Customer.
- G. Provide Customer with an Energy Savings Contract, including pricing for installation of the proposed project scope that shall be valid for sixty (60) days, a detailed scope of work, and a summary of performance savings, as described in the deliverables listed per Phase of the Audit Services below.
- H. Work with Customer to evaluate funding options and provide information required for options established (including the Texas Water Development Board requirements).
- I. Provide Customer a financial analysis of the effect on annual cash flow and M&V plan.

The Investment Grade Audit Services will include three (3) phases to develop the scope to the point where an Energy Services Contract can be offered. The three phases are Technology Assessment and Funding Workshop, Mid-Term, and Final. Upon entering into an Energy Services Contract, it is intended for ESCO, project-by-project for each of the objectives listed above, to finalize detailed design, build the project, and include a summary of performance savings for the benefit of the Customer to also include a cost estimate to better help determine appropriate project financing or funding mechanisms which shall be identified as part of the Technology Assessment and Funding Workshop.

### **Technology Assessment and Funding Workshop (“Phase 1”)**

The goal of this phase is to Define Customer Problem(s) and potential Scope to Solve those Problem(s). Based on site investigations and interviews completed with key Customer personnel, a Preliminary List of six Energy Conservation Measures, associated scope of work description, potential magnitude of savings, HDR risk rating, and estimated project costs (AACE Class 5 Estimate) has been developed and was provided to Customer on February 3<sup>rd</sup>, 2023. The Basis of Design for these six Energy Conservation Measures will be per the data and calculations included in HDR Condition Assessment Report for the Oyster Creek Wastewater Treatment Plant, dated October 26<sup>th</sup>, 2021.

#### **Technology Assessment**

Phase 1 will also include engineering services to evaluate various technologies, solutions, options and/or manufacturers as selected by the Customer for scope presented by ESCO in the Preliminary ECM List. The Technology Assessment will evaluate the options and technologies/manufacturers at a conceptual level and as compared to the base offerings as provided in the Preliminary ECM List and the HDR Condition Assessment Report. The Technology Assessment report will include a discussion on application benefits and/or disadvantages, capital and energy savings cost comparisons, and general information on operations and maintenance differences. The cost comparisons will be relative to each other and within the accuracy of a feasibility/conceptual level estimate. The target is to narrow options based on AACE Class 4 estimate data and accuracy to further refine development and value perspective.

#### **Funding Workshop**

Phase 1 will include a funding workshop with the Customer and ESCO that reviews and discusses potential options for the Customer to fund the project based on project price estimates from the Technology Assessment. This may include, but is not limited to, consideration of any available funds the Customer has to put to this project in the current budget, private municipal financing vehicles, and/or Texas Water Development Board funding. This workshop will result in the creation of a Project Funding Plan.

#### **Projected Timeline for Phase 1**

- Technology Assessment completed and delivered – 8 weeks from agreement execution
- Funding Workshop completed and delivered – 4 weeks from Technology Assessment

## Financial Commitment

- A. If ESCO fulfills responsibilities of Phase 1 of the Audit and Customer DOES NOT execute the Phase 2 of the Agreement with ESCO within ninety (90) days of receiving the Phase 1 deliverables, then Customer agrees to pay ESCO One-Hundred and Twenty-Five Thousand Dollars and No Cents ( \$ 125,000.00) (the “Phase 1 Fee”).
- B. If ESCO fulfills its Phase 1 obligations as provided for in this Agreement and if Customer DOES engage ESCO to move forward with Phase 2 of this Agreement , then Customer is under no payment obligation for Phase 1 services rendered by ESCO and the Phase 1 Fee shall be later made a part of the Energy Savings Contract. Costs incurred during ESCO’s performance of the Phase 1 services will be included in the guaranteed Energy Savings Contract to the extent allowable under the terms of this Agreement and as provided for under the terms and conditions of any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including any services or goods provided for under the Energy Savings Contract.
- C. Payments are due and payable thirty (30) days from invoice date. Amounts unpaid thirty (30) days after the invoice date shall bear an interest rate of 1.5% per month (18% per annum).
- D. Customer agrees that until a guaranteed Energy Savings Contract has been executed with ESCO or Customer has paid the Phase 1 Fee, the documents, engineering information, data, and recommendations developed by ESCO are the intellectual property of ESCO and may not be shared with any third parties (except to the extent as required by law) without the written permission of ESCO. This provision is waived and inapplicable to any application, project plan, or other document Customer may be required to submit in order to obtain or reserve any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including but not limited to applications, project planning reviews, audits, proofs of performance, requests for financing, requests for reimbursements, and requests for obligation of funds.

## Mid-Term (“Phase 2”)

Phase 2 scope of services will focus on the development of the Customer selected scope of work as described in the Phase 1, including the Technology Assessment report. Any additional scope to be developed must be by mutual agreement between Customer and ESCO.

During Phase 2, engineering documents will be created to outline the basis of design for each Energy Conservation Measure, including the technologies selected by the Customer at the conclusion of the Technology Assessment. Upon kickoff of Phase 2, the following site evaluations have been identified to be conducted by the ESCO, subject to Customer scope of work selection:

- To be determined and amended at the completion of Phase 1.

The site evaluations determined at the completion of Phase 1 will be used in the development of the engineering documents during Phase 2. The engineering documents will be of a level of completeness to establish a budget approval level, improved cost estimate (AACE Class 3) and shall include, but not be limited to, the following:

- General Specifications (Preliminary)
- Major Equipment Specification Sections (Preliminary)
- Major Equipment List(s) (Preliminary)
- Datasheets for Major Equipment (Preliminary)
- General Drawing Index, Notes, Symbols and Legends Sheets (Preliminary)
- Process Flow Diagram(s) (Preliminary)
- Piping and Instrumentation Diagram(s) (Preliminary)
- Overall Site Plan/Location Key (Preliminary)
- General Civil and Piping Layout(s) (Preliminary)

- General Structural Plan(s) (Preliminary)
- Mechanical Plans, Sections, and Details (Preliminary)
- Electrical Single Line Diagram(s), Schematic(s) and Plan(s) (Preliminary)

A Customer review of key deliverables will be conducted during a Phase 2 Review Meeting to gain stakeholder alignment on project scope and direction before continuing into the Final Phase. The review will be critical to ensure all expectations are being met and key considerations satisfied. The intent of this stage is to advance the options down using AACE Class 3 estimates to establish the final scope that will be engineered during the Final phase of pre-contract design development.

### Financial Commitment

- A. It is the intent of this Agreement that, at the end of Phase 1 of this Agreement, after ESCO ascertains and identifies appropriate financing and funding mechanisms to be utilized by Customer, that Customer then applies, at Customer's discretion, for certain financing and funding mechanisms best suited, as determined by Customer, for those projects identified by ESCO in Phase 1 and selected by Customer for further pursuit. For services performed, it is intended that ESCO then receive a certain percentage of that proportionate amount allocated to pre-design, preparation of final plans and specifications, and construction under the terms and conditions of the financing and funding mechanisms utilized by Customer so long as those services provided by ESCO meet the specific terms and conditions for qualifying, obligatable, and reimbursable costs of the selected financing and funding mechanism. At no time shall the fees paid by Customer exceed that percentage allocated to pre-design, preparation of final plans and specifications, and construction under the terms and conditions of the financing and funding mechanism utilized by Customer. ESCO understands and acknowledges that, for certain financing and funding mechanisms, such funding may either be held in escrow – until needed – or provided at closing dependent on the financing or funding mechanism.
- B. If ESCO fulfills responsibilities of Phase 2 and Customer DOES NOT execute Phase 3, as defined below, with ESCO within ninety (90) days of receiving the Phase 2 deliverables, then Customer agrees to pay ESCO that Phase 1 Fee along with an additional Three-Hundred and Ninety-Five Thousand Dollars and No Cents (\$395,000.00), that being the "Phase 2 Fee," with the total amount to be paid by Customer to ESCO not to exceed Five-Hundred and Twenty-Thousand Dollars and No Cents (\$520,000.00), subject to the terms of this Agreement.
- B. If ESCO fulfills responsibilities of Phase 2 and Customer DOES engage ESCO for Phase 3 of this Agreement, then Customer is under no payment obligation for the Phase 2 services rendered by ESCO and both the Phase 1 Fee and the Phase 2 Fee shall be later made a part of the Energy Savings Contract. Costs incurred during ESCO's performance of the Phase 2 services will be included in the guaranteed Energy Savings Contract to the extent allowable under the terms of this Agreement and as provided for under the terms and conditions of any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including any services or goods provided for under the Energy Savings Contract.
- C. Payments are due and payable thirty (30) days from invoice date. Amounts unpaid thirty (30) days after the invoice date shall bear an interest rate of 1.5% per month (18% per annum).
- D. Customer agrees that until a guaranteed Energy Savings Contract has been executed with ESCO or Customer has paid the Phase 2 Fee, the documents, engineering information, data, and recommendations developed by ESCO are the intellectual property of ESCO and may not be shared with any third parties (except to the extent as required by law) without the written permission of ESCO. This provision is waived and inapplicable to any application, project plan, or other document Customer may be required to submit in order to obtain or reserve any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including but not limited to applications, project planning reviews, audits, proofs of performance, requests for financing, requests for reimbursements, and requests for obligation of funds.

### Final Phase (“Phase 3”)

Phase 3 will continue to refine the level of completeness of preliminary-level deliverables listed above from Phase 2. Phase 3 documents will be produced for the purpose of establishing a detailed control and bidding level cost estimate (AACE Class 2). During Phase 3, subcontractors will be qualified. Qualified subcontractors will review design documents, walk the site, and provide proposals. In addition to final-level versions of the engineering documents listed above, the following will also be included in Phase 3 deliverables:

- Mechanical Piping Schedules
- Electrical Conduit and Wire Schedules
- Construction Phasing Plan and Preliminary Construction Schedule
- Inspection, Testing, and Commissioning Plan
- Measurement and Verification Plan
- A Guaranteed Energy Savings Contract

At completion of Phase 3, a Final Review Meeting will be conducted. This review will be critical to ensure all expectations are being met and key considerations satisfied. It is expected that this stage will produce the details necessary to provide contract grade scope, pricing, and savings (if applicable) consistent with a AACE Class 2 grade design.

### Financial Commitment

- A. It is the intent of this Agreement that, at the end of Phase 1 of this Agreement, after ESCO ascertains and identifies appropriate financing and funding mechanisms to be utilized by Customer, that Customer then applies, at Customer’s discretion, for certain financing and funding mechanisms best suited, as determined by Customer, for those projects identified by ESCO in Phase 1 and selected by Customer for further pursuit. For services performed, it is intended that ESCO then receive a certain percentage of that proportionate amount allocated to pre-design, preparation of final plans and specifications, and construction under the terms and conditions of the financing and funding mechanism utilized by Customer so long as those services provided by ESCO meet the specific terms and conditions for qualifying, obligatable, and reimbursable costs of the selected financing and funding mechanism. At no time shall the fees paid by Customer exceed that percentage allocated to pre-design, preparation of final plans and specifications, and construction under the terms and conditions of the financing and funding mechanism utilized by Customer. ESCO understands and acknowledges that, for certain financing and funding mechanisms, such funding may either be held in escrow – until needed – or provided at closing dependent on the financing or funding mechanism.
- B. If ESCO fulfills responsibilities of Phase 3 and Customer DOES NOT execute a guaranteed Energy Savings Contract with ESCO within ninety (90) days of receiving the Phase 2 deliverables, then Customer agrees to pay ESCO that Phase 1 Fee, that Phase 2 Fee, and an additional Three-Hundred Thousand Dollars and No Cents (\$300,000.00), that being the “Phase 3 Fee,” with the total amount to be paid by Customer to ESCO not to exceed Eight-Hundred and Twenty-Thousand Dollars and No Cents (\$820,000.00), subject to the terms of this Agreement.
- C. If ESCO fulfills responsibilities of Phase 3 and Customer DOES move forward with the guaranteed Energy Savings Contract with ESCO, then Customer is under no payment obligation for the Phase 3 services rendered by ESCO and the Phase 1 Fee, Phase 2 Fee, and Phase 3 Fee shall be made a part of the Energy Savings Contract. Costs incurred during ESCO’s performance of the Phase 3 services will be included in the guaranteed Energy Savings Contract to the extent allowable under the terms of this Agreement and as provided for under the terms and conditions of any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including any services or goods provided for under the Energy Savings Contract.
- D. Payments are due and payable thirty (30) days from invoice date. Amounts unpaid thirty (30) days after the invoice date shall bear an interest rate of 1.5% per month (18% per annum).



- E. Customer agrees that until a guaranteed Energy Savings Contract, a non-binding example of which has been attached hereto as *Exhibit A*, has been executed with ESCO or Customer has paid the Phase 3 Fee, the documents, engineering information, data, and recommendations developed by ESCO are the intellectual property of ESCO and may not be shared with any third parties (except to the extent as required by law) without the written permission of ESCO. This provision is waived and inapplicable to any application, project plan, or other document Customer may be required to submit in order to obtain or reserve any financing or funding mechanisms utilized by the Customer to pay for the partial or entire performance of ESCO under this Agreement, including but not limited to applications, project planning reviews, audits, proofs of performance, requests for financing, requests for reimbursements, and requests for obligation of funds.

### **Construction Contract**

Upon the City's approval and execution of a subsequent agreement for construction services with ESCO, the Phase 1 Fee, Phase 2 Fee, and Phase 3 Fee shall be waived and voided in their entirety with costs incurred during ESCO's performance of the Phase 1, Phase 2, and Phase 3 services being included in such agreement, as appropriate.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 27, 2023

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

**AGENDA CONTENT:** Discussion and possible action on Resolution No. 20230627-006 granting consent to the creation of Brazoria County Municipal Utility District No. 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas for the Ashland Development.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

### EXECUTIVE SUMMARY:

In accordance with ARTICLE II, Section 2.02, the City Angleton, on the same date it approved the Ashland Development Agreement, consented to the creation of Brazoria County Municipal Utility District 82 (“District”), and authorized the creation of additional MUDs by way of division by the District. The City agreed to adopt a consent resolution approving the creation of Brazoria MUD 82 within (30) thirty days of the **Effective Date (June 6, 2023)**. In the executed version it is stated that the Developer may perform any of its obligations under the Development Agreement, by, with, or on behalf of the District, or any other MUD created by the District, is entitled to develop its facilities in accordance with the terms and standards contained in the Development Agreement.

Note that the Strategic Partnership Agreement (SPA) is to be finalized no later than ninety (90) days after June 6, 2023. The Strategic Partnership Agreement will later be executed, establishing mutual agreements, covenants and conditions between the City and Brazoria County Municipal Utility District No. 82, as it relates to both limited purpose and full purpose annexation in the future.

The Brazoria County Municipal Utility District No. 82 has been created over approximately 911.12 acres of land located partially within the extraterritorial jurisdiction of the City of Angleton, Texas (the “City”). The purpose of the District is for the purchase, construction, extension, improvement, maintenance and operation of a waterworks and sanitary sewer system and a storm and drainage system, recreational facilities (if allowed by applicable law), road facilities and, subject to the laws of the State of Texas and the rules of the Texas Commission on

Environmental Quality, firefighting facilities, as described in the executed development agreement.

Brazoria County Commissioners approved entering into an interlocal agreement between Brazoria County and Brazoria County Municipal Utility District No. 82 for the maintenance of public roads located within the boundaries of the District on June 13, 2023 under Order No. 7E.2. To-date, Brazoria County has also approved its separate Development Agreement with the developers, in which a copy will be sent to the City in the very near future. MUD No. 82 is scheduled to execute the agreement at the July 21, 2023 organizational meeting at 9:00 A.M.

**RECOMMENDATION:** City Council should approve the resolution granting consent to the creation of Brazoria County Municipal Utility District 82 per the development agreement with Anchor Holdings MP, LLC and Wildrock Holdings with the City of Angleton, Texas due to the contractual obligations of ARTICLE II, Section 2.02 in the executed document.

**RESOLUTION NO. 20230627-006**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82.**

**WHEREAS**, pursuant to Chapter 8153, Texas Special District Local Laws Code, Brazoria County Municipal Utility District No. 82 (“District”) has been created over approximately 911.12 acres of land located partially within the extraterritorial jurisdiction of the City of Angleton, Texas (the “City”); and

**WHEREAS**, the general nature of the work to be done in the District is for the purchase, construction, extension, improvement, maintenance and operation of a waterworks and sanitary sewer system and a storm and drainage system, recreational facilities (if allowed by applicable law), road facilities and, subject to the laws of the State of Texas and the rules of the Texas Commission on Environmental Quality, firefighting facilities, as described in the Development Agreement between the City and Anchor Holdings MP, LLC and Wildrock Holdings, LLC executed on June 6, 2023 and the Strategic Partnership Agreement to be finalized no later than ninety (90) days after June 6, 2023; and

**WHEREAS**, pursuant to Section 8153, Texas Special District Local Laws Code, Section 54.016 of the Texas Water Code, and Section 42.042 Texas Local Government Code land within the extraterritorial jurisdiction of a city may not be included within the District without the written consent of such city; and

**WHEREAS**, Anchor Holdings MP, LLC and Wildrock Holdings, LLC (collectively, the “Developer”) wishes to develop the property within the District; and

**WHEREAS**, the City and the Developer entered and executed a Development Agreement on June 6, 2023 providing for long-term certainty in regulatory requirements and development standards by the City regarding the property to be developed by the Developer (the “Development Agreement”); and

**WHEREAS**, on the same date it approved said Development Agreement, the City Council consented to the creation of the District and committed to adopt a consent resolution approving the creation of the District within thirty (30) days of the Effective Date (June 6, 2023); and

**WHEREAS**, the City Council desires to adopt Resolution No. 20230627-006 as set forth herein for the purpose of consenting to the creation of the District;

**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 Resolution are found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

**SECTION 2.** The City Council hereby specifically gives its written consent, as provided by Chapter 8153, Texas Special District Local Laws Code, Section 54.016 of the Texas Water Code and Section 42.042 Texas Local Government Code, to the creation of the District partially within the extraterritorial jurisdiction of the City of Angleton, the boundaries of such land being described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes.

**SECTION 3.** The written consent of the City Council granted herein is in accordance with the Development Agreement and the terms and conditions thereunder, and the written consent is subject to the conditions set forth in Section 30-44 of the City of Angleton Code of Ordinances.

**SECTION 4.** The City Council finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by the Open Meetings Act, Chapter 551, Texas Government Code as amended.

**PASSED AND APPROVED THIS THE 27TH DAY OF JUNE 2023.**

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
Travis Townsend  
Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
Michelle Perez, TRMC  
City Secretary

EXHIBIT A  
(Property Description)

EXHIBIT A - THE TRACT PROPERTY DESCRIPTION

Item 6.

2.00 Acre

George Robinson League, Abstract 126

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 2.00 acre tract of land in the George Robinson League, Abstract 126, being out of and a part of that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Commencing** at a 5/8 inch iron rod with cap marked "Jones | Carter" set in the east right-of-way line of County Road 44 for the northwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas, for a southwest corner of said called 170.00 acre tract, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 03 minutes 06 seconds, an arc length of 99.42 feet, a radius of 2,776.40 feet, and a chord bearing North 01 degree 09 minutes 09 seconds West, 99.41 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner and **Place of Beginning** of the herein described tract;

**Thence** continuing with said non-tangent curve to the right, having a central angle of 06 degrees 16 minutes 36 seconds, an arc length of 304.15 feet, a radius of 2,776.40 feet, and a chord bearing North 03 degrees 00 minutes 42 seconds East, 304.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of the herein described tract;

**Thence** North 87 degrees 10 minutes 16 seconds East establishing the north line of the herein described tract, 271.19 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of the herein described tract

**Thence** South 02 degrees 35 minutes 14 seconds East establishing the east line of the herein described tract, 300.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract;

**Thence** South 86 degrees 53 minutes 22 seconds West establishing the south line of the herein described tract, 300.86 feet to the **Place of Beginning** and containing 2.00 acres of land, more or less.

2.00 Acre

George Robinson League, Abstract 126

For reference and further description see Drawing No. 16587 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com



4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

**Thence** along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

**Thence** South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found 1/2 inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

**Thence** North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

**Thence** North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



A handwritten signature in blue ink, appearing to be "Chris D. Kalkomey", written over a horizontal line.

Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com

8.35 Acre

Shubael Marsh League, Abstracts 81 &amp; 82

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 8.35 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being out of and part of the residue of that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, and the residue of that certain called 541.131 acre tract recorded under County Clerk's File Numbers 2001016151 and 94-006773, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a ½ inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 (100-feet wide) for the northwest corner of said called 160.77 acre tract, same being the southwest corner of said called 541.131 acre tract, for the **Place of Beginning** of the herein described tract, from which point a concrete monument found for the northwest corner of said adjoining called 541.131 acre tract bears North 14 degrees 02 minutes 24 seconds East, 4,611.00 feet;

**Thence** North 14 degrees 02 minutes 37 seconds East (called North 16 degrees 51 minutes 24 seconds East) along the westerly line of the herein described tract and said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 580.80 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of the herein described tract;

**Thence** South 89 degrees 14 minutes 38 seconds East establishing the north line of the herein described tract, 429.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of the herein described tract;

**Thence** South 00 degrees 30 minutes 00 seconds West establishing the east line of the herein described tract, at 529.69 feet pass the south line of said called 541.131 acre tract, same being the north line of said called 170.66 acre tract, and continuing for a total distance of 705.09 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract;

**Thence** North 89 degrees 31 minutes 26 seconds West establishing the south line of the herein described tract, 600.44 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, said point being in the west line of said called 170.66 acre tract, same being the east right-of-way line of F. M. Highway 521;

**Thence** North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 146.72 feet to the **Place of Beginning** and containing 8.35 acres of land, more or less.

8.35 Acre

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16586 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com

Tract 1  
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 469.08 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being comprised of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a concrete monument found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 541.131 acre tract, same being the southwest corner of an adjoining called 2.97 acre tract recorded under County Clerk's File Number 01-008056, Office of the County Clerk, Brazoria County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract;

**Thence** North 87 degrees 05 minutes 19 seconds East (called North 89 degrees 56 minutes 21 seconds East) along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 2.97 acre tract, and the south line of an adjoining called 96.50 acre tract recorded under County Clerk's File Number 00-016352, Office of the County Clerk, Brazoria County, Texas, at 284.23 feet (adjoiner called 284.23 feet) pass a ½ inch iron rod found on said line for the southeast corner of said adjoining called 2.97 acre tract, being the southwest corner of said adjoining called 96.50 acre tract, from which point a ½ inch iron rod found inside a 2-inch iron pipe bears North 26 degrees 21 minutes 09 seconds West, 3.14 feet, and continuing for a total distance of 2,947.41 feet (called 2,947.82 feet) to a concrete monument found for angle point, said point being the southeast corner of said adjoining called 96.50 acre tract, same being the southwest corner of the adjoining residue of a called 36.97 acre tract recorded under County Clerk's File Number 94-019052, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 86 degrees 57 minutes 34 seconds East (called North 89 degrees 44 minutes 02 seconds East) along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 36.97 acre tract, 861.64 feet (called 861.64 feet) to a 5/8 inch iron rod found for the upper northeast corner of the herein described tract, same being the northwest corner of the adjoining residue of a called 43.308 acre tract recorded under County Clerk's File Number 2017048421, Office of the County Clerk, Brazoria County, Texas, and described as a called 28.23 acre tract under County Clerk's File Number 02-063838, Office of the County Clerk, Brazoria County, Texas, from which point a ½ inch iron rod (bent) found in the westerly right-of-way line of State Highway 288 for the northeast corner of said adjoining called 28.23 acre tract bears North 86 degrees 36 minutes 30 seconds East, 690.91 feet (adjoiner called North 86 degrees 38 minutes 21 seconds East, 690.84 feet);

Tract 1  
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

**Thence** South 03 degrees 24 minutes 10 seconds East (called South 03 degrees 23 minutes 39 seconds East) along the common line of the herein described tract and said adjoining called 28.23 acre tract, 1,622.24 feet (called 1,621.88 feet, adjoiner called 1,622.07 feet) to a ½ inch iron rod found for the upper southeast corner of the herein described tract, same being the southwest corner of said adjoining called 28.23 acre tract, and being in the north line of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, and in Volume 411, Page 456, Deed Records, Brazoria County, Texas, from which point a ½ inch iron rod with cap marked "CBG Surveying" bears North 48 degrees 04 minutes 18 seconds West, 5.00 feet, and a 5/8 inch iron rod with cap marked "Jones | Carter" set in the westerly right-of-way line of State Highway 288 for the southeast corner of said adjoining called 28.23 acre tract bears North 86 degrees 26 minutes 35 seconds East, 825.98 feet (adjoiner called North 89 degrees 26 minutes 08 seconds East, 826.18 feet);

**Thence** South 89 degrees 04 minutes 59 seconds West (called South 89 degrees 17 minutes 07 seconds West) along the common line of the herein described tract and said adjoining residue of a called 60 acre tract, 95.11 feet (called 91.58 feet) to a ¾ inch iron pipe (bent) found for a reentry corner to the herein described tract, said point being the northwest corner of said adjoining residue of a called 60 acre tract;

**Thence** South 03 degrees 19 minutes 34 seconds East (called South 00 degrees 23 minutes 47 seconds East) continuing along said common line, 1,550.52 feet (called 1,551.48 feet) to a ½ inch iron rod with cap marked "CBG Surveying" found for a reentry corner to the herein described tract, same being the southwest corner of said adjoining residue of a called 60 acre tract;

**Thence** North 86 degrees 45 minutes 30 seconds East (called North 89 degrees 13 minutes 03 seconds East) continuing along said common line, 774.79 feet (called 774.45 feet) to a concrete monument found for corner, said point being the northwest corner of an adjoining called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-0362520, Office of the County Clerk, Brazoria County, Texas, from which point a 5/8 inch iron rod with cap marked "Jones | Carter" set in the westerly right-of-way line of State Highway 288 for the southeast corner of said adjoining residue of a called 60 acre tract, same being the northeast corner of said adjoining called 4.9560 acre tract, bears North 86 degrees 48 minutes 29 seconds East, 271.50 feet (adjoiner called North 89 degrees 39 minutes 05 seconds East, 276.51 feet);

**Thence** South 02 degrees 18 minutes 50 seconds East (called South, adjoiner called South 00 degrees 00 minutes 17 seconds West) along the west line of said adjoining called 4.9560 acre tract, 735.89 feet (called 734.69 feet, adjoiner called 735.89 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, said point being the southwest corner of said adjoining called 4.9560 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

**Thence** North 87 degrees 40 minutes 53 seconds East (called East, adjoiner called East) along the south line of said adjoining called 4.9560 acre tract, 298.27 feet (adjoiner called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set in the west right-of-way line of State Highway 288 (width varies) for the lower northeast corner of the herein described tract, same being the southeast corner of said adjoining called 4.9560 acre tract, said point being in a non-tangent curve to the right;

Tract 1  
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

**Thence** along said non-tangent curve to the right, being the west right-of-way line of State Highway 288, having a central angle of 02 degrees 15 minutes 21 seconds, a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 442.89 feet, and a chord bearing South 01 degree 22 minutes 27 seconds East, 442.87 feet to a concrete monument found at the end of said curve;

**Thence** South 00 degrees 14 minutes 46 seconds East along the west right-of-way line of State Highway 288, 73.62 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, from which point a 1/2 inch iron rod found in the south line of the aforementioned called 541.131 acre tract and said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of the adjoining J. W. Cloud Survey, Abstract 169, being the lower northeast corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, bears South 00 degrees 14 minutes 46 seconds East, 279.45 feet;

**Thence** South 87 degrees 09 minutes 33 seconds West (called West, adjoiner called South 89 degrees 54 minutes 51 seconds West) establishing the south line of the herein described tract, at 276.33 feet pass a 1/2 inch iron rod with cap marked "Max Hagan RPLS 937" found for the upper northeast corner of said adjoining called 170.66 acre tract, and continuing for a total distance of 5,566.94 feet to point for the lower southwest corner of the herein described tract, being in the east line of an adjoining 8.35 acre Contamination Tract surveyed by the undersigned this date, from which point a 1/2 inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 for the southwest corner of said called 541.131 acre tract, same being the northwest corner of said adjoining called 170.66 acre tract, bears South 87 degrees 09 minutes 33 seconds West, 566.92 feet;

**Thence** North 00 degrees 30 minutes 00 seconds East along the common line of the herein described tract and said adjoining 8.35 acre tract, 529.69 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 8.35 acre tract;

**Thence** North 89 degrees 14 minutes 38 seconds West continuing along said common line, 429.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the upper southwest corner of the herein described tract, same being the northwest corner of said adjoining 8.35 acre tract, and being in the westerly line of said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521;

**Thence** North 14 degrees 02 minutes 37 seconds East (called North 16 degrees 51 minutes 24 seconds East) along the westerly line of the herein described tract and said called 541.131 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 4,030.19 feet (called 4,609.94 feet) to the **Place of Beginning** and containing 469.08 acres of land, more or less.

Tract 1  
469.08 Acres

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com



Tract 2  
61.20 Acres

George Robinson League, Abstract 126

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 61.20 acre tract of land in the George Robinson League, Abstract 126, Brazoria County, Texas, being comprised of the residue of that certain called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a 5/8 inch iron rod with cap marked "RPLS 4808" found for the southeast corner of said residue of a called 134 acre tract, same being the northeast corner of an adjoining called 116.155 acre tract recorded under County Clerk's File Number 2018029439, Office of the County Clerk, Brazoria County, Texas, for the southeast corner and **Place of Beginning** of the herein described tract, said point being in the east line of said George Robinson League, Abstract 126, same being the west line of the adjoining J. W. Cloud Survey, Abstract 169, and the west line of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas;

**Thence** South 86 degrees 53 minutes 29 seconds West along the south line of the herein described tract, same being the north line of said adjoining called 116.155 acre tract, and the north line of an adjoining called 4.52 acre tract recorded under County Clerk's File Number 2010021440, Office of the County Clerk, at 3,502.15 feet (adjoiner called 3,502.23 feet) pass a ¾ inch iron pipe found on said line for the upper northwest corner of said adjoining called 116.155 acre tract, being the northeast corner of said adjoining called 4.52 acre tract, and continuing for a total distance of 3,742.61 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the lower southwest corner of the herein described tract, same being the southeast corner of the adjoining residue of a called 1.0 acre tract recorded in Volume 1251, Page 707, Deed Records, Brazoria County, Texas;

**Thence** North 04 degrees 36 minutes 11 seconds West (adjoiner called North) along the common line of the herein described tract and said adjoining residue of a called 1.0 acre tract, 158.90 feet (adjoiner called 156.75 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set at a fence post for the northeast corner of said adjoining called 1.0 acre tract, being a reentry corner to the herein described tract;

**Thence** South 87 degrees 02 minutes 13 seconds West (adjoiner called West) continuing along said common line, at 265.75 feet pass a ½ inch iron rod with cap marked "CBG Surveying" found on said line, and continuing for a total distance of 277.30 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the upper southwest corner of the herein described tract, being the northwest corner of said adjoining residue of a called 1.0 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

Tract 2  
61.20 Acres

George Robinson League, Abstract 126

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 10 degrees 54 minutes 37 seconds, an arc length of 528.68 feet, a radius of 2,776.40 feet, and a chord bearing North 15 degrees 23 minutes 29 seconds West, 527.88 feet to a concrete monument found for the northwest corner of the herein described tract, same being the southwest corner of an adjoining called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and described in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

**Thence** North 87 degrees 10 minutes 12 seconds East (adjoiner called East) along the north line of the herein described tract, same being the south line of said adjoining called 170.00 acre tract, 4,139.48 feet (adjoiner called 4,138.93 feet) to a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the southeast corner of said adjoining called 170.00 acre tract, and being in the east line of said George Robinson League, Abstract 126, same being the west line of the aforementioned adjoining J. W. Cloud Survey, Abstract 169, and the west line of the aforementioned adjoining called 91.87 acre tract;

**Thence** South 02 degrees 50 minutes 23 seconds East along the east line of the herein described tract and said George Robinson League, Abstract 126, same being the west line of said adjoining J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 655.23 feet to the **Place of Beginning** and containing 61.20 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
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1.73 Acres

Shubael Marsh League, Abstracts 81 &amp; 82

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 1.73 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, Brazoria County, Texas, being out of and a part of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, said 1.73 acre tract also being out of and a part of the residue of that certain called 375.598 acre tract (First Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a ½ inch iron rod found in the west right-of-way line of State Highway 288 (width varies) for a southeast corner of said residue of a called 541.131 acre tract and said called 375.598 acre tract, same being the lower northeast corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, for the southeast corner and **Place of Beginning** of the herein described tract, said point being in the south line of said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of the adjoining J. W. Cloud Survey, Abstract 169;

**Thence** South 87 degrees 24 minutes 03 seconds West (called West, adjoiner called North 89 degrees 53 minutes 10 seconds West) along the south line of the herein described tract, said called 541.131 acre tract, and said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of said adjoining called 170.66 acre tract and said J. W. Cloud Survey, Abstract 169, 264.80 feet (adjoiner called 264.42 feet) to a ½ inch iron rod found for the southwest corner of the herein described tract, being a reentry corner to the herein described tract;

**Thence** North 02 degrees 36 minutes 34 seconds West (called North, adjoiner called North 00 degrees 06 minutes 40 seconds East) along the common line of the herein described tract and said adjoining called 170.66 acre tract, 278.05 feet (called 278.4 feet, adjoiner called 278.25 feet) to a ½ inch iron rod with cap marked "Max Hagan RPLS 937" found for the northwest corner of the herein described tract, being the upper northeast corner of said adjoining called 170.66 acre tract;

**Thence** North 87 degrees 09 minutes 33 seconds East establishing the north line of the herein described tract, crossing said called 541.131 acre tract and said called 375.598 acre tract, 276.33 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set in the west right-of-way line of State Highway 288 for the northeast corner of the herein described tract;

**Thence** South 00 degrees 14 minutes 46 seconds East along the east line of the herein described tract, being the west right-of-way line of State Highway 288, 279.45 feet to the **Place of Beginning** and containing 1.73 acres of land, more or less.

1.73 Acres

Shubael Marsh League, Abstracts 81 & 82

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
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Tract 3  
166.74 Acres

George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 166.74 acre tract of land in the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a ½ inch iron rod found in the west right-of-way line of State Highway 288 (width varies) for the upper southeast corner of said called 170.00 acre tract, same being the northeast corner of an adjoining called 15 acre tract recorded under County Clerk's File Number 02-067061, Office of the County Clerk, Brazoria County, Texas, for the upper southeast corner and **Place of Beginning** of the herein described tract;

**Thence** South 87 degrees 02 minutes 34 seconds West (called South 89 degrees 49 minutes 26 seconds West) along the upper south line of the herein described tract and said called 170.00 acre tract, same being the north line of said adjoining called 15 acre tract, 354.62 feet (adjoiner called 354.89 feet) to a ½ inch iron rod found for angle point, said point being the northwest corner of said adjoining called 15 acre tract, same being the northeast corner of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas, said point being in the centerline of the Angleton Protection Levee;

**Thence** South 86 degrees 59 minutes 15 seconds West (called South 89 degrees 49 minutes 26 seconds West) along the north line of said adjoining called 91.87 acre tract, 2,103.32 feet (adjoiner called 2,093.00 feet) to a ½ inch iron rod with cap marked "Stroud 2112" found for the northwest corner of said adjoining called 91.87 acre tract, for a reentry corner to the herein described tract and said called 170.00 acre tract, said point being in the west line of said J. W. Cloud Survey, Abstract 169, same being the east line of said George Robinson League, Abstract 126;

**Thence** South 02 degrees 44 minutes 56 seconds East (called South 00 degrees 03 minutes 18 seconds West) along the east line of said called 170.00 acre tract and said George Robinson League, Abstract 126, same being the west line of said J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 803.82 feet (called 803.85 feet) to a ½ inch iron rod found for the lower southeast corner of the herein described tract and said called 170.00 acre tract, same being the northeast corner of the adjoining residue of a called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

**Thence** South 87 degrees 10 minutes 12 seconds West (called West) along the south line of the herein described tract and said called 170.00 acre tract, same being the north line of said adjoining residue of a called 134 acre tract, 4,139.48 feet (called 4,138.93 feet) to a concrete monument found for the southwest corner of the herein described tract and said called 170.00 acre tract, same being the northwest corner of said adjoining residue of a called 134 acre tract, and being in the easterly right-of-way line of County Road 44, being a non-tangent curve to the right;

Tract 3  
166.74 Acres

George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 04 degrees 01 minute 29 seconds, an arc length of 195.03 feet, a radius of 2,776.40 feet, and a chord bearing North 07 degrees 55 minutes 26 seconds West, 194.99 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 84 degrees 54 minutes 13 seconds East (adjoiner called North 87 degrees 44 minutes 03 seconds East) along the common line of the herein described tract and said adjoining called 1.0371 acre tract, at 2.72 feet pass a 1/2 inch iron rod with cap marked "RPLS 4808" found on said line, and continuing for a total distance of 252.52 feet (adjoiner called 249.38 feet) to a 1/2 inch iron rod with cap marked "RPLS 4808" found for the southeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

**Thence** North 04 degrees 18 minutes 51 seconds West (adjoiner called North 01 degree 25 minutes 53 seconds West) continuing along said common line, 181.64 feet (adjoiner called 181.64 feet) to a 5/8 inch iron rod found for the northeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

**Thence** South 84 degrees 43 minutes 22 seconds West (adjoiner called South 87 degrees 32 minutes 52 seconds West) continuing along said common line, at 247.53 feet (adjoiner called 247.28 feet) pass a 1/2 inch iron rod found on said line, and continuing for a total distance of 251.68 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of said adjoining called 1.0371 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 03 minutes 06 seconds, an arc length of 99.42 feet, a radius of 2,776.40 feet, and a chord bearing North 01 degree 09 minutes 09 seconds West, 99.41 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, said point being the southwest corner of an adjoining 2.00 acre Cemetery Tract surveyed by the undersigned this date;

**Thence** North 86 degrees 53 minutes 22 seconds East along the common line of the herein described tract and said adjoining 2.00 acre tract, 300.86 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the southeast corner of said adjoining 2.00 acre tract;

**Thence** North 02 degrees 35 minutes 14 seconds West continuing along said common line, 300.95 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 2.00 acre tract;

**Thence** South 87 degrees 10 minutes 16 seconds West continuing along said common line, 36.15 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, said point being the southeast corner of an adjoining 1.00 acre Out Tract surveyed by the undersigned this date;

**Thence** North 02 degrees 49 minutes 43 seconds West along the common line of the herein described tract and said adjoining 1.00 acre tract, 241.04 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the northeast corner of said adjoining 1.00 acre tract;

Tract 3  
166.74 Acres

George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 87 degrees 06 minutes 39 seconds West continuing along said common line, 185.97 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, being the northwest corner of said adjoining 1.00 acre tract, said point being in the easterly right-of-way line of F. M. Highway 521, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the easterly right-of-way line of F. M. Highway 521, having a central angle of 02 degrees 45 minutes 33 seconds, an arc length of 133.71 feet, a radius of 2,776.40 feet, and a chord bearing North 12 degrees 36 minutes 13 seconds East, 133.69 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set at the end of said curve;

**Thence** North 13 degrees 58 minutes 59 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.00 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 302.34 feet to a concrete monument found for the northwest corner of the herein described tract and said called 170.00 acre tract, same being the southwest corner of an adjoining called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 87 degrees 10 minutes 17 seconds East (called East) along the north line of the herein described tract and said called 170.00 acre tract, same being the south line of said adjoining called 170.66 acre tract, 6,441.91 feet (called 6,440.96 feet) to a 1/2 inch iron rod found in the west right-of-way line of State Highway 288 for the northeast corner of the herein described tract and said called 170.00 acre tract, same being the southeast corner of said adjoining called 170.66 acre tract;

**Thence** South 00 degrees 14 minutes 46 seconds East (called South 02 degrees 34 minutes 15 seconds West) along the east line of the herein described tract and said called 170.00 acre tract, same being the west right-of-way line of State Highway 288, 625.14 feet (called 625.02 feet) to the **Place of Beginning** and containing 166.74 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
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Tract 4  
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS           §

COUNTY OF BRAZORIA   §

A **METES & BOUNDS** description of a 165.94 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being the residue of that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Commencing** at a ½ inch iron rod with cap marked "CBG Surveying" found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 160.77 acre tract, same being the southwest corner of an adjoining called 541.131 acre tract recorded under County Clerk's File Numbers 2001016151 and 94-006773, Office of the County Clerk, Brazoria County, Texas, from which point a concrete monument found for the northwest corner of said adjoining called 541.131 acre tract bears North 14 degrees 02 minutes 24 seconds East, 4,611.00 feet;

**Thence** North 87 degrees 09 minutes 33 seconds East (called North 89 degrees 54 minutes 51 seconds East) along the north line of said called 170.66 acre tract, same being the south line of said adjoining called 541.131 acre tract, 566.92 feet to a point for the upper northwest corner and **Place of Beginning** of the herein described tract, said point being in the east line of an adjoining 8.35 acre Contamination Tract surveyed by the undersigned this date,

**Thence** North 87 degrees 09 minutes 33 seconds East (called North 89 degrees 54 minutes 51 seconds East) along the north line of the herein described tract and said called 170.66 acre tract, same being the south line of said adjoining called 541.131 acre tract, 5,290.61 feet (called 5,857.00 feet) to a ½ inch iron rod with cap marked "Max Hagan RPLS 937" found for the upper northeast corner of the herein described tract, being a reentry corner to said adjoining called 541.131 acre tract;

**Thence** South 02 degrees 36 minutes 34 seconds East (called South 00 degrees 00 minutes 10 seconds East) continuing along the common line of said called 170.66 acre tract and said adjoining called 541.131 acre tract, 278.05 feet (called 278.25 feet) to a ½ inch iron rod found for a reentry corner to the herein described tract and said called 170.66 acre tract, same being a southeast corner of said adjoining called 541.131 acre tract, and being in the south line of said Shubael Marsh Surveys, Abstracts 81 and 82, same being the north line of said J. W. Cloud Survey, Abstract 169;

**Thence** North 87 degrees 24 minutes 03 seconds East (called East) continuing along said common line, 264.80 feet (called 264.42 feet) to a ½ inch iron rod found for the lower northeast corner of the herein described tract, and being in the west right-of-way line of State Highway 288 (width varies);



Tract 4  
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 00 degrees 14 minutes 46 seconds East (called South 02 degrees 34 minutes 15 seconds West) along the east line of the herein described tract, same being the west right-of-way line of State Highway 288, 912.17 feet (called 912.51 feet) to a ½ inch iron rod found for the southeast corner of the herein described tract, same being the northeast corner of an adjoining called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and described in Volume 1323, Page 467, Deed Records, Brazoria County, Texas;

**Thence** South 87 degrees 10 minutes 17 seconds West (called West) along the south line of the herein described tract and said called 170.66 acre tract, same being the north line of said adjoining called 170.00 acre tract, 6,441.91 feet (called 6,440.88 feet) to a concrete monument found in the easterly right-of-way line of F. M. Highway 521 for the southwest corner of the herein described tract, same being the northwest corner of said adjoining called 170.00 acre tract;

**Thence** North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 973.60 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set on said line for corner, said point being the southwest corner of the adjoining residue of a called 2 acre tract recorded in Volume 122, Page 203, Deed Records, Brazoria County, Texas, and being in the north line of said George Robinson League, Abstract 126, same being the south line of said Shubael Marsh Surveys, Abstracts 81 and 82;

**Thence** North 87 degrees 21 minutes 22 seconds East along the common line of the herein described tract and said adjoining residue of a called 2 acre tract, 1,700.63 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of said adjoining called 2 acre tract for a reentry corner to the herein described tract;

**Thence** North 02 degrees 38 minutes 38 seconds West continuing along said common line, 50.00 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of said adjoining residue of a called 2 acre tract for a reentry corner to the herein described tract;

**Thence** South 87 degrees 21 minutes 22 seconds West continuing along said common line, 1,685.60 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northwest corner of said adjoining residue of a called 2 acre tract for the upper southwest corner of the herein described tract, said point being in the easterly right-of-way line of F. M. Highway 521;

**Thence** North 14 degrees 05 minutes 31 seconds East (called North 16 degrees 49 minutes 53 seconds East) along the westerly line of the herein described tract and said called 170.66 acre tract, same being the easterly right-of-way line of F. M. Highway 521, 70.37 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the lower northwest corner of the herein described tract, same being the southwest corner of the aforementioned adjoining 8.35 acre tract'

Tract 4  
165.94 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 89 degrees 31 minutes 26 seconds East along the common line of the herein described tract and said adjoining 8.35 acre tract, 600.44 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for a reentry corner to the herein described tract, same being the southeast corner of said adjoining 8.35 acre tract;

**Thence** North 00 degrees 30 minutes 00 seconds East continuing along said common line, 175.40 feet to the **Place of Beginning** and containing 165.94 acres of land, more or less.

For reference and further description see Drawing No. 16580 prepared by the undersigned on same date.

October 26, 2021

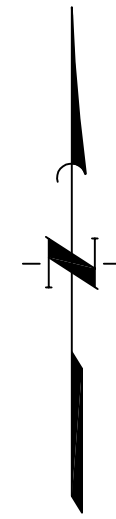
Job Number 16759-0010-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



A handwritten signature in blue ink, appearing to be "Chris D. Kalkomey", written over a horizontal line.

Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com



NORTH  
SCALE: 1" = 400'



CALLLED 2.97 AC.  
JAMES W. NORTHRUP &  
DEBORAH NORTHRUP  
C.C.F. NO. 01-008056  
O.R.B.C.T.

CALLLED 96.50 AC.  
JAMES WORTHAM NORTHRUP  
C.C.F. NO. 02-016352  
O.R.B.C.T.

RESIDUE CALLED 36.97 AC.  
JAMES WORTHAM NORTHRUP, TRUSTEE  
C.C.F. NO. 94-019052  
O.C.C.B.C.T.

RESIDUE CALLED 43.308 AC.  
(TRACT 10)  
WRL, LLC  
C.C.F. NO. 02-016421  
O.C.C.B.C.T.  
DESC. IN  
VOL. 362, PG. 470  
D.R.B.C.T.

CALLLED 15.675 AC.  
STATE OF TEXAS  
VOL. 128, PG. 577  
D.R.B.C.T.

CALLLED 15.029 AC.  
STATE OF TEXAS  
VOL. 128, PG. 252  
D.R.B.C.T.

RESIDUE CALLED 60 AC.  
(35.07 AC)  
BARRETT HOUSTON  
WYONT, JR.  
C.C.F. NO. 2011015753  
O.C.C.B.C.T.  
AND VOL. 411, PG. 456  
D.R.B.C.T.

4.90 ACRES

HAN-YU WU  
CALLED 4.9560 AC.  
(TRACT ONE)  
C.C.F. NO. 96-036250  
O.C.C.B.C.T.

CALLLED 7.029 AC.  
STATE OF TEXAS  
VOL. 1479, PG. 994  
D.R.B.C.T.

CALLLED 7.711 AC.  
STATE OF TEXAS  
VOL. 1479, PG. 982  
D.R.B.C.T.

STATE HIGHWAY 288  
VOL. 128, PG. 11  
D.R.B.C.T.

TRACT 1  
469.08 ACRES

TRACT 2, PART 2  
1.73 ACRES

CALLLED  
TRACT 2, PART 1, 61.20 ACRES  
TRACT 2, PART 2, 1.73 ACRES  
TRACT 3, 166.74 ACRES  
TRACT 4, 165.94 ACRES  
TO 1485 HOLDINGS LLC  
BY SPECIAL WARRANTY DEED  
CF No 2021085074  
OPROBC  
CALLLED 469.08 ACRES  
TO ANCHOR HOLDINGS MP, LLC  
BY SPECIAL WARRANTY DEED  
CF No 2021085145  
OPROBC

TRACT 4  
165.94 ACRES

8.35 ACRES  
CONTAMINATION TRACT  
AS DESIGNATED  
BY ESE PARTNERS

2.00 ACRES  
CEMETERY TRACT  
AS DESIGNATED  
BY ESE PARTNERS

TRACT 3  
166.74 ACRES

TRACT 2, PART 1  
61.20 ACRES

CALLLED 4.52 AC.  
CHARLES B. ROBERTSON III,  
et al  
C.C.F. NO. 2010021440  
O.C.C.B.C.T.

CALLLED 116.155 AC.  
CHARLES B. ROBERTSON III, et al  
C.C.F. NO. 2018029439  
O.C.C.B.C.T.

CALLLED 91.87 AC.  
(TRACT THREE)  
ROBERT LLOYD CARR, et al  
C.C.F. NO. 2015014625  
O.C.C.B.C.T.  
DESC. IN  
VOL. 362, PG. 470  
D.R.B.C.T.

CALLLED 15 AC.  
WALTER GARY JONES  
C.C.F. NO. 02-067061  
O.R.B.C.T.

COUNTY ROAD 34  
(Vol. 128, PG. 252, COMM. COURT REC.)

EXHIBIT  
OF  
DEVELOPMENT AGREEMENT MAP  
BEING  
879.94 ACRES

OUT OF THE  
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82  
GEORGE ROBINSON LEAGUE, ABSTRACT 126  
J. W. CLOUD SURVEY, ABSTRACT 169  
BRAZORIA COUNTY, TEXAS  
MAY 2022

 **QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 911.12 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 and 82, the George Robinson League, Abstract 126, and the J. W. Cloud Survey, Abstract 169, Brazoria County, Texas, being comprised of the residue of that certain called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas, the residue of that certain called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, that certain called 170.66 acre tract recorded under County Clerk's File Number 00-018840, Office of the County Clerk, Brazoria County, Texas, that certain called 170.00 acre tract recorded under County Clerk's File Number 2005070199, Office of the County Clerk, Brazoria County, Texas, and Volume 1323, Page 467, Deed Records, Brazoria County, Texas, and the residue of that certain called 375.598 acre tract (First Tract) and the residue of that certain called 134 acre tract (Third Tract) recorded in Volume 1323, Page 467, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

**Beginning** at a concrete monument found in the easterly right-of-way line of F. M. Highway 521 (100-foot wide) for the northwest corner of said called 541.131 acre tract, same being the southwest corner of an adjoining called 2.97 acre tract recorded under County Clerk's File Number 01-008056, Office of the County Clerk, Brazoria County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract;

**Thence** North 87 degrees 05 minutes 19 seconds East along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 2.97 acre tract, and the south line of an adjoining called 96.50 acre tract recorded under County Clerk's File Number 00-016352, Office of the County Clerk, Brazoria County, Texas, 2,947.41 feet to a concrete monument found for angle point, said point being the southeast corner of said adjoining called 96.50 acre tract, same being the southwest corner of the adjoining residue of a called 36.97 acre tract recorded under County Clerk's File Number 94-019052, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 86 degrees 57 minutes 34 seconds East along the north line of the herein described tract and said called 541.131 acre tract, same being the south line of said adjoining called 36.97 acre tract, 861.64 feet to the northwest corner of an adjoining called 43.308 acre tract recorded under County Clerk's File Number 2017048421, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 2002063838, Office of the County Clerk, Brazoria County, Texas, for the upper northeast corner of the herein described tract;

**Thence** South 03 degrees 24 minutes 10 seconds East along the common line of the herein described tract and said adjoining called 43.308 acre tract, 1,622.24 feet to the southwest corner of said adjoining called 43.308 acre tract, said point being in the north line of the aforementioned residue of a called 60 acre tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** North 86 degrees 26 minutes 35 seconds East continuing along said common line, 825.98 feet to a point in the west right-of-way line of State Highway 288 for the middle northeast corner of the herein described tract, same being the southeast corner of said adjoining called 43.308 acre tract;

**Thence** South 08 degrees 10 minutes 09 seconds East along the west right-of-way line of State Highway 288, 1,184.70 feet to the beginning of a curve to the right;

**Thence** with said curve to the right, continuing along the west right-of-way line of State Highway 288, having a central angle of 01 degree 53 minutes 42 seconds, an arc length of 372.03 feet, a radius of 11,249.16 feet, and a chord bearing South 07 degrees 13 minutes 18 seconds East, 372.02 feet to the northeast corner of an adjoining called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-0362520, Office of the County Clerk, Brazoria County, Texas;

**Thence** South 86 degrees 48 minutes 29 seconds West along the common line of the herein described tract and said adjoining called 4.9560 acre tract, 271.50 feet to the northwest corner of said adjoining called 4.9560 acre tract for a reentry corner to the herein described tract;

**Thence** South 02 degrees 12 minutes 28 seconds East continuing along said common line, 734.87 feet to the southwest corner of said adjoining called 4.9560 acre tract for a reentry corner to the herein described tract;

**Thence** North 87 degrees 09 minutes 47 seconds East continuing along said common line, 299.63 feet to the southeast corner of said adjoining called 4.9560 acre tract for the lower northeast corner of the herein described tract, said point being in the west right-of-way line of State Highway 288, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, along the west right-of-way line of State Highway 288, having a central angle of 02 degrees 16 minutes 29 seconds, an arc length of 446.63 feet, a radius of 11,249.16 feet, and a chord bearing South 01 degree 23 minutes 01 second East, 446.60 feet to the end of said curve;

**Thence** South 00 degrees 14 minutes 46 seconds East continuing along the west right-of-way line of State Highway 288, 1,890.37 feet to the northeast corner of an adjoining called 15 acre tract recorded under County Clerk's File Number 02-067061, Office of the County Clerk, Brazoria County, Texas, for the upper southeast corner of the herein described tract, being the upper southeast corner of the aforementioned called 170.00 acre tract;

**Thence** South 87 degrees 02 minutes 34 seconds West along the upper south line of the herein described tract, same being the north line of said adjoining called 15 acre tract, 354.62 feet to the northwest corner of said adjoining called 15 acre tract, same being the northeast corner of an adjoining called 91.87 acre tract (Tract Three) recorded under County Clerk's File Number 2015014625, Office of the County Clerk, Brazoria County, Texas, and described in Volume 362, Page 470, Deed Records, Brazoria County, Texas, for an angle point, said point being in the centerline of the Angleton Protection Levee;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 86 degrees 59 minutes 15 seconds West along the north line of said adjoining called 91.87 acre tract, 2,103.32 feet to the northwest corner of said adjoining called 91.87 acre tract, for a reentry corner to the herein described tract, said point being in the west line of said J. W. Cloud Survey, Abstract 169, same being the east line of said George Robinson League, Abstract 126;

**Thence** South 02 degrees 44 minutes 56 seconds East along the east line of said George Robinson League, Abstract 126, same being the west line of said J. W. Cloud Survey, Abstract 169, and the west line of said adjoining called 91.87 acre tract, 803.82 feet to an angle point, being the lower southeast corner of said called 170.00 acre tract, same being the northeast corner of the aforementioned residue of a called 134 acre tract;

**Thence** South 02 degrees 50 minutes 23 seconds East continuing along said line, 655.23 feet to a point for the lower southeast corner of the herein described tract and said residue of a called 134 acre tract, same being the northeast corner of an adjoining called 116.155 acre tract recorded under County Clerk's File Number 2018029439, Office of the County Clerk, Brazoria County, Texas;

**Thence** South 86 degrees 53 minutes 29 seconds West along the lower south line of the herein described tract, same being the north line of said adjoining called 116.155 acre tract, and the north line of an adjoining called 4.52 acre tract recorded under County Clerk's File Number 2010021440, Office of the County Clerk, 3,742.61 feet to a point for the lower southwest corner of the herein described tract, same being the southeast corner of the adjoining residue of a called 1.0 acre tract recorded in Volume 1251, Page 707, Deed Records, Brazoria County, Texas;

**Thence** North 04 degrees 36 minutes 11 seconds West along the common line of the herein described tract and said adjoining residue of a called 1.0 acre tract, 158.90 feet to the northeast corner of said adjoining called 1.0 acre tract;

**Thence** South 87 degrees 02 minutes 13 seconds West continuing along said common line, 277.30 feet to the northwest corner of said adjoining residue of a called 1.0 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, having a central angle of 14 degrees 56 minutes 06 seconds, an arc length of 723.70 feet, a radius of 2,776.40 feet, and a chord bearing North 13 degrees 22 minutes 44 seconds West, 721.66 feet to the southwest corner of an adjoining called 1.0371 acre tract recorded under County Clerk's File Number 2008008925, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 84 degrees 54 minutes 13 seconds East along the common line of the herein described tract and said adjoining called 1.0371 acre tract, 252.52 feet to the southeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

**Thence** North 04 degrees 18 minutes 51 seconds West continuing along said common line, 181.64 feet to the northeast corner of said adjoining called 1.0371 acre tract for a reentry corner to the herein described tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 84 degrees 43 minutes 22 seconds West continuing along said common line, 251.68 feet to the northwest corner of said adjoining called 1.0371 acre tract, said point being in the east right-of-way line of County Road 44, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the east right-of-way line of County Road 44, transitioning to the easterly right-of-way line of F. M. Highway 521, having a central angle of 10 degrees 03 minutes 42 seconds, an arc length of 487.56 feet, a radius of 2,776.40 feet, and a chord bearing North 02 degrees 51 minutes 09 seconds East, 486.94 feet to the southwest corner of an adjoining tract being called Lot 5 and the South 60-feet of Lot 6, Block 35, Fruitland Subdivision, as evidenced in deed recorded under County Clerk's File Number 2006000498, Office of the County Clerk, Brazoria County, Texas;

**Thence** North 87 degrees 06 minutes 39 seconds East along the common line of the herein described tract and said adjoining Fruitland Subdivision tract, 132.66 feet to the southeast corner of said adjoining Fruitland Subdivision tract for a reentry corner to the herein described tract;

**Thence** North 02 degrees 53 minutes 20 seconds West continuing along said common line, 60.00 feet to the northeast corner of said adjoining Fruitland Subdivision tract for a reentry corner to the herein described tract;

**Thence** South 87 degrees 06 minutes 39 seconds West continuing along said common line, 120.56 feet to the northwest corner of said adjoining Fruitland Subdivision tract, said point being in the easterly right-of-way line of F. M. Highway 521, and being in a non-tangent curve to the right;

**Thence** with said non-tangent curve to the right, being the easterly right-of-way line of F. M. Highway 521, having a central angle of 04 degrees 50 minutes 12 seconds, an arc length of 234.37 feet, a radius of 2,776.40 feet, and a chord bearing North 11 degrees 33 minutes 54 seconds East, 234.31 feet to the end of said curve;

**Thence** North 13 degrees 58 minutes 59 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 302.34 feet to a concrete monument found for angle point, said point being the northwest corner of said called 170.00 acre tract, same being the southwest corner of the aforementioned called 170.66 acre tract;

**Thence** North 14 degrees 05 minutes 31 seconds East continuing along said line, 973.60 feet to the southwest corner of the adjoining residue of a called 2 acre tract recorded in Volume 122, Page 203, Deed Records, Brazoria County, Texas;

**Thence** North 87 degrees 21 minutes 22 seconds East along the common line of the herein described tract and said adjoining residue of a called 2 acre tract, 1,700.63 feet to the southeast corner of said adjoining called 2 acre tract for a reentry corner to the herein described tract;

**Thence** North 02 degrees 38 minutes 38 seconds West continuing along said common line, 50.00 feet to the northeast corner of said adjoining residue of a called 2 acre tract for a reentry corner to the herein described tract;

Brazoria County MUD No. 82  
911.12 Acres

Shubael Marsh League, Abstracts 81 & 82  
George Robinson League, Abstract 126  
J. W. Cloud Survey, Abstract 169

**Thence** South 87 degrees 21 minutes 22 seconds West continuing along said common line, 1,685.60 feet to the northwest corner of said adjoining residue of a called 2 acre tract for the upper southwest corner of the herein described tract, said point being in the easterly right-of-way line of F. M. Highway 521;

**Thence** North 14 degrees 05 minutes 31 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 217.09 feet to an angle point, said point being the northwest corner of said called 170.66 acre tract, same being the southwest corner of the aforementioned residue of a called 541.131 acre tract;

**Thence** North 14 degrees 02 minutes 37 seconds East continuing along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 4,611.00 feet to the **Place of Beginning** and containing 911.12 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

February 5, 2021

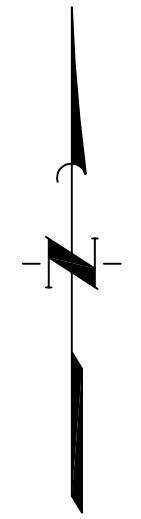
Job Number 17148-0001-00

Jones | Carter  
1229 Corporate Drive, Suite 100  
Rosenberg, TX 77471  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com

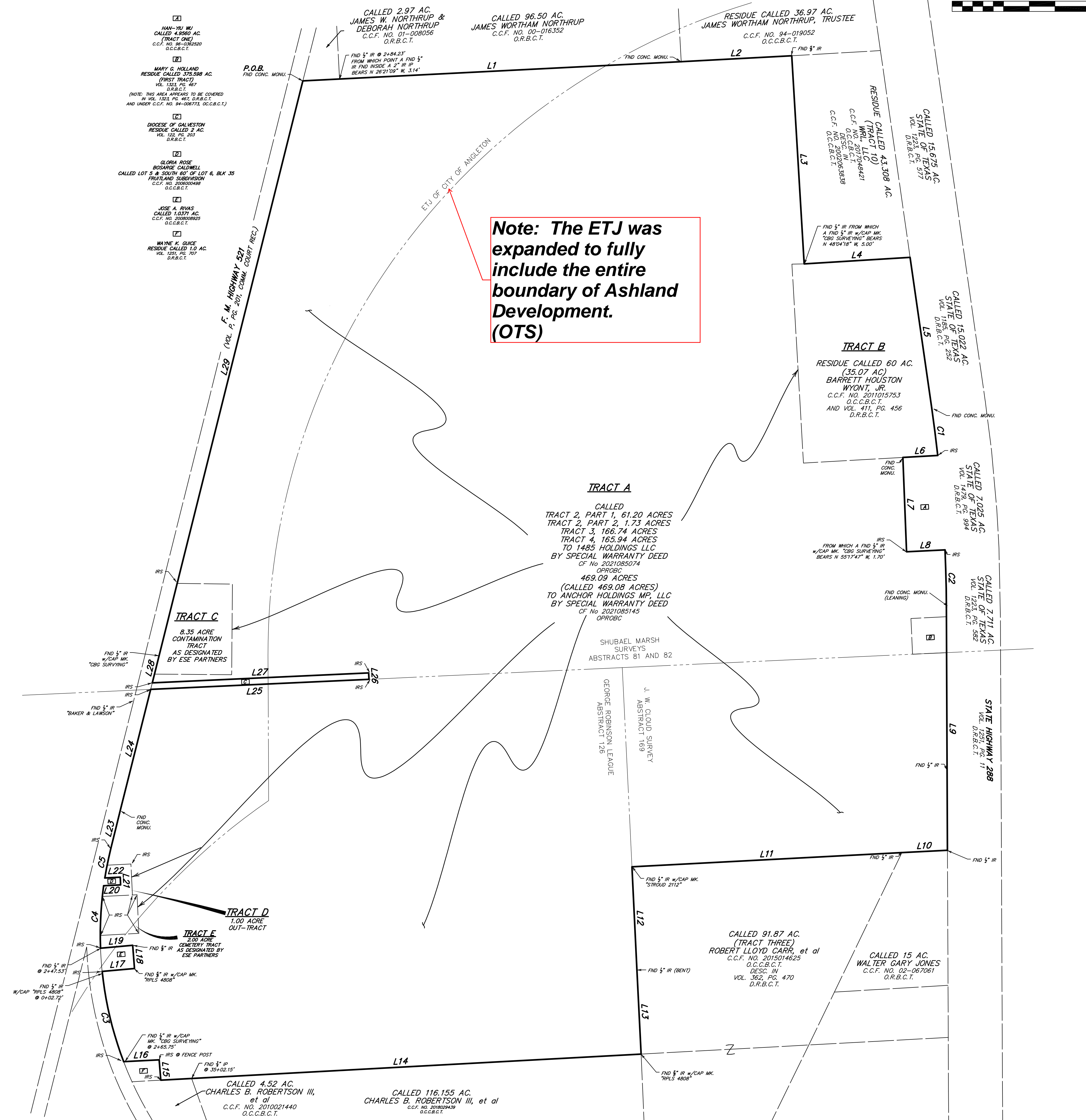




NORTH  
SCALE: 1" = 400'



Note: The ETJ was expanded to fully include the entire boundary of Ashland Development. (OTS)



LINE	BEARING	DISTANCE
L1	N 87°05'19"	E 2947.41'
L2	N 86°57'34"	E 861.64'
L3	S 03°24'10"	E 1622.24'
L4	N 86°26'35"	E 825.98'
L5	S 08°10'09"	E 1184.70'
L6	S 48°48'09"	W 211.50'
L7	S 02°12'28"	E 734.87'
L8	N 87°09'47"	E 299.63'
L9	S 03°14'46"	E 1890.37'
L10	S 87°02'34"	W 354.62'
L11	S 86°59'15"	W 2103.32'
L12	S 02°44'56"	E 803.62'
L13	S 02°50'23"	E 655.23'
L14	S 86°53'29"	W 3742.61'
L15	N 04°36'11"	W 1589.90'
L16	S 87°02'13"	W 227.30'
L17	N 84°54'13"	E 252.52'
L18	N 04°18'51"	W 181.64'
L19	S 84°33'22"	W 251.68'
L20	N 87°06'39"	E 132.68'
L21	N 02°53'20"	W 60.00'
L22	S 87°06'39"	W 120.56'
L23	N 1°35'59"	E 302.34'
L24	N 14°05'31"	E 973.60'
L25	N 87°21'22"	E 1700.63'
L26	N 02°58'58"	W 50.00'
L27	S 87°21'22"	W 1689.60'
L28	N 14°05'31"	E 217.09'
L29	N 14°02'37"	E 4611.00'

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11249.16'	11°53'42"	372.03'	S 07°13'18"	E 372.02'	
C2	11249.16'	12°18'29"	446.63'	S 01°23'01"	E 446.60'	
C3	2776.40'	14°56'06"	723.70'	N 13°22'44"	W 721.66'	
C4	2776.40'	10°03'42"	487.56'	N 02°51'09"	E 486.94'	
C5	2776.40'	14°50'12"	234.37'	N 11°33'54"	E 234.31'	

TRACT A	469.09 ACRES
	61.20 ACRES
	1.73 ACRES
	166.74 ACRES
	165.94 ACRES
TRACT B	35.07 ACRES
TRACT C	8.35 ACRES
TRACT D	2.0 ACRES
TRACT E	1.0 ACRES
TOTAL	911.12 ACRES

General Notes  
 1. The boundary shown hereon is for exhibit purposes for the future boundary of a new Municipal Utility District.  
 2. The boundary shown hereon encompasses land deeded in Clerk's File Number 2021085074 and land intended to be deeded to the same owner.

EXHIBIT  
 OF  
**ASHTON GRAY DEVELOPMENT TRACT**  
 BEING  
**911.12 ACRES**  
 OUT OF THE  
**SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82**  
**GEORGE ROBINSON LEAGUE, ABSTRACT 126**  
**J. W. CLOUD SURVEY, ABSTRACT 169**  
 BRAZORIA COUNTY, TEXAS  
 FEBRUARY 2022



**DEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF ANGLETON, TEXAS,  
AND ANCHOR HOLDINGS MP, LLC AND WILDROCK HOLDINGS, LLC**

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**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS,  
AND ANCHOR HOLDINGS MP, LLC AND WILDROCK HOLDINGS, LLC**

This Development Agreement (the “Agreement”) is made and entered into on June 6, 2023, by the CITY OF ANGLETON, TEXAS, a home rule municipality in Brazoria County, Texas, acting by and through its governing body, the City Council of Angleton, Texas (the “City”), and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC (the “Developer”), but becomes effective only upon the “Effective Date” as defined herein.

**RECITALS**

The City is a home rule city and municipal corporation that provides a full range of government services to its citizens.

The Developer has purchased approximately 879.9 acres of land located in the City’s extraterritorial jurisdiction (“ETJ”) the ETJ), which acreage is more particularly described in **Exhibit A** (the “Tract”). The City wishes to provide for the orderly development of the Tract, as provided by Chapter 212, Texas Local Government Code.

Brazoria County Municipal Utility District No. 82 (the “District”) was created over the Tract by SB2147, Texas Legislature, 83rd Regular Session, 2021 (as codified in Texas Special District Local Laws Code Chapter 8153).

The Developer intends to develop the Tract for residential uses, multi-family uses, and commercial uses. The development will occur in phases, and the Developer anticipates that each phase will be platted separately.

The Developer desires an agreement providing for long-term certainty in regulatory requirements and development standards by the City regarding the Tract.

The City and the Developer agree that the development of the Tract can best proceed pursuant to a development agreement.

It is the intent of this Agreement to establish certain restrictions and commitments imposed and made in connection with the development of the Tract. The City and the Developer are proceeding in reliance on the enforceability of this Agreement.

**AGREEMENT**

NOW THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and the Developer agree as follows:

**ARTICLE I  
DEFINITIONS**

**Section 1.01 Terms.** Unless the context requires otherwise, and in addition to the terms defined above, the following terms and phrases used in this Agreement shall have the meanings set out below:

*City* means the City of Angleton, Texas.

*City Council* means the City Council of the City or any successor governing body.

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*Commission* means the Texas Commission on Environmental Quality and its successors.

*County* means Brazoria County, Texas.

*Developer* means Anchor Holdings MP, LLC and Wildrock Holdings, LLC or successors or assigns.

*Development Code* means those portions of the City's Land Development Code (Chapter 23 of the City's Code of Ordinances, and any related policies and procedures, to the extent such are applicable to development in the City's ETJ as such code, policies, and procedures exist as of the Effective Date, including the clarifications, modifications, and amplifications listed in Sections 3.07 Parks and Recreational Facilities, and 3.16 Site Plan and Public Improvements, Sections 3-22 and 3-25 which modifications are hereby approved by the City. The term does not include provisions of such code that are not enforceable in the City's ETJ pursuant to law as of the Effective Date. including, without limitation lot size, density restrictions, zoning, and external building materials.

*District* means Brazoria County Municipal Utility District No. 82, a municipal utility district created pursuant to Chapter 8153 of the Special District Local Laws Code and whose purposes include supplying a public water supply, sanitary sewer services, drainage services, roads, and parks and recreational services to the areas within its boundaries, and also means any other property annexed into the District.

*ETJ* means the extraterritorial jurisdiction of the City.

*Effective Date* means the date of execution following the final City Council action to approve this Agreement.

*HOA* means a homeowners' association for the homes within the Tract.

*Land Plan* means the general, conceptual master plan for development of the Tract attached hereto as **Exhibit E**, as it may be revised from time to time in accordance with this Agreement. It includes the proposed locations of land uses, streets, phasing of development, important physical features, and other applicable information for the entire area to be subdivided in accordance with the Development Code.

*Non-Traditional Homes* means and shall include townhouses, patio homes, single-family detached homes with shared driveways.

*Person* means any individual, partnership, association, firm, trust, estate, public or private corporation, or any other legal entity whatsoever.

*Planning Commission* means the Planning and Zoning Commission of the City.

*SPA* means a strategic partnership agreement between the City and the District that is authorized by Section 43.0751, Texas Local Government Code and substantially in the form attached hereto as **Exhibit J**.

*Substantial Change* means any change or amendment to the Land Plan or series of changes or amendments to the Land Plan that (i) would cause the total number of lots in the Development Plan to exceed 2487 lots or, (ii) any change to the Development Plan that would cause a material change in the major thoroughfares and collector streets layout, or (iii) a change to the park layout that reduces the amount of parkland in the Tract to less than what is required under the Development Code or

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approved modifications, or (iii) the addition of land to the Development Plan. The relocation or movement of internal streets or tract lines within the Tract shall not constitute a Substantial Change.

*Tract* means all the land described in the attached **Exhibit A**, and land subsequently annexed into the District.

*Ultimate Consumer* means the purchaser of a tract or lot within the Tract who does not intend to resell, subdivide, or develop the tract or lot in the ordinary course of business. For example, a homeowner is an Ultimate Consumer.

**Section 1.02 Exhibits.** The following Exhibits are attached to this Agreement as though fully incorporated herein:

Exhibit A	The Tract
Exhibit B	[Reserved]
Exhibit C	[Reserved]
Exhibit D	Commercial Tract
Exhibit E	Land Plan
Exhibit F	Park Land Plan
Exhibit G	[Reserved]
Exhibit H	Signage
Exhibit I	Roadway Facilities
Exhibit I-1	Pavement Facility Cross Section
Exhibit J	Form of Strategic Partnership Agreement
Exhibit K	Form of Assignment and Assumption of Development Agreement
Exhibit L	Infrastructure Permit Submittal Fee Schedule

## ARTICLE II

### LAND PLAN, PLATTING, AND MUNICIPAL UTILITY DISTRICT

**Section 2.01 Introduction.** The Tract is to be developed as a residential and mixed-use commercial community. The land uses within the Tract shall be typical of a residential development with residential, commercial, multi-family, institutional, and recreational facilities in conformance with the approved Land Plan, as described in Section 2.04.

**Section 2.02 Municipal Utility District.** The City on the same date it approved this Agreement, consented to the creation of Brazoria MUD 82, and authorized the creation of additional MUDs by way of division by the District. The City will adopt a consent resolution approving the creation of Brazoria MUD 82 within (30) thirty days of the Effective Date. The Developer may perform any of its obligations under this Agreement, by, with, or on behalf of the District, or any other MUD created by the District, and the District and any other MUD created by the District is entitled to develop its facilities in accordance with the terms and standards contained in this Agreement.

**Section 2.03 Expansion of ETJ.** The Developer filed with the City a Petition to Extend the City's ETJ over the entire Tract. City approved and adopted Ordinance 20221213-022 on December 13, 2022 expanding the ETJ to include the entire tract.

**Section 2.04 Land Plan and Amendments Thereto.** The City and the Developer acknowledge that the Land Plan is the Concept Plan for the development of the Tract. The Land

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Plan attached as **Exhibit E** is hereby approved by the City. This approval shall constitute approval of a “Concept Plan” or “Master Plan” pursuant to Development Code Section 23-104 and Section 23-120 for all purposes. The Parties acknowledge and agree that the Land Plan will be revised and refined by the Developer as the Developer continues its investigation of the Tract and prepares a feasible and detailed plan for the development of the Tract, provided that in no case shall the Land Plan be revised to contradict any of the requirements of this Agreement. In the event the Developer proposes a Substantial Change in the Land Plan, the Substantial Change must first be approved by the City Council in accordance with the procedural requirements of the Development Code and the substantive requirements of this Agreement. Changes to the Land Plan that are not Substantial Changes do not require City approval, and the City Manager is hereby authorized to approve changes in the Land Plan that are not Substantial Changes. The initial Land Plan does not require submission to or approval by the Planning and Zoning Commission. Any requested Substantial Change in the Land Plan will be submitted, without the lot sizes, to Planning and Zoning Commission for review and recommendation to Council.

**Section 2.05 Termination for Failure to Begin Development.** Provided the City gives Developer prior notice of such termination and Developer fails to cure within 30 days of receipt of notice; the City shall have the right to terminate this Agreement upon which action it shall be of no further force and effect if the Developer has not either: (a) issued a Notice to Proceed on a construction project within the Tract, or (b) actually commenced work, with or without a “Notice to Proceed” on such a construction project, within three (3) years from the effective date of this Agreement. As used in this Section 2.05, “construction project” means any work on the Tract or on rights-of-way adjacent to the Tract that is necessary to be carried out in the process of development of the Tract as a single-family community, including, without limitation, utilities installation and paving.

### ARTICLE III

#### DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

**Section 3.01 Regulatory Standards and Development Quality.** The City and the Developer agree that one of the primary purposes of this Agreement is to provide for quality development of the Tract and certainty as to the regulatory requirements applicable to the development of the Tract throughout the development process. Feasibility of the development of the Tract is dependent upon a predictable regulatory environment and stability in the projected land uses. In exchange for Developer’s performance of the obligations under this Agreement to develop the Tract in accordance with certain standards and to provide the overall quality of development described in this Agreement, the City agrees to the extent allowed by law that it will not impose or attempt to impose any moratoriums on building or growth within the Tract.

By the terms of this Agreement, the City and the Developer intend to establish development rules and regulations which will ensure a quality, unified development, yet afford the Developer predictability of regulatory requirements throughout the term of this Agreement. The City and the Developer agree that development of the Tract shall be subject to the Development Code as defined, not including future amendments or changes, except that after twenty-five (25) years from the effective date of this Agreement, development of the Tract shall be subject to the Development Code Design Standards as amended at the time.



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**Section 3.02 Water/Wastewater/Drainage Services.**

- (a) The Developer will develop the water supply, storage, and distribution system; wastewater collection and treatment system; and stormwater control and drainage system (collectively, the "Utility System") to serve the Tract.
- (b) The Developer may enter into one or more reimbursement agreement(s) with the District to seek reimbursement for the costs of the water, wastewater, and drainage facilities referenced in this Agreement, as well as, to the extent allowed by law, the park and recreational facilities and the street and road facilities referenced in this Agreement.
- (c) Neither the District, Developer, nor the homebuilder, nor their successors and assigns, shall be obligated to apply for, pay for, or obtain from the City a Residential or Commercial Building Permit throughout the life of this Agreement.
- (d) The District shall install a wastewater treatment plant to serve the District, in phases. Prior to the District completing its installation of a wastewater treatment plant, the City acknowledges and consents to the District pumping wastewater from its sanitary sewer lines and hauling such wastewater to an off-site wastewater treatment facility if the District has obtained all necessary Commission permits. The District shall install the necessary facilities to provide water and serve the District in phases and all facilities shall be completed consistent with the current utility requirements and demands of the Development prior to annexation or dedication.
- (e) The District shall install a water plant to serve the District, in phases. Prior to the District completing its installation of a water plant, the District shall install the necessary facilities to provide water and serve the District in phases and all facilities shall be completed consistent with the current utility requirements and demands of the Development prior to annexation or dedication.
- (f) The MUD may obtain water and wastewater service from a third-party utility provider, including a private company or partnership, as long as the MUD has the option to purchase the water and wastewater facilities prior to the City annexation and dissolution of the MUD, as provided in the Strategic Partnership Agreement, to serve the Tract with water and wastewater service.
- (g) City and Developer agree all water and wastewater facilities are to be inspected at the time of dedication or annexation by Developer or MUD and MUD shall ensure the facilities are in compliance with TCEQ requirements, and subsequent to inspection the MUD shall be responsible for the expense of any necessary repairs or modifications to eliminate any TCEQ deficiencies and to assure complete compliance with all TCEQ requirements.

**Section 3.03 Design Standards for the Utility System.**

- (a) The Developer will design and construct the Utility System in accordance with standards in the Development Code.
- (b) The Developer shall provide written certification to the City from a professional engineer registered in the State of Texas that the plans for any portion of the District's Utility System meet the design criteria in the Development Code Subject to such

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certification from a registered professional engineer and approval of the plans by the City Engineer, no approval by the Planning Commission or the City Council is required for construction of the District's Utility System.

**Section 3.04 Platting.** The Developer will plat the land within the Tract in accordance with the Development Code.

**Section 3.05 Lot Size** The Developer currently proposes land uses as shown on the Land Plan attached as **Exhibit E**. For purposes of this Agreement, the Developer can develop the Tract to any residential lot size without limitation subject to the terms of and lot sizes set out below in this Agreement. The Developer agrees that it will develop traditional single-family lots in at least three different lot sizes as set out below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

**Section 3.06 Fees and Charges.** The Developer agrees to pay the City platting, plan review fee, and inspection fee or deposit against expenditures as set out in Section 30-5 of the Angleton Code of Ordinances, and Security as set out in Section 23-36, and agrees to comply with the terms set out in Sections 23-36 and 30-5 as they relate to fees and charges, and as shown on **Exhibit L**.

The City may periodically increase fees as shown on **Exhibit L** as applied to development in the Tract, provided the following conditions are met:

- (a) the rates and charges are uniformly applied to all development in the ETJ and within the City limits;
- (b) the rates and charges applicable to this Development are changed only once within any 12-month period; and
- (c) any annual rate increase will not to exceed the annual increase in the CPI for the Houston region, provided however, the City may increase rates by 50% once within the first two years of the Effective Date.

Neither the District, the Developer nor any homebuilder is required to pay impact fees, capacity fees, or connection charges to the City unless they are connecting to a City facility. This section does not apply to the payment of fees in lieu of park land.

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**Section 3.07 Parks and Recreational Facilities.**

- (a) The Developer intends to develop more than 200 acres of reserve, preservation parkland, and open space, including but not limited to active and passive parks, walking trails, recreational centers, detention and drainage facilities with recreational amenities, landscaping and trails along major thoroughfares (collectively, the "Community Park System") as shown on **Exhibit F**. The timing of the dedication of the Open Space will follow the development of the District and will continue throughout the development of the District.
- (b) The City and the Developer agree that substantive and procedural detail contained in this Section will apply to the development of park facilities for this Development:
- (i) The Developer will dedicate a minimum of 200 acres of land to the MUD (which will ultimately be owned by the City after annexation) and will spend a minimum of \$4,045,000.00 on the development of improvements within those facilities.
  - (ii) The dedication and development of the park facilities will occur in phases to coincide with platting and development of homes, specifically: the Developer will dedicate to the MUD any land shown in the Park Master Plan as the Developer plats the land adjacent to the proposed parkland, and the Developer will construct the improvements on the parkland within 1 year of the recording of the plat. As long as the Developer is dedicating parkland and making improvements in accordance with this Agreement, approval of individual plats within the development do not require contemporaneous dedication of park land development, payment of fee in lieu, or posting of a bond or other security, as the City is entitled to compel the required dedication through specific performance under this Agreement.
  - (iii) The Developer will pay, or cause the MUD to pay, to the City a park fee equal to \$784.00 per single-family residential connection to the MUD water system. Payments will commence no later than six months after the first residential connection to the MUD water system and continue thereafter as set out in this agreement. The amount of the payment will be equal to \$784.00 multiplied by the number of new single-family residence connections to the MUD water system. The Developer and the City agree to cooperate in the reporting and exchange of information. Payment to the City shall occur every six months until completion of construction of all single-family homes. Payment by Developer or MUD to City will occur within thirty (30) days after the end of the initial six-month period and payments shall be automatically made to the City and continue every six (6) months thereafter.
  - (iv) The City agrees to use the park fees for regional municipal park and recreational facilities within the City in accordance with the City policies and Code of Ordinances. Residents of the MUD will have access to such park and recreation facilities under the same terms and conditions as those residing within the corporate city limits of the City.

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- (v) The City agrees that the Developer's dedication of parkland and development of such land in accordance with this Agreement, as described above and illustrated and as shown on **Exhibit F**, is in lieu of the parkland dedication requirements in the Development Code and the City will not require any other parkland development or fees for the development of the Tract.
- (c) The City agrees that the Developer shall make provisions for public park and recreational facilities to serve the Tract to be financed, developed, and maintained by the District, to the extent authorized by state law. The Developer agrees that any such amenities may be dedicated to the District for ownership and operation and shall not be the responsibility of the City unless and until the City annexes the District, in which case the amenities owned by the District would become the property of the City. However, sites for stormwater detention systems shall be conveyed to and operated and maintained by the District. Notwithstanding the foregoing, prior to the first connection to the District's water supply system within the Tract being developed, the Developer shall enter into a contract with the HOA, or other entity acceptable to the City, but referred to as "HOA" in this subsection. Said contract shall provide that the land within the Tract shall have reserved stormwater detention capacity within the system and shall further provide that if the District is dissolved pursuant to any applicable law, the HOA, prior to the effective date of dissolution, shall accept maintenance responsibility for the landscaping of the stormwater detention system. If the City is annexing the District for a limited purpose, the District will continue to maintain and operate the stormwater detention facilities. If the City annexes the District for full purposes and dissolves the District, the City shall own, operate and maintain the stormwater detention system upon dissolution.
- (d) Prior to commencement of formal design of the Recreational Center and at the time a preliminary plat with the recreation center (as shown on **Exhibit F**), the City and the Developer agree to meet to discuss design elements as well as the recreational components of the Recreational Center.

**Section 3.08 Fire Protection Services.** The Developer shall dedicate at no cost to the City of Angleton, or the entity designated with responsibility for fire protection a site for a fire station within the Tract. This Fire Station Site will be no less than 1.5 acres in size, at a mutually agreeable location to the Developer and the City or the fire protection entity. The site shall have off-site detention capacity available in the District's detention facilities. The City will not provide compensation for the donation of the site but will upon request, execute an IRS Form 8283 acknowledging the fair market value of the donation of land.

**Section 3.09 Other Site Dedication for City Facilities.** The Developer will dedicate to the City (or to the MUD for further conveyance to the City) two sites, at locations to be mutually agreed upon for the following:

- (a) A parcel not less than 2 acres for a future water plant or elevated storage tank site.
- (b) A parcel not less than .1-acre along SH 288 for a City of Angleton welcome sign.

The City will not provide compensation for the donation of the site but will upon request, execute an IRS Form 8283 acknowledging the fair market value of the donation of land.

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**Section 3.10 Liability of Ultimate Consumer.** Ultimate Consumers shall have no liability for the failure of the Developer to comply with the terms of this Agreement and shall only be liable for their own failure to comply with the recorded declaration of restrictive covenants and land use restrictions applicable to the use of their tract or lot.

**Section 3.11 City Ordinances Applicable in the Tract.** As provided in Texas Local Government Code Section 212.172, the Developer and the City agree that the City's regulatory authority over the Tract will be as follow:

- (a) The Development Code as previously defined herein.
- (b) The City's Ordinances related to nuisance and noise, discharge of firearms, and use of fireworks, as amended.
- (c) Any other provisions of the City's Ordinances that are applicable by their terms and by law in the ETJ.

**Section 3.12 Homeowners' Association.** The Developer will create detailed Deed Restrictions and a HOA that will enforce the Deed Restrictions and be made legally responsible to maintain all common areas, private streets, recreation reserves and common amenities not otherwise dedicated to the public or the District. All land and facilities dedicated to the District shall be maintained by the District. In the event the HOA becomes insolvent or fails to maintain proper documentation and filings with the State of Texas as required and loses its authority to operate and transact business as a property owner's association in the State of Texas, then the City shall have the right to, but is not obligated to, enforce the Deed Restrictions and other matters as set forth in this Agreement and shall have all authority granted to the HOA by virtue of this document and related Property Owner's Association Bylaws, including, but not limited to, the authority to impose and collect maintenance fees and other necessary fees and assessments to further the upkeep of subdivision improvements as stipulated herein and as deemed necessary by the City.

- (a) Maintenance of such open spaces shall be the responsibility of the District, subdivider, builder, or the HOA.
- (b) The articles of the HOA shall require homeowner assessments sufficient to meet the necessary annual cost of the improvements (but may account for developer subsidy in the first 10 years). Further, the articles shall provide that the HOA shall be required to expend money for the improvements and repairs to maintain all infrastructures under its jurisdiction. Further, the articles shall require that the HOA file with the City annual reports of maintenance and that the HOA shall be required to initiate all needed repairs in a timely manner.

Covenants, conditions, and restrictions for the HOA must be filed in each Phase.

**Section 3.13 Deed Restrictions Regarding Building Regulations.** The Developer shall ensure that the HOA and the deed restrictions over the Tract will effectively serve to enforce the building regulations within the restrictive covenants for the Tract. Building regulations for the Tract shall be memorialized in a separately filed covenant that requires all single-family homes within the Tract to be developed in accordance with the following building regulations:

- (a) Primary exterior finishes are limited to brick and stone (natural, cast, or cultured-textured) and shall comprise of at least 100 percent of the front facades and 75 percent of the side facades. The area of the facade shall exclude eaves, fascia, and door and window openings.

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- (b) Secondary exterior finishes shall include wood, ceramic tiles, and fiber cement siding. Use of architectural metals is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
- (c) The following building materials shall not be used on the exterior finish:
  - i. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
  - ii. Smooth or untextured concrete surfaces.
  - iii. Exterior Insulated Finish Systems.
  - iv. Unfired or underfired clay, sand, or shale brick.
- (d) Front home elevation repetition restrictions.
- (e) Prior to the first construction of the first commercial building (not including schools) within the Tract, the Developer shall submit commercial guidelines, or design guidelines, design pattern book or design manual that includes the master commercial exterior building materials, and architectural guidelines to the City for review and comment. Thereafter, the Developer shall include such architectural guidelines in its deed restrictions to be enforced by the Developer or HOA. Upon request, the HOA or Developer will certify to the City that each commercial building conforms to the Commercial Guidelines. The Commercial Guidelines will provide that commercial properties developed along FM 521 will match or complement the external building materials of the public schools constructed along FM 521 within the Tract.

Nothing herein shall be construed as requiring the Developer, or anyone else constructing within the Tract to apply for or obtain a building permit from the City.

**Section 3.14 Signage.** The community monument signage is illustrated on **Exhibit H**, and the City approves the style and materials associated for that sign. Within forty-five (45) days from the Effective Date, the Developer will submit to the City for approval a master signage plan for the Tract that includes community monument signs, wayfinding signs, commercial signs, community advertising signs on SH 288, and may include any other type of sign within the community that the City and the Developer wish to include. Once the sign master plan is approved, the City will not require a sign permit for any sign on the Tract that meets the requirements of the sign master plan, using similar design and materials shown in **Exhibit H**. Once approved, the Developer may construct any signs in the approved master signage plan without a permit. Any other sign within the Tract will require a sign permit in accordance with the Development Code.

**Section 3.15 Prohibition of Rental Communities.** The Developer shall be prohibited from creating or allowing “rental communities” within the District. A “rental community” shall mean any phase of the development comprised of residential single-family houses, where ten percent (10%) or more of the houses are owned by corporate or business entities who own more than one house within said phase. Renters who rent from private owners who are not corporations or business entities

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owning more than one house within the phase of the development are not included in said calculation. Developer shall enforce this prohibition by including it in the Deed Restrictions and restrictive covenants covering the development.

**Section 3.16 Site Plan and Public Improvements.** The following shall apply to all development in the Tract:

- (a) Adequate and Safe Access. All subdivisions containing 30 or more lots must have at least two points of 100-year storm compliant public access constructed to ACM standards, that connect to paved public streets.
- (b) The city council shall approve subdivisions that have more than 30 lots, but fewer than 50 lots, with a single entrance to a paved public street provided that such a connection to an existing paved public street is designed as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 100 feet, unless left-turn lanes and median breaks, designed to ACM standards, are installed at any crossing streets.
- (c) The city council shall approve subdivisions that have more than 50 lots, with a single entrance to a paved public street subject to the entrance to the development being designed as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 150 feet, unless left-turn lanes and median breaks, designed to ACM standards, are installed at any crossing streets, subject to a phasing plan that stipulates when the second access will be provided and the developer or subdivider posts surety for the second access point. The council may defer plat recordation until adequate access is provided.
- (d) Where more than one street connection to paved public streets are required, both connections, when located in close proximity to creeks, bayous, and flooding hazards shall be designed so that each street is accessible in a 100-year storm to prevent water from over-topping each road. Only one street may not be located over a potential hazard, such as a high-pressure pipeline, unless such a connection is required by the FTP and the utility provider consents to such a crossing.
- (e) Blocks shall generally not exceed a length of one thousand four hundred (1,400) feet except where property is adjacent to arterial streets, railways, waterways, drainage channels, detention ponds, parks, nature preserves, wetlands, pipelines, incompatible uses, or along the overall development boundary.
- (f) Turnarounds are required for partial streets or half streets only if they exceed one hundred fifty (150) feet in length.
- (g) A site plan shall be required, and the Angleton Director of Building Services shall review and approve such site plan for any of the following: 1) private amenity or facility comprised of one or more buildings (such as a private recreation, swimming facility, or clubhouse, etc.); 2) a golf course; or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval shall be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval by the City of Angleton Development Services Director shall be in accordance with subsection 23-88.

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## ARTICLE IV ROAD FACILITY CONSTRUCTION

### Section 4.01 Road Facility Construction.

- (a) The Development Plan reflects proposed streets to be constructed by the Developer, that shall be constructed in accordance with all rules and regulations of all governmental entities having jurisdiction.
- (b) Neither the Developer nor the District will be required by the City to construct any roadway improvements outside of the boundaries of the District.
- (c) The Developer shall comply with the requirements of Brazoria County and the City concerning improvements to any major thoroughfares as identified on the City or County Thoroughfare Plan. The required right-of-way dedication for such major thoroughfares shall occur at or before the time of the first plat submittal in the development.

At such time of the plat submittal for land adjacent to such major thoroughfares in the development, Developer shall construct in phases the related road improvements.

The Developer shall develop the public roadway system within the Tract as shown on **Exhibit I**, which reflects the layout of major roadways including thoroughfares and collectors. The City agrees the Developer shall build the roads in accordance with the roadway detail and cross section shown on **Exhibit I-1**.

**Section 4.02 State Highway (SH)288 Frontage Road Improvements and Future Angleton Town Center Development.** The Developer and the City agree that the portion of the Property along SH 288 may be developed as a future mixed-use development, which would require frontage roads and access to SH 288. The Developer agrees it will not develop the portion of the Tract shown on **Exhibit D** ("Commercial Tract") with residential development, without the City's consent, for a period of up to four (4) years from the Start Date\* as follows:

- (a) The Developer will not develop the Commercial Tract as residential within the first 2 years from the Start Date if the Developer and the City secure an agreement with TxDOT and the County within that time for the development and funding of these frontage roads.
- (b) If such an agreement is approved within the 2-year period, the Developer will not develop the Commercial Tracts for residential if a contract for the construction of the frontage roads is awarded and notice to proceed issued within 2 years from the approval of the agreement described in subsection (a).

Developer shall pay for the preliminary engineering and financial plan necessary to initiate negotiations with the County and the Texas Department of Transportation ("TxDOT"). Developer shall dedicate any additional right of way for the frontage road that Developer owns without cost to TxDOT or the City.

\*For purposes of this section of the Agreement, "Start Date" means the date notice to proceed is issued for the first contract for public infrastructure within the Tract. The Developer will provide a copy of this notice to proceed to the City within seven (7) days of its delivery to the contractor.



**ARTICLE V  
ANNEXATION OF THE TRACT**

**Section 5.01 Annexation by the City.** The City agrees to annex the District into the City limits only in accordance with its consent to the creation of the District and the Strategic Partnership Agreement (SPA).

**Section 5.02 Strategic Partnership Agreement.** Section 43.0751, Tex. Local Gov't Code (the "Act"), provides for the negotiation and implementation of "strategic partnership agreements" between cities and municipal utility districts, whereby the continued existence of the district and various areas of governmental cooperation may be provided for by agreement. The Developer agrees to work with the District to enter into a strategic partnership agreement between the City and the District in a form similar to the form of agreement attached hereto as **Exhibit J**. The SPA Agreement will be completed and approved by the City within ninety (90) days from the Effective Date

**Section 5.03 Disclosures.** Pursuant to Texas Local Government Code Section 212.172(b-1), the parties understand and agree as follows:

- (a) The Developer is not required to enter into this Agreement.
- (b) Upon execution of this Agreement, the City may annex the District pursuant to the provisions of Tex. Loc. Gov't Code Sec. 43.0751.
- (c) At the time of the Full Purpose Annexation Conversion Date, as defined in the Strategic Partnership Agreement attached hereto as **Exhibit J**, the land which is included within the District's boundaries shall be deemed to be annexed into the City limits without the need for further action by the City or City Council; or

Pursuant to Sec. 43.0751(h), upon request from the District, the City may terminate this Agreement and annex the District for limited or full purposes prior to the Full Purpose Annexation Conversion Date under the consent annexation procedures contained in the Texas Local Government Code Chapter 43 Subchapter C-1.

- (d) Upon the Full Purpose Annexation Conversion Date, the land contained in the District may be annexed without the Developer's further consent. However, the land may only be annexed prior to such date with the Developer's consent pursuant to Sec. 43.0751(h).
- (e) Pursuant to Tex. Loc. Gov't Code Sec. 212.172(i), the City waives immunity from suit for the purpose of adjudicating a claim for breach of this contract.

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## ARTICLE VI PROVISIONS FOR DEVELOPER

**Section 6.01 Waiver of Actions Under Private Real Property Rights Preservation Act.** The Developer hereby waives its right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code, that the City's execution or performance of this Agreement or any authorized amendment or supplements thereto may constitute, either now or in the future, a "Taking" of Developer's, Developer's grantee's, or a grantee's successor's "Private Real Property," as such terms are defined in the Act, provided, however, that this waiver does not apply to, and the Developer and Developer's grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of this Agreement which otherwise may give rise to a cause of action under the Act.

**Section 6.02 Developer's Right to Continue Development.** The City and the Developer hereby agree that subject to any terms in this Agreement, the Developer may sell all or a portion of the Tract to one or more Persons who shall be bound by this Agreement and perform the obligations of Developer hereunder relative to the portion of the Tract acquired by such Persons.

**Section 6.03 Uniform Treatment.** Notwithstanding any provision herein to the contrary, neither the Developer nor the District shall be required to design or construct public infrastructure to a standard higher than a standard made applicable hereafter to another conservation and reclamation district or developer developing land within the City's extraterritorial jurisdiction, it being the intention and desire of the City that development of the Tract not be at a competitive disadvantage with other developments within the City's extraterritorial jurisdiction.

## ARTICLE VII DEFAULT, NOTICE AND REMEDIES

**Section 7.01 Event of Default.** It is the intention of the parties to this Agreement that the Tract be developed in accordance with the terms of this Agreement and the Developer shall follow the development plans as set out in the Land Plan.

- (a) The parties acknowledge and agree that any material deviation from the Land Plan and the concepts of development contained therein and any material deviation by Developer from the material terms of this Agreement would frustrate the intent of this Agreement, and therefore, would be an "Event of Default" of this Agreement.
- (b) Each of the following events shall be an "Event of Default" by the Developer under this Agreement, once the applicable time to cure, if any, has expired:
  - i. The Developer shall fail to comply with any term, provision or covenant of this Agreement, and shall not cure such failure within ninety (90) calendar days after written notice thereof is given by the City to the Developer;
  - ii. The filing by Developer of a voluntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtors, rights;

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- iii. The consent by Developer to an involuntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;
  - iv. The entering of an order for relief against Developer or the appointment of a receiver, trustee, or custodian for all or a substantial part of the property or assets of Developer in any involuntary proceeding, and the continuation of such order, judgment or degree unstayed for any period of ninety (90) consecutive days;
  - v. Any representation or warranty confirmed or made in this Agreement by the Developer was untrue as of the Effective Date.
- (c) Each of the following events shall be an Event of Default by the City under this Agreement:
- i. The City shall fail to comply in any material respect with any term, provision or covenant of this Agreement, other than the payment of money, and shall not cure such failure within ninety (90) calendar days after written notice thereof is given by the Developer to the City.
- (d) A material breach of this Agreement by Developer shall be deemed to have occurred in any of the following instances:
- 1. Developer's failure to develop the Tract in compliance with the approved Land Plan, as from time to time amended; or Developer's failure to secure the City's approval of any Substantial Change to the Land Plan; or
  - 2. Failure of the Developer to substantially comply with a provision of this Agreement or a City ordinance applicable to the Tract.
- (e) The parties acknowledge and agree that any substantial deviation by the City from the material terms of this Agreement would frustrate the intent of this Agreement and, therefore, would be a material breach of this Agreement. A material breach of this Agreement by the City shall be deemed to have occurred in any of the following instances:
- 1. The imposition or attempted imposition of any moratorium on building or growth on the Tract prohibited by State law or this Agreement;
  - 2. The imposition of a requirement to provide regionalization or oversizing of public utilities through some method substantially or materially different than the plan set forth in this Agreement;

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3. An attempt by the City to annex, in whole or in part, the property within the District prior to the occurrence of the conditions set forth in Article V of this Agreement;
4. An attempt by the City to enforce any City ordinance within the Tract that is inconsistent with the terms of this Agreement;
5. An attempt by the City to require modification or amendment of the Land Plan where it complies with the requirements of this Agreement; or
6. An attempt by the City to unreasonably withhold approval of a plat of land within the Tract that complies with the requirements of this Agreement.

In the event that a party to this Agreement believes that another party has, by act or omission, committed a material breach of this Agreement, the provisions of this Article shall provide the remedies for such default.

#### **Section 7.02 Notice of Developer's Default.**

- (a) The City shall notify the Developer in writing of an alleged failure by the Developer to comply with a provision of this Agreement, which notice shall specify the alleged failure with reasonable particularity. The alleged defaulting Developer shall, within thirty (30) days after receipt of such notice or such longer period of time as the City may specify in such notice, either cure such alleged failure or, in a written response to the City, either present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure.
- (b) The City shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the alleged defaulting Developer. The alleged defaulting Developer shall make available to the City, if requested, any records, documents or other information necessary to make the determination.
- (c) In the event that the City determines that such failure has not occurred, or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the City, or that such failure is excusable, such determination shall conclude the investigation.
- (d) If the City determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured by the alleged defaulting Developer in a manner and in accordance with a schedule reasonably satisfactory to the City, then the City may proceed to mediation under the Agreement and subsequently exercise any other remedy.

#### **Section 7.03 Notice of City's Default.**

- (a) The Developer shall notify the City in writing of an alleged failure by the City to comply with a provision of this Agreement, which notice shall specify the alleged failure with reasonable particularity. The City shall, within thirty (30) days after receipt of such notice or such longer period of time as the Developer may specify in such notice, either cure such alleged failure or, in a written response to the Developer, either

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present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure.

- (b) The Developer shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the City. The City shall make available to the Developer, if requested, any records, documents or other information necessary to make the determination.
- (c) In the event that the Developer determines that such failure has not occurred or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the Developer, or that such failure is excusable, such determination shall conclude the investigation.
- (d) If the Developer determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured by the City in a manner and in accordance with a schedule reasonably satisfactory to the Developer, then the Developer may proceed to mediation under this Agreement and subsequently exercise the applicable remedy.

**Section 7.04 Mediation.** In the event the parties to this Agreement cannot, within a reasonable time, resolve their dispute pursuant to the procedures described in this Agreement, the parties agree prior to the filing of any legal action to submit the disputed issue to non-binding mediation. The parties shall participate in good faith, but in no event shall they be obligated to pursue mediation that does not resolve the issue within seven (7) days after the mediation is initiated or thirty (30) days after mediation is requested. The parties participating in the mediation shall share the costs of the mediation equally.

#### **Section 7.05 Remedies.**

##### City's Remedies.

With respect to the occurrence of an Event of Default the City may pursue the following remedies:

The City may pursue any legal or equitable remedy or remedies, including, without limitation, specific performance, damages, and termination of this Agreement. The City shall not terminate this Agreement unless it delivers to the Developer a second notice expressly providing that the City will terminate within thirty (30) additional days. Termination or non-termination of this Agreement upon a Developer Event of Default shall not prevent the City from suing the Developer for specific performance, damages, actual damages, excluding punitive, special and consequential damages, injunctive relief or other available remedies with respect to obligations that expressly survive termination. In the event the Developer fails to pay any of the expenses or amounts or perform any obligation specified in this Agreement, then to the extent such failure constitutes an Event of Default hereunder, the City may, but shall not be obligated to do so, pay any such amount or perform any such obligations and the amount so paid and the reasonable out of pocket costs incurred by the City in said performance shall be due and payable by the Developer to the City within thirty (30) days after the Developer's receipt of an itemized list of such costs.

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No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity.

The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

Developer's Remedies.

Upon the occurrence of any Event of Default by the City, the Developer may pursue any legal remedy or remedies specifically including damages as set forth below, and termination of this Agreement; provided, however, that the Developer shall have no right to terminate this Agreement unless the Developer delivers to the City a second notice which expressly provides that the Developer will terminate within thirty (30) days if the default is not addressed as herein provided.

No remedy herein conferred or reserved is intended to be inclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing.

The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

- (a) In the event of a determination by the City that the Developer has committed a material breach of this Agreement that is not resolved in mediation, the City may, subject to the provisions of this Agreement, file suit in a court of competent jurisdiction in Brazoria County, Texas, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act and or termination of this Agreement as to the breaching Developer.
- (b) In the event of a determination by a Developer that the City has committed a material breach of this Agreement that is not resolved in mediation, the Developer may file suit in a court of competent jurisdiction in Brazoria County, Texas, and seek any relief available, at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act to enforce compliance with or termination of this Agreement.

**ARTICLE VIII  
BINDING AGREEMENT, TERM, AMENDMENT, AND ASSIGNMENT**

**Section 8.01 Beneficiaries.** This Agreement shall bind and inure to the benefit of the City and the Developer, their successors and assigns. The terms of this Agreement shall constitute covenants running with the land comprising the Tract and shall be binding on all future developers and owners of any portion of the Tract, other than Ultimate Consumers. Notwithstanding the foregoing statement, an Ultimate Consumer shall be bound by the Developer's submittal of the annexation petition required by Article V, to the extent allowed by law, and shall be bound by the Developer's waiver of rights described in Section 6.01. The District and any business entity that is constructing improvements within the District are third-party beneficiaries of this Agreement.

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**Section 8.02 Term.** This Agreement shall bind the parties and continue for thirty (30) years from the Effective Date of this Agreement (the “Initial Term”), unless terminated on an earlier date pursuant to other provisions or by express written agreement executed by the City and Developer. Upon the expiration of the Initial Term, this Agreement may be extended, at the Developer’s request and with City Council approval, for successive one-year periods up to a maximum total term of forty-five (45) years. The provisions of Articles II and III of this Agreement are intended to survive the termination of this Agreement.

**Section 8.03 Termination.** In the event this Agreement is terminated as provided in this Agreement or is terminated pursuant to other provisions, or is terminated by mutual agreement of the parties, the parties shall promptly execute and file of record, in the County Clerk Official Records of Brazoria County, a document confirming the termination of this Agreement, and such other documents as may be appropriate to reflect the basis upon which such termination occurred.

**Section 8.04 Assignment or Sale.** If the Developer proposes to sell substantially all of the Tract, or all of the Tract owned at such time by the Developer, the Developer shall provide notice of such sale to the City, within thirty (30) days after the effective date of any such sale, assignment, transfer, or other conveyance, the Developer must provide written notice of same to the City as follows;

- (a) the notice must describe the extent to which any rights or benefits under this Agreement have been sold, assigned, transferred, or otherwise conveyed;
- (b) the notice must state the name, mailing address, and telephone contact information of the person(s) acquiring any rights or benefits as a result of any such sale, assignment, transfer, or other conveyance;
- (c) the notice must be signed by a duly authorized person representing the Developer and a duly authorized representative of the person that will acquire any rights or benefits as a result of the sale, assignment transfer or other conveyance.

. Any person who acquires the Tract or any portion of the Tract, except for an Ultimate Consumer shall take the Tract subject to the terms of this Agreement. The terms of this Agreement are binding upon Developer, its successors and assigns, as provided in Section 8.01 above. Provided, however, the Developer’s assignee shall not acquire the rights and obligations of the Developer unless the Developer and assignee enter into a written assignment agreement in the form attached as **Exhibit K**. Developer shall notify any purchaser of the Tract or any portion thereof of this Agreement and its application to the development of the Tract.

**Section 8.05 Transfer of Control of Developer.** As set forth in Section 8.04, the Developer shall promptly notify the City of any substantial change in ownership or control of that Developer. As used herein, the words “substantial change in ownership or control” shall mean a change of more than 49% of the stock or equitable ownership of a Developer. Developer shall notify any purchaser of the Tract or any portion thereof of this Agreement and its application to the development of the Tract.

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**ARTICLE IX  
MISCELLANEOUS PROVISIONS**

**Section 9.01 Notice.** Any Notice, or Communication or other communications (“Notice”) required to be given by one party to another by this Agreement shall be in writing addressed to the party to be notified at the address set forth below for such party, (a) by delivering the same by hand delivery, (b) by depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the Party to be notified; (c) by depositing the same with Federal Express or another nationally recognized courier service guaranteeing “next day delivery,” addressed to the party to be notified, or (d) by sending the same by electronic transmittal with confirming copy sent by mail. Notice deposited in the United States mail in the manner herein above described shall be deemed effective from and after three (3) days after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

City:	City of Angleton 121 S Velasco Angleton, Texas 77515 Attn: Chris Whittaker, City Manager Email: <a href="mailto:cwhittaker@angleton.tx.us">cwhittaker@angleton.tx.us</a>
With Copy to:	Grady Randle Randle Law Office Ltd. L.L.P. 820 Gessner, Ste. 1570 Houston, Texas 77024 Attn: Judith El Masri Email: <a href="mailto:judith@jgradyrandlepc.com">judith@jgradyrandlepc.com</a>
Developers:	ANCHOR HOLDINGS MP, LLC Address: 101 Parklane Blvd., Suite 102 Address: Sugar Land, Texas 77478 Attn: Mark Janik Email: <a href="mailto:mark@ashtongraydev.com">mark@ashtongraydev.com</a>  WILDROCK HOLDINGS, LLC Address: 101 Parklane Blvd., Suite 102 Address: Sugar Land, Texas 77478 Attn: Mark Janik Email: <a href="mailto:mark@ashtongraydev.com">mark@ashtongraydev.com</a>
With copy to:	Richard Muller 202 Century Square Blvd Sugar Land, Texas 77478 Phone: (281) 500-6050 Email: <a href="mailto:richard@mullerlawgroup.com">richard@mullerlawgroup.com</a>
Designated Mortgagee:	Simmons Bank



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Address: P. O. Box 7009  
Address: Pine Bluff, AR 71611

With copy to:

Anchor Holdings MP, LLC  
Address: 101 Parklane Blvd., Suite 102  
Address: Sugar Land, Texas 77478  
Attn: Mark Janik  
Email: [mark@ashtongraydev.com](mailto:mark@ashtongraydev.com)

The parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five (5) days written notice to the other parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday, or legal holiday.

**Section 9.02 Time.** Time is of the essence in all things pertaining to the performance of this Agreement.

**Section 9.03 Severability.** If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

**Section 9.04 Waiver.** Any failure by a party hereto to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

**Section 9.05 Applicable Law and Venue.** The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Brazoria County, Texas.

**Section 9.06 Reservation of Rights.** To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

**Section 9.07 Further Documents.** The parties agree that at any time after execution of this Agreement, they will, upon request of another party, execute and deliver such further documents and do such further acts and things as the other party may reasonably request in order to effectuate the terms of this Agreement.

**Section 9.08 Incorporation of Exhibits and Other Documents by Reference.** All Exhibits and other documents attached to or referred to in this Agreement are incorporated herein by reference for the purposes set forth in this Agreement.

**Section 9.09 Effect of State and Federal Laws.** Notwithstanding any other provision of this Agreement, Developer, its successors or assigns, shall comply with all applicable statutes or regulations of the United States and the State of Texas

**Section 9.10 Authority for Execution.** The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the City

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Charter, City ordinances and the laws of the State of Texas. The Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the articles of incorporation and bylaws or partnership agreements of such entities.

#### Representations of City

- (i) This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by the City and constitute legal, valid and binding obligations enforceable against the City in accordance with the terms subject to principles of governmental immunity and the enforcement of equitable rights. The consummation by the City of the transactions contemplated hereby is not in violation of or in conflict with, nor does it constitute a default under, any of the terms of any agreement or instrument to which the City is a Party, or by which the City is bound, or of any provision of any Applicable Law, ordinance, rule or regulation of any governmental authority or of any provision of any applicable order, judgment or decree of any court, arbitrator or governmental authority.

#### Representations of Developer

The Developer makes the following representations, warranties and covenants for the benefit of the City:

- (ii) Due Organization and Ownership. The Developer is a Texas Limited Liability Company validly existing under the laws of the State of Texas and is duly qualified to do business in the State of Texas; and that the person executing this Agreement on behalf of it is authorized to enter into this Agreement.
- (iii) Due Authority: No Conflict. The Developer has all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by the Developer and constitute the Developer's legal, valid and binding obligations enforceable against the Developer in accordance with their terms. The consummation by the Developer of the transactions contemplated hereby is not in violation of or in conflict with, nor does it constitute a default under, any term or provision of the organizational documents of the Developer, or any of the terms of any agreement or instrument to which the Developer is a Party, or by which the Developer is bound, or of any provision of any Applicable Law, ordinance, rule or regulation of any governmental authority or of any provision of any applicable order, judgment or decree of any court, arbitrator or governmental authority.
- (iv) Consents. No consent, approval, order or authorization of, or declaration or filing with any governmental authority is required on the part of the Developer in connection with the execution and delivery of this Agreement or for the performance of the transactions herein contemplated by the respective Parties hereto.

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- (v) Litigation/Proceedings. To the best knowledge of the Developer, after reasonable inquiry, there are no pending or, to the best knowledge of the Developer, threatened, judicial, municipal or administrative proceedings, consent decree or, judgments which might affect the Developer's ability to consummate the transaction contemplated hereby, nor is there a preliminary or permanent injunction or other order, decree, or ruling issued by a governmental entity, and there is no statute, rule, regulation, or executive order promulgated or enacted by a governmental entity, that is in effect which restrains, enjoins, prohibits, or otherwise makes illegal the consummation of the transactions contemplated by this Agreement.
- (vi) Legal Proceedings. There is no action, proceeding, inquiry or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending or, to the knowledge of the Developer, threatened against or affecting the Developer, any of the principals of the Developer and any key person or their respective Affiliates and representatives which the outcome of which would (a) adversely affect the validity or enforceability of, or the authority or ability of the Developer under, this Agreement to perform its obligations under this Agreement, or (b) have a material and adverse effect on the consolidated financial condition or results of operations of the Developer or on the ability of the Developer to conduct its business as presently conducted or as proposed or contemplated to be conducted.

The City and Developer both represent that they have the authority to enter into this Agreement and to perform the obligations of the respective Parties.

**Section 9.11 Anti-Boycott Verifications.** The Developer and Landowner hereby verifies that they and their parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2270.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer and Landowner understand 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Developer or Landowner and exists to make a profit.

**Section 9.12 Iran, Sudan, and Foreign Terrorist Organizations.** The Developer and Landowner represent that neither it nor any of its parent companies, wholly-or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

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<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>;  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>; or  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

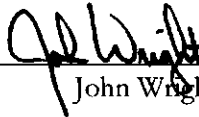
The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer and Landowner understand “affiliate” to mean any entity that controls, is controlled by, or is under common control with the Developer and Landowner and exists to make a profit.

[EXECUTION PAGES FOLLOW]

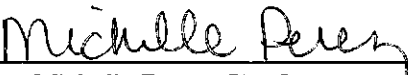
Final Version

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement as of the 6th day of June, 2023.

CITY OF ANGLETON, TEXAS

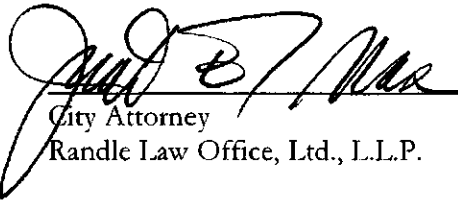
By:   
John Wright, Mayor

ATTEST:

By:   
Michelle Perez, City Secretary



APPROVED:


  
City Attorney  
Randle Law Office, Ltd., L.L.P.

AGREED AND ACCEPTED as of June 6th, 2023.

ANCHOR HOLDINGS MP, LLC  
a Texas limited liability company

By: SVAG Investments, LLC,  
a Texas limited liability company

By: SVAG Asset Management, LLC,  
a Texas limited liability company,  
its Manager

By:   
Sudharshan Vembutty, Manager

WILDROCK HOLDINGS, LLC  
a Texas limited liability company

By: SVAG Investments, LLC, a Texas  
limited liability company, its manager

By: SVAG Asset Management, LLC,  
a Texas limited liability company, its  
manager

By:   
Sudharshan Vembutty, Manager



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 27, 2023

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

**AGENDA CONTENT:** Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 50 lots, 4 blocks, 6 reserves on a 17.72-acre site.

The preliminary plat for Angleton Park Place, Section 1 was previously approved by the Planning and Zoning Commission and City Council in April, 2023. The applicant, Mike Morgan, purchased the adjacent lot and will construct two entrances on E. Phillips Road. This change triggered the subdivision preliminary and final plats to be resubmitted as revised.

### STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

### *The City Engineering has stipulated:*

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system

Otherwise, Engineering has no objections to this Final Plat for Angleton Park Place Section 1.

Local Government Code (LGC) Section 212.005 “Approval by Municipality Required,” states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.”

**Planning and Zoning Commission Action:**

Motion was made by Commission Member Henry Munson to approve the Final Plat subject to the final approval of the Development Agreement which will address all public improvements; Seconded by Commission Member Michael Hogan. Roll Call vote: (4-0), plat was approved.

**RECOMMENDATION:**

The Planning and Zoning Commission and Staff recommend approval of the Final Plat for Angleton Park Place Subdivision Section 1 by Council with the noted exception and subject to the final approval of the development agreement.



FIELD NOTES FOR 7.732 ACRE

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60'-FEET WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 20110389729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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, PARKING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

STATE OF TEXAS & COUNTY OF BRAZORIA &

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.

PATRICK THOMAS

DULY AUTHORIZED AGENT

STATE OF TEXAS & COUNTY OF BRAZORIA &

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

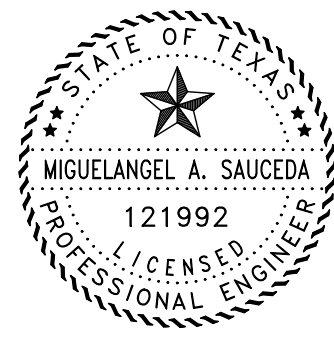
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS & COUNTY OF BRAZORIA &

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

SIGNED: MIGUELANGEL A SAUCEDA DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992



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

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS & COUNTY OF BRAZORIA &

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS

ANGLETON DRAINAGE DISTRICT

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

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

- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

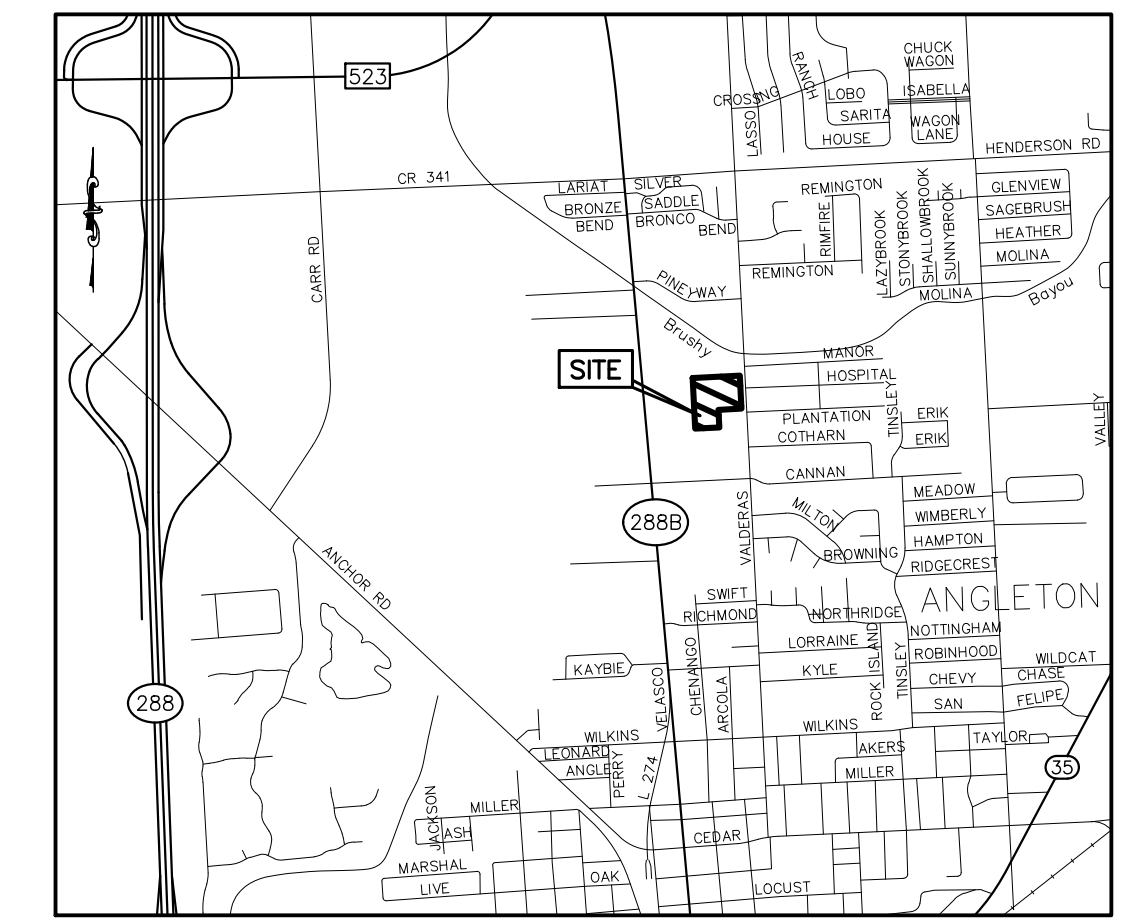
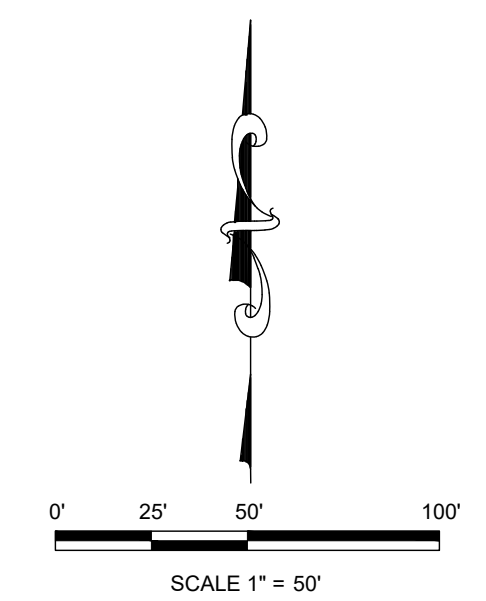
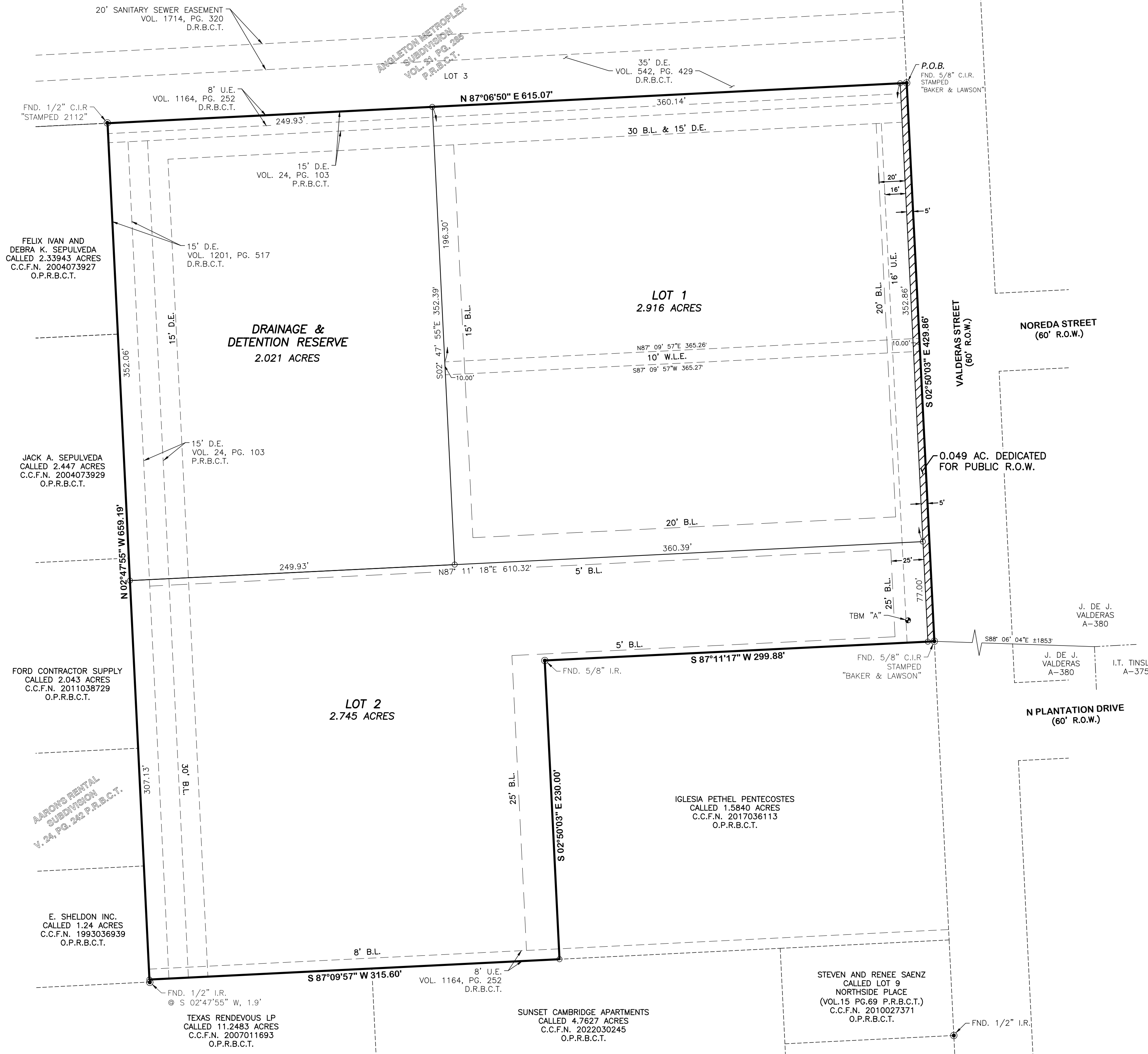
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

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

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

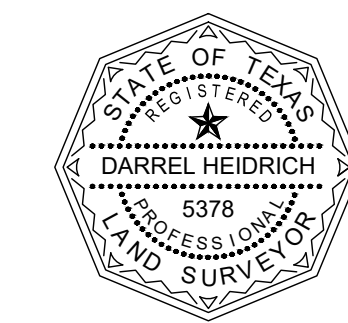


- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY...
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. NOTICE: SIDEWALKS SHALL BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
11. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
12. NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY OTHER USE OF THE PROPERTY OR SUBDIVISION WILL REQUIRE DRAINAGE REVIEW BY THE ANGLETON DRAINAGE DISTRICT AND THE CITY OF ANGLETON.
13. ELEVATIONS BASED ON NAVD83
REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR2448), PUBLISHED ELEVATION: 32.0 FEET. TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET

STATE OF TEXAS & COUNTY OF BRAZORIA &

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378



DRAINAGE AND DETENTION RESERVE

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION RESERVE." THE DRAINAGE AND DETENTION RESERVE WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID RESERVE OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE RESERVE, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION RESERVE AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION RESERVE CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR, THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION RESERVE IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE RESERVE.

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
W.L.E. = WATER LINE EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⦿ = SITE TBM

OWNER: PATRICK THOMAS (979)799-7016 DRPP170@GMAIL.COM

FINAL REPLAT PT ESTATES A REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE BEING THE SAME PROPERTY DESCRIBED AS LOT 1 RECORDED IN C.C.F.N. 2018064937 O.P.R.B.C.T. LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS

Table with 3 columns: PROJECT, DRAWING NO., SCALE, DATE, DRAWN BY, CHECK BY. PROJECT: 15239, DRAWING NO.: 15239 FINAL REPLAT, SCALE: 1" = 50', DATE: 4/25/2023, DRAWN BY: AD, CHECK BY: DH

May 26, 2023

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

Re: On-Going Services  
Angleton Park Place Final Plat (Revised Layout) – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system.

HDR takes no objection to the proposed the proposed Angleton Park Place Final Plat (Revised Layout) with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

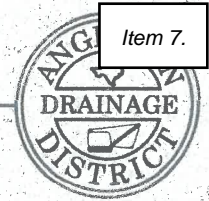
Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761)

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



June 21, 2022

Baker & Lawson, Inc.  
Attn: Miguel Saucedo  
4500 Technology Drive, Ste. 1530  
Angleton, Texas 77515

Re: Angleton Park Place Mobile Home Park Revised Layout.

During the regular public meeting of the Angleton Drainage District (District) held on June 14, 2022 the Board of Supervisors approved the Angleton Park Place Mobile Home Park revised layout as presented with the following stipulations.

As presented, the layout for this development has been redesigned to only undertake Section 1. The mobile home spaces have been narrowed to 40' wide. The proposed detention will be for the full development and have the same volume as was previously approved. The new layout has two interconnected ponds. The ponds will be pumped. The developer will pay the pumped detention fee once the development is approved by the City of Angleton (COA). The COA is requiring the construction of a designated boulevard along the east side of the development. The design for this roadway fills Ditch -O. There is minimal flow going into Ditch O from Phillips Road. This flow is captured by a storm sewer system.

Although the revised layout has been approved, final approval is being withheld until the pumped detention fees are received by the District.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this revised layout for Angleton Park Place Mobile Home Park in no way represents that Angleton Park Place Mobile Home Park, has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the revised layout and drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

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

**FIELD NOTES FOR 17.720 ACRES**

DESCRIPTION OF A 17.720 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF A CALLED 16.72 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2016023917 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.) AND A CALLED 0.993 ACRE TRACT AS RECORDED IN C.C.F.N. 2008058361 OF THE O.P.R.B.C.T., REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 17.720 ACRES BEING MORE PARTICULARLY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST PHILLIPS ROAD (40' R.O.W. VOL. 26, PG. 210 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)) FOR THE NORTHEAST CORNER OF A CALLED 0.993 ACRE TRACT RECORDED UNDER B.C.C.F. NO. 2016008959;

THENCE NORTH 87° 05' 33" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF SAID EAST PHILLIPS ROAD, A DISTANCE OF 503.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "TRS", FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST R.O.W. LINE OF GIFFORD ROAD (60' UNIMPROVED, VOL. 26, PG. 210 B.C.D.R.);

THENCE SOUTH 02° 50' 43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID GIFFORD ROAD, A DISTANCE OF 933.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH LINE OF A CALLED 70.837 ACRE TRACT AS RECORDED IN C.C.F.N. 2005047250 OF THE O.P.R.B.C.T.;

THENCE SOUTH 86° 58' 59" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 70.837 ACRE TRACT, A DISTANCE OF 916.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE EAST LINE OF A CALLED 9.00 ACRE TRACT AS RECORDED IN C.C.F.N. 2016015819 OF THE O.P.R.B.C.T.;

THENCE NORTH 03° 08' 54" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 9.00 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.90 ACRE TRACT AS RECORDED IN C.C.F.N. 2002010346 OF THE O.P.R.B.C.T.;

THENCE NORTH 03° 08' 55" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 2.90 ACRE TRACT, A DISTANCE OF 281.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 2.90 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.11 ACRE TRACT AS RECORDED IN C.C.F.N. 2016016883 OF THE O.P.R.B.C.T.;

THENCE NORTH 02° 53' 30" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.11 ACRE TRACT, A DISTANCE OF 256.49 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT AS RECORDED IN C.C.F.N. 2015039759 OF THE O.P.R.B.C.T.;

THENCE NORTH 87° 03' 19" EAST, ALONG A NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 1 ACRE TRACT AND THE SOUTH LINE OF A CALLED 0.993 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2016008959 OF THE O.P.R.B.C.T., A DISTANCE OF 415.48 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 0.993 ACRE TRACT;

THENCE NORTH 02° 56' 41" WEST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 0.993 ACRE TRACT, A DISTANCE OF 207.71 FEET TO THE POINT OF BEGINNING, CONTAINING 17.720 ACRES OF LAND.

**OWNER'S ACKNOWLEDGEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS ANGLETON PARK PLACE, 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 OBTAINING PERMISSION FROM ANYONE.

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**MIKE MORGAN**

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

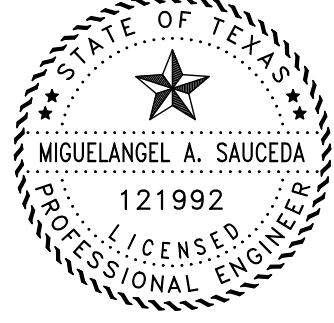
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**MY COMMISSION EXPIRES**

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUEL ANGEL A. SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LOC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.



**DRAINAGE AND DETENTION EASEMENT**

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT OF THIS ADDITION WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HERINAFOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY PREDICTED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

**ANGLETON DRAINAGE DISTRICT**

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

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

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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**

**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**

**CITY SECRETARY**

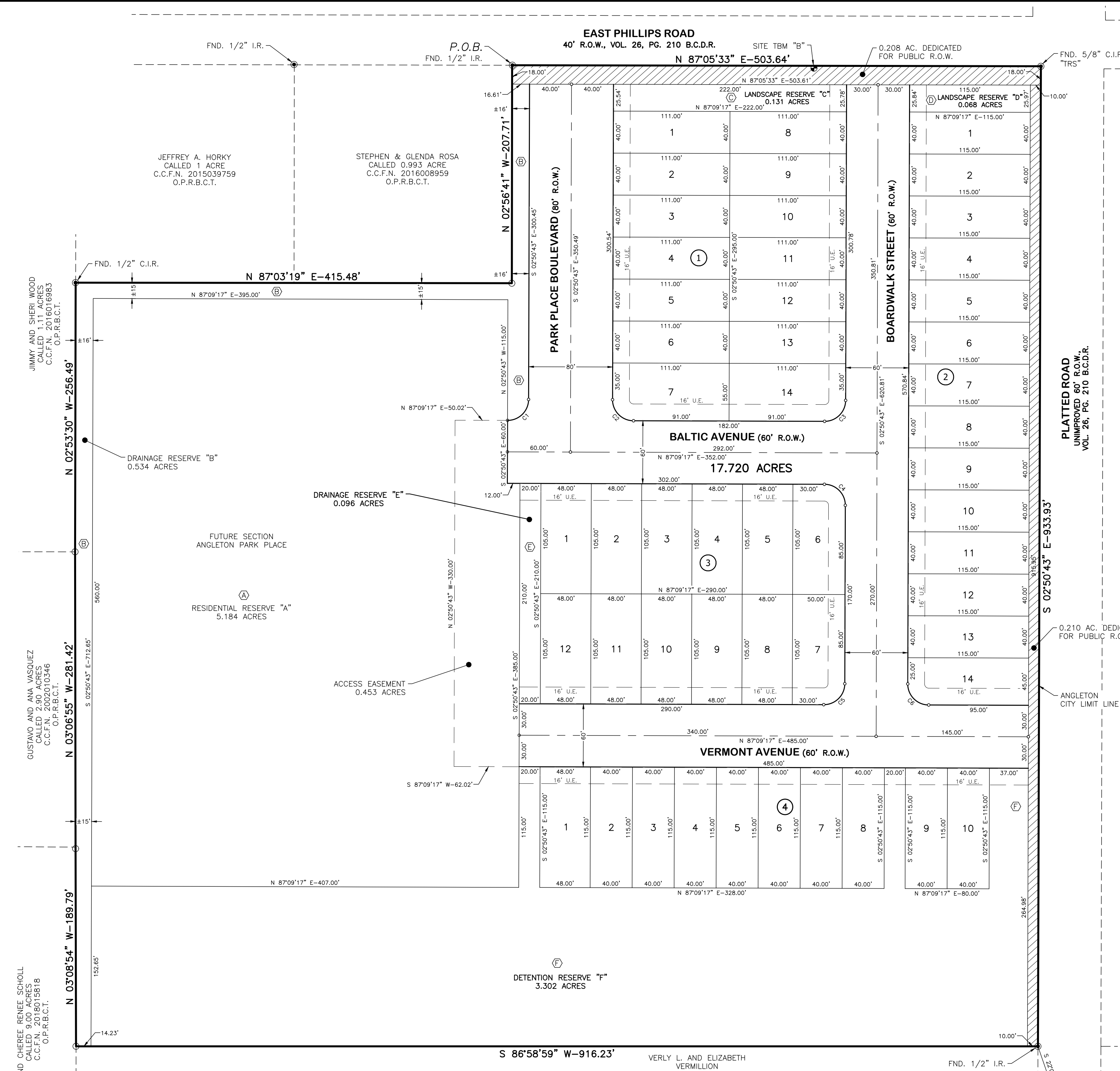
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

**JASON PEREZ, MAYOR**

**CITY SECRETARY**

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.



CURVE TABLE			
Curve No.	Length	Radius	Chord Bearing
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	4,440	1	4,600	1	5,040	1	5,520
2	4,440	2	4,600	2	5,040	2	4,600
3	4,440	3	4,600	3	4,600	3	4,600
4	4,440	4	4,600	4	4,600	4	4,600
5	4,440	5	4,600	5	5,040	5	4,600
6	4,440	6	4,600	6	5,164	6	4,600
7	6,019	7	4,600	7	5,164	7	4,600
8	6,019	8	4,600	8	5,040	8	4,600
9	4,440	9	4,600	9	5,040	9	4,600
10	4,440	10	4,600	10	5,040	10	4,600
11	4,440	11	4,600	11	5,040	11	5,040
12	4,440	12	4,600	12	5,040	12	5,040
13	4,440	13	4,600				
14	4,440	14	5,089				

LOT NO.	AREA S.F.	RESERVE USE	AREA
Ⓐ	5.184	RESTRICTED TO RESIDENTIAL USE	5.184 AC.
Ⓑ	0.534	RESTRICTED TO DRAINAGE USE	0.534 AC.
Ⓒ	0.131	RESTRICTED TO LANDSCAPE USE	0.131 AC.
Ⓓ	0.068	RESTRICTED TO LANDSCAPE USE	0.068 AC.
Ⓔ	0.096	RESTRICTED TO DRAINAGE USE	0.096 AC.
Ⓕ	3.302	RESTRICTED TO DETENTION USE	3.302 AC.

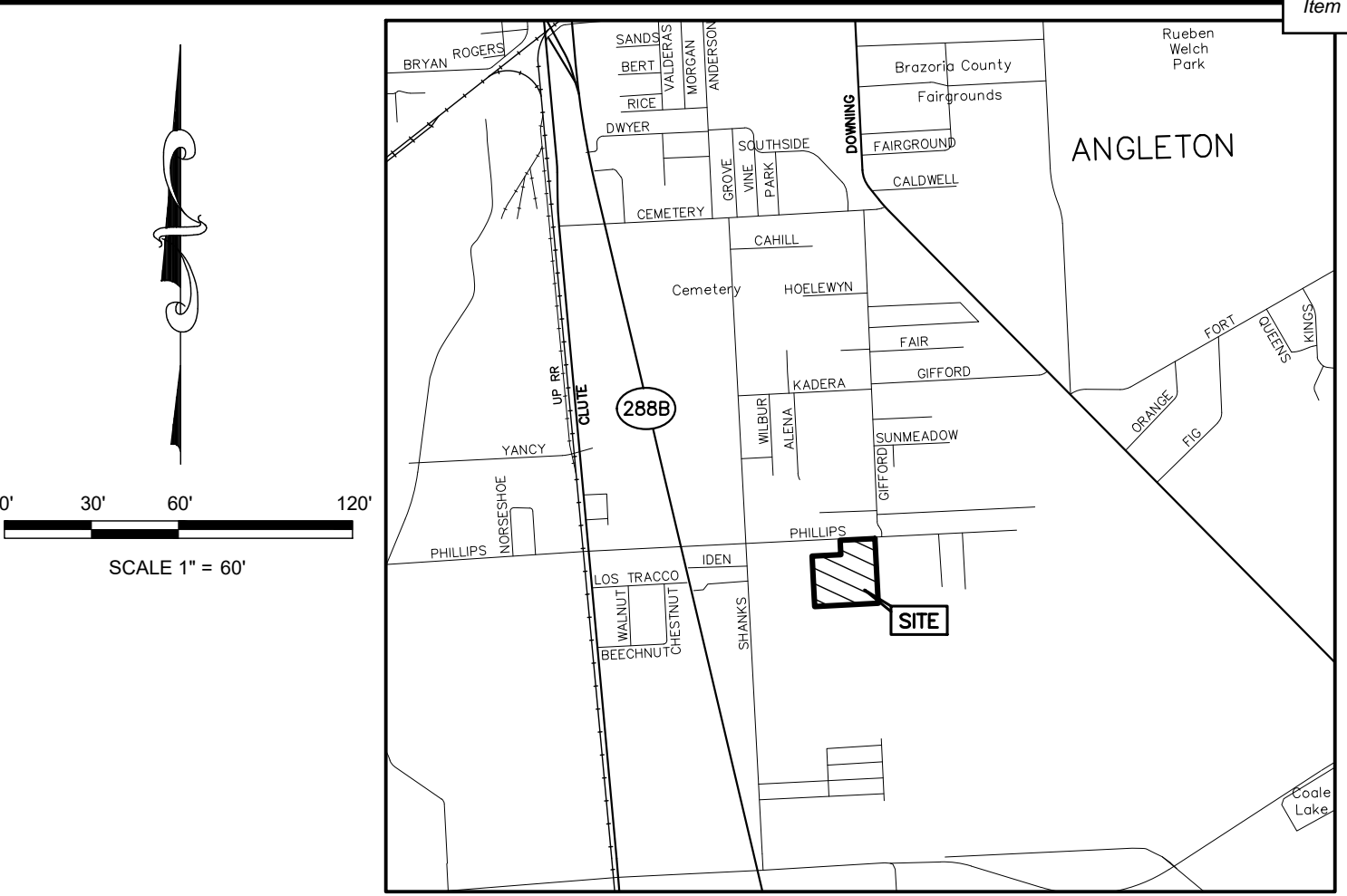
  

**LEGEND**

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS  
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS  
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS  
C.C.F.N. = COUNTY CLERK'S FILE NUMBER  
FND = FOUND  
C.I.R. = CAPPED IRON ROD  
I.R. = IRON ROD  
P.O.B. = POINT OF BEGINNING  
F.O.C. = POINT OF COMMENCEMENT  
R.O.W. = RIGHT-OF-WAY  
VOL., PG. = VOLUME PAGE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
B.L. = BUILDING LINE

**SYMBOLS**

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
⊙ = FOUND MONUMENT (AS NOTED)  
⊚ = SITE TBM



**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO PLAT THE 17.720 ACRES INTO A 50 LOT 4 BLOCK 6 RESERVE SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. FOOT FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- PROJECT BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESTE.
- 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.
- 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.
- 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.
- 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.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER 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.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, 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.

**DARREL HEIDRICH**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	RESTRICTED TO RESIDENTIAL USE	5.184 AC.
Ⓑ	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.534 AC.
Ⓒ	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.131 AC.
Ⓓ	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.068 AC.
Ⓔ	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.096 AC.
Ⓕ	RESTRICTED RESERVE "F"	RESTRICTED TO DETENTION USE	3.302 AC.

**FINAL PLAT**  
**ANGLETON PARK PLACE SECTION 1**  
**A 17.720 ACRE**  
**50 LOTS 4 BLOCKS 6 RESERVES SUBDIVISION**  
**BEING ALL OF A CALLED 16.72 ACRE TRACT**  
**AS RECORDED IN C.C.F.N. 2016023917**  
**&**  
**ALL OF A CALLED 0.993 ACRE TRACT**  
**AS RECORDED IN C.C.F.N. 2008058361**  
**BOTH OF THE O.P.R.B.C.T.**

LOCATED IN THE  
**E. WALLER SURVEY, ABSTRACT NO. 134**  
**CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS**

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS NO. 10052500  
REG. NO. F-825

OWNERS:  
MIKE MORGAN  
1915 N 288B  
FREEPORT, TEXAS 77541

PROJECT: 14320  
DRAWING NO.: 14320 FINAL PLAT SEC 1  
SCALE: 1" = 60'  
DATE: 5/23/2023  
DRAWN BY: AD  
CHECK BY: DH

May 26, 2023

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

Re: On-Going Services  
Angleton Park Place Subdivision Improvement Plans (Revised Layout) – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. A Pre-Construction Meeting shall be coordinated for the proposed improvements.
2. Coordination with City of Angleton Public Works shall be provided for all proposed utility tie-in locations
3. For traffic control along Phillips Road (CR 219), coordination shall be made 72-hrs in advance for any lane/road closures.
4. Any changes to the attached site plans shall be coordinated and resubmitted for review and City approval.

HDR takes no objection to the proposed Angleton Park Place Subdivision Improvement Plans (Revised Layout) with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Licensed 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 (10361761)

Attachments

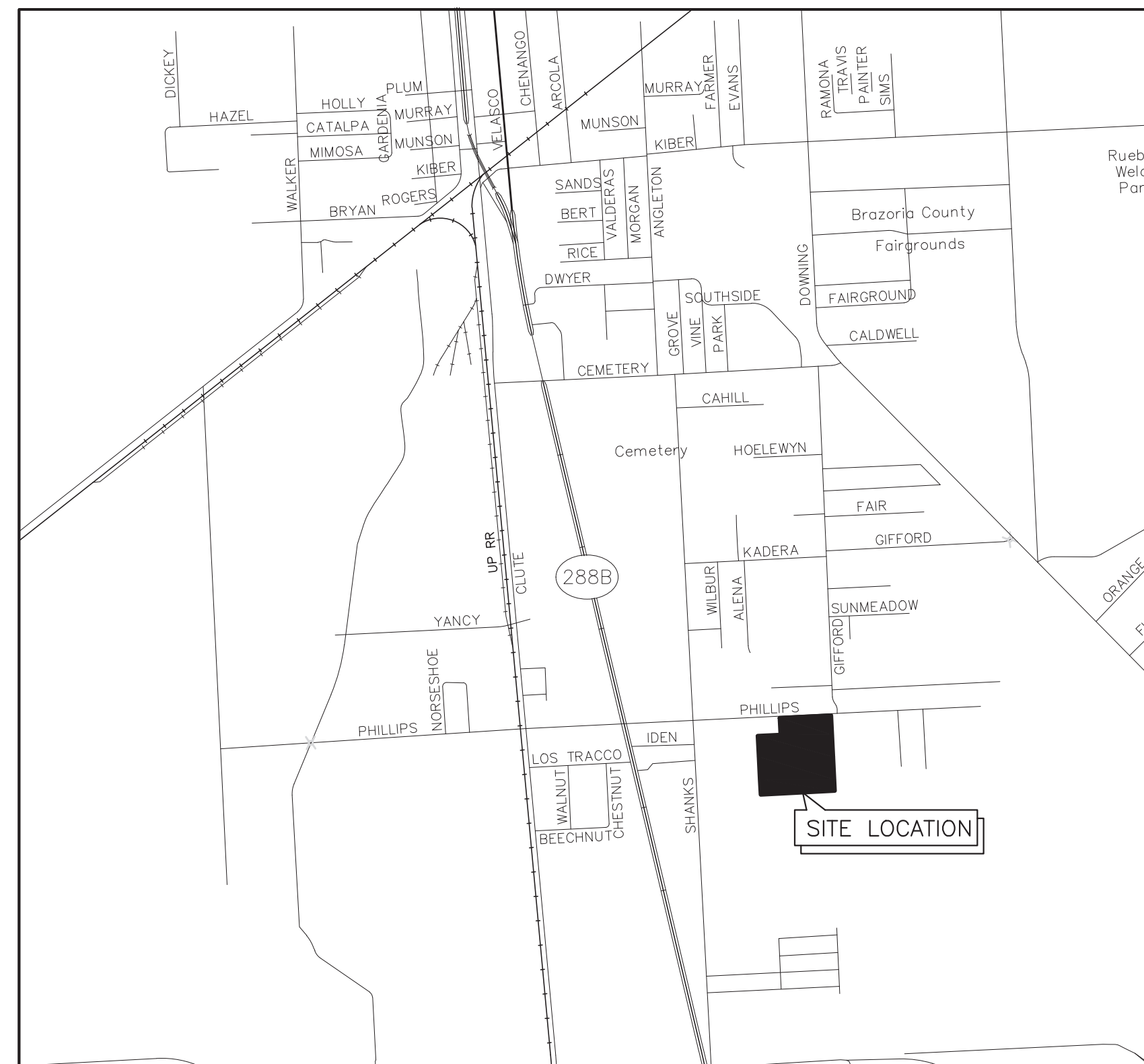
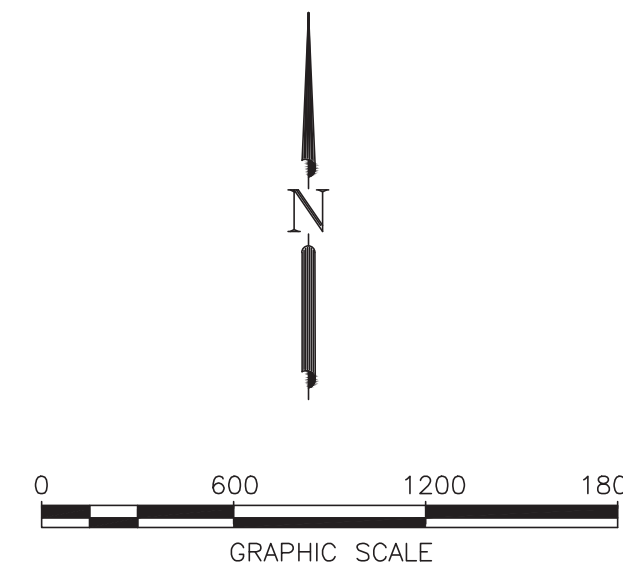
# PLANS FOR CONSTRUCTION OF PAVING, DRAINAGE AND UTILITIES ON ANGLETON PARK PLACE SECTION 1 A 50 LOT, 4 BLOCK SUBDIVISION FOR THE CITY OF ANGLETON BRAZORIA COUNTY B&L JOB No. 14320 May 25, 2023

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VICINITY MAP

CITY OF ANGLETON

**MAYOR**  
JASON PEREZ

**CITY COUNCIL**  
 CHRISTIENE DANIEL  
 CECIL BOOTH  
 JOHN WRIGHT  
 TRAVIS TOWNSEND  
 MARK GONGORA

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES FULLY IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THE SITE LIES FULLY WITHIN THE BASTROP BAYOU WATERSHED, DRAINAGE AREA BB19 OF THE BRAZORIA COUNTY MASTER DRAINAGE STUDY.

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320\_SHEET\_SET\_SEC\_1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
DRAWN	
CHECKED	
DATE	

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION**

TITLE SHEET

PROJECT NO. 14320

14320\_SHEET\_SET\_SEC\_1.DWG

**GENERAL NOTES:**

- CONTACT THE ENGINEERING INSPECTORS WITH THE CITY'S DEVELOPMENT SERVICES AT 979-849-4364 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS. NOTIFY THE CITY'S ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY'S ENGINEERING DEPARTMENT 24 HOURS PRIOR TO WEEKDAY WORK REQUIRING INSPECTION INCLUDING, BUT NOT LIMITED TO, LIMING, PAVING OPERATIONS, CONCRETE PLACEMENT, FORMING AND SET-UP, DENSITIES, PIPE INSTALLATION, AND ANY TESTING BY LABORATORIES. THE ENGINEERING DEPARTMENT MAY BE REACHED AT 979-849-4364 OR BY CONTACTING THE ASSIGNED INSPECTOR.
- ALL SATURDAY WORK SHALL BE REQUESTED, IN WRITING, WITH THE CITY'S PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS IN ADVANCE. SUNDAY AND HOLIDAY WORK REQUIRES 72 HOUR WRITTEN REQUESTS AND MUST BE APPROVED BY THE CITY PUBLIC WORKS DIRECTOR. REQUIRED INSPECTIONS MAY BE SUBJECT TO INSPECTION FEES. NON-NOTIFICATIONS MAY RESULT IN NON-COMPLIANCE, WORK ORDERED STOPPAGE AND DOUBLE INSPECTION FEES.
- FULL-TIME RESIDENT INSPECTION BY THE PROJECT ENGINEER'S REPRESENTATIVE SHALL BE PROVIDED AT ALL CRITICAL POINTS OF CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF ANGLETON.
- FOLLOW-UP INSPECTIONS OF ALL PUBLIC INFRASTRUCTURE SHALL BE SCHEDULED WITHIN 60 DAYS OF THE INITIAL INSPECTION. COMPLETE RE-INSPECTION AND A NEW PUNCH LIST MAY BE REQUIRED AFTER THE 60 DAY PERIOD.
- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS LAND DEVELOPMENT CODE AND ANGLETON CONSTRUCTION MANUAL, CURRENT EDITION (ANGLETON LDC).
- ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED ON THE PLANS EXCEPT IN SIDE OR BACK LOT EASEMENTS WHERE CENTERLINE IS CENTER OF PIPE. IN EASEMENTS WHERE SANITARY AND STORM SEWER ARE PRESENT PARALLEL, STATIONS SHALL BE BASED ON CENTERLINE OF SEWER PIPING.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE AREA OR STRUCTURE DISTURBED, DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF ANGLETON. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ANGLETON DESIGN STANDARDS. IF NON-COMPLIANCE OCCURS, CONTRACTOR SHALL REMEDY IMMEDIATELY AT HIS OWN EXPENSE.
- ANY POLLUTION CONTROL DEVICE, SOD, OR SEEDED AREA DAMAGED, DISTURBED, OR REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ANY SEED OR SOIL WHICH THE CONTRACTOR HAS INSTALLED UNTIL ADEQUATE GROWTH IS ACHIEVED TO PREVENT EROSION.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND AS-BUILT TO TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF ANGLETON.
- ANY MATERIALS OR WORKMANSHIP NOT MEETING OR EXCEEDING CITY OF ANGLETON STANDARDS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT THE STREETS, RIGHT OF WAY, AND WORK AREA CLEAN OF DIRT, MUD, AND DEBRIS. CLEAN DAILY OR AS REQUIRED BY CITY STAFF.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED TRAFFIC SAFETY CONTROL DEVICES UP TO AND INCLUDING FLAGMEN OR POLICE OFFICERS, IF DEEMED NECESSARY BY THE CITY OF ANGLETON.
- THE CONTRACTOR SHALL CONTACT THE CITY AS APPROPRIATE TO OPERATE EXISTING UTILITIES AND PRIOR TO MAKING TIE-INS.
- ALL BACKFILL WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (IN 8 INCH LIFTS) AND TESTED FOR ±3% OPTIMUM MOISTURE BY AN APPROVED LAB.
- IT IS PERMISSIBLE TO USE A BACKHOE FOR TRENCH EXCAVATION IN LIEU OF A TRENCHING MACHINE.
- THE CONTRACTOR SHALL NEVER UNLOAD ANY TRACK TYPE VEHICLE OR EQUIPMENT ON ANY EXISTING PAVEMENT OR CROSS OVER ANY EXISTING PAVEMENT OR CURB.
- ALL FINISH GRADES ARE TO CONFORM TO A MINIMUM SLOPE OF 1% POSITIVE DRAINAGE.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINT TIE-INS OR CROSSING TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
- ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.
- ALL TESTING PROCEDURES SHALL CONFORM TO THE CITY OF ANGLETON STANDARDS. THE INITIAL TESTING EXPENSE SHALL BE THE OWNER'S. IF ANY OF THE TESTS DO NOT MEET THE TESTING STANDARDS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR REPLACE SUCH MATERIAL SO THE TESTING STANDARDS CAN BE MET. ADDITIONAL TESTING TO MEET COMPLIANCE SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE SHEETING, SHORING, AND BRACING AS NECESSARY TO PROTECT EXISTING AND NEW UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER OSHA REQUIREMENTS.
- ALL MATERIALS AND WORKMANSHIP NOT GOVERNED BY CITY STANDARDS SHALL CONFORM TO THE LATEST VERSION OF THE TxDOT STANDARD SPECIFICATIONS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ANY REVISIONS THERE TO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE JOBSITE IN A SAFE AND WORKMAN-LIKE MANNER (DURING AND AFTER WORKING HOURS), UNTIL JOB COMPLETION.
- THE LOADING AND UNLOADING OF ALL PIPE, VALVES, HYDRANTS, MANHOLES, AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIAL AND EQUIPMENT.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, INSTALLATION, AND COMPLETION OF THE PROJECT AS SHOWN ON THE PLANS.
- PRIVATE UTILITIES (PHONE, CABLE TV, ELECTRICITY, ETC.) WILL BE INSTALLED WITHIN DEDICATED UTILITY EASEMENT.
- PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING CURRENT OSHA STANDARDS FOR TRENCH SAFETY SYSTEMS, SEALED BY A LICENSED PROFESSIONAL ENGINEER. APPROPRIATE TRENCH SAFETY PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT FOR HIS WORK.

**CONCRETE/PAVING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION REQUIRED BY CITY OF ANGLETON.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
- PAVING CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES AND WILL REPLACE ANY DAMAGED FACILITIES AT CONTRACTORS OWN EXPENSE. ALL MANHOLES AND VALVES WITHIN THE PAVEMENT AREA SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR WITH THE USE OF APPROVED BLOCKOUTS.
- ALL PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ANGLETON DESIGN STANDARDS, APPROVED PLANS AND SPECIFICATIONS WITH THE LATEST REVISIONS OR

- AMENDMENTS, IN THE EVENT OF A CONFLICT, THE CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
- PAVING CONTRACTOR SHALL PROVIDE AND MAINTAIN SILT PROTECTION FENCES ON ALL STAGES OF CURB INLETS.
  - EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, PERIMETER DITCHES & ADJOINING PROPERTIES ETC., DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONDITION OF THE WORK AREA (INCLUDING ROADS, RIGHT OF WAYS, ETC.) UPON COMPLETION OF THE JOB SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK.
  - ALL DRIVEWAYS WILL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
  - REDWOOD AND KEYSWAYS SHALL NOT INTERSECT WITHIN 2 FEET OF AN INLET.
  - AT INITIAL AND FINAL INSPECTIONS THE PAVEMENT WILL BE FLOODED TO CHECK FOR BIRDBATHS AND CRACKS. FLOODING OF STREETS SHALL OCCUR 1 HOUR PRIOR TO INSPECTION.
  - ALL CONCRETE PLACED SHALL BE UNIFORMLY SPROAY WITH A WHITE MEMBRANE CURING COMPOUND AT AN UNDILUTED RATE OF 200 SF/GALLON OR RATE NOTED PER MANUFACTURE RECOMMENDATIONS IF LESS THAN NOTED. DESCRIBED IN ITEM 526 IN THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. IMPROPER APPLICATION WILL RESULT IN THE REJECTION OF THE CONCRETE.
  - SIX INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 REBAR, 24 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE CONSTRUCTION FOR LOCAL STREETS.
  - SEVEN INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 REBAR, 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
  - EIGHT INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
  - ALL RETURNS SHALL HAVE A MINIMUM 25 FOOT RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL INTERSECTIONS SHALL BE CONSTRUCTED WITH WHEELCHAIR RAMPS IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARD, THE AMERICAN DISABILITIES ACT, AND THE CITY OF ANGLETON STANDARDS (LATEST REVISIONS). (NO BLOCKOUTS).
  - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITHIN EACH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF ANGLETON, THE ADA, AND THE TAS STANDARDS (LATEST REVISIONS).
  - CRACKS LARGER THAN 1/16 INCH ARE NOT ACCEPTABLE IN NEW PAVEMENT. CRACKS 1/16 INCH OR LESS SHALL BE ADDRESSED ON AN INDIVIDUAL BASIS BY DRILL AND EPOXY INJECTION, SUBJECT TO APPROVAL OR REJECTION.
  - PROOF TESTING AND LAB DOCUMENTATION IS REQUIRED. FAILURE TO MEET THE MINIMUM PAVEMENT REQUIREMENTS WILL RESULT IN THE REJECTION OF SAID PAVEMENT. IMMEDIATE REMOVAL AND REPLACEMENT OF SUBSTANDARD PAVEMENT SECTIONS WILL BE NECESSARY TO SATISFY THESE REQUIREMENTS.
  - FOUR CONCRETE CYLINDERS, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 100 CUBIC YARDS OF CONCRETE PAVING WITH A MINIMUM OF ONE SET OF 4 PER PLACEMENT. THE CITY OF ANGLETON RESERVES THE RIGHT TO REQUEST ANY ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE, IF ANY MATERIAL APPEARS BELOW STANDARDS.
  - NO 3 REBAR, 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE FOR SIDEWALKS. NUMBER 4 REBAR, 24 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE FOR COMMERCIAL APPROACHES, WHEELCHAIR RAMPS, RESIDENTIAL APPROACHES AND DRIVEWAYS.
  - COLD WEATHER PRECAUTIONS. CONCRETE PAVEMENT SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS 40°F AND FALLING. CONCRETE MAY BE PLACED IF THE AMBIENT TEMPERATURE IS 35°F AND RISING. CONTRACTOR SHALL PROVIDE AN APPROVED COVERING MATERIAL (COTTON MATS, POLYETHYLENE SHEETING, ETC.) IN THE EVENT TEMPERATURE SHOULD FALL BELOW 32°F. NO SALT OR OTHER CHEMICALS SHALL BE ADDED TO CONCRETE TO PREVENT FREEZING.
  - HOT WEATHER PRECAUTIONS. NO CONCRETE PAVEMENT MIXTURE SHALL BE PLACED IF THE MIXTURE TEMPERATURE IS ABOVE 95°F AND WATER REDUCER ARE REQUIRED IF MIXTURE TEMPERATURE REACHES 85°F OR ABOVE.
  - IF NO AIR AND WATER REDUCER HAS BEEN ADDED, NO CONCRETE SHALL BE PLACED IF MORE THAN 60 MINUTES PAST BATCH TIME. IF AIR AND WATER REDUCER HAS BEEN ADDED, NO CONCRETE SHALL BE PLACED IF MORE THAN 90 MINUTES PAST BATCH TIME.
  - STRUCTURE TEMPERATURES AND TIMING FOR CONCRETE PLACEMENT MAY VARY. REFER TO CURRENT TxDOT STANDARDS ITEM 420 FOR DETAILS.
  - TRANSVERSE EXPANSION JOINTS AND STAKES SHALL BE OF SOUND REDWOOD AND PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 59 FEET 6 INCH. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SEALINER FLEX LEVELING COLD APPLIED SEALANT.
  - CONTROL JOINTS SHALL BE PLACED AT 20 FEET C-C.
  - EXPANSION JOINT LAYOUT FOR INTERSECTIONS SHALL BE PROVIDED BY ENGINEER FOR CITY APPROVAL.
  - NO WIRE MESH IS ALLOWED IN ANY CONCRETE.
  - ALL REBAR SHALL BE 100% TIED. OVERLAPS SHALL BE 36 TIMES BAR DIAMETERS, DOUBLE TIED MINIMUM. REINFORCED STEEL GRADE 60 WITH A MINIMUM 60% COVERAGE. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24 INCH SPACING EACH WAY.
  - ALL NEW CURB REQUIRES 3,500 PSI @ 28 DAYS, 4 CONCRETE CYLINDERS, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 50 CUBIC YARDS OF CONCRETE CURB WITH A MINIMUM OF ONE SET OF 4 PER PLACEMENT.
  - A CITY APPOINTED INSPECTOR OR ENGINEER MUST BE PRESENT ON ALL ROOF ROLLS, LIME DEPTH CHECKS AND DENSITY TESTS AND MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO THE TEST. PRIOR TO CONCRETE PLACEMENT CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATION OF FORMS SHALL BE RECORDED AT 10 FOOT INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 12 HOURS PRIOR TO CONCRETE PLACEMENT.
  - CONCRETE MIX DESIGN MUST BE SENT TO THE ENGINEER FOR APPROVAL. A MINIMUM 72 HOURS BEFORE THE FIRST CONCRETE POUR.
  - FOR A REGULAR MIX, SLUMP SHALL BE A MAXIMUM OF 5 INCHES. FOR A MIX WITH A WATER REDUCER, SLUMP SHALL BE A MAXIMUM OF 6 INCHES.
  - VEHICLES OF ALL TYPES ARE PROHIBITED FROM DRIVING ON NEW PAVEMENTS 7 DAYS AFTER THE CONCRETE POUR AND UNTIL THE CONCRETE HAS REACHED A MINIMUM OF 3,000 PSI. PAVEMENT PROTECTION SUCH AS A DIRT LAYER OF AT LEAST 12 INCHES IS REQUIRED FOR TRACK EQUIPMENT AT PAVEMENT CROSSINGS.
  - IN LIEU OF MECHANICALLY CONTROLLED VIBRATORS CONTROLLED BY A SLIP FORM PAVING MACHINE, USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE REQUIRED.
  - ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOD FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
  - ALL PAVEMENT MARKINGS TO BE DONE IN CONFORMANCE WITH THE LATEST VERSION OF MUTCD AND TxDOT STANDARD SPECIFICATIONS AND ANY REVISIONS THERETO.
  - BB INDICATES ROAD WAY TO BACK OF CURB. CURB RADI ARE TO BACK OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4 INCH CURB UNLESS OTHERWISE NOTED).

**CEMENT STABILIZED SAND:**

- ALL STABILIZED SAND SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SK PER CUBIC YARD.
- CEMENT STABILIZED SAND (CSS) SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI WITHIN 48 HOURS.

- ANY CSS THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH OR MINIMUM CEMENT CONTENT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

**BANK SAND:**

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

**LIMING SUBGRADE:**

- LIME SHALL BE A "SLURRY" AS PER TxDOT 260 UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY ENGINEER.
- ALL LIME SLURRIES SHALL BE FURNISHED AT OR ABOVE THE MINIMUM "DRY SOLIDS" CONTENTS AS APPROVED BY THE ENGINEER.
- SUBGRADES SHALL BE STABILIZED WITH A MINIMUM 6% LIME BY WEIGHT, 8 INCH THICK FOR THE INITIAL MIX TO REDUCE PLASTICITY INDEX (PI) TO 20 OR LESS AS DETERMINED BY THE LIME SERIES. THE FINAL MIX SHALL BE AT 6 INCHES THICK. SUBGRADE TO BE STABILIZED 2 FOOT BACK OF EDGE OF PAVEMENT. SUBGRADE PREPARATION FOR PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RE-COMPACTED TO ACHIEVE SOIL DENSITY TO PASS PROOF ROLLING.
- LIME DRY SOLID CONTENT TESTS SHALL BE CONDUCTED ON SITE, ONCE PER ONE HUNDRED TONS OF MATERIAL DISTRIBUTED, UNLESS OTHERWISE NOTED.
- THE SUBGRADE SHALL BE SHAPED AND GRADED TO CONFORM TO THE TYPICAL SECTIONS, AS SHOWN ON THE PLANS BY USE OF BLUE TOP STAKES. CITY TO INSPECT INSTALLATION OF BLUE TOPS & FINAL GRADING PRIOR TO LIME TREATMENT THE EXISTING MATERIAL.
- UNLESS APPROVED BY THE CITY ENGINEER, LIME OPERATIONS SHALL NOT BE STARTED WHEN THE AMBIENT AIR TEMPERATURE IS BELOW 40°F AND FALLING. LIMING MAY, WITH APPROVAL, BE STARTED WHEN THE AMBIENT AIR TEMPERATURE IS 35°F AND RISING. LIME SHALL NOT BE PLACED WHEN WEATHER CONDITIONS, IN THE ENGINEER'S OPINION, ARE UNSUITABLE.
- THE SUBGRADE MATERIAL AND SLURRY SHALL BE THOROUGHLY MIXED, ADD WATER AS NECESSARY TO BRING MATERIAL TO THE PROPER MOISTURE CONTENT (±2%) OF OPTIMUM MOISTURE CONTENT AND LEAVE TO CURE USUALLY 3 DAYS (72 HOURS) BEFORE OPERATION. THE SURFACE SHALL BE REWORKED TO ACCEPTABLE WATERED DURING CURE PERIOD.
- AFTER CURING, THE SUBGRADE SHALL BE REMIXED UNTIL PULVERIZATION REQUIREMENTS ARE MET, AS PER TxDOT, TEX-101-E, PART III.
 

PERCENT MINIMUM PASSING 1-3/4 INCH SIEVE	100
PERCENT MINIMUM PASSING 3/4 INCH SIEVE	85
PERCENT MINIMUM PASSING NO 4 SIEVE	60
- SIEVE TESTS SHALL BE CONDUCTED EVERY 150 LINEAR FEET ON ALTERNATING LANES OF TRAFFIC OR EVERY 300 LINEAR FEET ON SINGLE LANES AS REQUIRED, AT LEAST ONE TEST SHALL BE CONDUCTED ON EACH ROADWAY OR CUL-DE-SAC.
- THE MATERIAL SHALL BE AERATED OR MOISTENED TO ±2% OPTIMUM PRIOR TO COMPACTION. COMPACTION TO A MINIMUM 95% DENSITY SHALL BEGIN IMMEDIATELY AFTER ALL PULVERIZATION AND MOISTURE REQUIREMENTS ARE MET, THROUGHOUT THE ENTIRE OPERATION. THE SURFACE SHALL BE SMOOTH AND IN CONFORMITY WITH THE LINES AND GRADES ON THE PLANS.
- WHEN THE SUBGRADE FAILS TO MEET DENSITY REQUIREMENTS OR SHOULD IT LOSE THE REQUIRED STABILITY, DENSITY OR FINISH, IT SHALL BE REWORKED IN ACCORDANCE WITH TxDOT SUBARTICLE 260.4 "REWORKING A SECTION", WHICH MAY REQUIRE AN ADDITIONAL 25% OF THE SPECIFIED LIME AMOUNT.
- THE TREATED SUBGRADE SHALL BE KEPT MOIST AND PREVENTED FROM DRYING. IN THE EVENT OF A 1/2 INCH RAINFALL AND/OR IF THE MATERIAL BECOMES DRY AND IS NOT IN COMPLIANCE WITH THE ±2% OPTIMUM MOISTURE, DENSITY AND MOISTURE TESTS SHALL BE RETAKEN.
- NO SUBGRADE SHALL BE COVERED WITH ANOTHER MATERIAL UNLESS APPROVED BY THE CITY OF ANGLETON AND LIME DEPTH TESTS HAVE BEEN COMPLETED.

**STABILIZED CRUSHED CONCRETE:**

- TEST AND ANALYSIS OF AGGREGATE AND BINDER MATERIALS WILL BE PERFORMED IN ACCORDANCE WITH ASTM D 1557 AND ASTM D 4318. CEMENT SHALL BE ASTM C 150 TYPE I.
- ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES CURRENT EDITION AND CITY OF ANGLETON STANDARDS.
- PRIME COAT SHALL BE MC 30 OR EPR-1 PRIME.
- DESIGN MIX FOR MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 200 PSI IN 48 HOURS. PROVIDE MINIMUM CEMENT CONTENT OF 2 SACK PER TON OF MIX. CEMENT CONTENT MAY BE RAISED AT THE CONTRACTOR'S EXPENSE IF TESTS ON FIELD SAMPLES FALL BELOW 200 PSI.
- THREE SAMPLES SHALL BE MOLDED EACH DAY FOR EACH 300 TONS OF PRODUCTION. COMPRESSIVE STRENGTH SHALL BE THE AVERAGE OF THREE TESTS FOR EACH PRODUCTION LOT. CONTRACTOR SHALL REPLACE, AT CONTRACTORS OWN EXPENSE, ANY MATERIAL BELOW MINIMUM REQUIREMENTS.
- CONTRACTOR SHALL VERIFY LINES, GRADES, AND COMPACTED SUBGRADE AS READY TO RECEIVE MATERIALS PRIOR TO ITS PLACEMENT.
- LOCATION OF SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED PER DRAWINGS. MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF 1 FOOT FROM BACK OF CURB, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE RING. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS. BRICK MANHOLES AND FIBERGLASS MANHOLES ARE PROHIBITED. MANHOLES DEEPER THAN EIGHT FEET SHALL HAVE ECCENTRIC CONES.
- SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM OF 32 INCHES IN DIAMETER. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN THE CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS.
- MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. UTILITY CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE. IF THE RIM IS 0.5 FEET ABOVE FINISHED GRADE, THE UTILITY CONTRACTORS SHALL, AT EACH MANHOLE LOCATION AFTER PAVEMENT CONTRACTOR HAS COMPLETED FINAL GRADING, THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM THE MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
- MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN NINE FEET OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO THE ANGLETON LDC DESIGN STANDARDS AND PER THE CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE SEPARATION DISTANCES OF GREATER THAN NINE FEET CANNOT BE MAINTAINED.
- TESTING OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE CONDUCTED AS NOTED IN SANITARY SEWER CHAPTER OF THE ANGLETON LDC DESIGN STANDARDS AND PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "DESIGN CRITERIA FOR SEWERAGE SYSTEMS".
- ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY DESIGN STANDARDS PRIOR

- BY ALLOWING MEMBRANE TO FULLY CURE PRIOR TO PERMITTING TRAFFIC TO DRIVE ON IT.

**STORM SEWER NOTES:**

- STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED WITH CITY OF SUGAR LAND STANDARD CONSTRUCTION SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD DETAILS SHEET AND LATEST REVISIONS.
- ALL PIPE STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD DETAIL DRAWINGS.
- ALL CEMENT STABILIZED SAND (CSS) SHALL BE 1.5 SACK PER CUBIC YARD, AND MEET MINIMUM CSS STANDARDS COMPACTED TO 95%.
- ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS WITH FULL MORTAR HEAD AND BED JOINTS AND GROUTED WITH A MINIMUM OF 1/2 INCH NON-SHRINK GROUT INSIDE AND OUTSIDE, UNLESS OTHERWISE NOTED.
- RIM ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE THE FINISH GRADE AT EACH LOCATION AFTER CONTRACTOR HAS COMPLETED FINAL GRADING. SLOPED FILL SHALL BE ADDED FOR STORM WATER DRAINAGE AWAY FROM RIM.
- RIM ELEVATIONS SHALL BE PROPERLY ADJUSTED TO GRADE IN PAVEMENT AND SIDEWALKS. APPROVED BLOCKOUTS SHALL BE USED IN PAVEMENT.
- ALL STORM SEWER MANHOLE COVERS MUST INCLUDE "STORM SEWER" AND "DUMP NO WASTE", "DRAINS TO WATERWAYS" WITH CITY OF ANGLETON EMBLEM AS DEPICTED IN THE DETAIL SHEETS.
- MINIMUM STORM SEWER SIZE SHALL BE 18 INCH DIAMETER. ALL STORM SEWER PIPES 18 INCH AND LARGER ARE TO BE REINFORCED CONCRETE PIPE ASTM C-76 CLASS III, INCLUDING INLET LEADS CROSSING UNDER EXISTING OR PROPOSED PAVEMENTS. ALL INLET LEADS SHALL BE 18 INCH RCP OR LARGER. ALL STORM SEWER PIPE SHALL BE RUBBER GASKETED. ALL CMP PIPE SHALL BE IN ACCORDANCE WITH COSL APPROVED PRODUCT LIST AND STANDARD DETAILS.
- CONTRACTOR SHALL VERIFY FINAL GRADE PRIOR TO FINAL STAGE OF MANHOLE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPROVED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SLIT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS OF WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
- CONTRACTOR TO PROVIDE A MINIMUM OF 12 INCHES CLEARANCE AT UTILITY CROSSINGS UNLESS OTHERWISE SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ANY DRAINAGE SYSTEM DISTURBED AS A RESULT OF CONTRACTORS WORK.
- ALL DITCHES SHALL BE RESTORED TO PROPOSED ELEVATIONS TO INSURE PROPER DRAINAGE. LEAK OUTFALLS SHALL BE COMPACTED AND ALL DISTURBED AREAS SHALL BE RESEEDED OR SODDED WITHIN 10 WORKING DAYS OF EACH OCCURRENCE (NO SEPARATE PAY).
- THE UTILITY CONTRACTOR SHALL ROUGH CUT ALL ROADSIDE SWALES IN PROPER THE REQUIRED STABILITY, DENSITY OR FINISH. THE PAVING CONTRACTOR, UPON COMPLETION OF PAVING, SHALL COMPLETE FINAL GRADING ALIGNMENT OF SWALES AND RESTORE ALL AREAS WITHIN RIGHT-OF-WAY FOR SEEDING OR SODDING AND FERTILIZATION.
- ALL STORM SEWERS MUST BE CLEAN/FREE OF DIRT AND DEBRIS BEFORE FINAL ACCEPTANCE.

**SANITARY SEWER NOTES:**

- SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON LDC AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "DESIGN CRITERIA FOR SEWERAGE SYSTEMS". SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND/OR INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF ANGLETON LDC SHALL GOVERN.
- ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF ANGLETON LDC AND THE CURRENT APPROVED PRODUCTS LIST.
- STACKS SHALL BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANGLETON LDC. EXACT LOCATION OF THE STACK SHALL BE SUPPLIED BY THE PROJECT ENGINEER (BAKER & LAWSON) ON SEALED AS-BUILT DRAWINGS AT COMPLETION OF CONSTRUCTION.
- EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED IN ACCORDANCE WITH THE DETAILS AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CARPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE.
- LOCATION OF SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED PER DRAWINGS. MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF 1 FOOT FROM BACK OF CURB, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE RING. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS. BRICK MANHOLES AND FIBERGLASS MANHOLES ARE PROHIBITED. MANHOLES DEEPER THAN EIGHT FEET SHALL HAVE ECCENTRIC CONES.
- SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM OF 32 INCHES IN DIAMETER. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN THE CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS.
- MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. UTILITY CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE. IF THE RIM IS 0.5 FEET ABOVE FINISHED GRADE, THE UTILITY CONTRACTORS SHALL, AT EACH MANHOLE LOCATION AFTER PAVEMENT CONTRACTOR HAS COMPLETED FINAL GRADING, THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM THE MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
- MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN NINE FEET OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO THE ANGLETON LDC DESIGN STANDARDS AND PER THE CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE SEPARATION DISTANCES OF GREATER THAN NINE FEET CANNOT BE MAINTAINED.
- TESTING OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE CONDUCTED AS NOTED IN SANITARY SEWER CHAPTER OF THE ANGLETON LDC DESIGN STANDARDS AND PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "DESIGN CRITERIA FOR SEWERAGE SYSTEMS".
- ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY DESIGN STANDARDS PRIOR

- TO BACKFILLING OF PIPING IN TRENCH. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED CONTRACTOR THAT RESULTS OF PIPING INSPECTION ARE SATISFACTORY AND THAT BACKFILLING MAY BE ACCOMPLISHED. ANY PIPING INSTALLED AND/OR BACKFILLED WITHOUT INSPECTOR'S SPECIFIC APPROVAL SHALL BE UNCOVERED AT INSPECTOR'S DIRECTION AND INSPECTED ACCORDINGLY. CONTRACTOR SHALL NOTIFY INSPECTOR 24 HOURS PRIOR TO INSPECTION.
- ALL COMMERCIAL DEVELOPMENTS WITH A FAR SIDE SANITARY SERVICE LEAD ACROSS THE STREET SHALL PROVIDE A 6 INCH RISER AND CLEAR OUT ON THE PROPERTY SIDE. PUBLIC MAINTENANCE OF THE FAR SIDE LEAD SHALL END AT THIS RISER.

**WATER DISTRIBUTION NOTES:**

- WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED AS PER REQUIREMENTS OF THE ANGLETON LDC DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND/OR INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, THE ANGLETON LDC DESIGN STANDARDS SHALL GOVERN.
- ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL COMPLY WITH THE ANGLETON LDC DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST AS MAINTAINED BY THE CITY'S ENGINEERING DEPARTMENT.
- ALL GATE VALVES INSTALLED BELOW GRADE SHALL BE OF NON-RISING STEM DESIGN.
- ALL FIRE HYDRANTS SHALL BE PAINTED AND/OR REPAINTED WITH GREEN BONNET POLYURETHANE ENAMEL MANUFACTURED BY GEO-GLEN ENTERPRISES, INC. SURFACE PREPARATION SHALL INCLUDE REMOVAL OF OIL, GREASE AND MOISTURE, FOLLOWED BY MEDIA BLASTING TO SSPC-SP15-10-63 SPECIFICATIONS (NEAR WHITE METAL) AS PER THE MANUFACTURER'S RECOMMENDATIONS. PRIME BARE METAL WITH TP-251 EPOXY PRIMER EPOXY PRIMER OR WITH TP-221, TP-231 OR TP-241 UNIVERSAL PRIMER. TEMP OF 80° AND 50% RELATIVE HUMIDITY ARE OPTIMAL CONDITIONS FOR APPLICATION OF PRIMER AND PAINT. DO NOT APPLY PRIMER AND/OR PAINT WHEN SURFACE TO BE PAINTED IS LESS THAN 5 FEET ABOVE THE DEW POINT IN ORDER TO PREVENT MOISTURE FROM CONDENSING ON THE SURFACE TO BE PRIMED AND/OR PAINTED. A BLUE TRAFFIC BUTTON SHALL BE INSTALLED ON THE STREET 12 INCHES OFF THE CENTER LINE FOR EACH HYDRANT.
- MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13, 290, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN 9 FEET OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO CITY OF ANGLETON STANDARDS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE DISTANCES ARE GREATER THAN 9 FEET CANNOT BE MAINTAINED.
- EACH WATER SERVICE LEAD STUB SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER OR PVC PIPE AT THE TIME OF CONSTRUCTION. BEGINNING AT THE INVERT ELEVATION OF THE STUB AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED BLUE AND LABELED "POTABLE WATER" WITH PIPE SIZE NOTED.
- TESTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C605-94.
- DISINFECTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C651 AND TCEQ. NO CONNECTIONS SHALL BE MADE TO EXISTING WATER LINES UNTIL NEWLY CONSTRUCTED WATER LINES HAVE BEEN THOROUGHLY DISINFECTED, TESTED, FLUSHED, AND SAMPLED AND CONNECTION HAS BEEN AUTHORIZED BY THE CITY ENGINEER.
- ALL WATER PIPING AND BEDDING SHALL BE INSPECTED BY THE CITY INSPECTOR FOR CONFORMANCE TO DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED CONTRACTOR THAT RESULTS OF PIPING INSPECTION ARE SATISFACTORY AND THAT BACKFILLING MAY BE ACCOMPLISHED. ANY PIPING INSTALLED AND/OR BACKFILLED WITHOUT INSPECTOR'S SPECIFIC APPROVAL SHALL BE UNCOVERED AT INSPECTOR'S DIRECTION AND INSPECTED ACCORDINGLY. 24 HOUR NOTICE REQUIRED.
- ALL MECHANICALLY RESTRAINED FITTINGS MUST BE MEGALUG RESTRAINED JOINTS OR APPROVED EQUAL.
- THE CITY OF ANGLETON MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION. IF NOT, THEN THE INSPECTION WILL BE RESCHEDULED.

**CENTERPOINT ENERGY / ENTEC NOTES**

**CAUTION: UNDERGROUND GAS FACILITIES**

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC (WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 979-849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 800-752-8036 OR 713-659-2111 (7:00 AM. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS. WHEN EXCAVATING WITHIN EIGHTEEN INCHES OF THE INDICATED LOCATION CENTERPOINT ENERGY FACILITIES ARE EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES. WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING. FOR EMERGENCIES REGARDING GAS LINES CALL 800-659-2111 OR 713-659-2111. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES. ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT 713-207-5769.

**WARNING: OVERHEAD ELECTRICAL FACILITIES**

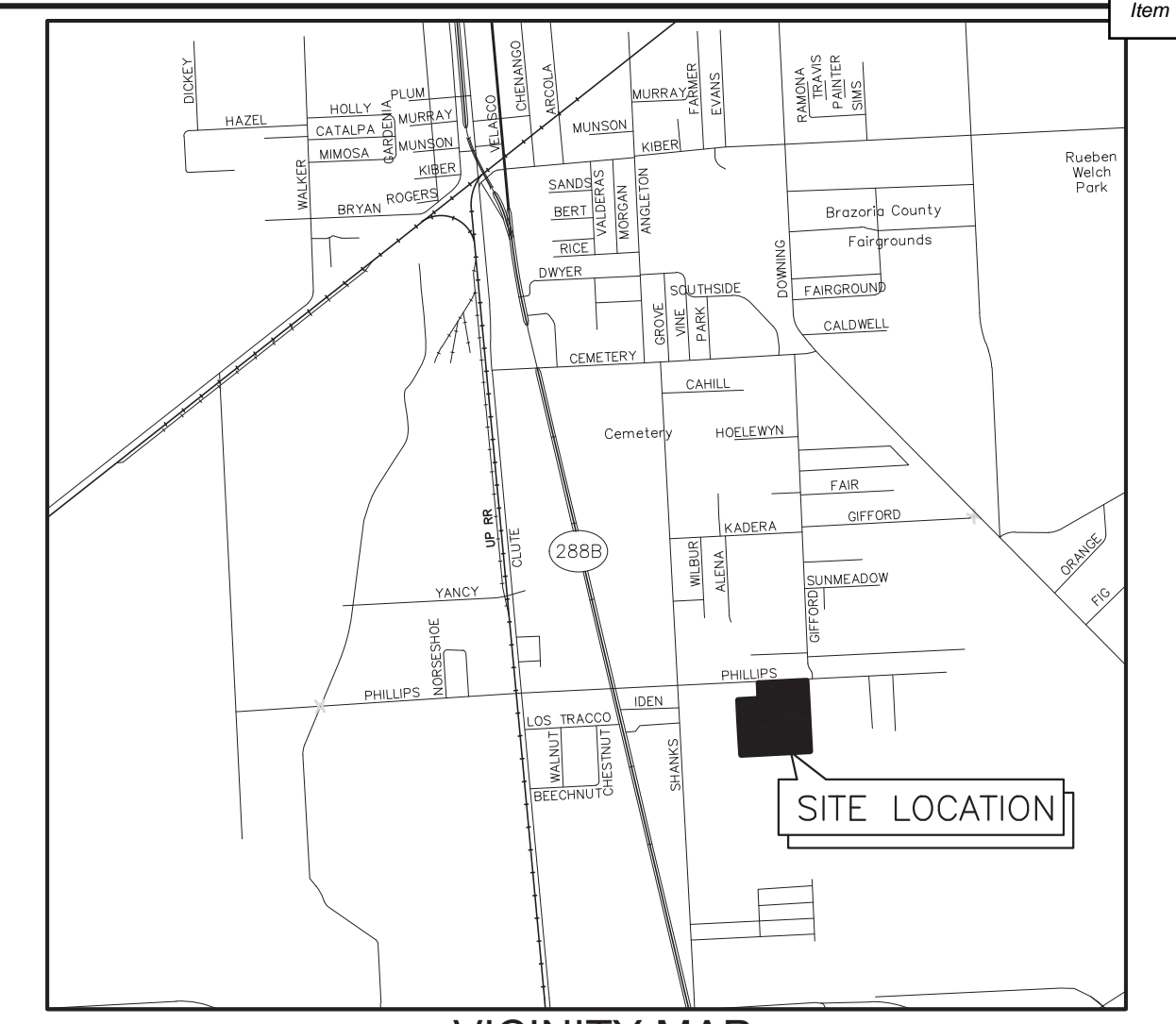
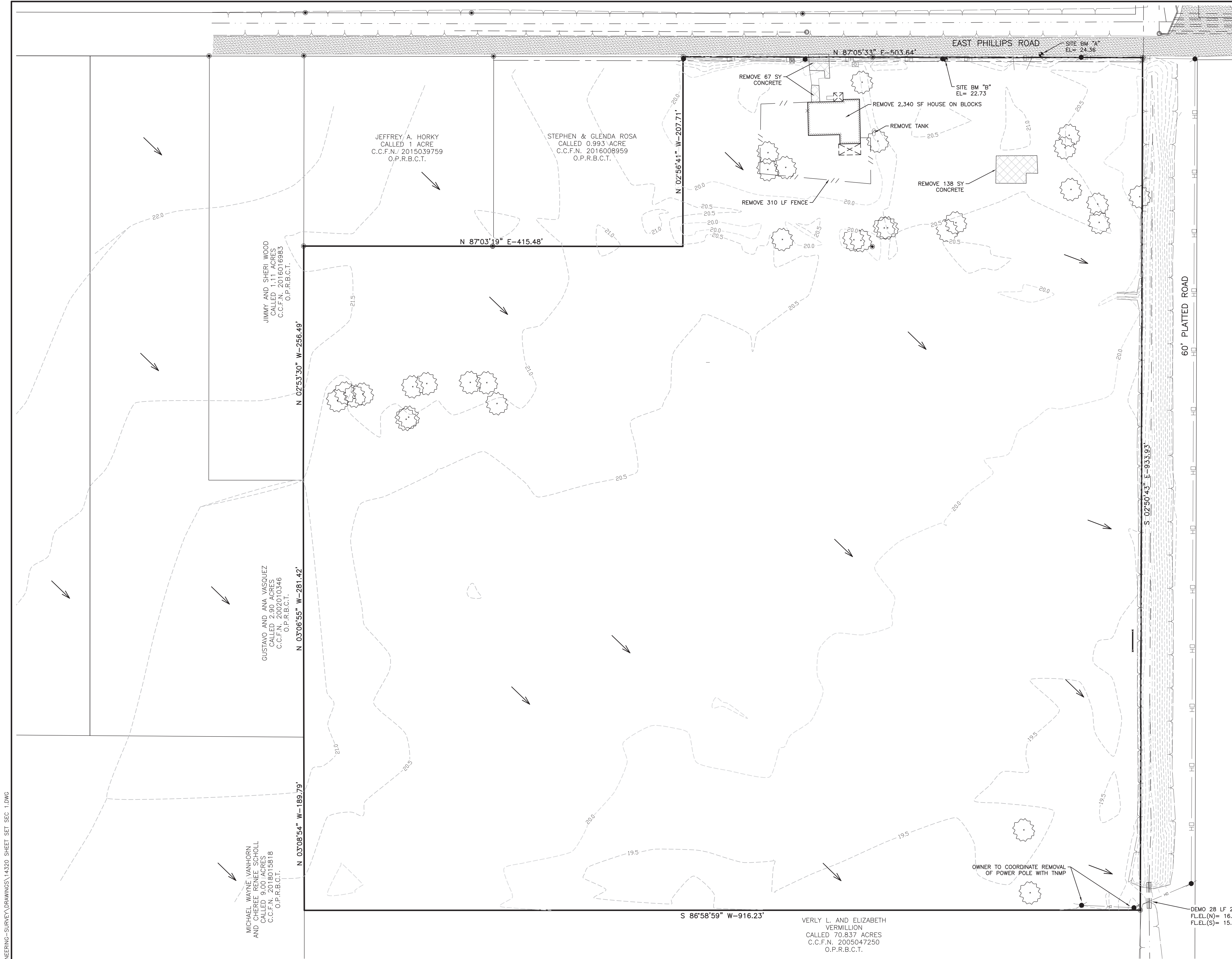
OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO ENERGY AT 888-866-7456.

**TEXAS NEW MEXICO POWER NOTES**

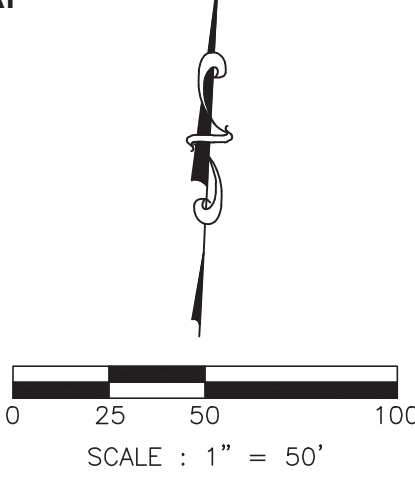
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**TYPICAL ABBREVIATIONS**

AC	ACRES
ASPH	ASPHALT
BC	BACK OF CURB
BCC	BAZARDA COUNTY CLEMENS RECORDS
BDCM	BAZARDA COUNTY DEED RECORDS
BPCR	BAZARDA COUNTY PLAT RECORDS
BFE	BASE FLOOD ELEVATION



VICINITY MAP



FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES FULLY IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

PROJECT BENCHMARK:

ANGLETON = PUBLISHED ELEVATION = 25.81'  
TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.

TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF EAST PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY.  
TBM = 24.82'

SITE BENCHMARKS:

SITE BM "A"

"LL" STAMP IN FIRE HYDRANT LOCATED ON SOUTH SIDE OF PHILLIPS ROAD, CENTERED ON NORTH PROPERTY LINE.  
ELEVATION = 24.36

SITE BM "B"

A 60D NAIL IN EAST FACE OF A POWER POLE LOCATED ON NORTH WEST CORNER OF PROPERTY ON SOUTH SIDE OF PHILLIPS ROAD.  
ELEVATION = 22.73

ALL COORDINATES SHOWN HEREON ARE IN GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

SYMBOLS

- = FND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD
- ⊙ = BENCHMARK
- ⊕ = GAS VALVE
- ⊖ = GAS METER
- ⊗ = IRRIGATION CONTROL
- ⊘ = WATER VALVE
- ⊙ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊗ = POWER POLE
- ⊘ = SIGNAL POLE
- ⊙ = LIGHT POLE
- ⊕ = LIGHT BOLLARD
- ⊖ = BOLLARD
- ⊗ = MONITOR WELL
- ⊘ = CLEANOUT
- ⊙ = SIGN
- ⊕ = TELE PEDESTAL
- ⊖ = TREE
- ⊗ = MANHOLE
- ⊘ = INLET

LEGEND:

- EXISTING OVERFLOW PATH
- ⊕ EXISTING NATURAL GROUND EL

J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
DRAWN  
CHECKED  
DATE May 25, 2023

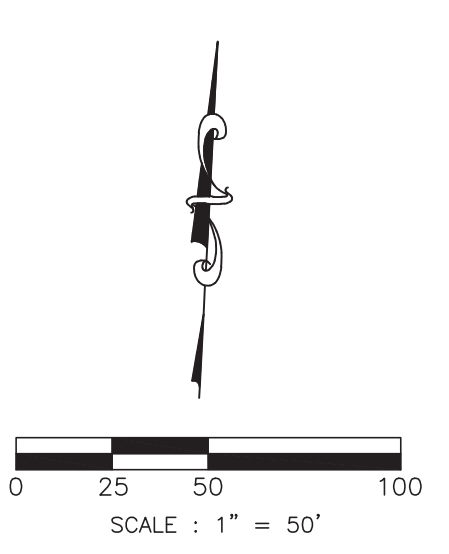
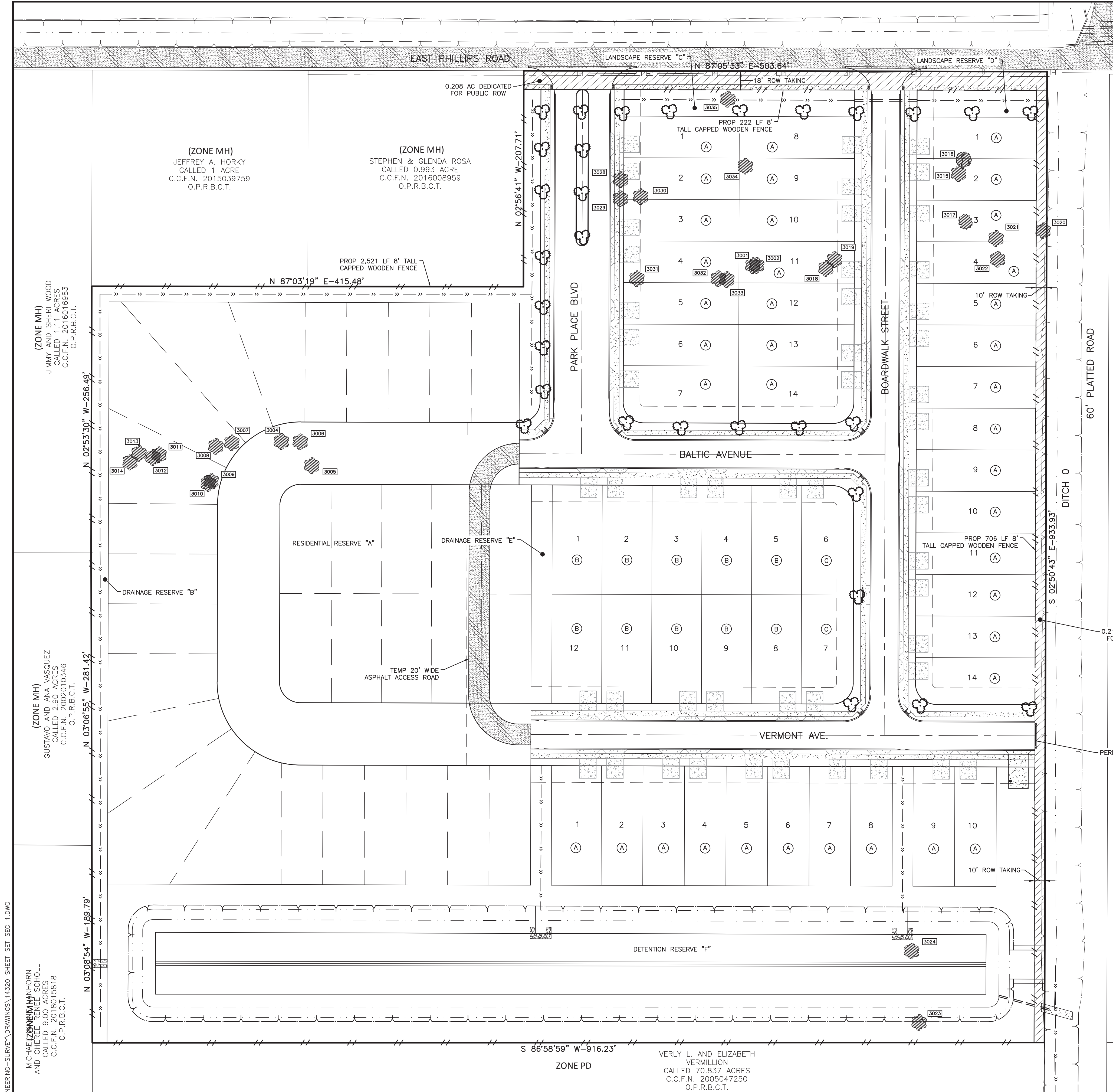
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: 1" = 50'  
PROFILE:  
HORIZONTAL:  
VERTICAL:

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

EXIST CONDITIONS  
PROJECT NO. 14320





**TREE LEGEND**

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

**TREE LIST**

COMMON NAME

- GREEN ASH
- BASSWOOD
- EASTERN COTTONWOOD
- AMERICAN ELM
- BLACK HICKORY
- SOUTHERN MAGNOLIA
- RED MAPLE
- BUR OAK
- CALIFORNIA FAN PALM
- LOBLOLLY PINE
- SWEETGUM

**TREES TO BE REMOVED**

ID	TYPE	DIAMETER (INCH)	TYPE	STATUS
3001	TALLOW	24	INSIGNIFICANT	REMOVE
3002	TALLOW	24	INSIGNIFICANT	REMOVE
3004	TALLOW	16	INSIGNIFICANT	REMOVE
3005	TALLOW	20	INSIGNIFICANT	REMOVE
3006	TALLOW	12	INSIGNIFICANT	REMOVE
3007	TALLOW	22	INSIGNIFICANT	REMOVE
3008	TALLOW	11	INSIGNIFICANT	REMOVE
3009	TALLOW	12	INSIGNIFICANT	REMOVE
3010	TALLOW	12	INSIGNIFICANT	REMOVE
3011	TALLOW	22	INSIGNIFICANT	REMOVE
3012	TALLOW	24	INSIGNIFICANT	REMOVE
3013	TALLOW	28	INSIGNIFICANT	REMOVE
3014	TALLOW	28	INSIGNIFICANT	REMOVE
3015	TALLOW	15	INSIGNIFICANT	REMOVE
3016	OAK	28	SIGNIFICANT	REMOVE
3017	PECAN	30	HERITAGE	REMOVE
3018	TALLOW	28	INSIGNIFICANT	REMOVE
3019	TALLOW	30	INSIGNIFICANT	REMOVE
3020	HACKBERRY	30	INSIGNIFICANT	REMOVE
3021	HACKBERRY	12	INSIGNIFICANT	REMOVE
3022	TALLOW	24	INSIGNIFICANT	REMOVE
3023	TALLOW	28	INSIGNIFICANT	REMOVE
3024	TALLOW	30	INSIGNIFICANT	REMOVE
3028	TALLOW	15	INSIGNIFICANT	REMOVE
3029	TALLOW	15	INSIGNIFICANT	REMOVE
3030	HACKBERRY	12	INSIGNIFICANT	PERSERVE
3031	TALLOW	24	INSIGNIFICANT	PERSERVE
3032	TALLOW	24	INSIGNIFICANT	REMOVE
3033	TALLOW	10	INSIGNIFICANT	REMOVE
3034	TALLOW	12	INSIGNIFICANT	REMOVE
3035	MAPLE	14	INSIGNIFICANT	REMOVE

TOTAL NUMBER OF HERITAGE TREES = 1  
 TOTAL CALIPER OF HERITAGE TREES = 30 IN

HERITAGE TREES TO BE REMOVED = 1  
 CALIPER OF REMOVED HERITAGE TREES = 30 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 0  
 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 0 IN

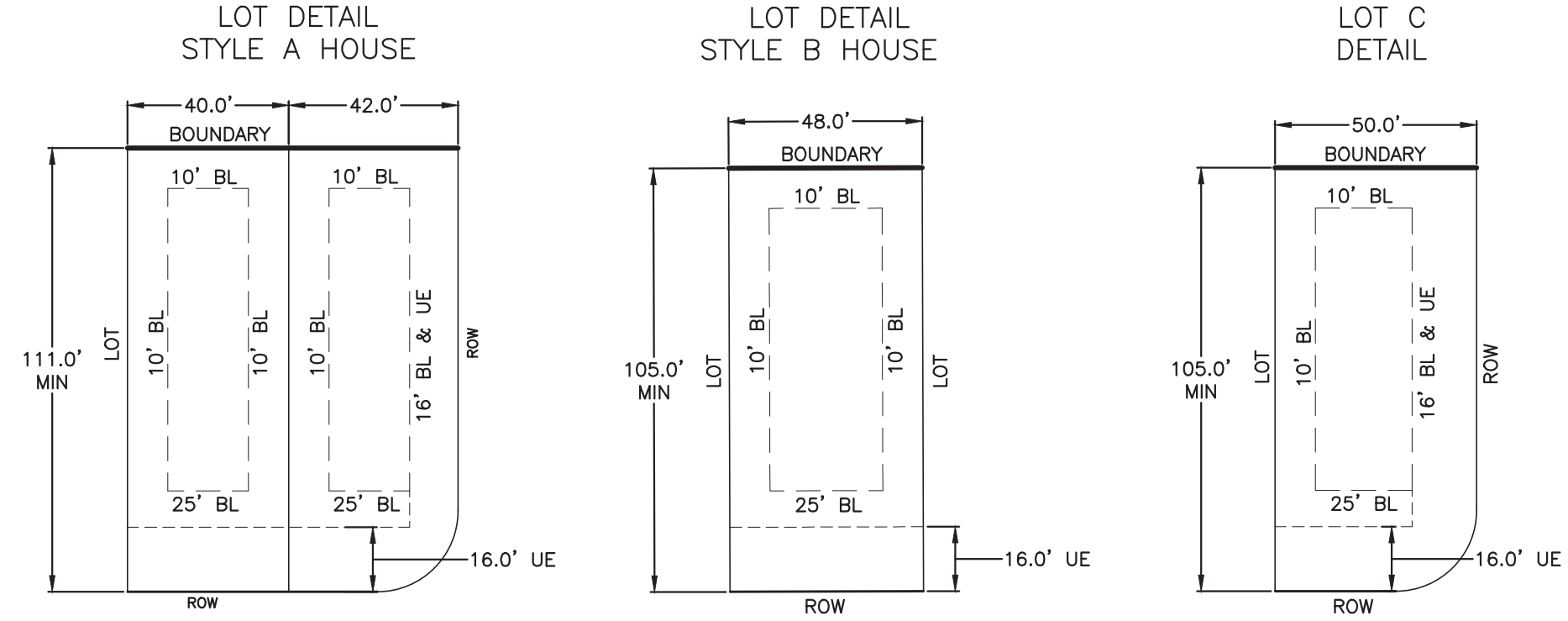
REQUIRED REPLACEMENT CALIPER = (30 - 0) X 3 = 90 IN

PER SECTION 23-60.H.7 OF THE ANGLETON LDC, THE HOMEOWNER WILL PROVIDE TWO TREES PER LOT IN ADDITION TO THE REQUIRED REPLACEMENT CALIPER. THE LAND DEVELOPER WILL PROVIDE 30 3"-DIAMETER TREES (TOTAL = 90") IN ADDITION TO TWO TREE PER LOT REQUIREMENT.

THE PROPOSED TREES SHOWN ON THIS SHEETS ARE REQUIRED PRIOR TO THE CITY'S ACCEPTANCE OF THE SUBDIVISION AND WILL BE INSTALLED BY THE DEVELOPER.

AN ADDITIONAL TWO TREES PER LOT WILL BE PLANTED BY THE HOME BUILDER.

- HOUSE DIMENSIONS LEGEND:**
- (A) 16' X 76'
  - (B) 28 X 65'
  - (C) 24' X 65'



**SYMBOLS LEGEND**

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB INLET ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE
- RCP, BOX CULVERT, OR PP
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE May 25, 2023

NO.	DATE	DESCRIPTION	APPROVED

**B & L**  
 BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

**MIGUELANGEL A. SAUCEDO**  
 LICENSED PROFESSIONAL ENGINEER  
 05-25-2023

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

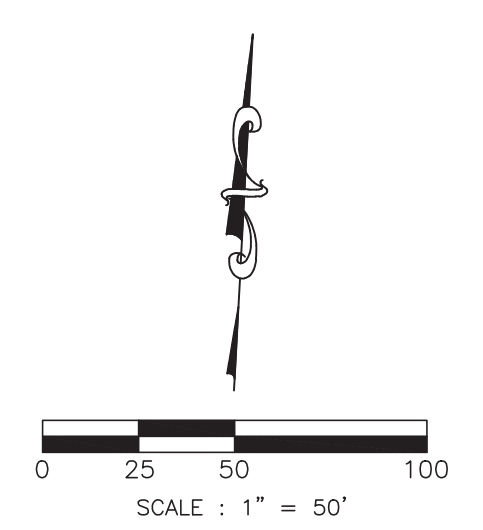
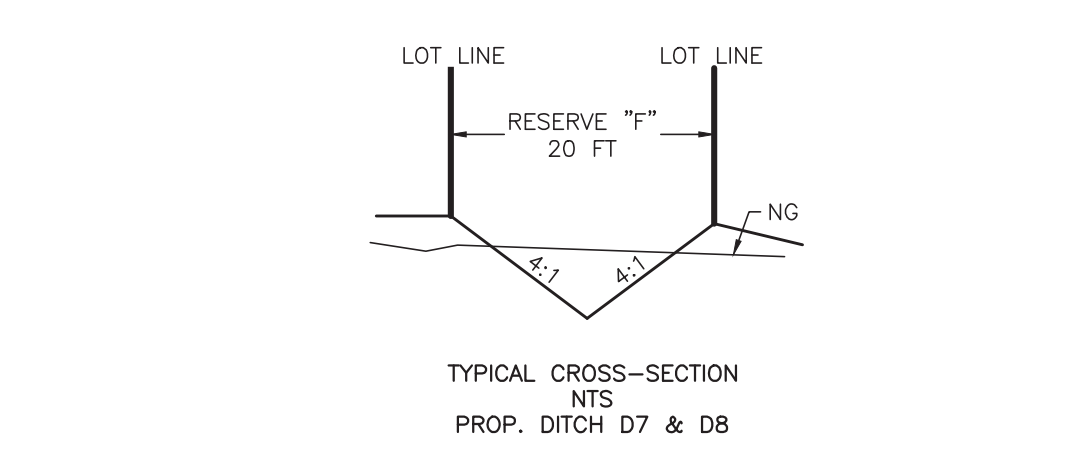
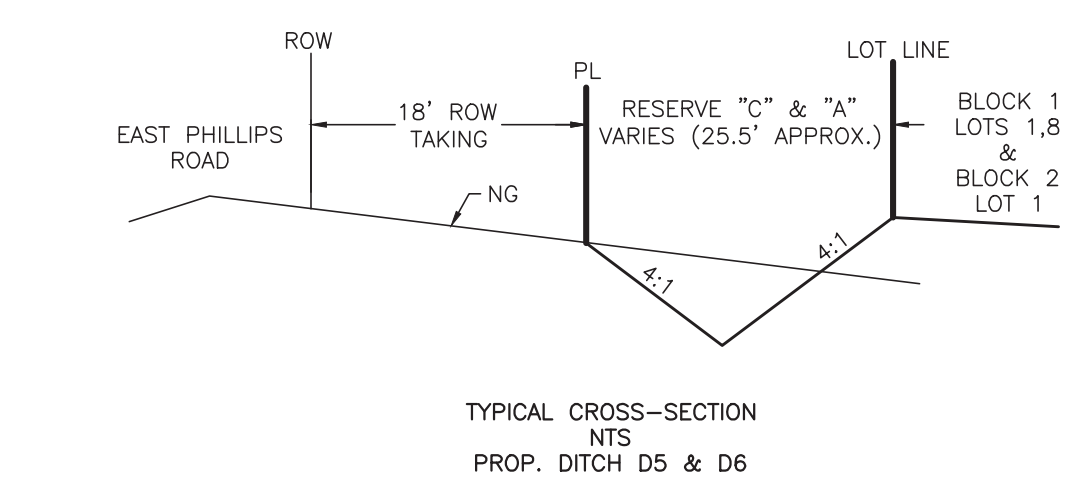
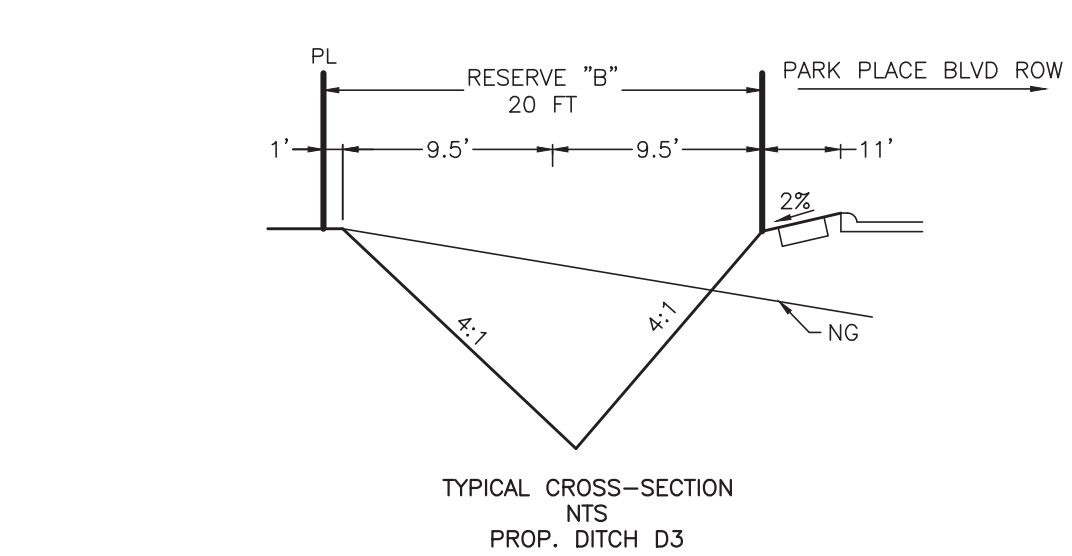
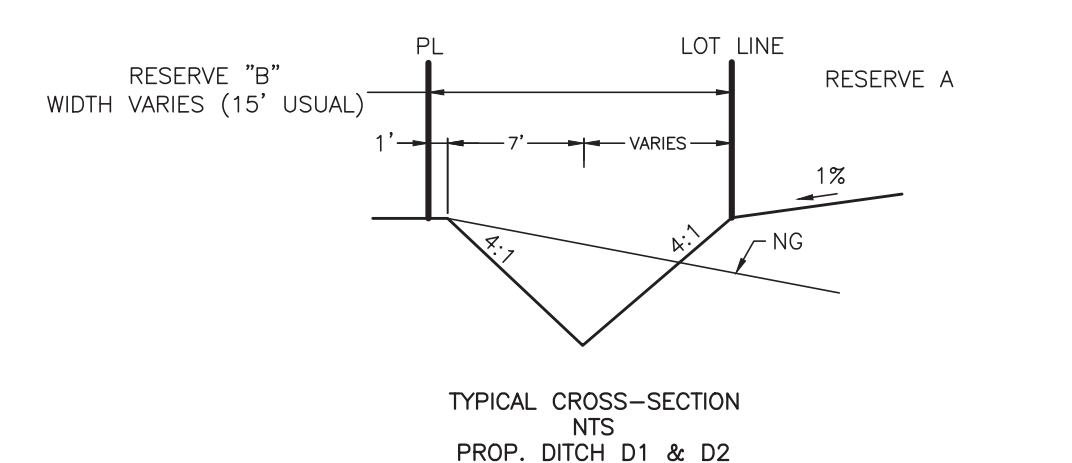
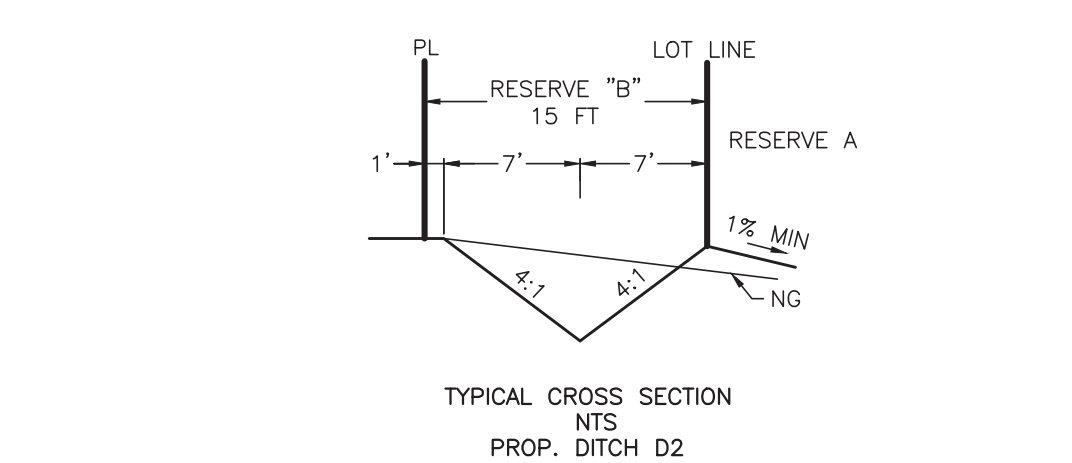
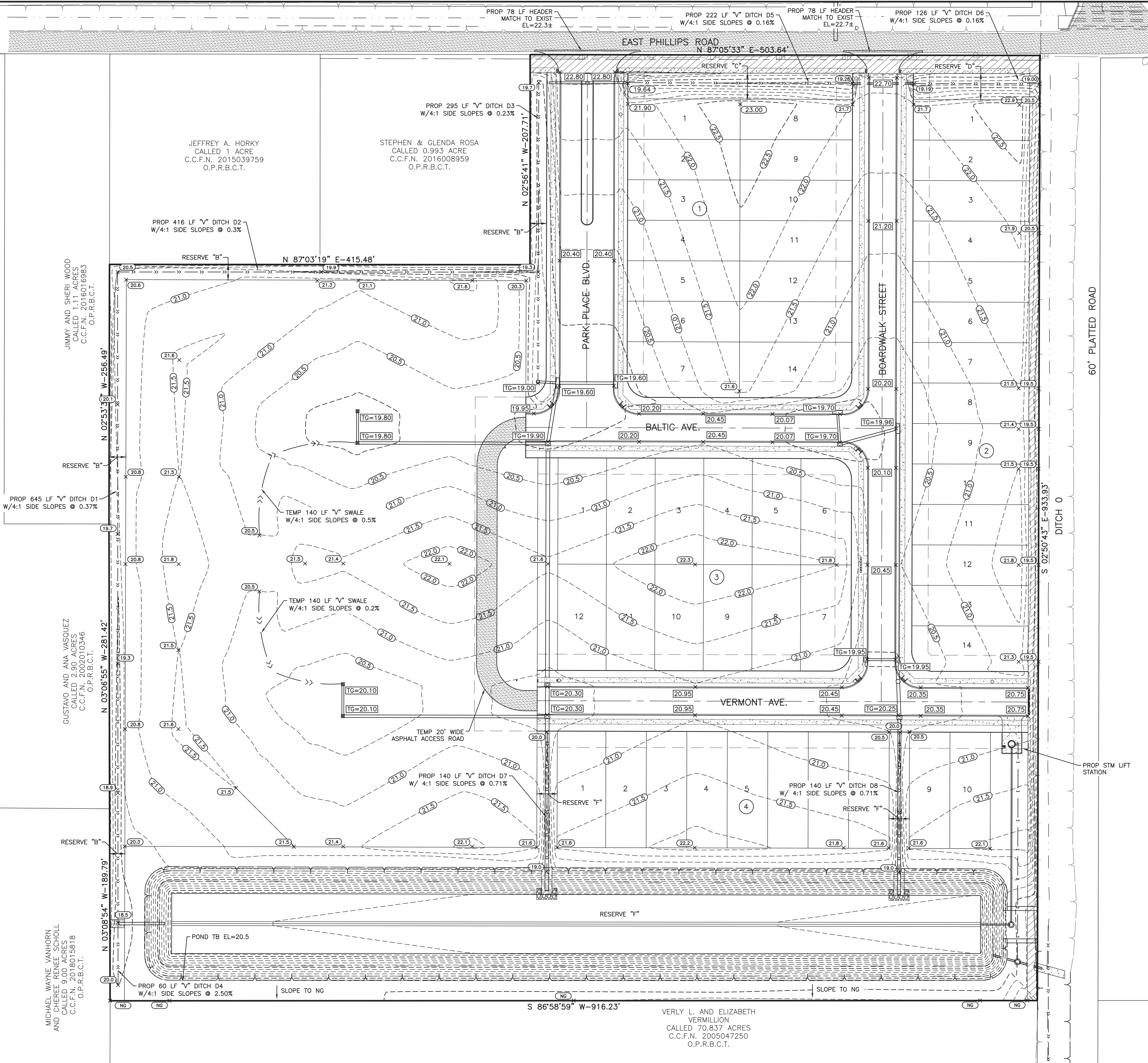
PLAN: 1" = 50'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**ANGELTON PARK PLACE SECTION 1**  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

SITE PLAN &  
 HERITAGE TREE  
 PRESERVATION

PROJECT NO. 14320

14320 SHEET SET SEC 1.DWG



**SYMBOLS LEGEND**

- EXIST GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- PROPOSED TOP OF 4" CURB ELEVATION
- PROPOSED TOP OF 6" CURB ELEVATION
- PROPOSED RIM ELEVATION OF CURB INLET
- PROPOSED GUTTER LINE ELEVATION
- PROPOSED TOP OF CONCRETE PAVEMENT
- PROPOSED TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE
- RCP, BOX CULVERT, OR PP
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROPOSED SIDEWALK (IN CONTRACT)
- PROPOSED CASING FOR WATERLINE AND SAN SEW CONFLICT

J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE May 25, 2023

**B & L**  
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 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

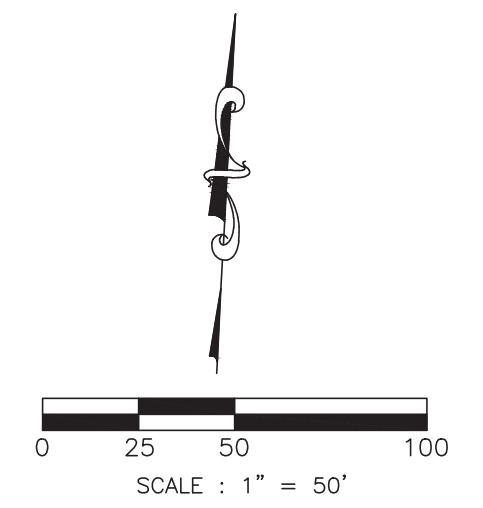
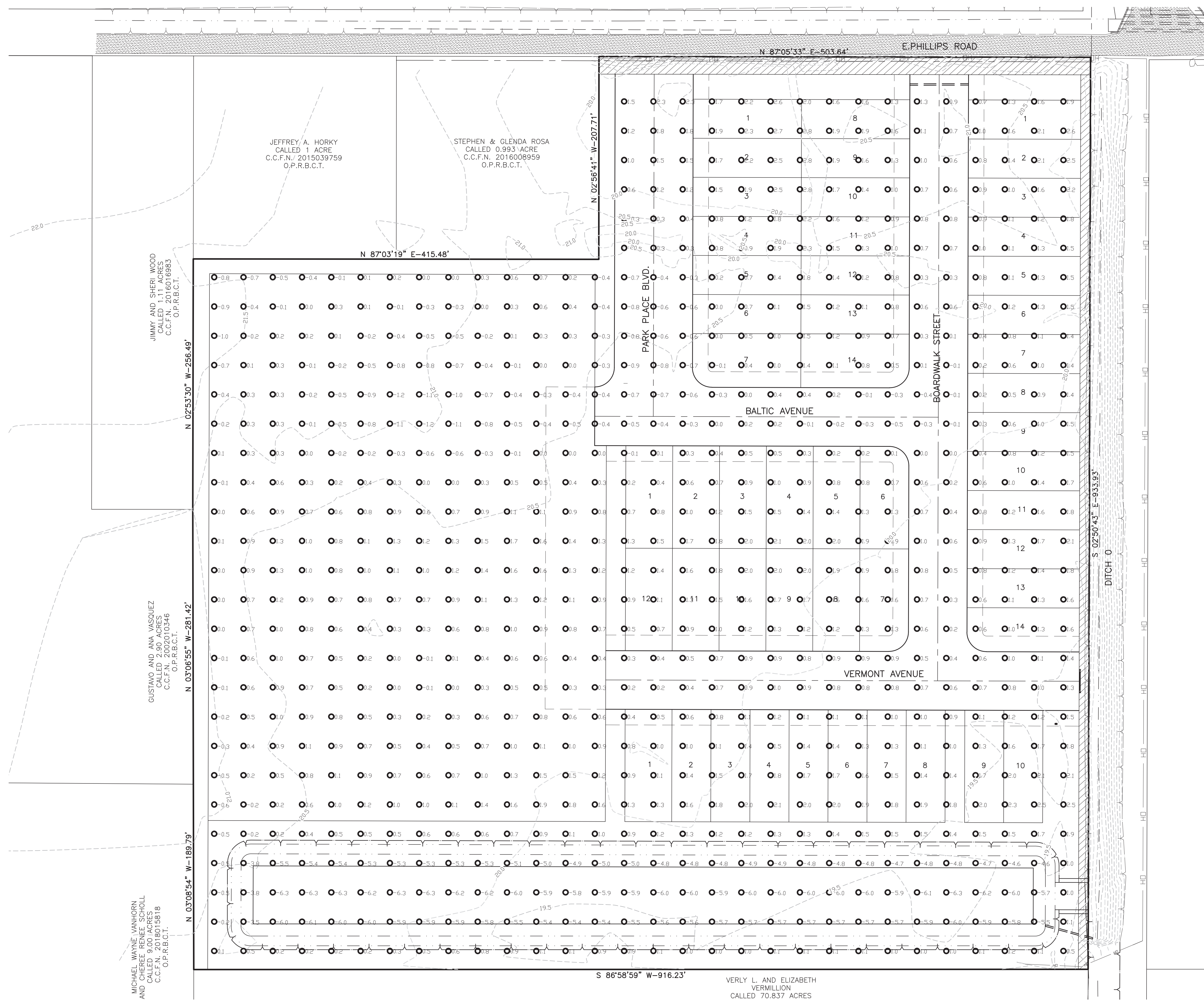
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992  
 05-25-2023

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

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 HORIZONTAL:  
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

LOT GRADING PLAN  
 PROJECT NO. 14320



**EARTHWORK QUANTITY:**  
 CUT VOLUME: 16,890 CuYd  
 FILL VOLUME: 20,333 CuYd  
 NET FILL : 3,443 CuYd

ESTIMATED ROADWAY EXCAVATION = 2,545 CY (CUT)  
 ESTIMATED UTILITY SPOILS = 2,663 CY (CUT)  
 ADJUSTED NET = 3,443 (FILL) - 2545 (CUT) -2,663 CUT  
 = 1,765 CY (CUT)  
 CONTRACTOR TO SPREAD EXCESS FILL ON LOTS (1,765 CY =1.0")

J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

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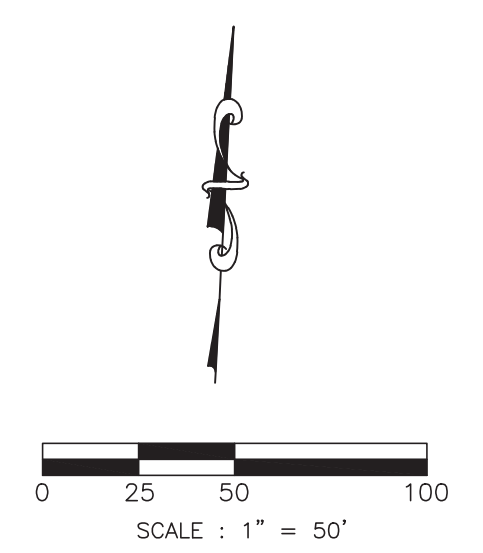
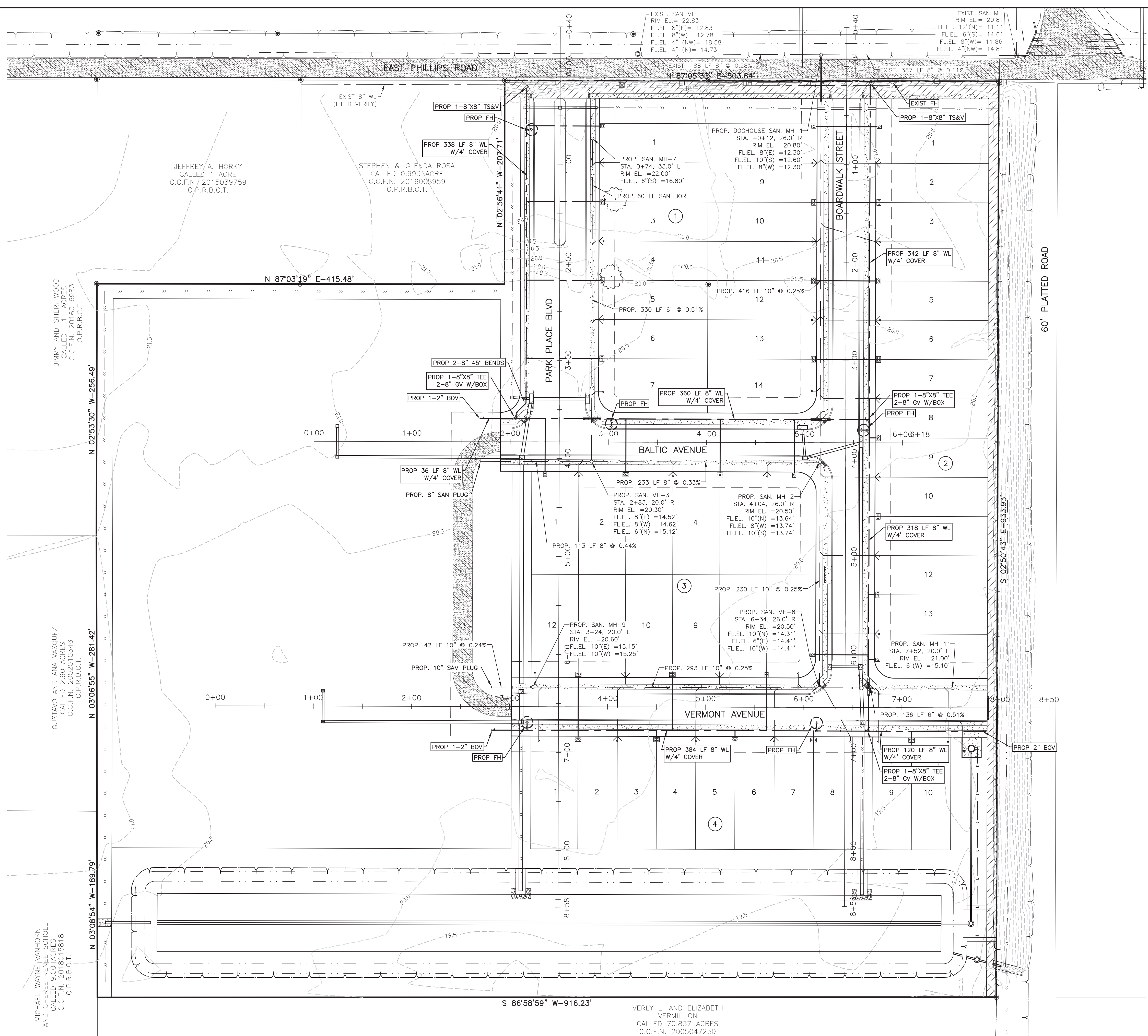
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

CUT & FILL  
 CALCULATIONS  
 PROJECT NO. 14320



- SYMBOLS LEGEND**
- EXIST GRADE ELEVATION
  - PROP GRADE ELEVATION
  - PROP TOP OF 4" CURB ELEVATION
  - PROP TOP OF 6" CURB ELEVATION
  - PROP RIM ELEVATION OF CURB INLET
  - PROP GUTTER LINE ELEVATION
  - PROP TOP OF CONCRETE PAVEMENT
  - PROP TOP OF GRATE INLET
  - DOUBLE WATER METER
  - SINGLE WATER METER
  - FIRE HYDRANT
  - WATER VALVE
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  - STORM SEWER MANHOLE (STM MH-1)
  - SANITARY SEWER MANHOLE (SAN MH-1)
  - DOUBLE SAN. WYE CONNECTION
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  - DRIVEWAY SWING INDICATOR
  - TOP BANK
  - STORM SEWER LINE  
RCP, BOX CULVERT, OR PP
  - SANITARY SEWER LINE  
(D3034, SDR 26, 160 PR)
  - WATERLINE (AWWA C900,  
CLASS 150, DR18)
  - PROP SIDEWALK (IN CONTRACT)
  - PROP. CASING FOR WATERLINE  
AND SAN SEW CONFLICT

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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**BAKER & LAWSON, INC.**  
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

UTILITY LAYOUT  
 PROJECT NO. 14320

PROJECT: ANGLETON PARK PLACE  
JOB NO: 15253

STORM SEWER CALCULATIONS (5-YEAR AND 100 YEAR FREQUENCY STORM)

STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)																													
DRAINAGE AREA	FROM INLET	TO INLET	AREA (ac)	CUMM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)	
<b>SYSTEM (5 Year)</b>																													
DA-A1	A1	A3	4.24	4.24	0.25	1.060	1.060	15.00	6.00	6.36	20	18	0	1.77	0.51	0.013	7.52	4.26	0.10	0.00	16.50	16.40	3.60	0.364	0.07	18.22	18.15	19.80	HGL OK
DA-A2	A2	A3	1.16	1.16	0.60	0.696	0.696	15.00	6.00	4.17	58	24	0	3.14	0.35	0.013	13.42	4.27	0.20	0.00	15.69	15.49	1.33	0.034	0.02	18.17	18.15	19.60	HGL OK
DA-A3	A3	A6	0.36	5.76	0.60	0.216	1.972	15.73	5.87	11.58	61	30	0	4.91	0.19	0.013	17.93	3.65	0.12	0.00	15.49	15.38	2.36	0.079	0.05	18.15	18.10	19.60	HGL OK
DA-A4	A4	A5	1.06	1.06	0.60	0.636	0.636	15.00	6.00	3.81	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.86	15.76	2.16	0.131	0.04	18.27	18.22	19.80	HGL OK
DA-A5	A5	A6	0.58	1.64	0.60	0.348	0.984	15.25	5.95	5.86	189	24	0	3.14	0.21	0.013	10.39	3.31	0.40	0.00	15.76	15.38	1.86	0.067	0.13	18.22	18.10	19.80	HGL OK
DA-A6	A6	A7	0.73	8.13	0.60	0.438	3.394	16.94	5.68	19.27	239	36	0	7.07	0.21	0.013	30.65	4.34	0.50	0.00	15.38	14.90	2.73	0.083	0.20	18.10	17.90	19.90	HGL OK
DA-A7	A7	A10	0.73	8.86	0.60	0.438	3.832	18.40	5.46	20.93	32	36	0	7.07	0.20	0.013	29.91	4.23	0.06	0.00	14.90	14.84	2.96	0.098	0.03	17.87	17.84	20.30	HGL OK
DA-A8	A8	A9	0.58	0.58	0.60	0.348	0.348	15.00	6.00	2.09	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.34	15.24	1.18	0.039	0.01	17.96	17.95	20.10	HGL OK
DA-A9	A9	A10	1.06	1.64	0.60	0.636	0.984	15.45	5.92	5.82	202	24	0	3.14	0.20	0.013	10.14	3.23	0.40	0.00	15.24	14.84	1.85	0.066	0.13	17.95	17.82	20.10	HGL OK
DA-A10	A10	OUT	0.49	10.99	0.60	0.294	5.110	17.27	5.63	28.75	171	36	0	7.07	0.20	0.013	29.91	4.23	0.34	0.00	14.84	14.50	4.07	0.185	0.32	17.82	17.50	20.30	HGL OK
<b>SYSTEM (100 Year)</b>																													
DA-A1	A1	A3	4.24	4.24	0.25	1.06	1.06	15.00	10.38	11.00	20	18	0	1.77	0.51	0.013	7.52	4.26	0.10	0.00	16.50	16.40	6.22	1.091	0.22	19.58	19.36	19.80	HGL OK
DA-A2	A2	A3	1.16	1.16	0.60	0.70	0.70	15.00	10.38	7.22	58	24	0	3.14	0.35	0.013	13.42	4.27	0.20	0.00	15.69	15.49	2.30	0.101	0.06	19.42	19.36	19.60	HGL OK
DA-A3	A3	A6	0.36	5.76	0.60	0.22	1.97	15.42	10.24	20.19	61	30	0	4.91	0.19	0.013	17.93	3.65	0.12	0.00	15.49	15.37	4.11	0.241	0.15	19.36	19.21	19.60	HGL OK
DA-A4	A4	A5	1.06	1.06	0.60	0.64	0.64	15.00	10.38	6.60	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.86	15.76	3.73	0.393	0.13	19.72	19.59	19.80	HGL OK
DA-A5	A5	A6	0.58	1.64	0.60	0.35	0.98	15.14	10.33	10.16	189	24	0	3.14	0.21	0.013	10.39	3.31	0.40	0.00	15.76	15.36	3.24	0.201	0.38	19.59	19.21	19.80	HGL OK
DA-A6	A6	A7	0.73	8.13	0.60	0.44	3.39	16.12	10.02	34.01	239	36	0	7.07	0.21	0.013	30.65	4.34	0.50	0.00	15.38	14.88	4.81	0.259	0.62	19.21	18.59	19.90	HGL OK
DA-A7	A7	A10	0.73	8.86	0.60	0.44	3.83	16.94	9.78	37.48	32	36	0	7.07	0.20	0.013	29.91	4.23	0.06	0.00	14.90	14.84	5.30	0.314	0.10	18.59	18.49	20.30	HGL OK
DA-A8	A8	A9	0.58	0.58	0.60	0.35	0.35	15.00	10.38	3.61	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.34	15.24	2.04	0.118	0.04	18.93	18.89	20.10	HGL OK
DA-A9	A9	A10	1.06	1.64	0.60	0.64	0.98	15.26	10.29	10.13	202	24	0	3.14	0.20	0.013	10.14	3.23	0.40	0.00	15.24	14.84	3.22	0.199	0.40	18.89	18.49	20.10	HGL OK
DA-A10	A10	OUT	0.49	10.99	0.60	0.29	5.11	16.31	9.96	50.92	171	36	0	7.07	0.20	0.013	29.91	4.23	0.34	0.00	14.84	14.50	7.20	0.580	0.99	18.49	17.50	20.30	HGL OK

STORM SEWER CALCULATIONS (5-YEAR AND 100 YEAR FREQUENCY STORM)

PROJECT: ANGLETON PARK PLACE  
JOB NO: 14320

STORM SEWER CALCULATIONS (5-YEAR FREQUENCY STORM)																													
DRAINAGE AREA	FROM INLET	TO INLET	AREA (ac)	CUMM. AREA (ac)	RUNOFF COEFF. C	C*A	SUM OF C*A	TIME OF CONC. (min)	INTENSITY i (in/hr)	SUM OF FLOWS (cfs)	REACH LENGTH (ft)	DIAM OR RISE (in)	SPAN (in)	AREA (sf)	SLOPE (%)	MANNINGS "N"	DESIGN CAPACITY (cfs)	DESIGN VELOCITY (fps)	FALL (ft)	MH DROP (ft)	FLOWLINE UP STREAM (ft)	FLOWLINE DOWN STREAM (ft)	ACTUAL VELOCITY (fps)	HYDRAULIC GRADIENT (%)	CHANGE IN HEAD (ft)	HYD GRAD UP STREAM (ft)	HYD GRAD DOWN STREAM (ft)	GUTTER UP STREAM (ft)	
<b>SYSTEM (5 Year)</b>																													
DA-B1	B1	B2	1.15	1.15	0.60	0.690	0.690	15.00	6.00	4.14	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.23	15.13	2.34	0.154	0.05	17.50	17.46	19.70	HGL OK
DA-B2	B2	B3	0.57	1.72	0.60	0.342	1.032	15.23	5.96	6.15	60	24	0	3.14	0.19	0.013	9.89	3.15	0.11	0.00	15.13	15.02	1.96	0.073	0.04	17.46	17.41	19.70	HGL OK
DA-B3	B3	B5	1.57	3.29	0.60	0.942	1.974	15.74	5.87	11.58	229	30	0	4.91	0.21	0.013	18.85	3.84	0.48	0.00	15.02	14.56	2.36	0.079	0.18	17.56	17.38	20.05	HGL OK
DA-B4	B4	B5	0.57	0.57	0.60	0.342	0.342	15.00	6.00	2.05	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	14.66	14.56	1.16	0.038	0.01	17.42	17.41	19.95	HGL OK
DA-B5	B5	MH-1	0.45	4.31	0.60	0.270	2.586	15.46	5.92	15.30	22	30	0	4.91	0.20	0.013	18.39	3.75	0.04	0.00	14.56	14.52	3.12	0.138	0.03	17.41	17.38	19.95	HGL OK
DA-B6	B6	OUT	1.10	5.41	0.60	0.660	3.246	15.58	5.90	19.14	176	30	0	4.91	0.26	0.013	20.97	4.27	0.46	0.07	14.45	14.00	3.90	0.217	0.38	17.38	17.00	20.25	HGL OK
<b>SYSTEM (100 Year)</b>																													
DA-B1	B1	B2	1.15	1.15	0.60	0.69	0.69	15.00	10.38	7.16	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	15.23	15.13	4.05	0.462	0.15	18.99	18.84	19.70	HGL OK
DA-B2	B2	B3	0.57	1.72	0.60	0.34	1.03	15.13	10.33	10.66	60	24	0	3.14	0.19	0.013	9.89	3.15	0.11	0.00	15.13	15.02	3.39	0.221	0.13	18.84	18.71	19.70	HGL OK
DA-B3	B3	B5	1.57	3.29	0.60	0.94	1.97	15.43	10.24	20.21	229	30	0	4.91	0.21	0.013	18.85	3.84	0.48	0.00	15.02	14.56	4.12	0.241	0.55	18.71	18.16	20.05	HGL OK
DA-B4	B4	B5	0.57	0.57	0.60	0.34	0.34	15.00	10.38	3.55	32	18	0	1.77	0.32	0.013	5.96	3.37	0.10	0.00	14.66	14.56	2.01	0.114	0.04	18.28	18.25	19.95	HGL OK
DA-B5	B5	MH-1	0.45	4.31	0.60	0.27	2.59	15.27	10.29	26.61	22	30	0	4.91	0.21	0.013	18.85	3.84	0.05	0.00	14.56	14.52	5.42	0.419	0.09	18.25	18.16	19.95	HGL OK
DA-B6	B6	OUT	1.10	5.41	0.60	0.66	3.25	15.33	10.27	33.33	176	30	0	4.91	0.26	0.013	20.97	4.27	0.46	0.07	14.45	14.00	6.79	0.657	1.16	18.16	17.00	20.25	HGL OK

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DESIGNED	MS
DRAWN	
CHECKED	
DATE	May 25, 2023

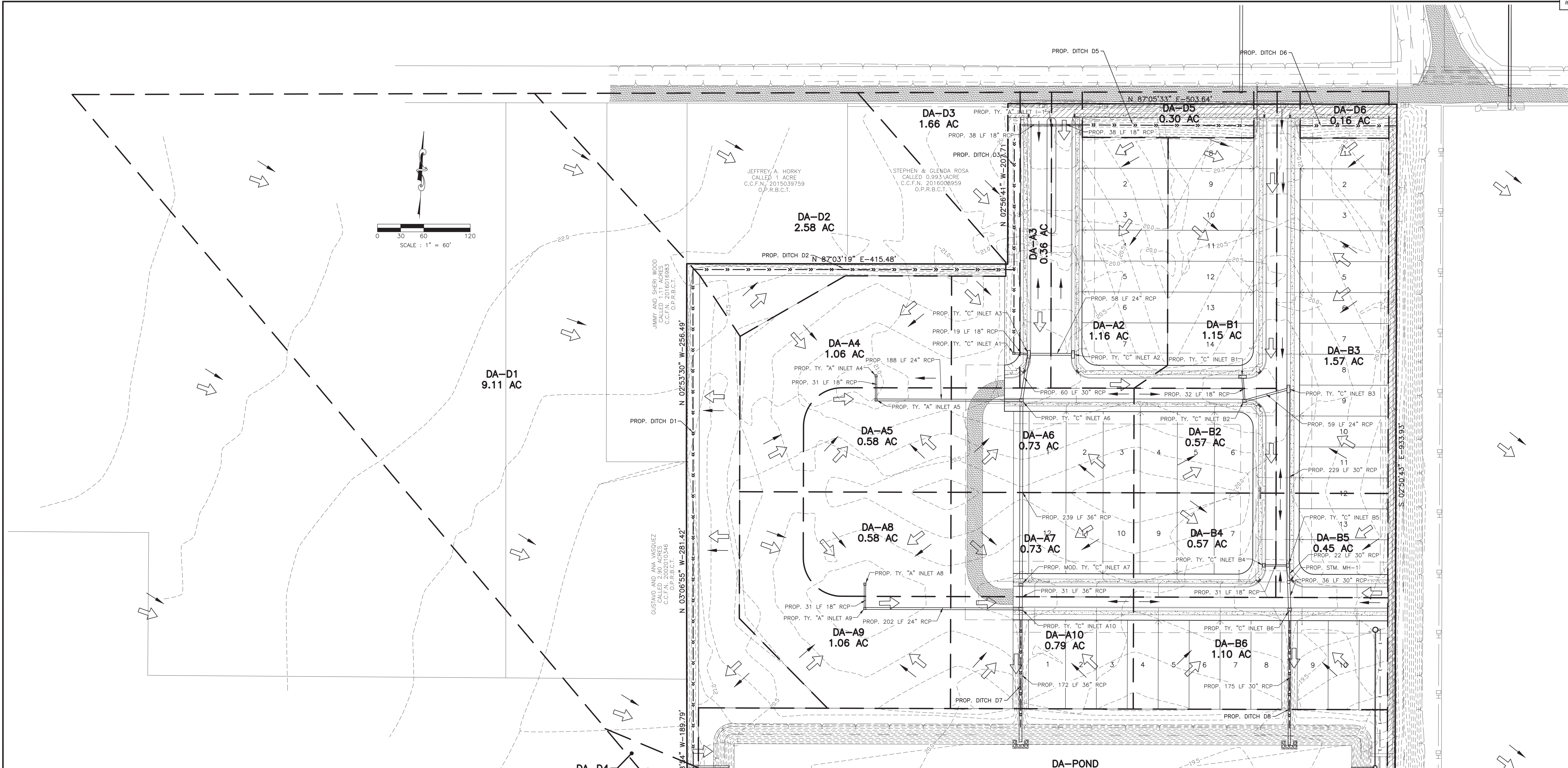
NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

STORM SEWER CALCULATIONS SYSTEM "A" & SYSTEM "B"  
PROJECT NO. 14320



**DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT**

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	Ditch Length (ft)	100-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Factor of Safety	Q 100-YR (CFS)
DA-D1	DITCH 1	9.11	0.25	48.3	645	5.181	9.21	0.25	1.25	14.91
DA-D2	DITCH 2	2.58	0.25	27.7	416	6.725	2.58	0.25	1.25	5.42
DA-D3	DITCH 3	1.66	0.25	20.0	295	7.629	4.24	0.25	1.25	10.11
DA-D4	DITCH 4	0.10	0.25	20.0	189	7.629	0.43	0.25	1.25	1.03

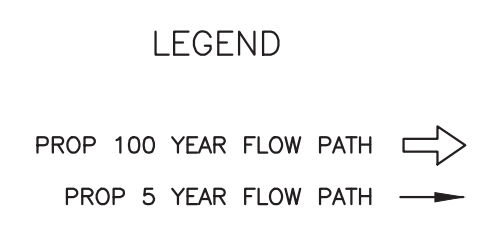
  

**DITCH CAPACITY**

ID	DITCH DEPTH (FT)	FREEBOARD (FT)	WATER DEPTH (FT)	DITCH BOTTOM (W) FT	DITCH BOTTOM (S) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R) FT	ROUGHNESS COEFFICIENT	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
DITCH 1	2	0.5	1.5	0	4	9	6.18	1.46	0.025	0.0037	41.9	14.91
DITCH 2	1.5	0.5	1	0	4	4	4.12	0.97	0.025	0.002	10.4	5.42
DITCH 3	1.5	0.5	1	0	4	4	4.12	0.97	0.025	0.002	10.4	10.11
DITCH 4	2	0.5	1.5	0	4	9	6.18	1.46	0.025	0.002	30.8	1.03

Use 30" RCP for outfall of Ditches D1 (Capacity = 24.24 cfs)  
 Use 24" RCP for outfall of Ditches D2 and D3 (Capacity = 10.12 cfs)

**NOTE:**  
 DRAINAGE AREAS A5, A6, A9, AND A10 ARE DESIGNED FOR FUTURE DEVELOPMENT AND INCLUDED IN CONTRACT. TY "A" INLET WILL BE USED IN LUE OF TY "C" INLET UNTIL CONSTRUCTION OF FUTURE DEVELOPMENT.



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE May 25, 2023

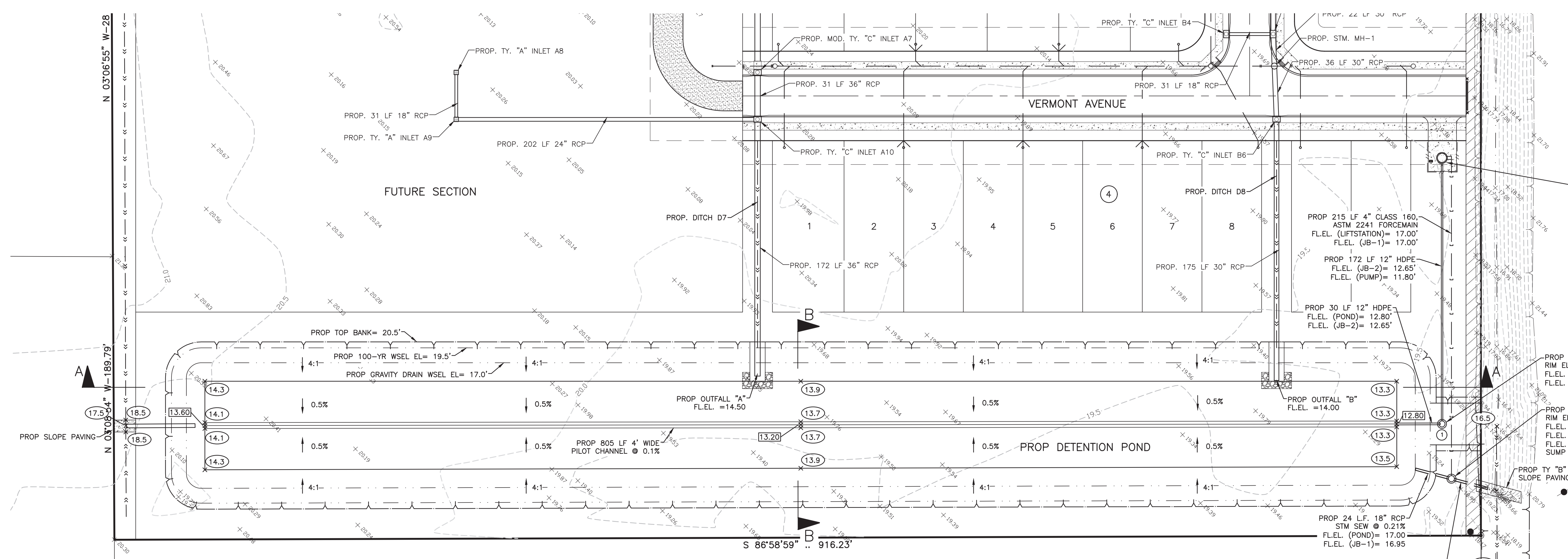
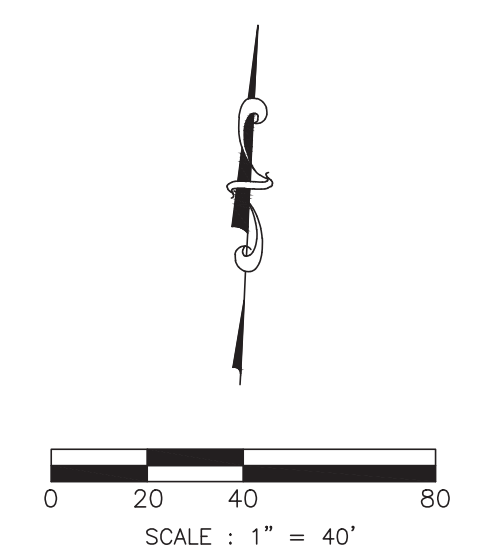
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 60'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

DRAINAGE AREA MAP  
 PROJECT NO. 14320

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG



PROP 60" DIA LIFT STATION  
RIM = 21.20'  
F.L.E.L. 4" SCH80 PVC = 17.00'  
F.L.E.L. 12" HDPE = 11.80'  
BOTTOM = 9.20'

TRANSDUCER ELEVATIONS  
HIGH LEVEL ALARM = 17.00'  
PUMP #1 ON = 13.30'  
PUMP #1 OFF = 12.30'

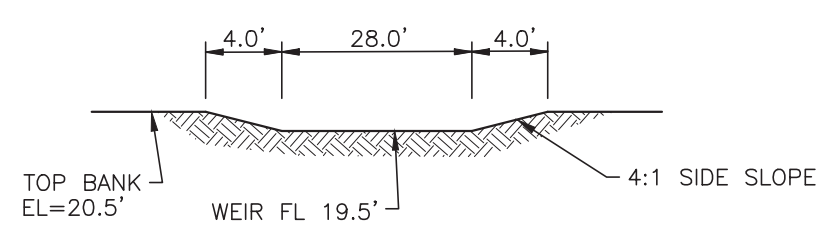
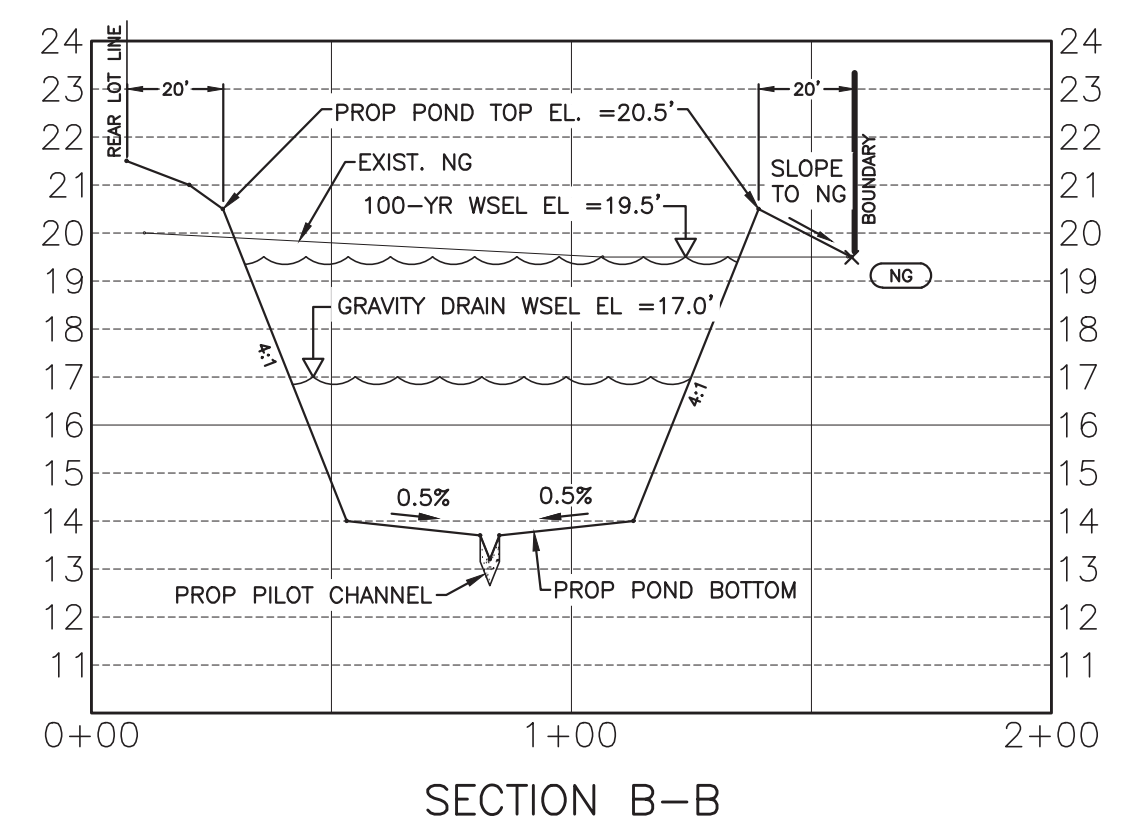
LIFT STATION INFORMATION

PROP STORM SEWER PUMP STATION 200 GPM (60" DIAMETER)  
2-200 GPM SUBMERSIBLE PUMPS (ALTERNATING PUMPS)

TOTAL HEAD ON LIFT STATION =  
(17.0' OUTLET EL - 11.80' INLET EL) +  
2.0' HEAD LOSS FOR FITTINGS +  
4.5' FRICTION LOSS IN 215 LF 4" PIPE = 11.7'

TOTAL VOLUME OF WATER TO PUMP = 179,467 CF  
PUMP FLOW RATE = 200 GPM = 38,500 CFD  
TOTAL PUMP TIME = 4.7 DAYS

PUMP DISCHARGE RATE = 0.45 CFS (2.1% OF ALLOWABLE)  
VELOCITY IN 4" PIPE = 5.1 FPS < 10 FPS



WEIR CALCULATIONS

TRAPEZOIDAL WEIR FORMULA

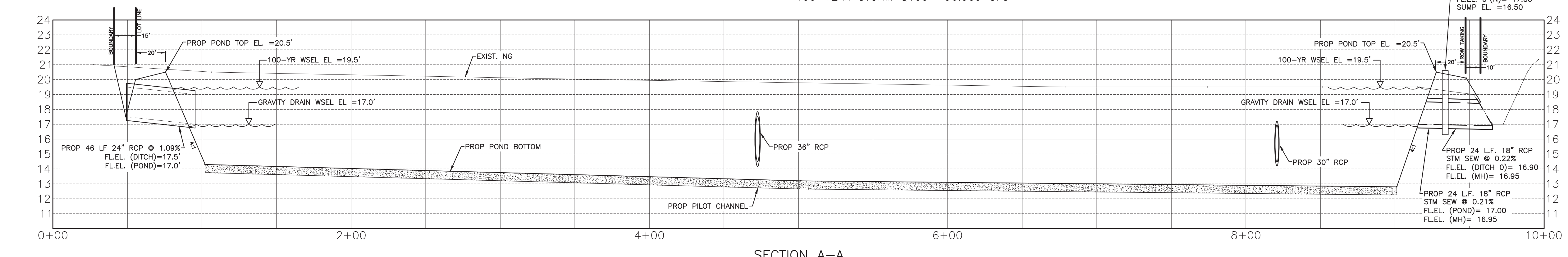
$$Q = 3.247L^{1.48} \frac{0.566H^{1.9}}{1 + 2L/H} + 0.609H^{2.5}$$

Where:  
Q = Flow Rate in cfs.  
L = Width of the weir crest in feet.  
H = Height of the upstream water above the weir crest in feet.

L =	28 FT
H =	1 FT
Q =	91.13 CFS

1 PROP 28" WIDE GRASSED OVERSPILL WEIR FOR EXTREME RAINFALL EVENT.

WEIR FLOW RATE DOES NOT EXCEED  
100-YEAR STORM Q100 = 96.909 CFS



- SYMBOLS LEGEND**
- EXIST GRADE ELEVATION
  - PROP GRADE ELEVATION
  - PROP TOP OF 4" CURB ELEVATION
  - PROP TOP OF 6" CURB ELEVATION
  - PROP RIM ELEVATION OF CURB INLET
  - PROP GUTTER LINE ELEVATION
  - PROP TOP OF CONCRETE PAVEMENT
  - PROP TOP OF GRATE INLET
  - DOUBLE WATER METER
  - SINGLE WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - TAPPING SLEEVE AND VALVE
  - STORM SEWER MANHOLE (STM MH-1)
  - SANITARY SEWER MANHOLE (SAN MH-1)
  - DOUBLE SAN. WYE CONNECTION
  - SINGLE SAN. CONNECTION
  - DRIVEWAY SWING INDICATOR
  - TOP BANK
  - STORM SEWER LINE, RCP, BOX CULVERT, OR PP
  - SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
  - WATERLINE (AWWA C900, CLASS 150, DR18)
  - PROP SIDEWALK (IN CONTRACT)
  - PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

\\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN  
CHECKED  
DATE May 25, 2023

**BAKER & LAWSON, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023

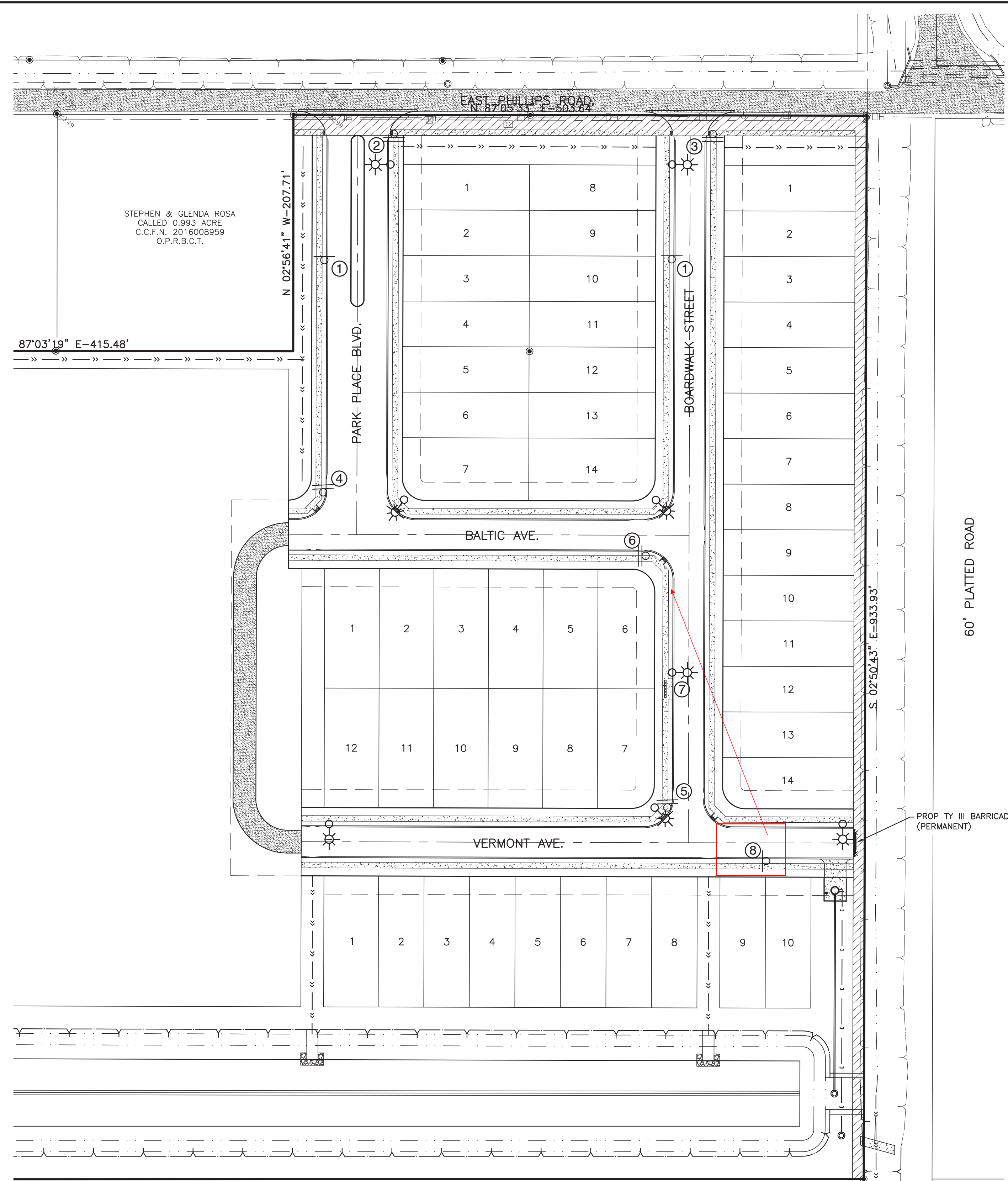
OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: 1" = 40'  
PROFILE:  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 4'

**ANGLETON PARK PLACE SECTION 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

DETENTION POND LAYOUT  
& CROSS-SECTIONS

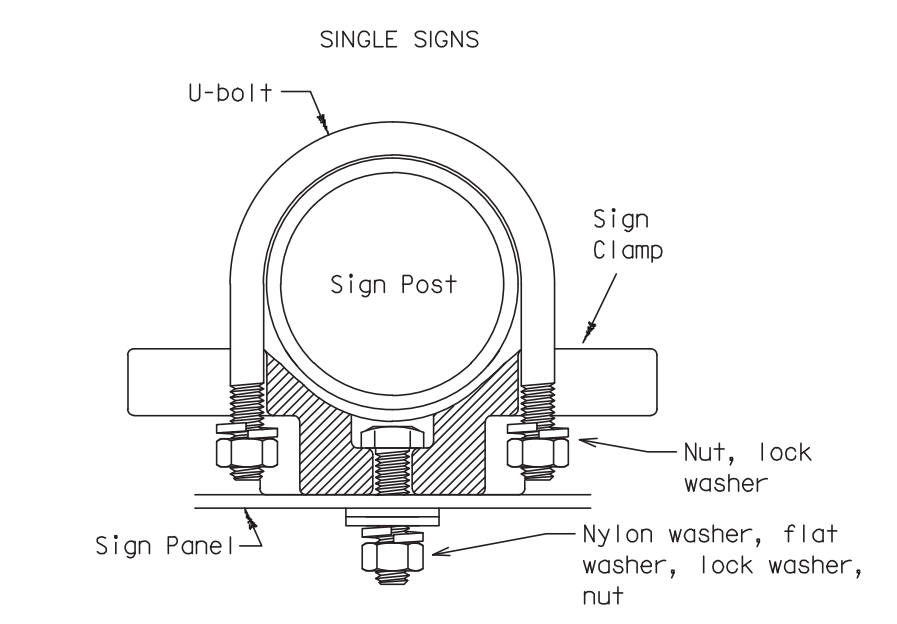
PROJECT NO. 14320



STEPHEN & GLENDA ROSA  
CALLED 0.993 ACRE  
C.C.F.N. 2016008959  
O.P.R.B.C.T.

VERLY L. AND ELIZABETH  
VERMILLION  
CALLED 70.837 ACRES  
C.C.F.N. 2005047250  
O.P.R.B.C.T.

- SYMBOLS LEGEND**
- STREET AREA LIGHTING ( 8 LOCATIONS )
  - STOP SIGN W/ STREET NAMES (5 LOCATIONS)
  - SPEED LIMIT SIGN (2 LOCATION)



PIPE DIAMETER	APPROXIMATE BOLT LENGTH	
	SPECIFIC CLAMP	UNIVERSAL CLAMP
2" NOMINAL	3"	3 OR 3 1/2"
2 1/2" NOMINAL	3 OR 3 1/2"	3 1/2 OR 4"
3" NOMINAL	3 1/2 OR 4"	4 1/2"

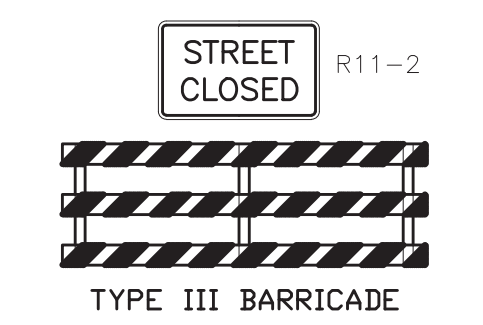
**GENERAL CONSTRUCTION NOTE:**

BOLTS USED TO MOUNT SIGN PANELS TO THE CLAMP ARE 5/16-18 UNC GALVANIZED SQUARE HEAD WITH NUT, NYLON WASHER, FLAT WASHER AND LOCK WASHER. THE BOLT LENGTH IS 1 INCH FOR ALUMINUM.

WHEN TWO SIGN CLAMPS ARE USED TO MOUNT SIGNS BACK-TO-BACK, USE A 5/16-18 UNC GALVANIZED HEX HEAD PER ASTM A307 WITH NUT AND HELICAL-SRING LOCK WASHER. THE APPROXIMATE BOLT LENGTHS FOR VARIOUS POST SIZES AND SIGN CLAMP TYPES ARE GIVEN IN THE TABLE AT RIGHT. THE BOLT LENGTH MAY NEED TO BE ADJUSTED DEPENDING UPON FIELD CONDITIONS.

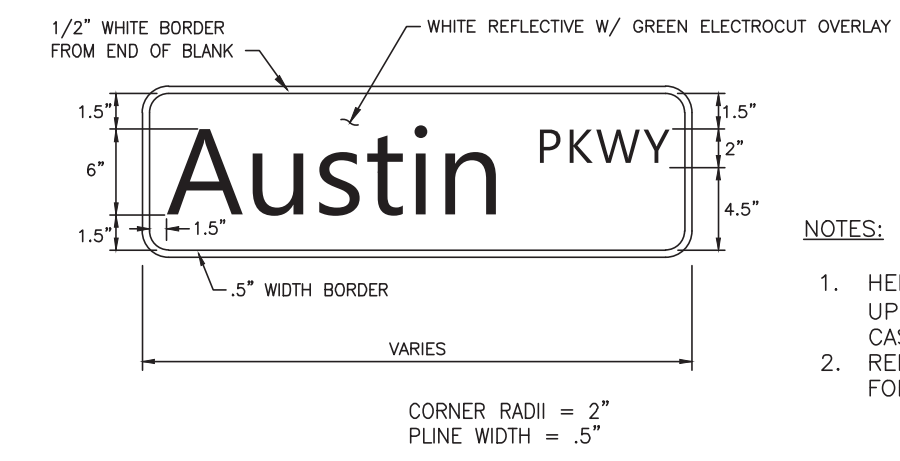
SIGN CLAMPS MAY BE EITHER THE SPECIFIC SIZE CLAMP OR THE UNIVERSAL CLAMP.

**TYPICAL SIGN ATTACHMENT DETAIL "A"**  
NTS



- STREET SIGNS**
- ① 30 MPH SPEED LIMIT
  - ② STOP - FACING PARK PLACE BLVD / E PHILLIPS RD
  - ③ STOP - FACING BOARDWALK ST / E PHILLIPS RD
  - ④ STOP - FACING PARK PLACE BLVD / BOARDWALK ST
  - ⑤ STOP - FACING BOARDWALK ST / VERMONT AVE
  - ⑥ STOP - FACING BALTIC AVE / BOARDWALK ST
  - ⑦ 6 CBU POST OFFICE MAIL BOXES
  - ⑧ NO OUTLET SIGN

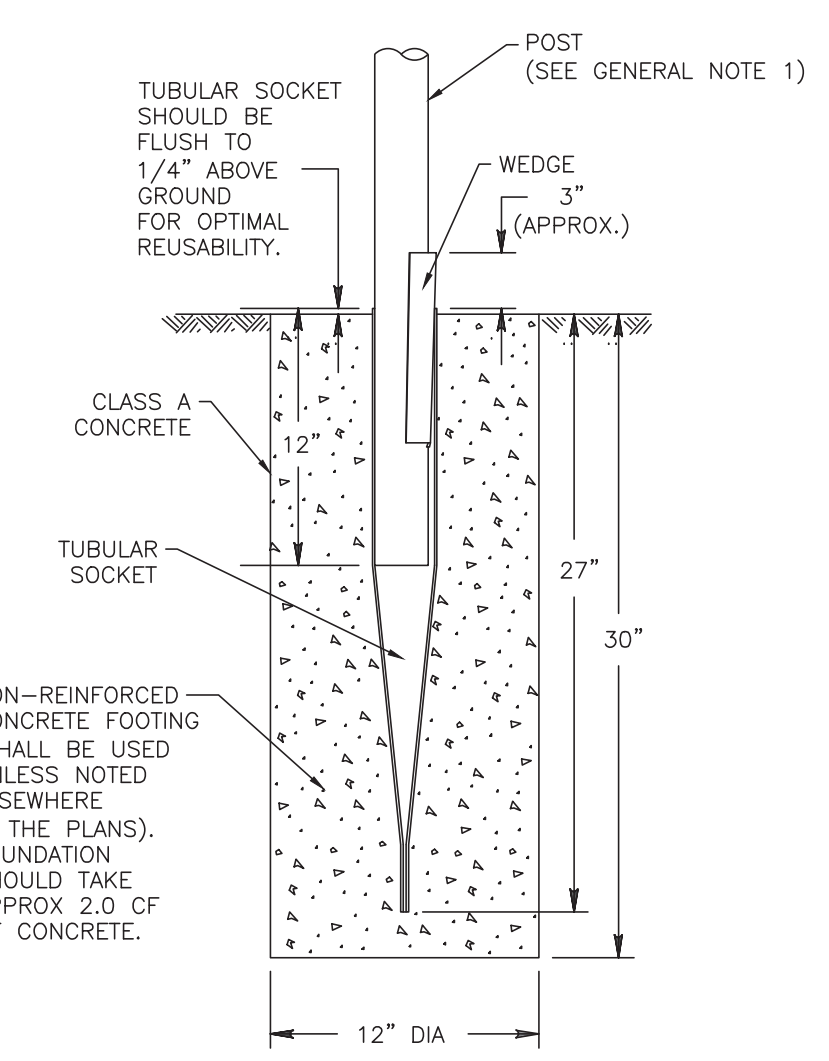
LIGHTING PLAN PROVIDED IS SHOWN AS RECOMMENDED. FINAL LOCATIONS AND QUANTITIES ARE DETERMINED BY TEXAS NEW MEXICO POWER (TNMP).



- NOTES:**
- HELVETICA BOLD, MEDIUM STYLE; WITH 9" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.
  - REFERS TO C.D.S.L. DESIGN STANDARDS FOR MORE INFO.

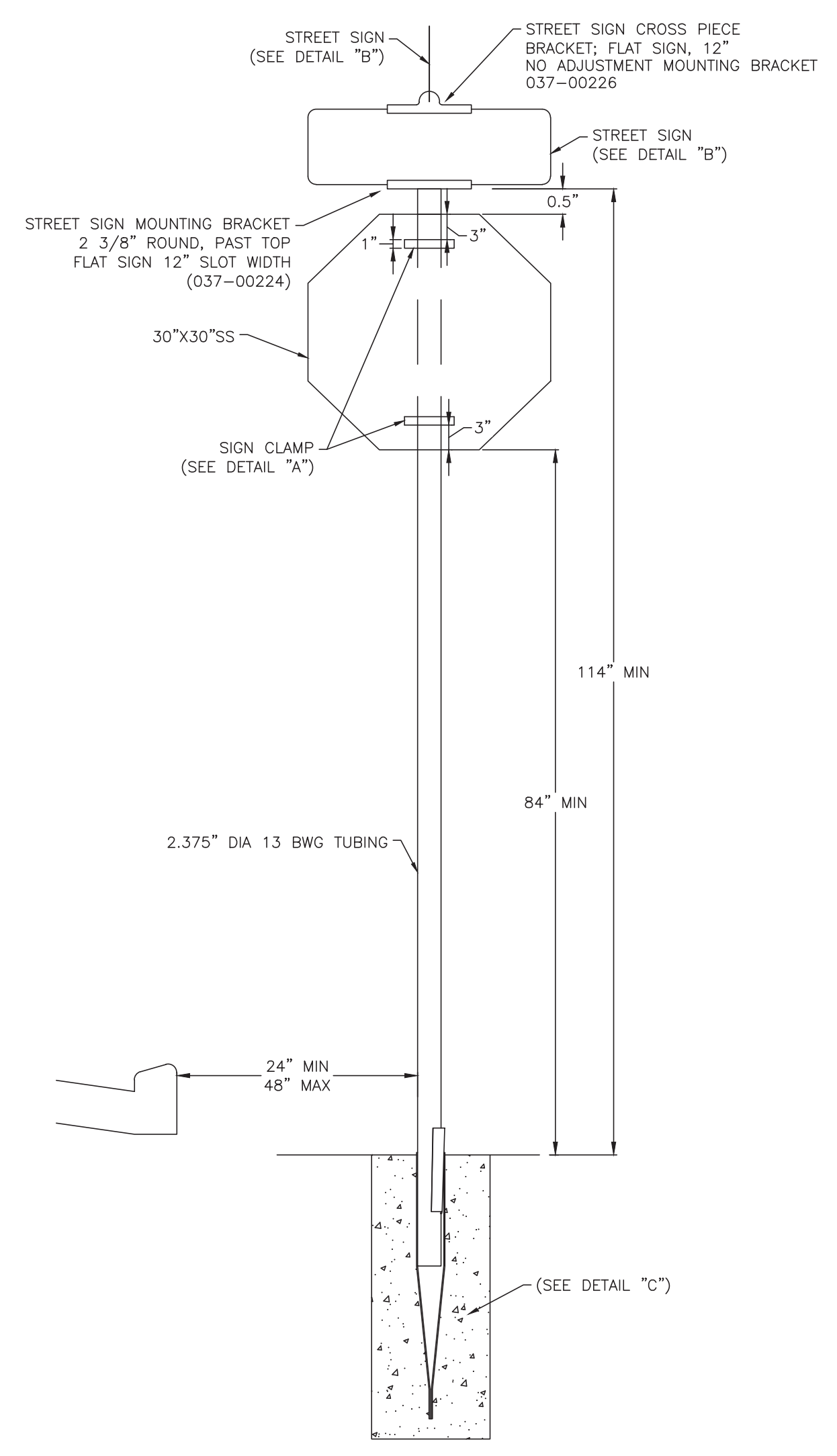
- GENERAL CONSTRUCTION NOTE:**
- SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WIRES WITH MULTI-LEVELING, WIND DUMPING BRACKETS.
  - SUPPORT WIRES SHOULD NOT BE PROHIBITED FROM INDEPENDENT MOVEMENT.
  - INSTALL ONE STREET NAME SIGN APPROXIMATE 2" FROM POLE ABOVE ON-COMING TRAFFIC ON EACH TRAFFIC SIGNAL SPAN.
  - THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE, ALL INDIVIDUAL LETTERS FOR EXAMPLE "F.M." SHALL BE UPPER CASE. STREET SUFFIXES & "NO OUTLET" SHALL BE UPPER CASE.
  - ALL SHEETING SHALL BE "DIAMOND GRADE" OR APPROVED EQUAL.
  - USE ANODIZED BLANKS ONLY.
  - STREET SIGN FONTS SHALL BE HELVETICA BOLD, MEDIUM STYLE.
  - MINIMUM SIGN THICKNESS: 9" SIGNS = .125"
  - ATTACH SIGNAGE TO 2" SIGN POST WITH 12" BLADE MOUNT BRACKET.

**STREET SIGN DETAIL "B"**  
NTS



- GENERAL CONSTRUCTION NOTE:**
- MATERIAL USED AS POST WITH THIS SYSTEM SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:  
 13 BWG TUBING C2.375" OUTSIDE DIAMETER) (TWT)  
 0.095" NOMINAL WALL THICKNESS  
 SEAMLESS OR ELECTRIC-RESISTANCE WELDED STEEL TUBING  
 STEEL SHALL BE HSLAS OR 55 PER ASTM A1011 OR ASTM A1008  
 OTHER STEELS MAY BE USED IF THEY MEET THE FOLLOWING:  
 55,000 PSI MINIMUM YIELD STRENGTH  
 70,000 PSI MINIMUM TENSILE STRENGTH  
 18% MINIMUM ELONGATION IN 2"  
 WALL THICKNESS (UNCOATED) SHALL BE WITHIN THE RANGE OF .083" TO .099"  
 OUTSIDE DIAMETER (UNCOATED) SHALL BE WITHIN THE RANGE OF 2.369" TO 2.381"  
 GALVANIZATION PER ASTM 123 OR ASTM A653 G210. FOR PRECOATED STEEL TUBING (ASTM A653), RECOAT TUBE OUTSIDE DIAMETER WELD SEAM BY METALLIZING WITH ZINC WIRE PER ASTM B833.

**WEDGE ANCHOR SYSTEM "C"**  
NTS



**TYPICAL STREET SIGN**  
NTS

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
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 CHECKED  
 DATE May 25, 2023

**B & L**  
 BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUELANGEL A. SAUCEDA P.E. 121992 05-25-2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

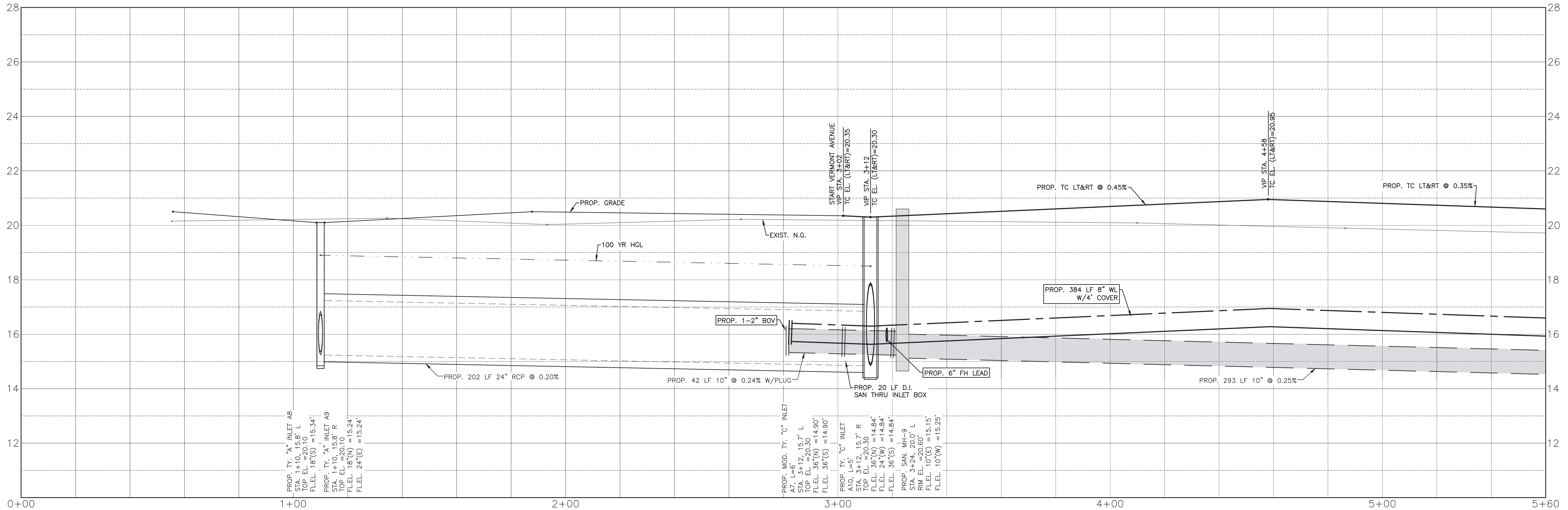
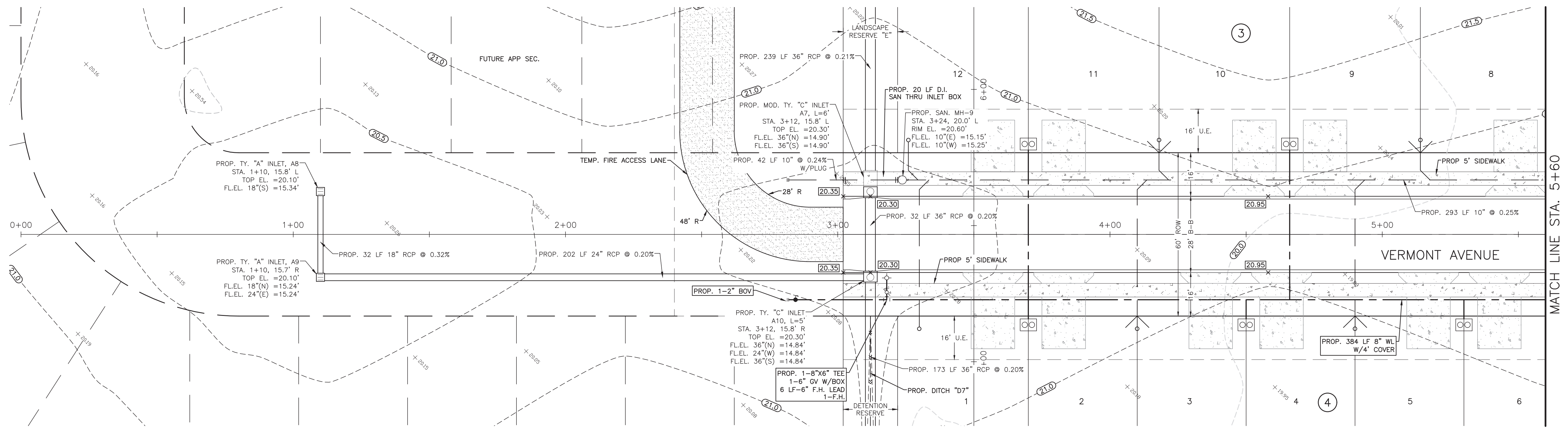
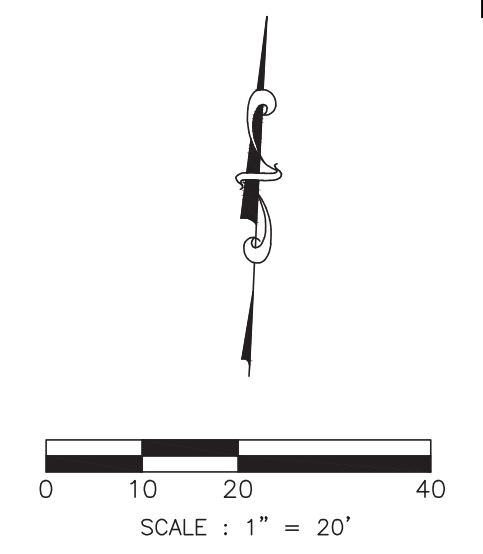
PLAN: 1" = 60'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**ANGLETON PARK PLACE SECTION 1**  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PAVEMENT MARKING,  
 STREET SIGN, MAILBOX  
 & ROAD LIGHTING LAYOUT

PROJECT NO. 14320





SYMBOLS LEGEND

- EXIST. GRADE ELEVATION
- PROP. GRADE ELEVATION
- PROP. TOP OF 4" CURB ELEVATION
- PROP. TOP OF 6" CURB ELEVATION
- PROP. RIM ELEVATION OF CURB INLET
- PROP. GUTTER LINE ELEVATION
- PROP. TOP OF CONCRETE PAVEMENT
- PROP. TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE (RCP, BOX CULVERT, OR PP)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP. SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
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**B & L**  
**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
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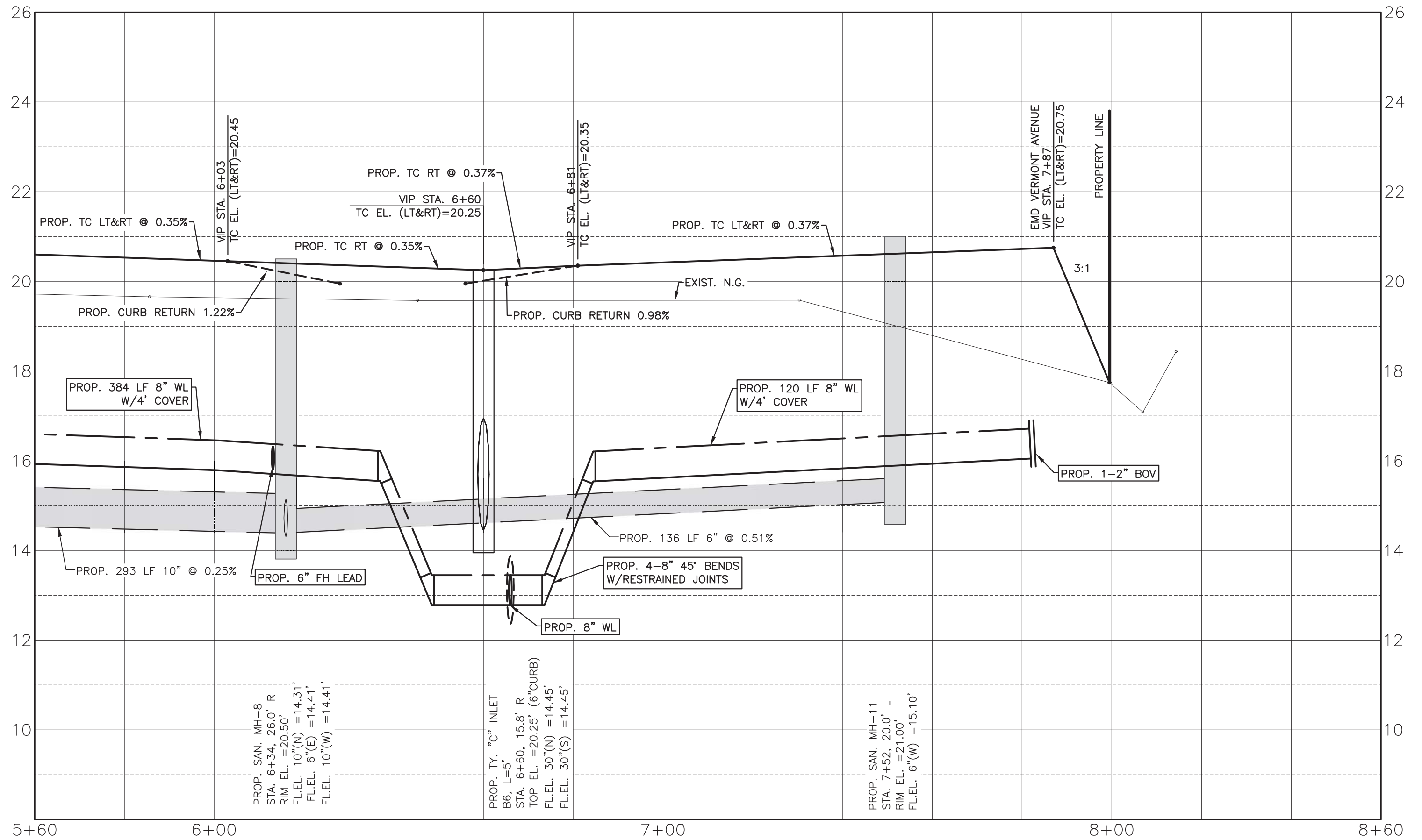
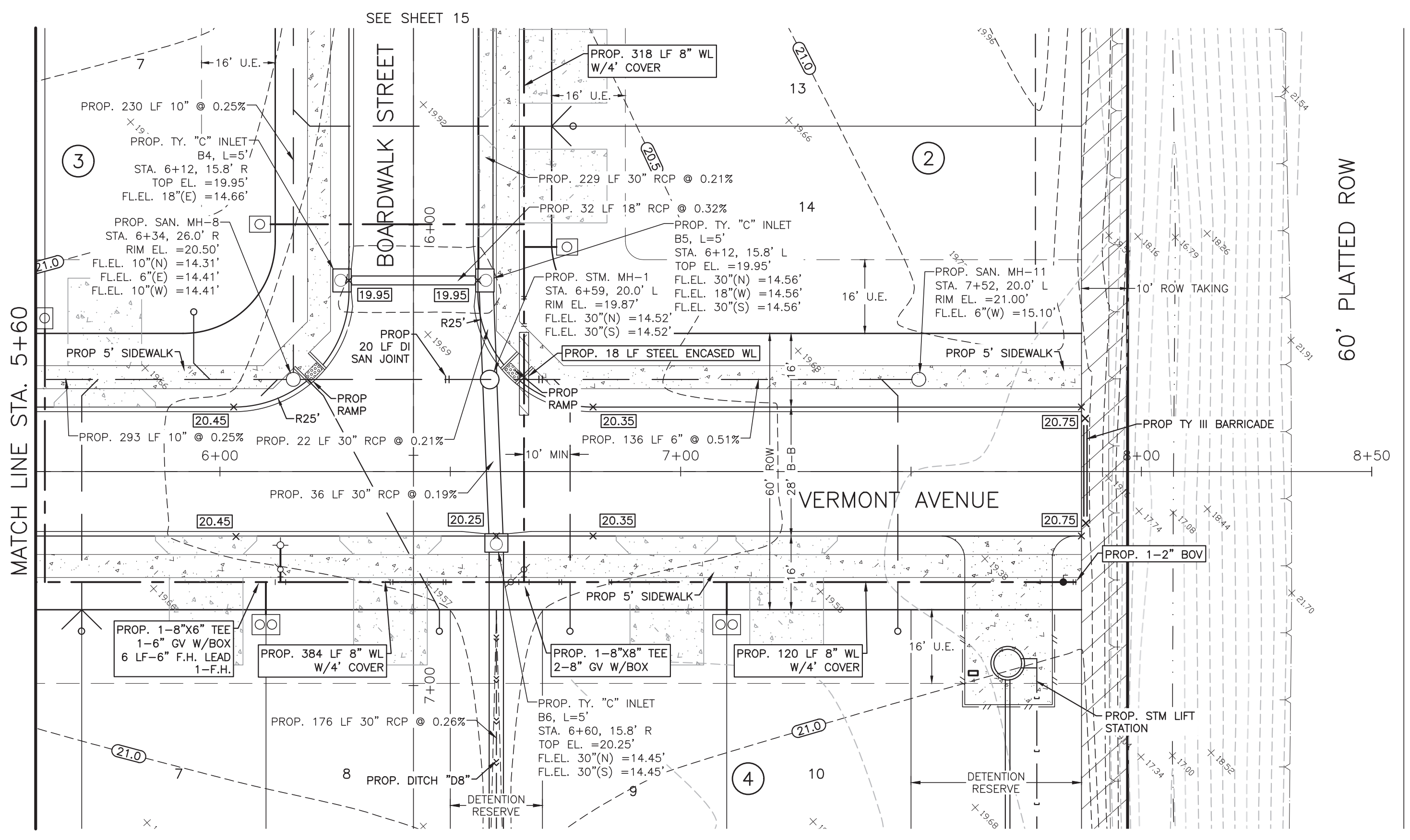
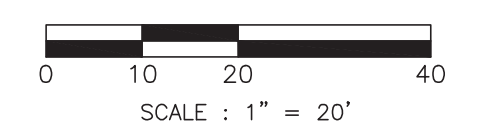
STATE OF TEXAS  
 LICENSED PROFESSIONAL ENGINEER  
 MIGUELANGEL A. SAUCEDA  
 121992  
 05-25-2023

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 20'  
 PROFILE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 2'

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 VERMONT AVENUE  
 STA. 0+00 TO 5+60  
 PROJECT NO. 14320



SYMBOLS LEGEND

- EXIST. GRADE ELEVATION
- PROP. GRADE ELEVATION
- PROP. TOP OF 4" CURB ELEVATION
- PROP. RIM ELEVATION OF CURB INLET
- PROP. GUTTER LINE ELEVATION
- PROP. TOP OF CONCRETE PAVEMENT
- PROP. TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
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- STORM SEWER MANHOLE (STM MH-1)
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- PROP. SIDEWALK (IN CONTRACT)
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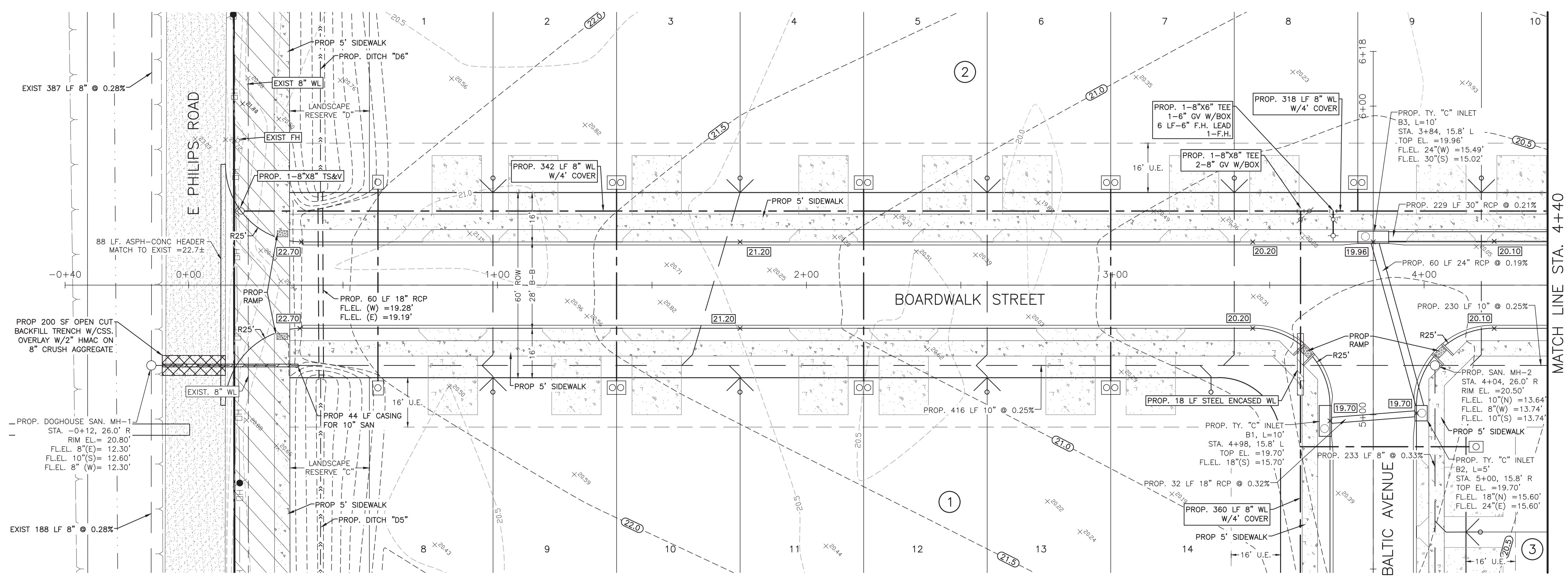
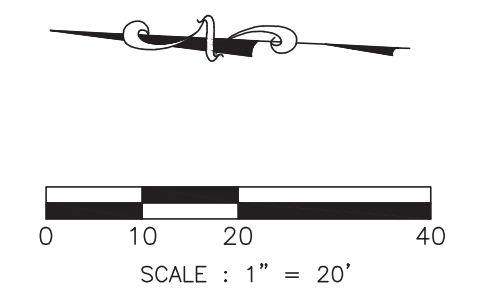
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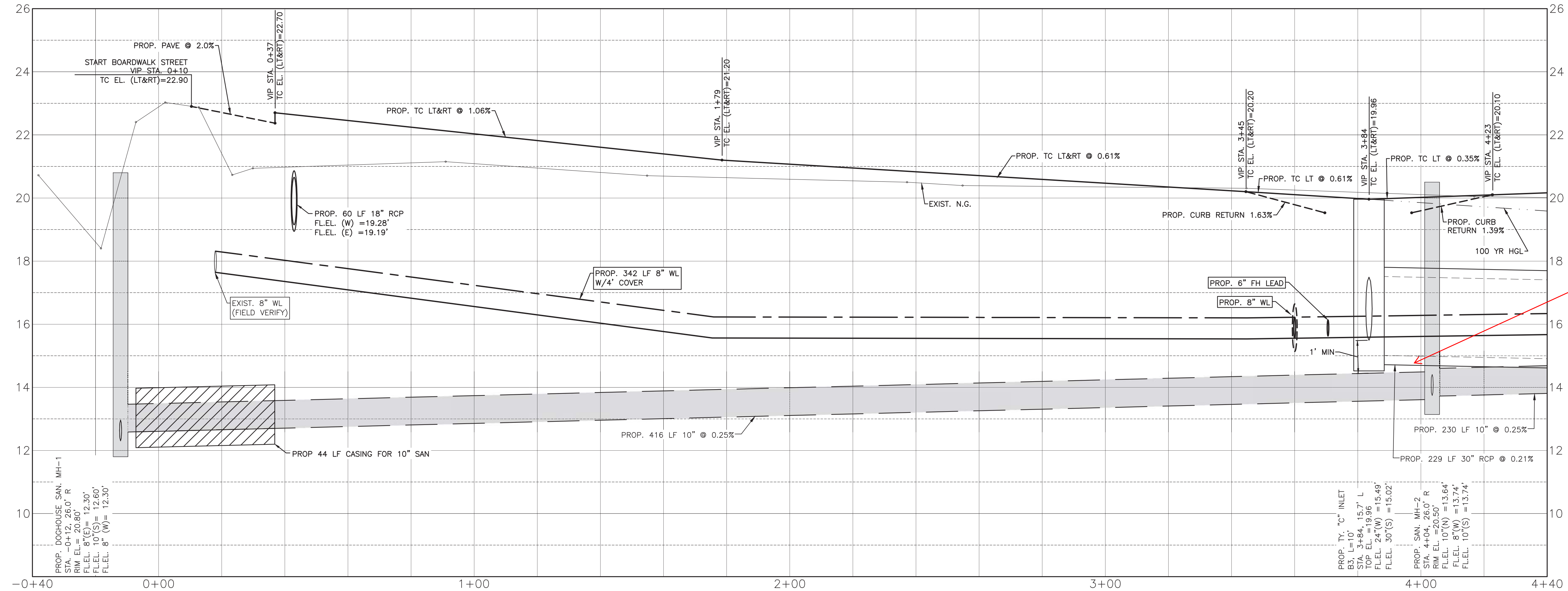
PLAN: 1" = 20'  
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PLAN & PROFILE  
 VERMONT AVENUE  
 STA. 5+60 TO 8+60



SEE SHEET 16



Notate and verify minimum clearance here. 6-inch minimum clearance to be provided between sanitary and storm

**SYMBOLS LEGEND**

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
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- PROP. CASING FOR WATERLINE  
AND SAN SEW CONFLICT

J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
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 DATE May 25, 2023

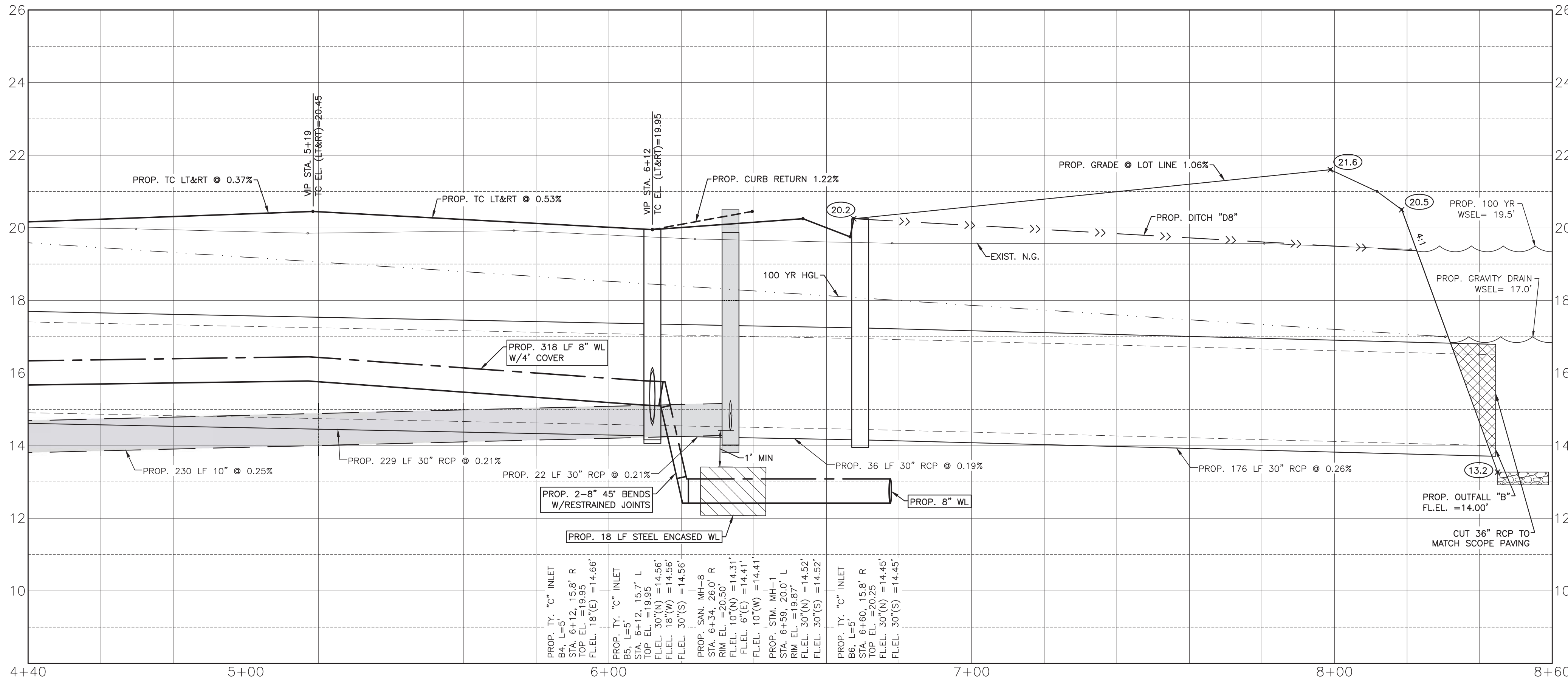
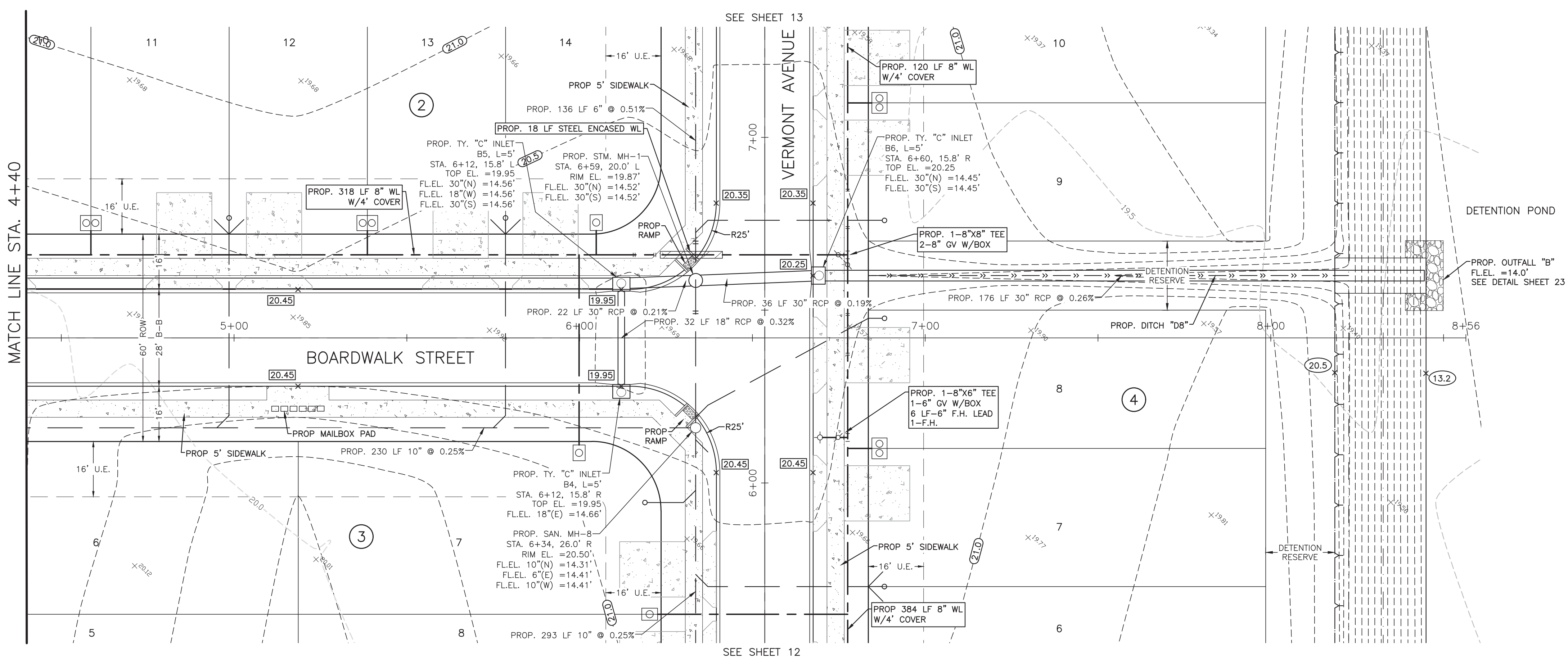
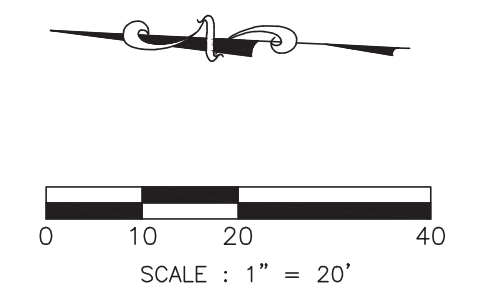
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OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 20'  
 PROFILE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 2'

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PLAN & PROFILE  
 BOARDWALK STREET  
 STA. -0+40 TO 4+40  
 PROJECT NO. 14320



SYMBOLS LEGEND

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- 
- 
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE (RCP, BOX CULVERT, OR PP)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

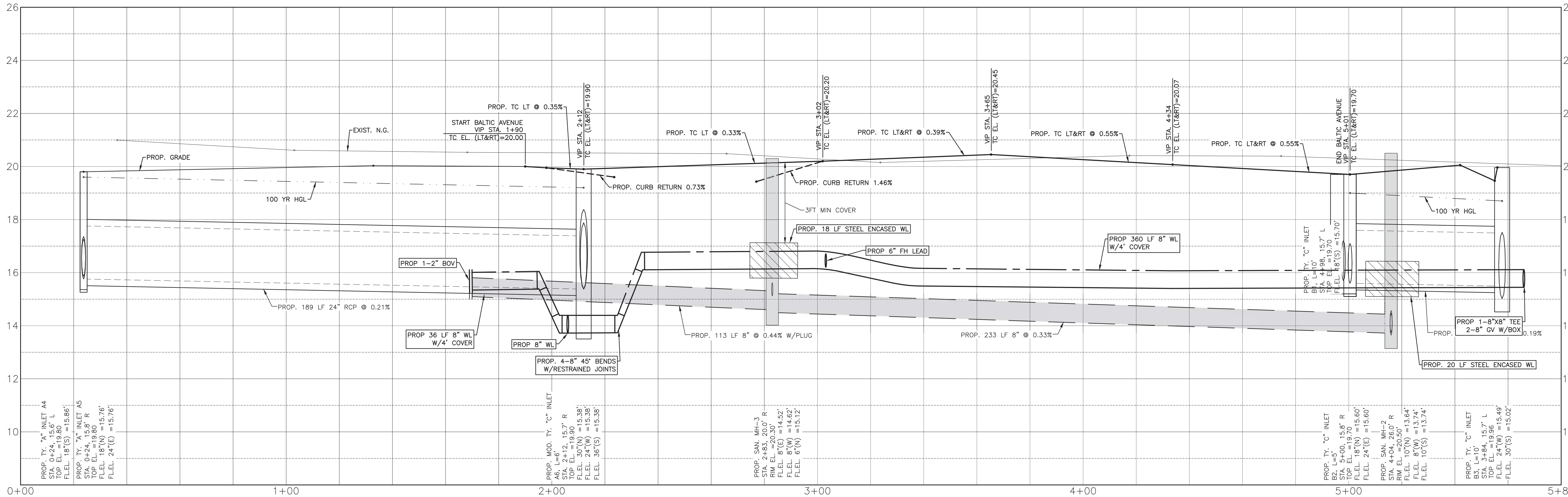
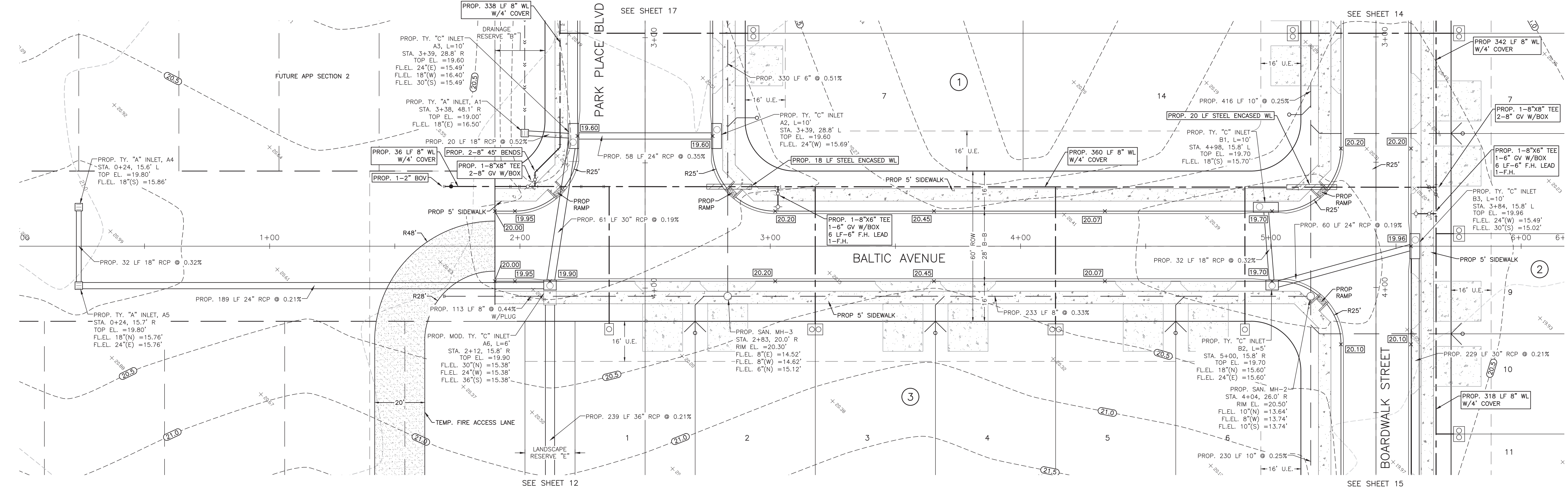
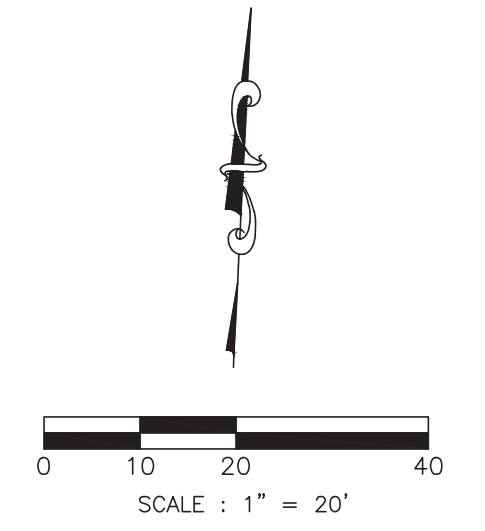
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**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 BOARDWALK STREET  
 STA. 4+40 TO 8+60  
 PROJECT NO. 14320



- SYMBOLS LEGEND**
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121992  
 LICENSED PROFESSIONAL ENGINEER

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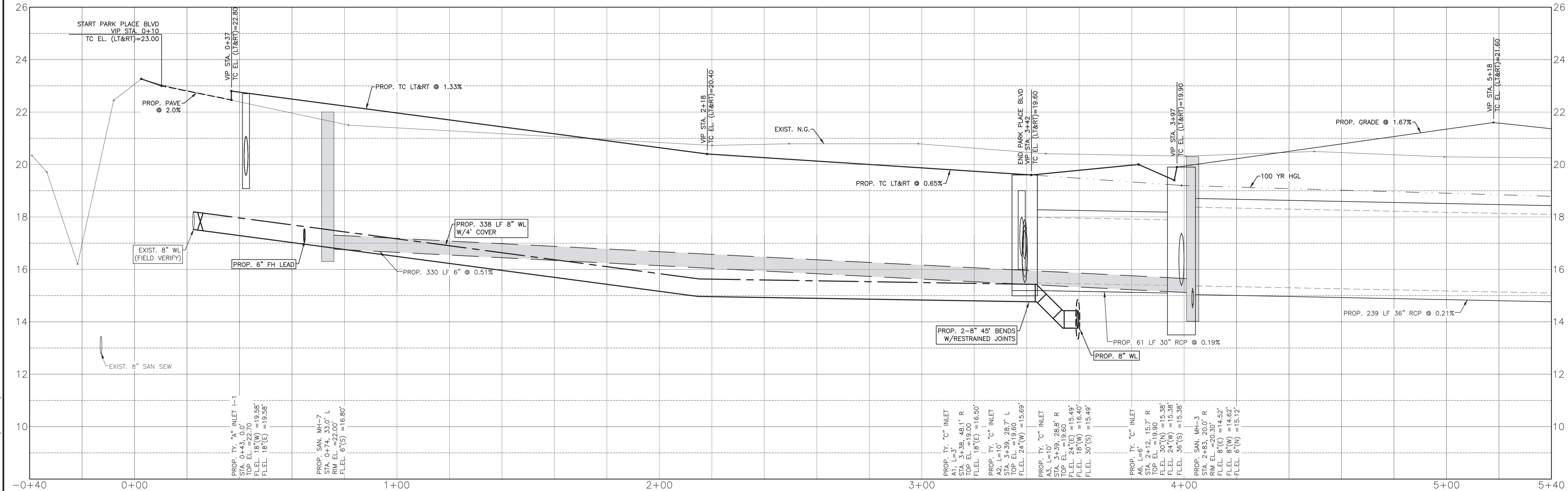
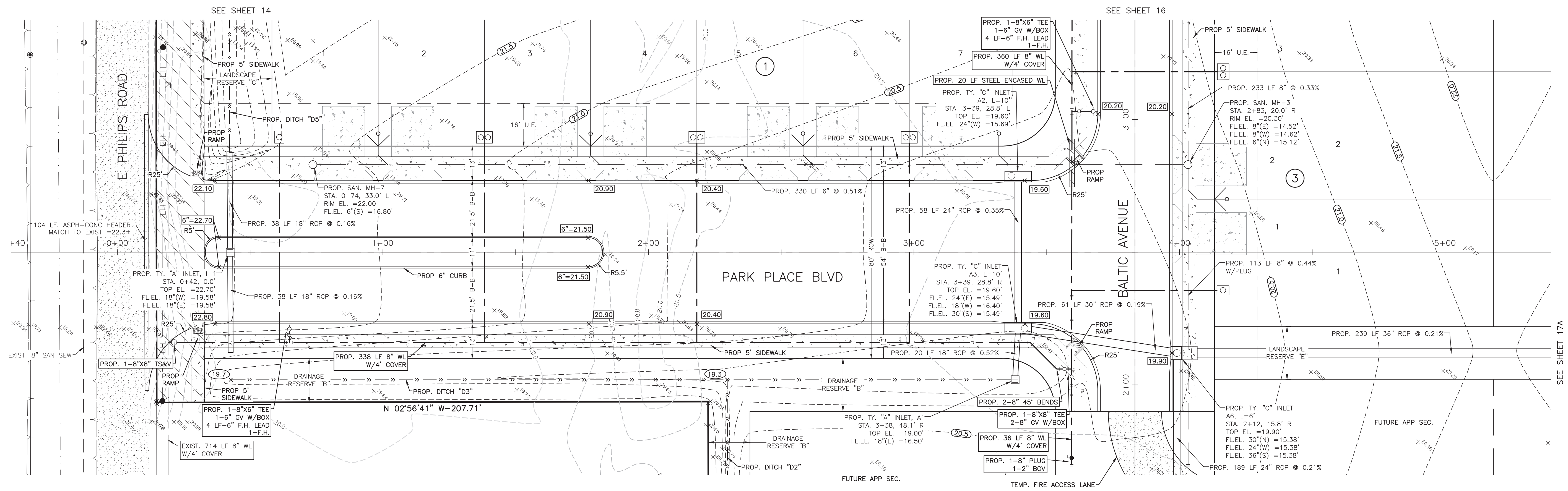
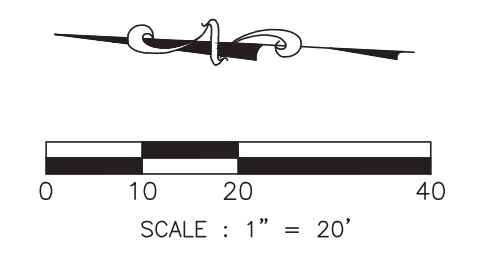
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**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 BALTIC AVENUE  
 STA. 0+00 TO 5+80

PROJECT NO. 14320

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- SYMBOLS LEGEND**
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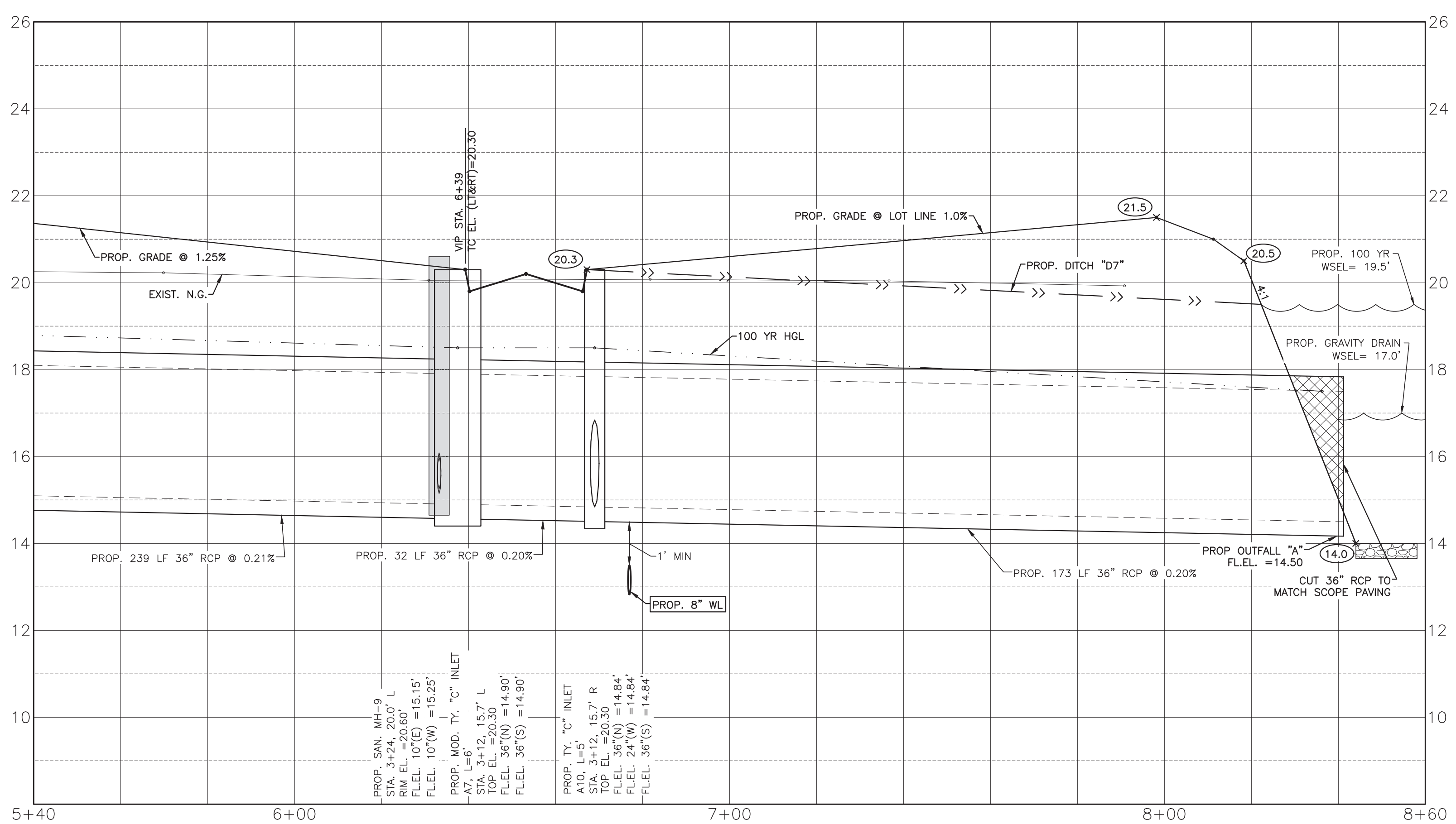
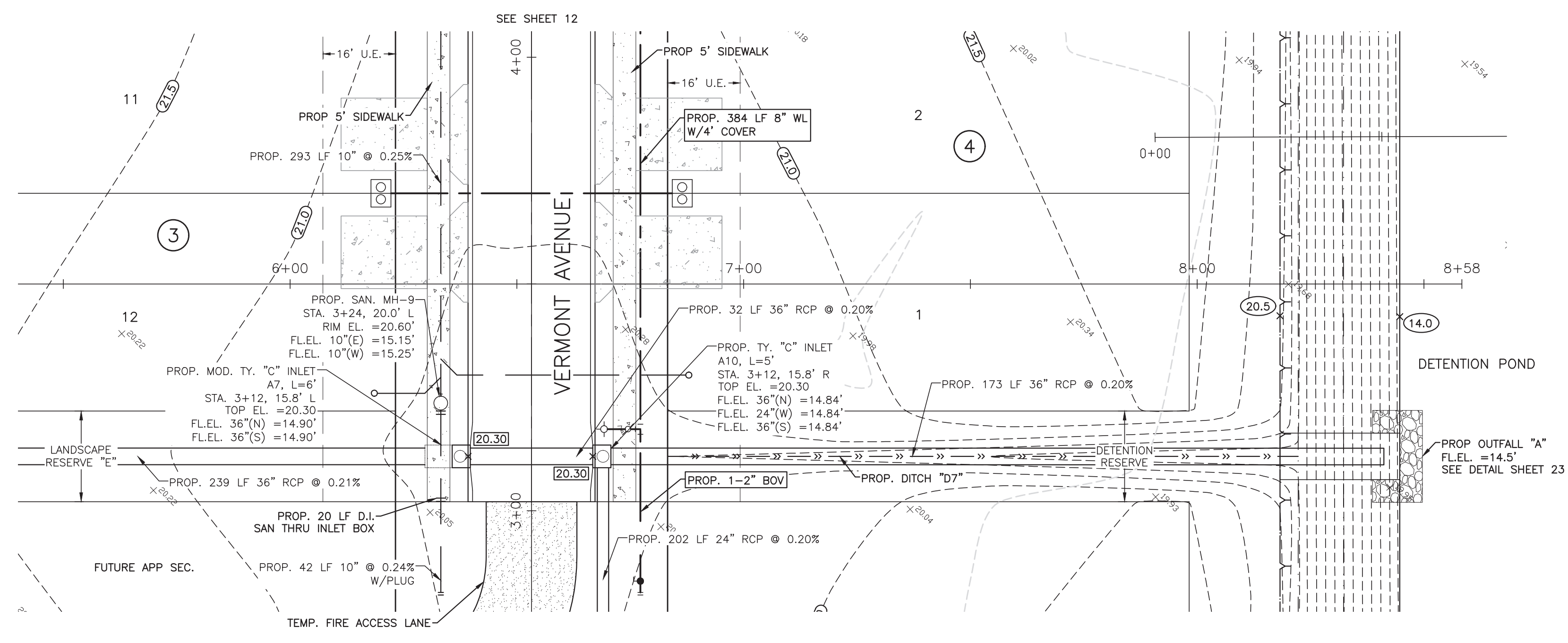
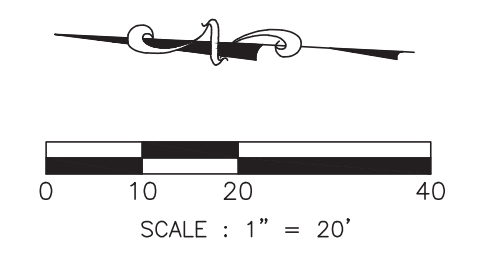
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**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 PARK PLACE BLVD  
 STA. -0+40 TO 5+40

PROJECT NO. 14320



SYMBOLS LEGEND

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- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
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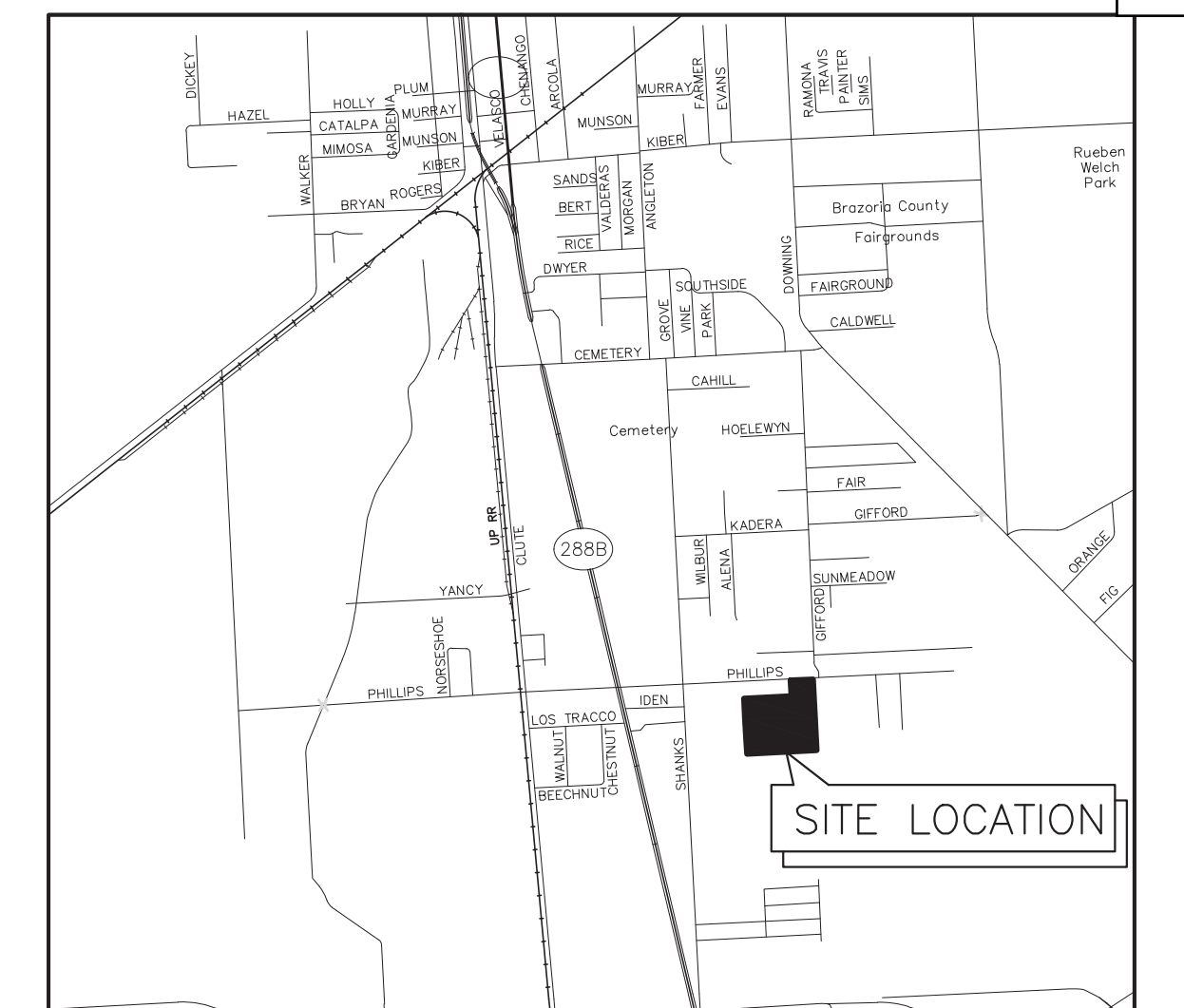
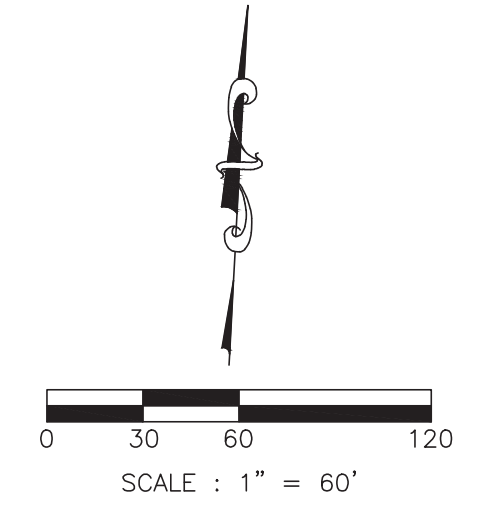
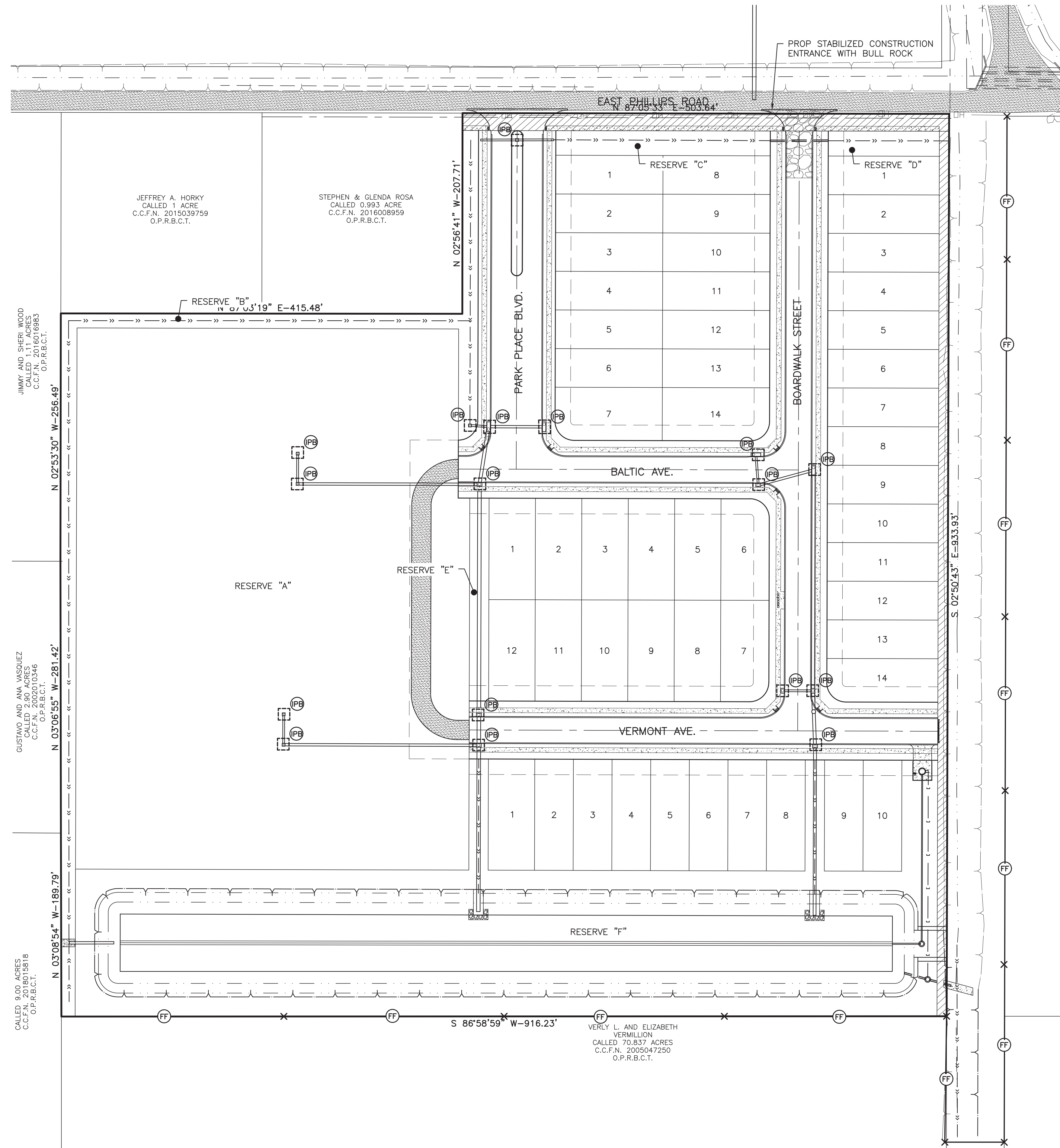
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PLAN & PROFILE  
 STM SEWER "A"  
 STA. 5+40 TO 8+60  
 PROJECT NO. 14320



SWPPP NOTE:

CONTRACTOR SHALL CUT AND HYDROMULCH PERIMETER DITCHES BEFORE INSTALLATION OF SILT FENCING.

CONTRACTOR WILL DRY SEED ALL AREAS AT PROJECT COMPLETION, EXCLUDING AREAS REQUIRING HYDROMULCH. SITE STRIPPING MAY BE USED IN LIEU OF DRY SEED.

CONTRACTOR TO INSTALL SILT FENCING BEHIND ALL BACK OF CURBS

CONTRACTOR WILL SUPPLY PRE & POST CONCRETE INLET PROTECTOR BARRIERS.

TOTAL HYDROMULCH/DRILL SEED AREA: 4.1 ACRES  
 TOTAL SILT FENCING: 4900 LF  
 TOTAL IPB: 17 PRO CONC IPB & 17 POST CONC IPB

PROJECT/SITE INFORMATION

PROJECT NAME: ANGLETON PARK PLACE SECTION 1  
 PROJECT ADDRESS/LOCATION: E PHILLIPS ROAD EAST OF GIFFORD ROAD  
 CITY: ANGLETON STATE: TX ZIP CODE: 77515  
 LATITUDE: 29°08'13" LONGITUDE: 95°25'07" COUNTY: BRAZORIA  
 NAME OF RECEIVING WATERS: GULF OF MEXICO

06/01/2023 MONTH/DAY/YEAR  
 06/01/2024 MONTH/DAY/YEAR  
 ESTIMATED CONSTRUCTION START DATE ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 18.1 ACRES  
 ESTIMATE OF LIKELIHOOD OF DISCHARGE:

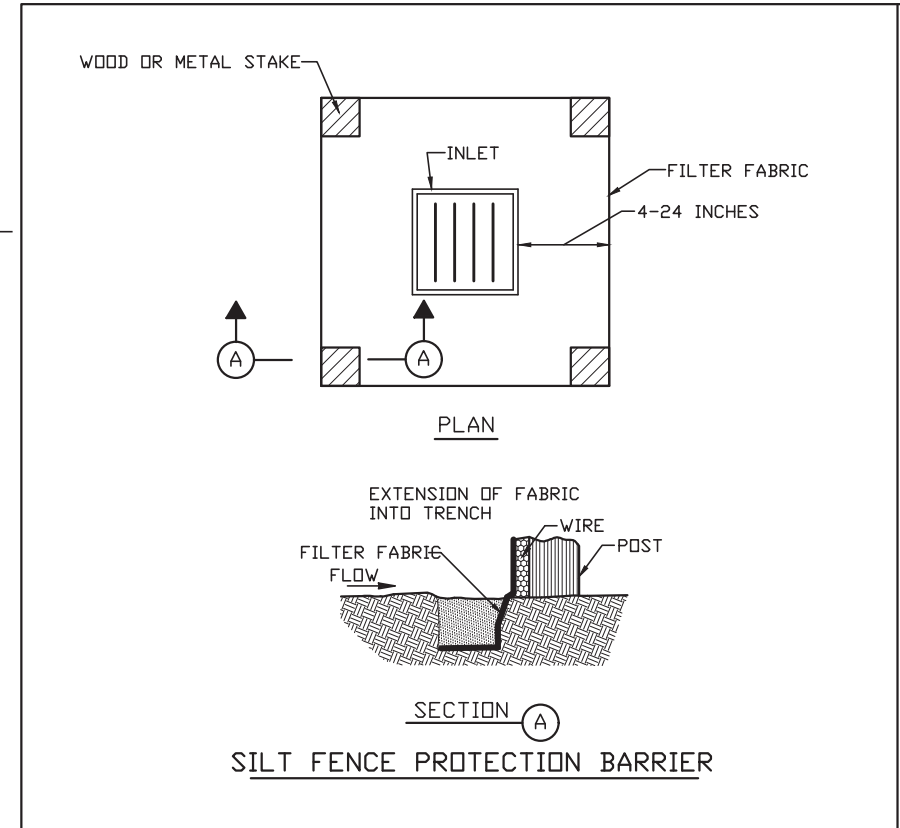
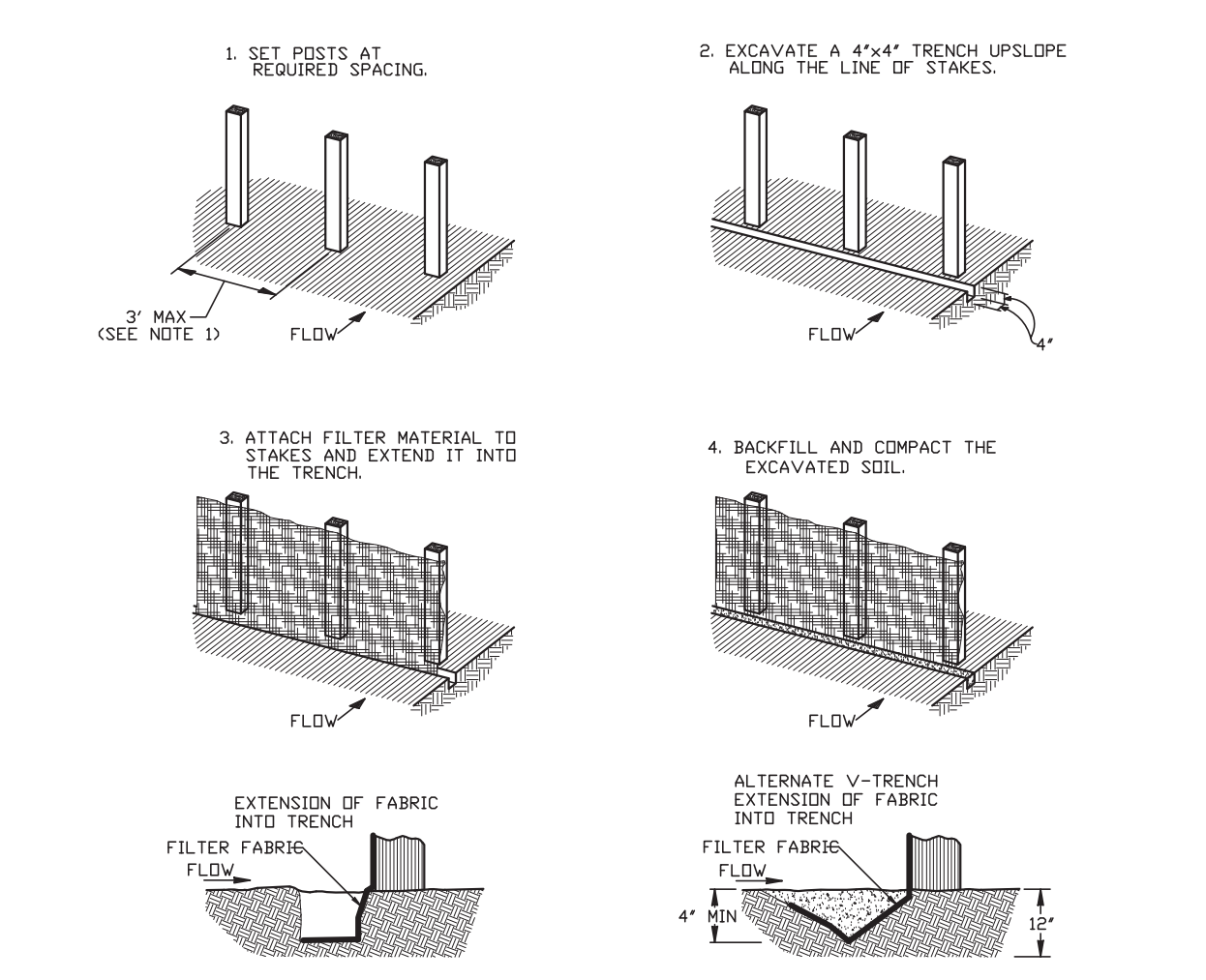
UNLIKELY  ONCE PER WEEK  CONTINUAL  
 ONCE PER MONTH  ONCE PER DAY

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

YES  NO

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

(a)  (b)  (c)  (d)



LEGEND

SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION

SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER

HYDROMULCH SEED

CONSTRUCTION NOTES:

- 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 9 FEET MAX.
- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE

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ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

SWPPP LAYOUT AND  
 DETAILS

PROJECT NO. 14320



### 1. SITE DESCRIPTION

- A. NATURE OF THE CONSTRUCTION ACTIVITY:  
 ANGLETON PARK PLACE SECTION 1 SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS, BEING 17.720 ACRE TRACT WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 50 LOTS (40 FT WIDE MINIMUM). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWER, CONCRETE ROADWAYS WITH CURBS, AND DETENTION POND.
- B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:  
 STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER. THIS MATERIAL WILL BE STOCKPILED AT THE SITE TO BE SPREAD OVER THE LOTS AFTER FINAL GRADING. THE DETENTION POND WILL BE EXCAVATED AND MATERIAL WILL BE SPREAD ON THE SITE. UTILITY AND STORMSEWER WILL REQUIRE TRENCHING WITH SPOILS TO BE SPREAD ON THE LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND THE CONSTRUCTED STORM SEWER. TRUCKS WILL BE USED TO DELIVER MATERIALS TO THE SITE AND INCLUDE LIME, CONCRETE, AND PIPE. TRUCKS WILL ALSO BE USED TO HAUL MATERIAL AWAY FROM THE SITE. THE TRUCKS WILL BE ROUTED ALONG BUCHTA ROAD FOR INGRESS AND EGRESS. RUTTING ON SITE DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG EAST PHILLIPS ROAD. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING MUD TRACKED ONTO EAST PHILLIPS ROAD DAILY.
- C. TOTAL PROJECT AREA: 18.1 ACRES
- D. TOTAL AREA TO BE DISTURBED: 18.1 ACRES  
 WEIGHTED RUNOFF COEFFICIENT (BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.60
- E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCATIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.
- F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:
- G. NAME OF RECEIVING WATERS:  
 DRAINAGE WILL BE COLLECTED IN THE PROPOSED DETENTION POND WHICH WILL DRAIN THRU A RESTRICTIVE OUTLET INTO DITCH 0, MAINTENCED BY THE ANGLETON DRAINAGE DISTRICT. DITCH 0 OUTFALLS TO DITCH 22 WHICH THEN OUTFALLS TO BASTROP BAYOU. BASTROP BAYOU OUTFALLS TO THE GULF OF MEXICO.
- AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OF THE PROJECT.  
 NONE
- H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.
- I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:  
 NONE
- J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:  
 NONE

### 2. CONTROLS

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

1. CUT PERIMETER SWALES ALONG THE PROPERTY LINE. SEED THE SWALES. INSTALL SILT FENCE ALONG THE PERIMETER OF THE WORK AREA. CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE.
2. STRIPPING OF ALL VEGETATION MAY BEGIN. REMOVED VEGETATION WILL BE STOCKPILED AT THE SITE.
3. THE DETENTION POND WILL BE EXCAVATED AND SPOILS WILL BE SPREAD ON SITE. INSTALL THE RESTRICTIVE OUTLET TO THE POND. COVER THE OUTLET WITH A ROCK BERM. HYDROMULCH THE POND SIDE SLOPES.
4. INSTALL WATERLINE, SANITARY SEWER, SERVICE LEAD, STORM SEWER, INLETS, AND MANHOLES. PROVIDE INLET PROTECTION ON ALL INLETS. ALL SPOILS FROM TRENCHING WILL BE SPREAD ON THE ADJACENT LOTS.
5. BEGIN ROADWAY EXCAVATION, LIME STABILIZATION, AND CONCRETE PAVING.
6. INSTALL CONCRETE CURB. PLACE AN 16" WIDE STRIP OF SOD BEHIND THE CURB. FILTER FABRIC FENCE MAY BE USED IN LIEU OF SOD.
7. PERFORM FINAL GRADE ON LOTS. SPREAD STOCKPILED VEGETATIVE MATERIAL OVER LOTS. SEED AND FERTILIZED ALL AREAS TO ENSURE GROWTH.

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

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

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

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

- B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:  
 CURBS & GUTTERS STORM SEWERS

#### C. OTHER CONTROLS

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

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

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

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

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

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

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

### 3. MAINTENANCE

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

### 4. INSPECTION

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

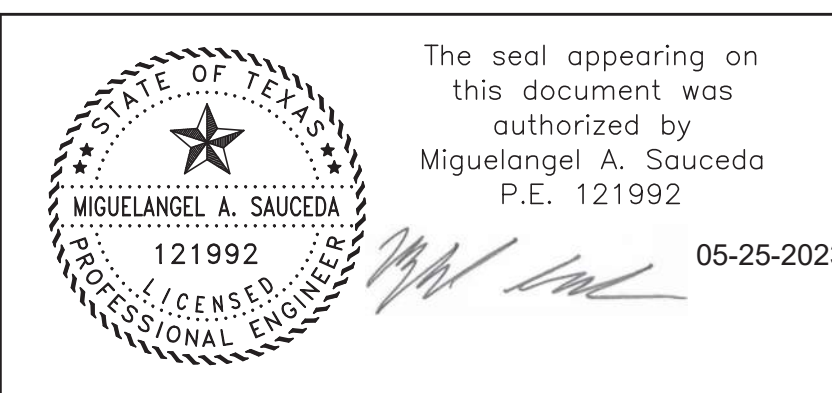
### 5. NON-STORMWATER DISCHARGES

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

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE May 25, 2023



OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN:  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

SWPPP NARRATIVE  
 PROJECT NO. 14320

①

**Hydrological and Hydraulic Impacts**  
ANDERSON PARK PLACE

**Job # 14320**

**Brazoria County, Texas**

**A = 16.73 Acre Development**

**Pre Development:**  
C = 0.2145  
TC = 54.0 Minutes, I = 4.889  
Q = 100 Year Storm = 21.92 cfs  
Q Allowable is 1.31 cfs / ac. = 21.92 cfs

**Post Development**  
C = 0.60  
TC = 22.6 Minutes, I = 7.292  
Q = 100 Year Storm = 91.495 cfs

**Required Detention:**  
7.158 acre - feet (311,802 c.f.)

Miguel Saucedo, PE. June 1, 2022

**EXISTING CONDITIONS**  
Bra. Co. Master Drg. Study allows only 1.31 cfs/acre in this area (Bastrop Bayou drainage area BB 19)

TC = 15 Minutes + 1170 LF overland @ 0.5 fps = 54.0 Minutes

**PROPOSED CONDITIONS**  
TC = 15 Minutes + 100 LF overland @ 0.5 FPS + 130 LF gutter @ 2.0 FPS + 575 LF sewer @ 3.0 FPS = 22.6

C = 0.60 per Sugarland Design Manual for lots between 5000-8000 SF

②

**Drainage Analysis**  
Job # 14320 - Phillips Manufactored Homes S

**Rainfall Intensity calculations for Brazoria County**

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

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

b <sub>1</sub> :=	b <sub>6</sub> :=	d <sub>1</sub> :=
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

T<sub>pre</sub> = 54.0 ENTER PREDEVELOPMENT TIME OF CONCENTRATION

I<sub>1</sub> :=  $\frac{b_1}{(d_1 + T_0)^{0.5}}$  I<sub>6</sub> = 4.889 Predevelopment Intensity of Interest

C<sub>pre</sub> = 0.2145 ENTER PREDEVELOPMENT C VALUE

A<sub>pre</sub> = 16.73 ENTER AREA

③

C<sub>r</sub> = 1.25

Q := C<sub>r</sub> I<sub>6</sub> A  
Q = 21.93

V<sub>pre</sub> := (C<sub>r</sub> A) 43560 1.08  
V = 1.688 × 10<sup>5</sup>

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

T :=  $\frac{V}{1.39 Q}$  T = 5.538 × 10<sup>3</sup>

T = 0, 1000, 84000

f(t) :=  $\left(\frac{Q}{2}\right) \left(1 - \cos\left(\frac{t\pi}{T}\right)\right)$  f(t) describes rising limb of hydrograph

g(t) := 4.34 Q exp[-1.30  $\left(\frac{t}{T}\right)$ ] g(t) describes descending limb of hydrograph

q(t) := if(t ≤ 1.25 T, f(t), g(t))

Volume<sub>pre</sub> :=  $\int_0^{86400} q(t) dt$

Volume<sub>pre</sub> = 1.694 × 10<sup>5</sup>

④

**Predevelopment hydrograph**

T<sub>0</sub> = 22.6 ENTER POST DEVELOPMENT TIME OF CONCENTRATION

I<sub>1</sub> :=  $\frac{b_1}{(d_1 + T_0)^{0.5}}$  I<sub>6</sub> = 7.292 Post development I of interest

C<sub>pre</sub> = 0.60  
C<sub>post</sub> = 1.25  
Q<sub>post</sub> := C<sub>post</sub> I<sub>6</sub> A C<sub>r</sub>

Q = 91.495

V<sub>post</sub> := (C<sub>post</sub> A) 43560 1.08  
V = 4.722 × 10<sup>5</sup>

T :=  $\frac{V}{1.39 Q}$  T = 3.713 × 10<sup>3</sup>

⑤

t := 0, 1000, 25000

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

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

r(t) := if(t ≤ 1.25 T, f(t), g(t))

Volume<sub>post</sub> :=  $\int_0^{86400} r(t) dt$

Volume<sub>post</sub> = 4.73 × 10<sup>5</sup>

**Post development hydrograph**

⑥

**Combined pre and post development hydrographs**

f(t) := ((r(t) - q(t)) - 1)

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

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

ACRE- FEET

$\int_0^{86400} v(t) dt = 7.158$

**POND INFORMATION**

POND 1  
TOP BANK ELEVATION = 20.5' = 94,200 SF  
ELEVATION 100-YR WSEL = 19.5' = 86,700 SF  
ELEVATION GRAVITY DRAIN (EL = 17.0') = 68,400 SF  
ELEVATION TOE (EL = 13.9') = 46,600 SF  
AVERAGE DETENTION AREA = 66,650 SF  
DETENTION DEPTH = 5.6'

DETENTION PROVIDED = 8.57 AC-FT

**RESTRICTOR CALCULATIONS**

ORIFICE EQUATION	
Q = Cd * A * (2 * G * H) <sup>0.5</sup>	
Where:	
Cd =	0.8
G =	32.2
H =	2.5
Q =	23.217
A =	2.29
USE 18" Dia. = 1.76 SF FOR RESTRICTOR	

PONDS WILL GRAVITY DRAIN BETWEEN 100-YEAR WSEL @ 19.5' AND 18" GRAVITY DRAIN EL = 17.0'  
AVERAGE AREA = 77,550 SF  
GRAVITY DRAINAGE DEPTH = 2.5'  
TOTAL GRAVITY DRAINAGE VOLUME = 4.45 AC-FT  
PERCENTAGE OF TOTAL DETENTION PROVIDED = 51%

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CHECKED	
DATE	May 25, 2023

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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REG. NO. F-825

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121992  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

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PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

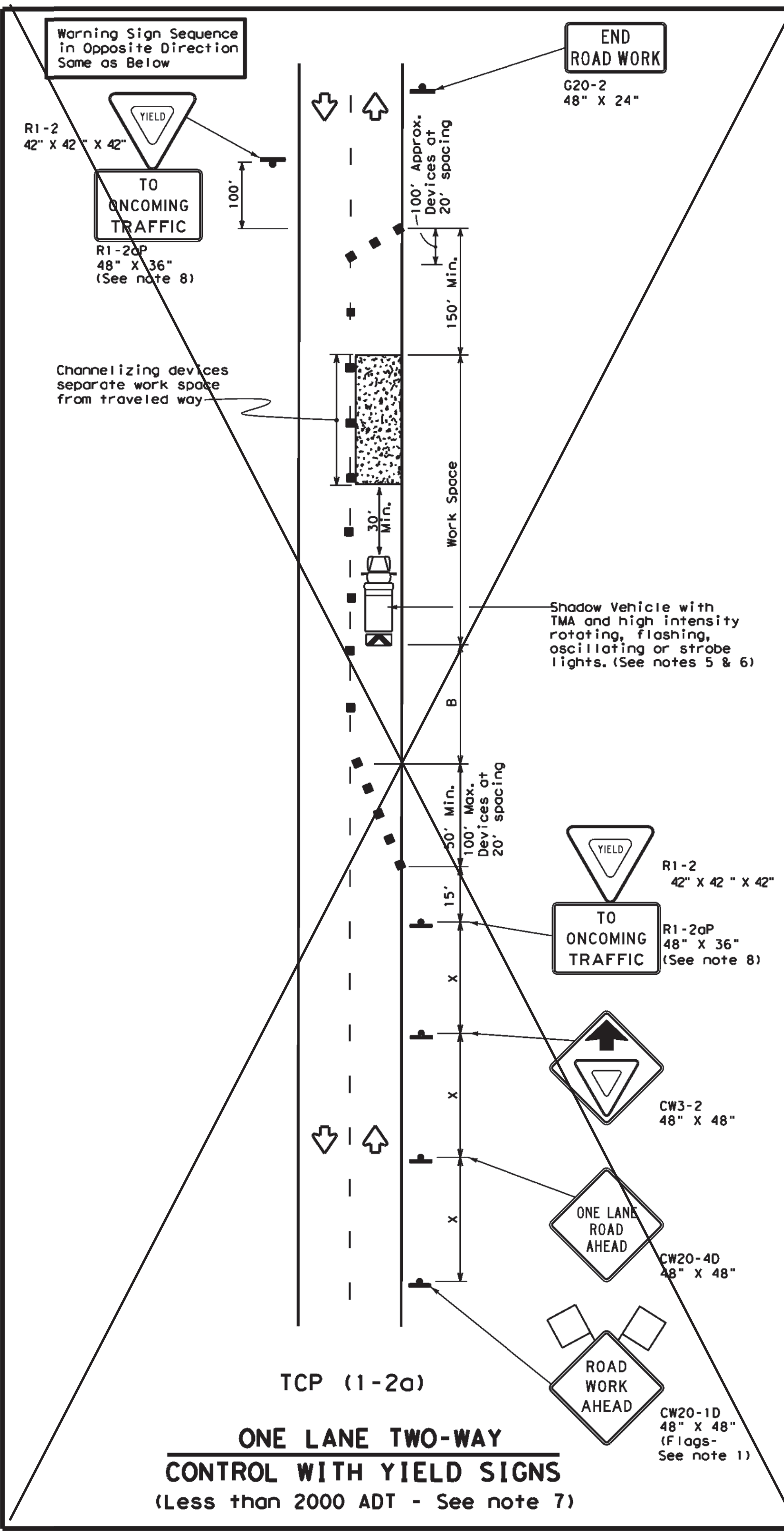
**ANGLETON PARK PLACE SECTION 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

HYDROLOGIC CALCULATIONS  
(PRELIMINARY)

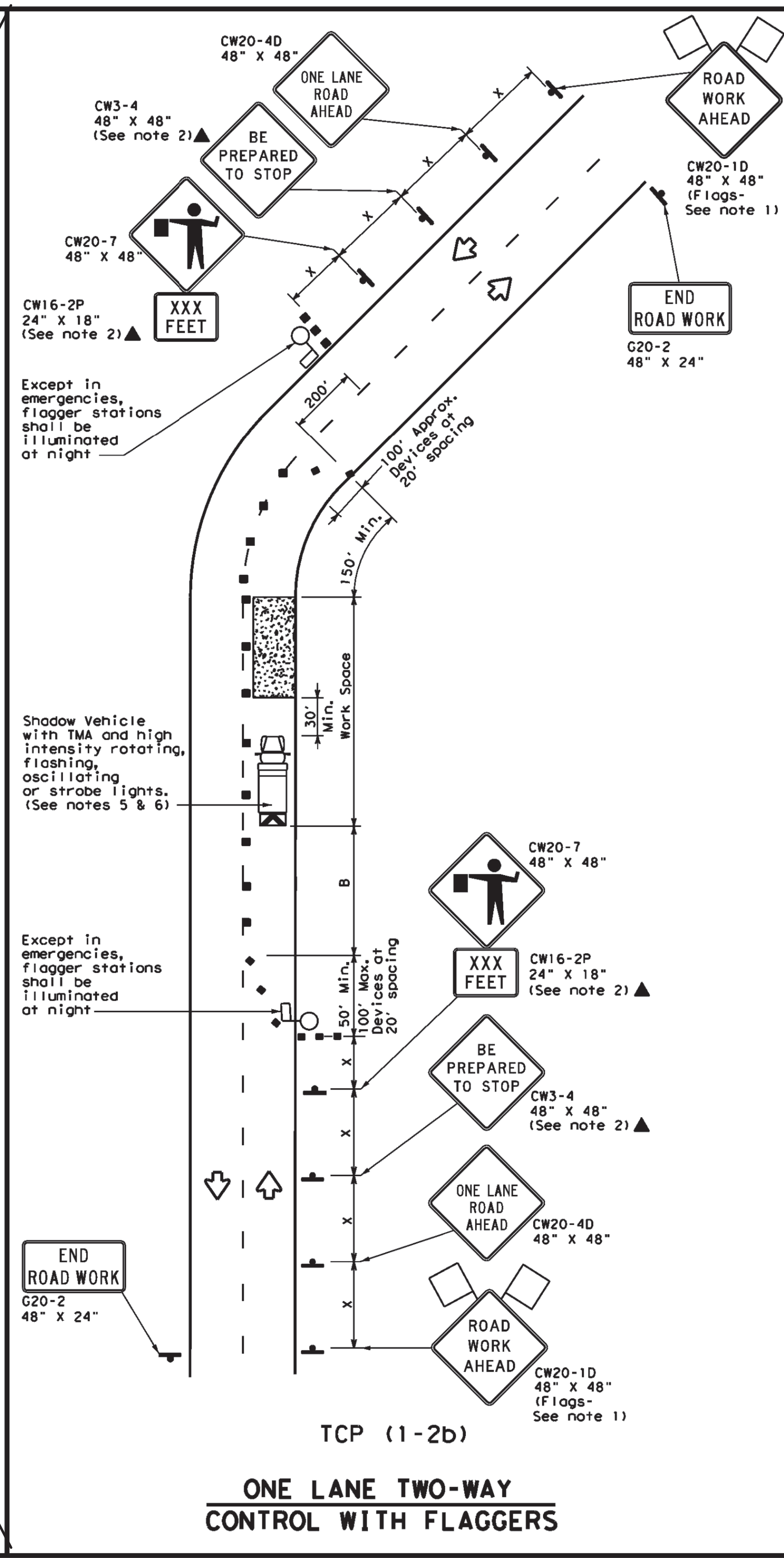
PROJECT NO. 14320

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DATE: FILE:



**TCP (1-2a)**  
**ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS**  
 (Less than 2000 ADT - See note 7)



**TCP (1-2b)**  
**ONE LANE TWO-WAY CONTROL WITH FLAGGERS**

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "b"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	L = WS <sup>2</sup> / 60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L = WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70	700'	770'	840'	70'	140'	800'	475'	730'	
75	750'	825'	900'	75'	150'	900'	540'	820'	

\* Conventional Roads Only  
 \*\* Taper lengths have been rounded off.  
 L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
  - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
  - The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
  - Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
  - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
  - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- TCP (1-2a)**
- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
  - R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.
- TCP (1-2b)**
- Flaggers should use two-way radios or other methods of communication to control traffic.
  - Length of work space should be based on the ability of flaggers to communicate.
  - If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
  - Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
  - Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation  
Traffic Operations Division Standard

**TRAFFIC CONTROL PLAN**  
**ONE-LANE TWO-WAY**  
**TRAFFIC CONTROL**

**TCP (1-2)-18**

FILE: tcp1-2-18.dgn	DNI:	CKI:	DWI:	CKI:
© TxDOT December 1985	CONT:	SECT:	JOB:	HIGHWAY:
REVISIONS				
4-90 4-98				
2-94 2-12				
1-97 2-18				

152

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REVISIONS			

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 DATE May 25, 2023

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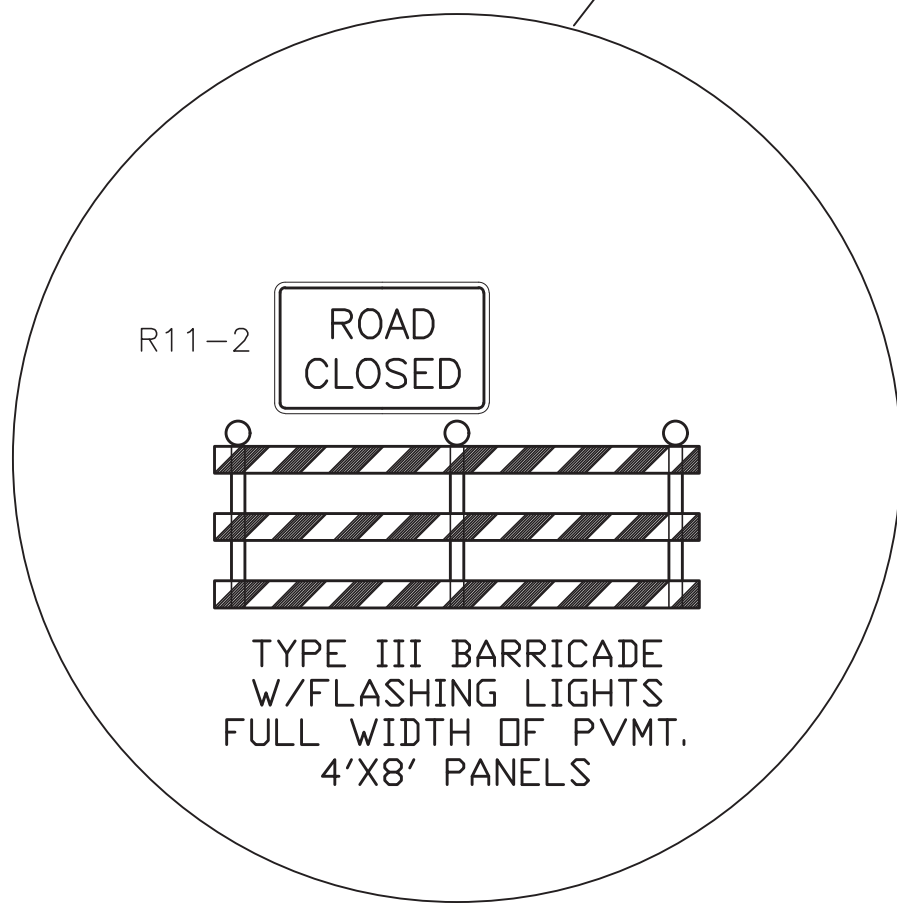
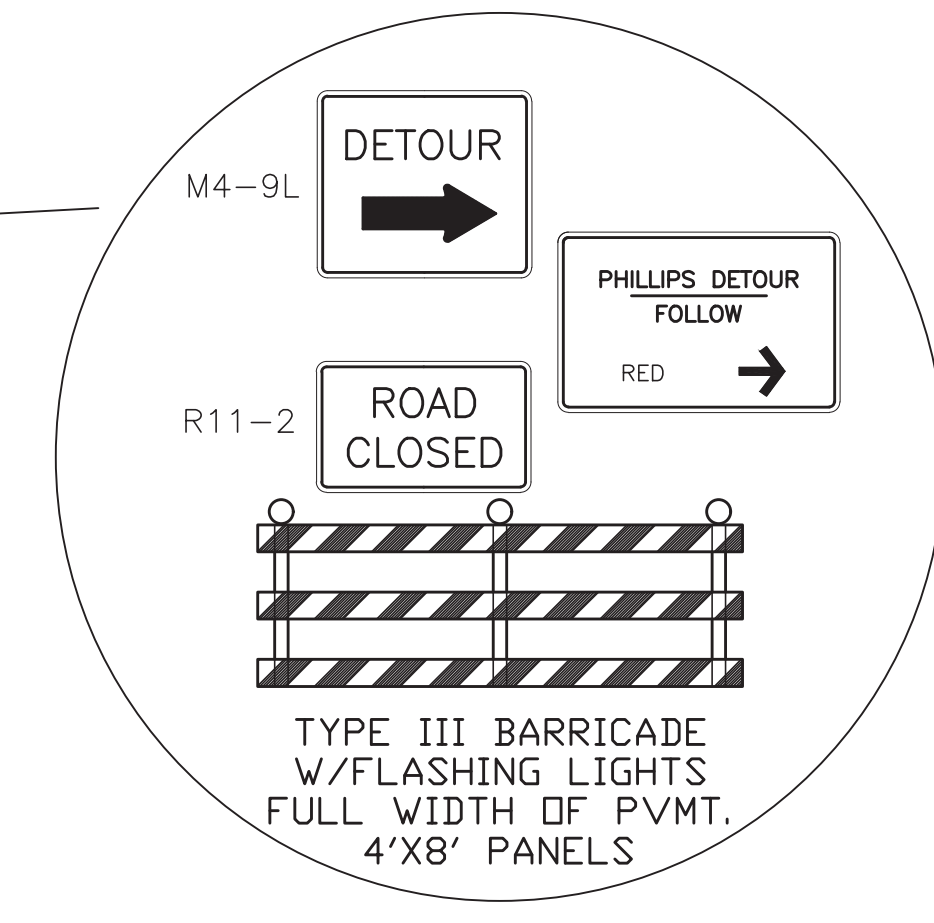
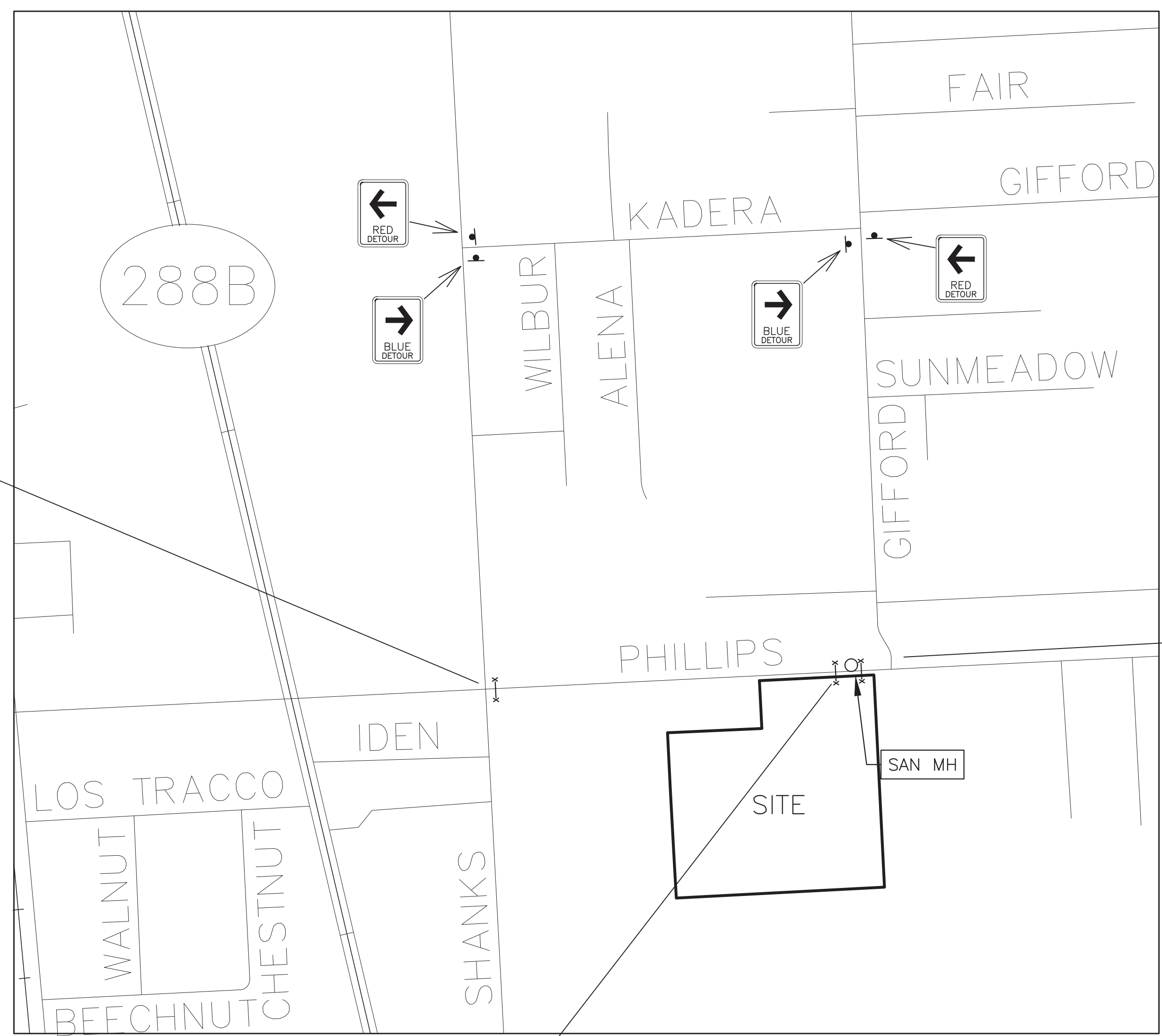
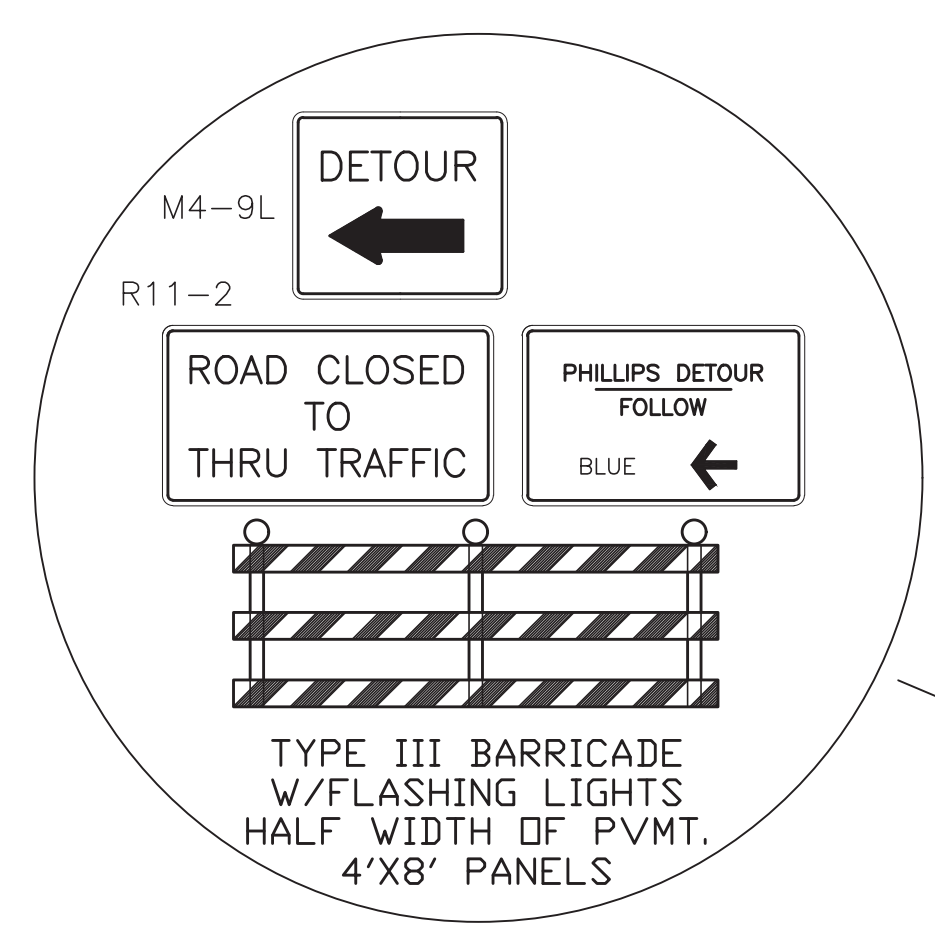
121992  
 LICENSED PROFESSIONAL ENGINEER  
 05-25-2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN:  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

TRAFFIC CONTROL PLAN  
 - HALF ROAD CLOSURE  
 PROJECT NO. 14320



NOTE:  
 CONTRACTOR SHALL NOTIFY CITY OF ANGLETON PUBLIC WORKS (JEFF SIFFORD 979-849-4364 EXT 5200) 48 HR PRIOR TO ROAD CLOSURE. WORK ALONG PHILLIPS ROAD SHALL BE PLANNED FOR FRIDAY-SATURDAY, BETWEEN HOURS OF 9AM-3PM OR AT RECOMMENDATION OF PUBLIC WORKS.

WORKERS SHALL BE PRESENT WHEN THERE IS AN OPEN EXCAVATION AND THE EXCAVATION SHALL NOT BE LEFT OPEN OVERNIGHT.

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PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

TRAFFIC CONTROL PLAN  
 - FULL ROAD CLOSURE

PROJECT NO. 14320

**NOTES TO A/E:**

**CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT**

Scale: 1/2" = 1'-0"

USPS SOL Issued: 10/1/2016  
Last Revised: 10/21/2016

UNITED STATES POSTAL SERVICE STANDARD DETAIL LIBRARY

**NOTES TO A/E:**

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

**CLUSTER BOX UNIT (CBU) ACCESS (MANEUVERING SPACE - MULTIPLE UNIT)**

Scale: 1/4" = 1'-0"

USPS SOL Issued: 10/1/2016  
Last Revised: 1/14/2016

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**DOG HOUSE MANHOLE DETAIL**

SECTION VIEW

PLAN VIEW

JOINT DETAIL

RUBBER GASKET PER ASTM C-443  
BUTLY RUBBER GASKET PER ASTM C-990

DOG HOUSE MANHOLE DETAIL  
NTS

**V1420-1 Cover**

**32" Manhole Cover and Frame**

Scale: NTS

**TYPICAL DRAINAGE OUTFALL CHANNEL**

SECTION "A-A"

TYPE ②

NTS

TYPICAL DRAINAGE OUTFALL CHANNEL  
NTS

**4" CONCRETE PILOT CHANNEL DETAIL**

NTS

4" CONCRETE PILOT CHANNEL DETAIL  
NTS

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DATE	May 2023

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

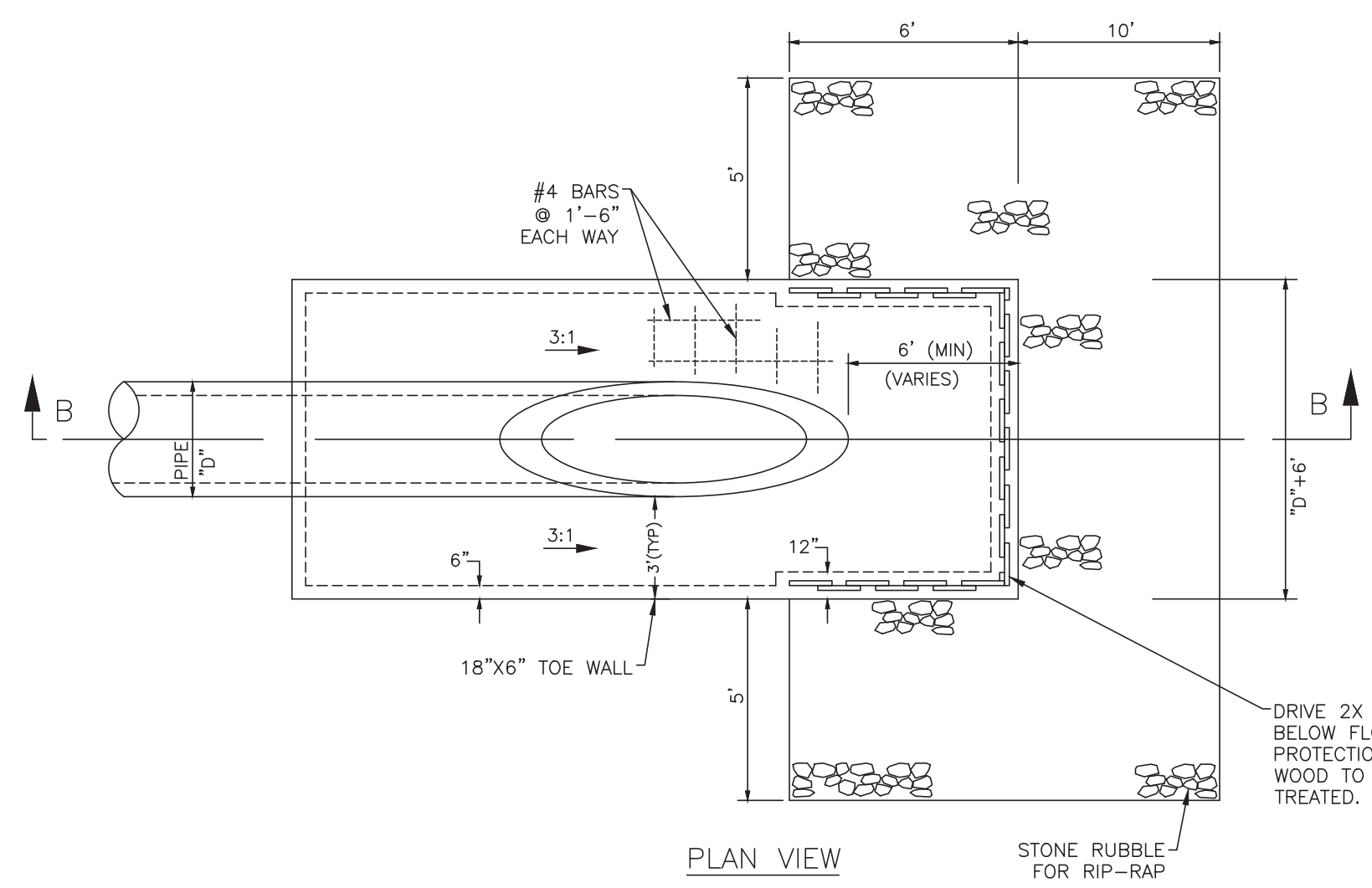
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**Mike Morgan**  
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dmmorganjr@yahoo.com

PLAN:	
PROFILE:	
HORIZONTAL:	
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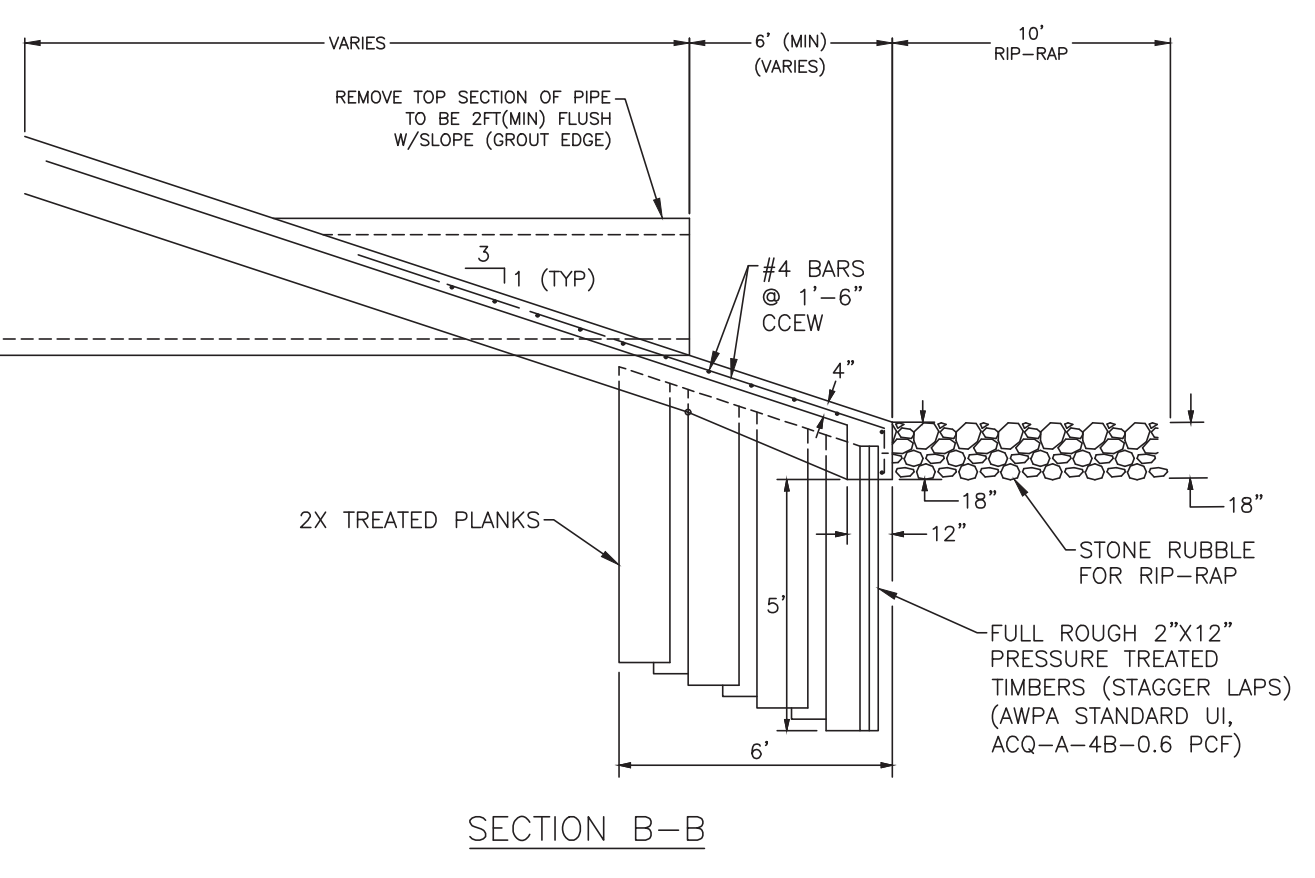
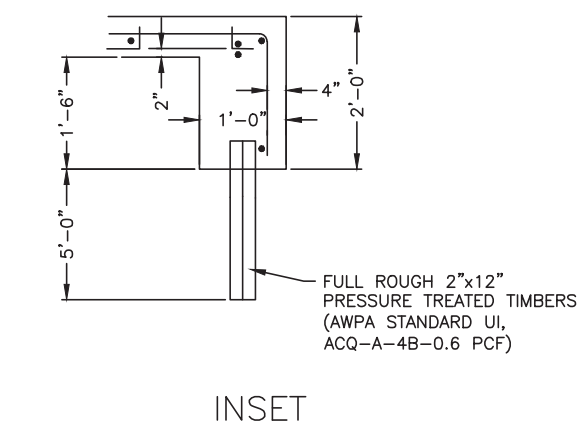
**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

MISCELLANEOUS  
DETAILS  
(1 OF 2)

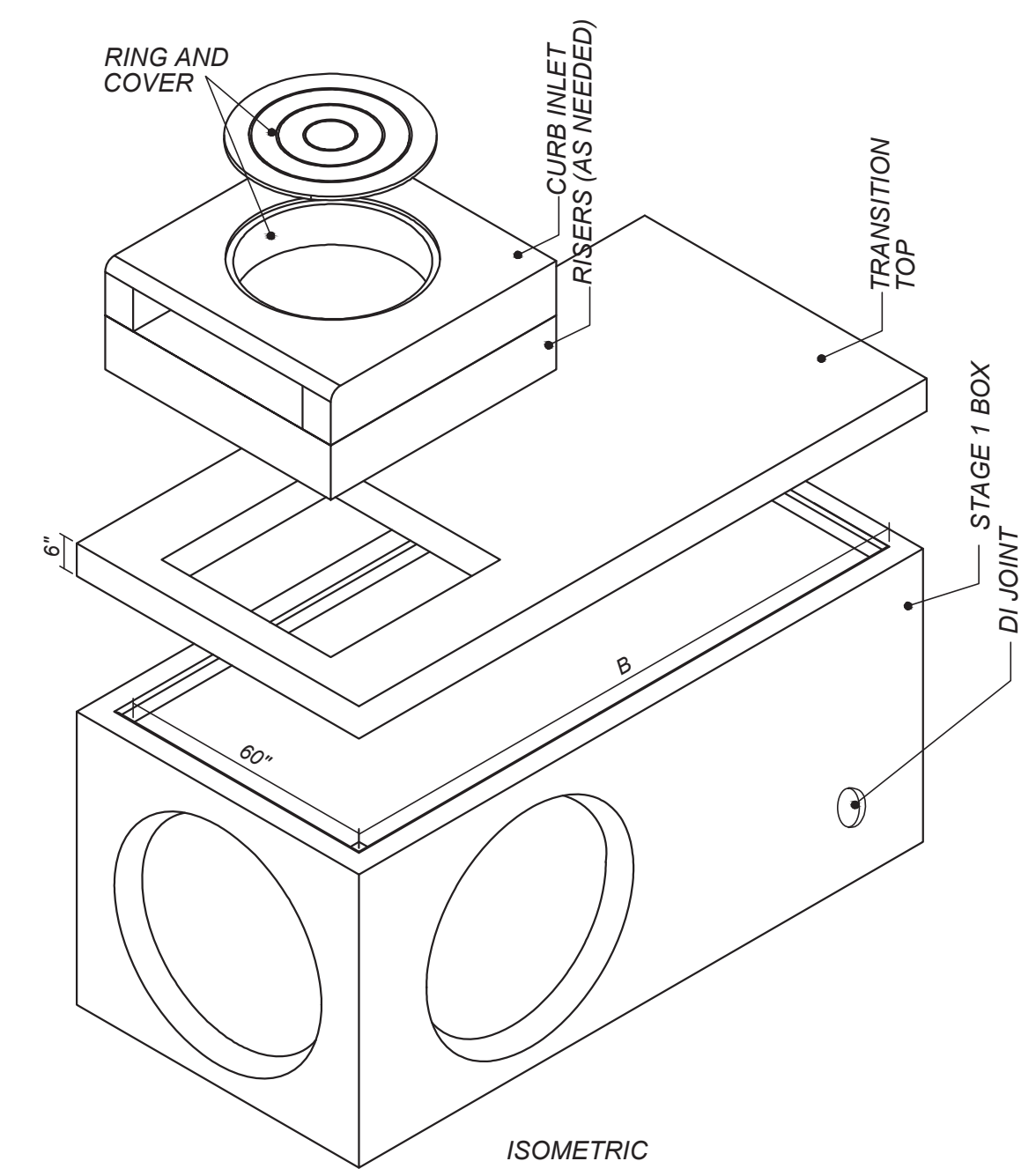
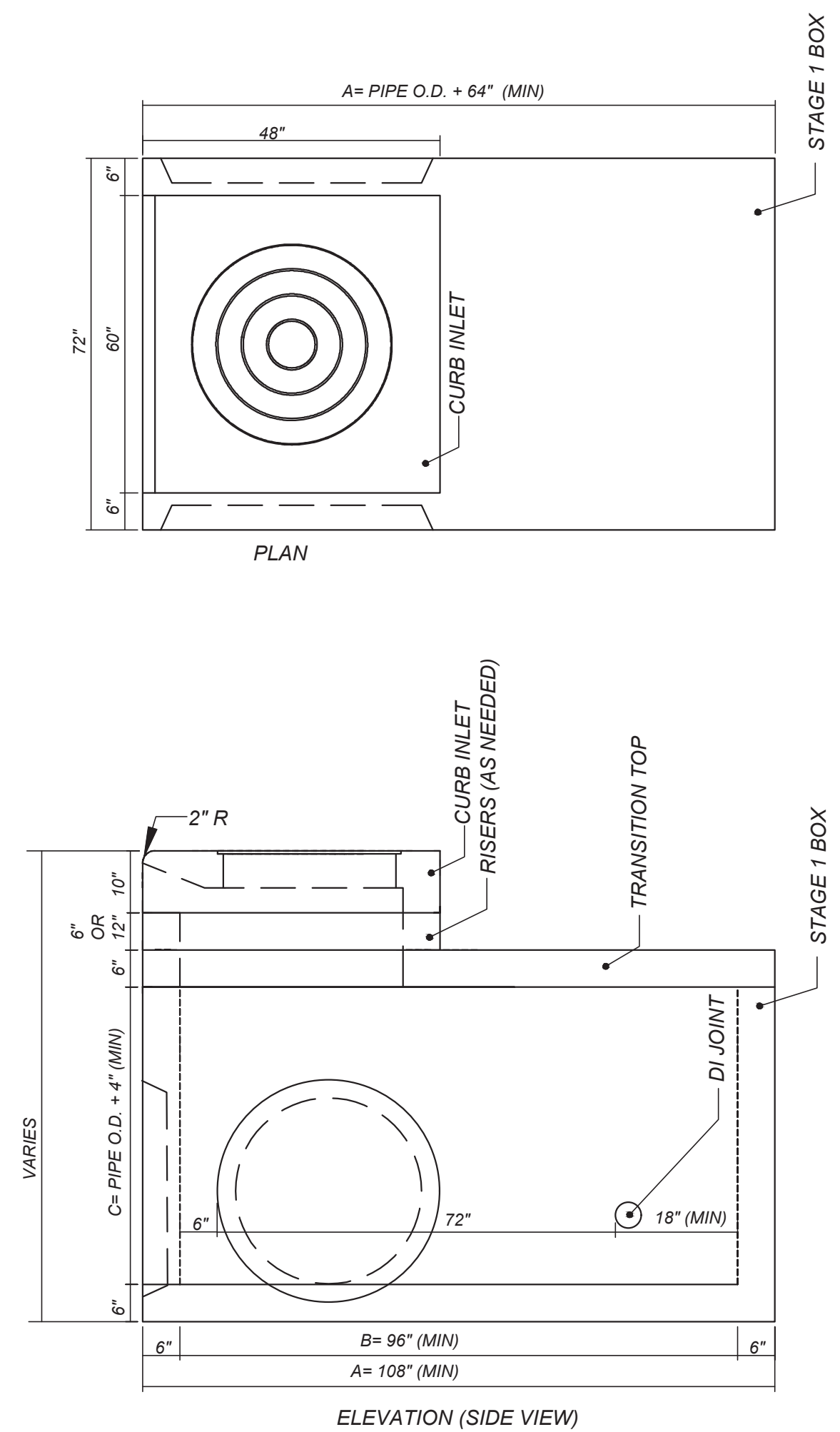
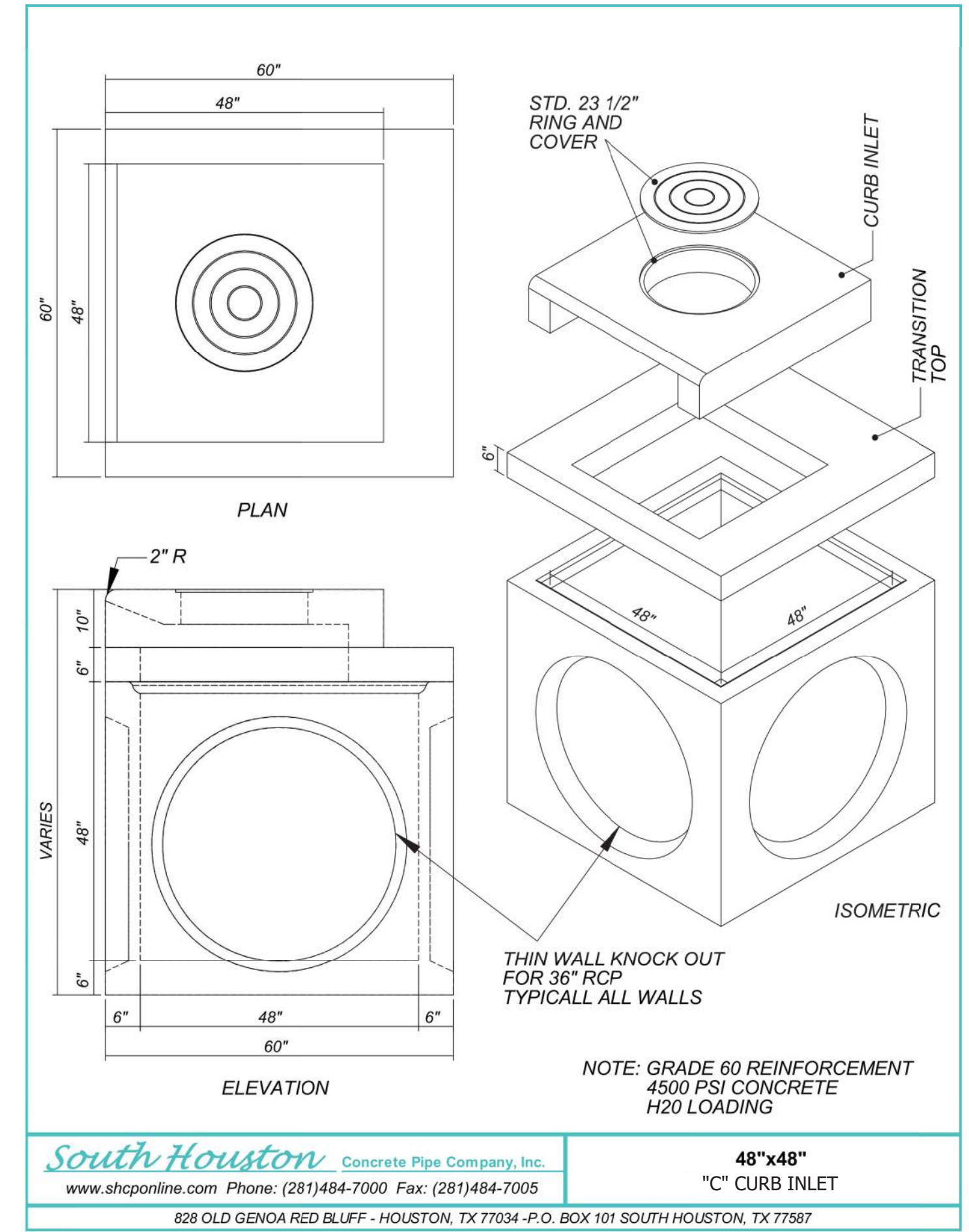
PROJECT NO. 14320



NOTES:  
 1. RIP-RAP SHALL BE BROKEN CONCRETE OR NATURAL STONE.  
 SPEC. GRAVITY = 2.4  
 SIZE = 0.25 TO 1.25 CF (40-190#)  
 DIMENSION = >3 IN.  
 WIDTH = <2.5 X THICKNESS  
 LENGTH = <3 X THICKNESS  
 2. ALL PLANKING FOR CUT-OFF WALLS AND RUBBLE RIP-RAP TO BE INCIDENTAL TO THE ITEM-CONCRETE FOR STRUCTURES, CLASS "B" RIP-RAP.



SLOPE PAVING OUTFALL DETAIL  
 STORM SEWER OUTFALL INTO DETENTION POND  
 N.T.S.



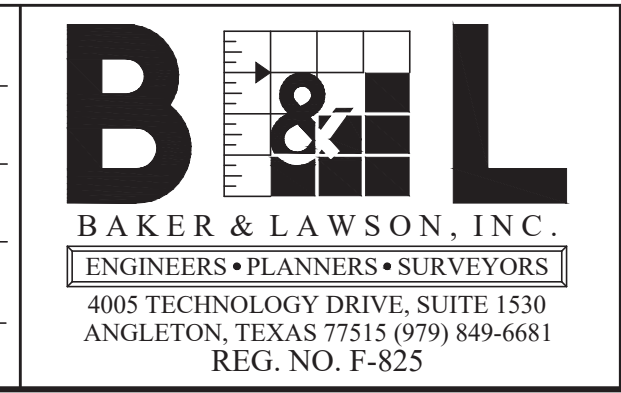
NOTE:  
 CONCRETE SHALL BE 4000 PSI  
 REBAR SHALL BE GRADE 60 WITH #4 BARS SPACED 24\"/>

PRECAST MODIFIED "C" CURB INLET  
 N.T.S.

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DESIGNED	MS		
DRAWN	STD.		
CHECKED			
DATE	May 2023		
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

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 REG. NO. F-825



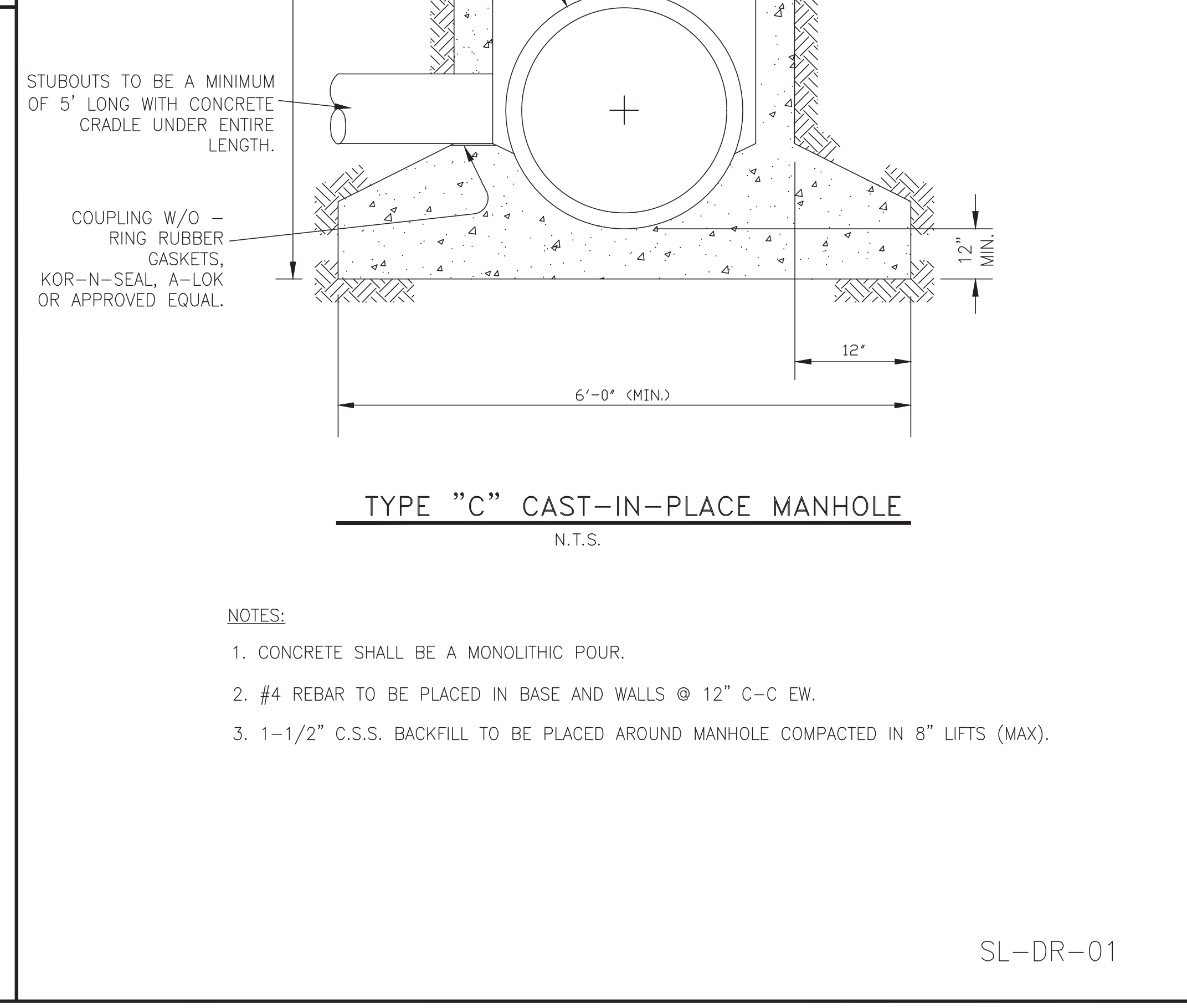
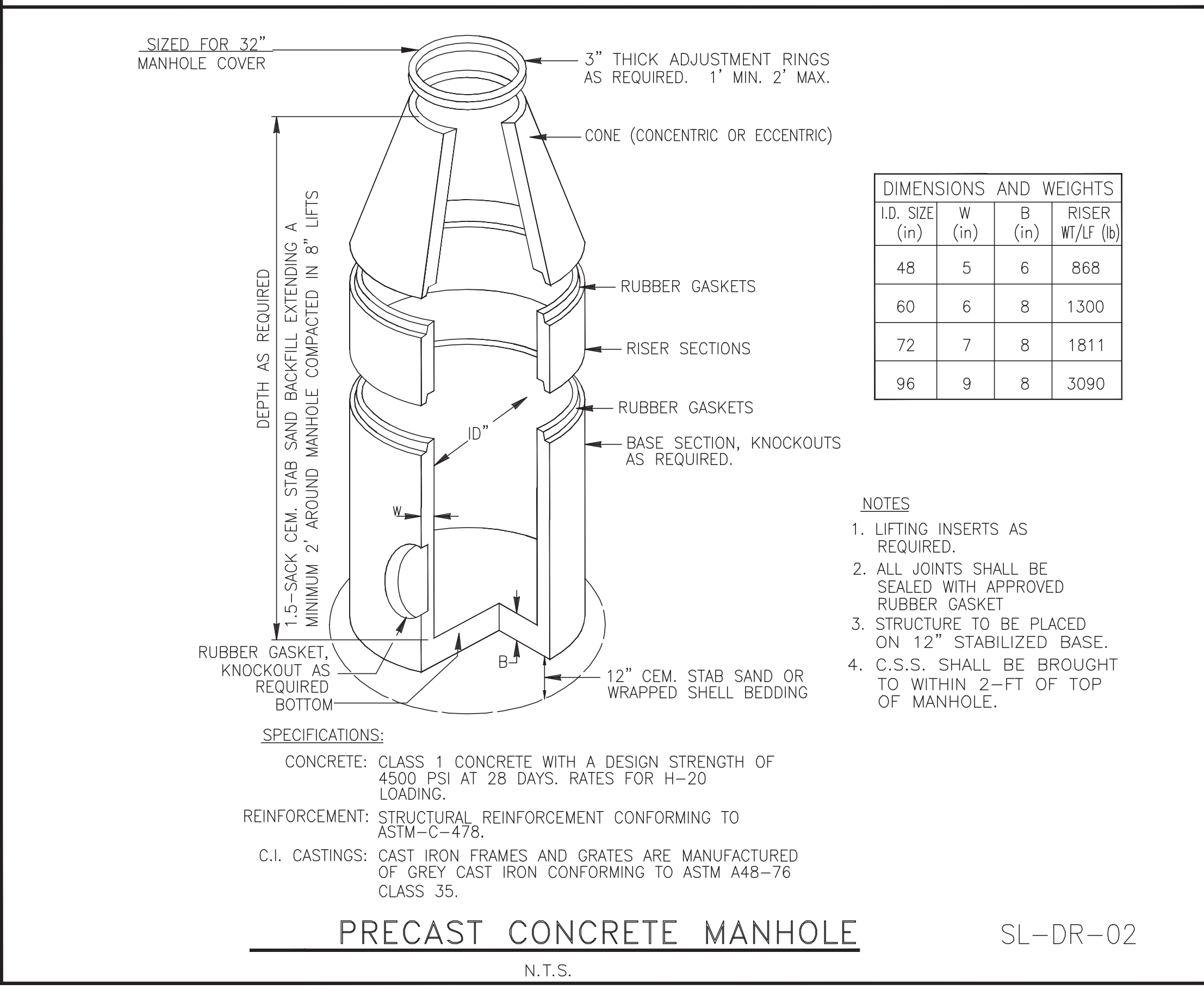
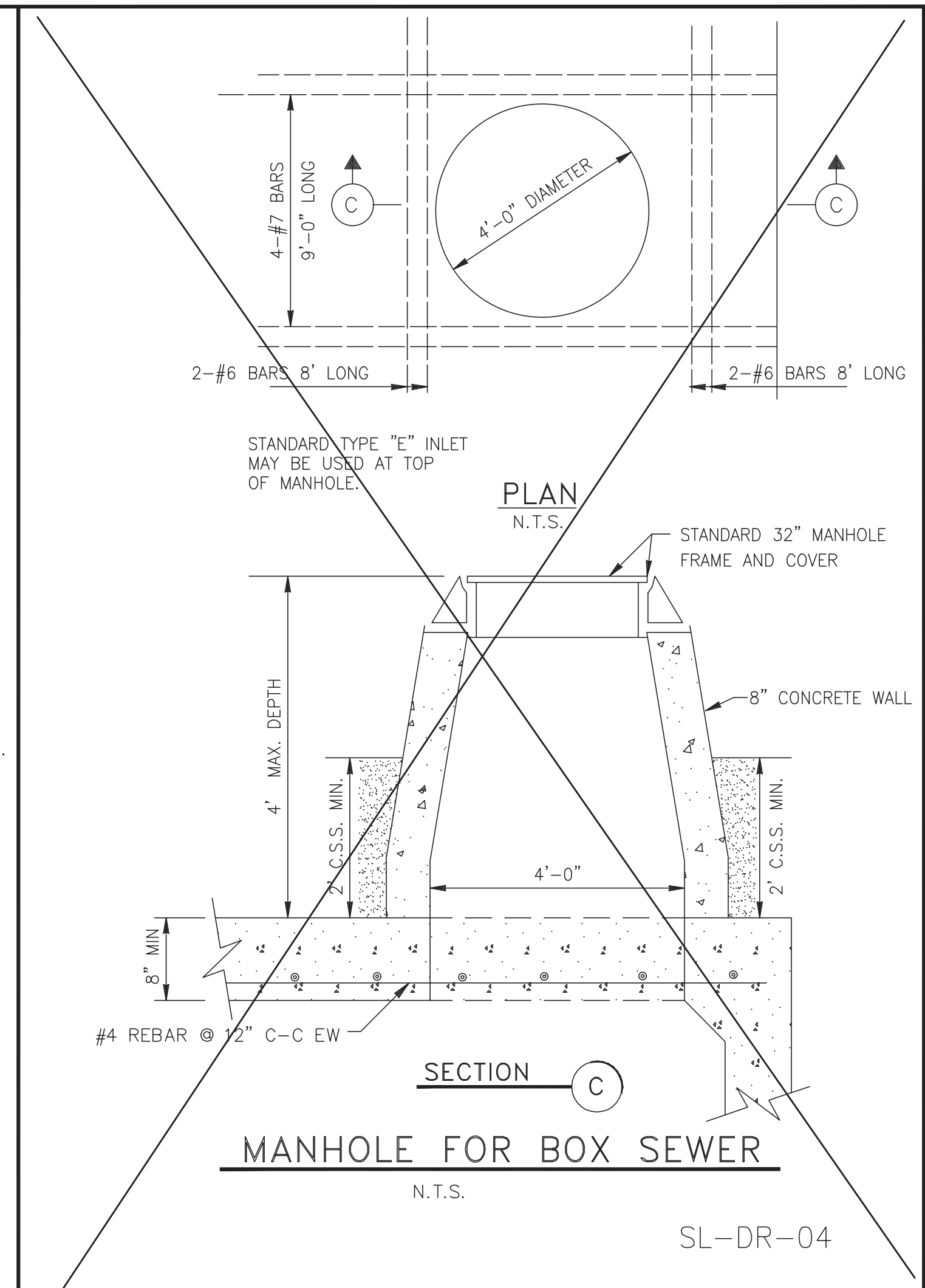
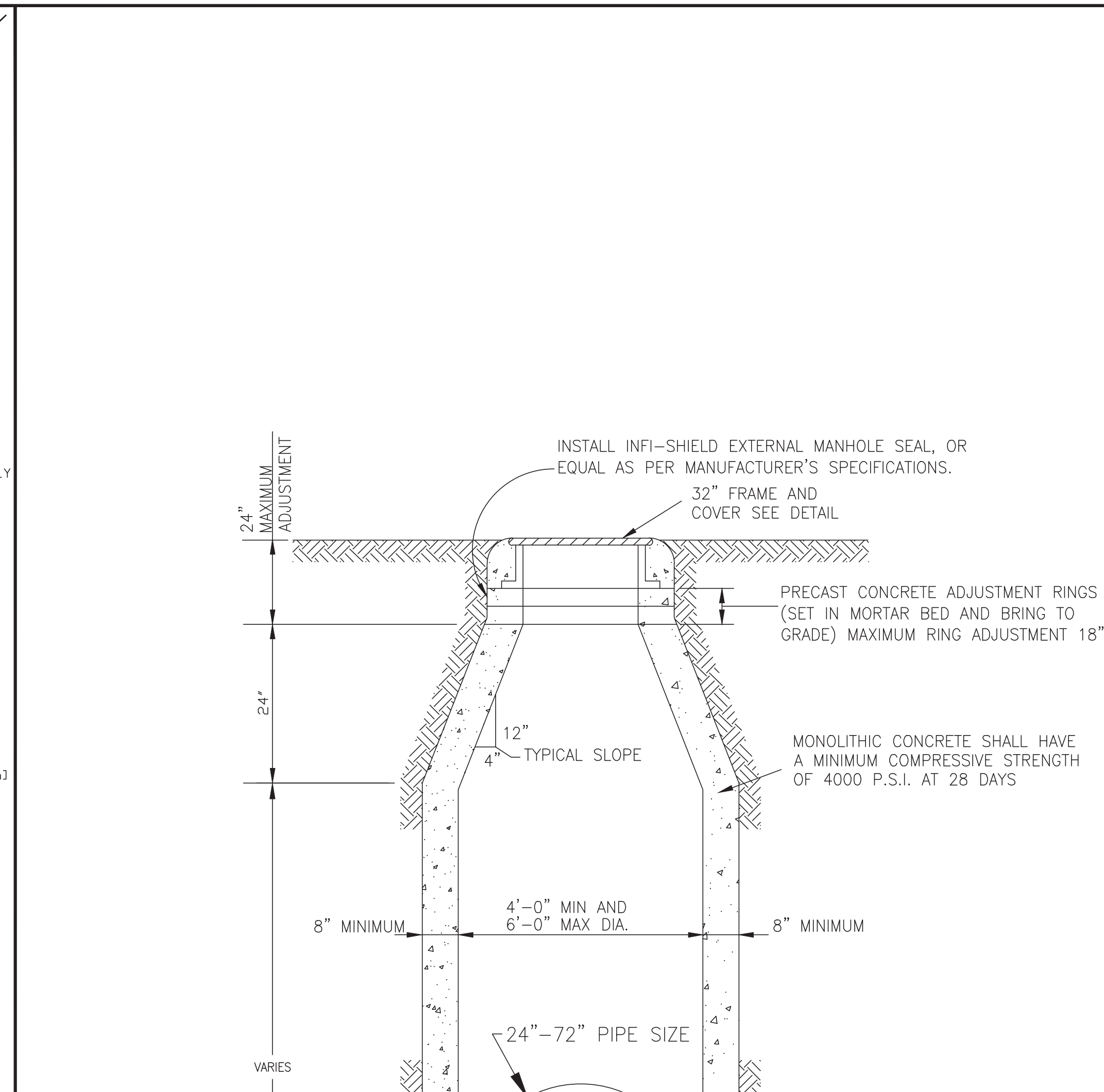
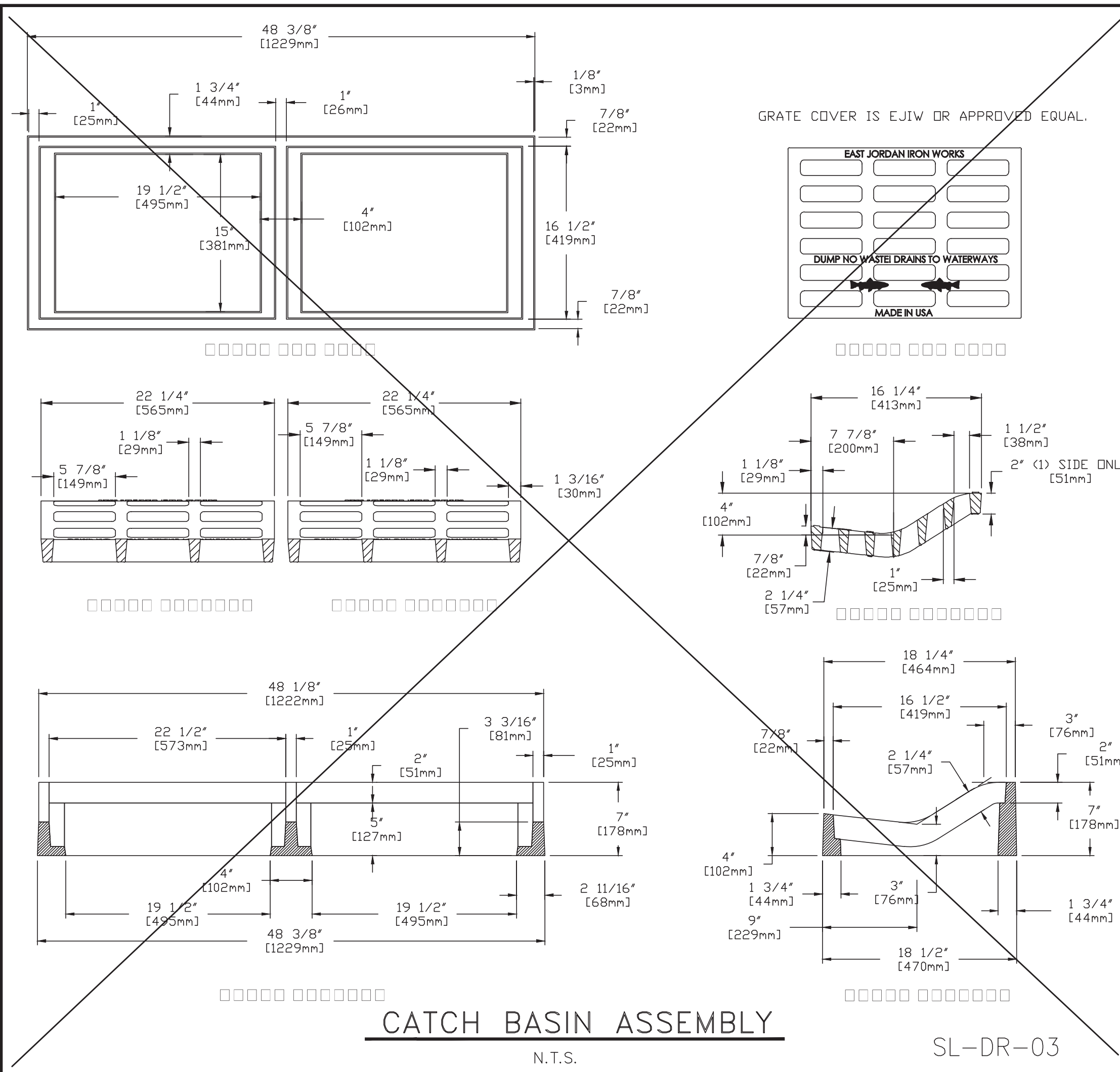
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OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

MISCELLANEOUS  
 DETAILS  
 (2 OF 2)  
 PROJECT NO. 14320



No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER MANHOLE CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-03  
SHEET OF

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NO.	DATE	DESCRIPTION	APPROVED

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DATE May 2023

**B & L**  
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ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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STATE OF TEXAS  
121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

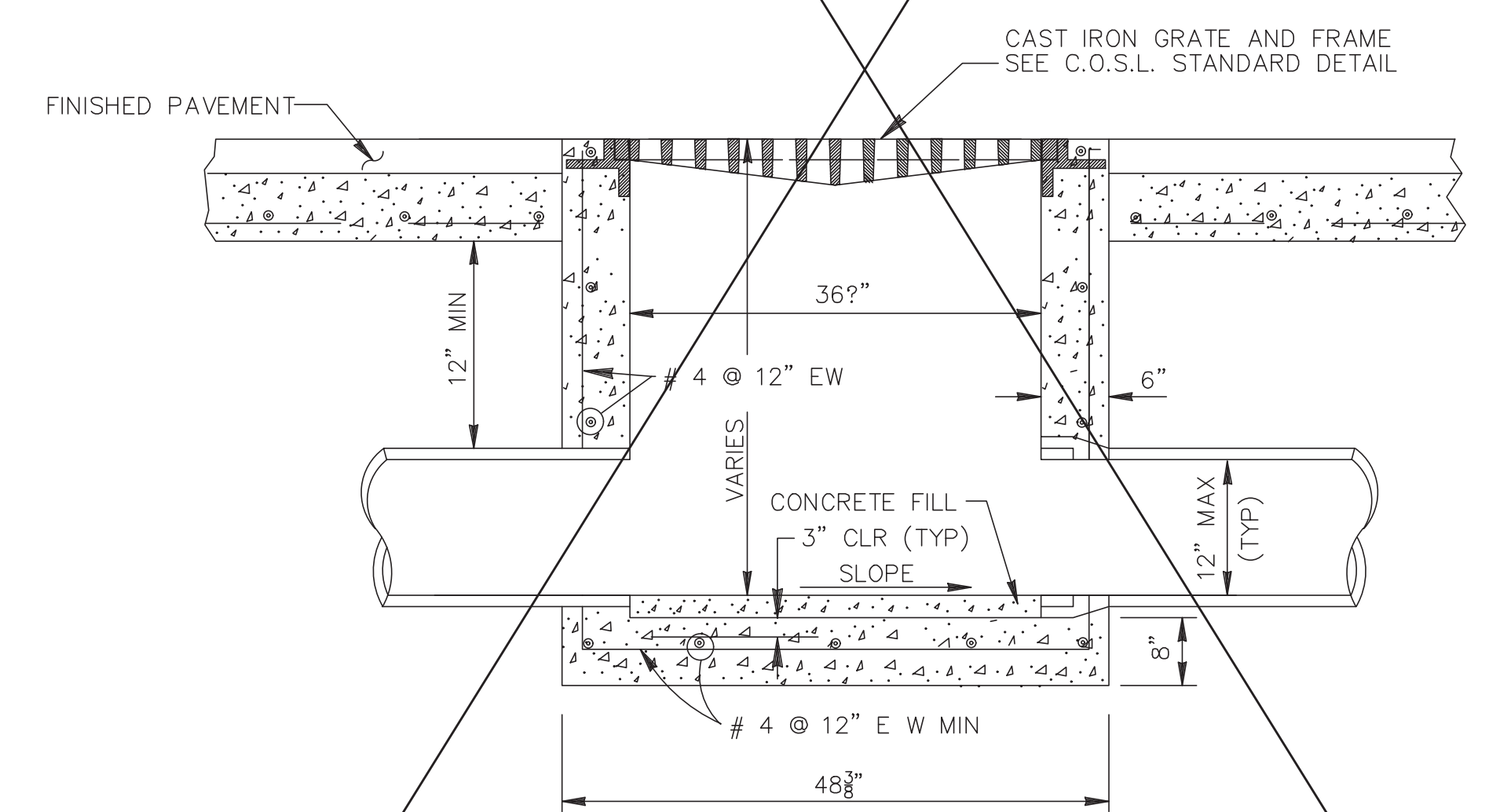
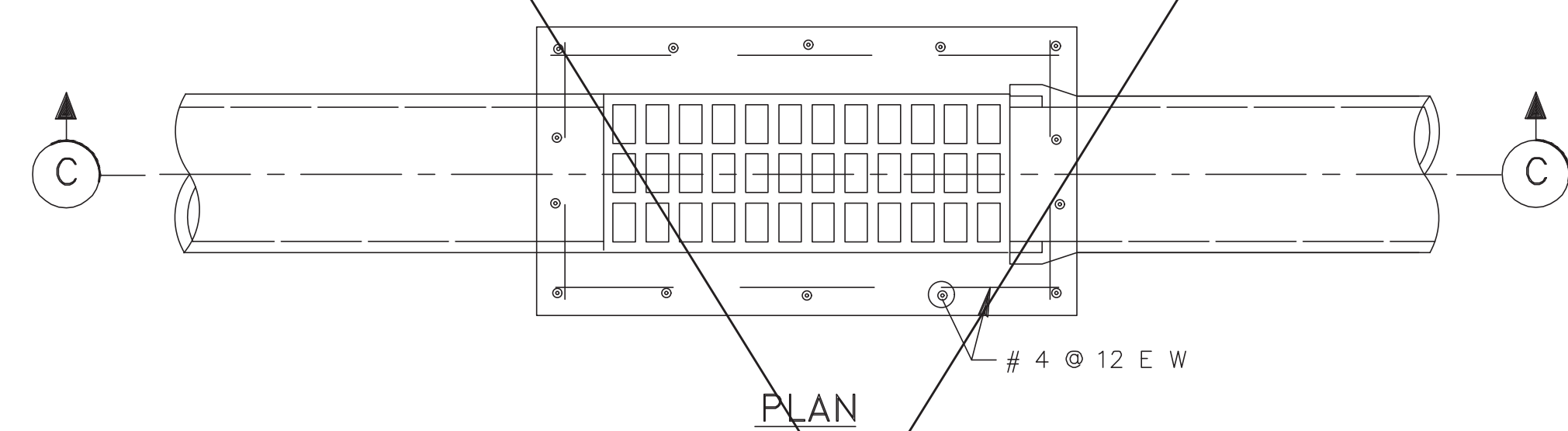
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

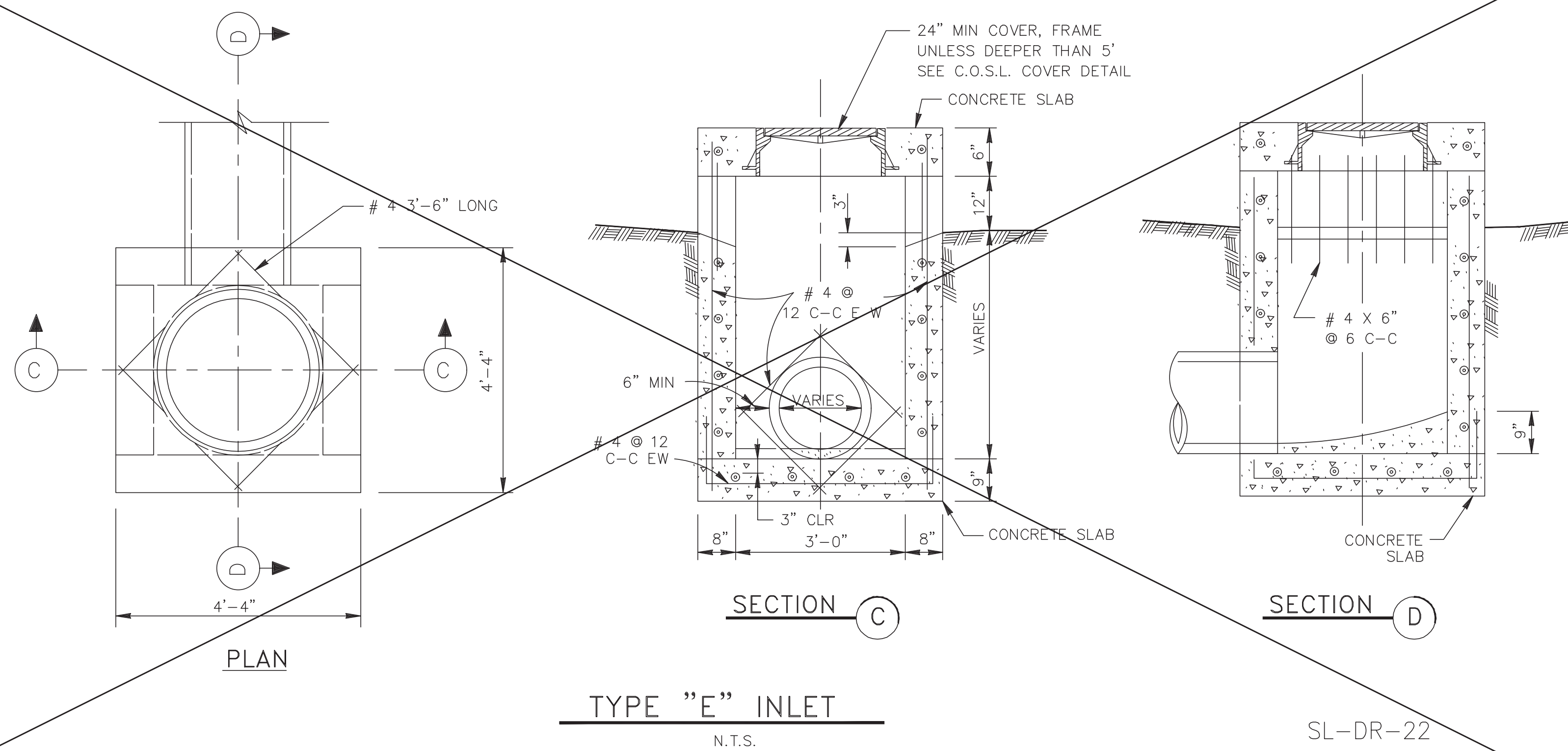
**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

STORM SEWER MANHOLE  
CONSTRUCTION DETAILS  
SL-03

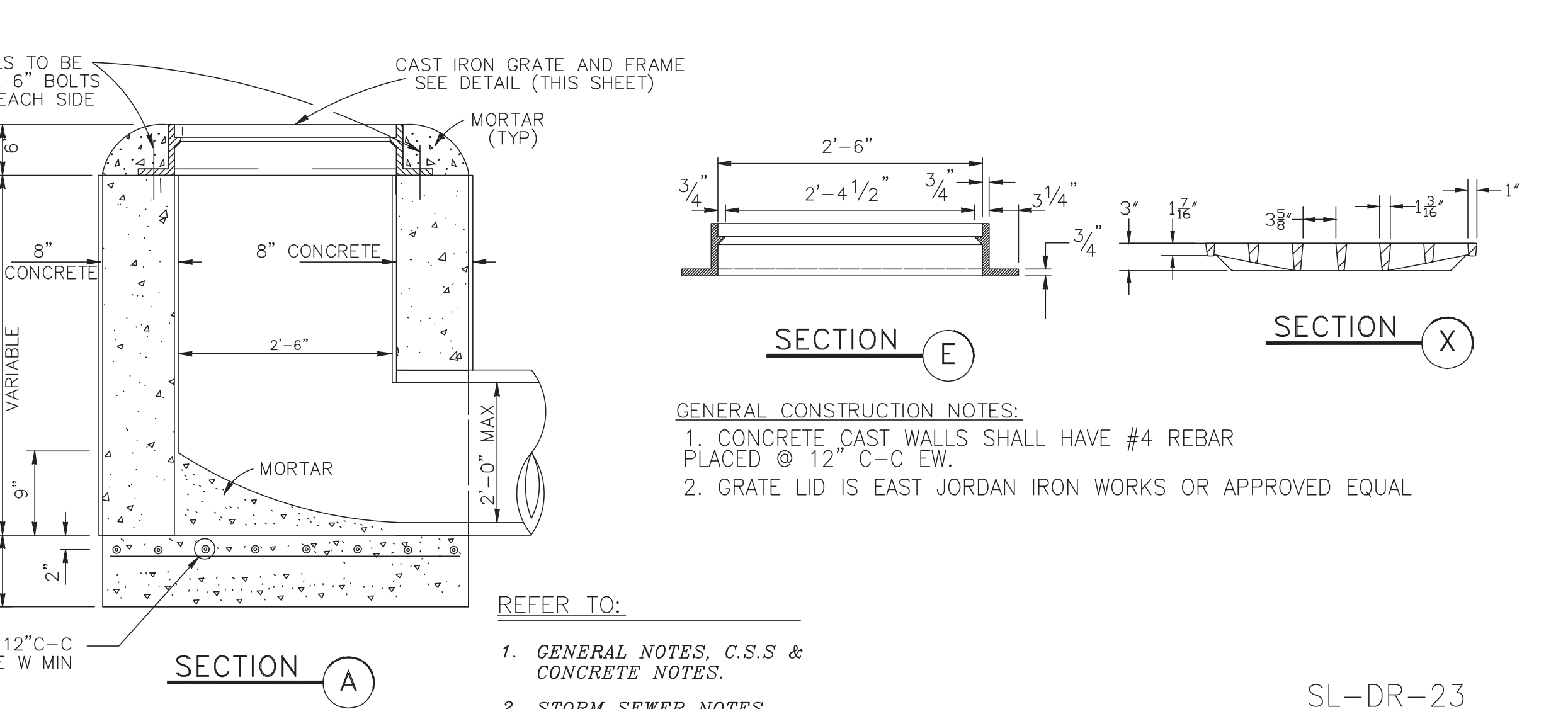
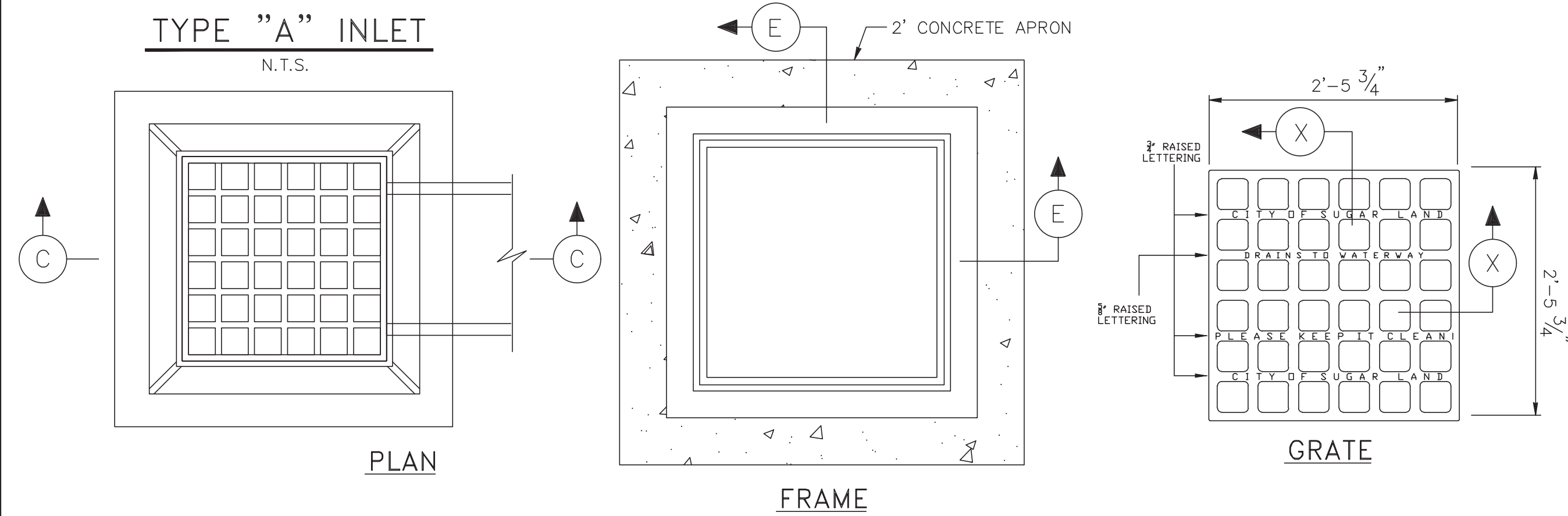
PROJECT NO. 14320



SECTION C  
TYPE "D" INLET  
SL-DR-24



PLAN  
SECTION C  
SECTION D  
TYPE "E" INLET  
N.T.S.  
SL-DR-22



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

REFER TO:  
 1. GENERAL NOTES, C.S.S. & CONCRETE NOTES.  
 2. STORM SEWER NOTES

SL-DR-23

No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL: \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
 ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
 STORM SEWER INLET  
 CONSTRUCTION DETAILS I

JOB No.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

SL-07  
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STATE OF TEXAS  
 MIGUELANGEL A. SAUCEDO  
 121992  
 LICENSED PROFESSIONAL ENGINEER

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

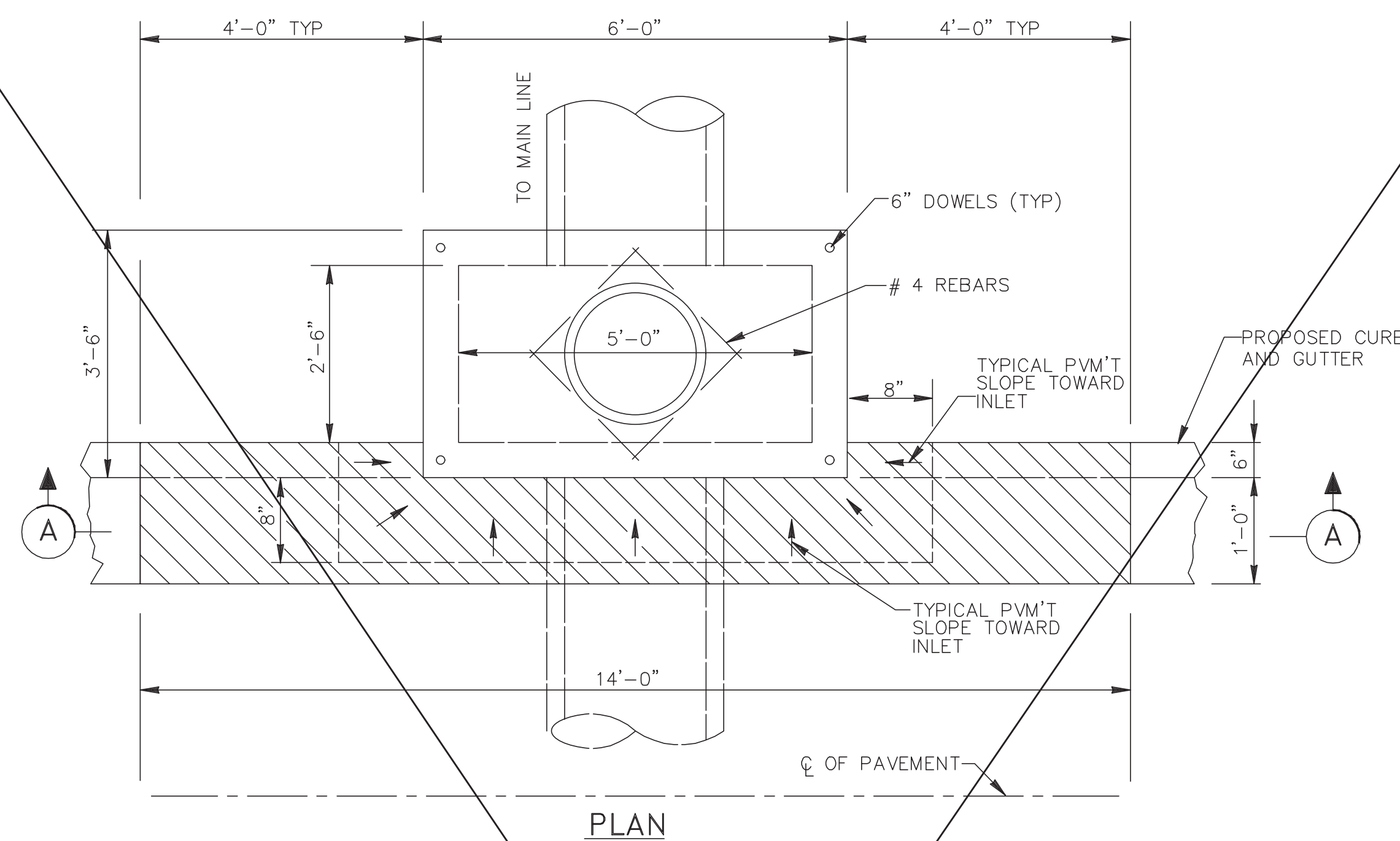
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 VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

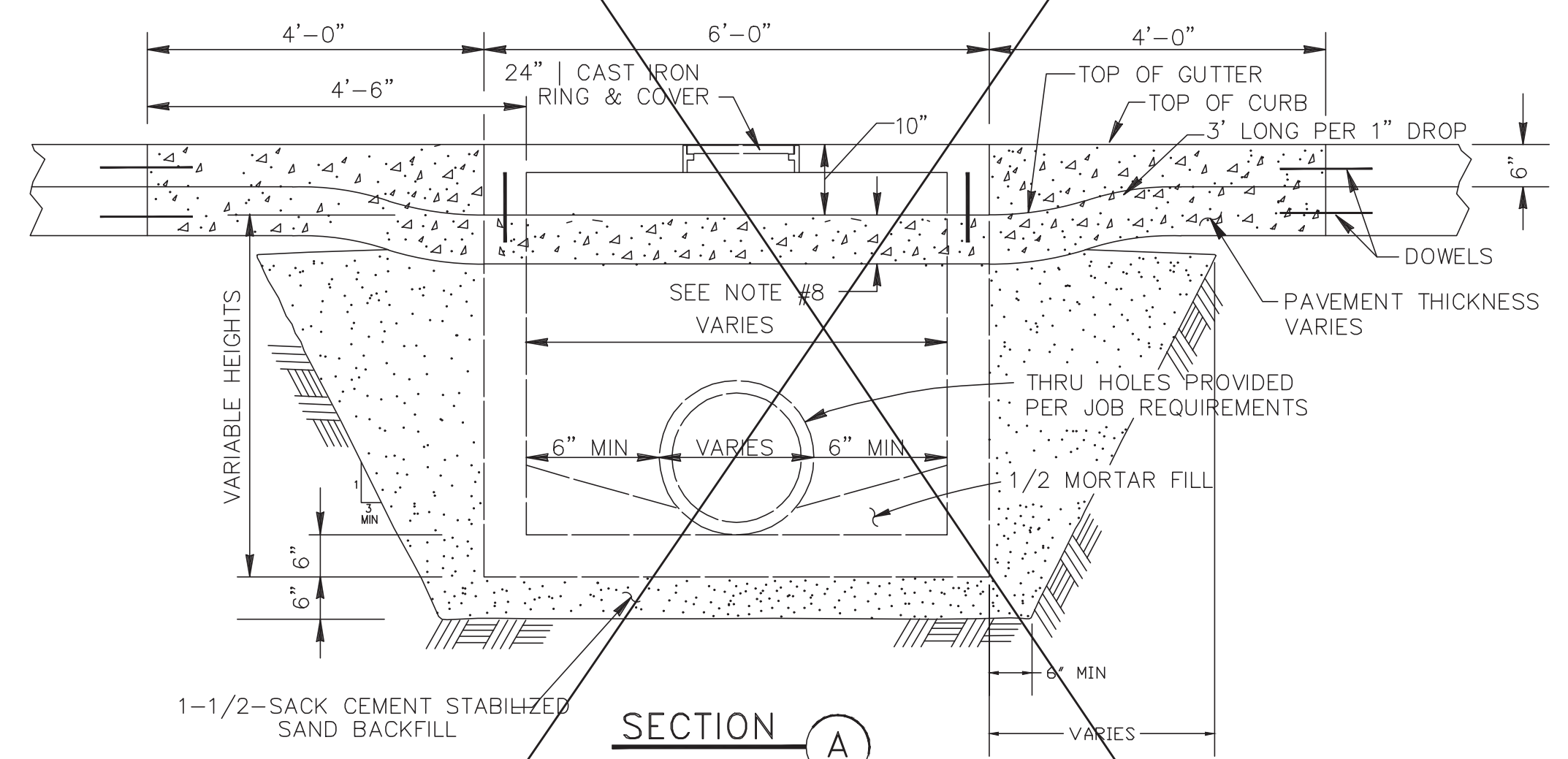
STORM SEWER MANHOLE  
 CONSTRUCTION DETAILS  
 SL-07

PROJECT NO. 14320





PLAN



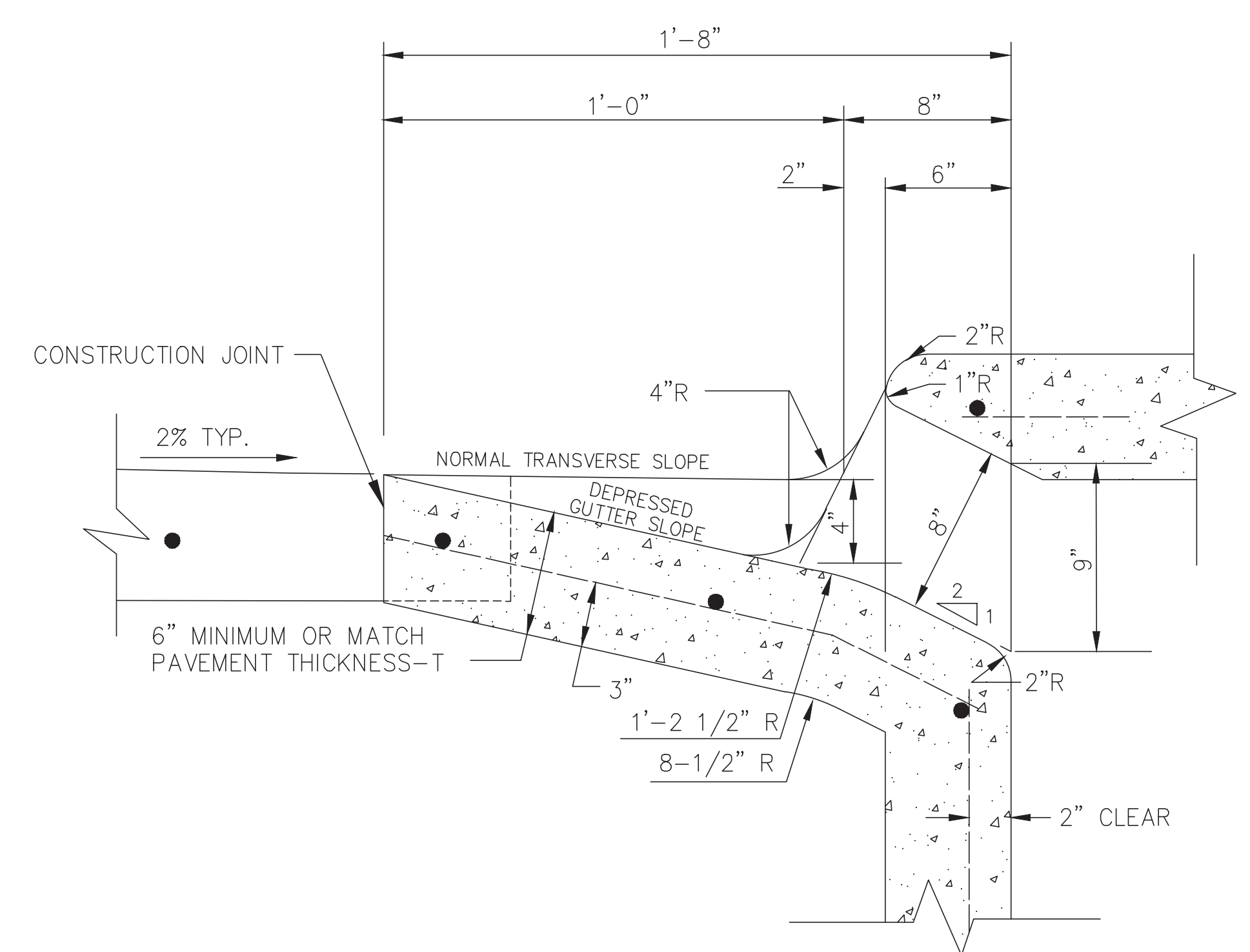
SECTION A

TYPE "H-2" INLET

SL-DR-25

NOTES:

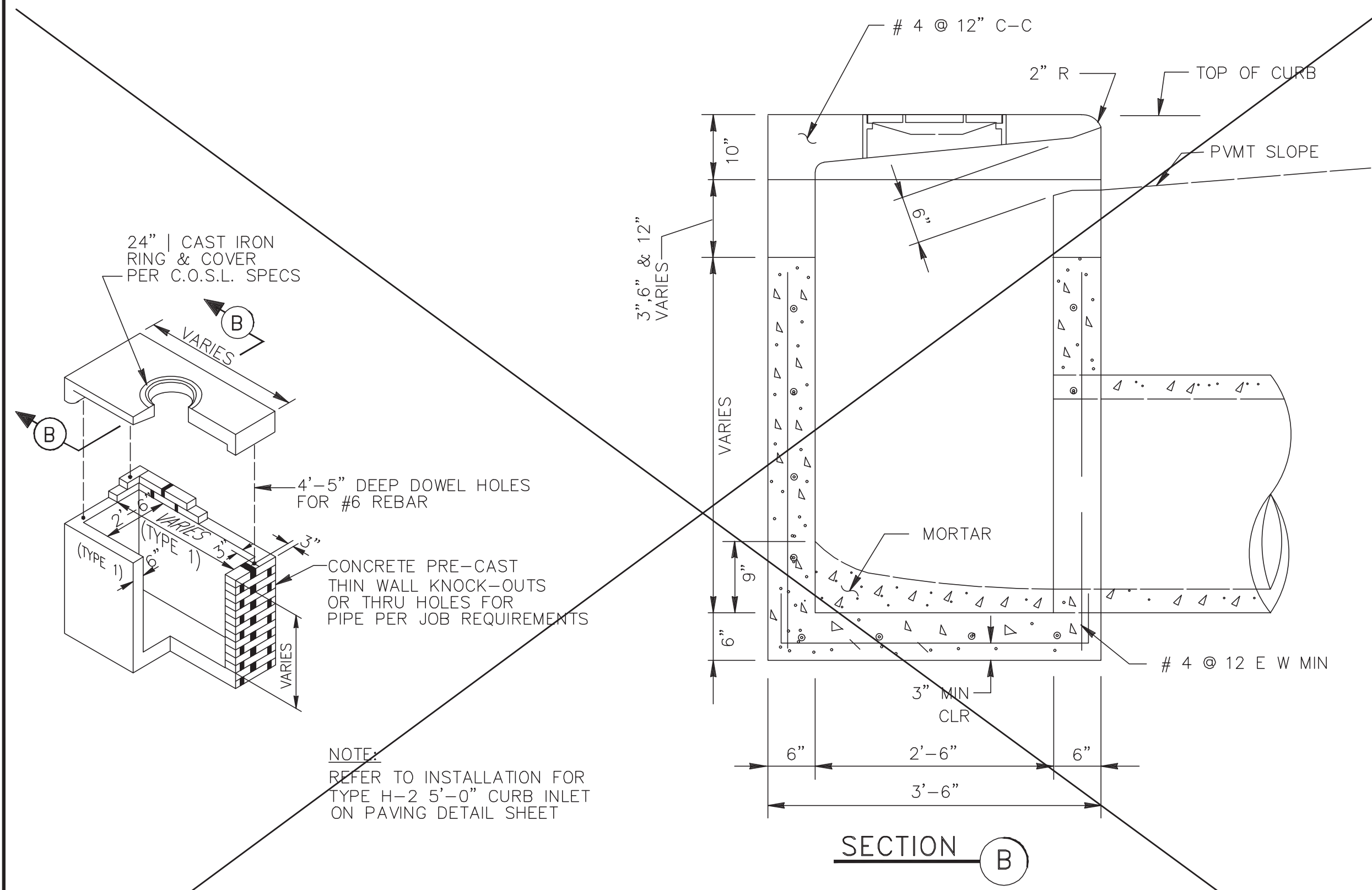
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST GRADE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

SL-DR-40

SCALE: N.T.S.



SECTION B


TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

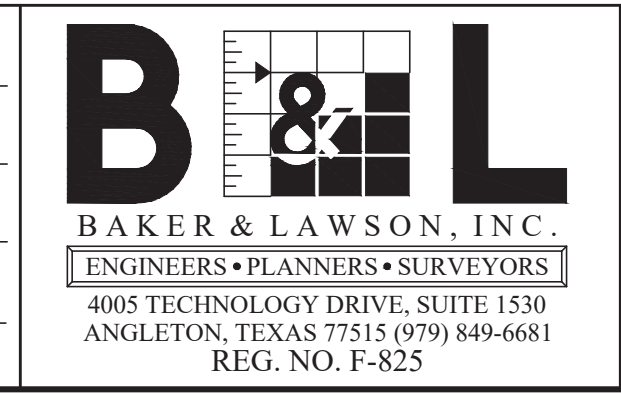
1. GENERAL NOTES
2. SEE C.S.S., PAVEMENT NOTES

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE: _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
STORM SEWER INLET CONSTRUCTION DETAILS II		
JOB No.:	SL-08	
DATE:		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
SCALE:		
SHEET		OF

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DATE	May 2023		
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

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ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825



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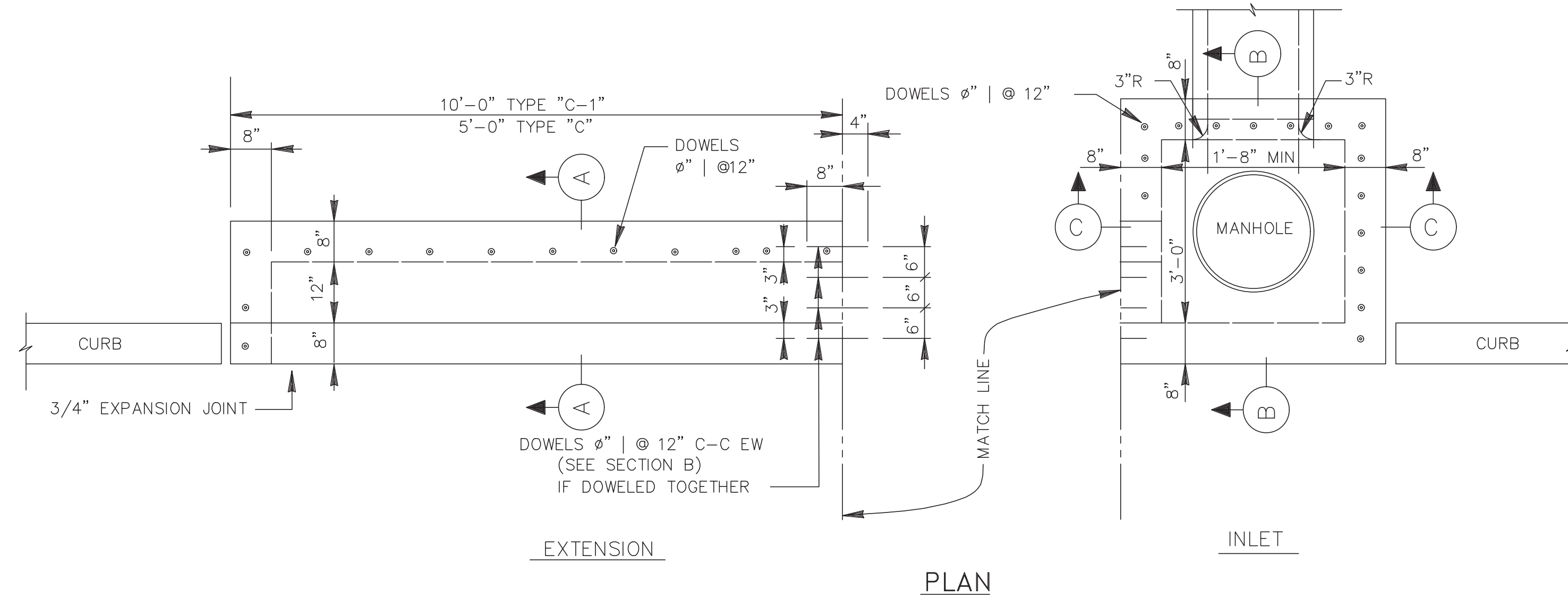
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

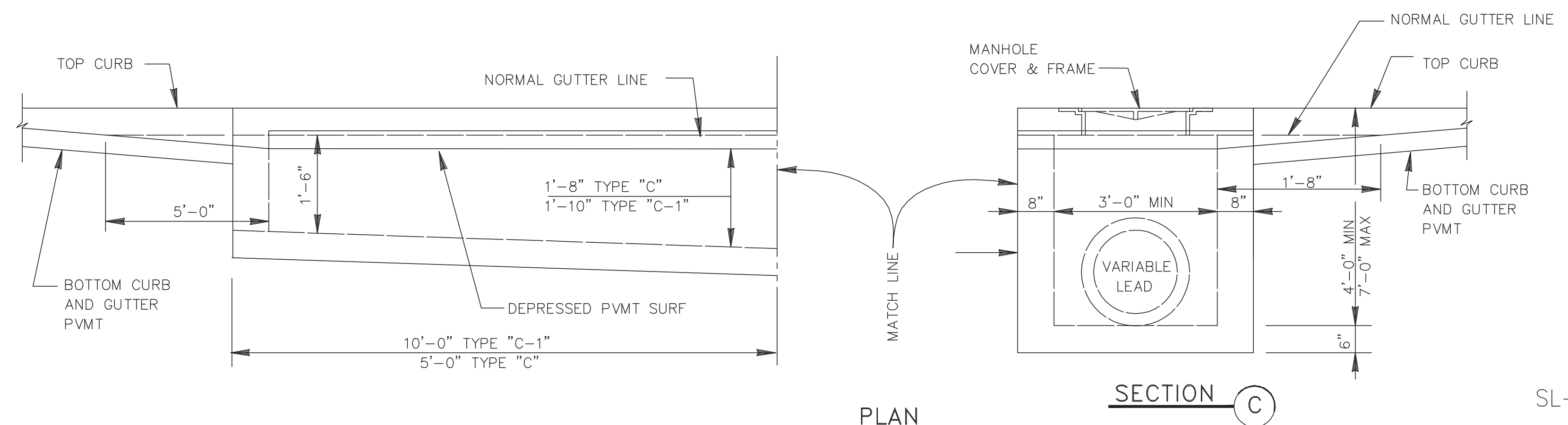
STORM SEWER INLET  
 CONSTRUCTION DETAILS II  
 SL-08

PROJECT NO. 14320

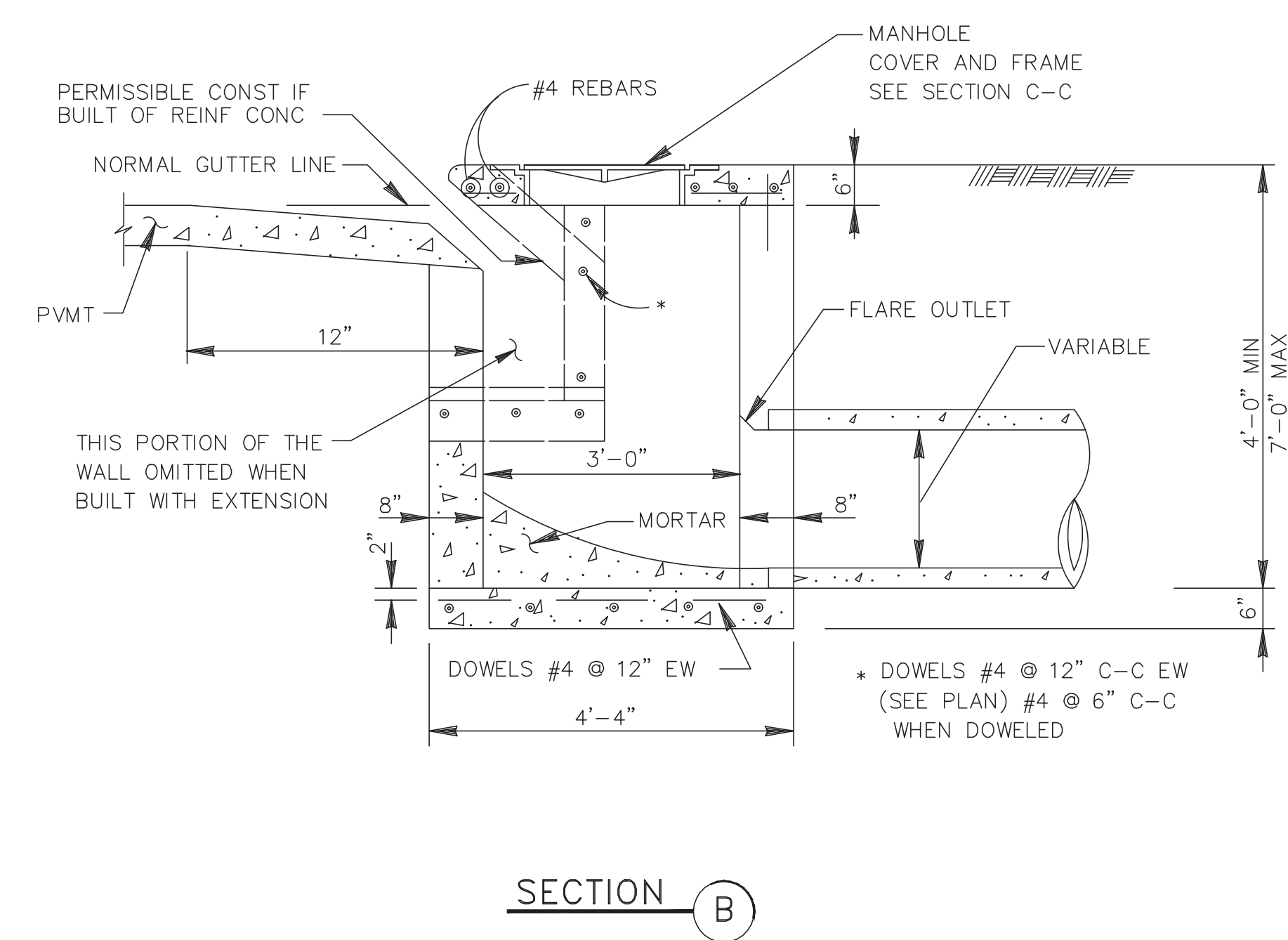


**GENERAL NOTES:**  
 TYPE "C" INLET WITH ONE EXTENSION  
 TYPE "C-1" INLET WITH DOUBLE EXTENSION  
 TYPE "C-2" INLET WITH EXTEN. ON EACH SIDE  
 TYPE "C-2A" INLET WITH NO EXTENSION

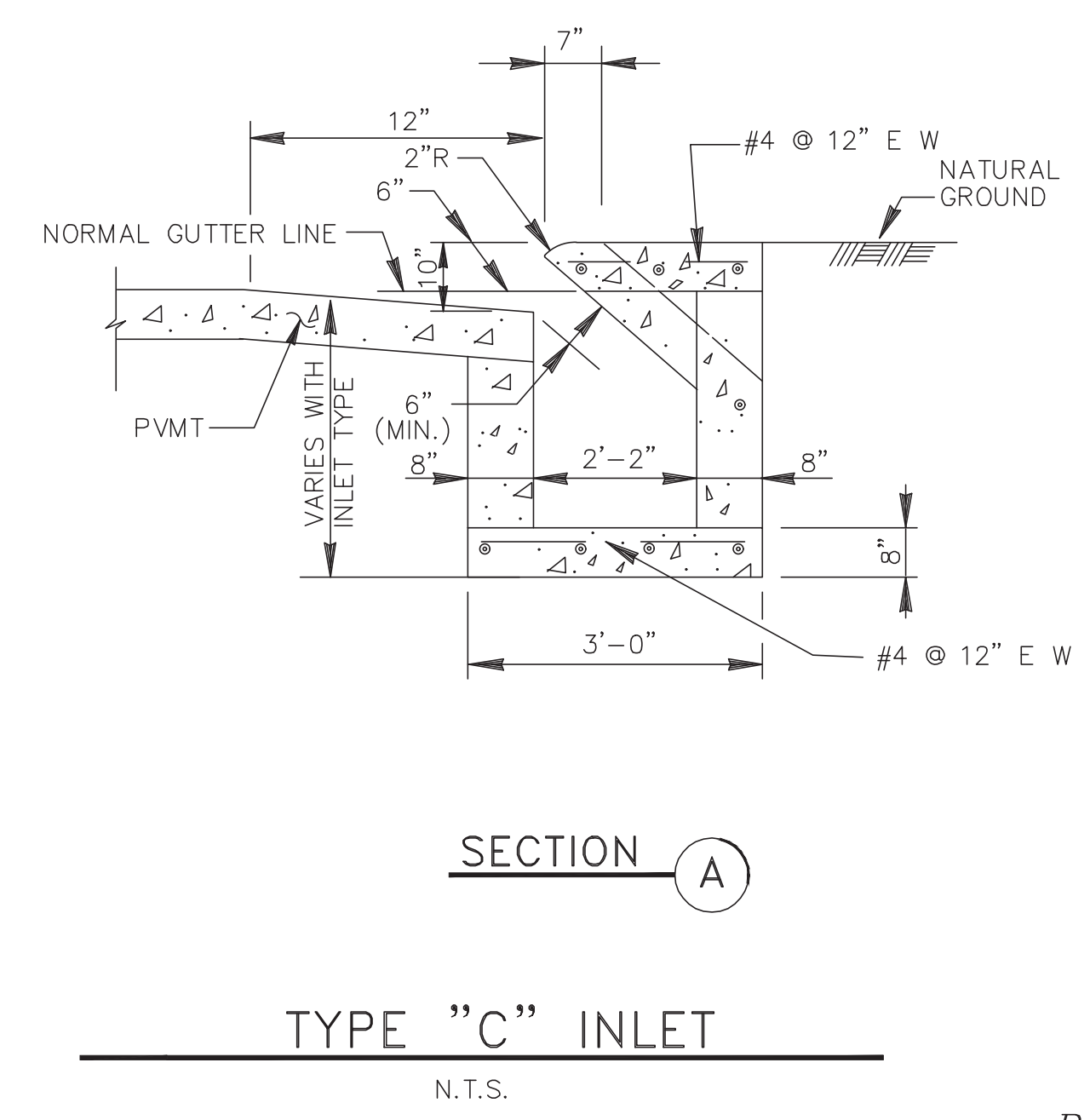
**NOTES:**  
 1. FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"x6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.  
 2. WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.



SECTION C-C SL-DR-27




SECTION B



SECTION A  
 TYPE "C" INLET  
 N.T.S.

SL-DR-28

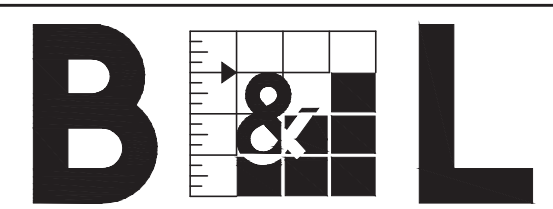
**REFER TO:**  
 1. GENERAL NOTES  
 2. STORM SEWER NOTES

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE: _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
STORM SEWER INLET CONSTRUCTION DETAILS III		
JOB No.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:	SL-09	SHEET OF

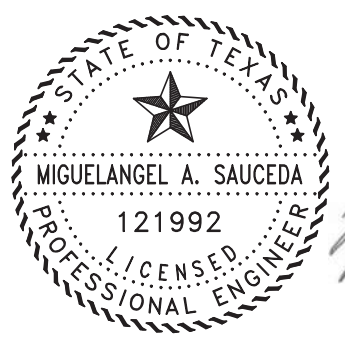
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NO.	DATE	DESCRIPTION	APPROVED
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DATE	May 2023



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 4005 TECHNOLOGY DRIVE, SUITE 1530  
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 REG. NO. F-825



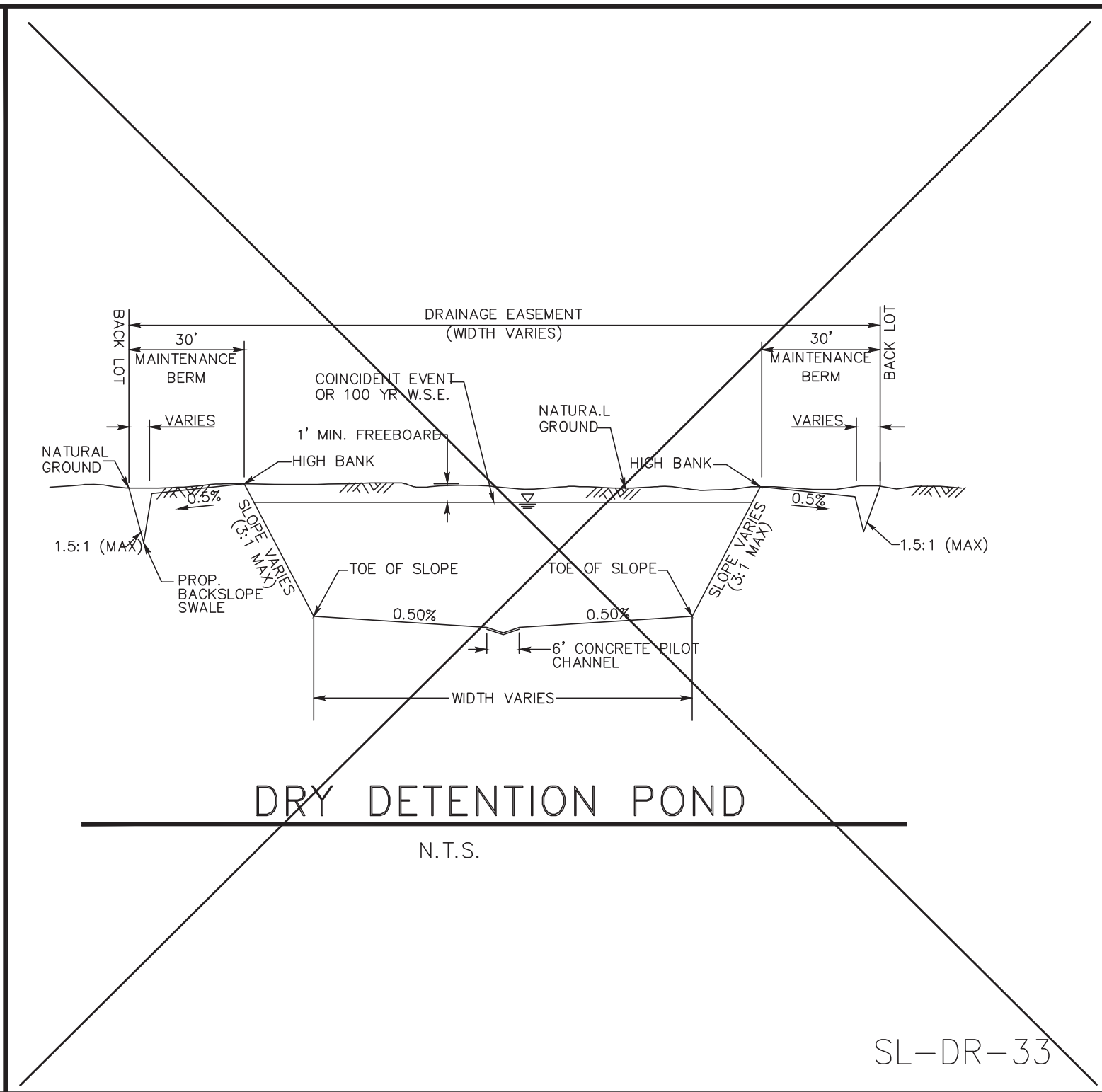
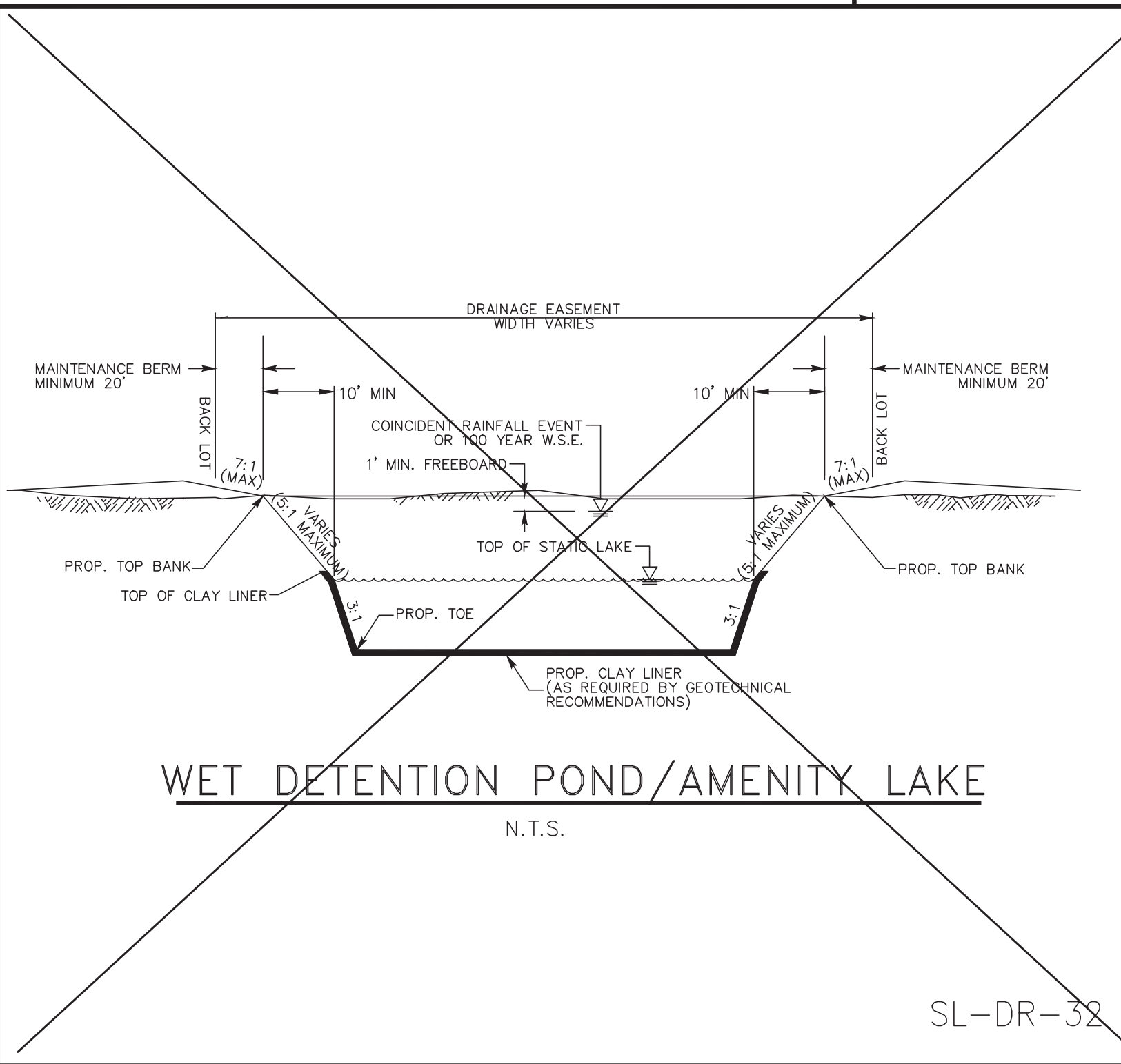
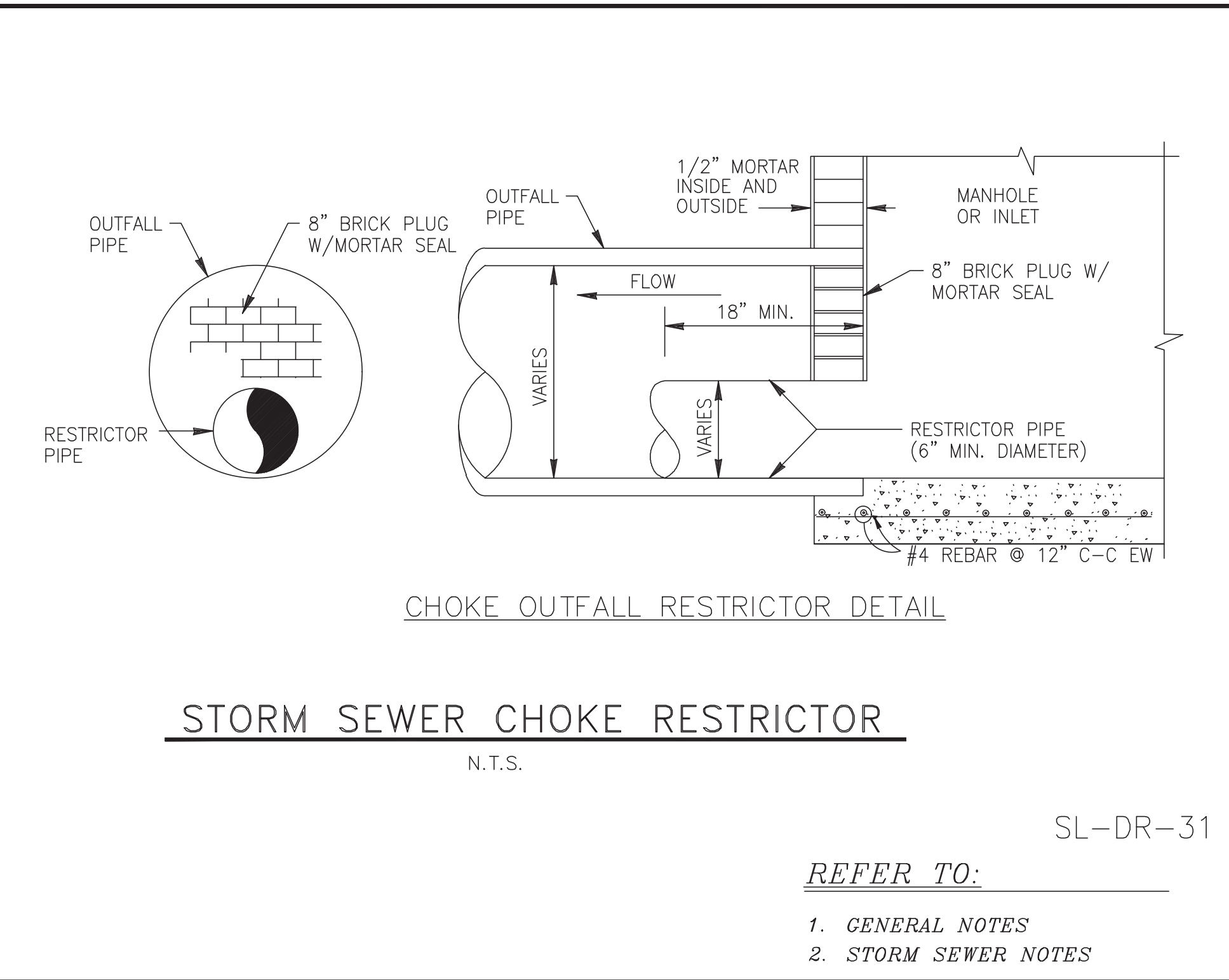
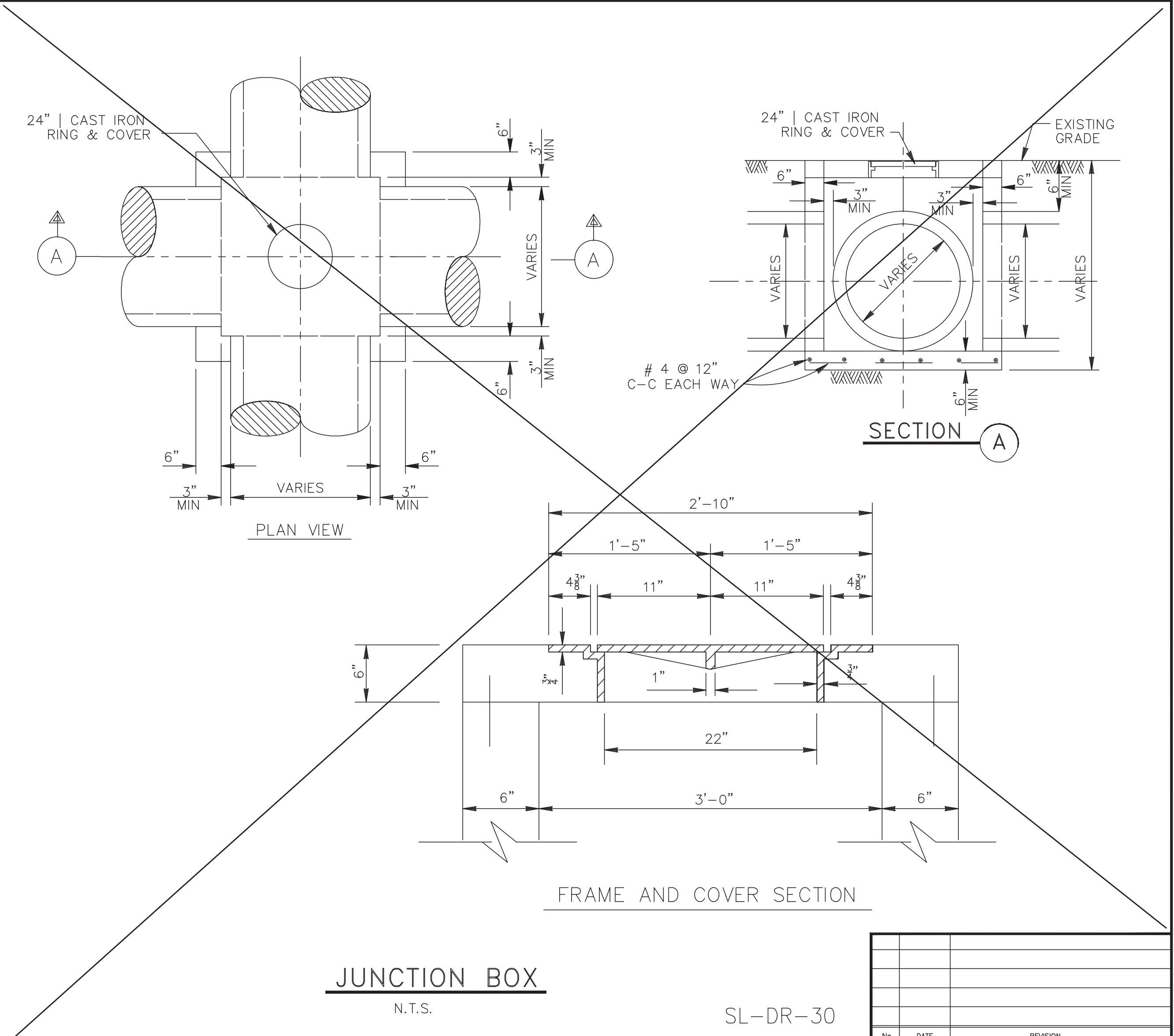
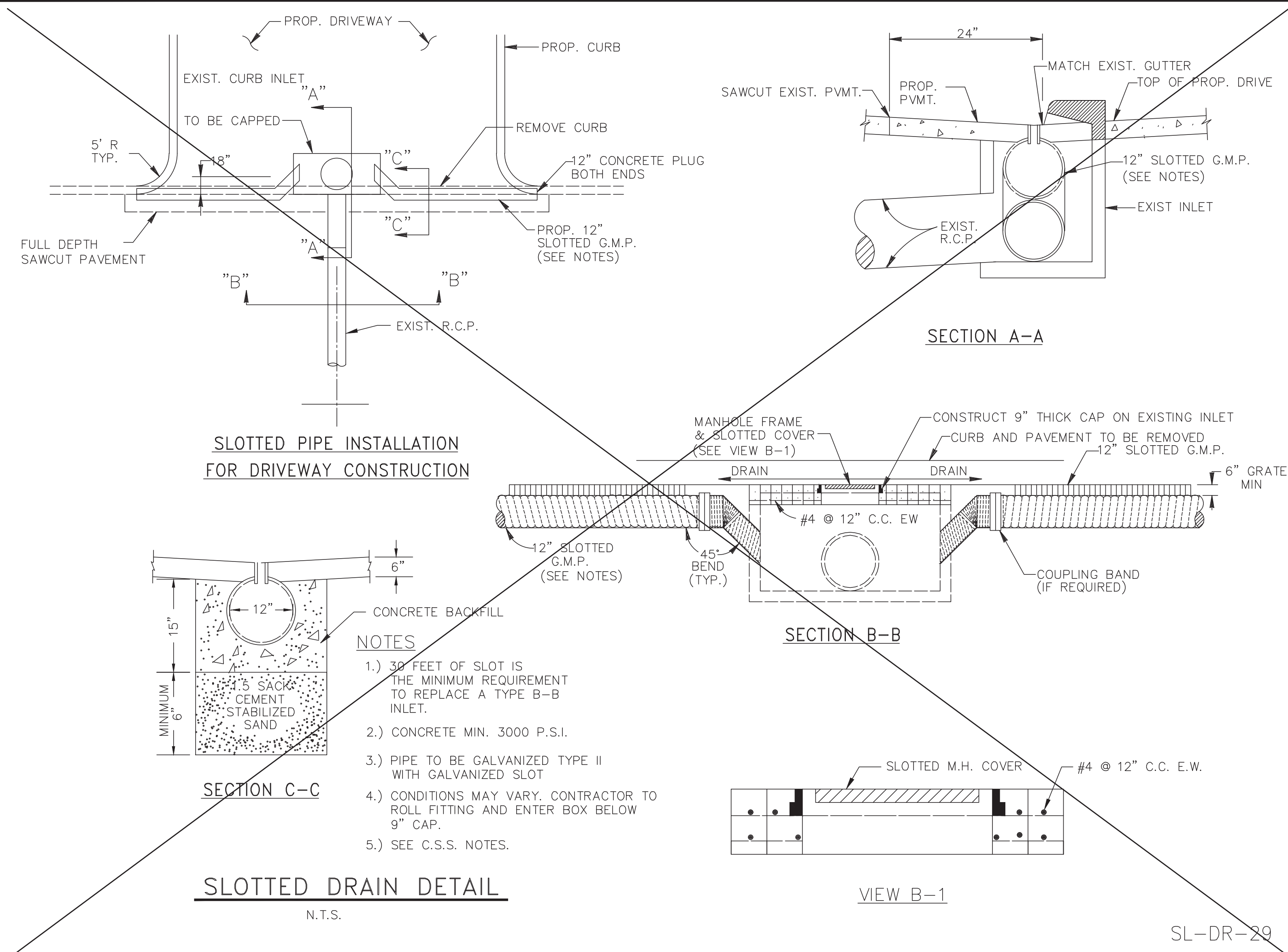
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 05-25-2023

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN:	
PROFILE:	
HORIZONTAL:	
VERTICAL:	

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

STORM SEWER INLET  
 CONSTRUCTION DETAILS III  
 SL-09  
 PROJECT NO. 14320



NO.	DATE	REVISION

SEAL: \_\_\_\_\_

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**

ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**SL-10**

SHEET OF \_\_\_\_\_

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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

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**STATE OF TEXAS**  
 121992  
 LICENSED PROFESSIONAL ENGINEER

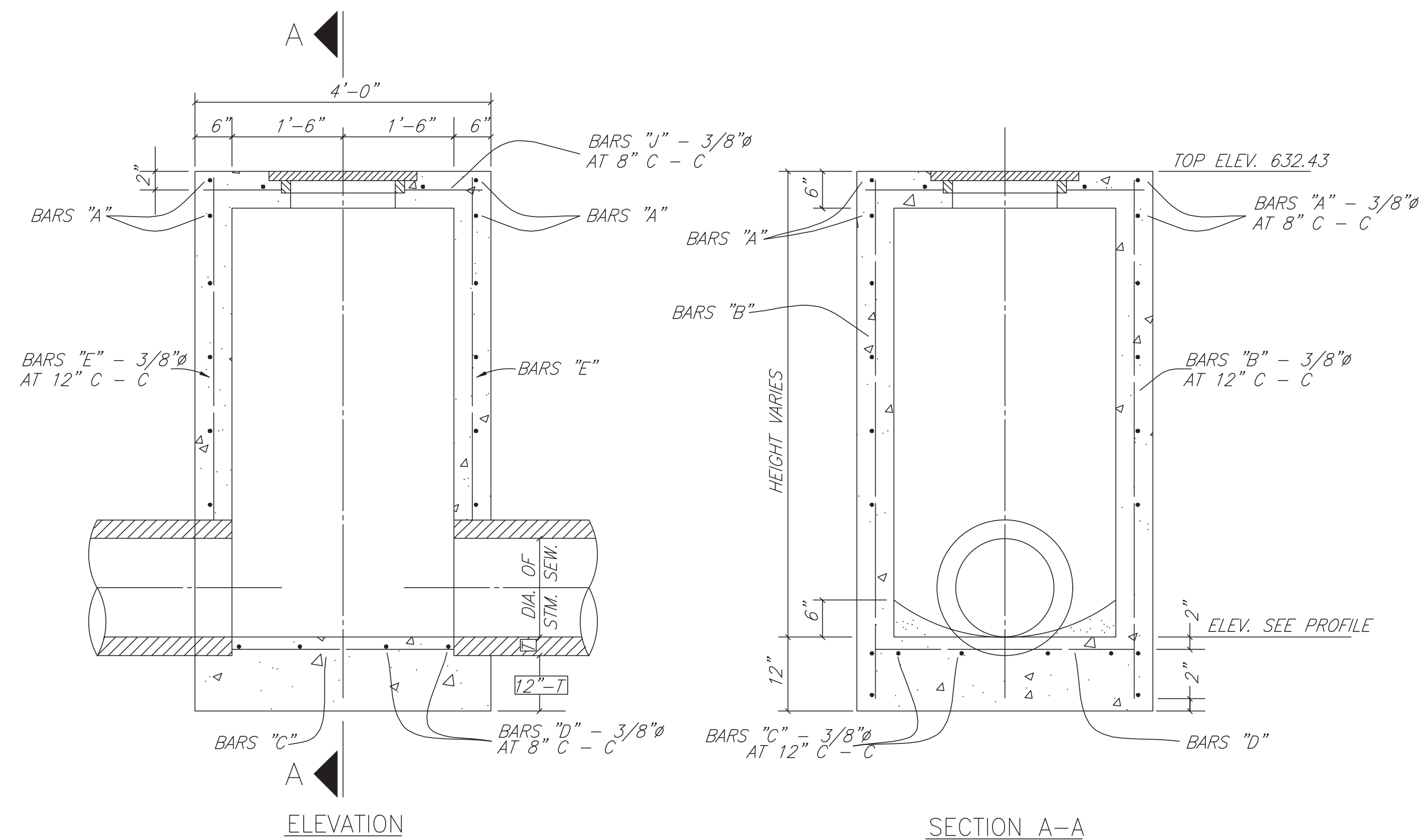
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
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 VERTICAL: \_\_\_\_\_

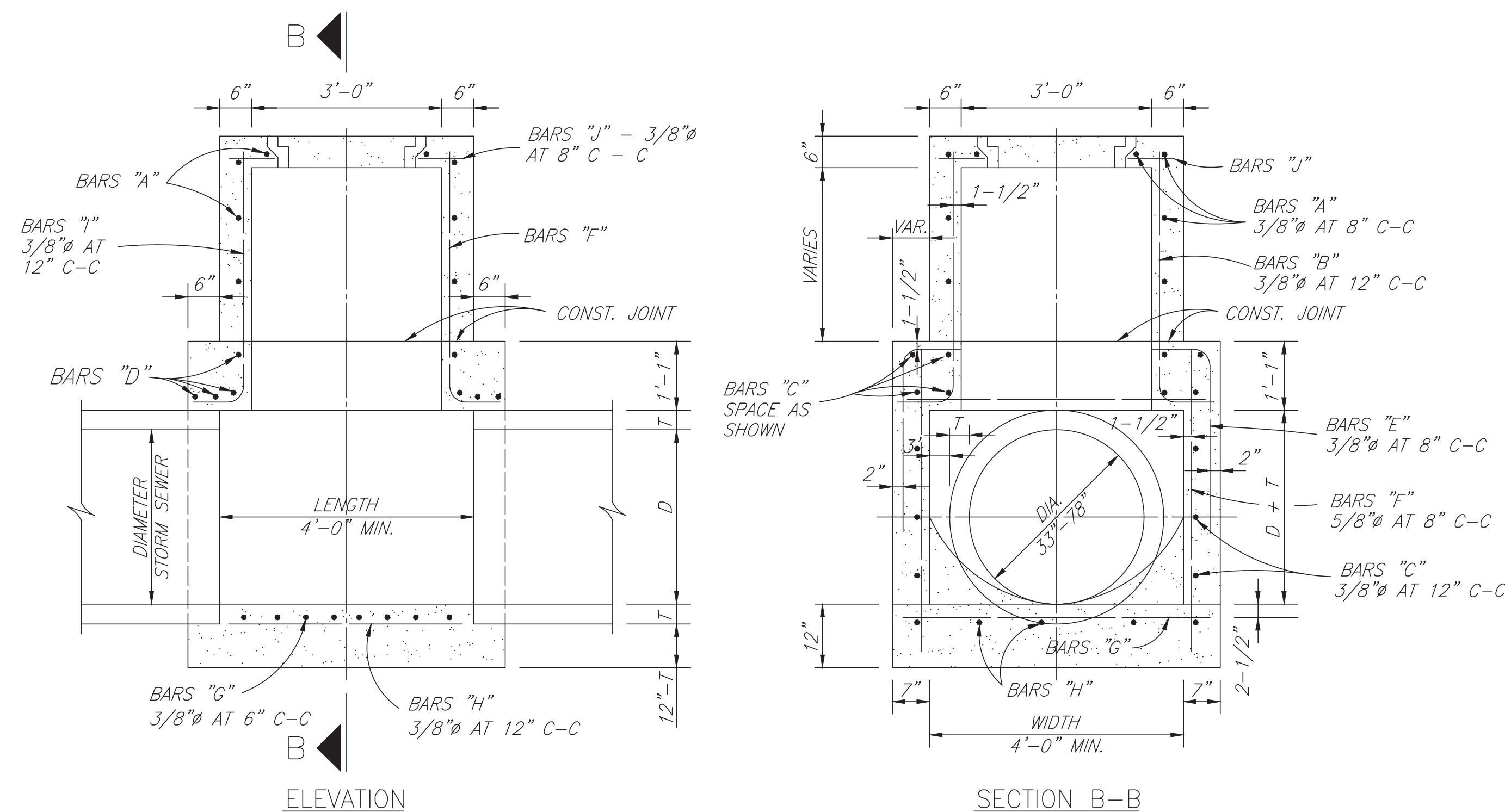
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

STORM SEWER CONSTRUCTION DETAILS  
 SL-10


PROJECT NO. 14320



**STORM SEWER TYPE A MANHOLE**  
MAX. PIPE SIZE 30" - N.T.S.



**TYPE B STORM SEWER MANHOLE**  
MAX. PIPE SIZE 78" - N.T.S.

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
JUNCTION BOX MANHOLES		
JOB No.:	SL-11	
DATE:		
DESIGNED BY:		
DRAWN BY:		
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SCALE:		SHEET OF

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NO.	DATE	DESCRIPTION	APPROVED

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825



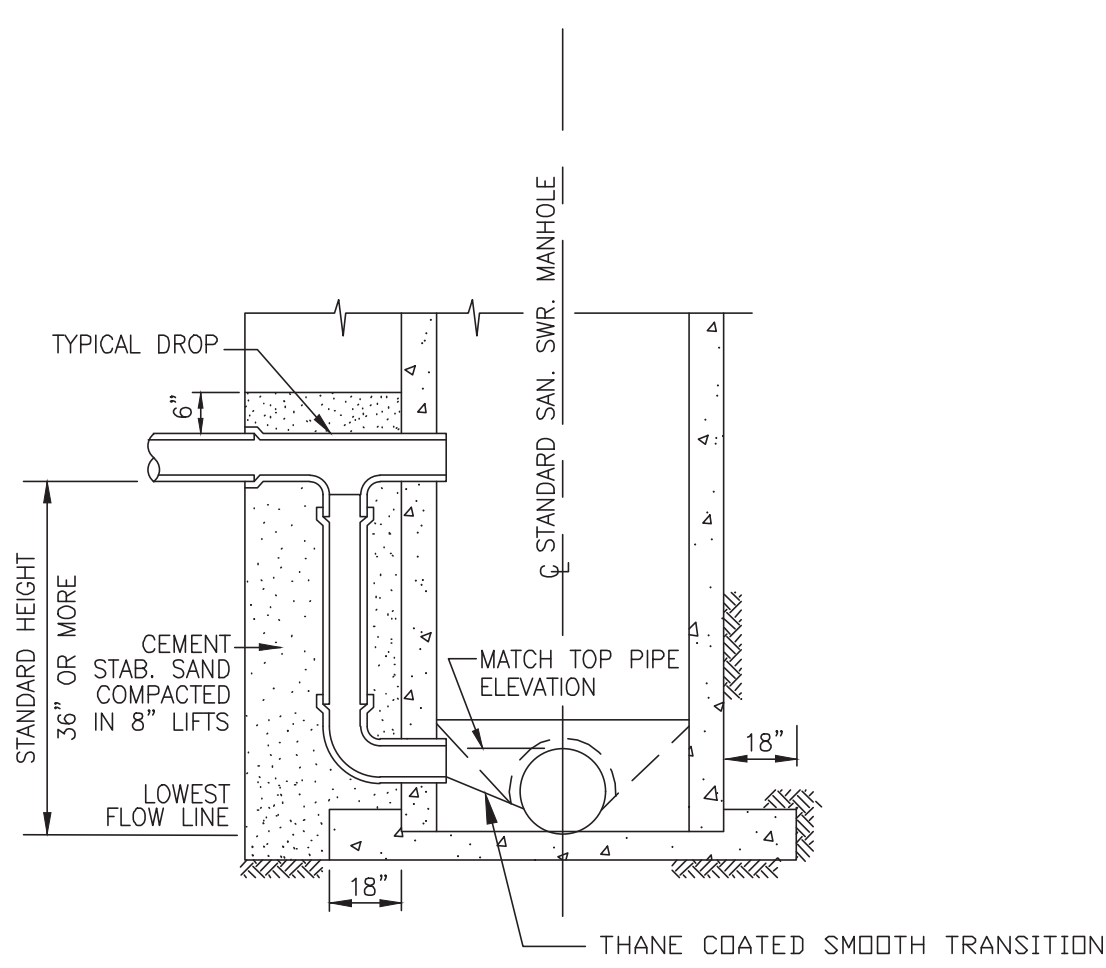
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OWNER:  
**Mike Morgan**  
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dmmorganjr@yahoo.com

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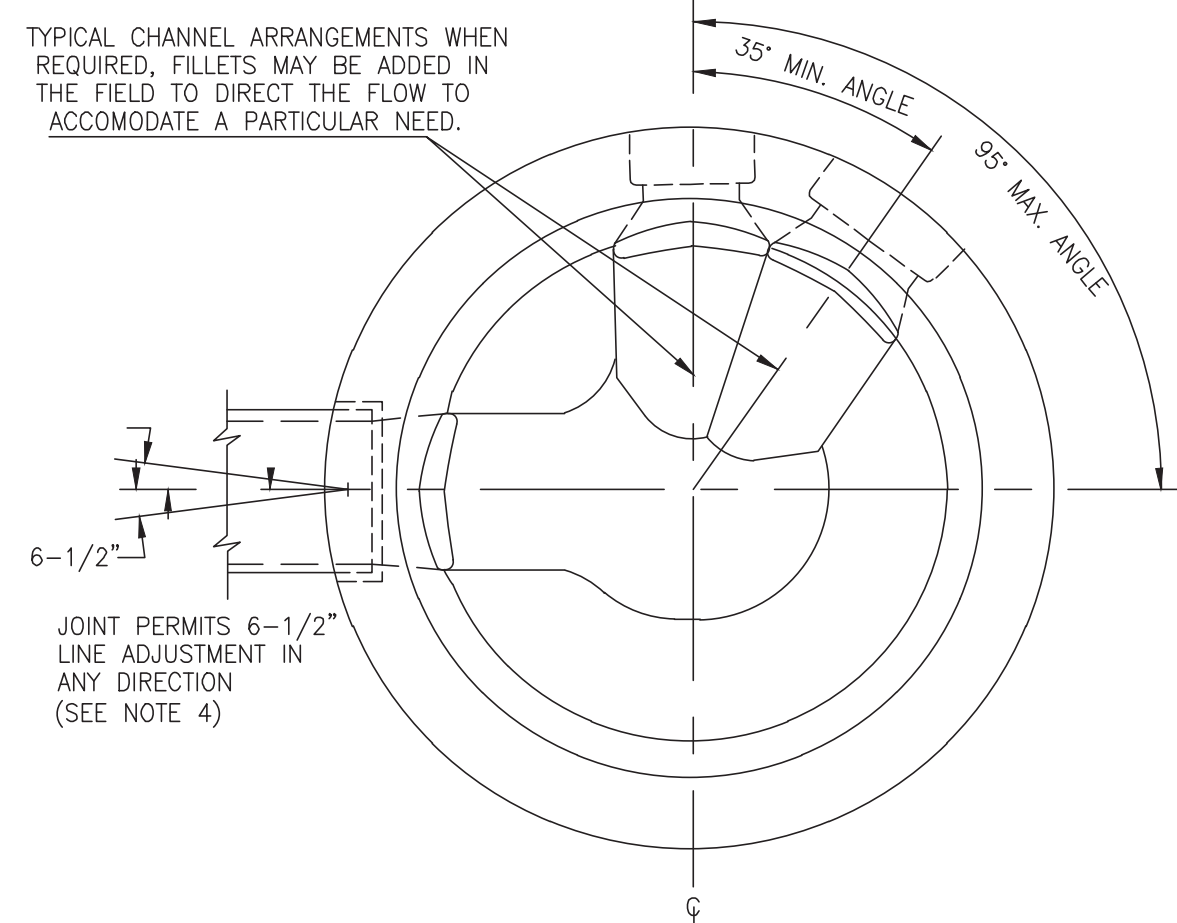
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

JUNCTION BOX MANHOLES  
SL-11  
PROJECT NO. 14320



**STANDARD DROP DETAIL**  
(SEE C.S.S. NOTES)

SL-SS-05



**PIPING CONNECTIONS DETAIL**

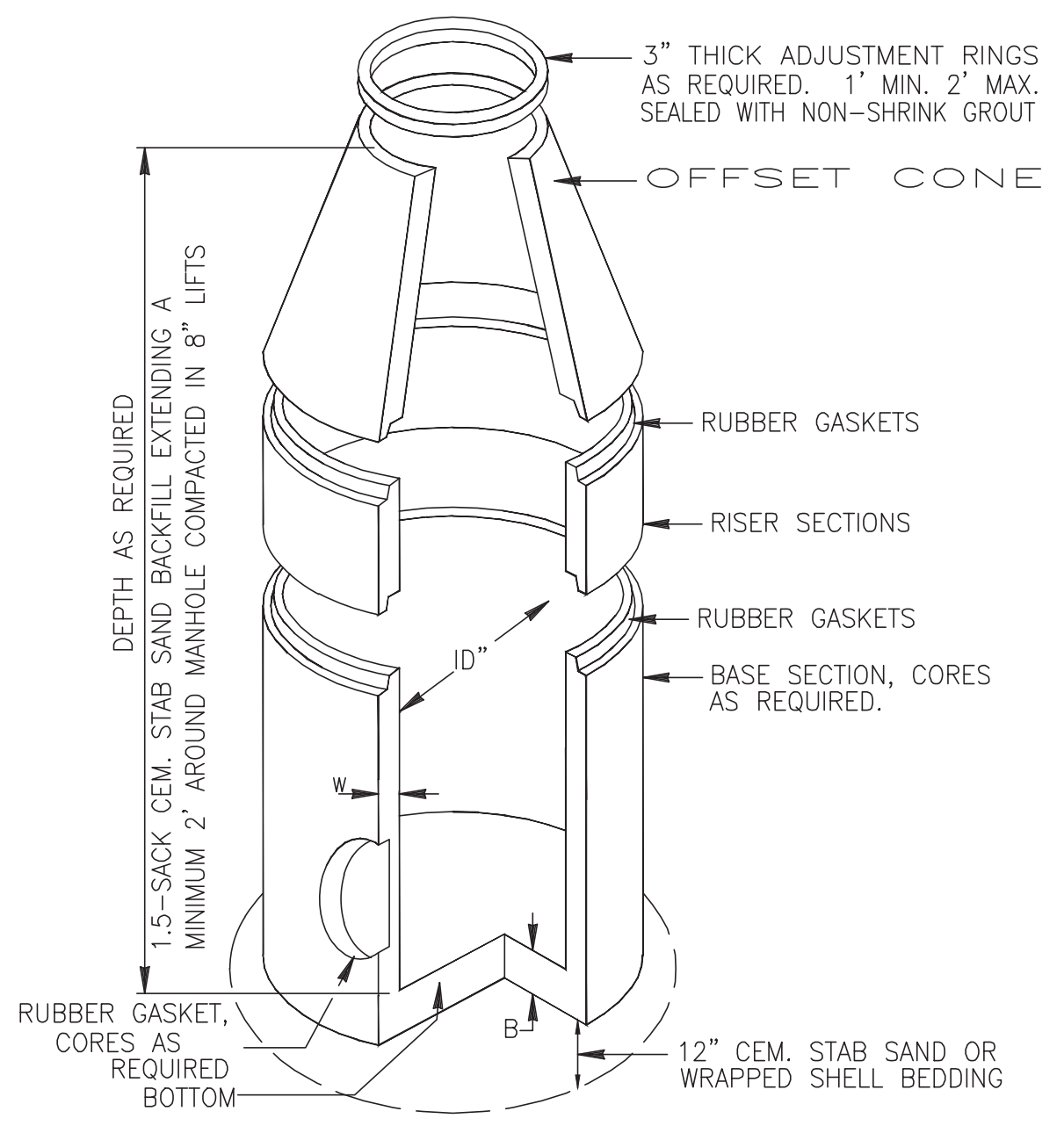
SL-SS-05

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

**NOTES:**

- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
- SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
- ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
- MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
- DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 36 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
- CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECURED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
- BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
- SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
- SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
- EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
- ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
- C.S.S. 1' ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
- SEE GENERAL NOTES AND C.S.S. NOTES.

SL-SS-07



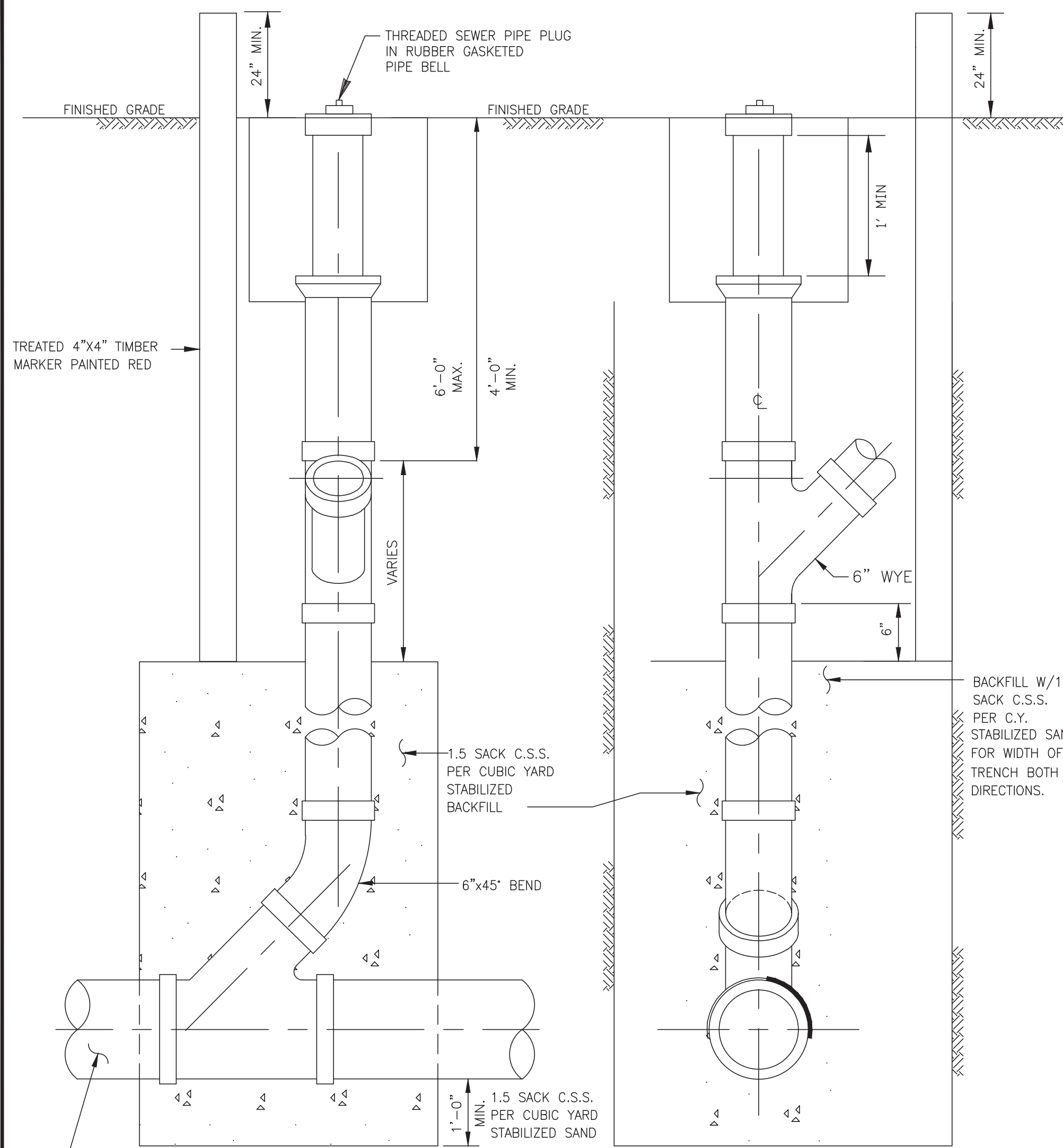
- SPECIFICATIONS:**
- CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.
  - REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.
  - C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

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

**PRECAST SANITARY MANHOLE**

N.T.S.

SL-SS-03

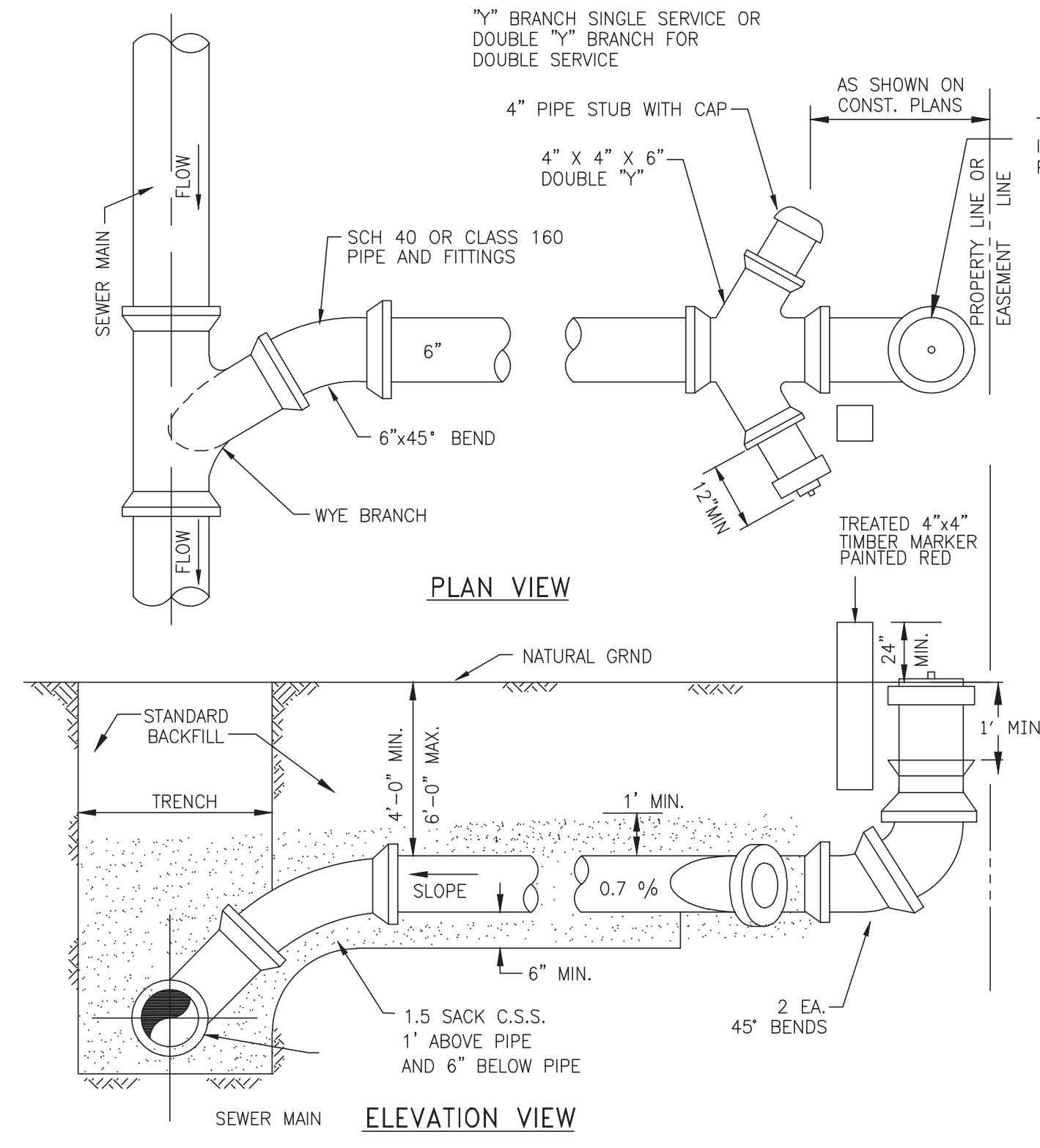


**TRENCH STACK DETAIL**

N.T.S.

SL-SS-04

- NOTES:**
- NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.
  - ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.



**SANITARY SEWER SERVICE CONNECTION**

N.T.S.

SL-SS-06

No.	DATE	REVISION

SEAL: \_\_\_\_\_

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CONSTRUCTION PLANS FOR:

SANITARY SEWER CONSTRUCTION DETAILS

JOB No.: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_

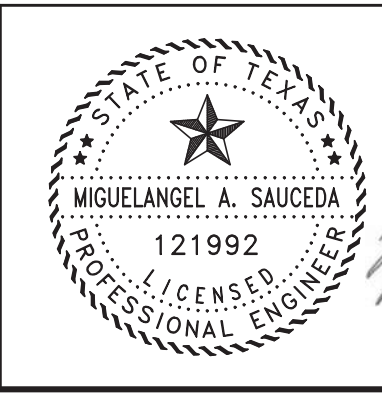
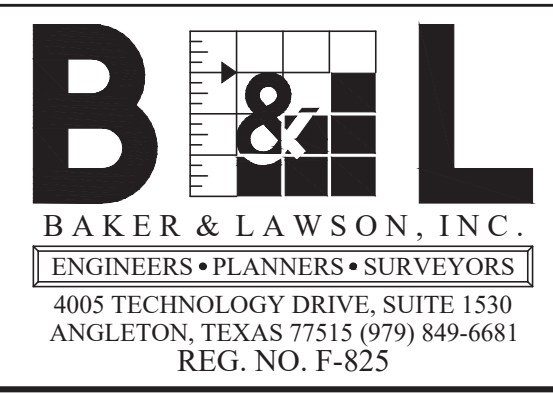
SL-14

SHEET OF

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023



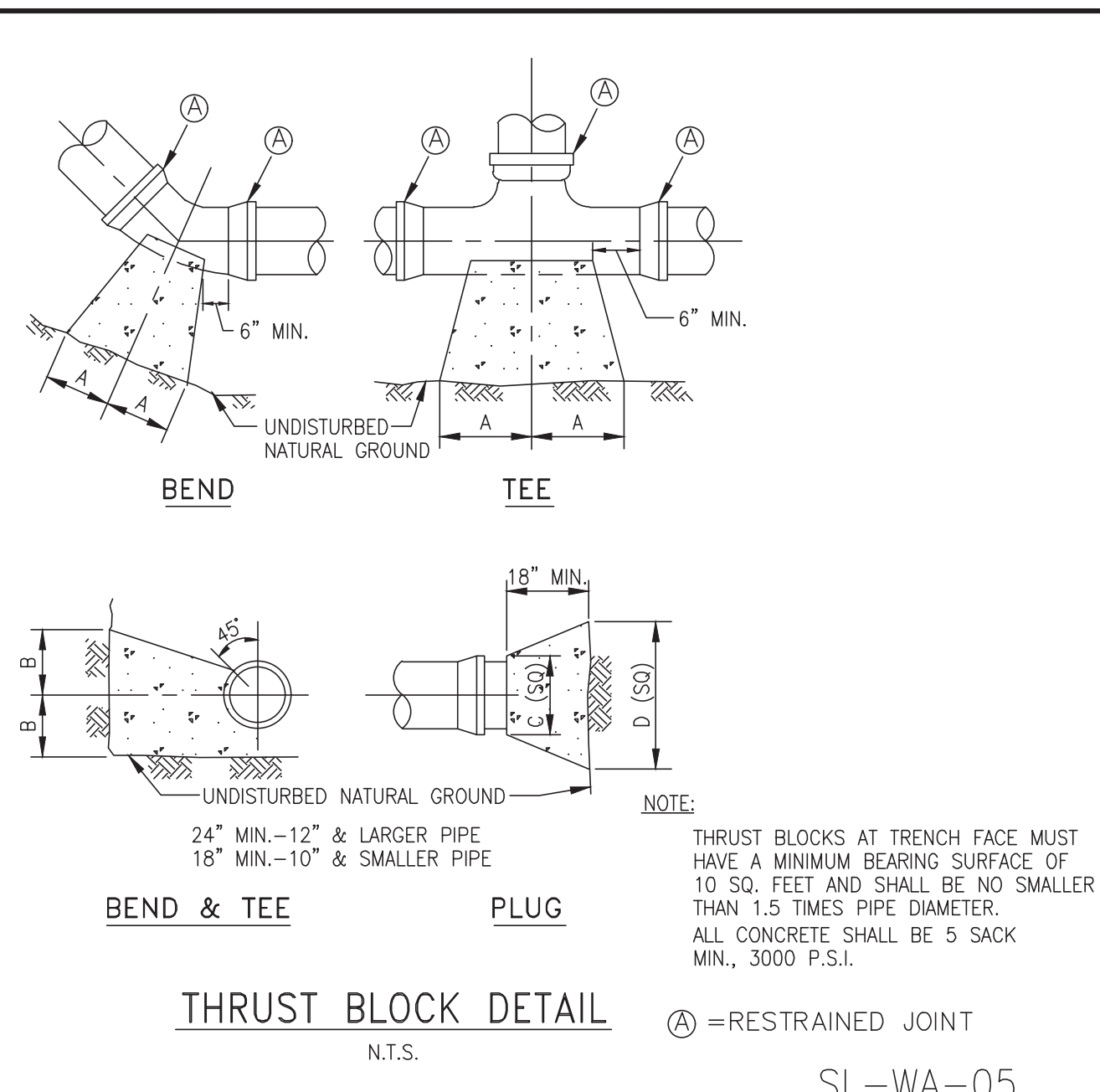
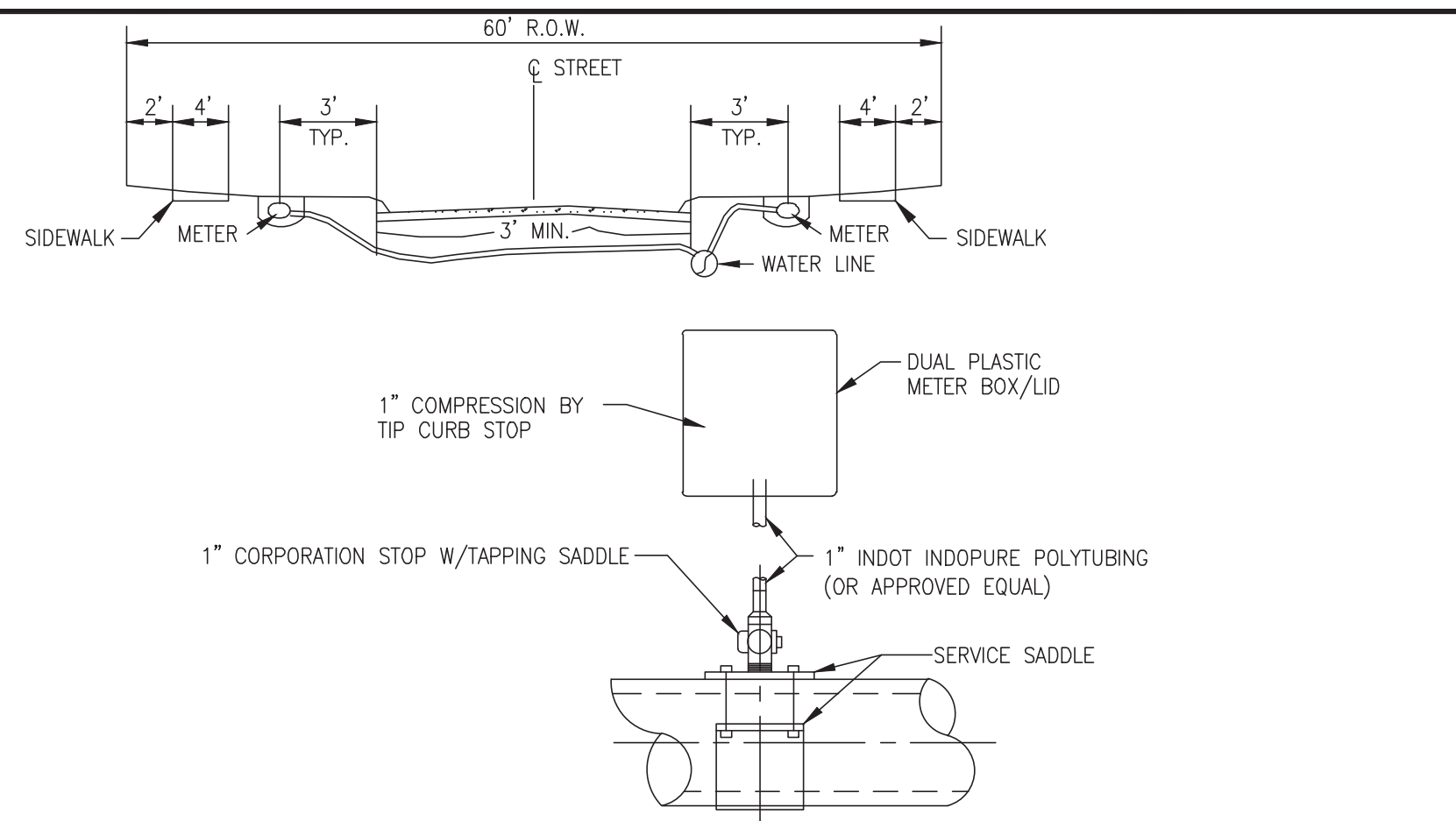
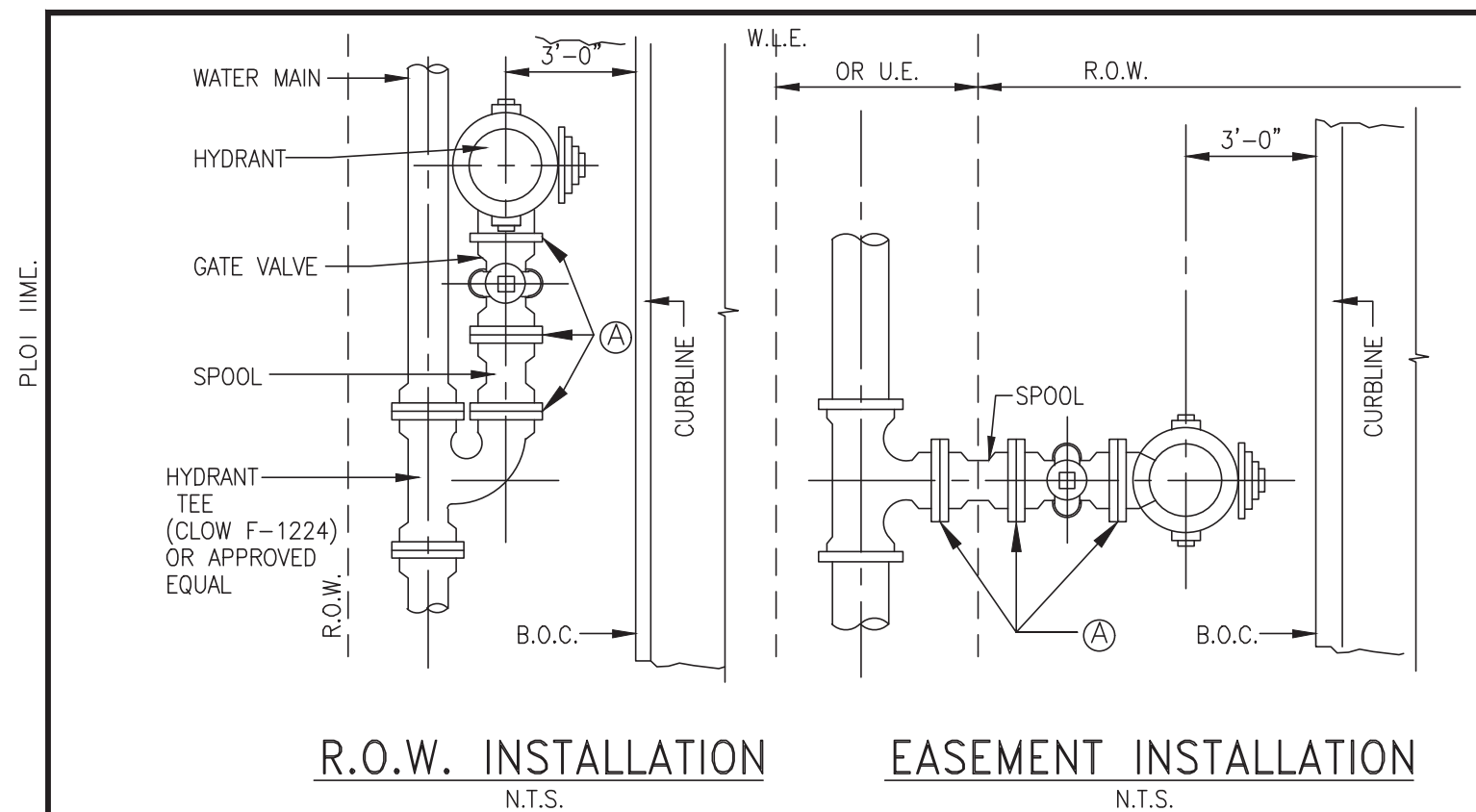
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023

OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

SANITARY SEWER CONSTRUCTION DETAILS  
SL-14  
PROJECT NO. 14320



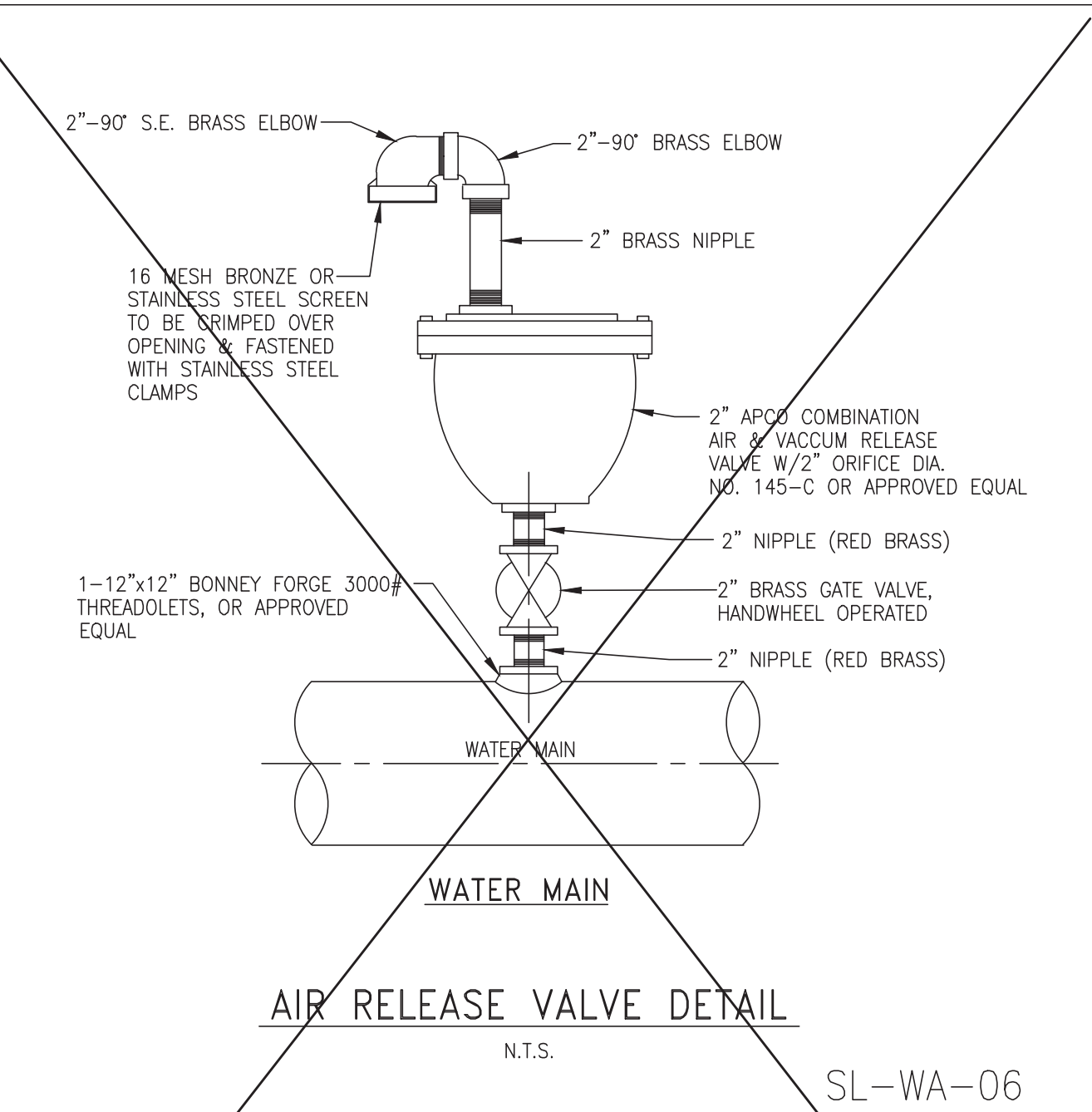
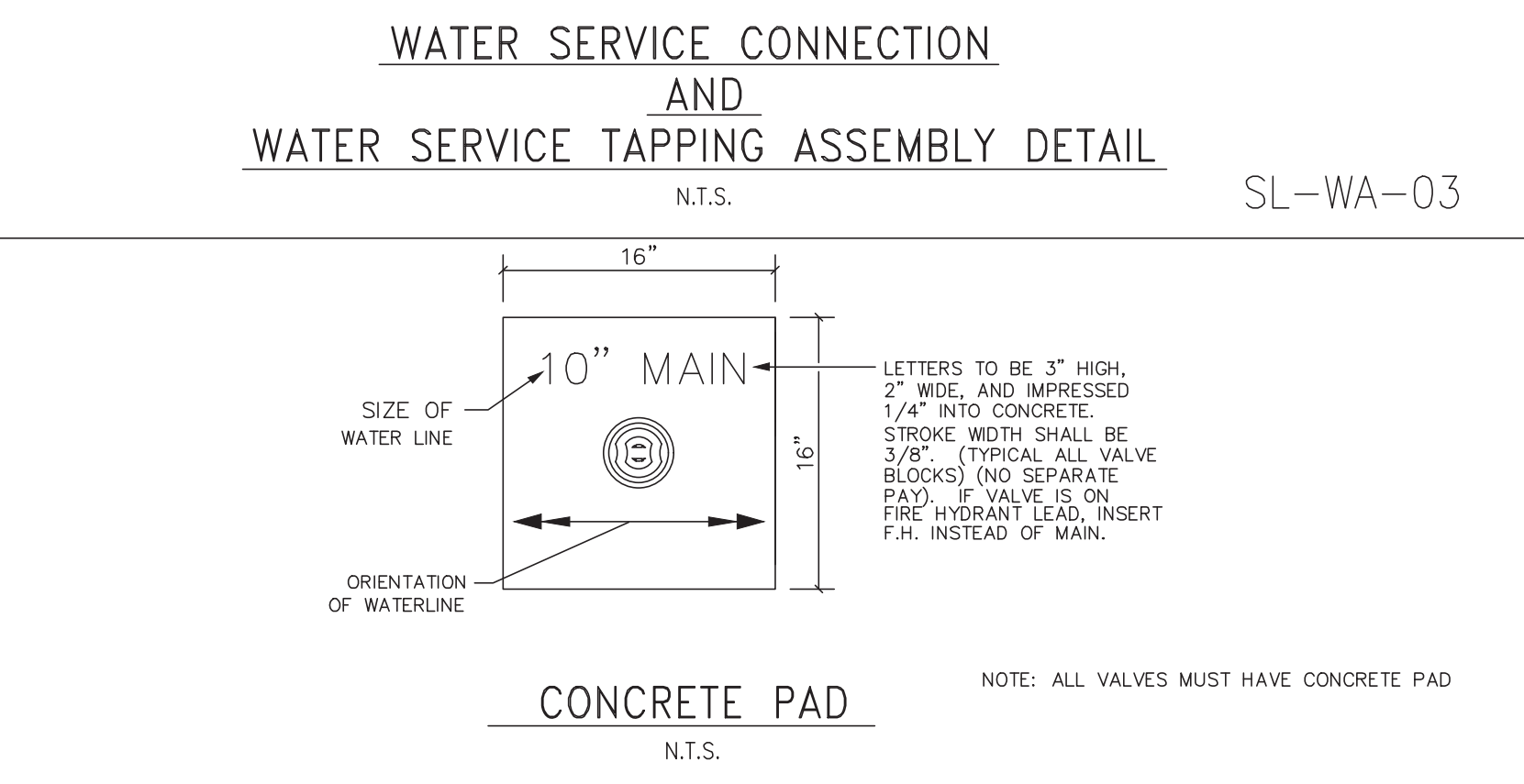
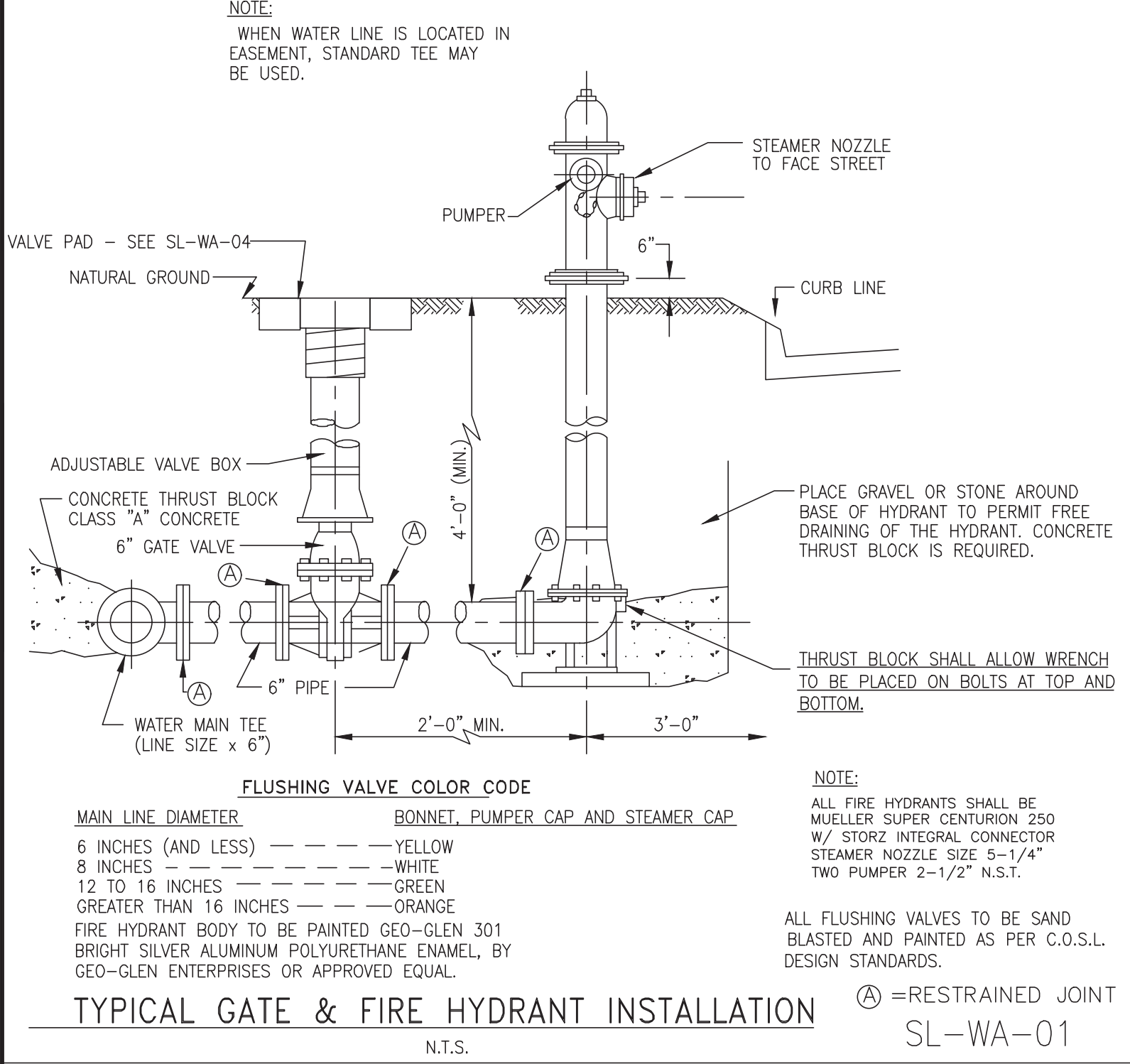
**NOTES:**  
**POLYETHYLENE WRAP FOR IRON PIPE**

NOTE:

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

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

**BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES**  
SL-WA-08



No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

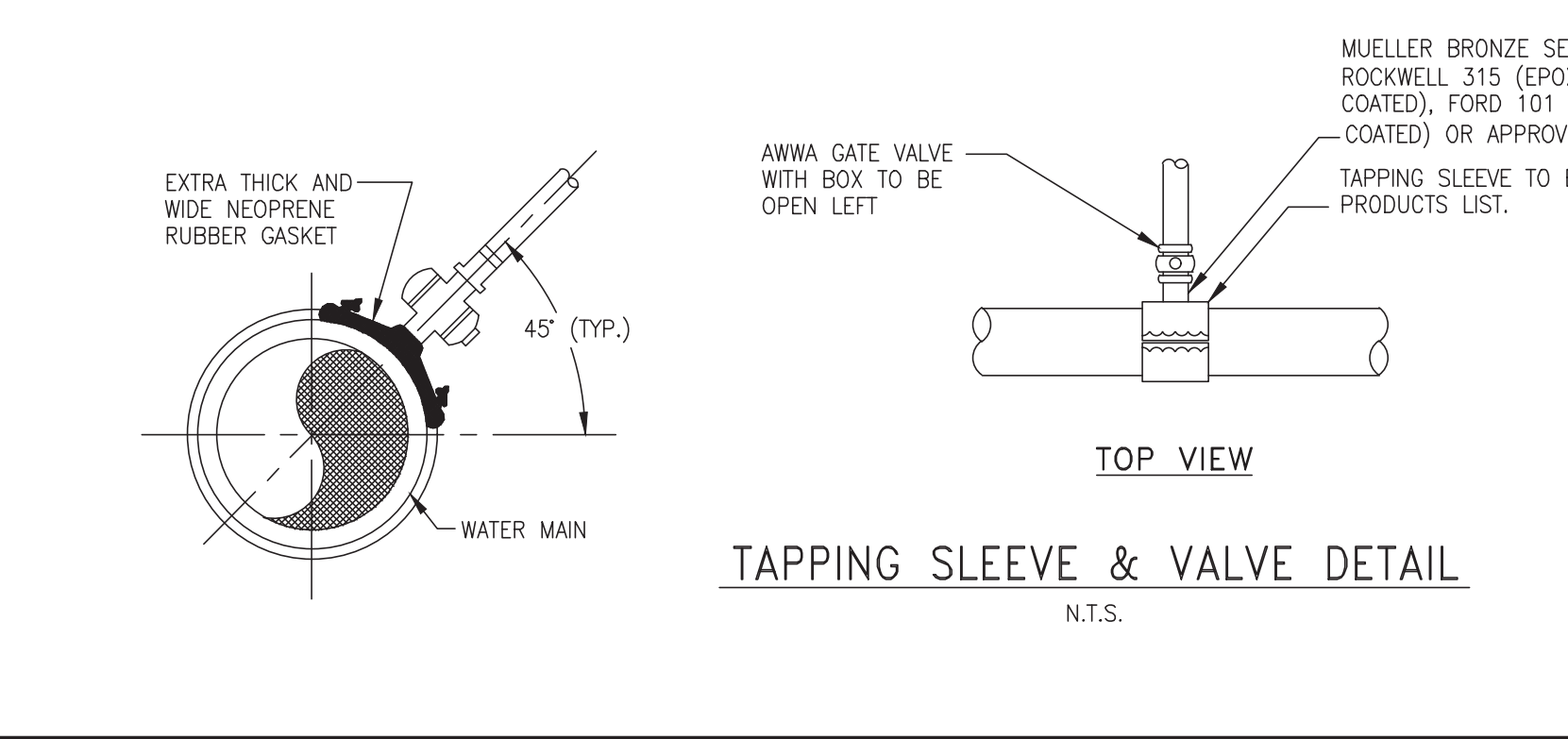
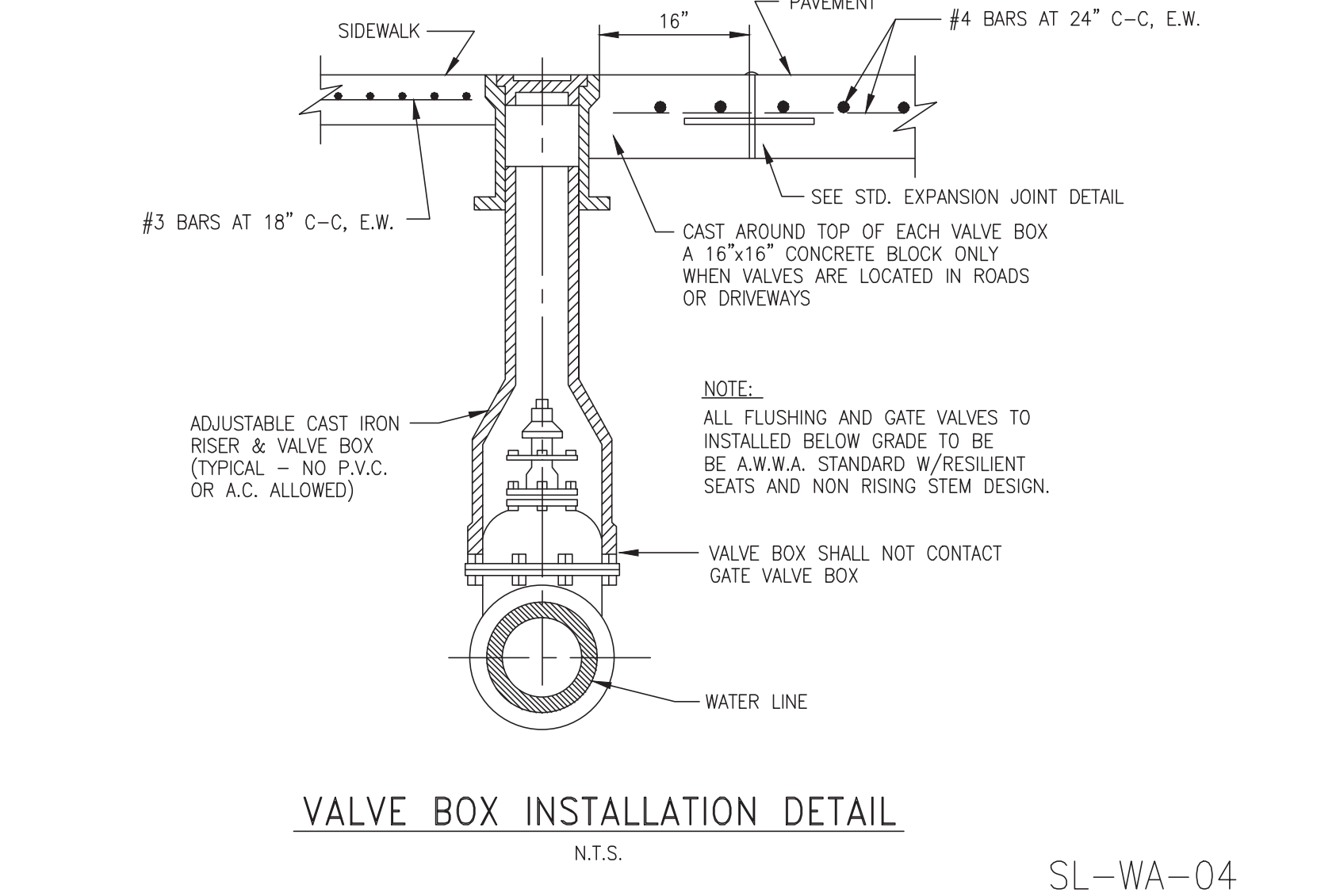
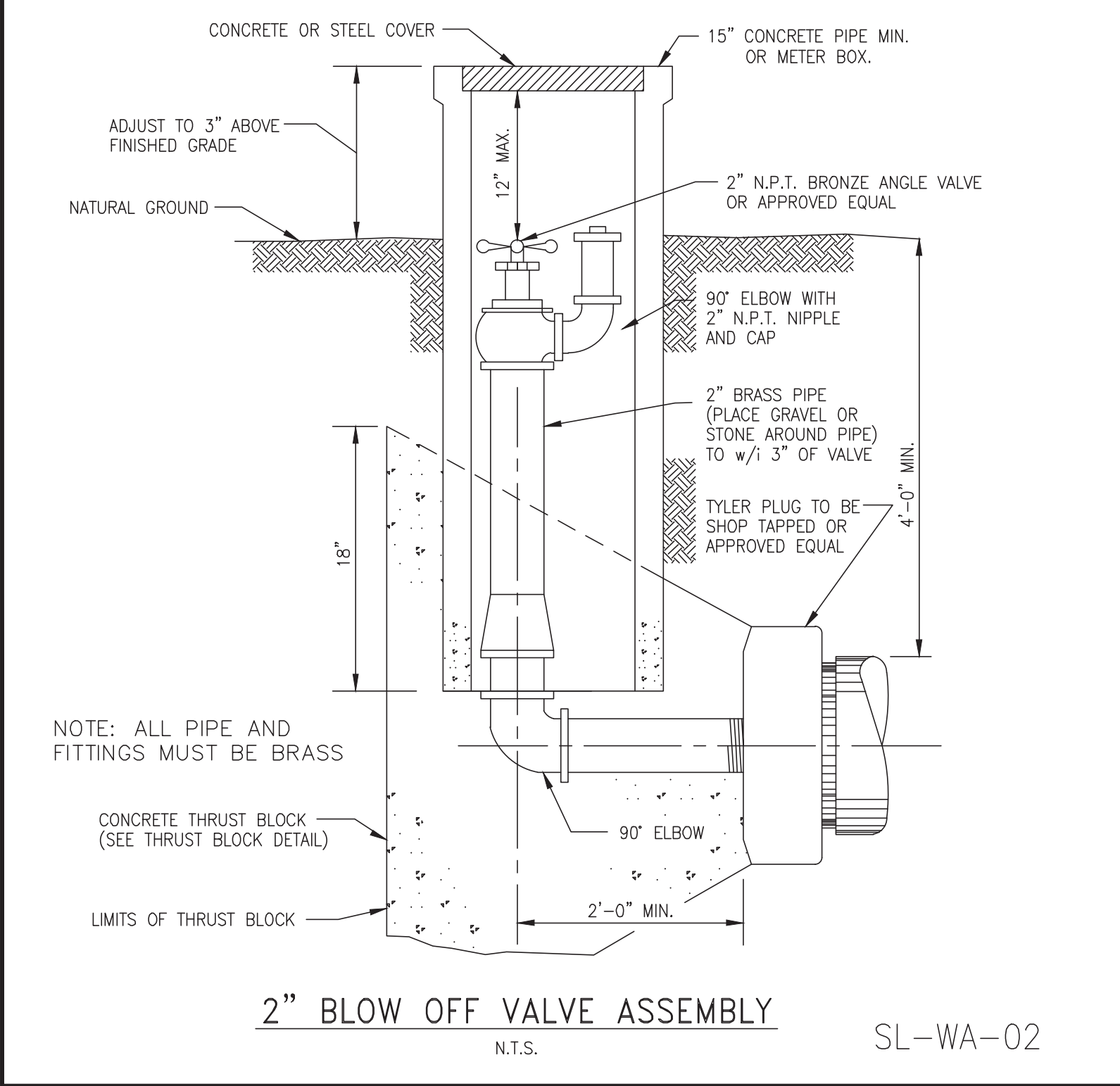


CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
**WATER LINE CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-15  
SHEET OF



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

3/14/2005 14320 ENGINEERING-SURVEY DRAWINGS 14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
DRAWN: BT  
CHECKED: \_\_\_\_\_  
DATE: May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

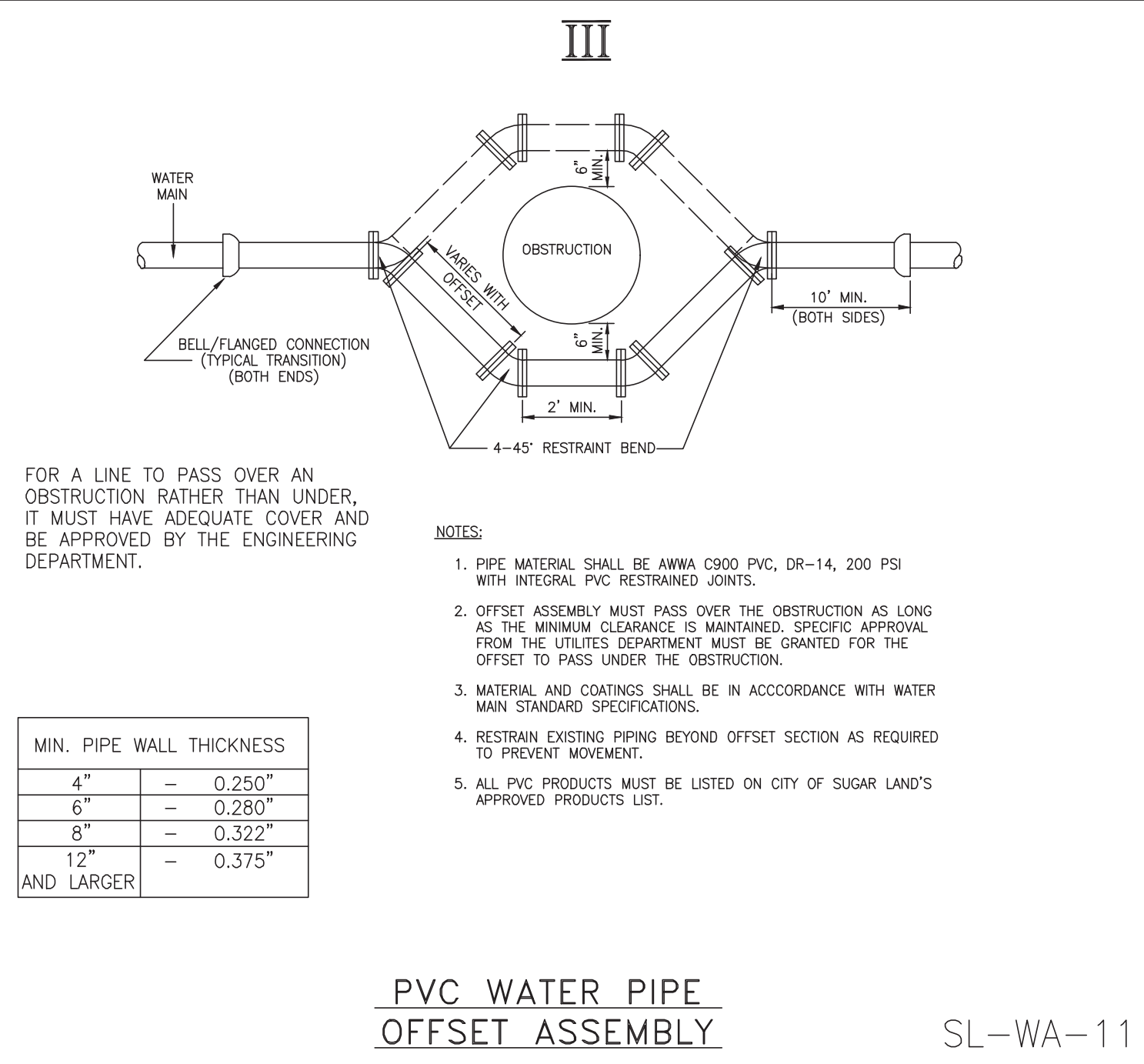
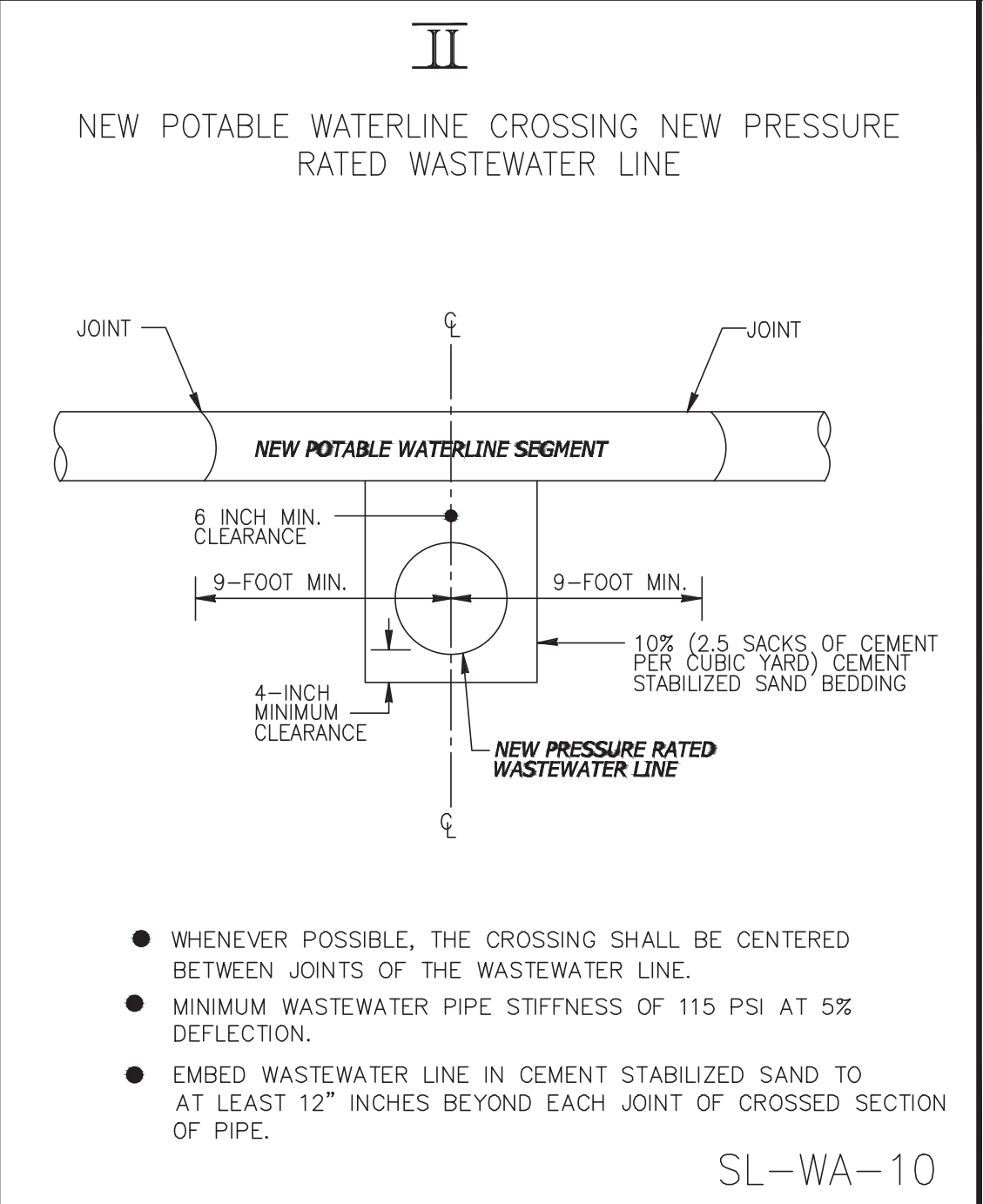
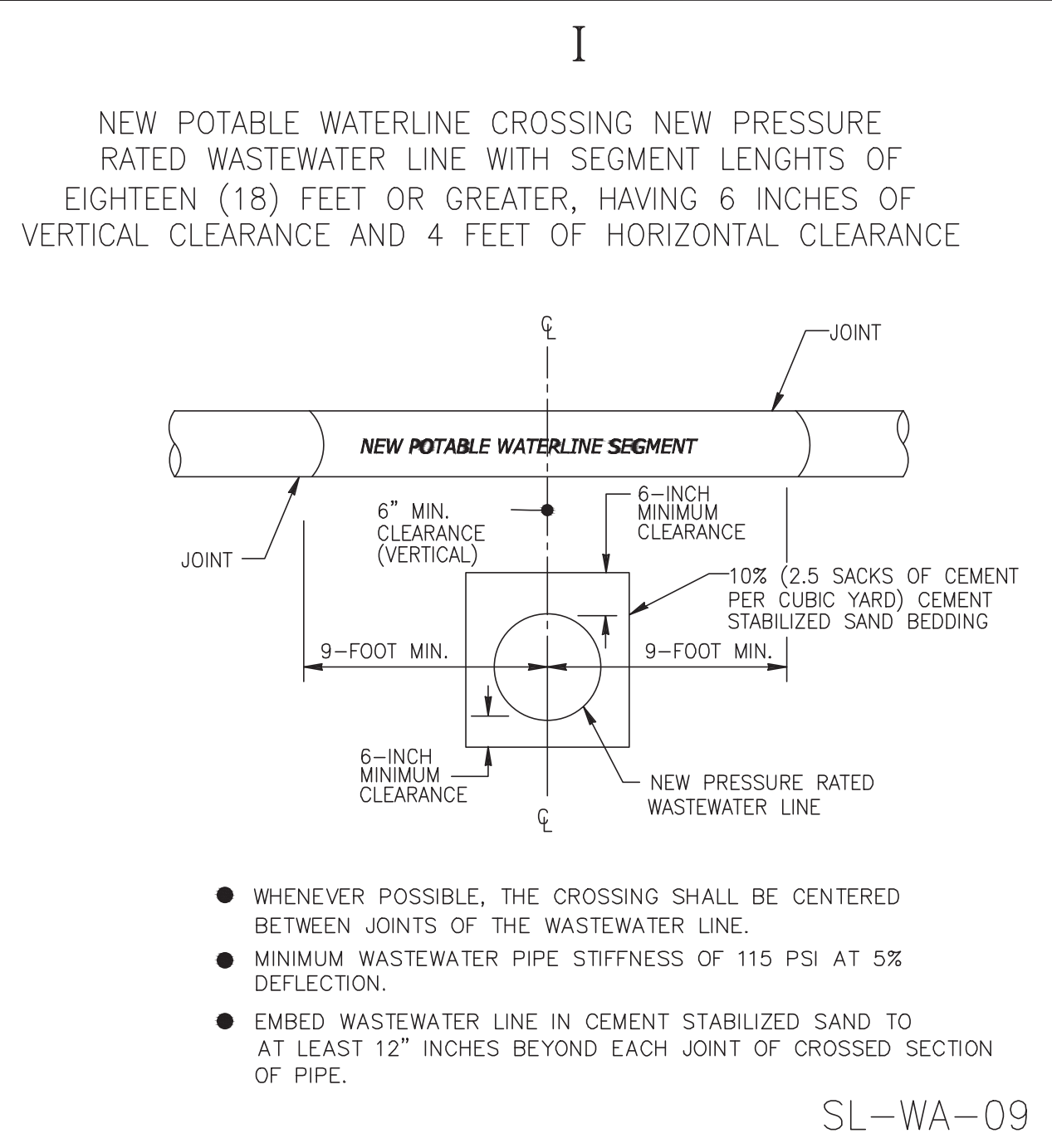
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

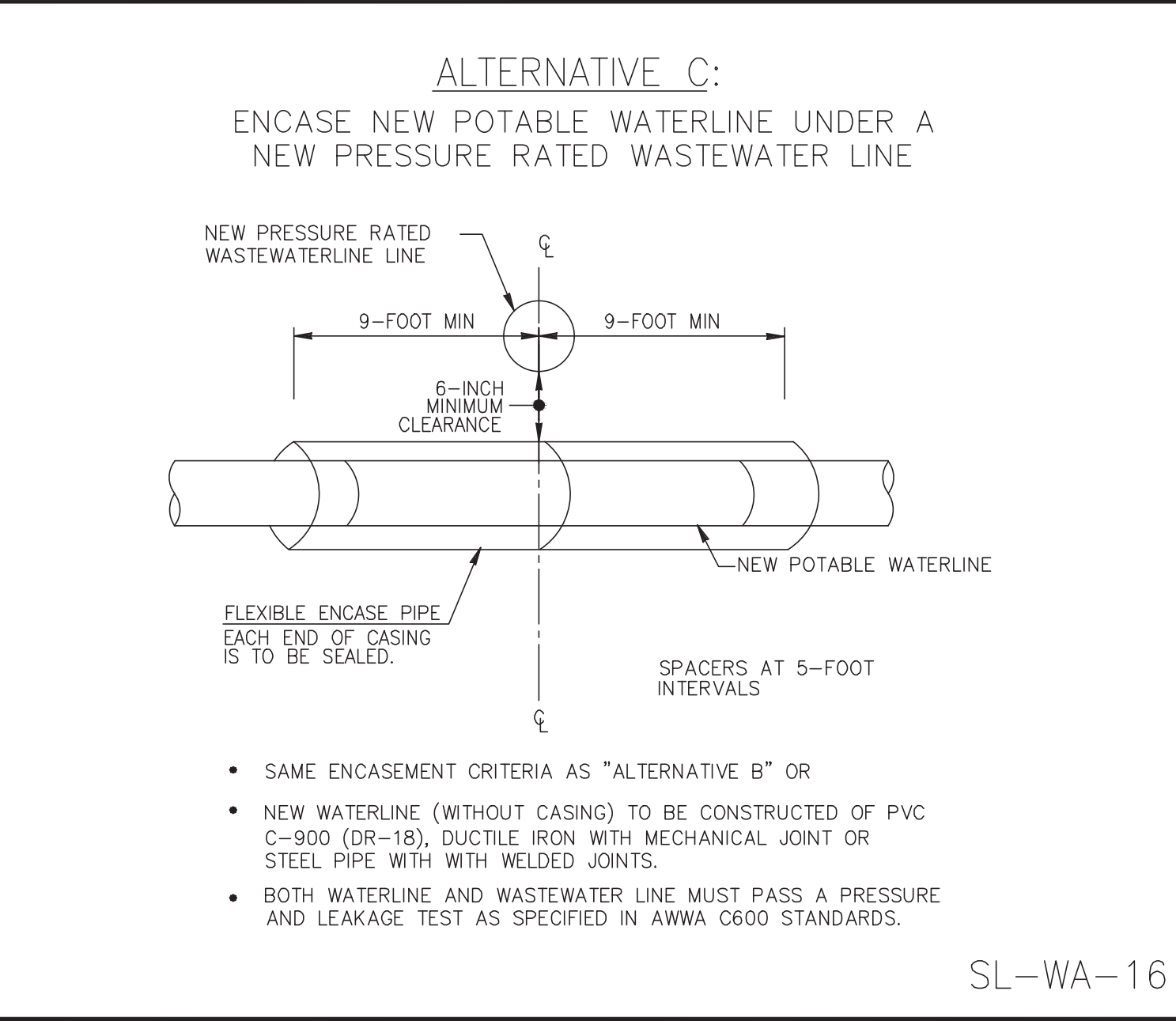
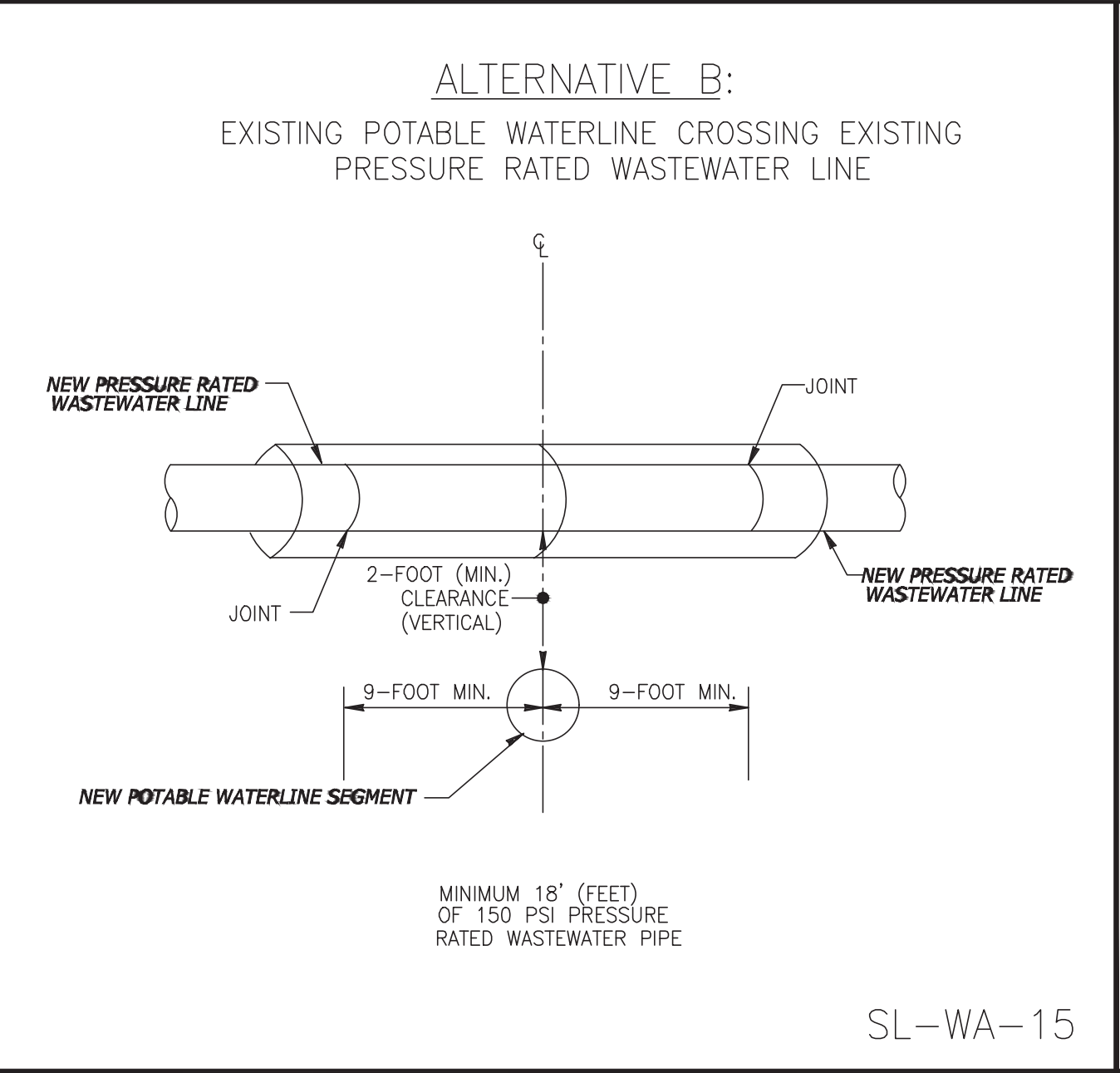
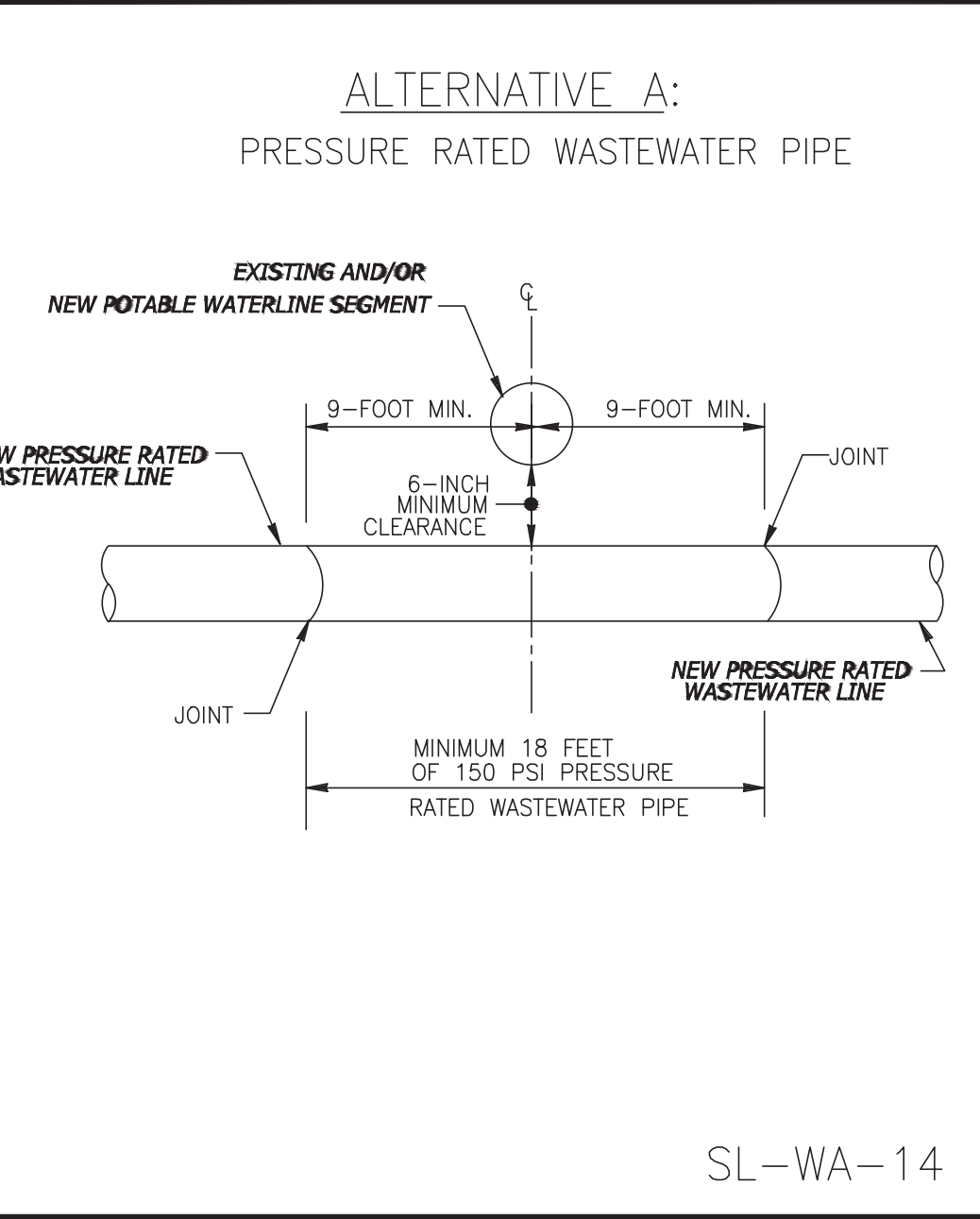
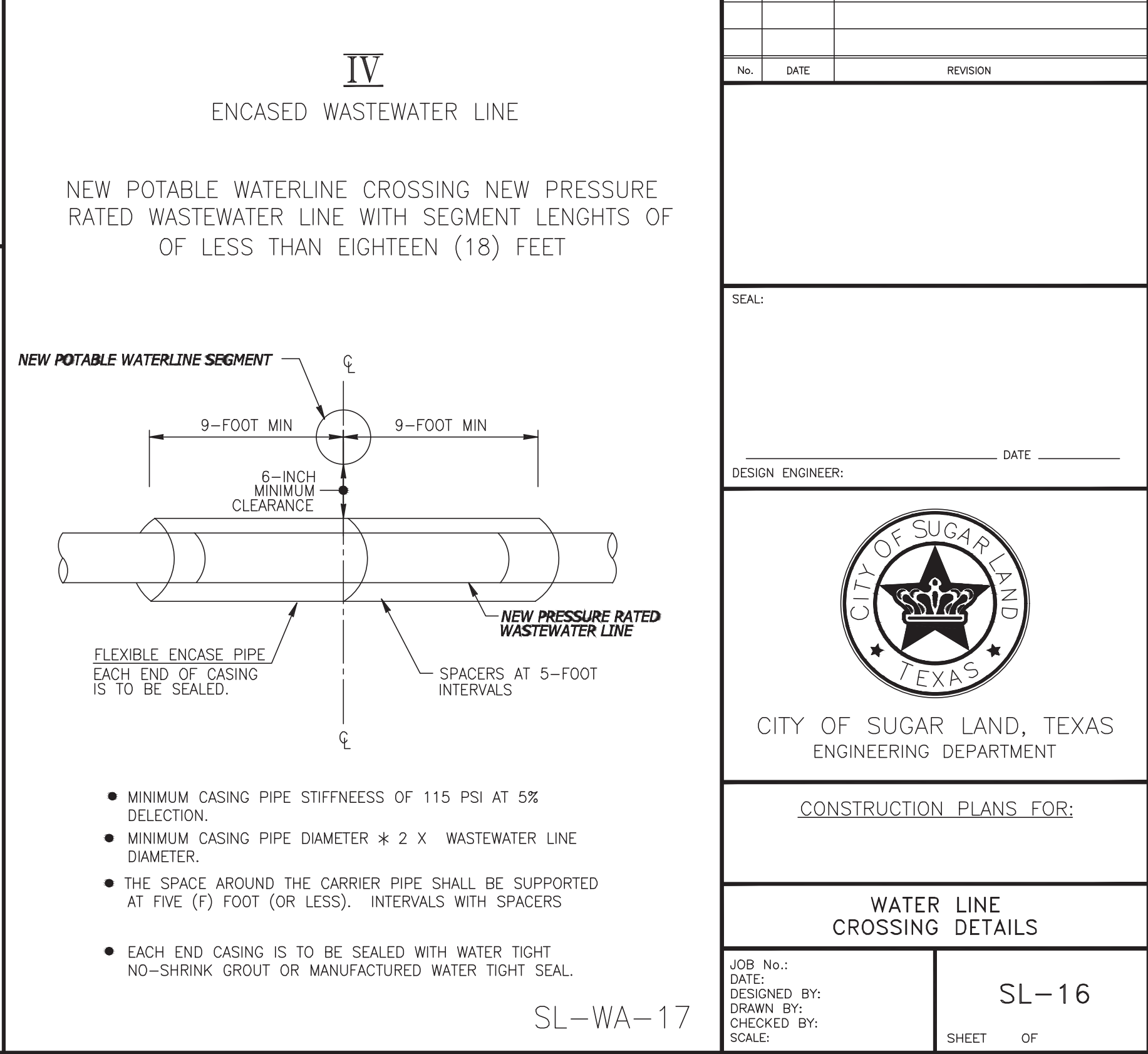
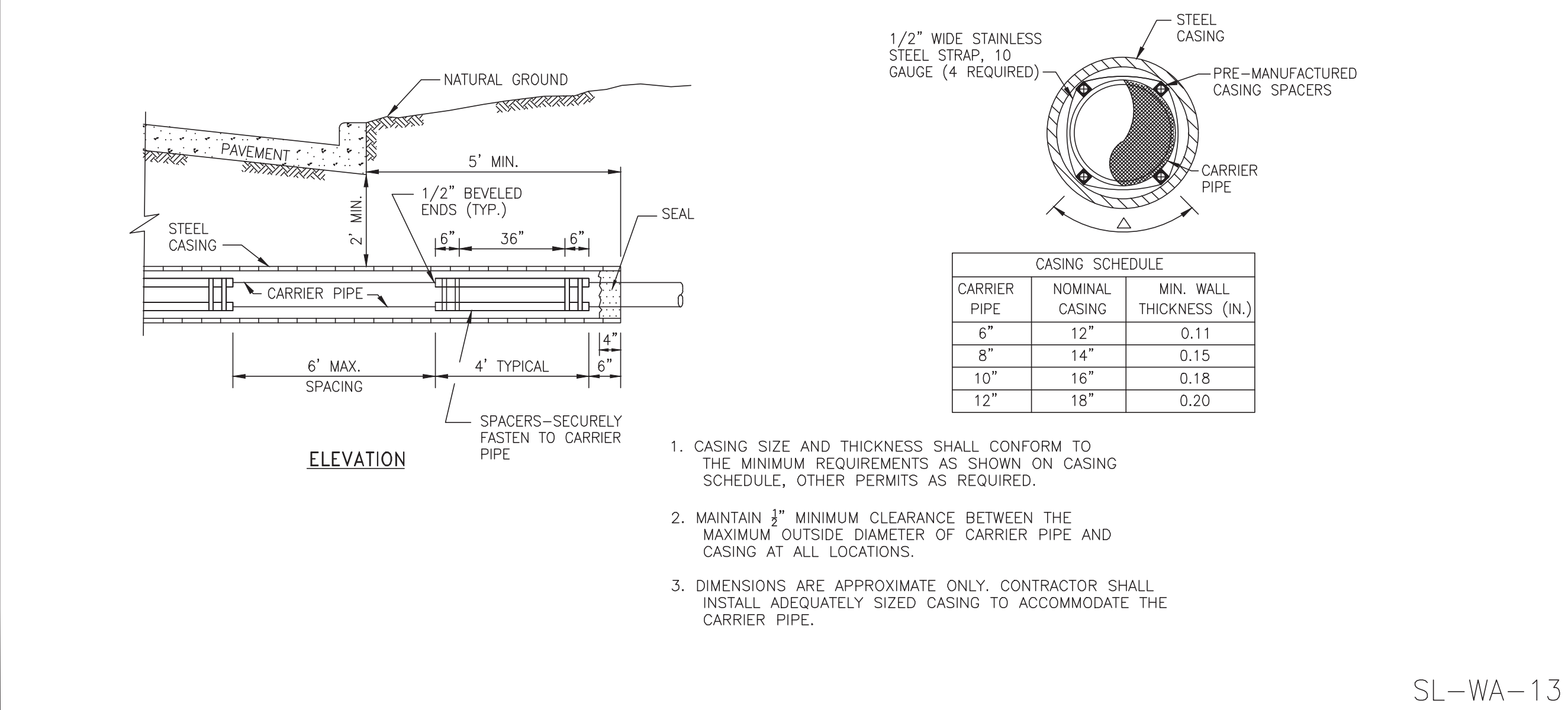
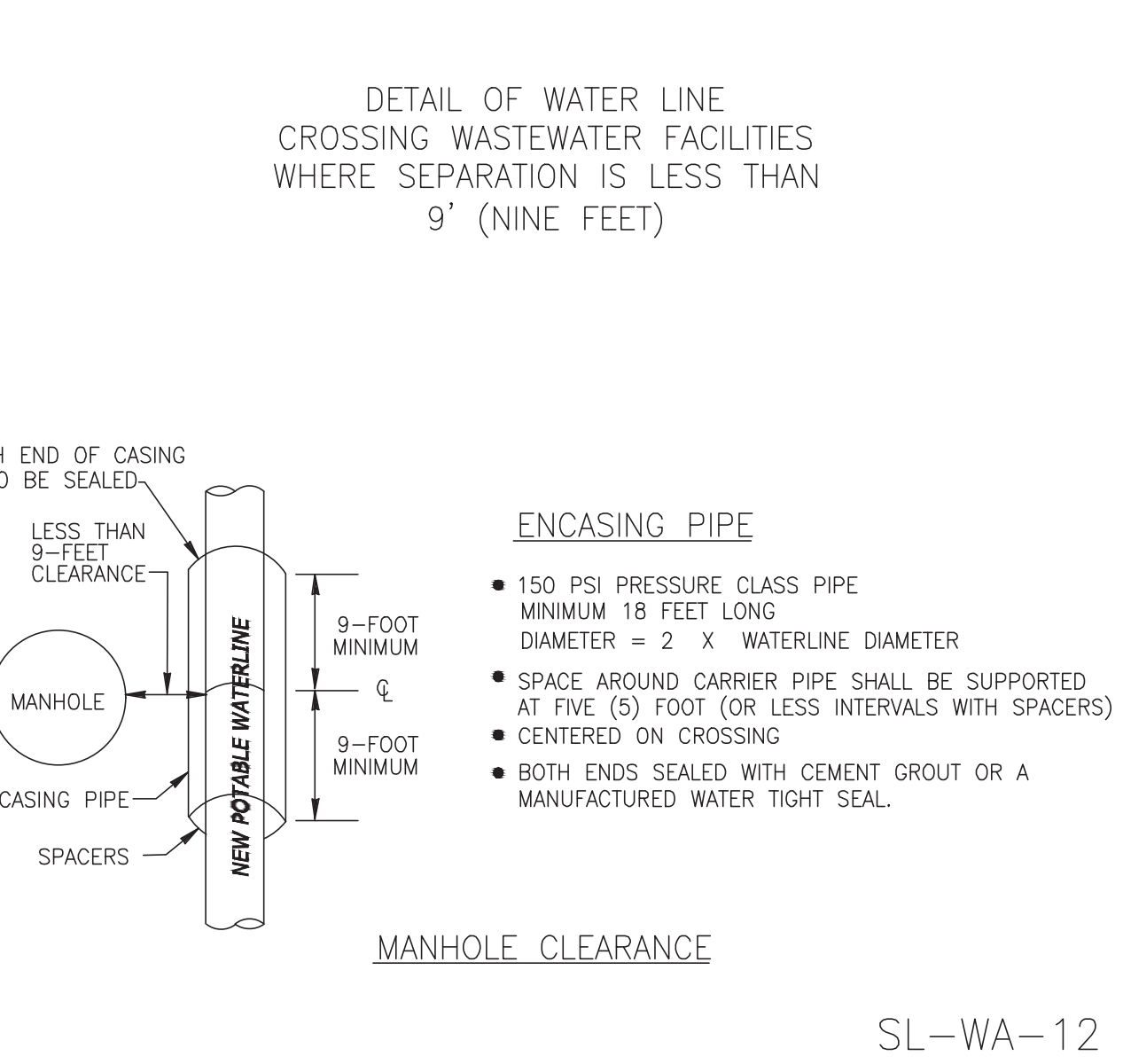
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

WATER LINE  
CONSTRUCTION DETAILS  
SL-15

PROJECT NO. 14320



- GENERAL NOTES:
- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
  - SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
  - ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
  - ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
  - CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
  - WHERE REQUIRED, SLEEVING (ENCASEMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASEMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNUAL SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
  - ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
  - ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
  - ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
  - ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
  - ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
  - WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASEMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
  - IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
  - NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
  - REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.



NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
 DRAWN: BT  
 CHECKED: \_\_\_\_\_  
 DATE: May 2023

**B & L**  
 BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

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05-25-2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

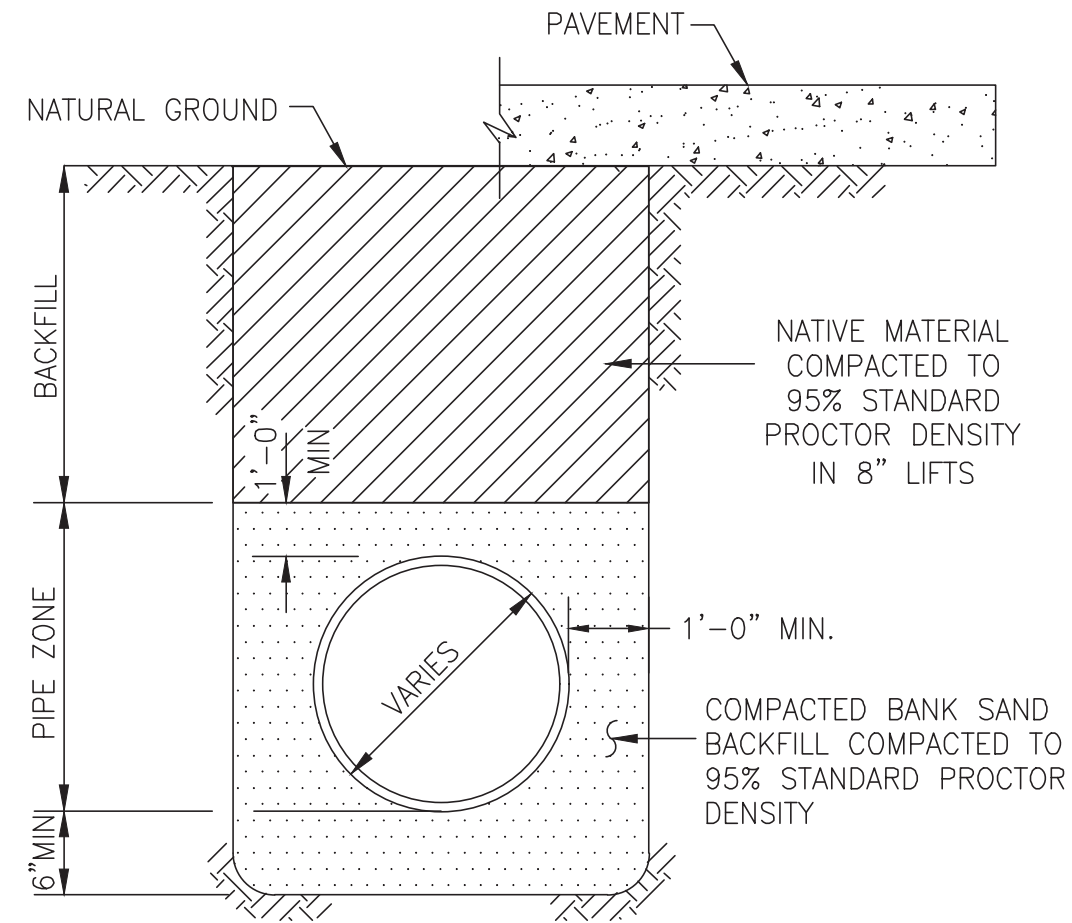
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 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

WATER LINE CROSSING DETAILS  
 SL-16

PROJECT NO. 14320

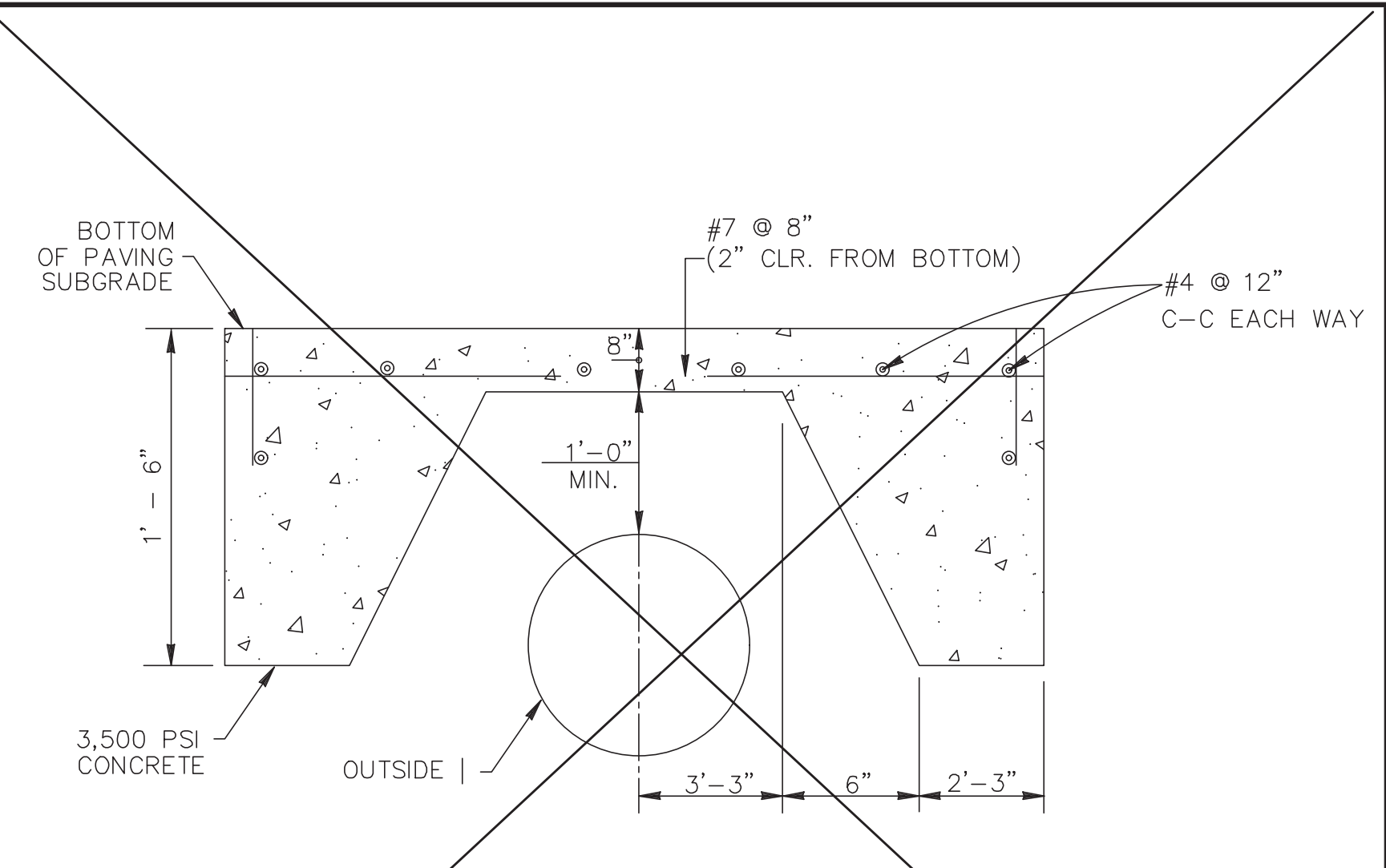
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**P.V.C. PIPE BEDDING & BACKFILL**  
N.T.S.  
\*SEE CONSTRUCTION NOTES

**SANITARY FORCE MAIN & WATER LINE  
BEDDING AND BACKFILL**

SL-BB-01



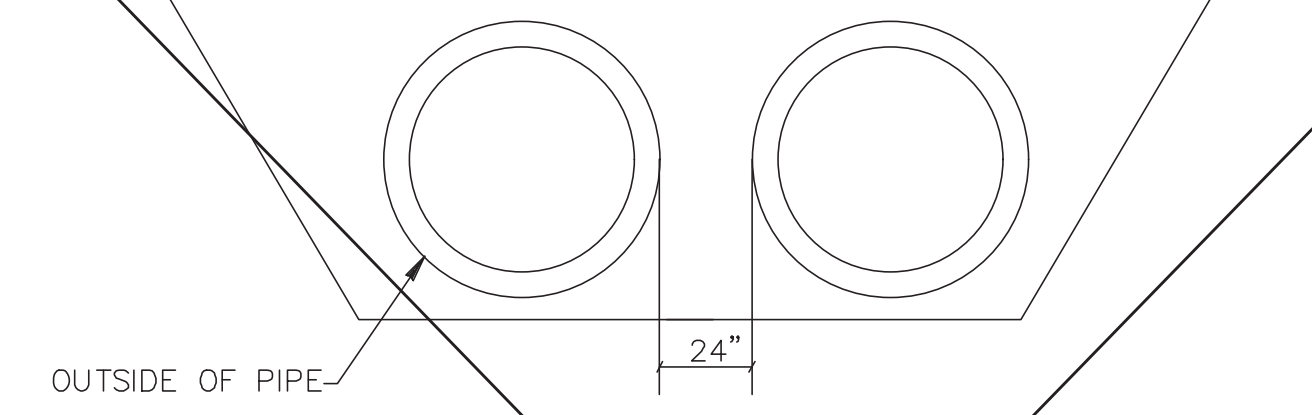
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ZERO LOAD TRANSFER CONCRETE SLAB**

SL-BB-04

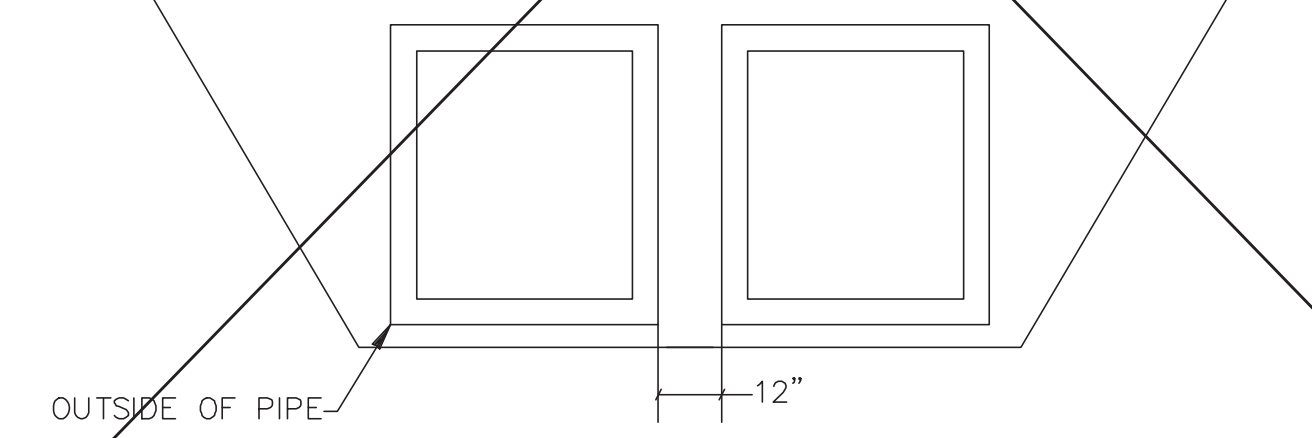
**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (FT) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

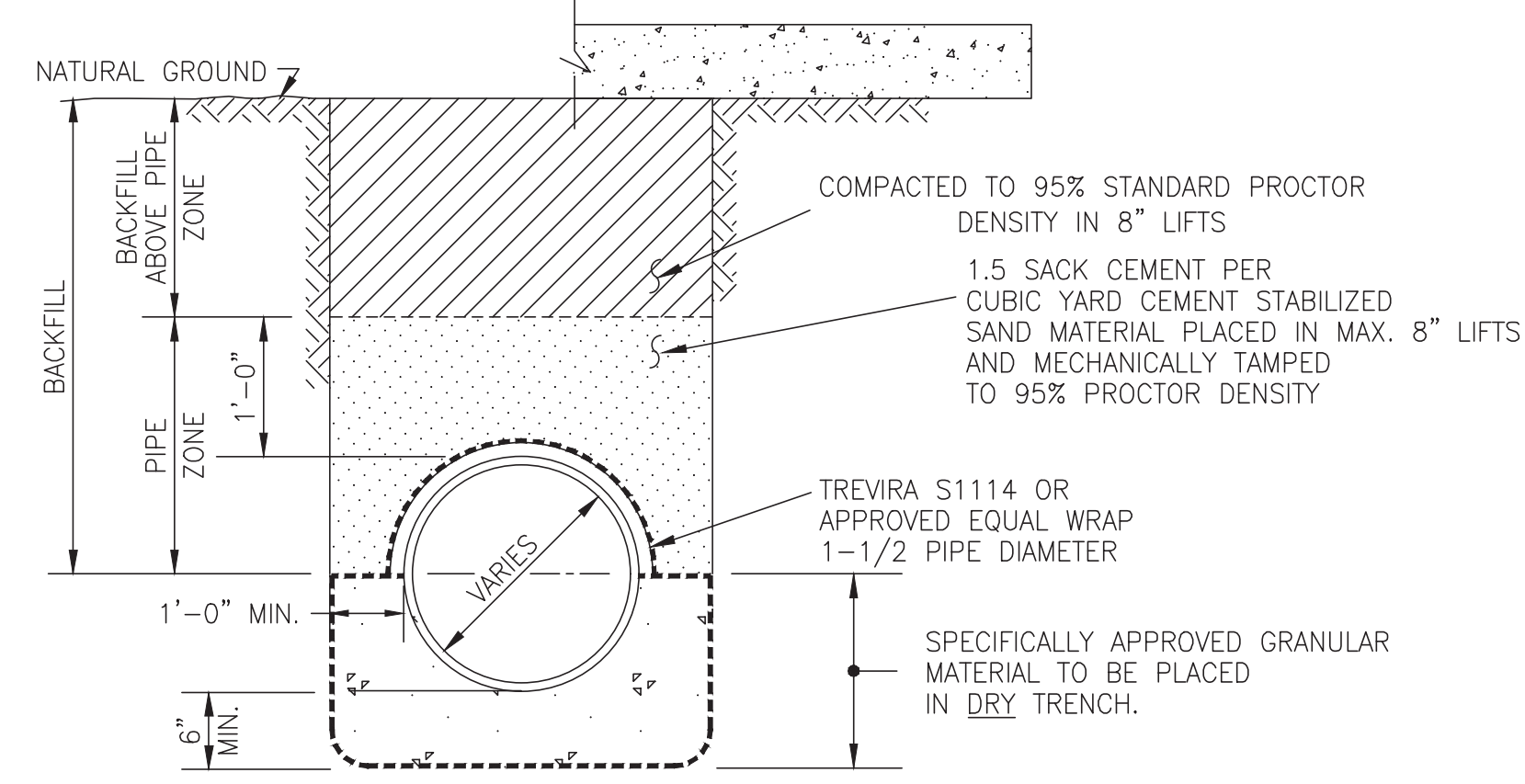
SL-BB-05



**PIPE SEPARATION**



**RCB SEPARATION**



**MODIFIED "A"**  
N.T.S.

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

**SANITARY SEWER  
BEDDING AND BACKFILL**

SL-BB-03

**REFER TO:**

1. GENERAL NOTES
2. C.S.S. NOTES

No.	DATE	REVISION

SEAL: \_\_\_\_\_  
DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE, SANITARY SEWER  
FORCE MAIN BEDDING DETAILS

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-19

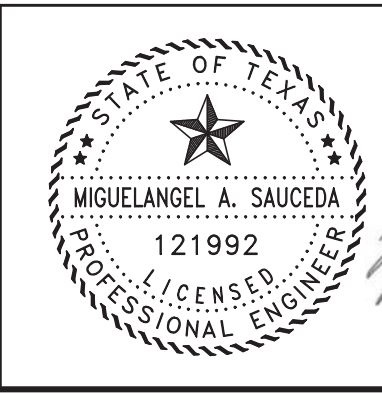
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J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825



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OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

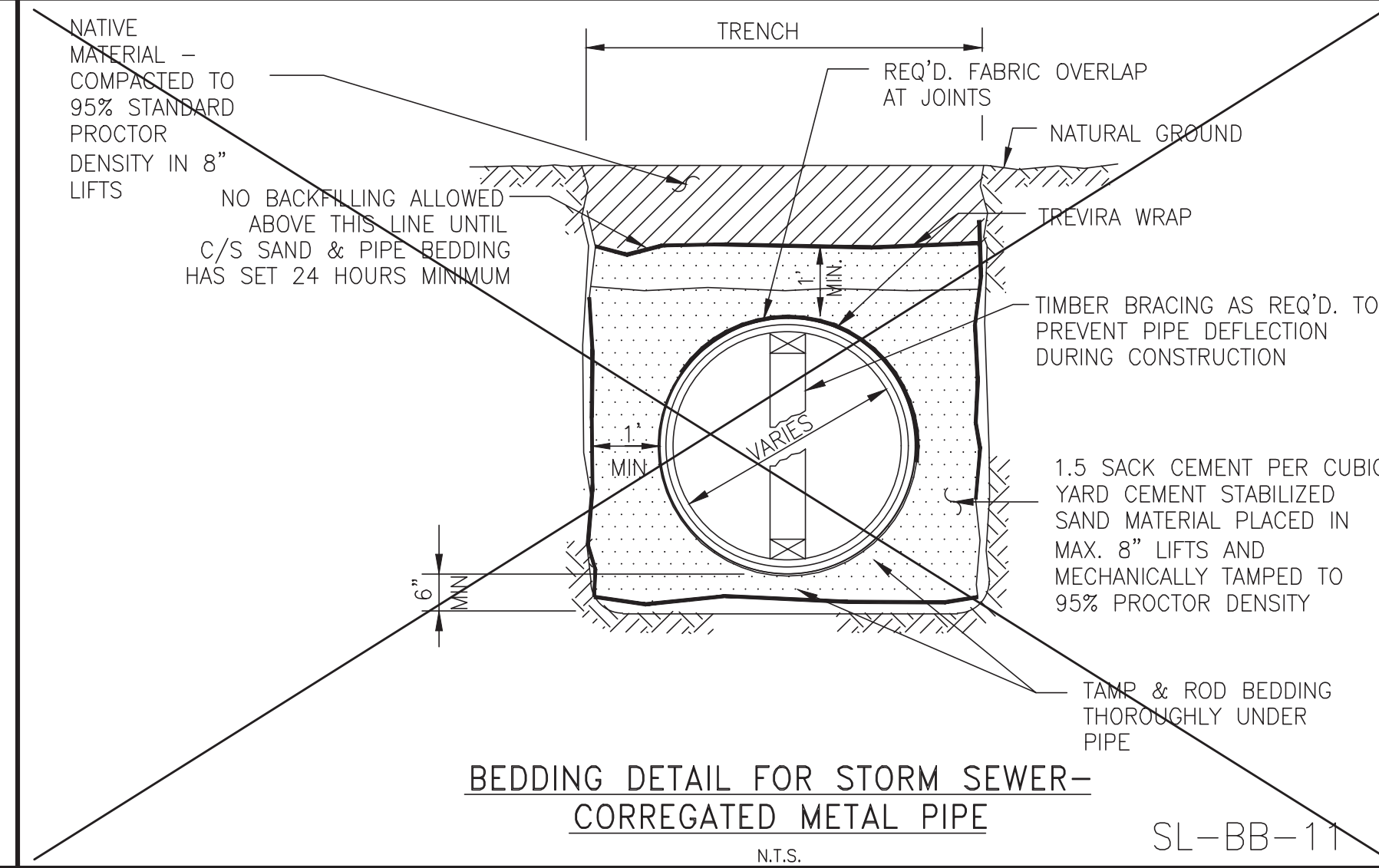
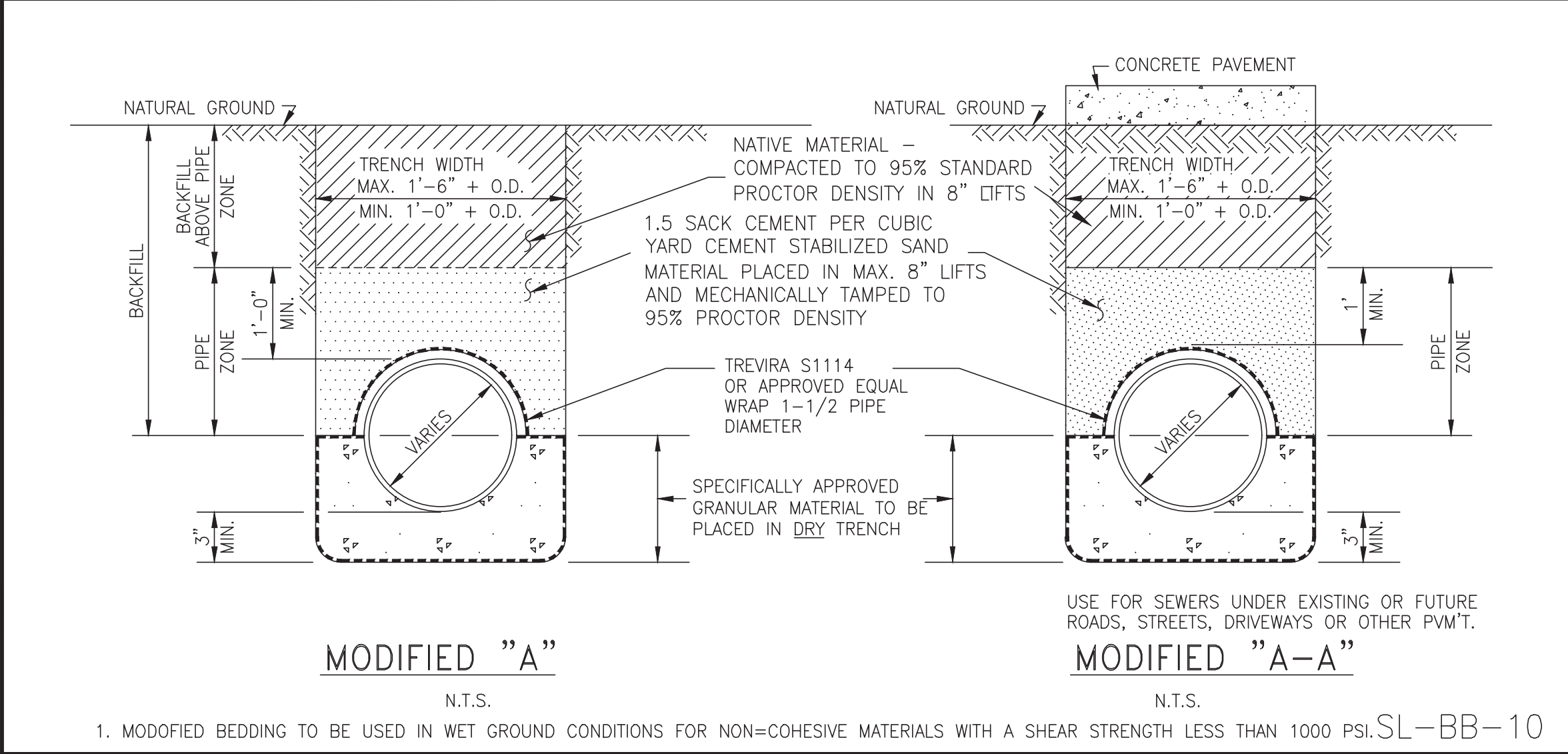
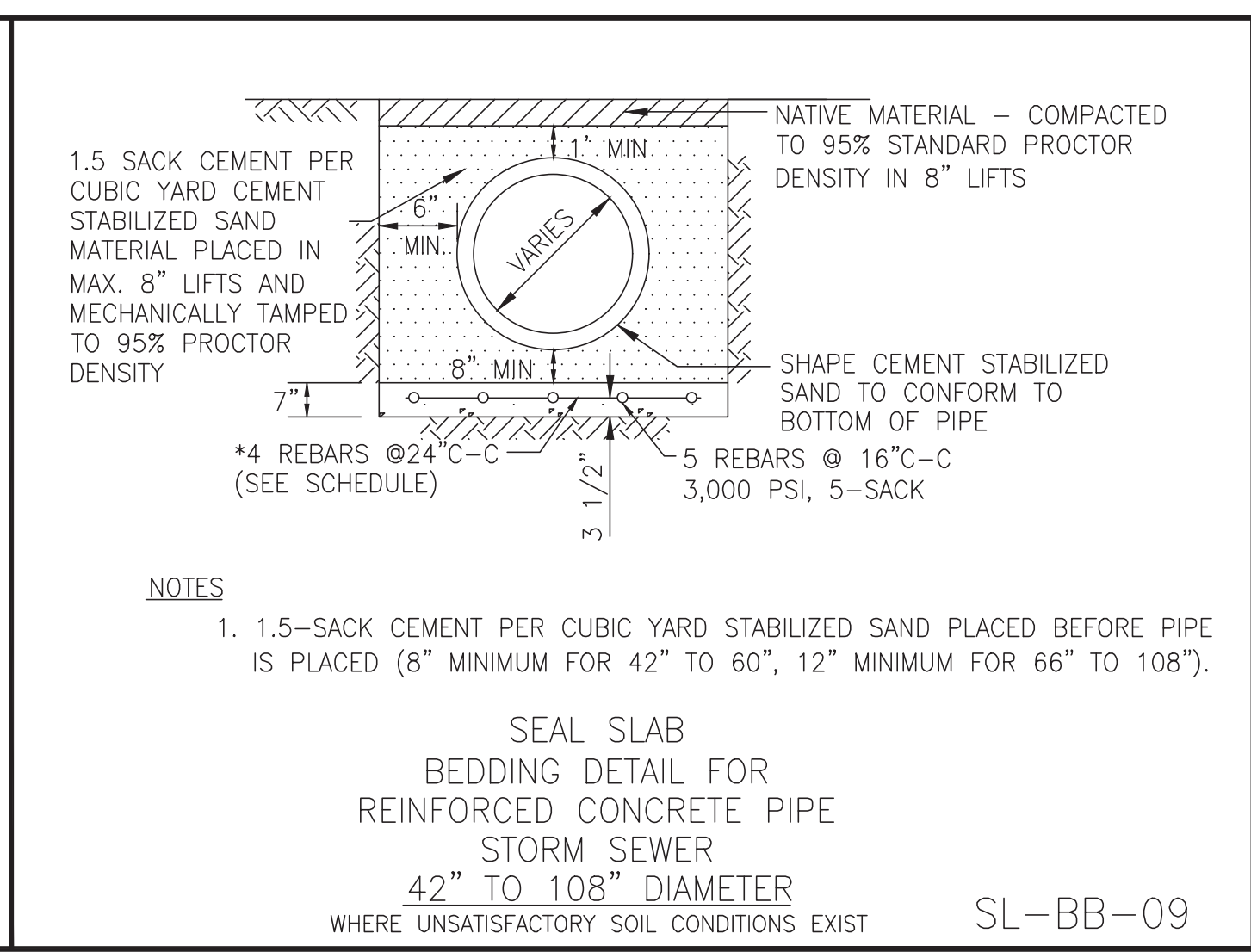
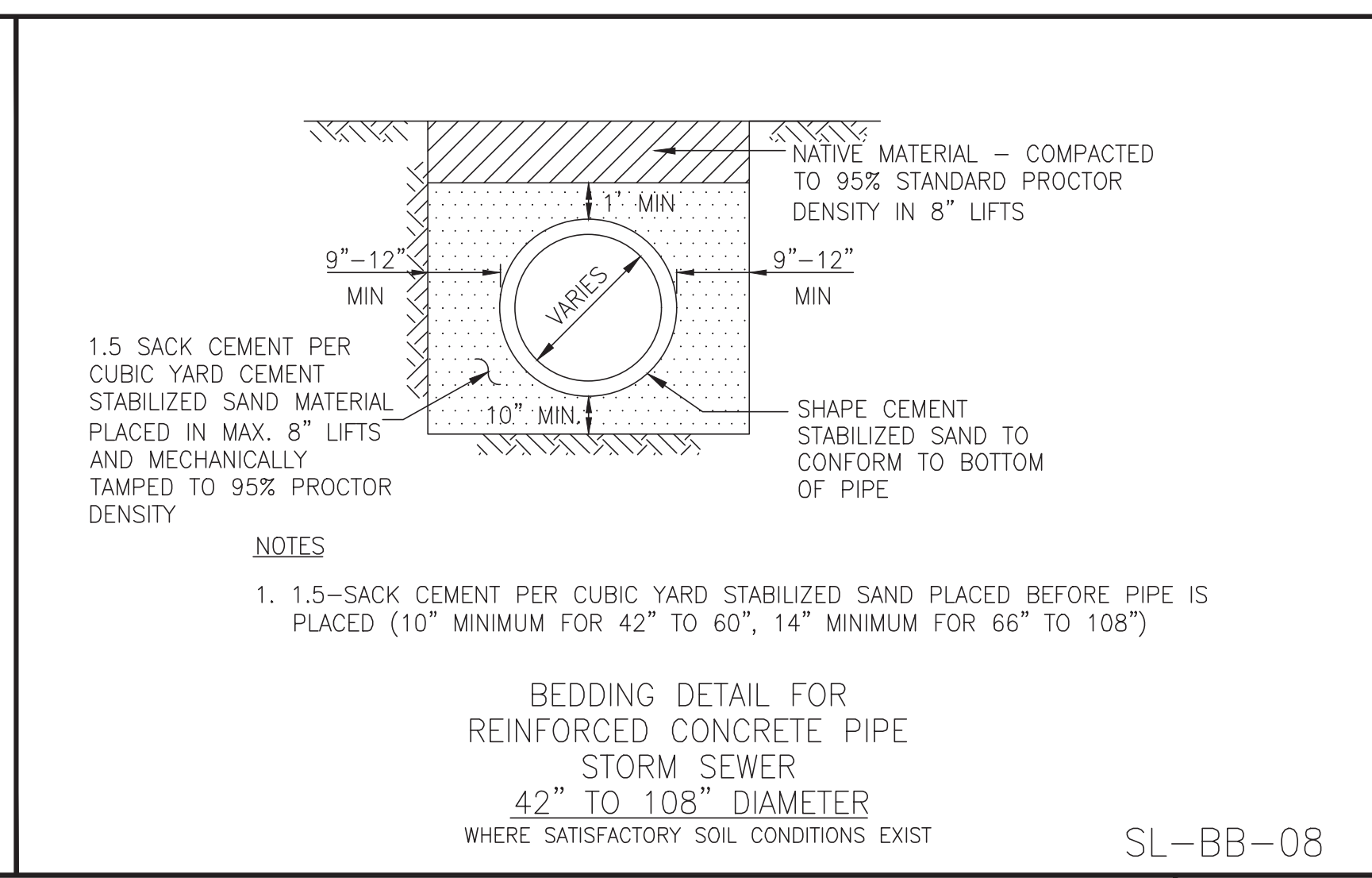
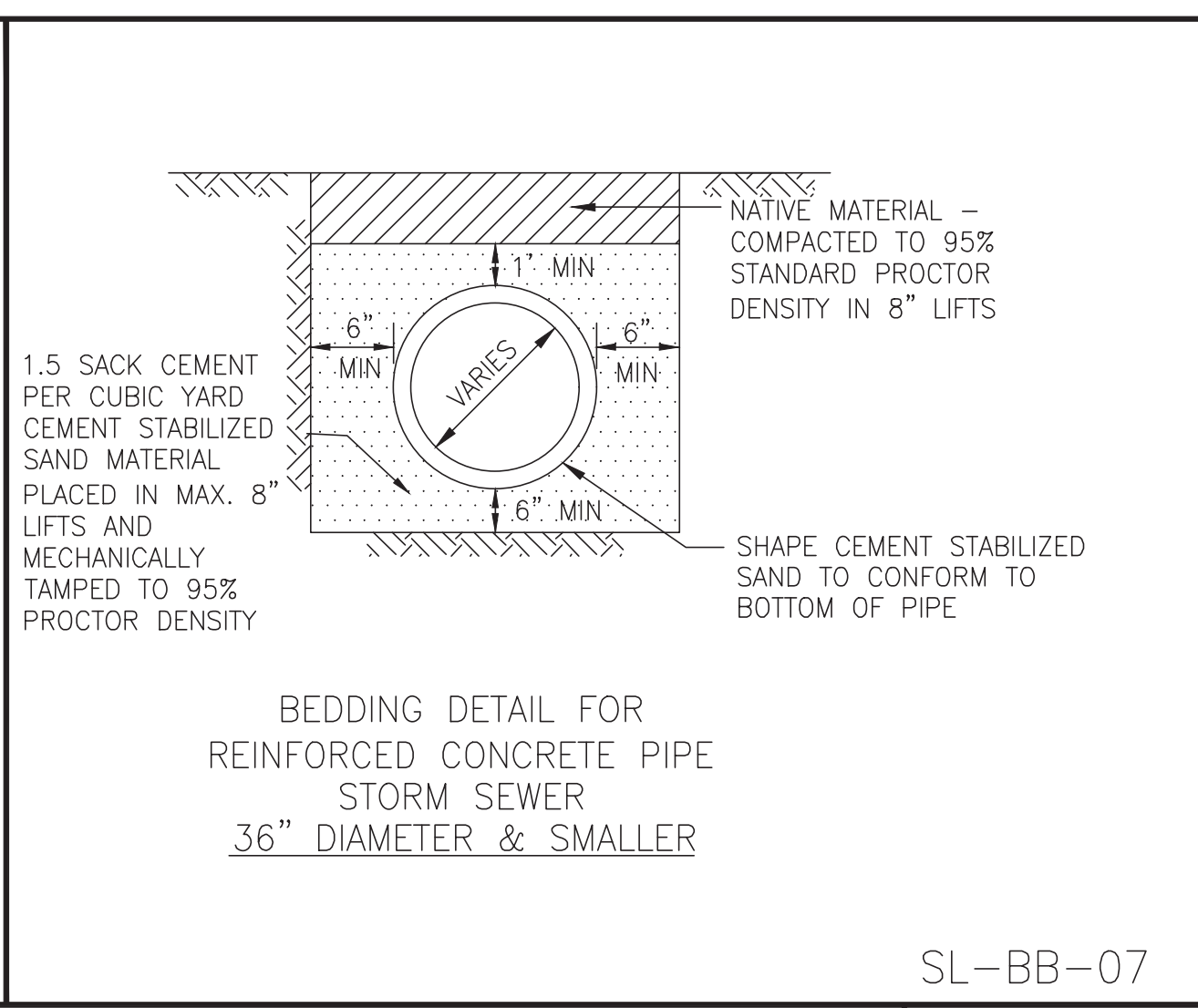
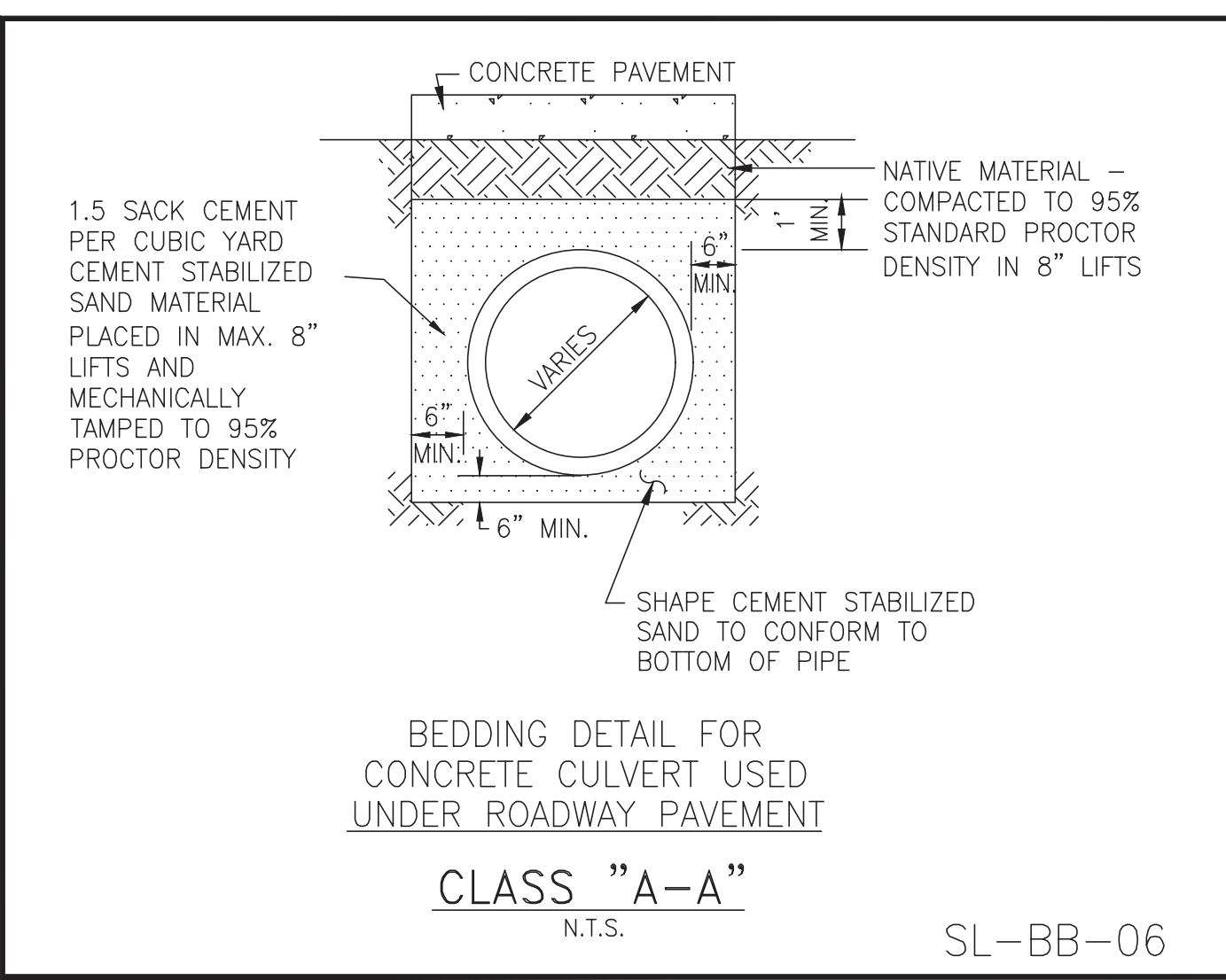
PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION**

WATER LINE, SANITARY  
SEWER FORCE MAIN  
BEDDING DETAILS  
SL-19

PROJECT NO. 14320





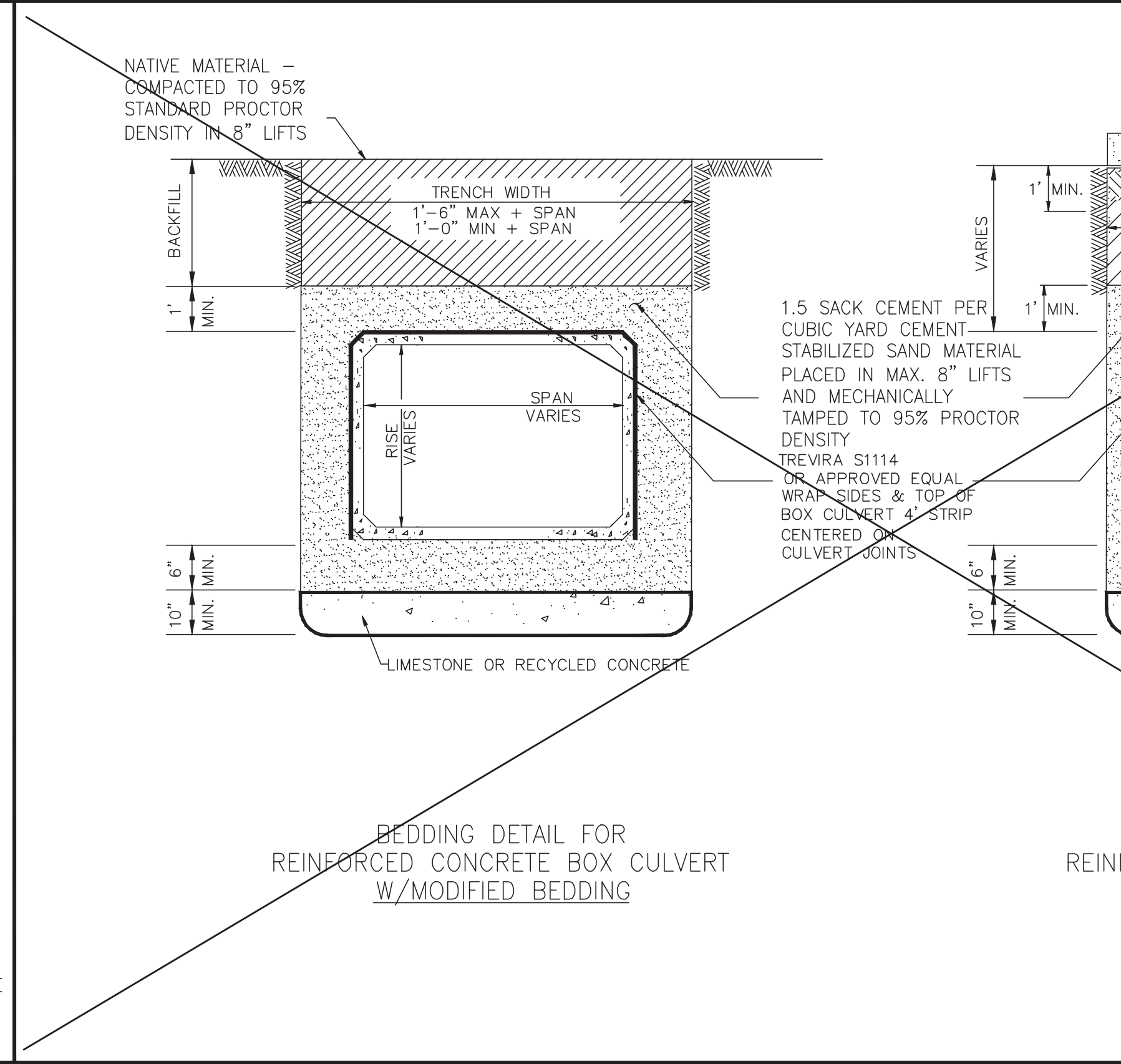
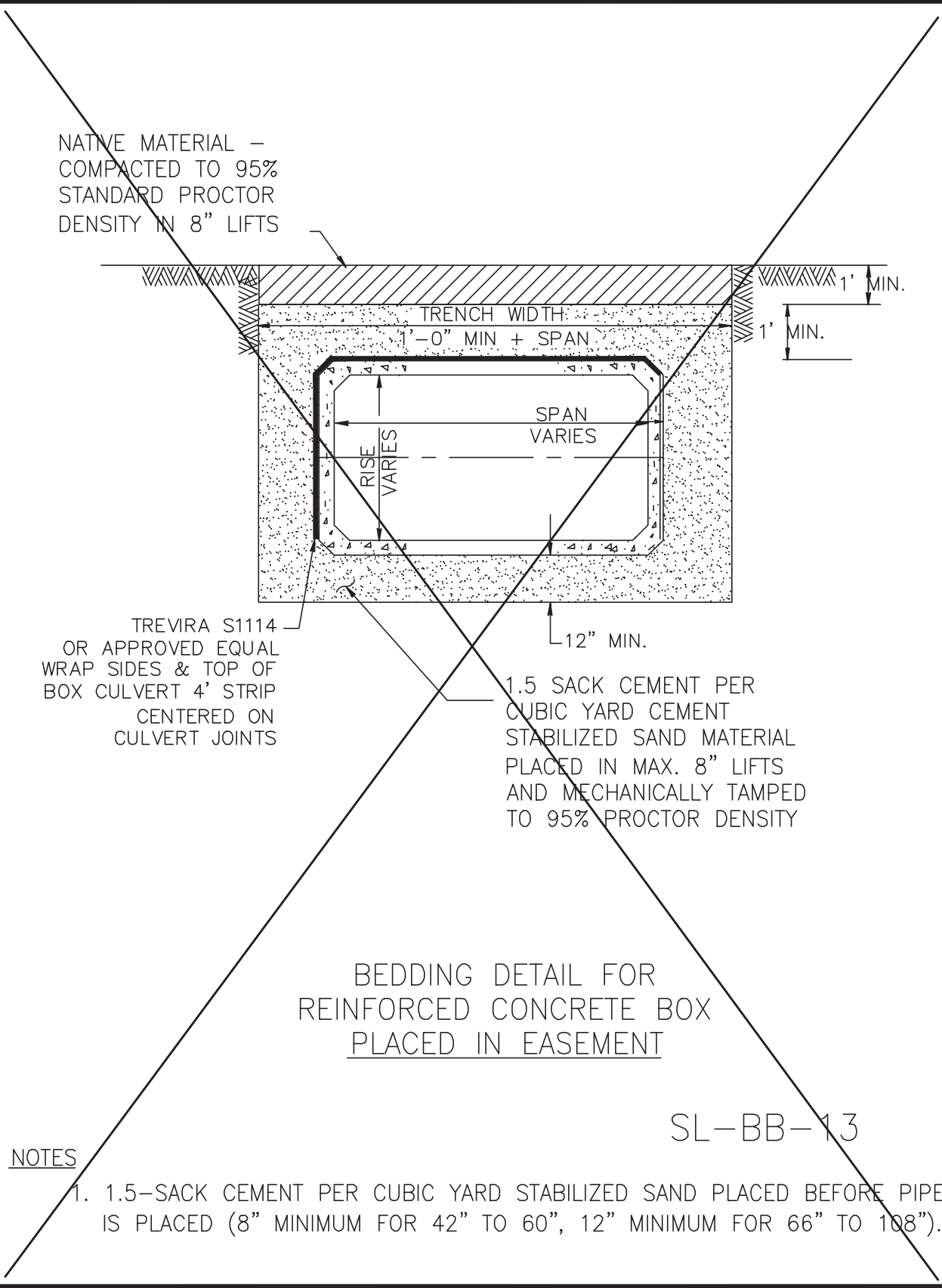
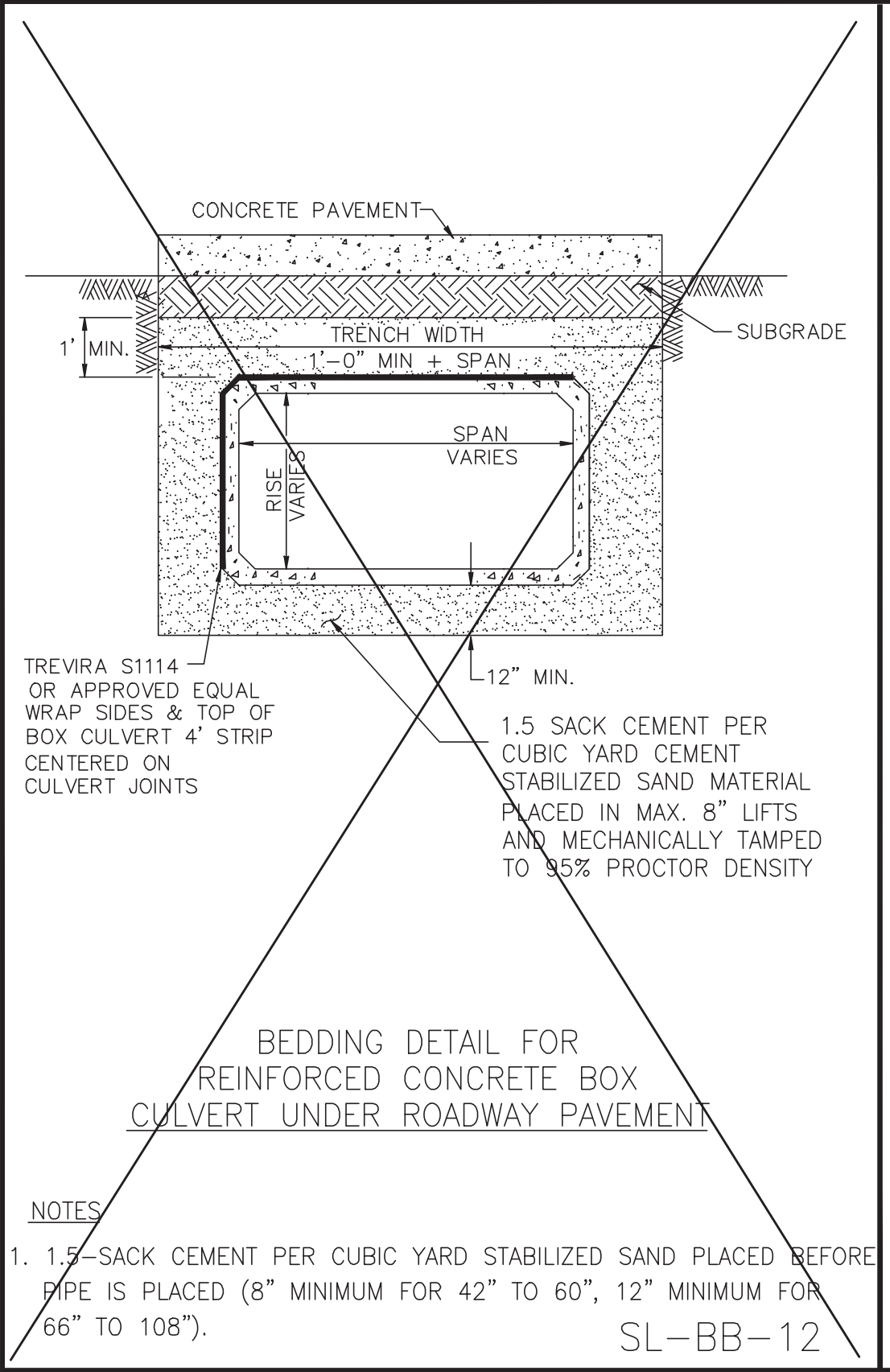
**CONSTRUCTION NOTES**

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

**TYPICAL SEAL SLAB BAR SCHEDULE (OR AS DIRECTED BY ENGINEER)**

PIPE SIZE	LGT #4 BARS	NO. LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

SL-BB-15



**REVISIONS**

No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
**STORM SEWER PIPE BEDDING AND BACKFILL DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-20 SHEET OF

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NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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STATE OF TEXAS  
121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

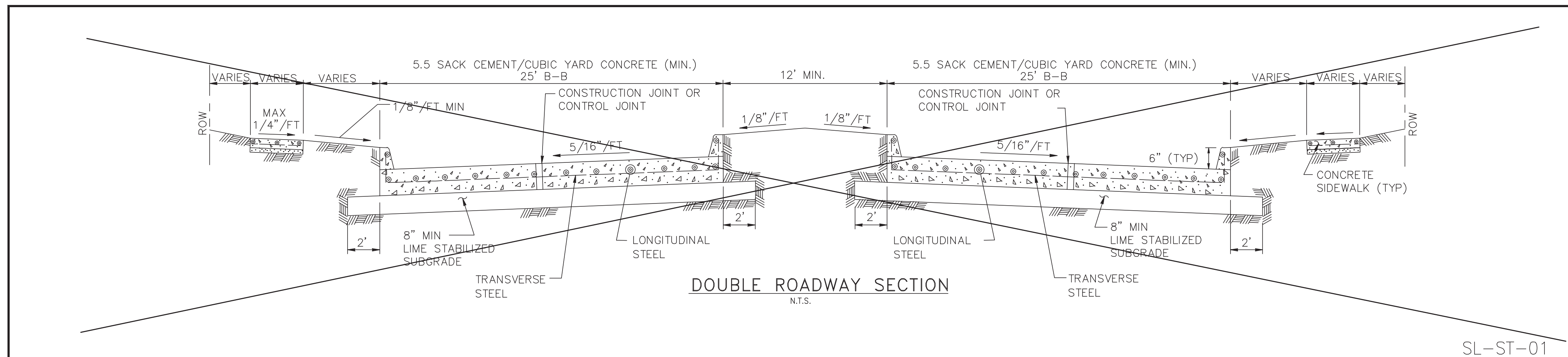
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

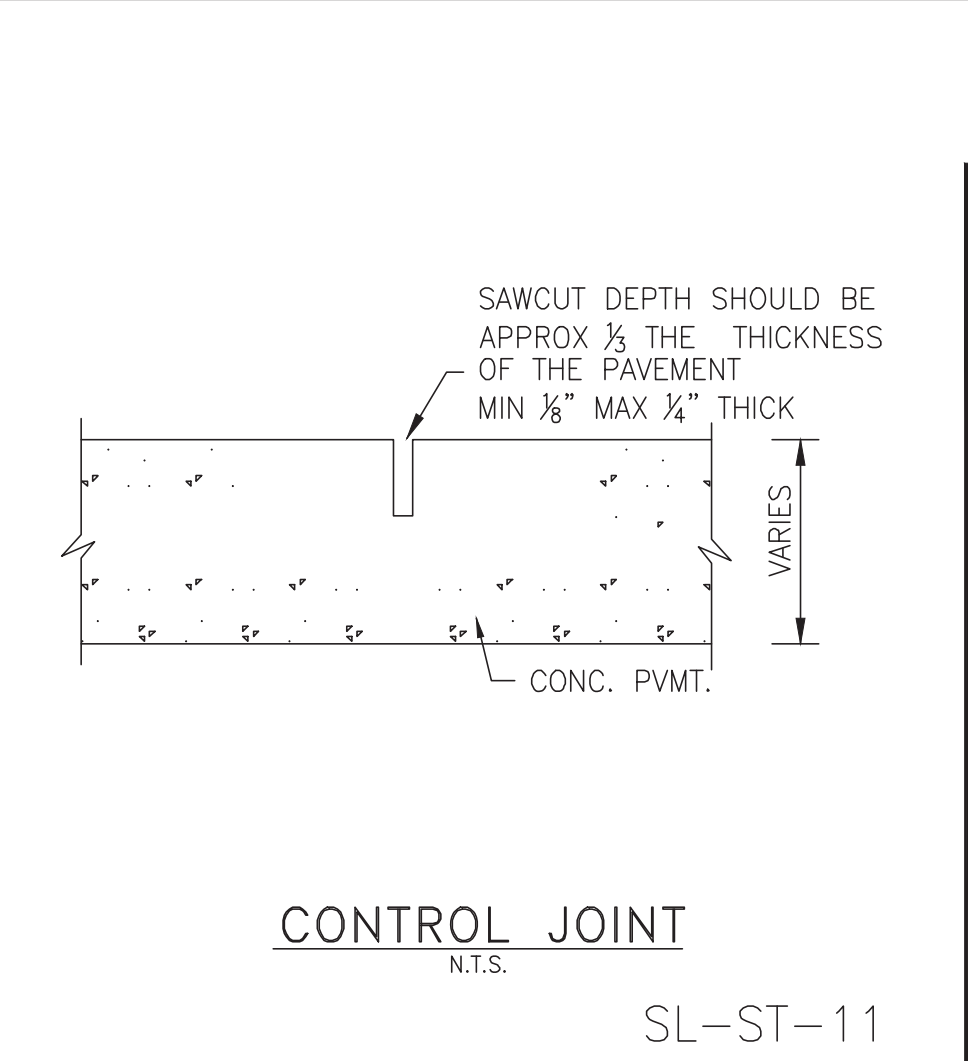
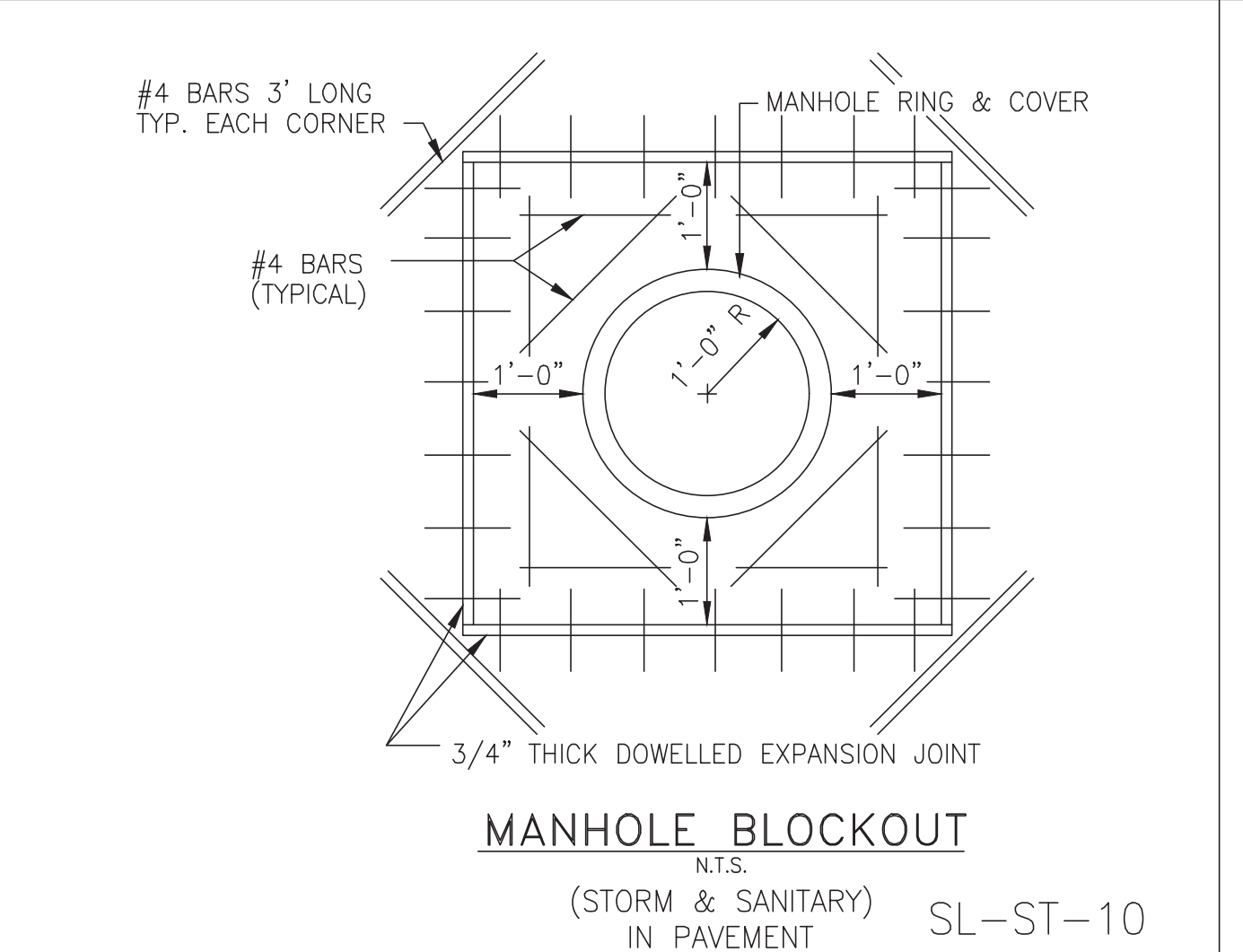
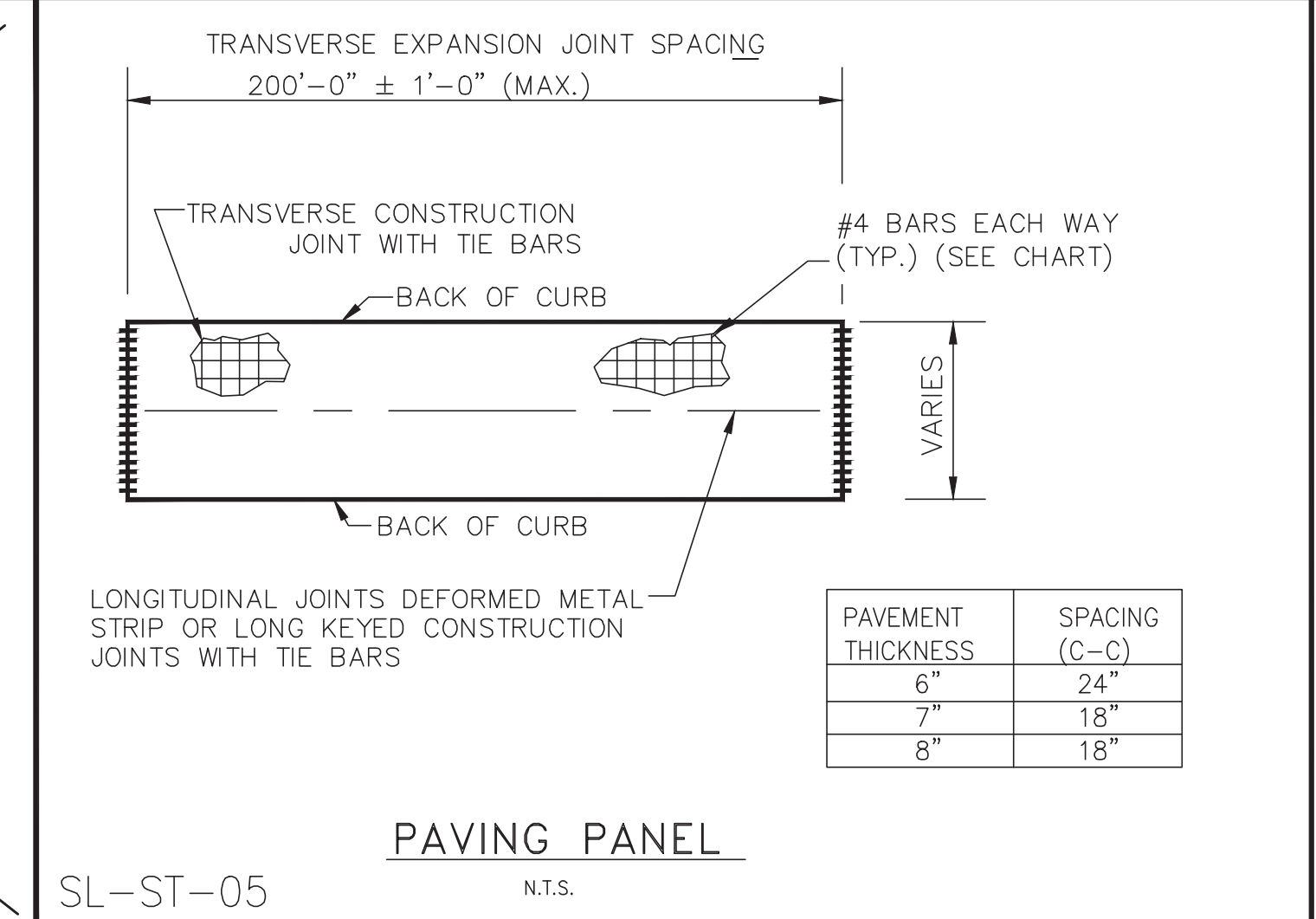
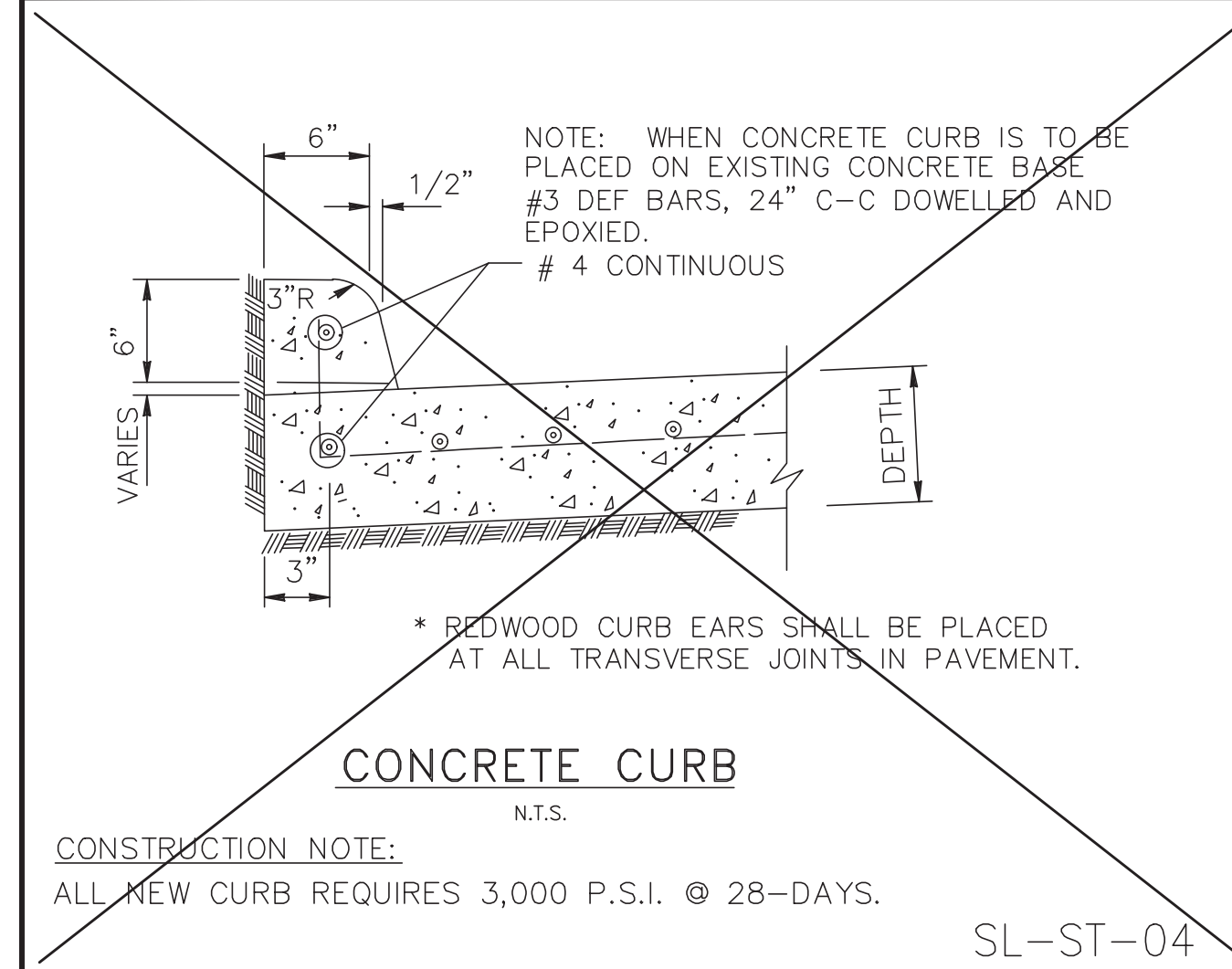
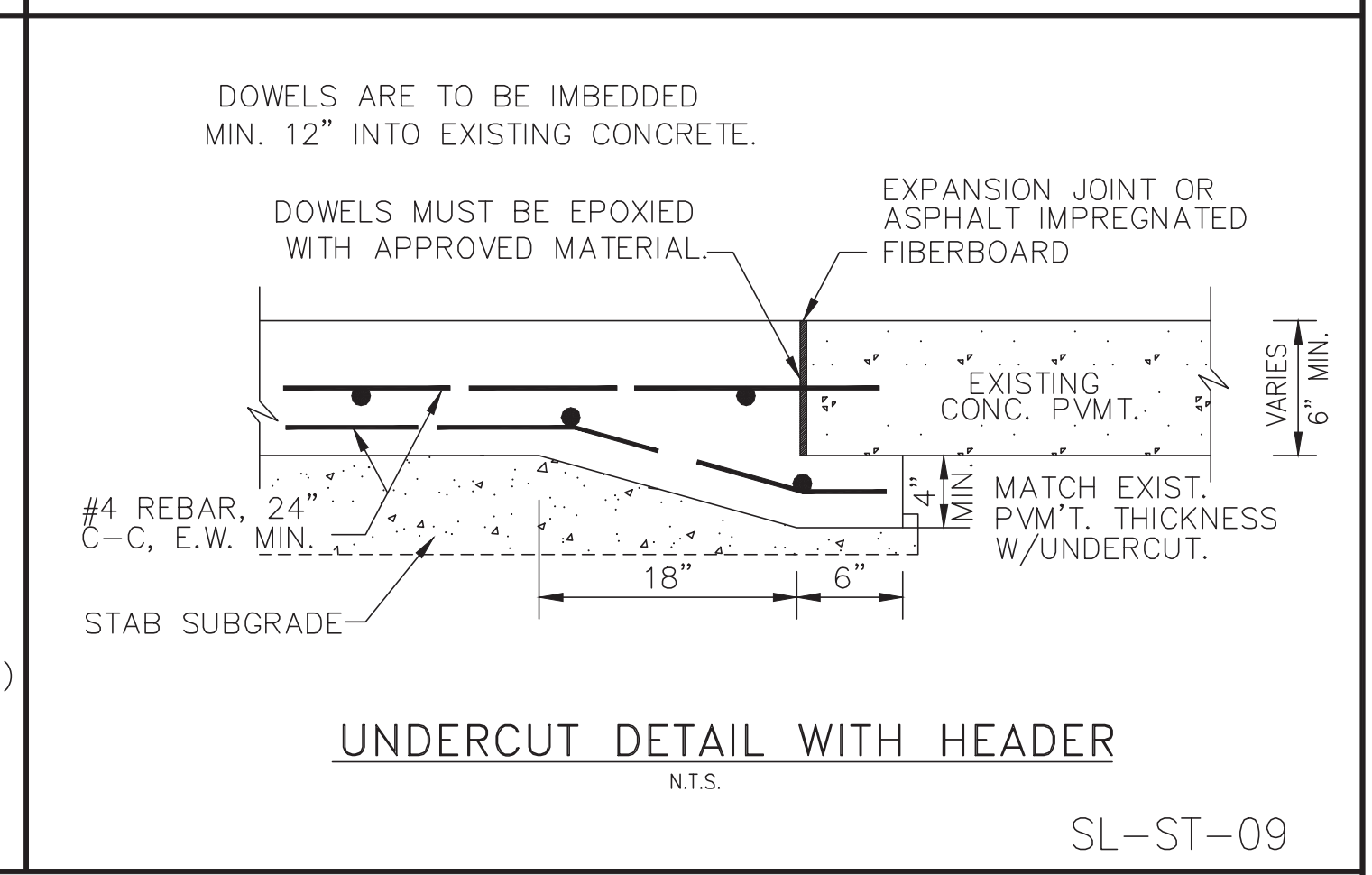
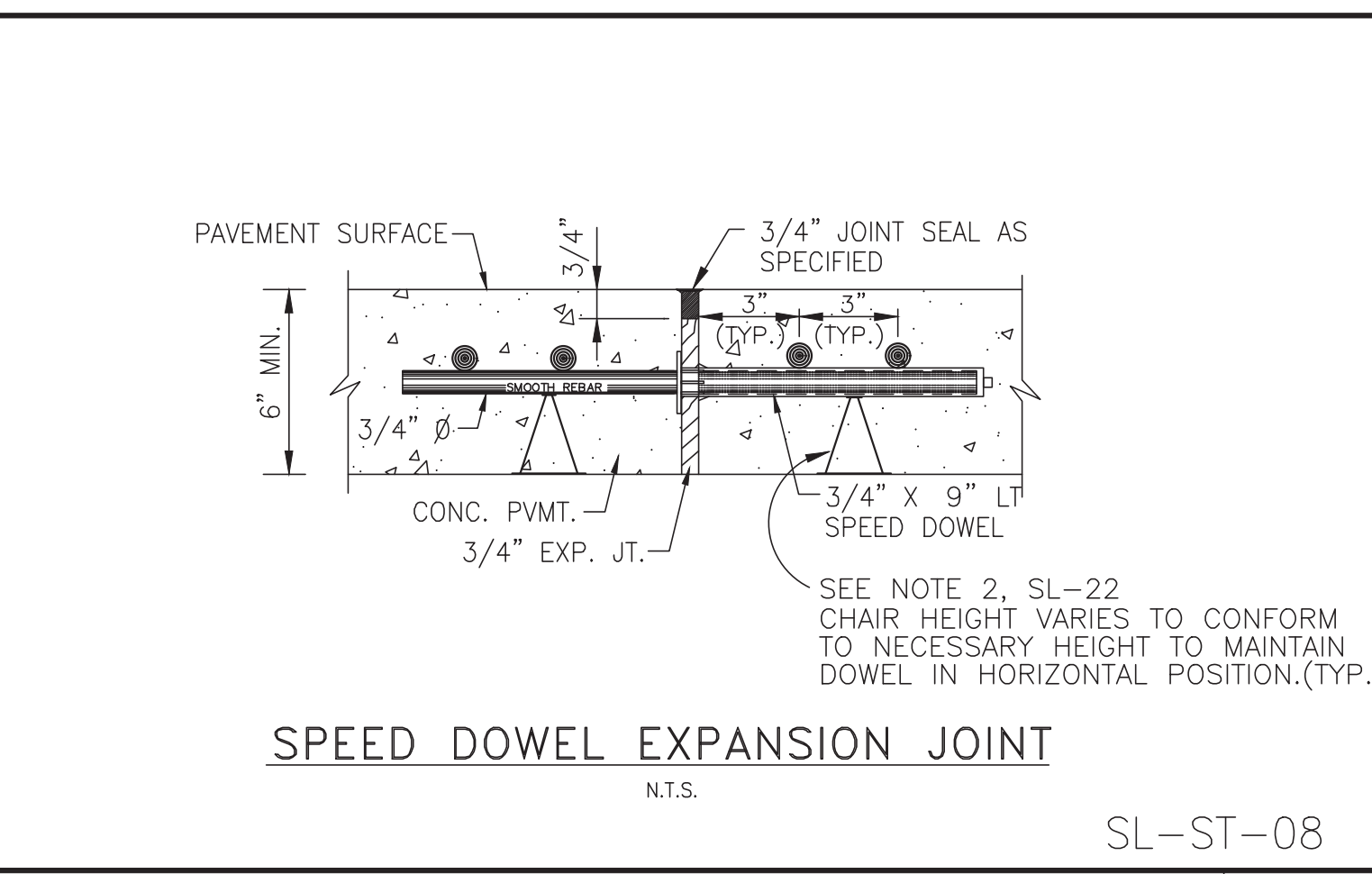
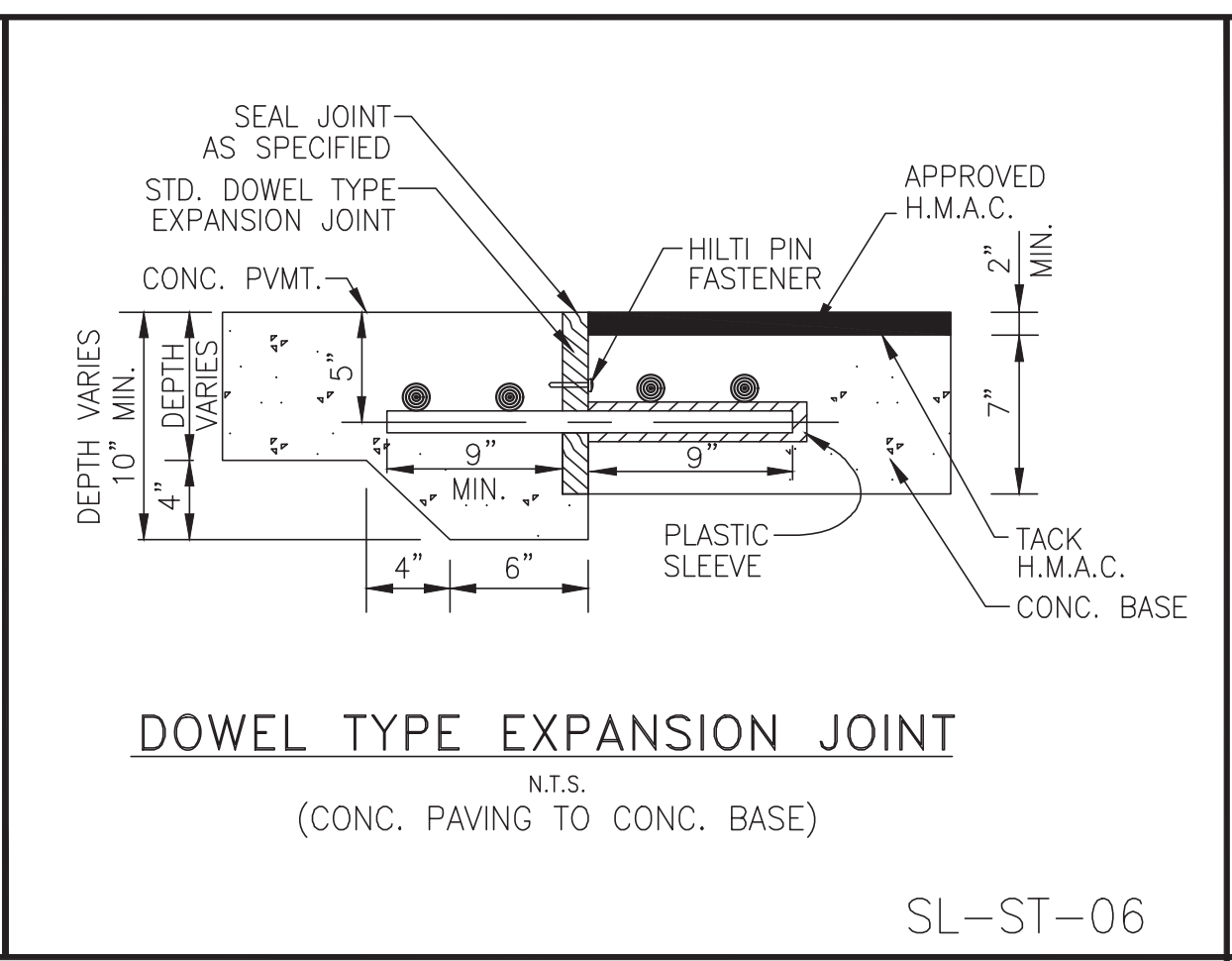
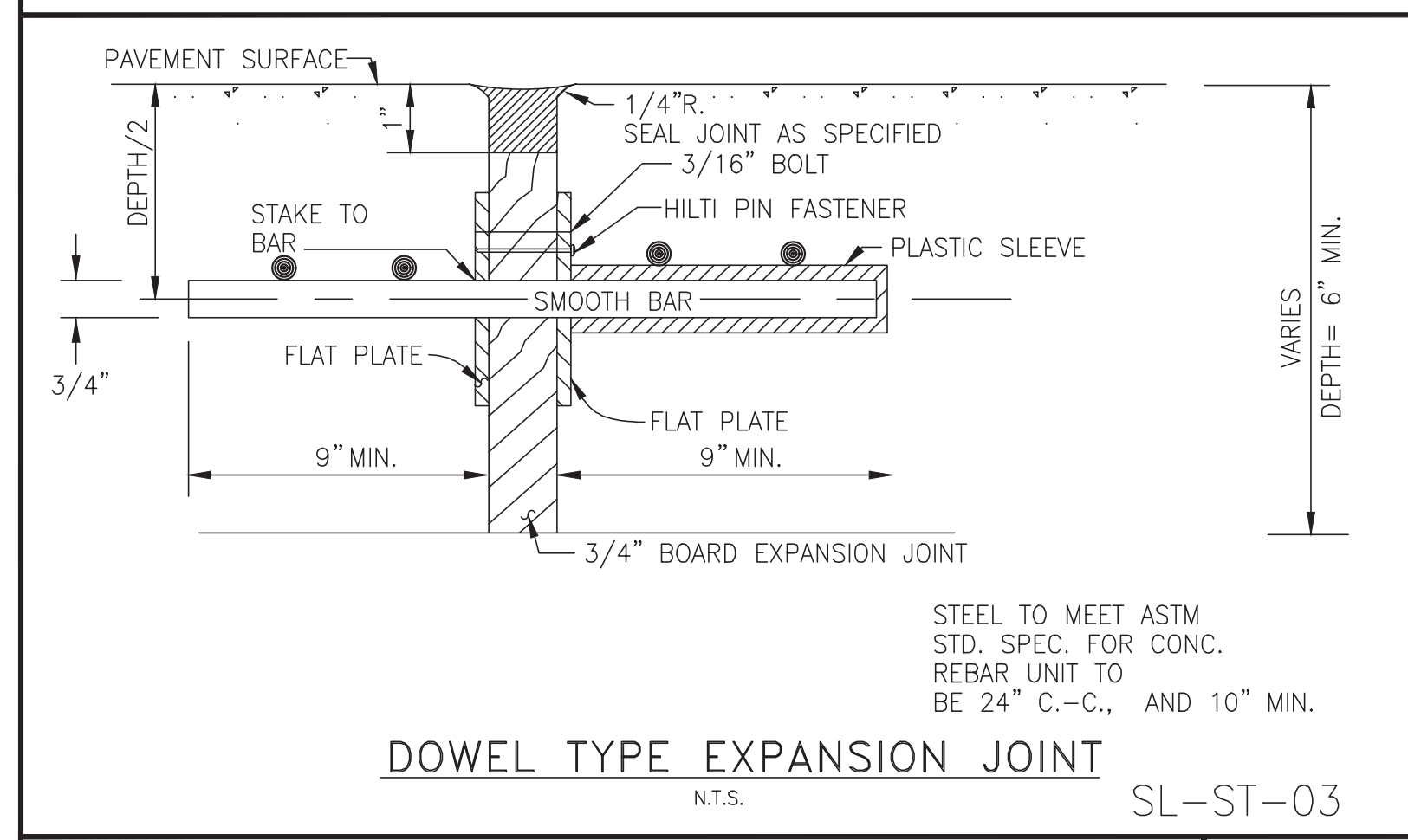
STORM SEWER PIPE  
BEDDING AND BACKFILL  
DETAILS  
SL-20

PROJECT NO. 14320



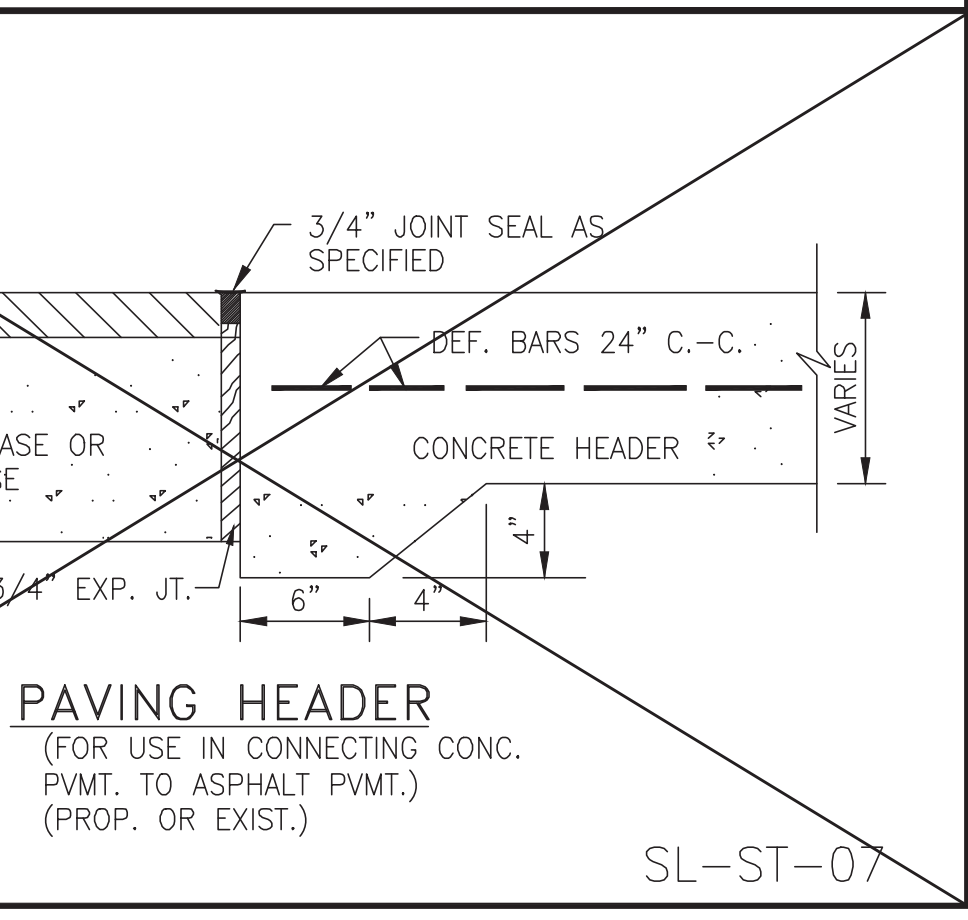
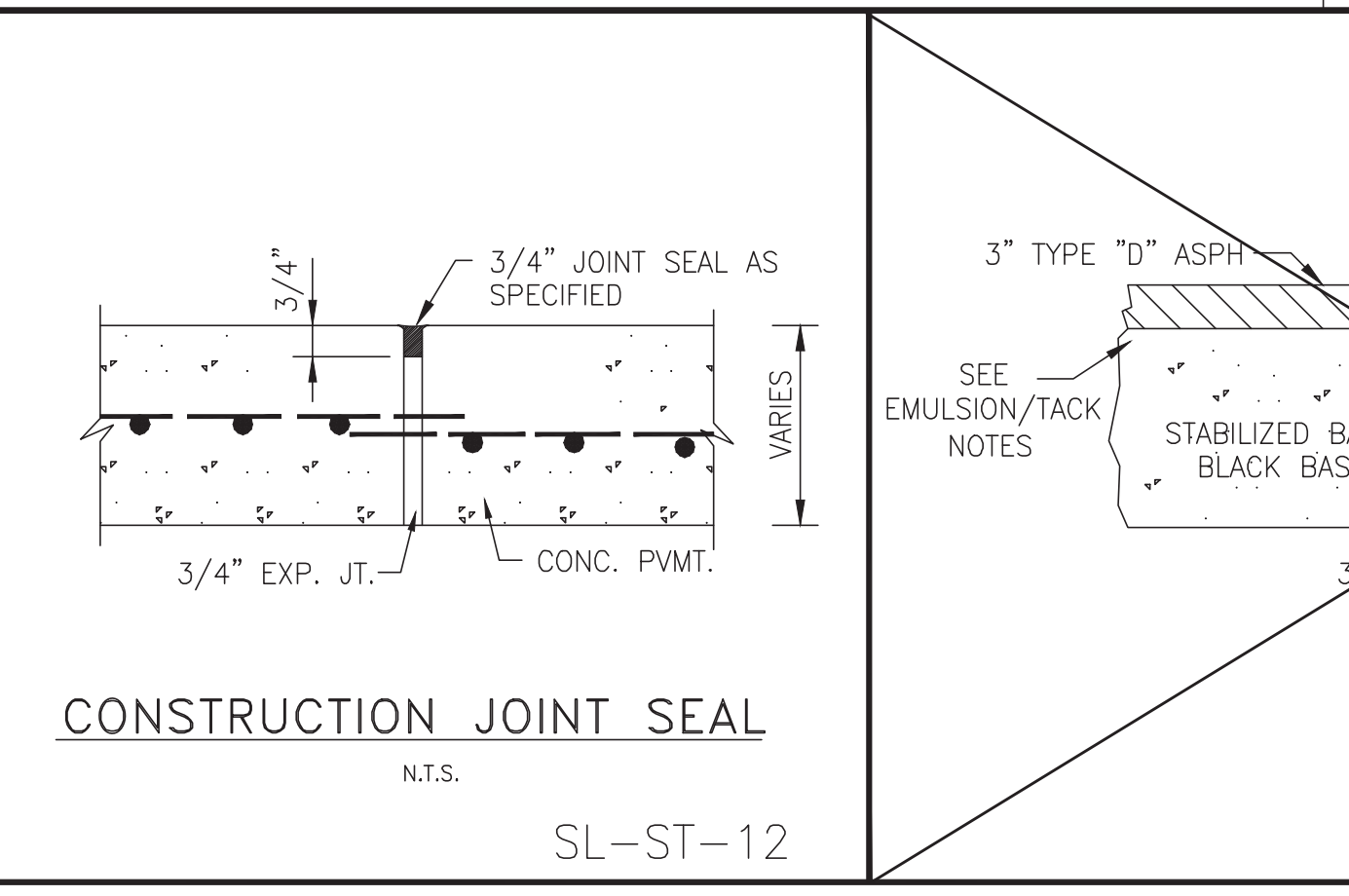
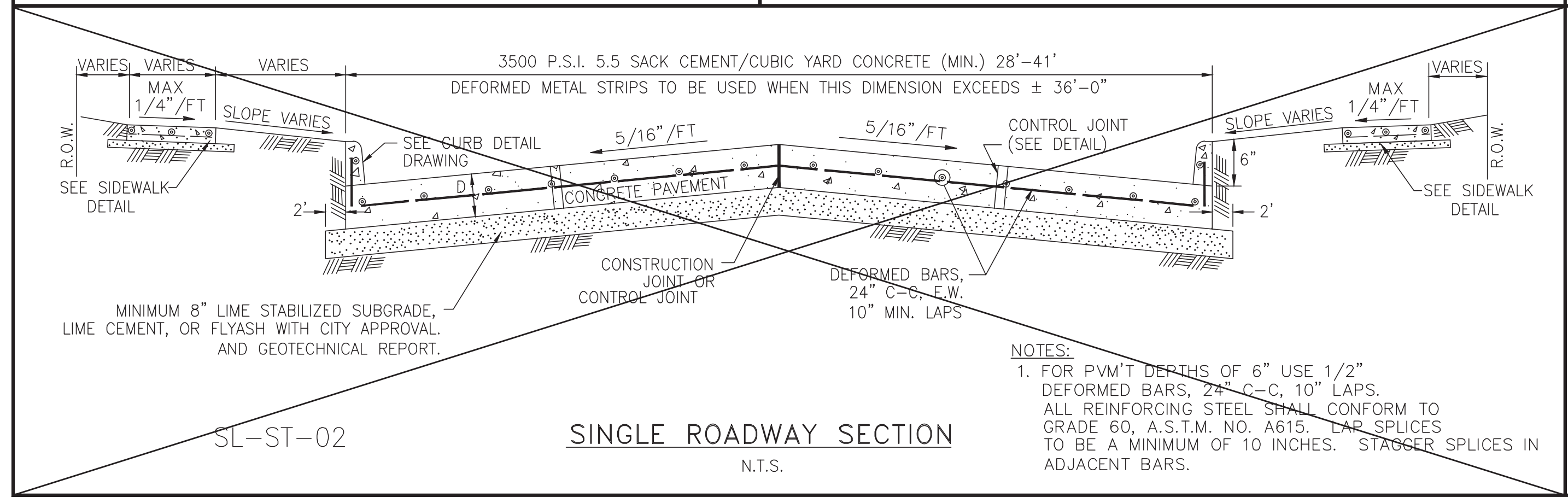
**CONSTRUCTION NOTES:**

- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
- 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
- EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
- HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
- TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMERIC TYPE HOT Poured)
- PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
- REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.



No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF SUGAR LAND TEXAS

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**CONCRETE PAVEMENT CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-21

SHEET OF

3/14/2005 1:43:05 PM ENGINEERING-SURVEY DRAWINGS 14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

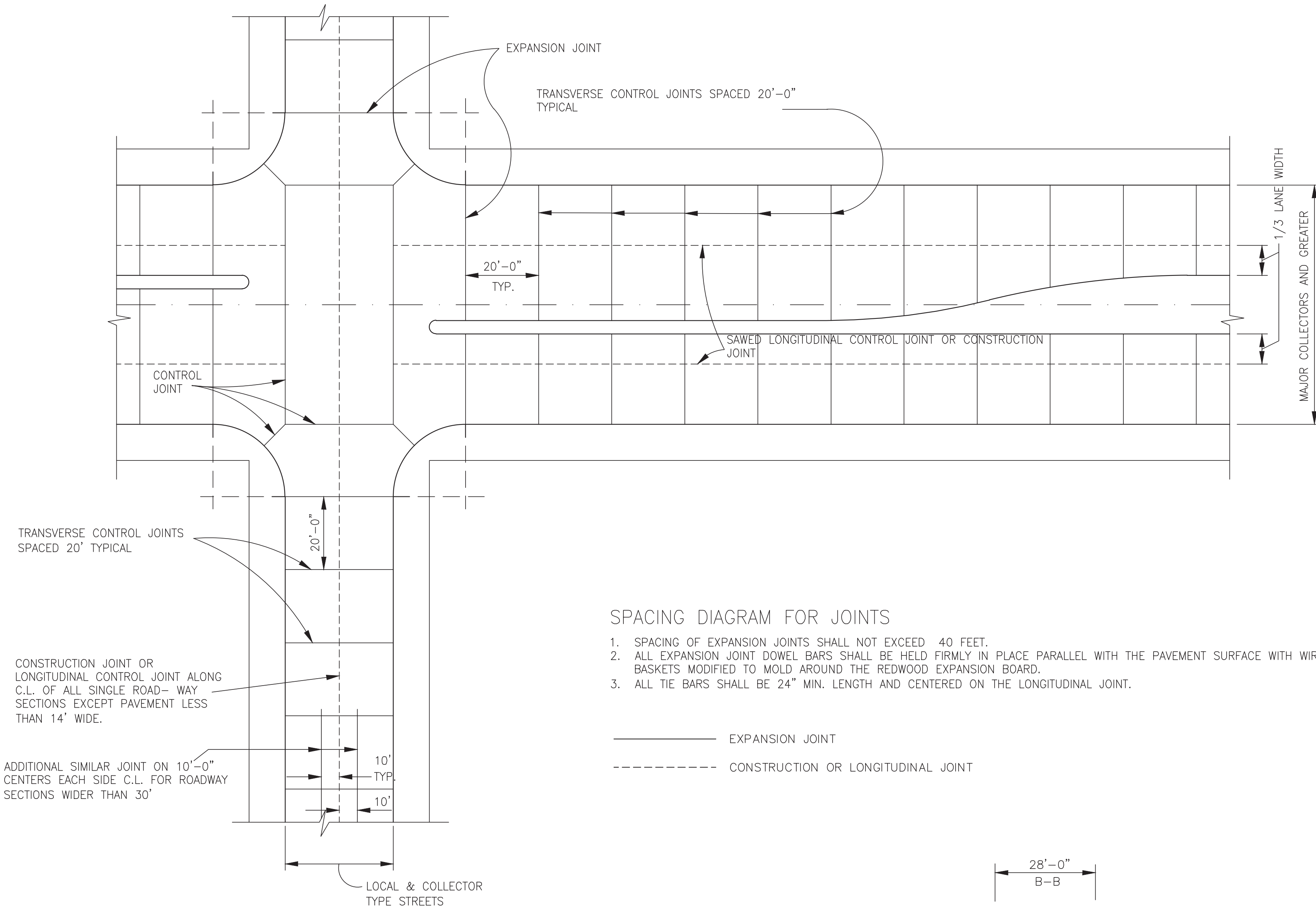
OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

CONCRETE PAVEMENT CONSTRUCTION DETAILS  
SL-21

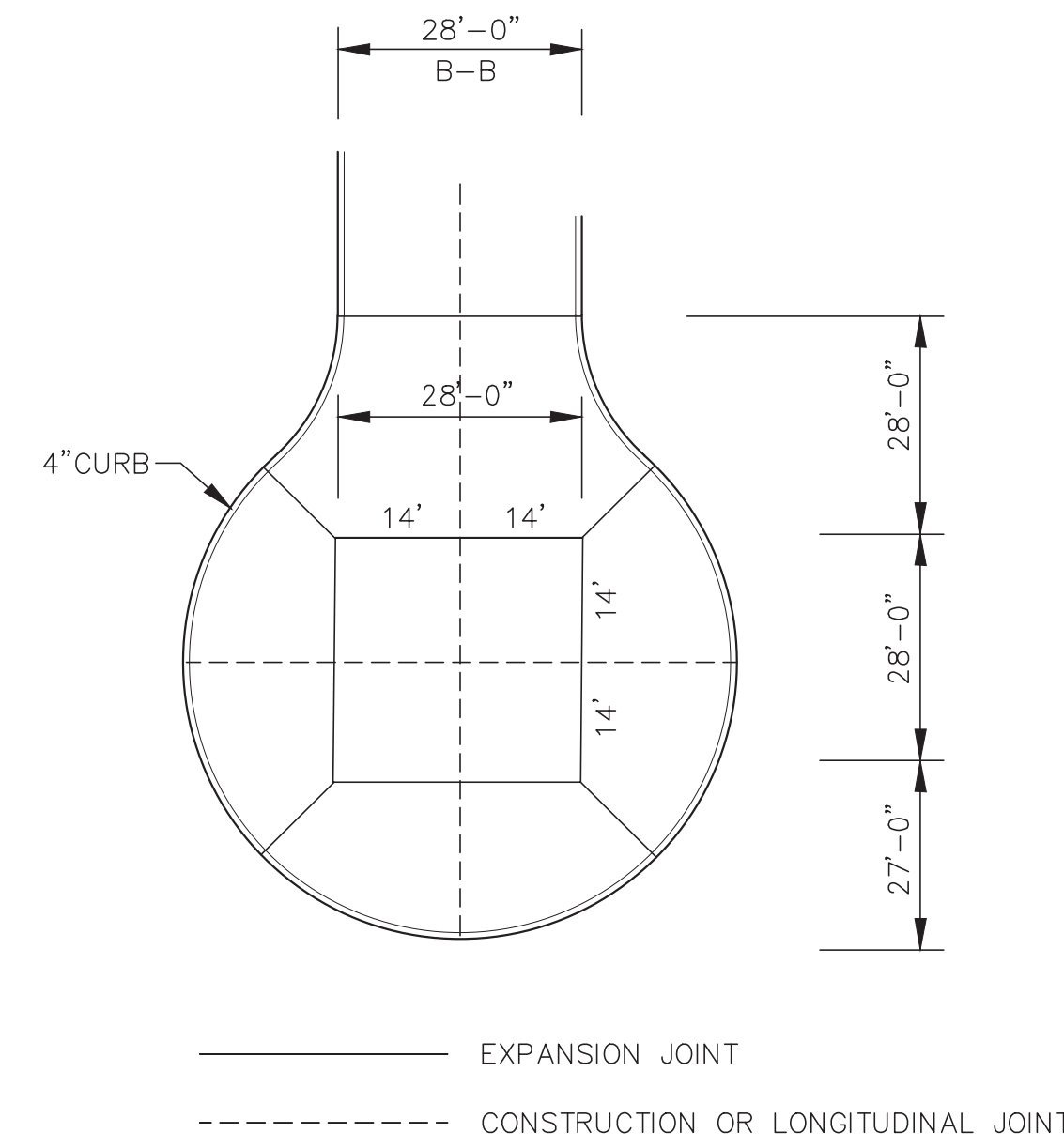
PROJECT NO. 14320




SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 40 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

————— EXPANSION JOINT  
 - - - - - CONSTRUCTION OR LONGITUDINAL JOINT



TYPICAL JOINT LAYOUT FOR CUL-DE-SAC

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
CONCRETE PAVEMENT CONSTRUCTION DETAILS		
JOB No.:	DATE:	SL-22
DESIGNED BY:	DRAWN BY:	SHEET OF
CHECKED BY:	SCALE:	

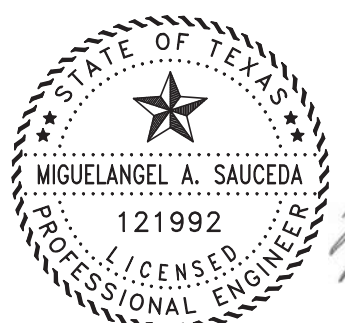
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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
 DRAWN BT  
 CHECKED \_\_\_\_\_  
 DATE May 2023

**B & L**  
 BAKER & LAWSON, INC.  
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 4005 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

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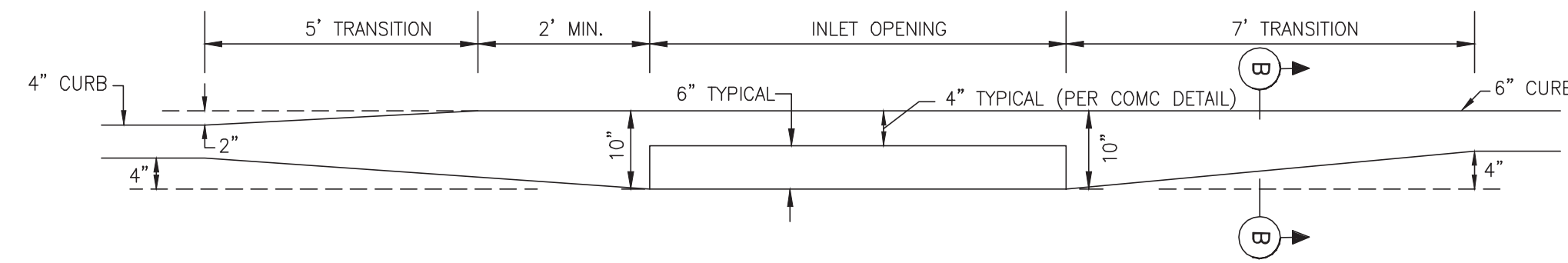


OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

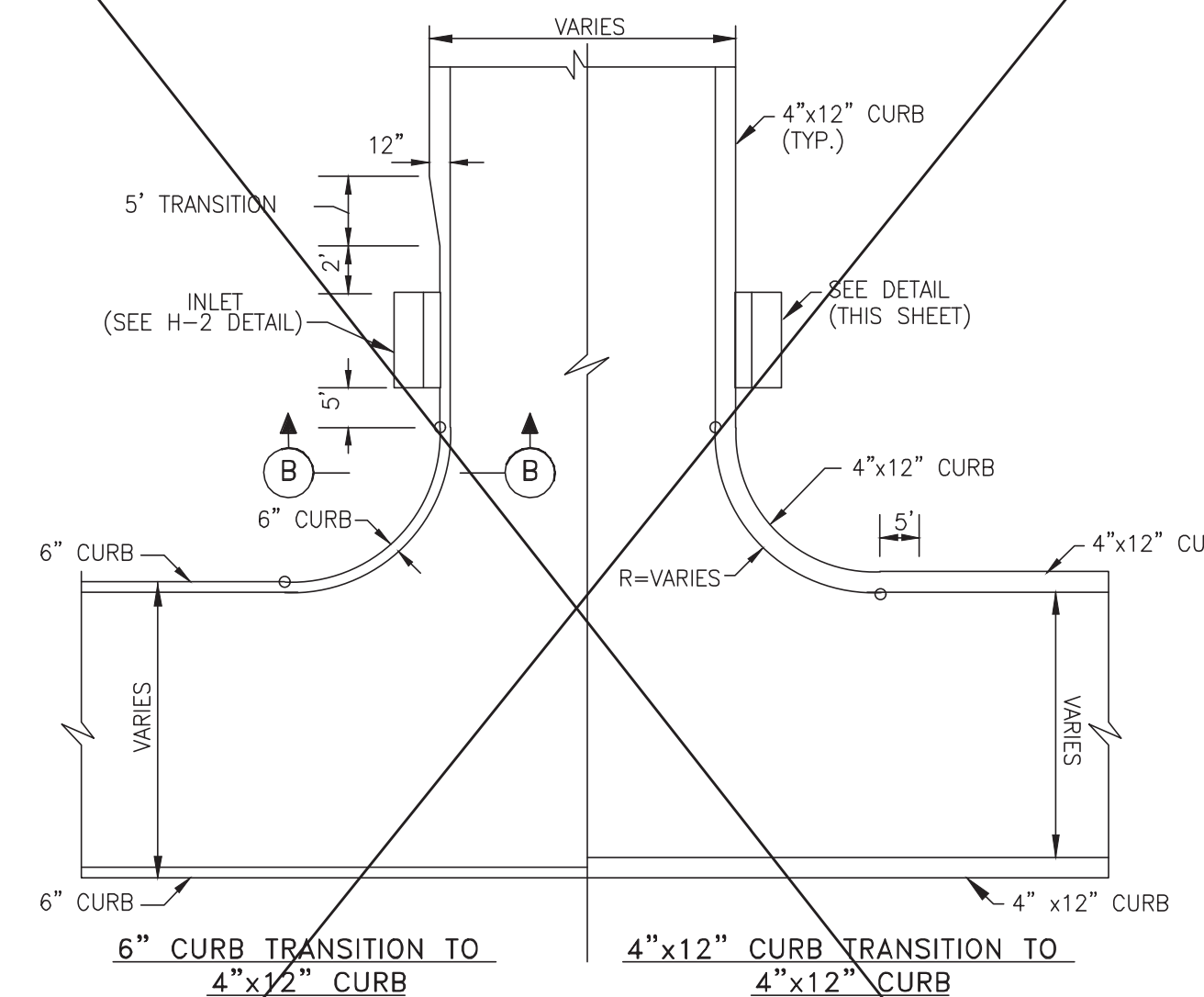
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

CONCRETE PAVEMENT  
 CONSTRUCTION DETAILS  
 SL-22  
 PROJECT NO. 14320



TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS

SL-ST-14

CONSTRUCTION NOTES:

- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
- 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
- EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
- TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
- TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT Poured)
- PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
- UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
- USE 1"x2" REDWOOD STAKES FOR HEADERS.
- EDGE ALL SIDES WITH EDGING TOOL.
- DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
- REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
- 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20

No.	DATE	REVISION

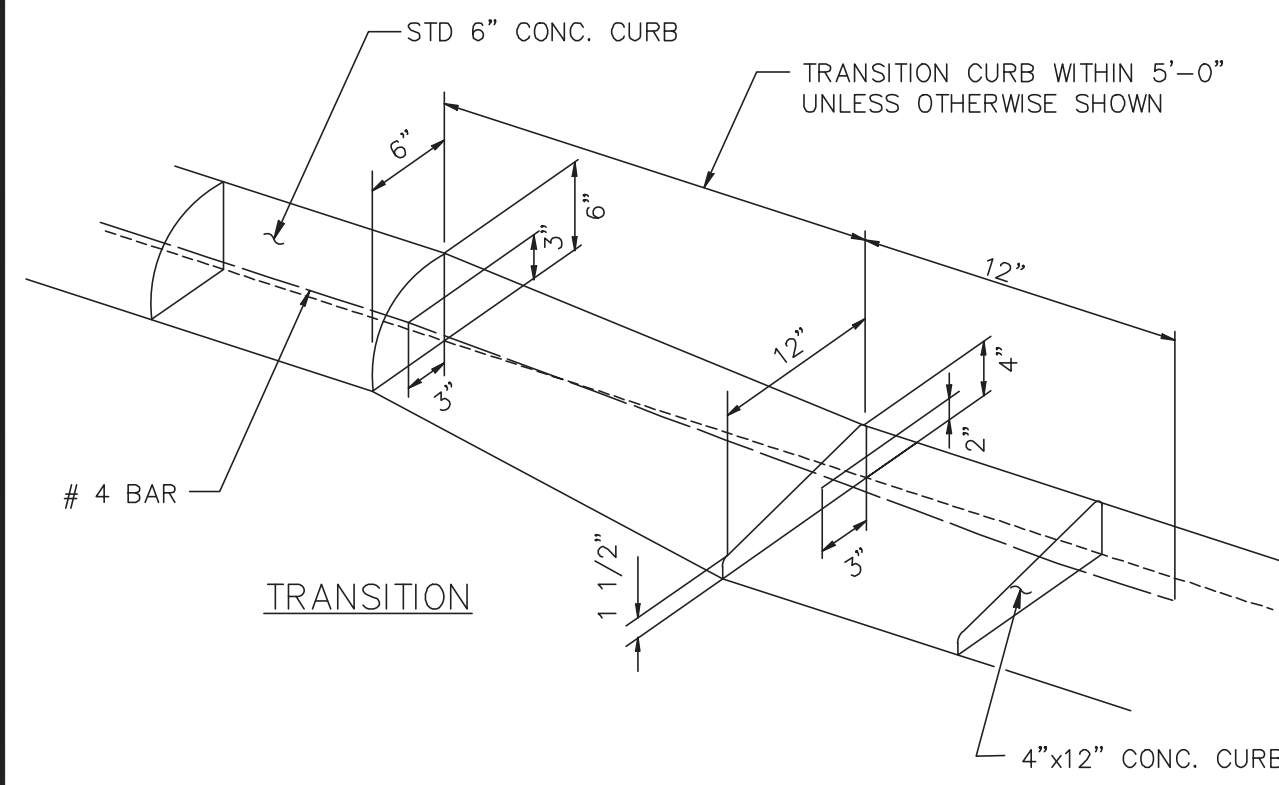
SEAL: \_\_\_\_\_  
 DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
 ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
 RESIDENTIAL CURB CONSTRUCTION DETAILS

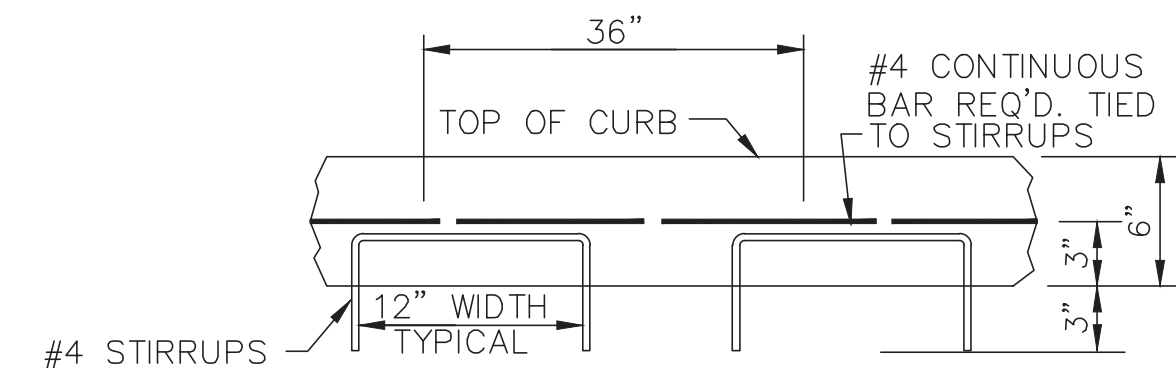
JOB No.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

SL-23  
 SHEET OF \_\_\_\_\_



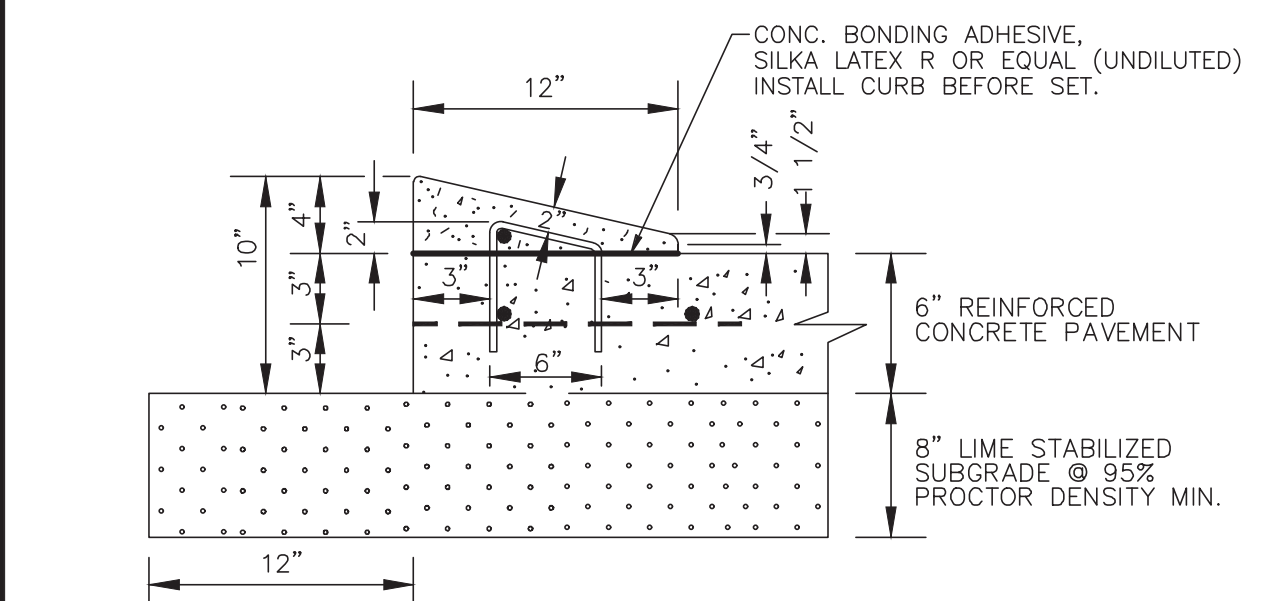
TYPICAL CURB TRANSITION

SL-ST-15

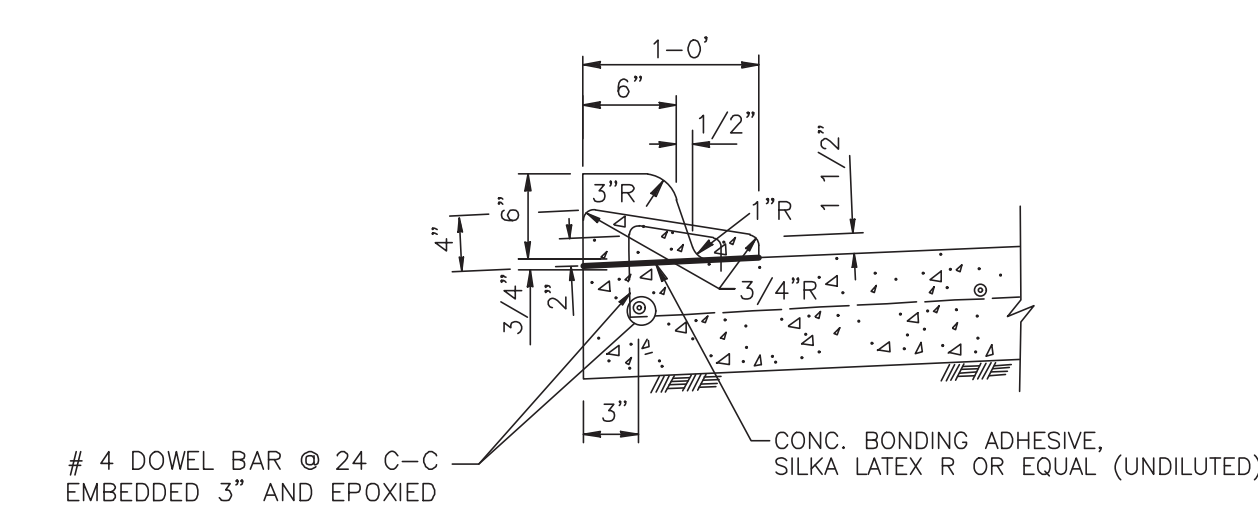


TYPICAL CONCRETE CURB REINFORCING

SL-ST-16



4"X12" MOUNTABLE CONCRETE CURB



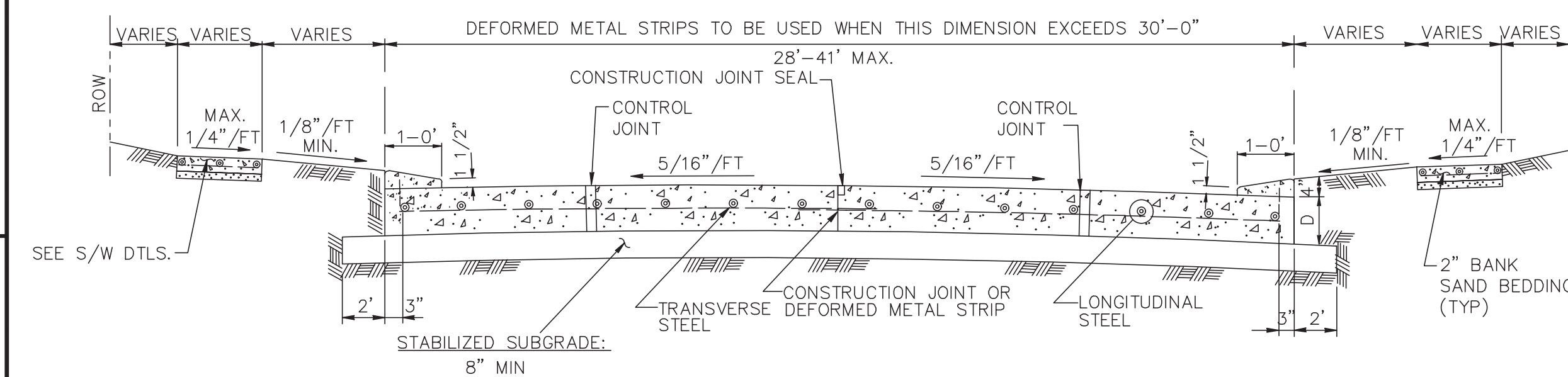
4-INCH x 12-INCH TRANSITION CURB

SL-ST-18

4"X12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

- 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
- ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
- TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB

\* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)

SL-ST-19

NOTES:

- 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
- #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
- #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
- MOUNTABLE CURB ONLY ALLOWED ON < 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17

DESIGNED	MS
DRAWN	BT
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DATE	May 2023

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

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121992  
 MIGUELANGEL A. SAUCEDO  
 LICENSED PROFESSIONAL ENGINEER

05-25-2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

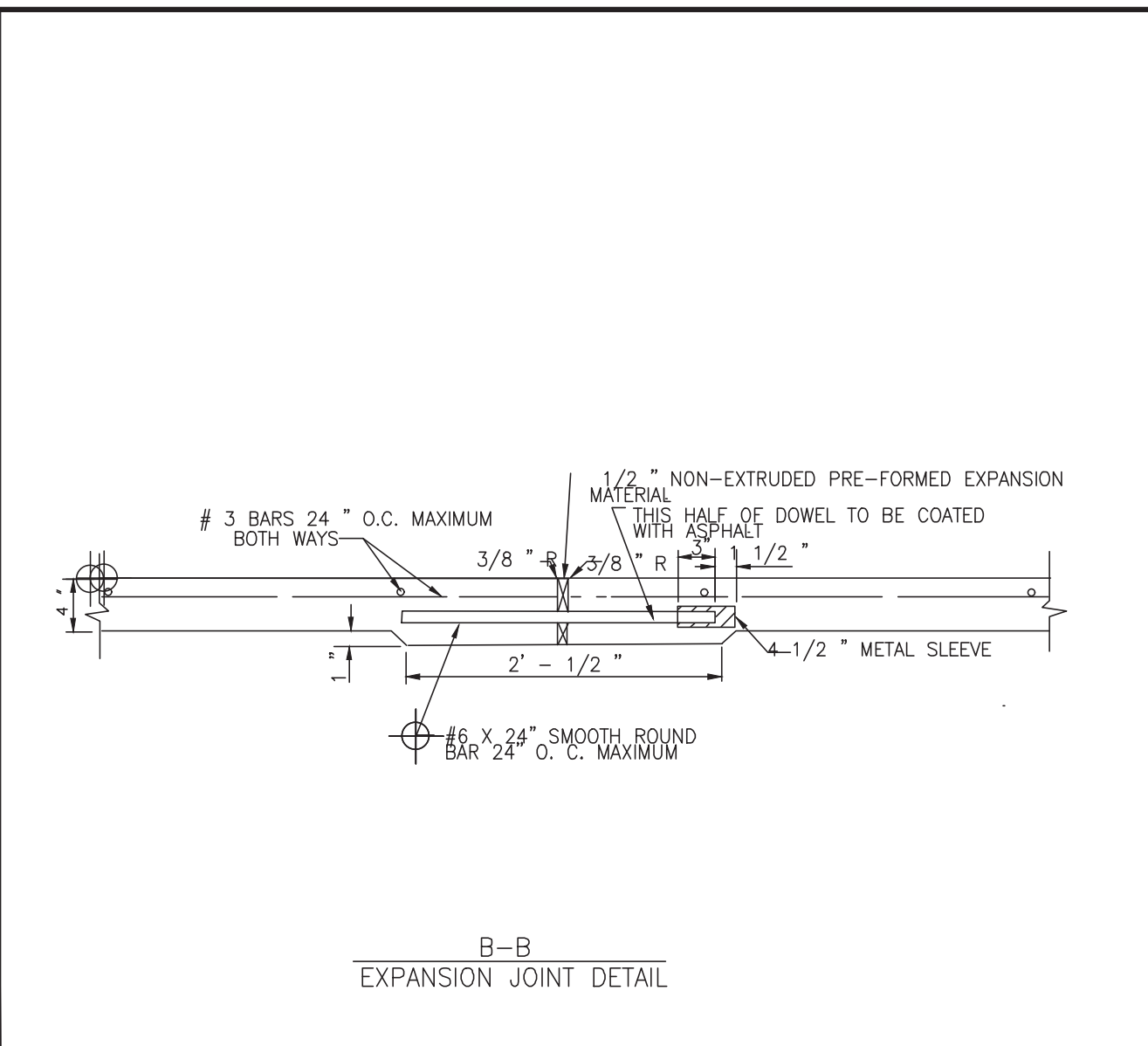
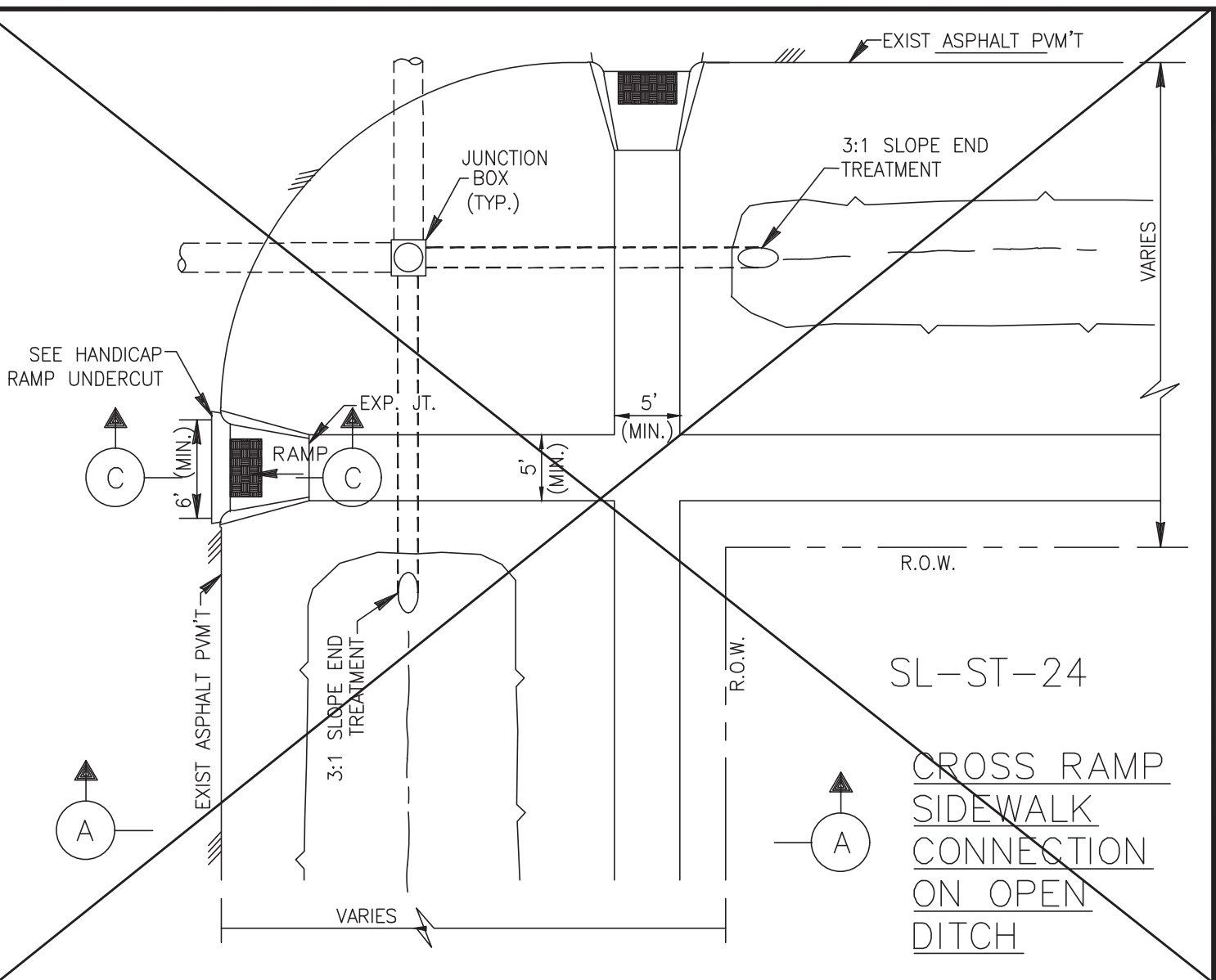
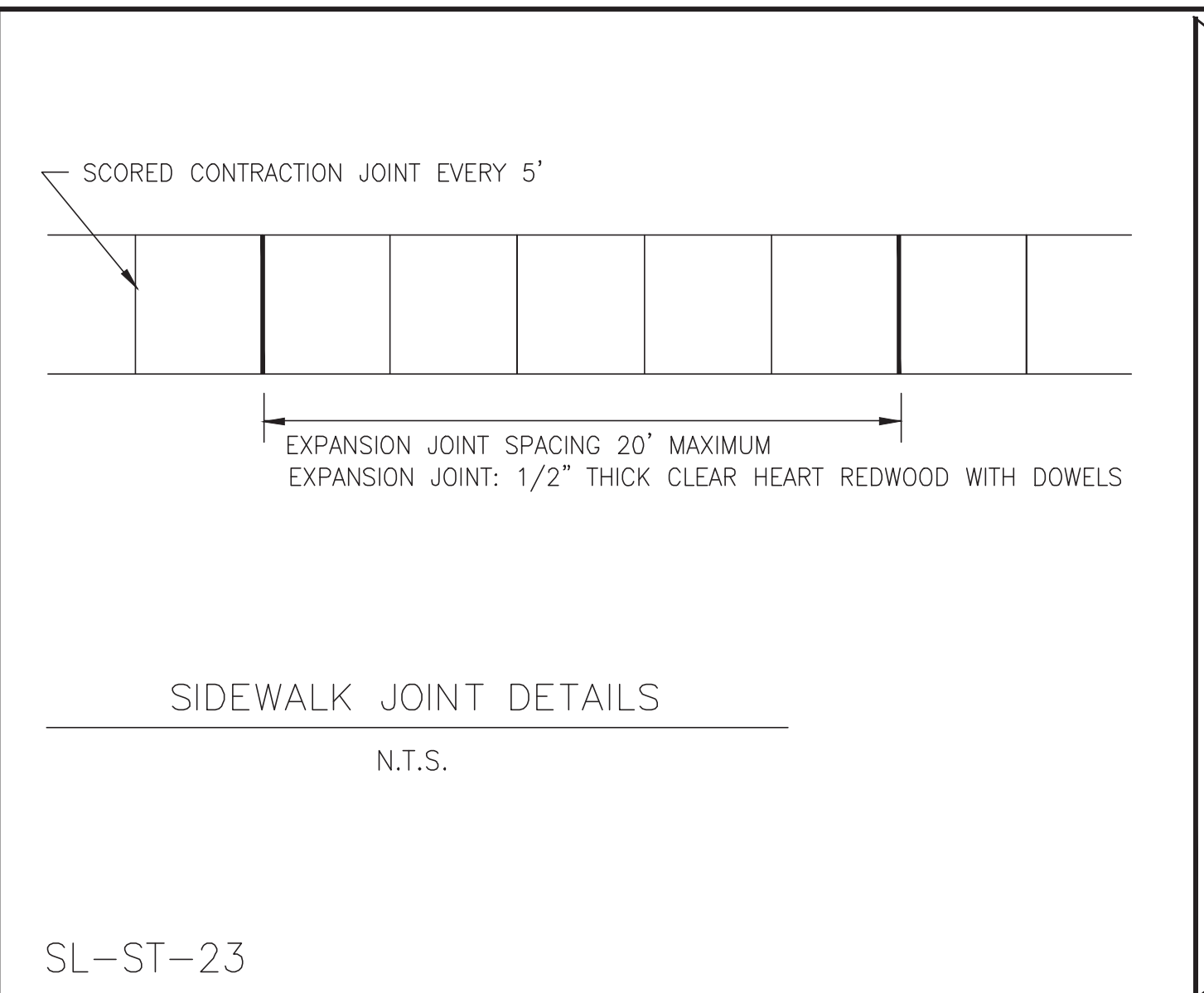
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 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

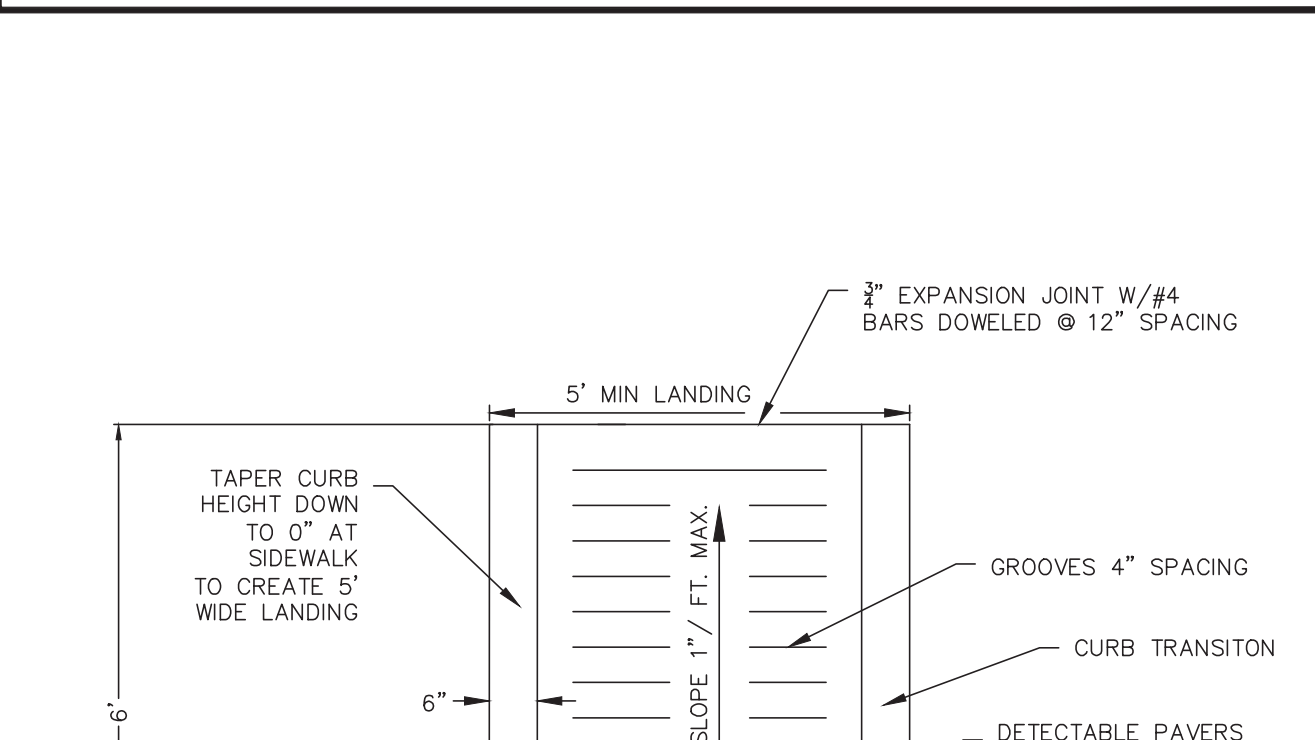
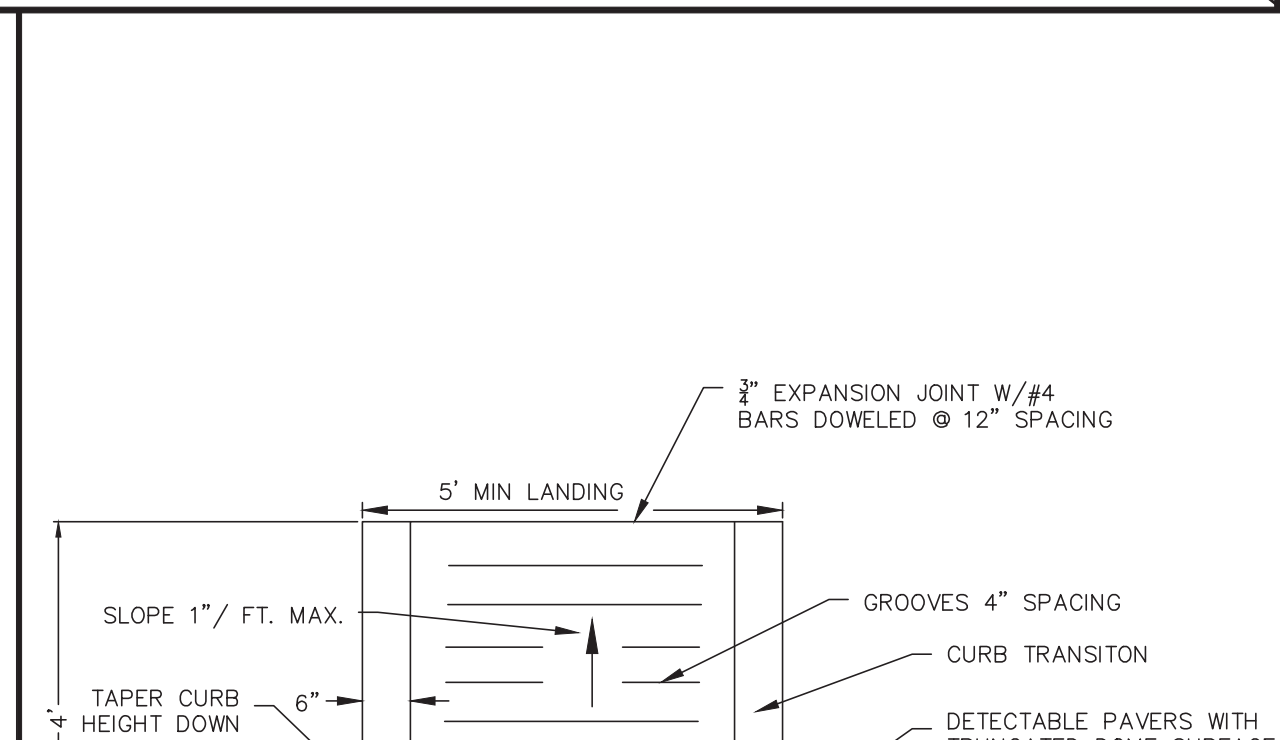
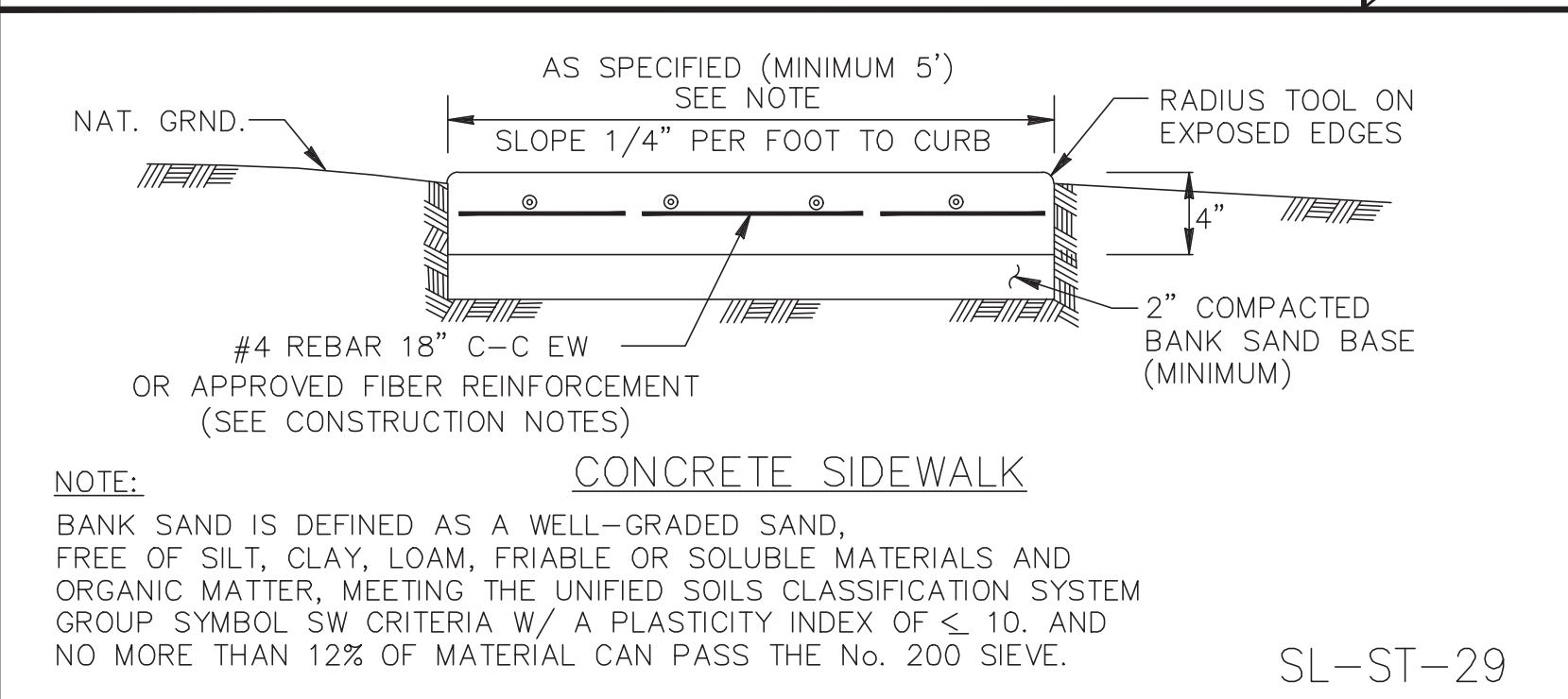
RESIDENTIAL CURB CONSTRUCTION DETAILS  
 SL-23

PROJECT NO. 14320

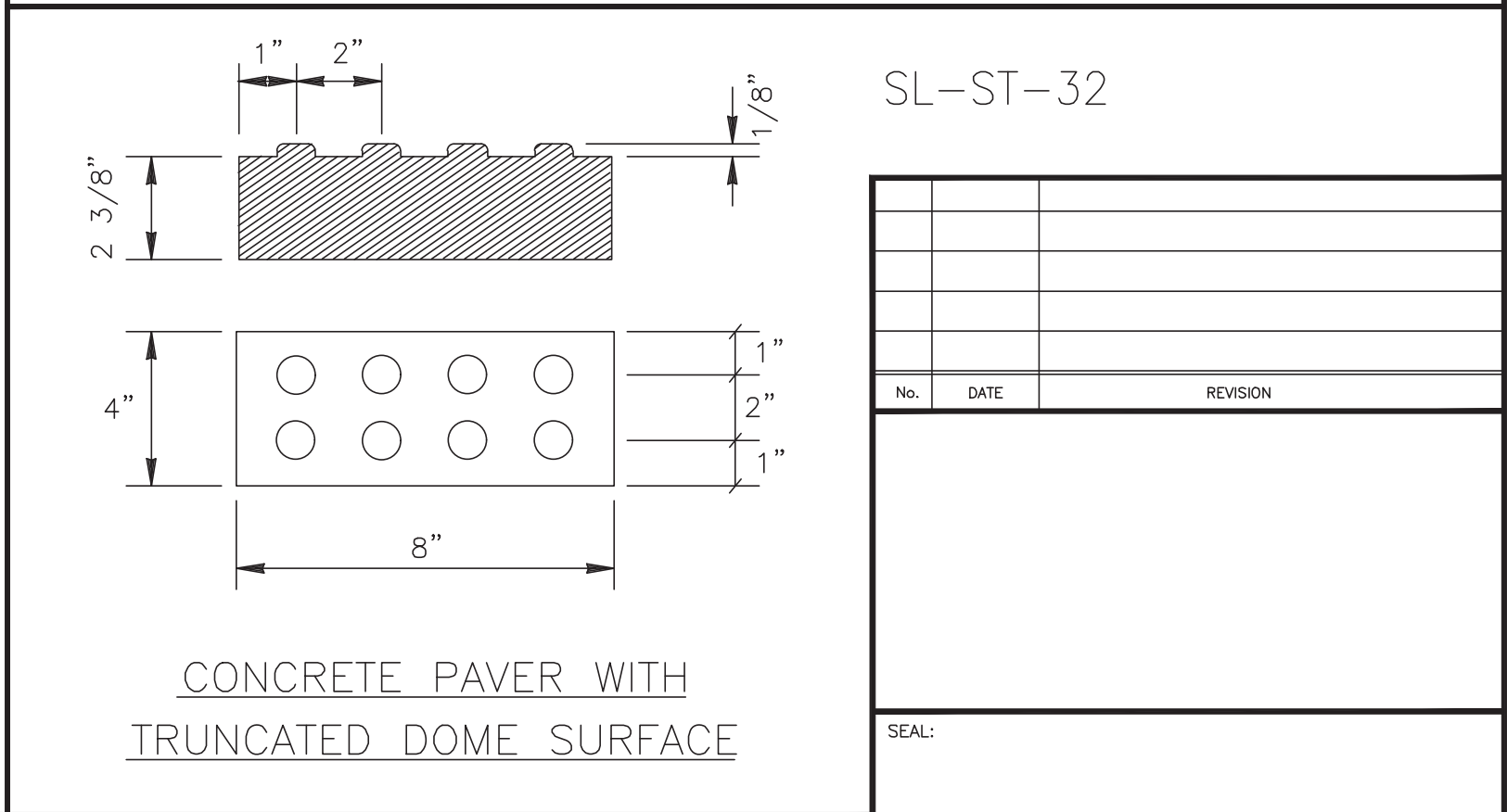
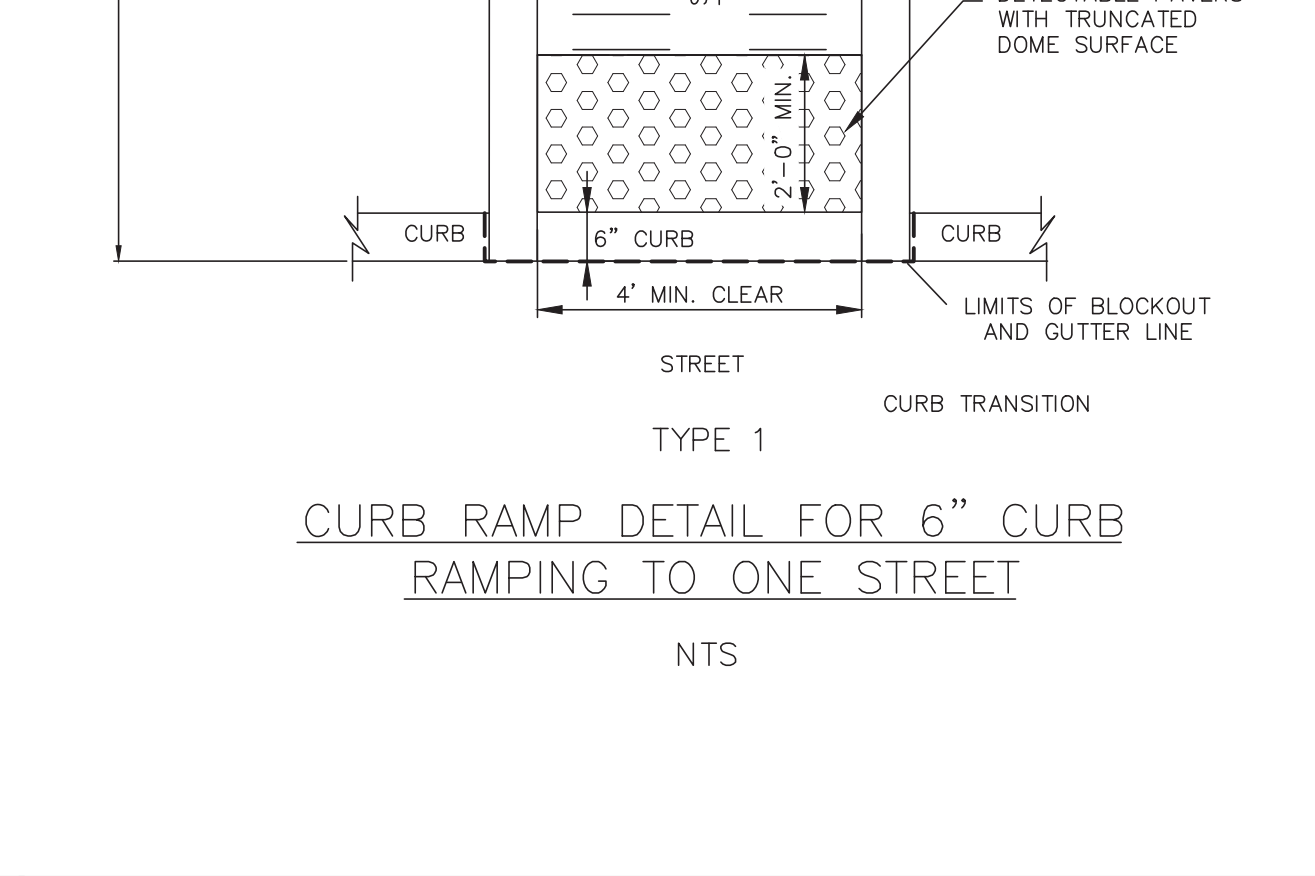
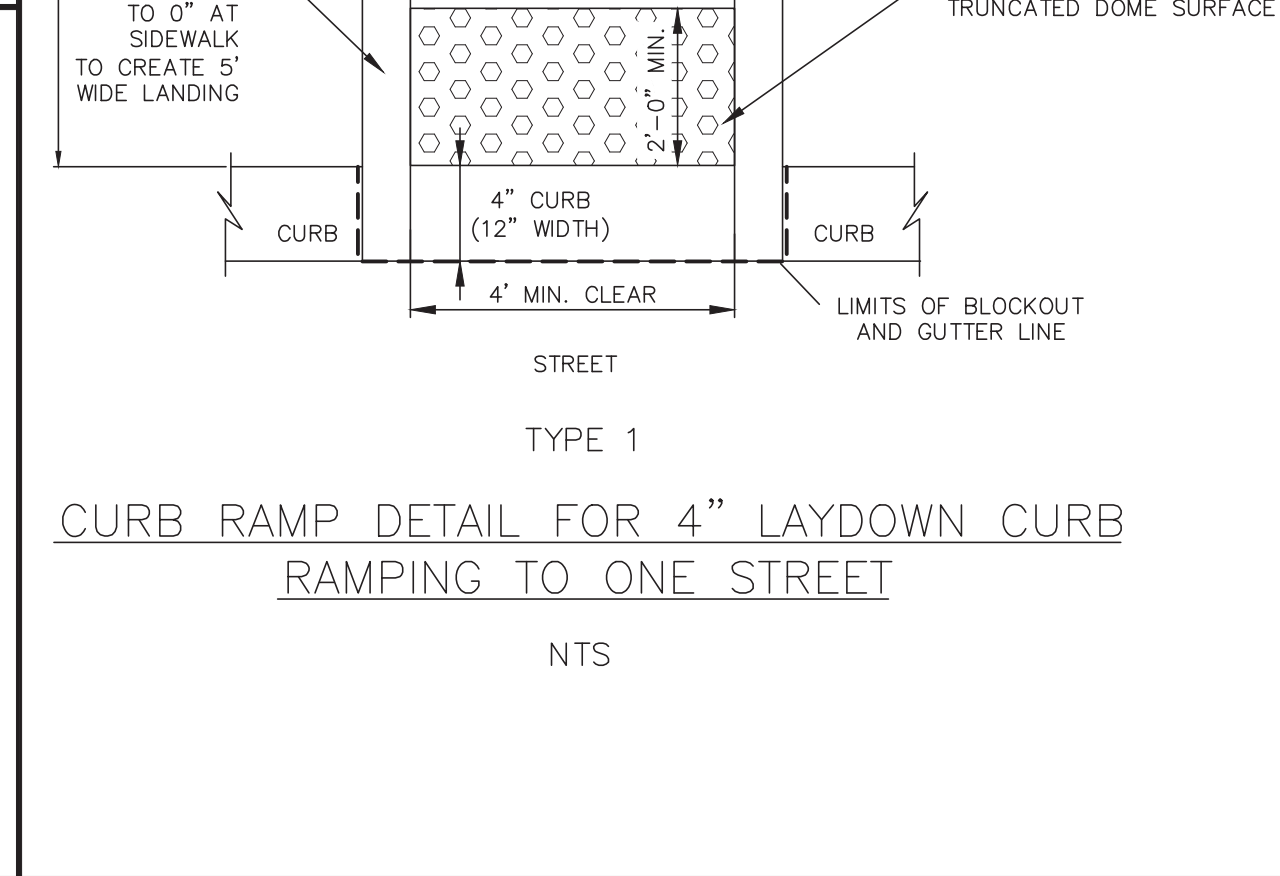
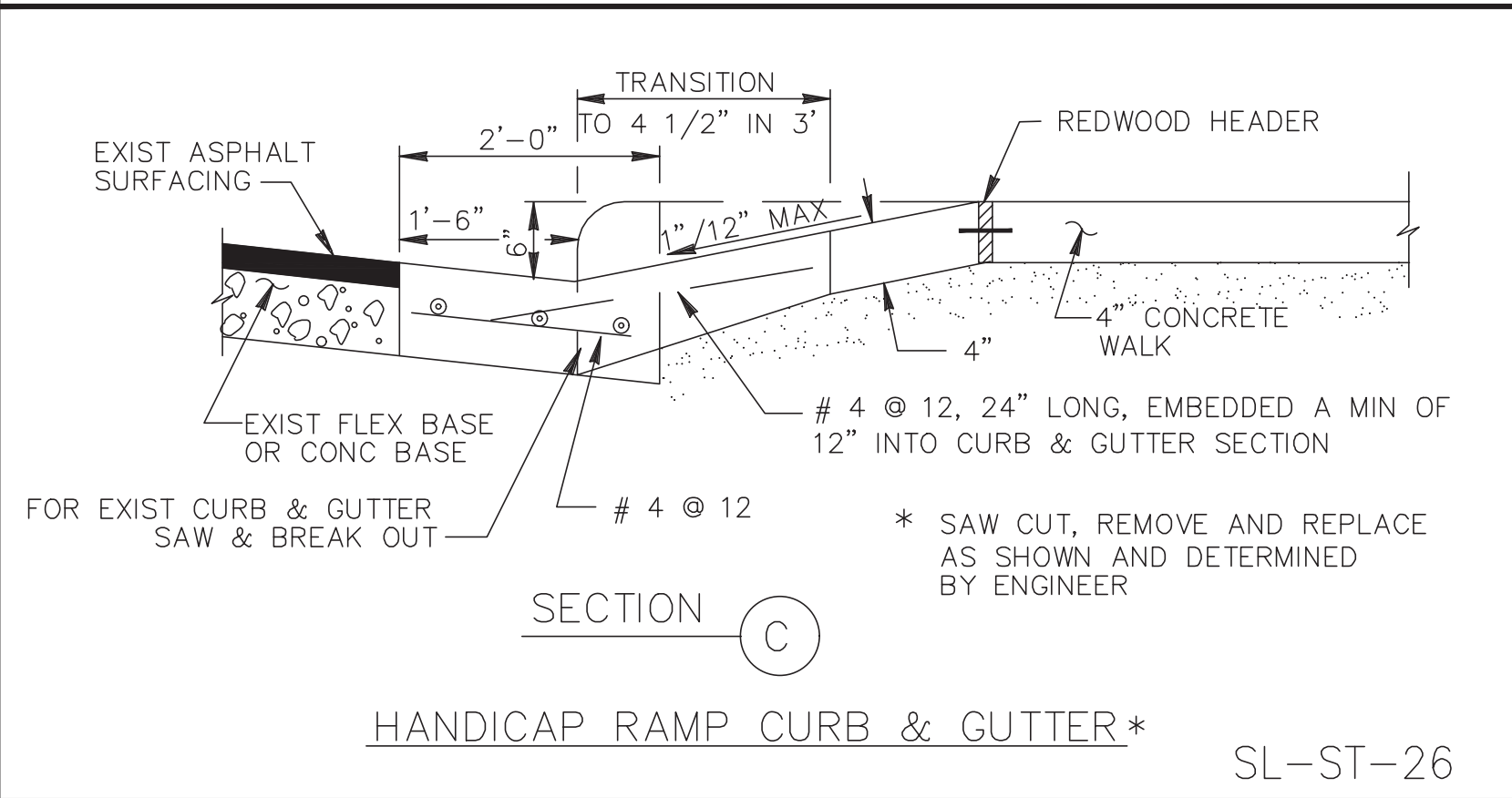
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- NOTES:
- EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10" DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
  - IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
  - DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
  - THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
  - DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
  - DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  - CONCRETE PAVEMENT UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
  - CONCRETE PAVEMENT UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
  - CONCRETE PAVEMENT UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
  - CONCRETE PAVEMENT UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.
- CONSTRUCTION NOTES:
- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
  - EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
  - SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
  - ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
  - 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 8 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMP IS THE MINIMUM ACCEPTED. MINIMUM 3' LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH #3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
  - USE RADIUS TOOL ON ALL EXPOSED EDGES.
  - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
  - MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
  - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



- CONCRETE PAVER WITH TRUNCATED DOME SURFACE
- SL-ST-32
- SL-ST-34



NO.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS I

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
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NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
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DATE May 2023

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

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PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

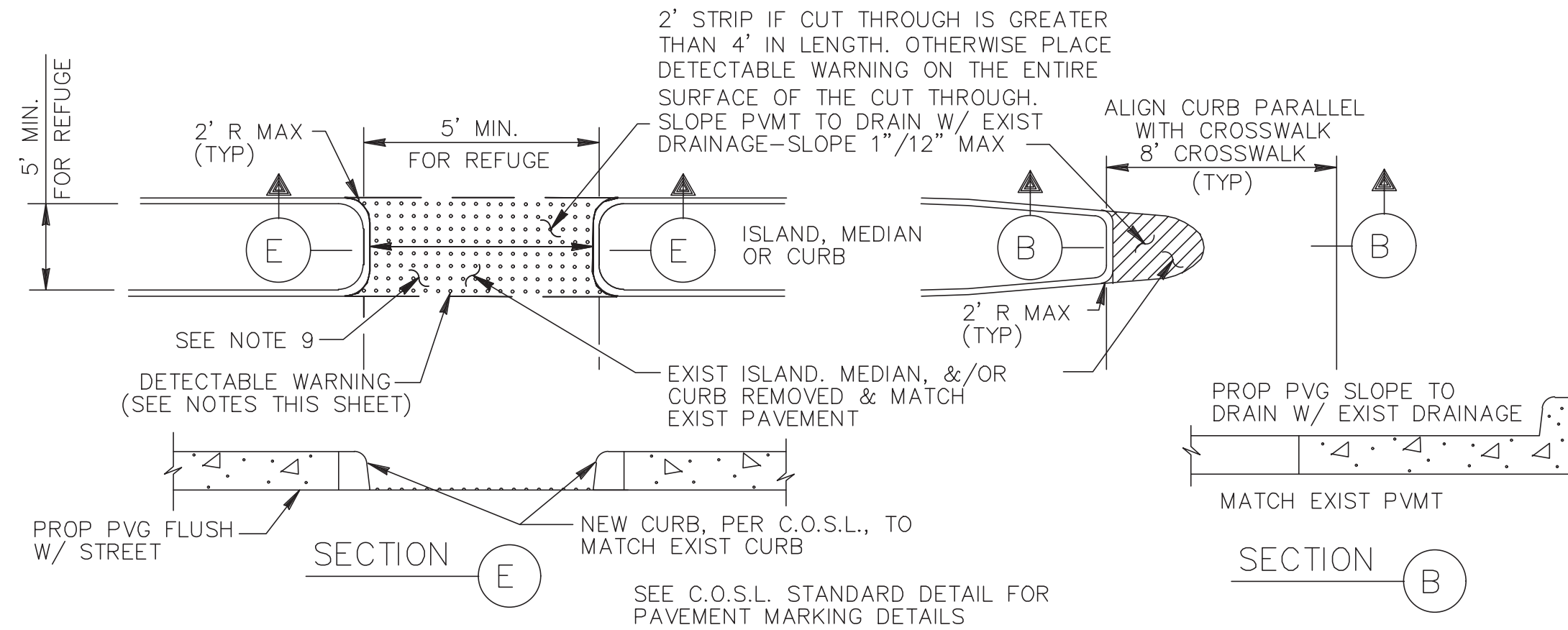
ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

WHEEL CHAIR RAMP & SIDEWALK DETAILS I  
SL-25

PROJECT NO. 14320

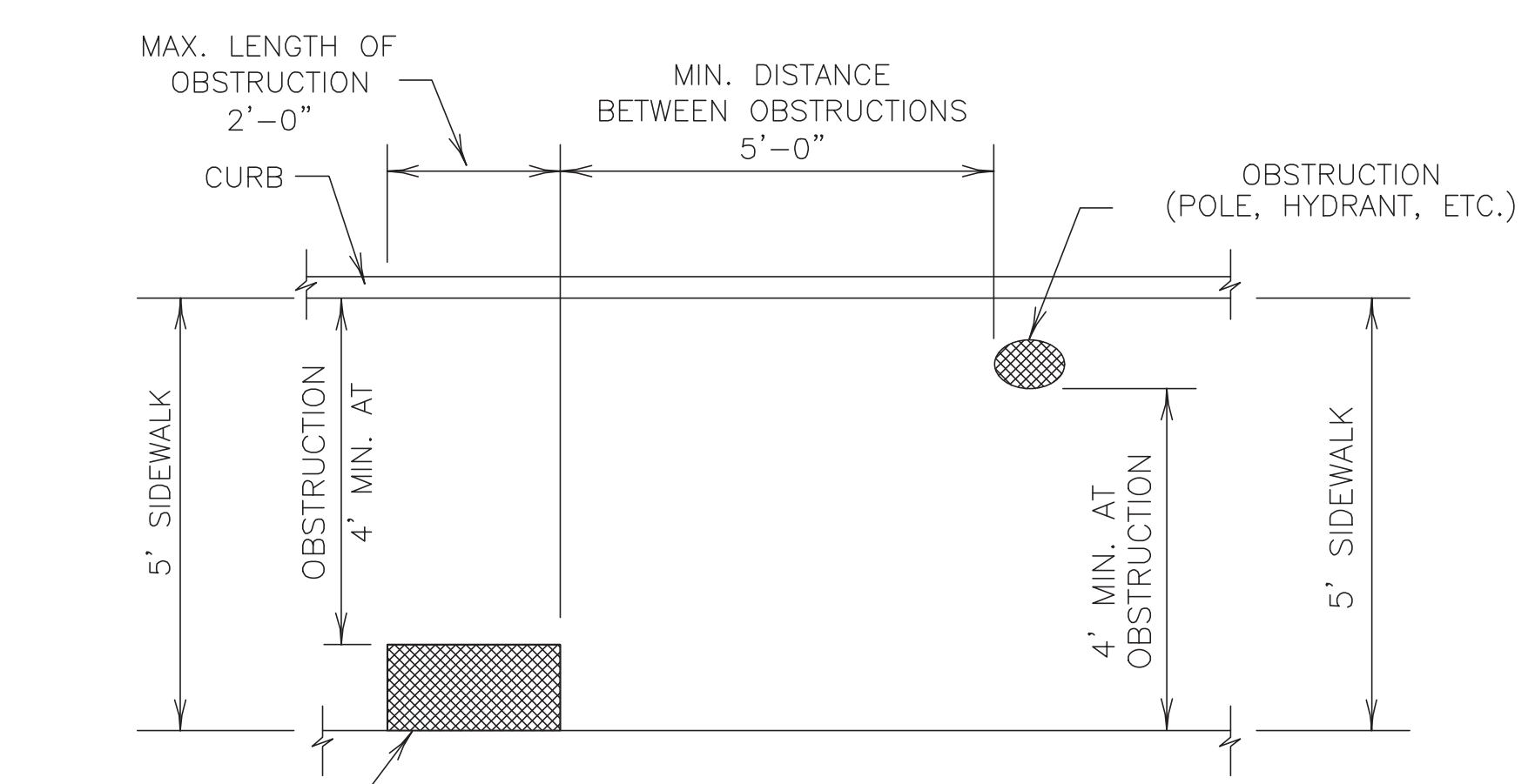
NOTES:

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED
2. THE MINIMUM SIDEWALK WIDTH IS 5' (FEET). THE LANDING SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%. USUAL SIDEWALK CROSS SLOPE EQUALS 1.5%. CHANGES IN LEVEL GREATER THAN 1/4" (IN.) ARE NOT PERMITTED.
3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5' x 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
4. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6" (IN.) OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES, WITH THE FOLLOWING EXCEPTIONS:
  - A.) HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
  - B.) THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. WHERE STRUCTURALLY IMPRACTICAL TO ACHIEVE TEXAS ACCESSIBILITY STANDARDS (TAS) COMPLIANCE, THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS, WITHIN THE PUBLIC R.O.W., MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY WITHOUT INVOKING TEXAS ACCESSIBILITY STANDARDS (TAS) VARIANCES FOR LANDINGS OR HANDRAILS. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
6. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOME SURFACES, IN ACCORDANCE WITH ADA AND TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR). TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. TEXTURES ALSO SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHALL BE A MINIMUM OF 5' (FT.) WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5' x 5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
10. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
11. EXISTING FEATURES THAT COMPLY WITH T.A.S. MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
12. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.



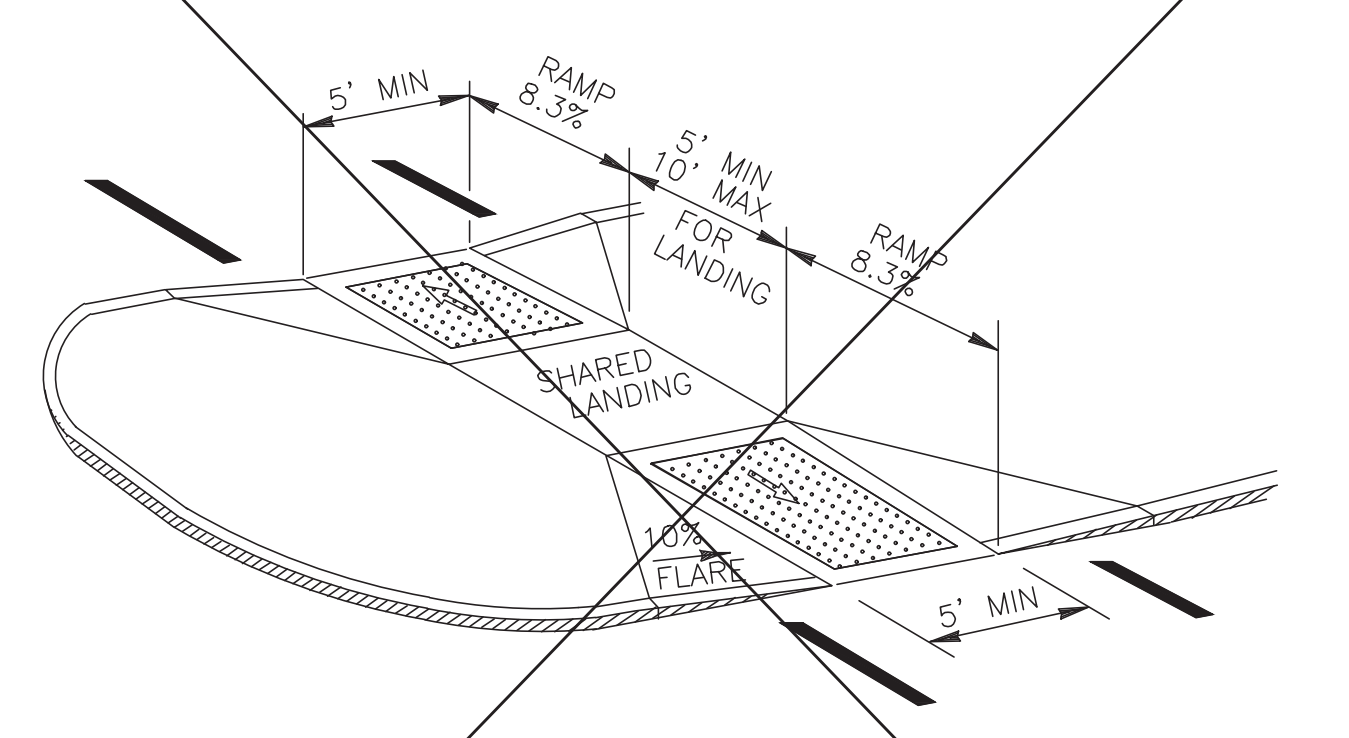
FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



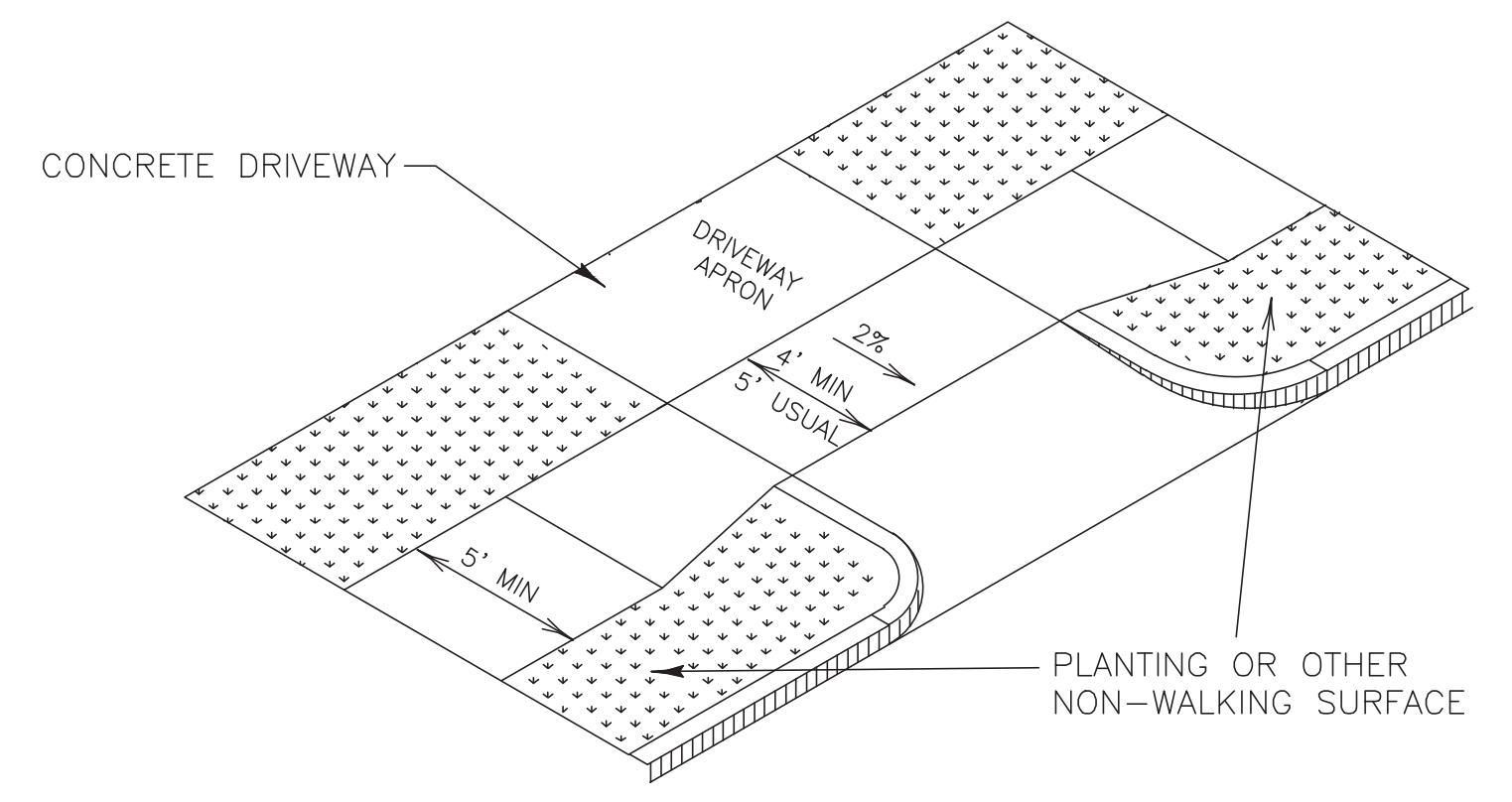
PLAN VIEW  
PLACEMENT OF STREET FIXTURES  
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36



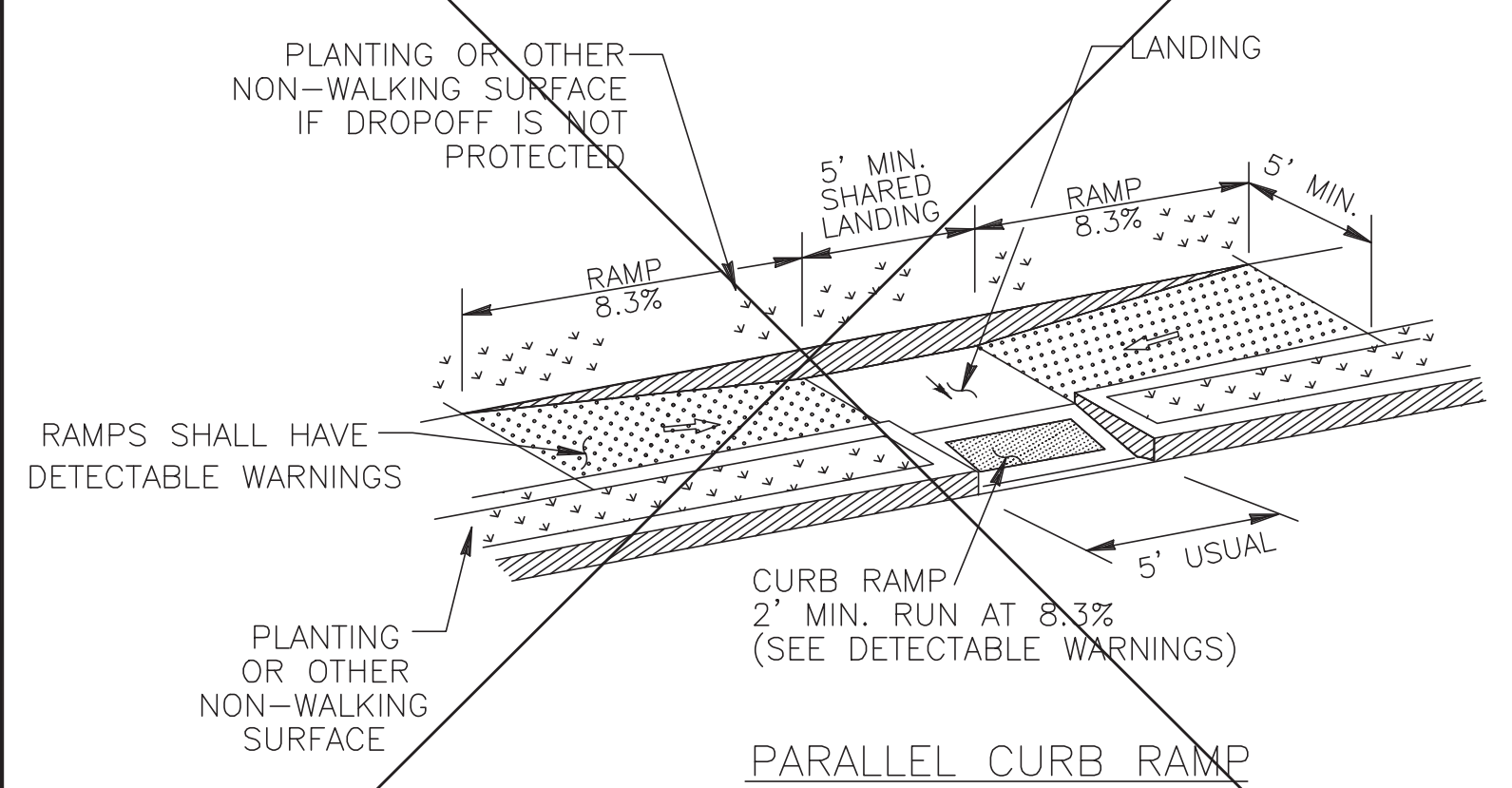
CURB RAMPS AT MEDIAN ISLANDS

SL-ST-37



SIDEWALK TREATMENT AT DRIVEWAYS

SL-ST-38



PARALLEL CURB RAMP

SL-ST-39

SL-ST-40

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

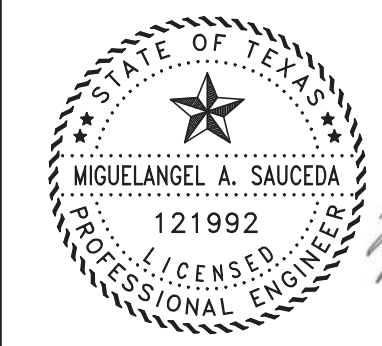
WHEEL CHAIR RAMP &  
SIDEWALK DETAILS II

JOB No.:	SL-26
DATE:	
DESIGNED BY:	
DRAWN BY:	
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SCALE:	

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PLAN: \_\_\_\_\_  
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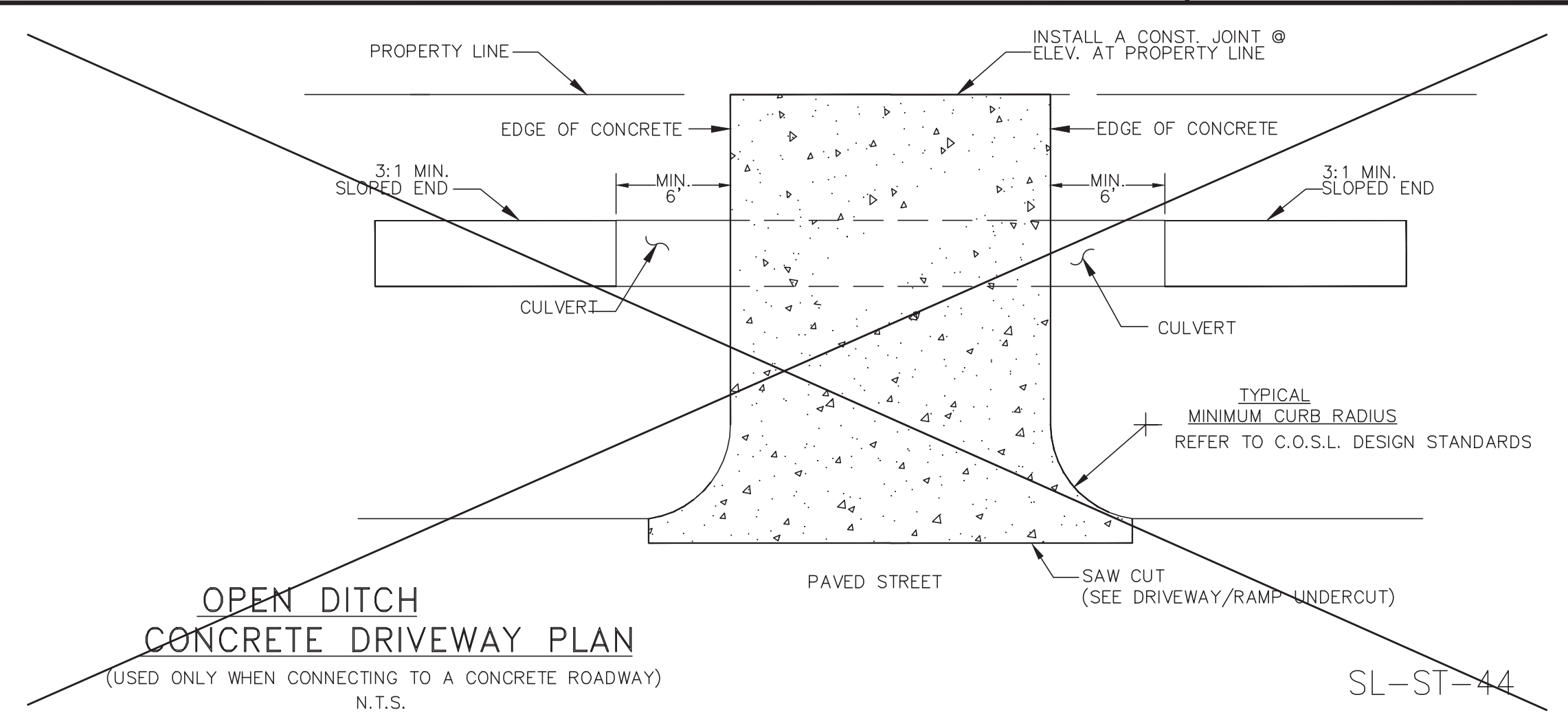
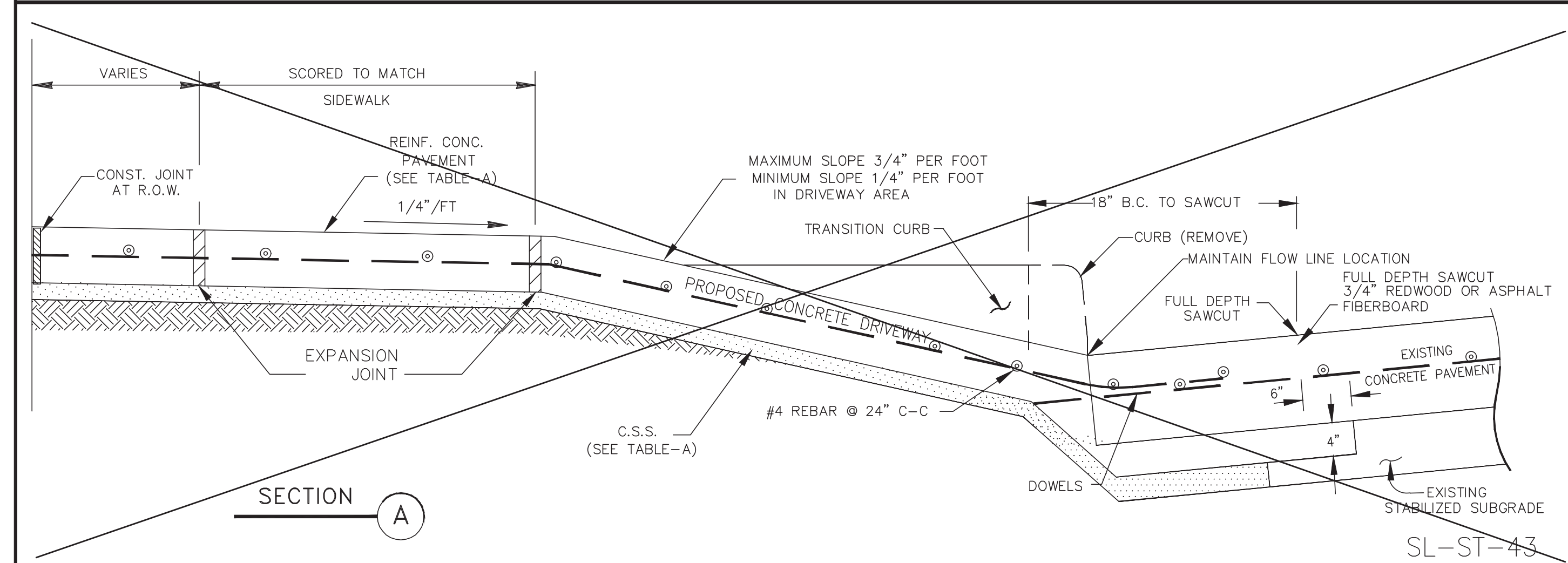
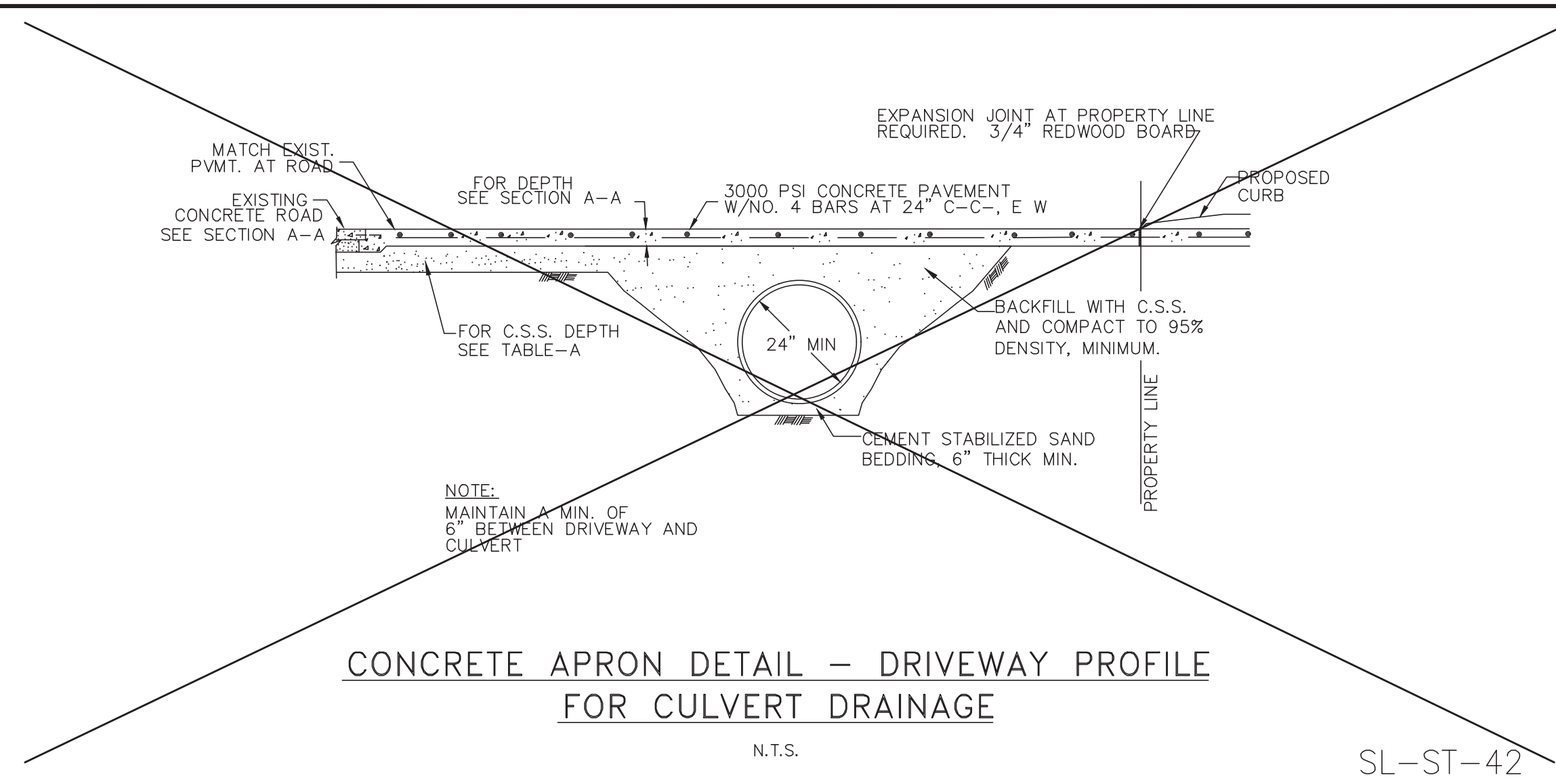
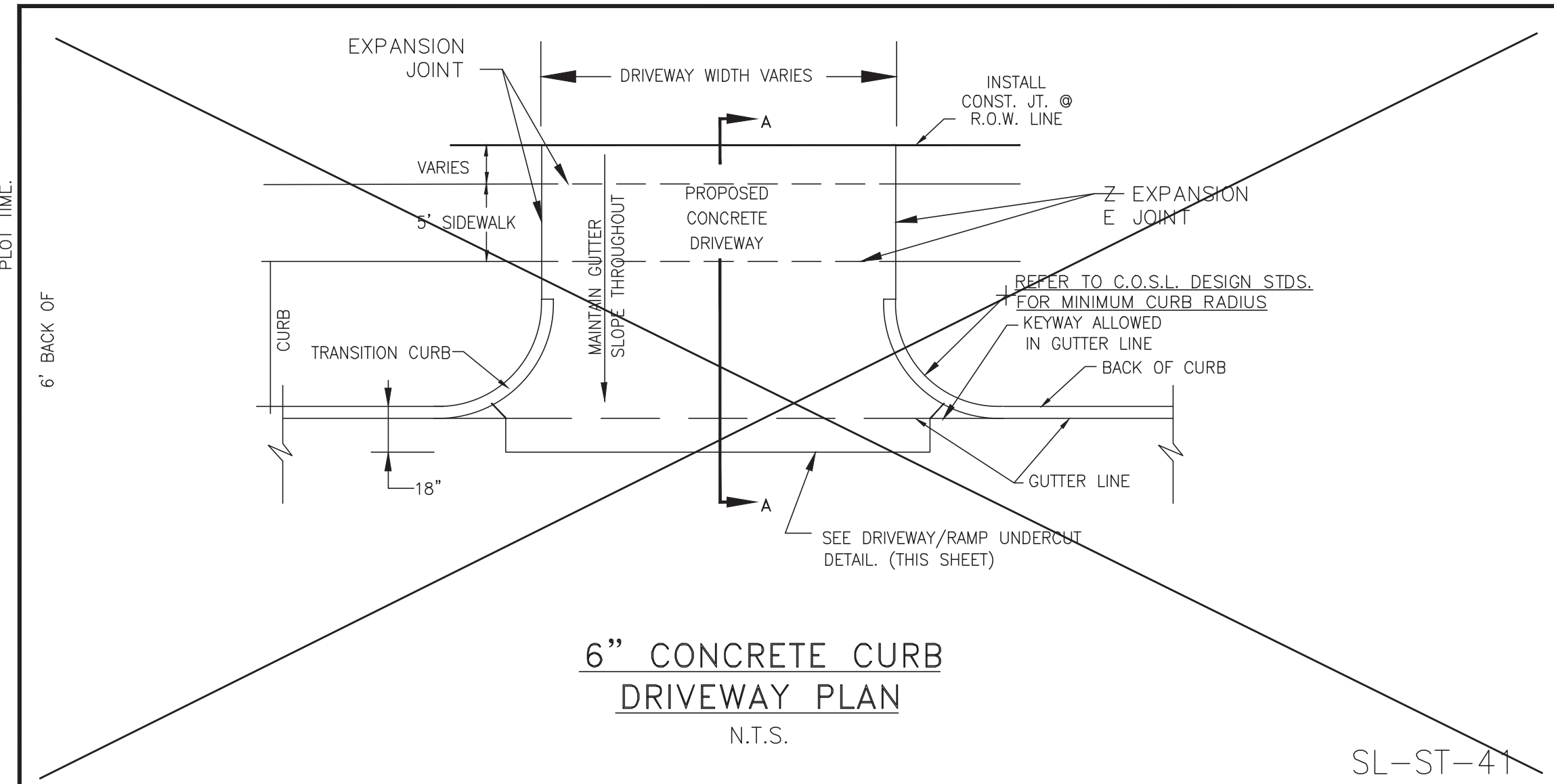
ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

WHEEL CHAIR RAMP &  
SIDEWALK DETAILS II  
SL-26

SL-ST-49

NOTES:

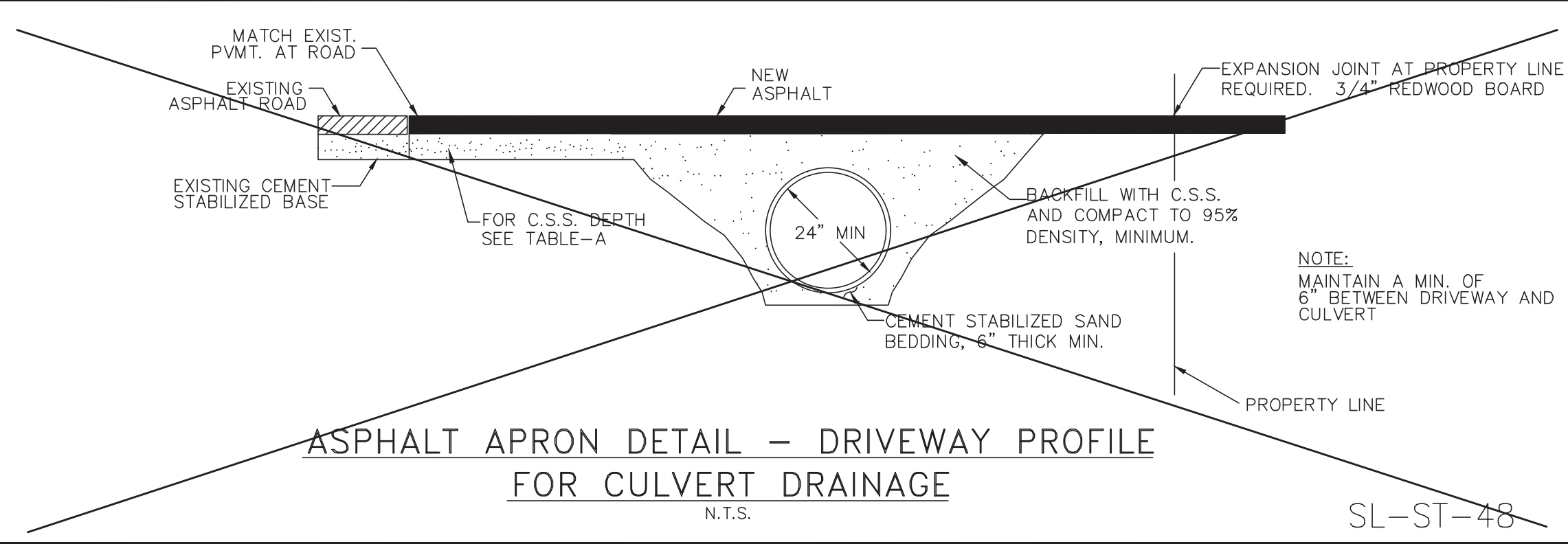
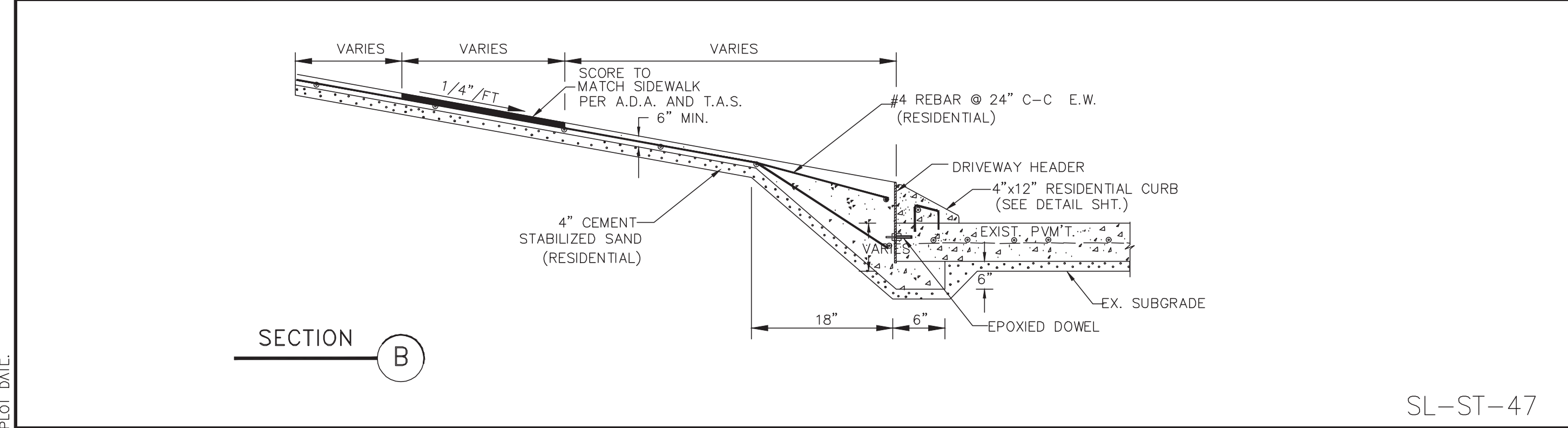
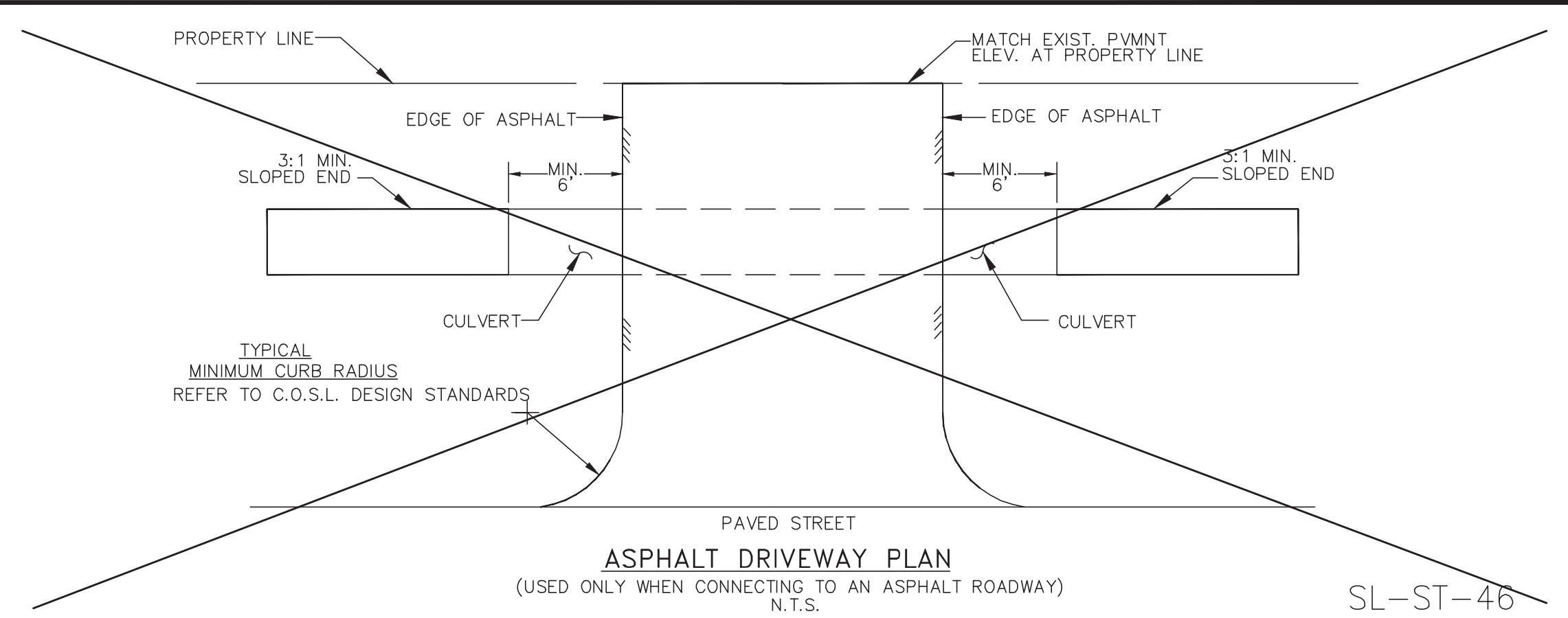
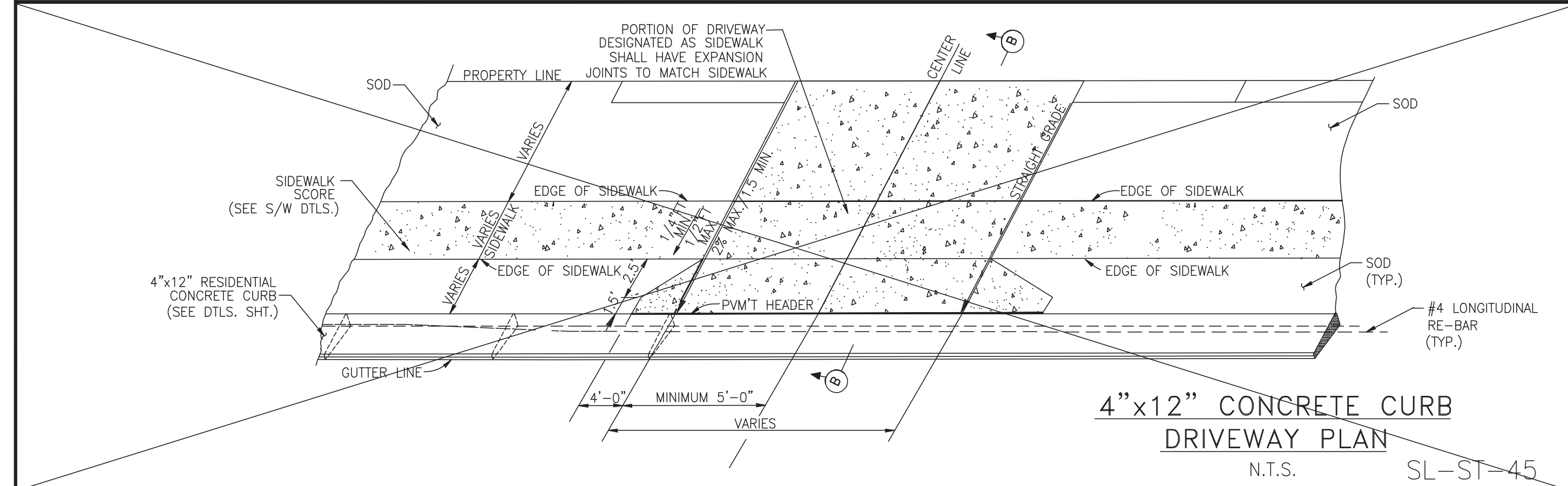
- 1.) SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT. NOTIFY SUGAR LAND PRIOR TO CUT.
- 2.) UNSTABLE SUBGRADE SHALL BE OVER EXCAVATED & REPLACED WITH CONCRETE.
- 3.) IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY SUGAR LAND OF ANY BIRD BATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
- 4.) USE 1"x2" TREATED REDWOOD FOR HEADER.
- 5.) EDGE ALL SIDES WITH EDGING TOOL AND BROOM FINISH
- 6.) FOR INDUSTRIAL DRIVES, PAVEMENT SHALL HAVE A DEPTH OF 8" (IN).
- 7.) EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REDWOOD BOARD WITH NO. 4 DOWELS MINIMUM.
- 8.) MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PULIC R.O.W. IS 5%
- 9.) DRIVEWAY GRADE MUST MEET A.D.A AND T.A.S. SIDEWALK SLOPE, SIDEWALKS MUST BE SCORED TO MATCH ADJACENT SIDEWALK. IF SLOPE IS CONTINUED THROUGH THE R.O.W. LINE, PROVIDE A 3/4" REDWOOD EXPANSION JOINT WITH DOWELS AT R.O.W. LINE.
- 10.) REFER TO GENERAL , C.S.S., ASPHALT, AND CONCRETE PAVEMENT NOTES.



**TABLE-A**

CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3,000 PSI MIN	
RESIDENTIAL	6" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

**DRIVEWAY PAVEMENT CONSTRUCTION TABLE**



No.	DATE	REVISION

SEAL: \_\_\_\_\_  
DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
**DRIVEWAY CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

**SL-27**  
SHEET OF

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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
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DATE May 2023

**B & L**  
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ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
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OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

DRIVEWAY CONSTRUCTION  
DETAILS  
SL-27

PROJECT NO. 14320

HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DECHLORINATE OR BY ONSITE RETENTION UNTIL NATURAL ATTENUATION OCCURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO TREAT VEGETATION THAT IS BEING USED FOR STABILIZATION, VEGETATED FILTERS OR BUFFERS, OR OTHER VEGETATION TO BE PRESERVED.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER RETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO FORM A TEMPORARY PIT OR BERMED AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN AERATION DEVICE CAN BE PLACED IN THE RETENTION AREA.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ATTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY PERIODS.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF UNABLE TO MEET THE 50 FOOT REQUIREMENT DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE TRUCKS WITHOUT DAMAGING EROSION AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
4. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT MINIMIZES THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
5. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
6. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE NOTIFIED IMMEDIATELY IF A TOILET IS TIPPED OVER OR DAMAGED IN A WAY THAT THE RESULTS IN A DISCHARGE. DISCHARGED SOLID MATTER SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
7. THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL BE NOTIFIED IF A DISCHARGE FROM THE PORTABLE TOILETS ENTERS THE MS4 OR A NATURAL CHANNEL.
8. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY FOR LITTER AND DEBRIS.
8. ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
9. IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS THAT ARE SCHEDULED TO EMPTY CONTAINERS WHEN THEY ARE 90 PERCENT FULL OR MORE FREQUENTLY.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL MUNICIPALITY.
13. CHIPPING OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHERWISE DISPOSED OF ONSITE.
15. CLEARLY MARK ON ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE PAVEMENT TO BE CUT IS NEAR A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS IMMEDIATELY AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DRAINAGE PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. COLLECTED SLURRY AND CUTTINGS SHOULD BE IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC MINIMUM OF 10 MILIMETERS THICK. IF THE PROJECT INCLUDES PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. SEVERAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT, COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE WASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL. ALWAYS MAINTAIN A MINIMUM OF ONE FOOT FREEBOARD.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL MIXING IS REQUIRED IN THE COLLECTION AREA. THE pH MUST BE TESTED, AND DISCHARGE IS ALLOWED IN IF THE pH DOES NOT EXCEED 8.0, THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE COLLECTION AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS, OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
5. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
6. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
7. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE A SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER COMPLETION OF MIXING THE CHEMICAL.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE ROUGHENED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO TREAT CHEMICAL RUNOFF, BECAUSE THE CHEMICALS ARE DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE CONSIDERED HAZARDOUS MATERIAL AND SHALL BE MANAGED ACCORDING TO THE CRITERIA OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIME OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY INERT, NON-DEGRADABLE SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT; USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.
9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANITARY LANDFILLS.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
11. USE SAND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
19. CAPTURE AND TREAT RUNOFF WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.


No.	DATE	REVISION
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SEAL: \_\_\_\_\_

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

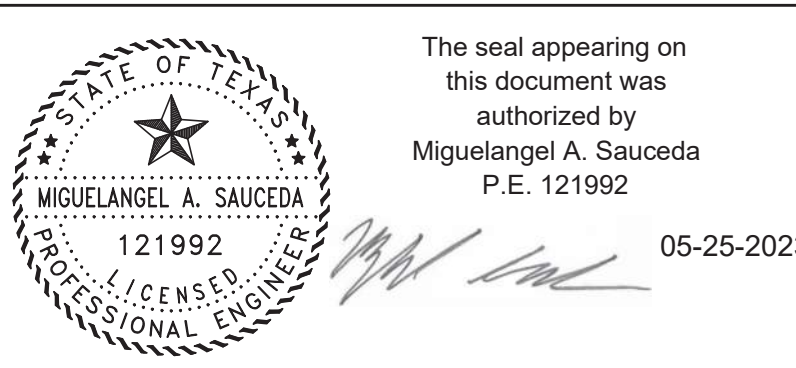
GENERAL EROSION CONTROL NOTES

JOB No.: _____ DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____	SL-33 SHEET OF
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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
DRAWN	BT
CHECKED	
DATE	May 2023



OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

05-25-2023

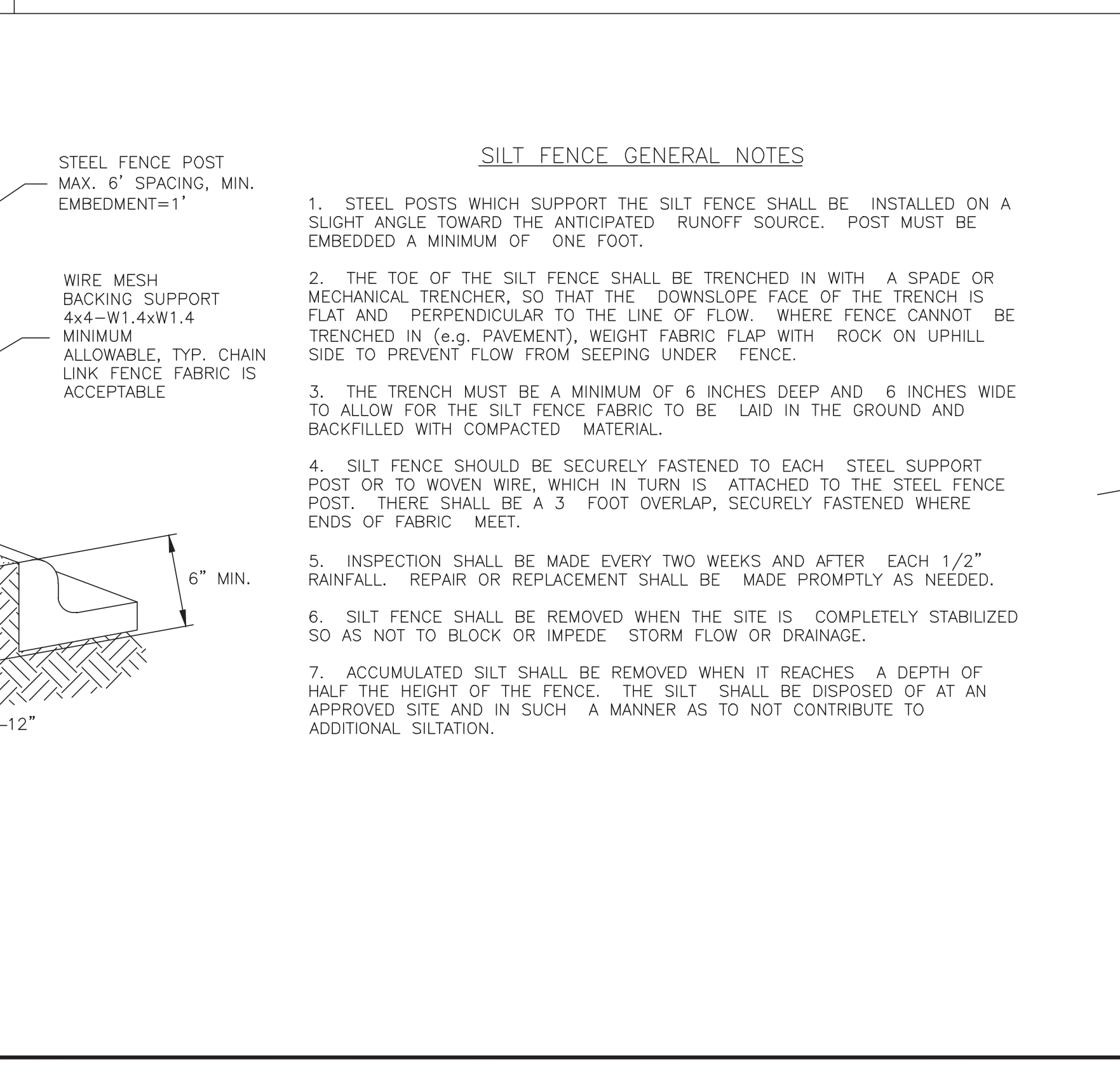
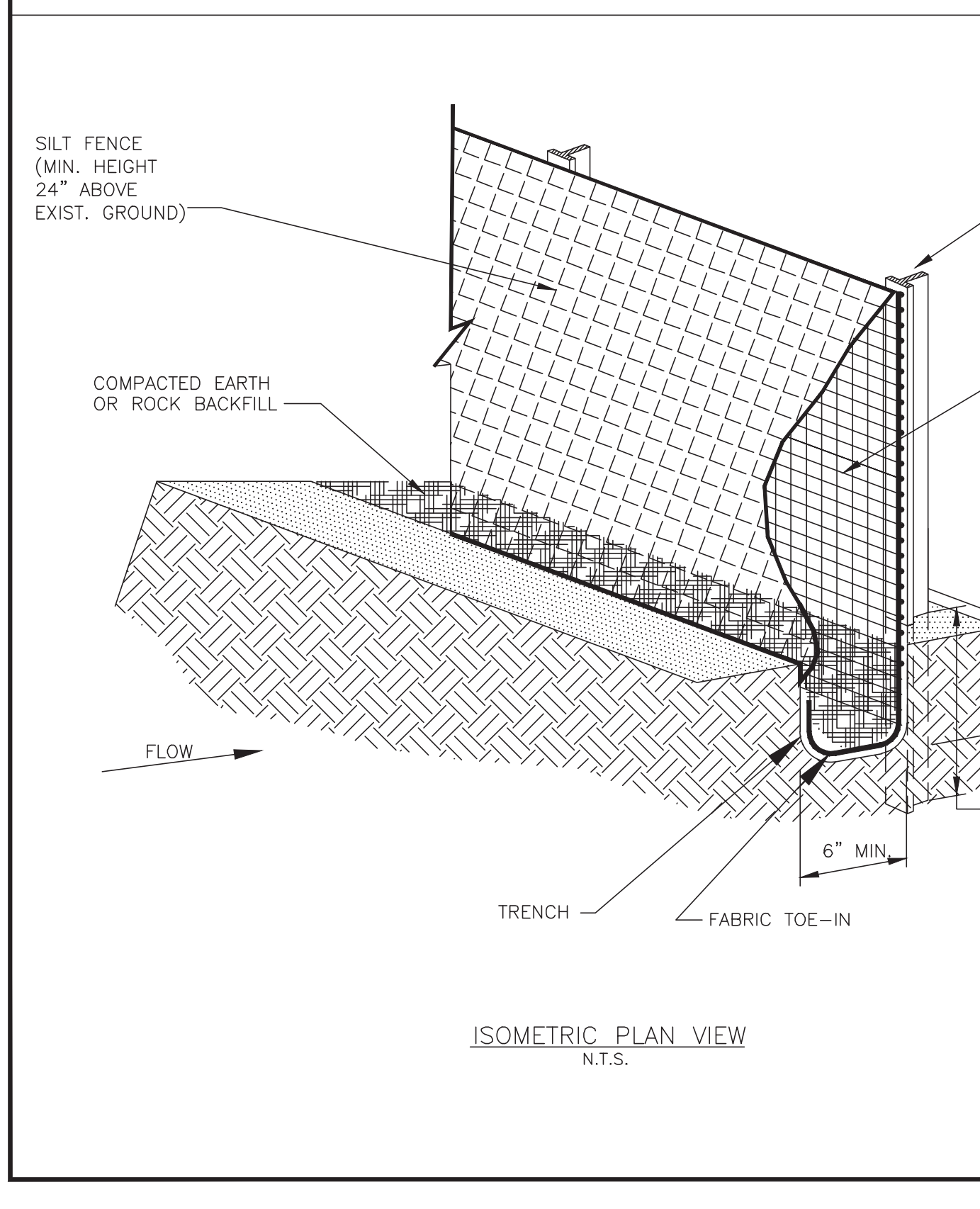
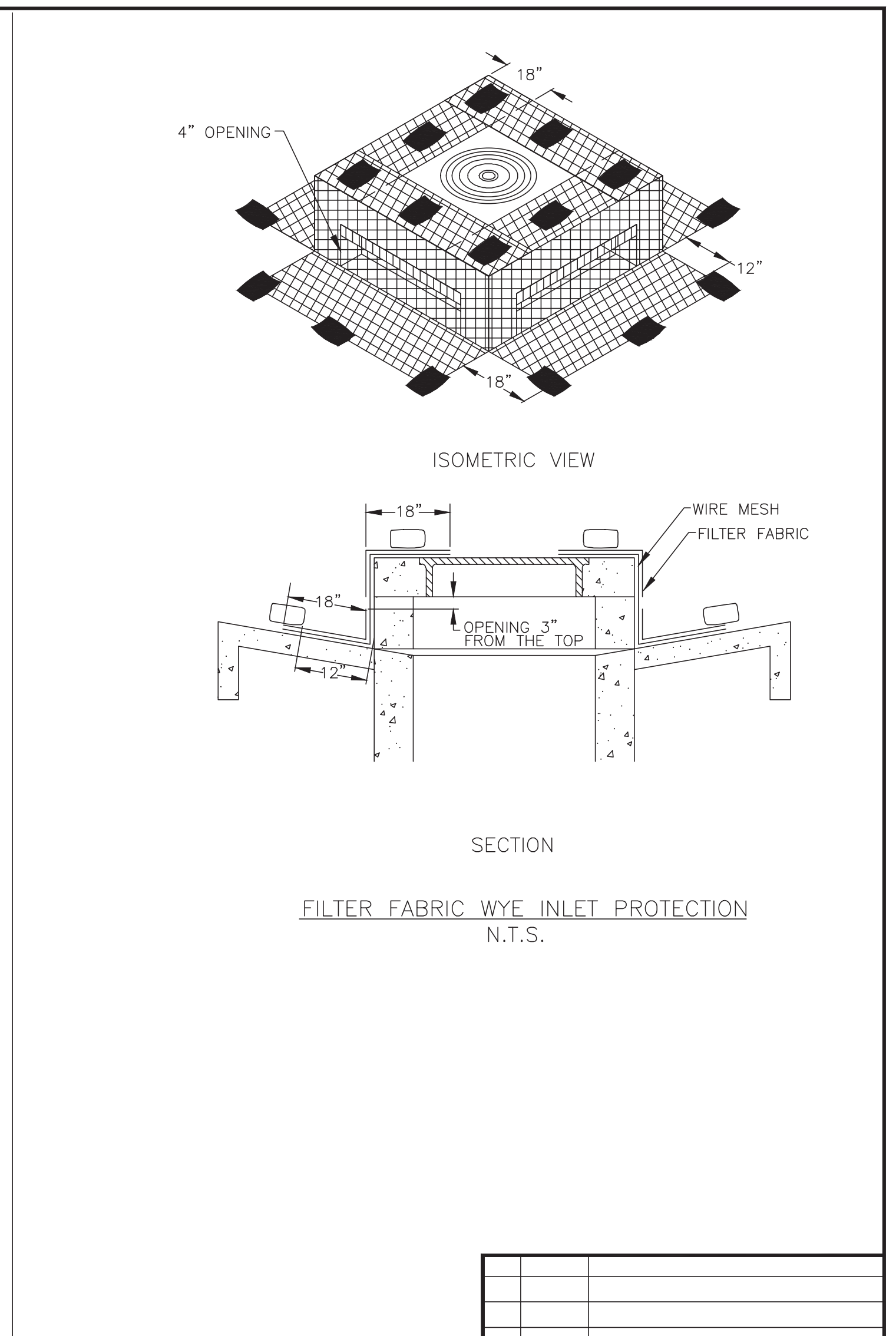
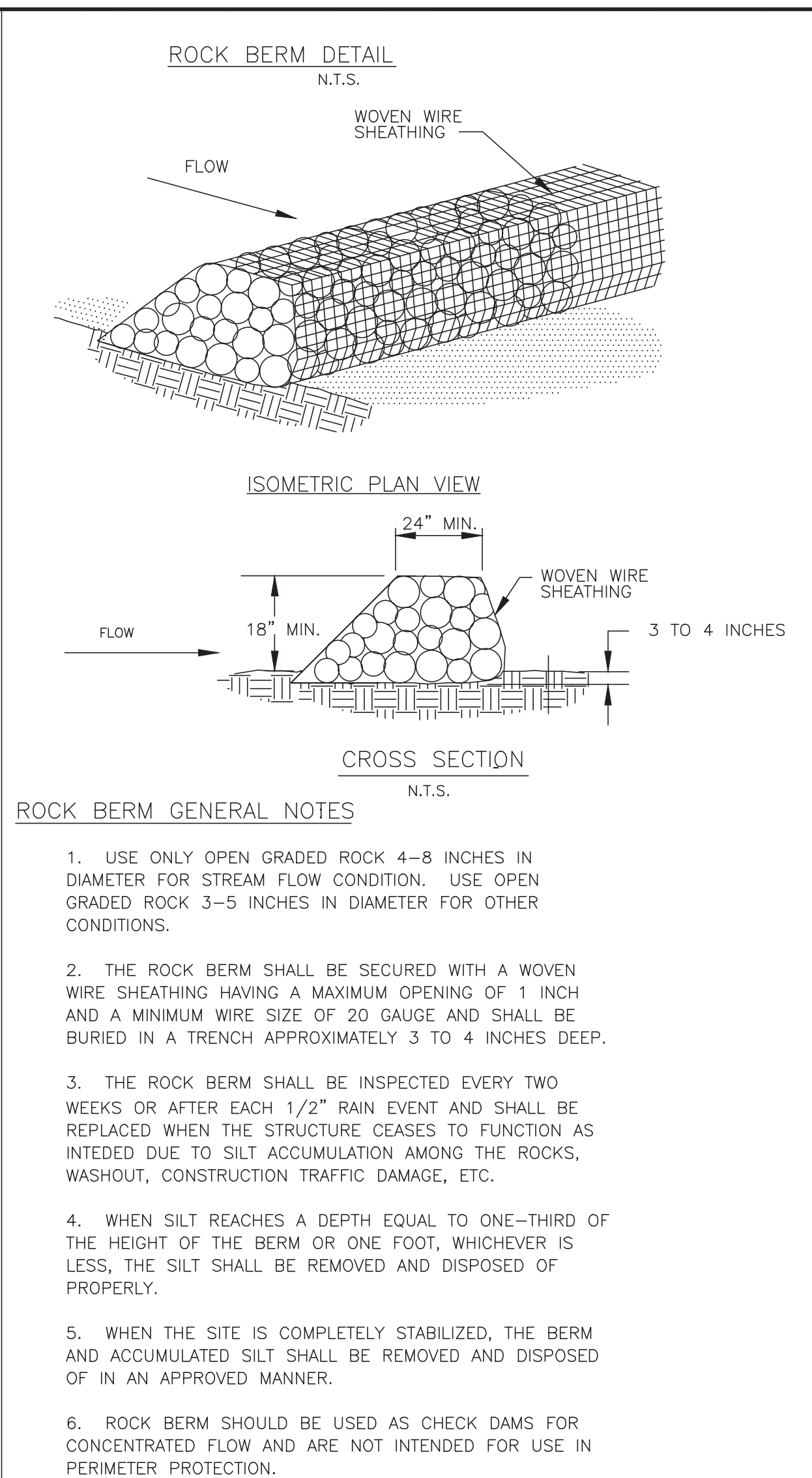
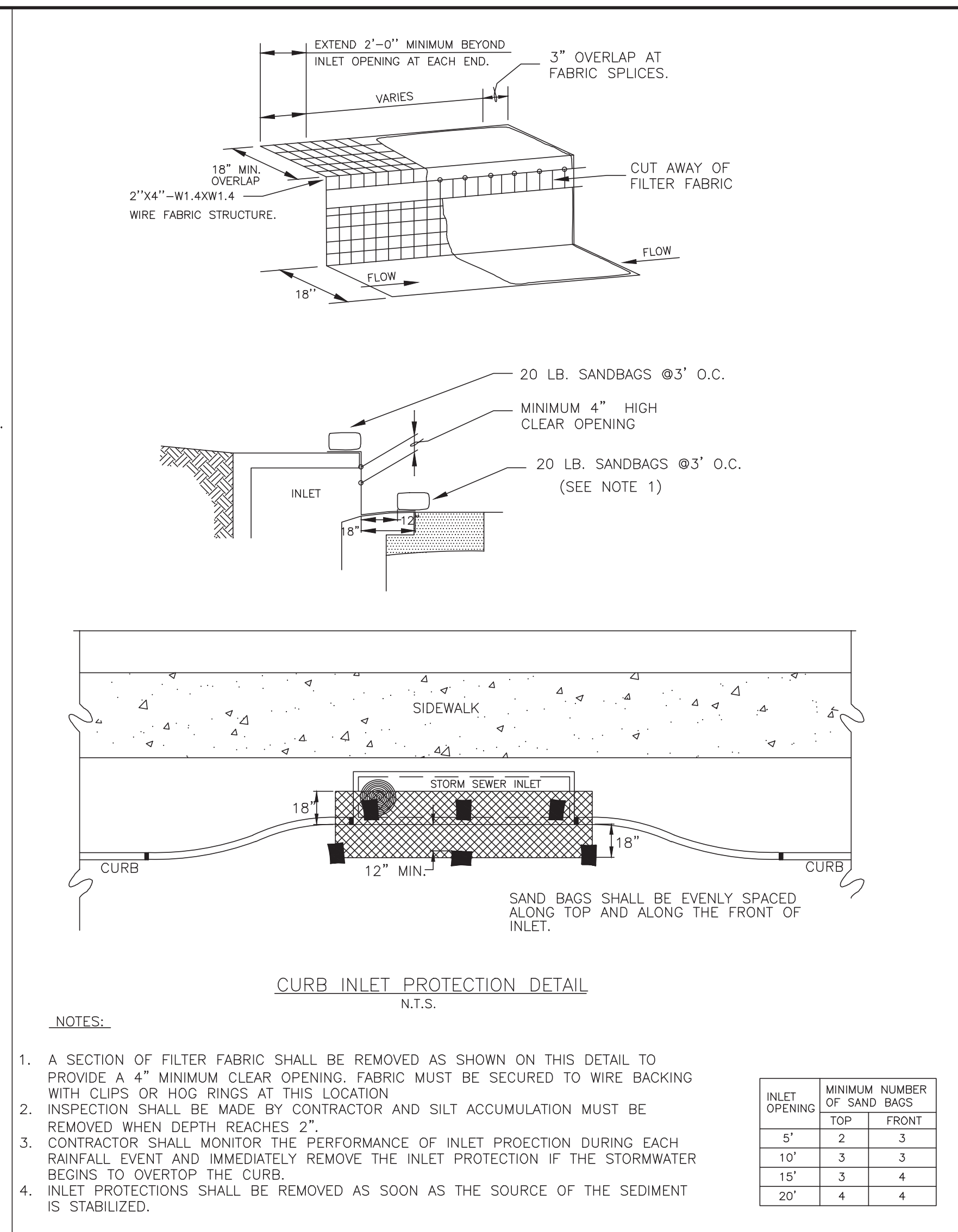
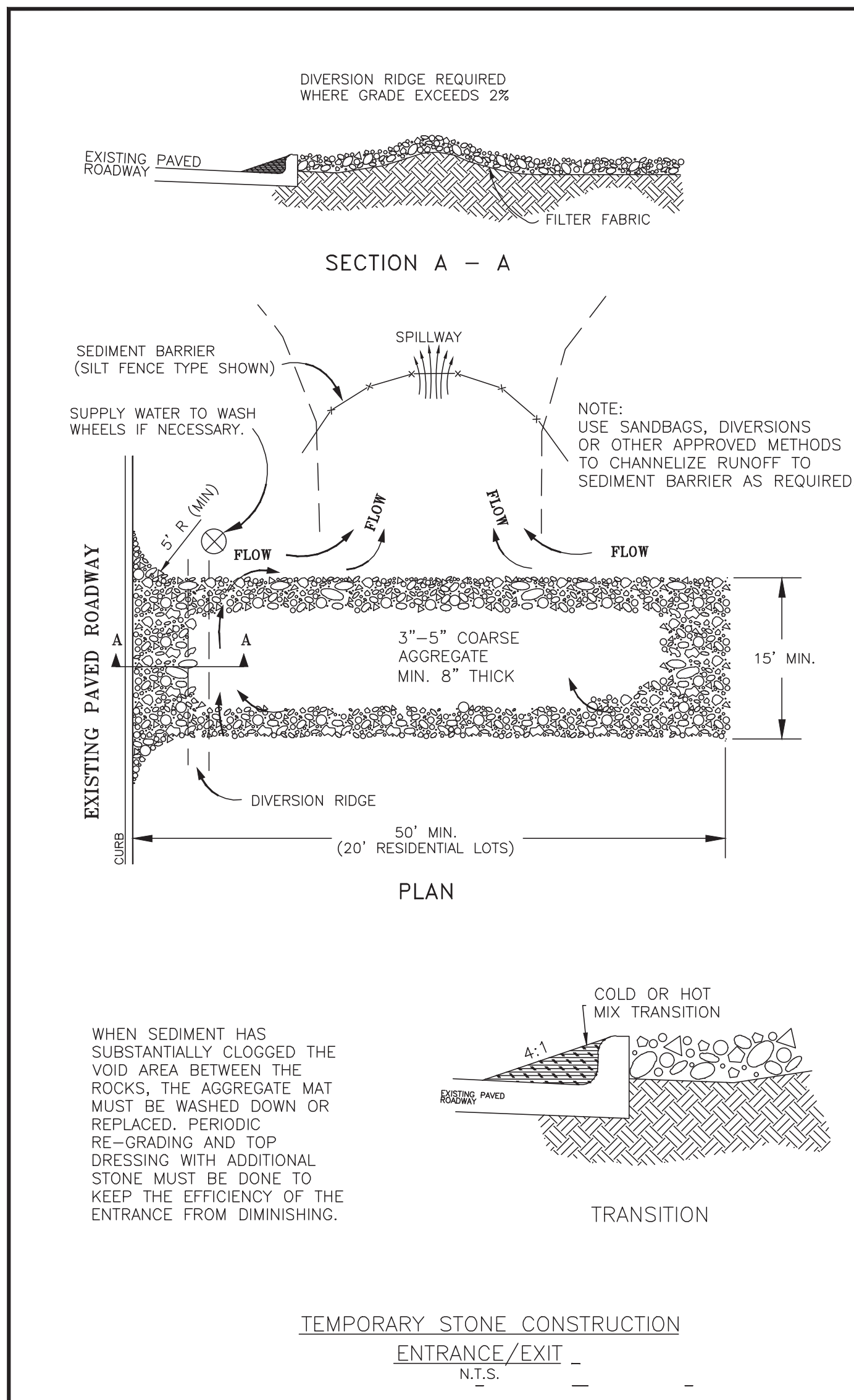
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**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

GENERAL EROSION CONTROL NOTES  
SL-33

PROJECT NO. 14320





No.	DATE	REVISION
SCALE:		
DESIGN ENGINEER: _____ DATE _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
EROSION CONTROL DETAILS - 1		
JOB No.:	DESIGNED BY:	SL-34
DATE:	DRAWN BY:	SHEET OF
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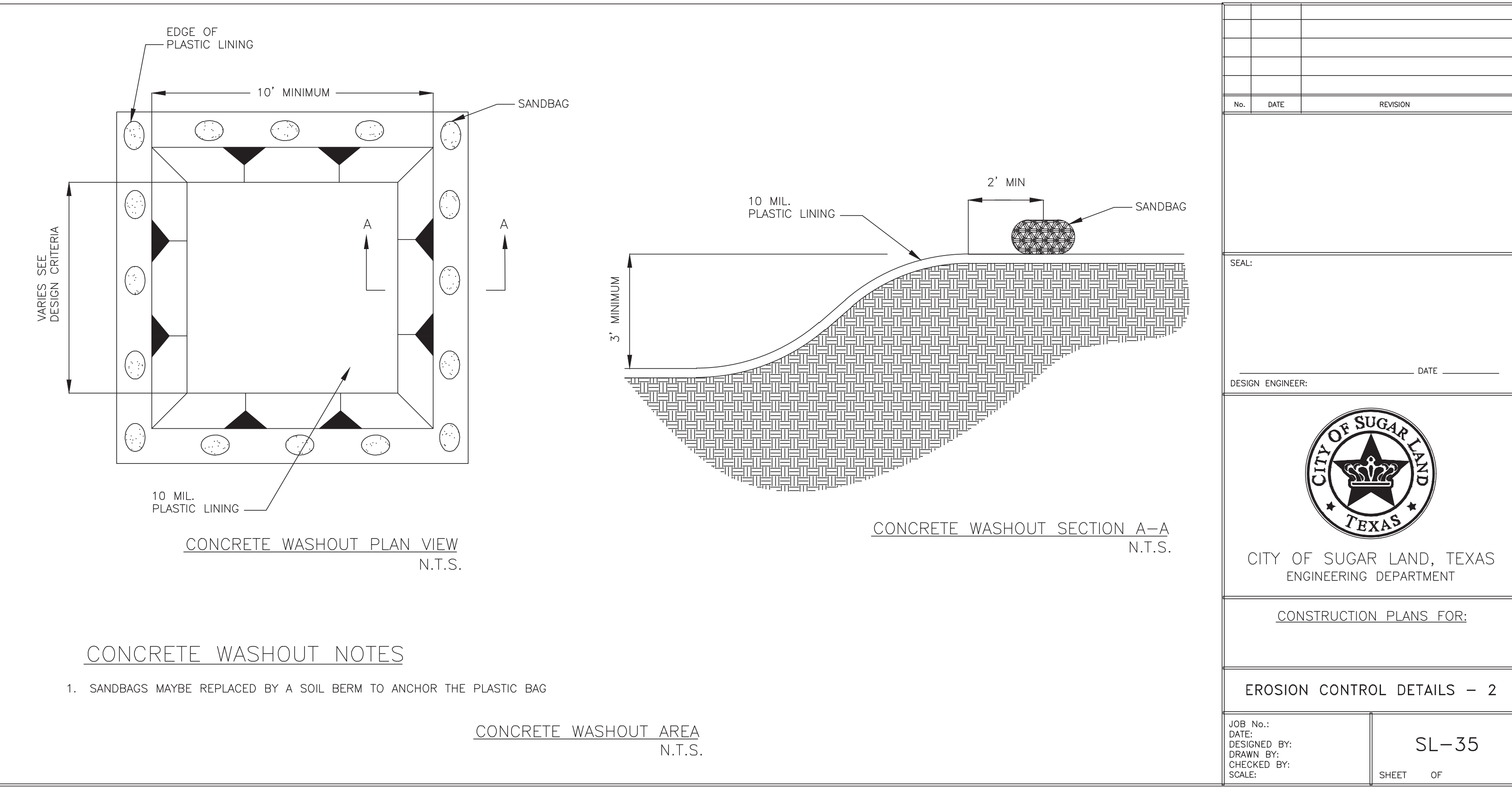
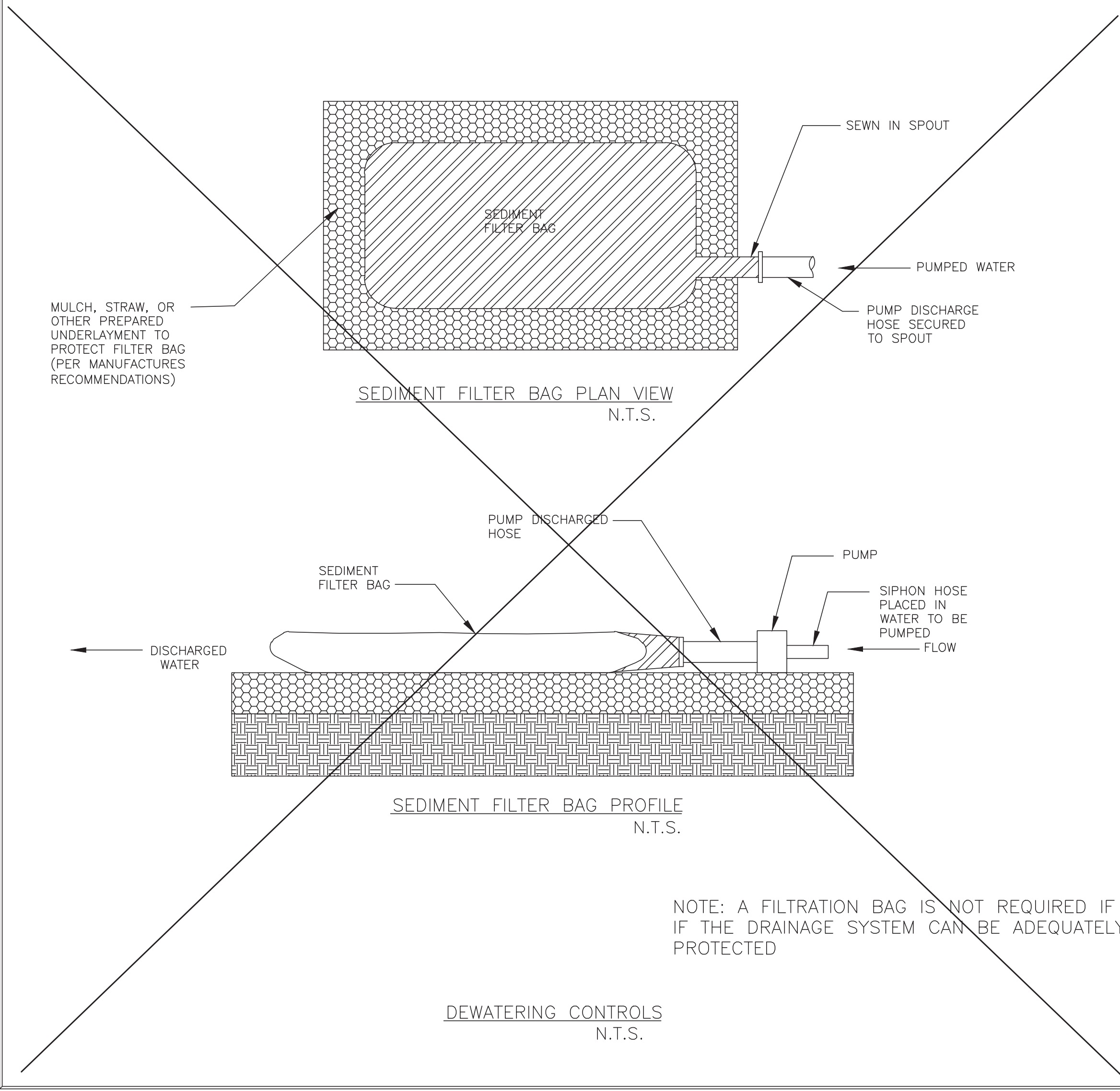
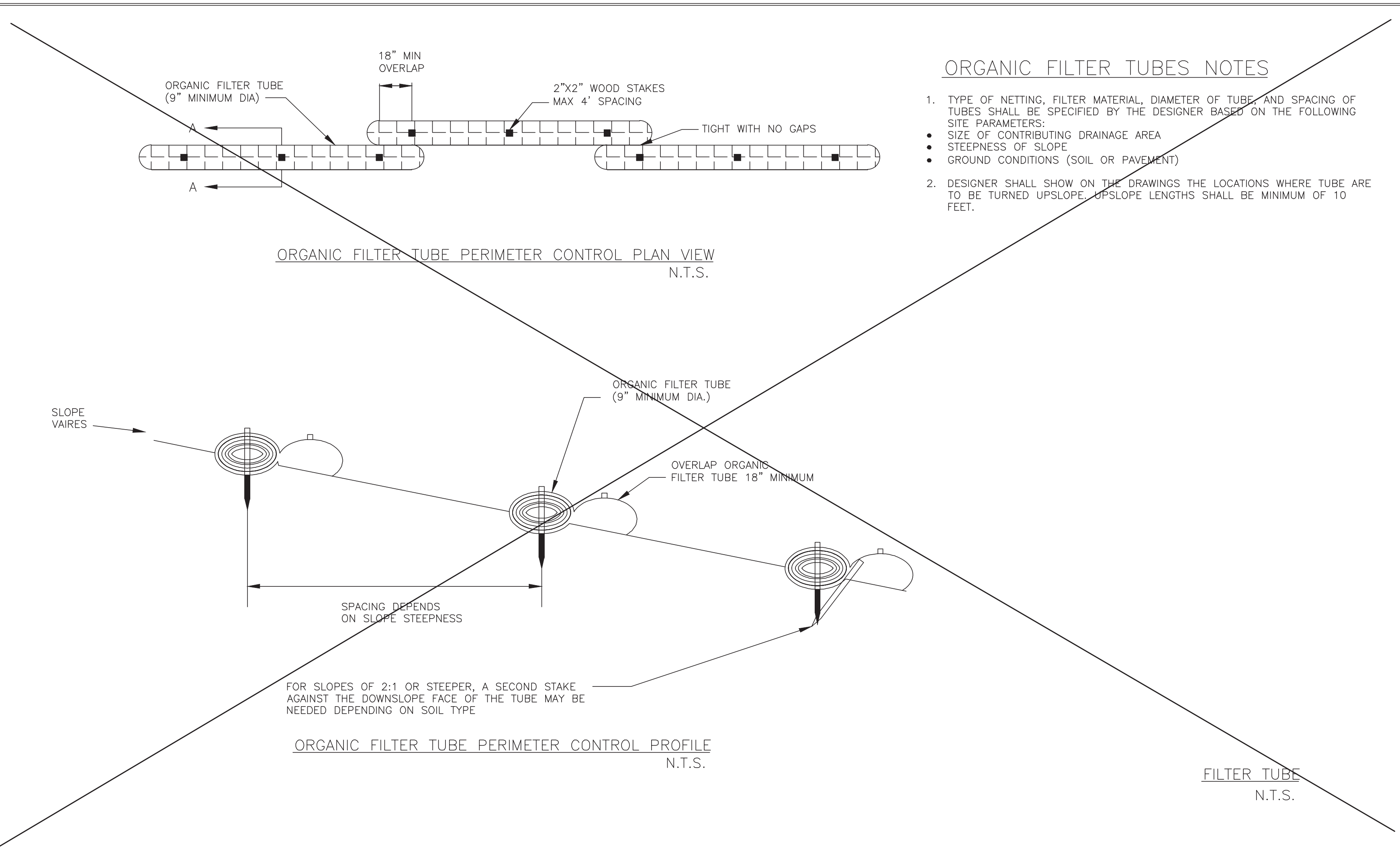
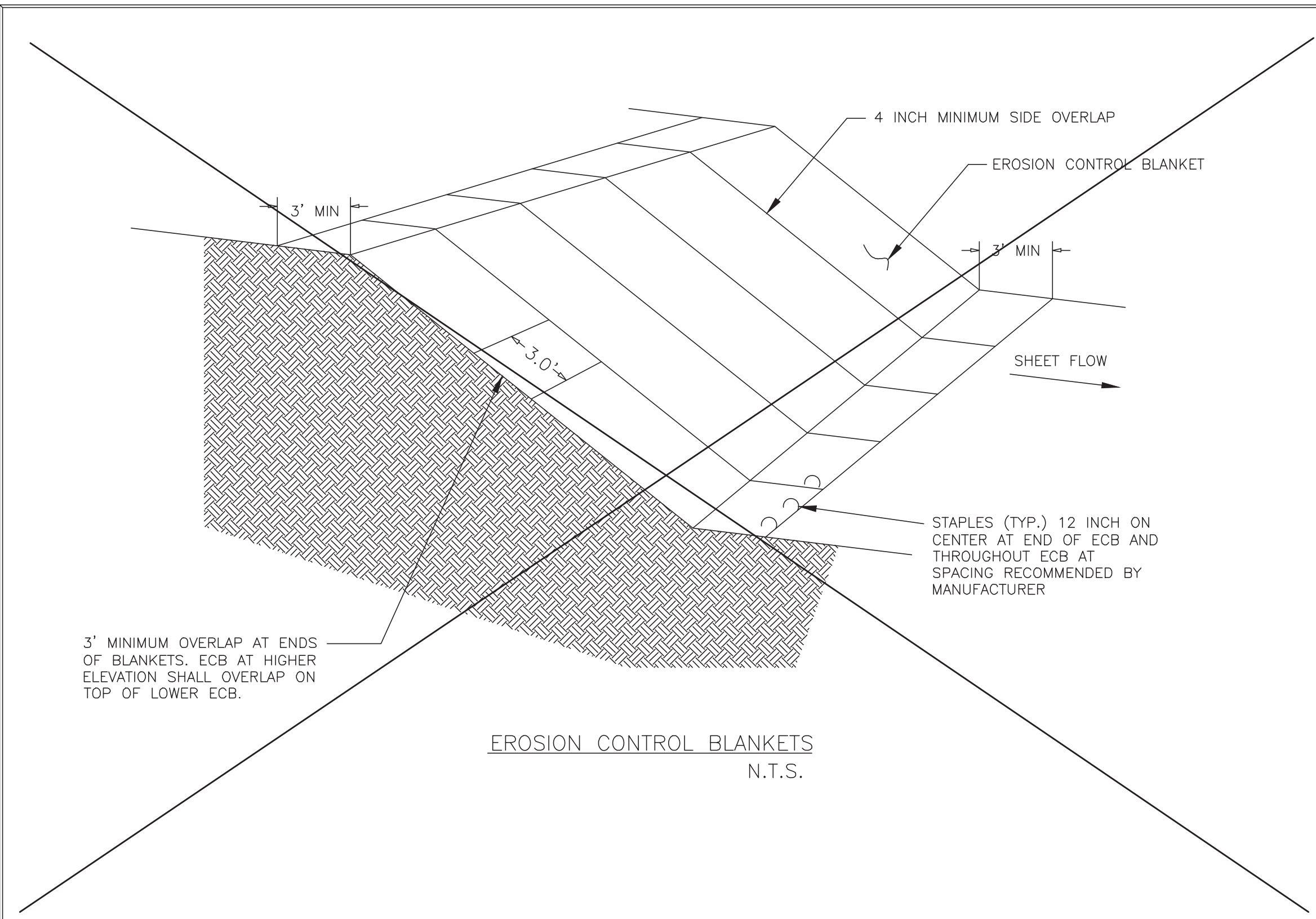
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 DRAWN BT  
 CHECKED \_\_\_\_\_  
 DATE May 2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

EROSION CONTROL  
 DETAILS - 1  
 SL-34  
 PROJECT NO. 14320



No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**EROSION CONTROL DETAILS - 2**

JOB No.:	SL-35
DATE:	
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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
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DATE	May 2023

**Baker & Lawson, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

05-25-2023

OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

EROSION CONTROL  
DETAILS - 2  
SL-35

PROJECT NO. 14320



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 27, 2023

**PREPARED BY:** Otis T. Spriggs, AICP

**AGENDA CONTENT:** Consideration of approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

### EXECUTIVE SUMMARY:

The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north.

The 7.732 acre tract is being subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self-service storage facility. Lot 2 is zoned as residential (SF-7.2) (*Rezoned May of 2022, ORD\_20220524-024*). Lot 2 is currently under residential use. There are no proposed improvements for Lot 1. A summary of the lot layout is shown on the Plat (PT Estates Subdivision).

The latest action by City Council, after the recommendation of approval by the Planning Commission, the Council on January 24, 2023, voted (5-0) to approve the preliminary plat subject to the waiver of the right of way preservation requirement; however, for the submission of the Final Plat, the applicant is asking that the 5 ft. of right of way dedication be approved in order to accommodate sidewalks within the right of way.

**Staff/Engineers Review:** The City Engineer reviewed the final plat and documented 2 textual comments in which they have been corrected and resubmitted by the applicant. Staff was able to clear said comments; however, due to A.D.D.'s meeting schedule, obtaining an updated approval will be delayed and Staff is recommending approval conditioned upon the applicant meeting A.D.D. final approval.

**Planning and Zoning Commission Action:**

Motion was made by Commission Member Deborah Spoor to approve the Final Plat subject to the final approval of the Development Agreement which will address all public improvements; Seconded by Commission Member Ellen Eby. Roll Call vote: (4-0), plat was approved.

**RECOMMENDATION:** The planning and zoning commission and Staff recommend approval of the final plat subject to the City Engineer's review comment requiring final Angleton Drainage District approval.

FIELD NOTES FOR 7.732 ACRE

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60'-FEET WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 20110389729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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 GROUNTS 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 GROUNTS 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, PARKING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

STATE OF TEXAS & COUNTY OF BRAZORIA &

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.

PATRICK THOMAS

DULY AUTHORIZED AGENT

STATE OF TEXAS & COUNTY OF BRAZORIA &

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

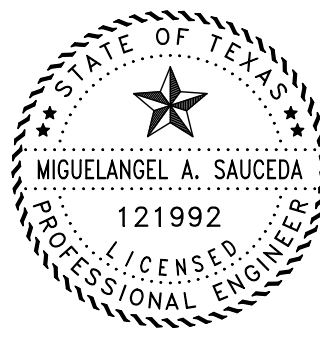
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS & COUNTY OF BRAZORIA &

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

SIGNED: MIGUELANGEL A SAUCEDA DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992



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

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS & COUNTY OF BRAZORIA &

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS

ANGLETON DRAINAGE DISTRICT

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

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

- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

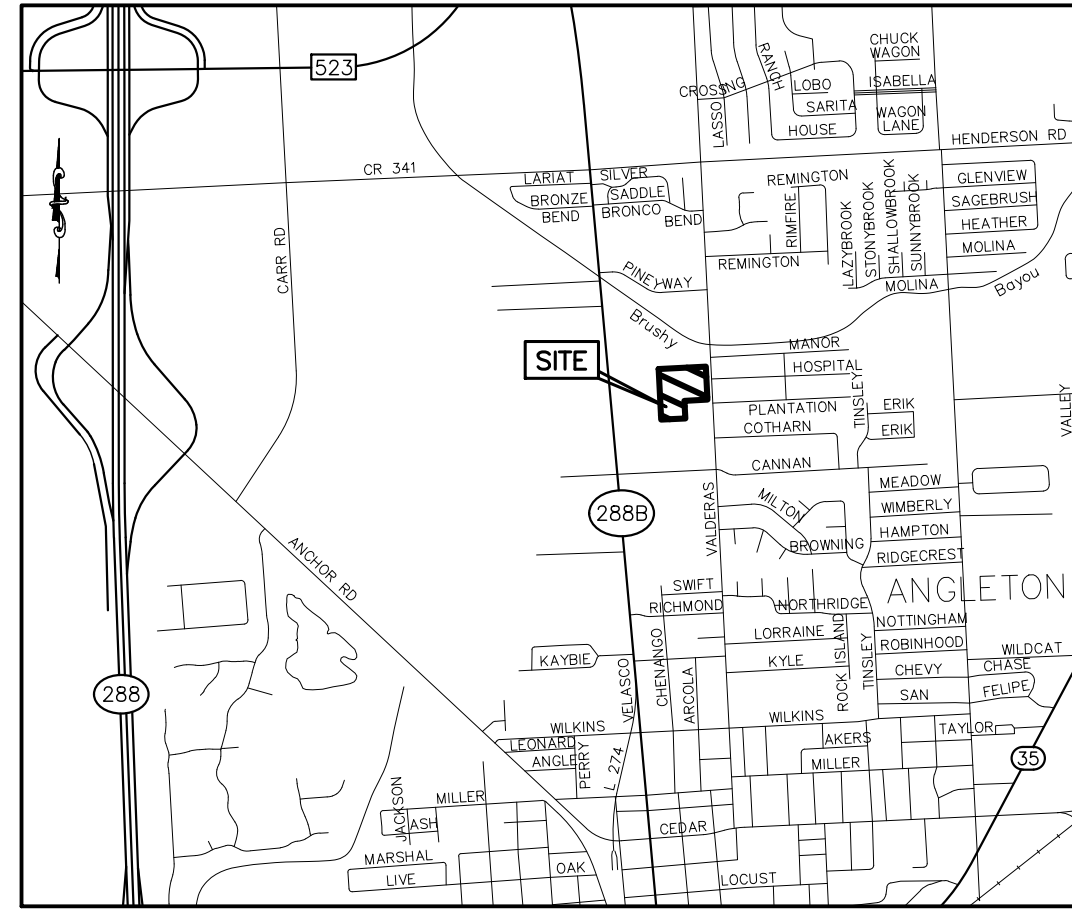
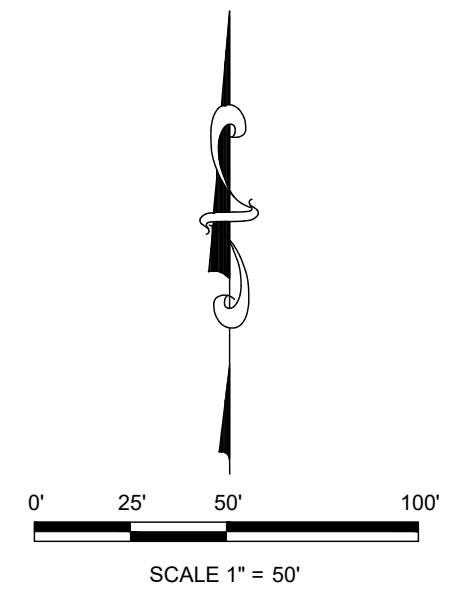
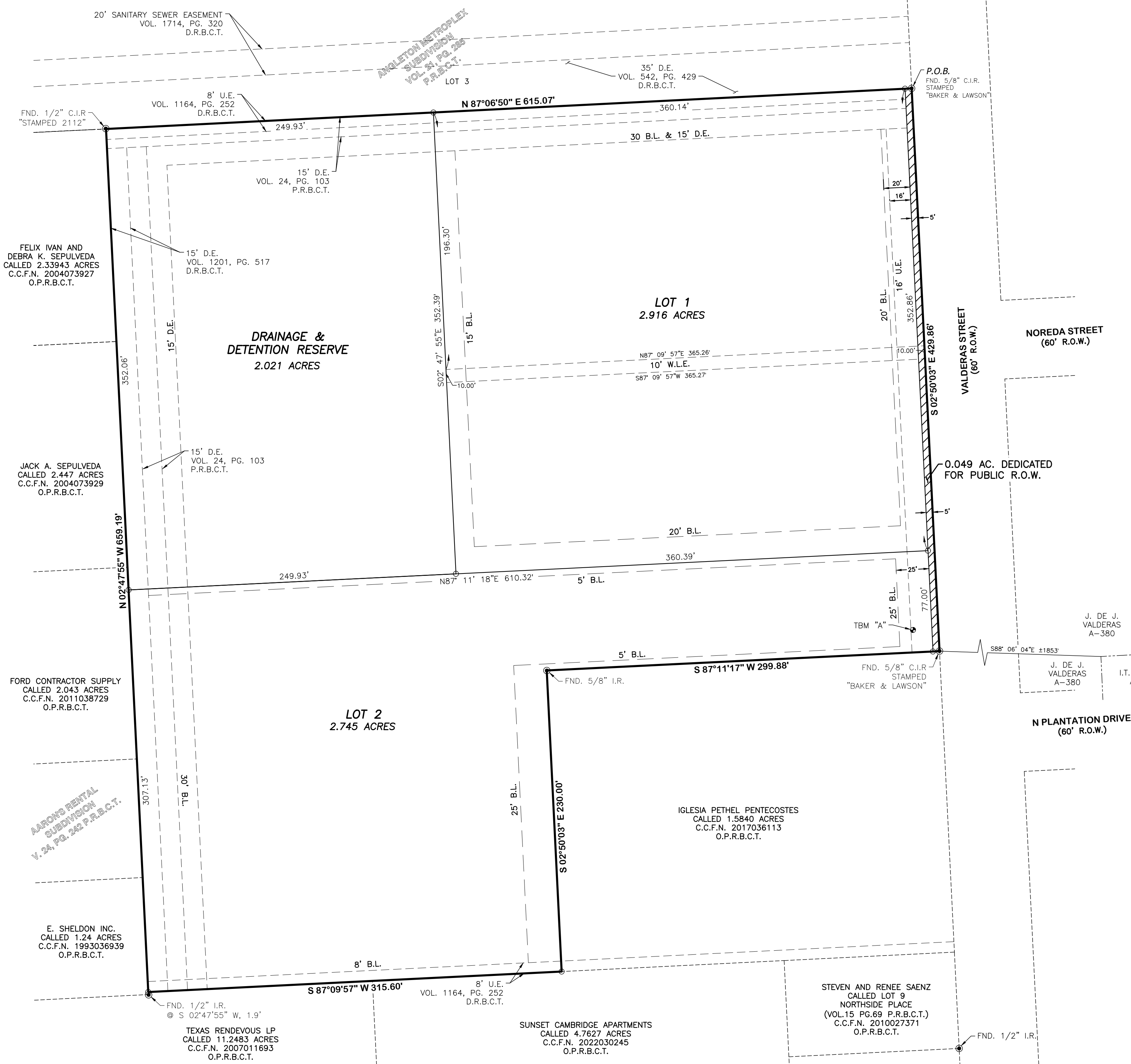
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

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

CHAIRMAN, BOARD OF SUPERVISORS

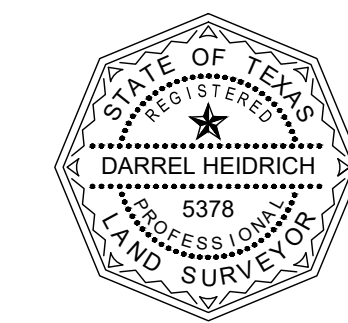
BOARD MEMBER

BOARD MEMBER



- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY...
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. NOTICE: SIDEWALKS SHALL BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
11. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
12. NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY OTHER USE OF THE PROPERTY OR SUBDIVISION WILL REQUIRE DRAINAGE REVIEW BY THE ANGLETON DRAINAGE DISTRICT AND THE CITY OF ANGLETON.
13. ELEVATIONS BASED ON NAVD83
REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR2448), PUBLISHED ELEVATION: 32.0 FEET.
TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET.
ELEVATION: 27.56 FEET
STATE OF TEXAS & COUNTY OF BRAZORIA &
KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378



DRAINAGE AND DETENTION RESERVE

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION RESERVE." THE DRAINAGE AND DETENTION RESERVE WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID RESERVE OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE RESERVE, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION RESERVE AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION RESERVE CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR, THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION RESERVE IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE RESERVE.

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
W.L.E. = WATER LINE EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⦿ = SITE TBM

OWNER: PATRICK THOMAS (979)799-7016 DRPP170@GMAIL.COM

FINAL REPLAT PT ESTATES A REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE BEING THE SAME PROPERTY DESCRIBED AS LOT 1 RECORDED IN C.C.F.N. 2018064937 O.P.R.B.C.T. LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS 4005 Technology Drive, Suite 1530 Angleton, TX 77515 OFFICE: (979) 849-6681 TBPLS NO. 10052500 REG. NO. F-825

Table with 3 columns: PROJECT (15239), DRAWING NO. (15239 FINAL REPLAT), SCALE (1" = 50'), DATE (4/25/2023), DRAWN BY (AD), CHECK BY (DH)

May 25, 2023

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

Re: On-Going Services  
PT Estates Subdivision Final Replat– 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Final Replat:

1. Label the proposed 10-ft water line easement for the proposed fire hydrant line shown within Lot 1.
2. Field Notes – Paragraph 7 – For the called 2.447 ac tract noted, verify and include the text “C.C.F.N.” where noted.

HDR takes no objection to the proposed the proposed PT Estates Subdivision Final Replat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761/10336228)

Attachments

**FIELD NOTES FOR 7.732 ACRE**

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60-FOOT WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 2011038729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

**OWNER'S ACKNOWLEDGEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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, PARKING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

**STATE OF TEXAS § COUNTY OF BRAZORIA §**

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.

PATRICK THOMAS

DULY AUTHORIZED AGENT

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF TEXAS § COUNTY OF BRAZORIA §**

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_

MIGUELANGEL A. SAUCEDA  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 121992

**STATE OF TEXAS § COUNTY OF BRAZORIA §**

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5378

**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

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

**STATE OF TEXAS § COUNTY OF BRAZORIA §**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC  
STATE OF TEXAS

**ANGLETON DRAINAGE DISTRICT**

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

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

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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.

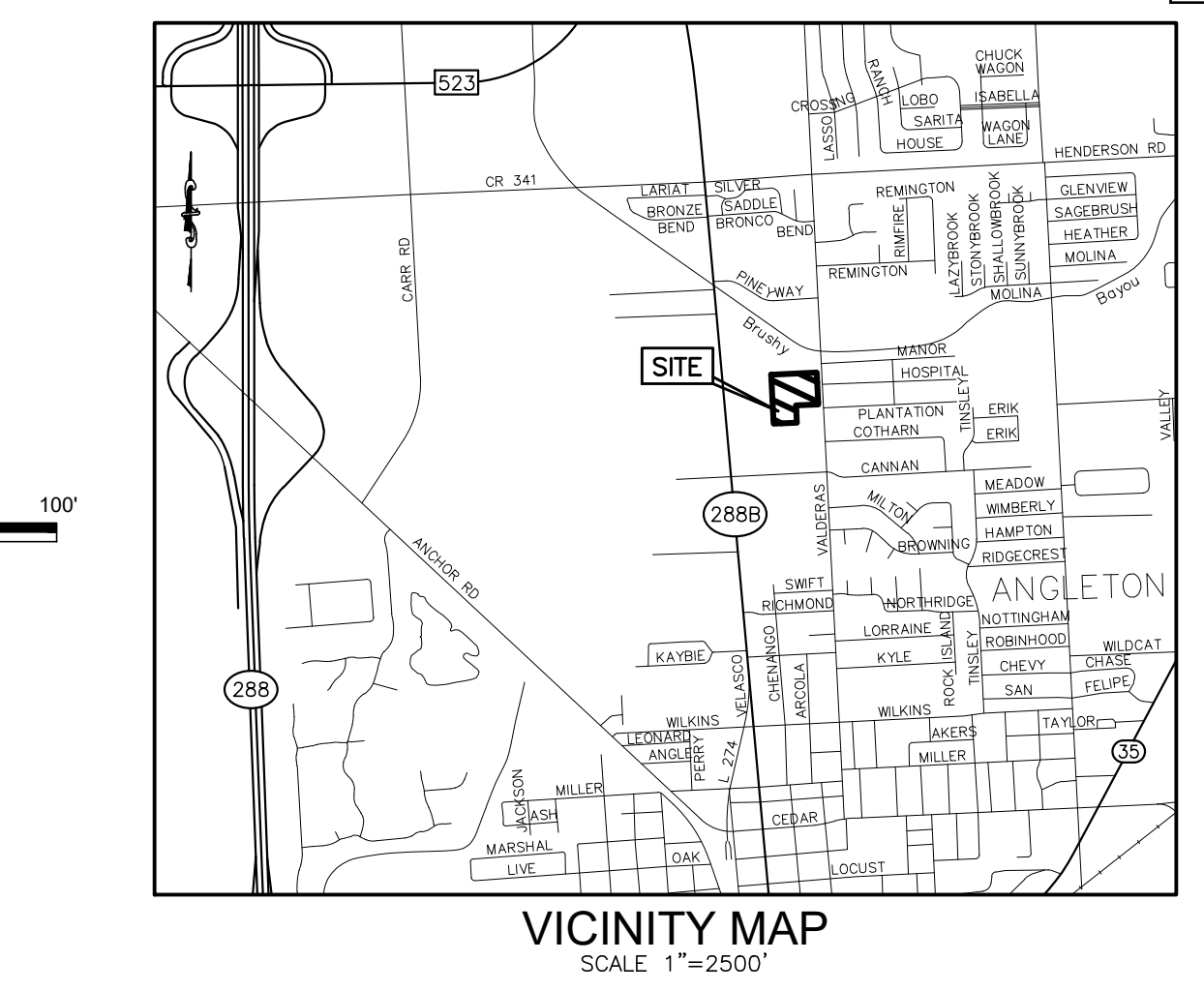
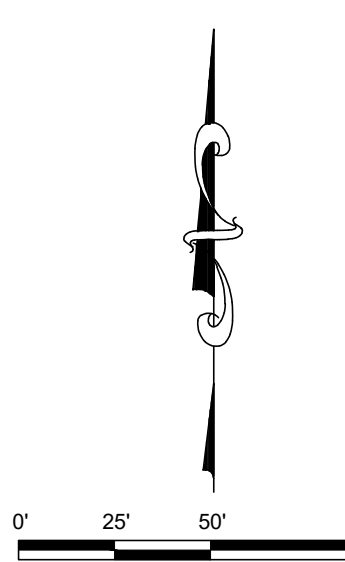
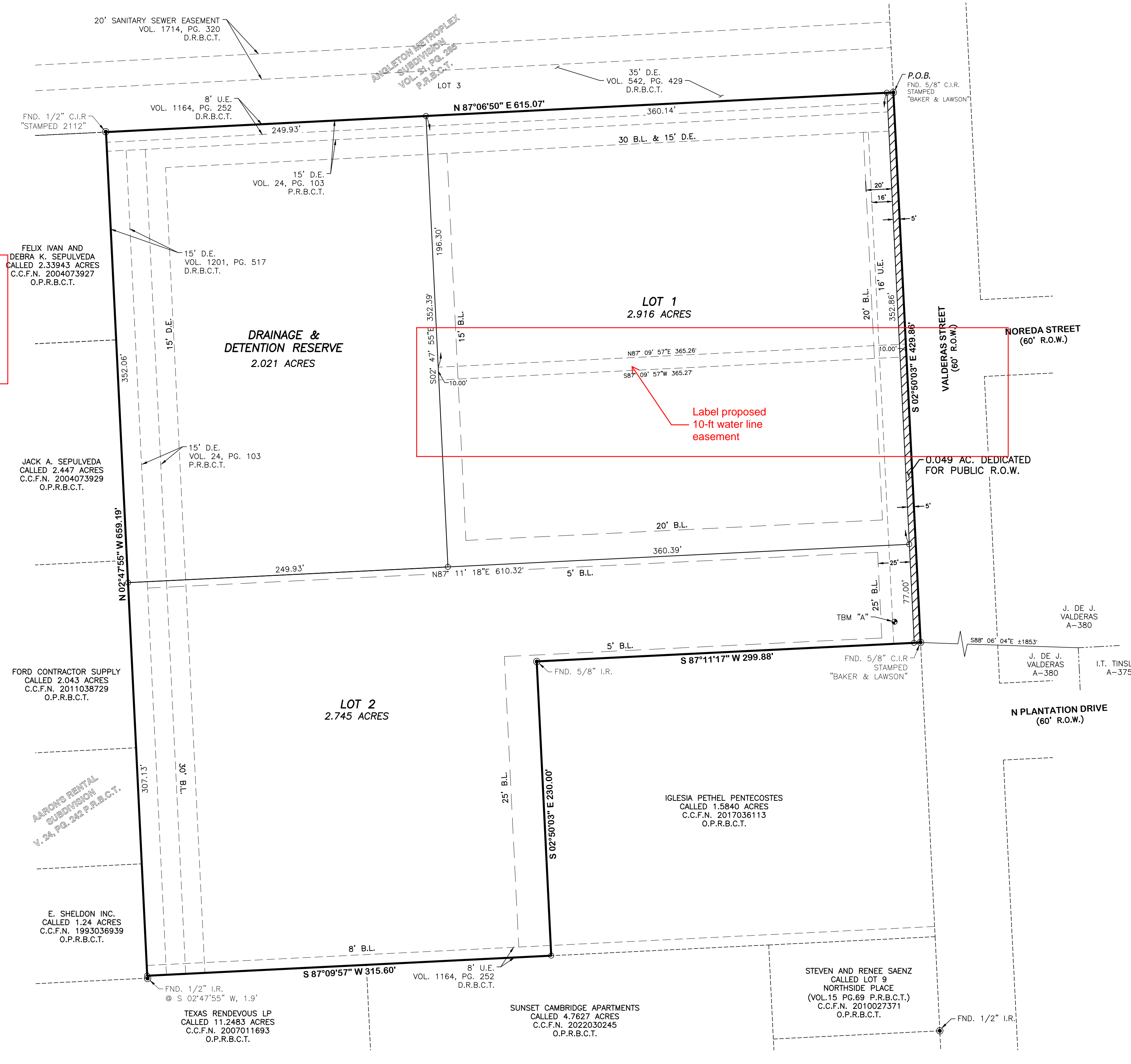
THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS \_\_\_\_\_ BOARD MEMBER \_\_\_\_\_

BOARD MEMBER \_\_\_\_\_

**FIRE LANE AND FIRE EASEMENT**

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.



**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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.
- 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.
- 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.
- 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.
- 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.
- NOTICE: SIDEWALKS SHALL BE REQUIRED TO BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
- THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
- NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY OTHER USE OF THE PROPERTY OR SUBDIVISION WILL REQUIRE DRAINAGE REVIEW BY THE ANGLETON DRAINAGE DISTRICT AND THE CITY OF ANGLETON.
- ELEVATIONS BASED ON NAVD83
- REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR8248), PUBLISHED ELEVATION: 32.0 FEET. TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET

**STATE OF TEXAS § COUNTY OF BRAZORIA §**

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5378

**LEGEND**

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS  
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS  
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS  
C.C.F.N. = COUNTY CLERK'S FILE NUMBER  
FND = FOUND  
C.I.R. = CAPPED IRON ROD  
I.R. = IRON ROD  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R.O.W. = RIGHT-OF-WAY  
VOL., PG. = VOLUME PAGE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
B.L. = BUILDING LINE

**SYMBOLS**

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
● = FOUND MONUMENT (AS NOTED)  
● = SITE TEM

**FINAL REPLAT  
PT ESTATES  
A REPLAT OF VERA SUBDIVISION  
AS RECORDED IN  
VOL. 24, PG. 103  
P.R.B.C.T**

**BEING THE SAME PROPERTY DESCRIBED  
AS LOT 1 RECORDED IN  
C.C.F.N. 2018064937  
O.P.R.B.C.T.**

**LOCATED IN THE  
J. DE J. VALDERAS SURVEY ABSTRACT NO. 380  
CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS**

**4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS NO. 10052500  
REG. NO. F-825**

**BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS**

OWNER:  
PATRICK THOMAS  
(979)799-7016  
DRPPT70@GMAIL.COM

PROJECT: 15239 SCALE: 1" = 50' DRAWN BY: AD  
DRAWING NO.: 15239 FINAL REPLAT DATE: 4/25/2023 CHECK BY: DH



May 25, 2023

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

Re: On-Going Services  
PT Storage Facility Site Development Plans– 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. The Angleton Drainage District provided approval on January 19, 2023 and a letter with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. A signed copy of the letter shall also be provided.
2. Coordination with the City of Angleton Public Works shall be for the proposed fire hydrants taps and the detention outfall work located near an existing sanitary force main.

HDR takes no objection to the PT Storage Facility Site Development 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 registered professional engineer licensed to practice in the State of Texas, which therefore conveys the design professional'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 (10361761/10336228)

Attachments



January 19, 2023

Dr. Patrick Thomas, DDS  
913 Cannan Drive  
Angleton, Texas 77515

Re: PT Storage Facility on 2001 N. Valderas Street, Angleton.  
Plat, Grading, Drainage and Detention Plan

Dear Mr. Thomas:

The Angleton Drainage District Board of Supervisors, during the special public meeting held on January 18, 2023, unanimously approved the plat, grading and drainage and detention plan for the PT Storage Facility to be located on 2001 North Valderas Street as presented.

As presented, the property consisting of 7.73-acres will be divided into two lots. Lot 1 will be located on the northeast corner and contains 2.957 acres and will consist of proposed of storage facilities and a 2.021-acre detention reserve. Lot 2 consists of 2.754-acres, has an existing barn and possibly a single -family residence in the future. There is a ditch on the west and north side of the property. The ditch is currently within a 30' Drainage easement. The ditch uses the entire drainage easement, measured from top bank to top bank. The proposed plat and plans will add an additional 10' to 15' of drainage easement for maintenance. There will be a shared 20' wide berm between the existing ditch and proposed pond.

Should any additional structures be added in the future, other than those on the plans presented on January 18, 2023, 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, grading and drainage and detention plan in no way represents that the Brazoria County Emergency Operations Center has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading and drainage and detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

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

# PT STORAGE FACILITY

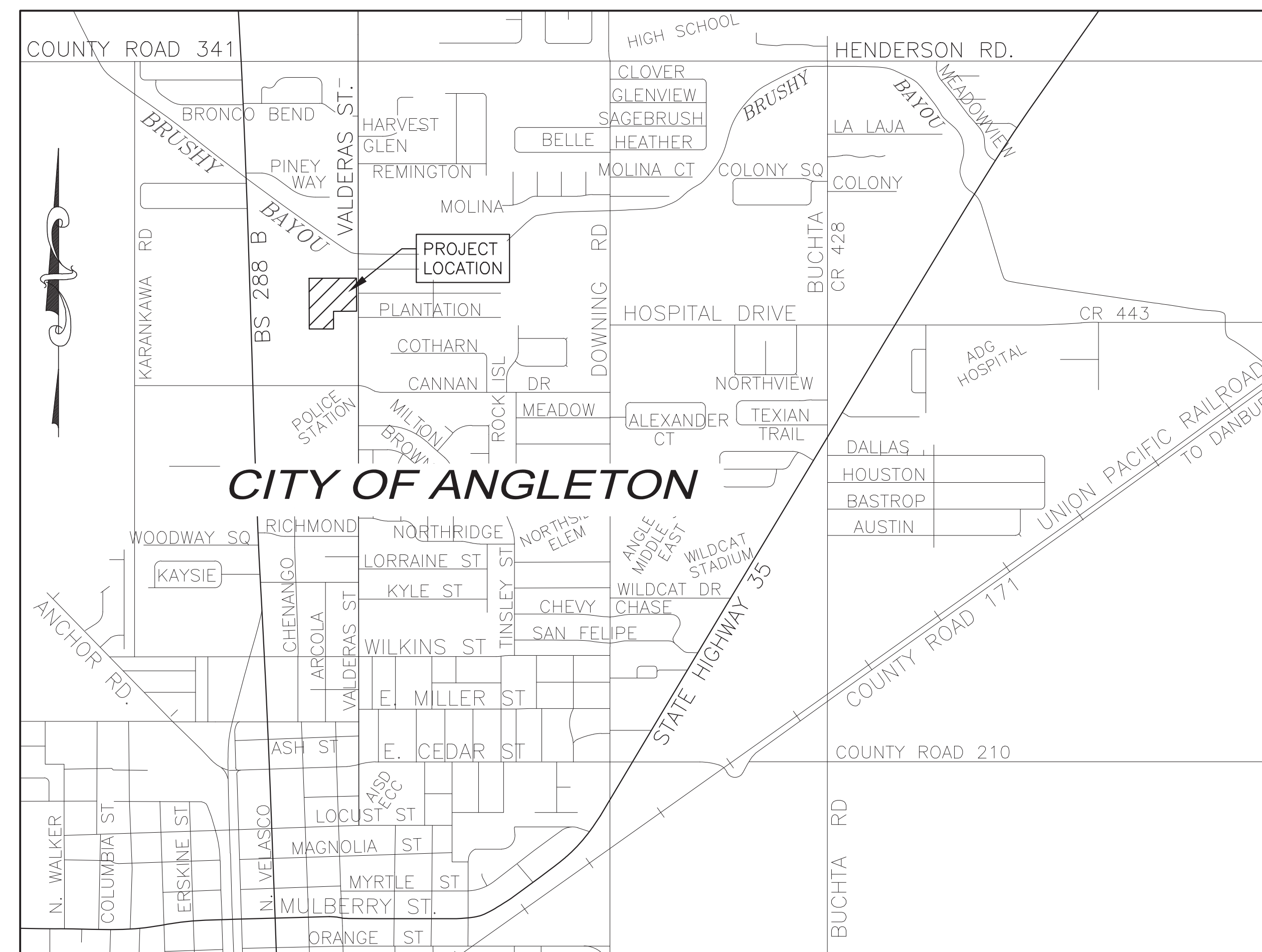
## PLANS FOR CLEARING, DETENTION, GRADING, DRAINAGE AND UTILITIES

May 19, 2023

**CITY OF ANGLETON**

**MAYOR**  
JASON PEREZ

**CITY COUNCIL**  
 CHRISTIENE DANIEL  
 TRAVIS TOWNSEND  
 JOHN WRIGHT  
 CECIL BOOTH  
 MARK GONGORA



VICINITY MAP  
N.T.S.

**INDEX OF SHEETS**

- TS TITLE SHEET
- C.1 GENERAL NOTES
- C.2 EXISTING CONDITIONS AND DEMOLITION SHEET
- C.3 SITE & LANDSCAPE PLAN
- C.4 GRADING PLAN
- C.5 DETENTION POND LAYOUT
- C.6 DRAINAGE AREA MAP
- C.7 PROPOSED UTILITY LAYOUT
- C.8 HYDRAULIC CALCULATIONS
- C.9 SWPPP LAYOUT & DETAILS
- C.10 SWPPP NARRATIVE

**STANDARD DETAILS (SD)**

- SD.1 STORM SEWER CONSTRUCTION DETAILS SL-05
- SD.2 STORM SEWER INLET CONSTRUCTION DETAILS SL-07
- SD.3 STORM SEWER CONSTRUCTION DETAILS SL-10
- SD.4 WATER LINE CONSTRUCTION DETAILS SL-15
- SD.5 WATER LINE CROSSING DETAILS SL-16
- SD.6 WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS SL-19
- SD.7 STORM SEWER PIPE BEDDING AND BACKFILL DETAILS SL-20
- SD.8 CONCRETE PAVEMENT CONSTRUCTION DETAILS SL-21
- SD.9 WHEELCHAIR RAMP & SIDEWALK DETAILS I SL-25
- SD.10 WHEELCHAIR RAMP & SIDEWALK DETAILS II SL-26
- SD.11 DRIVEWAY CONSTRUCTION DETAILS SL-27
- SD.12 GENERAL EROSION CONTROL NOTES SL-33

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	

**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4905 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 15239

A:\150005\15239\15239-ENGINEERING-SURVEY\ENGINEERING\15239-SHEET-SET.DWG

GENERAL CONSTRUCTION NOTES

CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" (TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON (TELEPHONE NO. (979) 849-4364) 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.

ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.

CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.

CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.

CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.

ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.

CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.

ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLAT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.

ALL UTILITY TRENCHES TO BE BACK FILLED TO 90% STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.

ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTRACT.

BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT PERSONAL, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.

CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT THEIR EXPENSE.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

GUIDELINES SET FORTH IN THE TEXAS MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.

FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.

CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.

TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40 FOOT INTERVALS (SAWCUTS @ 20 FOOT(2.5 INCH DEEP)). LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14 FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.

6 INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18 INCH LAPS. (36 BAR DIA)

SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM 18 INCH OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.

SUBGRADE TO BE STABILIZED 1 FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.

USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.

BACKFILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.

THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.

RATE OF APPLICATION FOR LIME SHALL BE 7% OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 LB/CF) OR 31.5 LB/SY FOR 6 INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN 1 INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR 2 CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE 95% OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THE SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER Tired TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.

FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.

REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED AT 48 INCH SPACING EACH WAY.

PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10 FOOT INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.

CONCRETE FOR PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN 5.5 SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN 6.5 GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED 5 INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF 3500 P.S.I. AT 28 DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A 12 FOOT CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.

FLY ASH SHALL MAKE UP FROM 20%-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.

CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF 1 GALLON PER 200 SQUARE FEET.

EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A 2 COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.

CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF 7 CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF 3500 P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.

CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM 5 SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.

A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TxDOT MATERIAL SPECIFICATION DMS-4610 AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.

ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.

BLOCK SOD SHALL BE PLACED 16 INCH (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND SUSPENDING OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. CONCRETE PAVEMENT SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS 40°F AND FALLING OR ABOVE 100°F. CONCRETE MAY BE PLACED IF THE AMBIENT TEMPERATURE IS 35°F AND RISING. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF RAINS OR IF TEMPERATURE DROPS BELOW 32°F. NO SALT OR OTHER CHEMICALS SHALL BE ADDED TO CONCRETE TO PREVENT FREEZING.

WASTEWATER CONSTRUCTION NOTES

CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON AND ENGINEER OF RECORD.

SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.

MAINTAIN 12 INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.

WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9 FEET BUT MORE THAN 6 INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18 FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.

CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.

SANITARY SEWER LEADS UNDER OR WITHIN 1 FOOT OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1 FOOT OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS. SANITARY LEADS SHALL BE CONSTRUCTED OF SCH. 40 P.V.C.

LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.20. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.

CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

WATER CONSTRUCTION NOTES

CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.

SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.

ALL 4 INCH TO 12 INCH WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.

WATER LINES UNDER OR WITHIN 1 FOOT OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.

PROVIDE A MINIMUM 6 INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.

CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3 FEET FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.

WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN 9 FEET VERTICAL SEPARATION, PROVIDE 1 MINIMUM 18 FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.

THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS UTILITIES

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

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

\* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES. ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

CAUTION: OVERHEAD POWER LINES

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

TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (409)949-5683 OR (888)866-7456.

GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
6. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
7. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
8. USE ONE CALL UTILITY SYSTEM: DIAL (800) 344-8377 OR 811, 48 HOURS BEFORE YOU DIG.
9. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

CONSTRUCTION SEQUENCING

CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.

PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.

INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.

ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUCH BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.

INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.

BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREAS AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.

REGRADE STREETS TO SUBGRADE.

ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST COURSE BASE MATERIAL ON STREETS.

INSTALL CURB AND GUTTER.

LAY FINAL BASE COURSE ON ALL STREETS.

PLACE CONCRETE.

COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION/FILTRATION PONDS.

COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.

COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

LEGEND

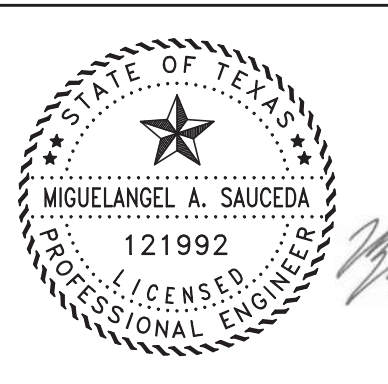
- C.C.F.N.= COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T.= OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T.= DEED RECORDS BRAZORIA COUNTY TEXAS
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
C.I.R.= CAPPED IRON ROD
I.R.= IRON ROD
FND.= FOUND
R.O.W.= RIGHT-OF-WAY
VOL.= VOLUME
PG.= PAGE

SYMBOLS

- MANHOLE
CLEAN OUT
WATER METER
POWER POLE
TELEPHONE PEDESTAL
GAS METER
WATER VALVE
INLET
CIV ANCHOR
SIGN
MAIL BOX
UTILITY BOX
LIGHT POLE
FIRE HYDRANT
BENCHMARK
FOUND MONUMENT AS NOTED
SET 5/8" C.I.R. "BAKER&LAWSON"
OVERHEAD ELECTRIC
BARBED WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE

Table with columns: NO., DATE, DESCRIPTION, APPROVED, DESIGNED (RL), DRAWN (JLH), CHECKED (RL), DATE (March 2023)

BAKER & LAWSON, INC. ENGINEERS • PLANNERS • SURVEYORS 4005 TECHNOLOGY DRIVE, SUITE 1530 ANGLETON, TEXAS 77515 (979) 849-6681 REG. NO. F-825



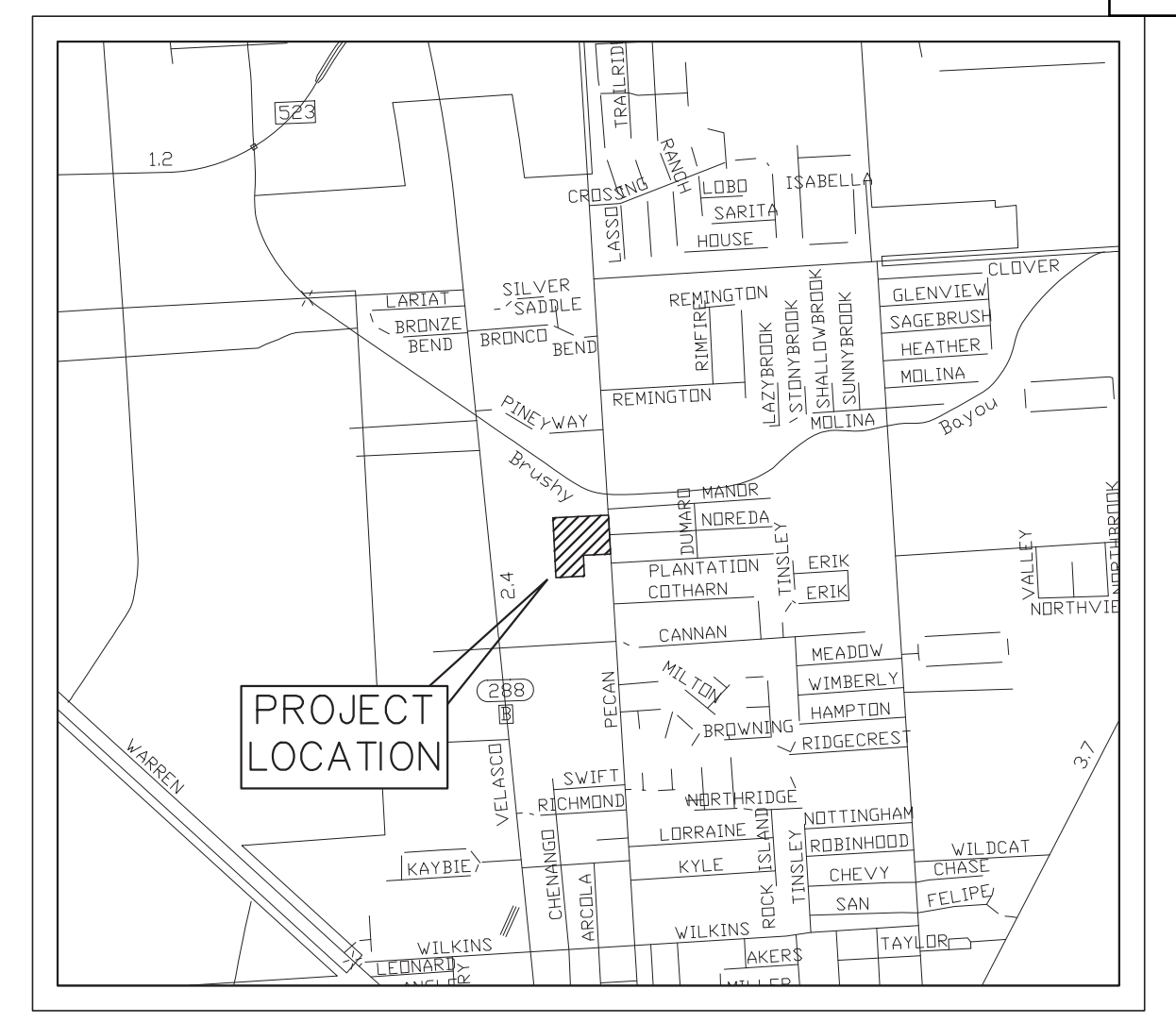
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-19-2023

OWNER: DR. PATRICK THOMAS, DDS 913 CANNAN DRIVE ANGLETON, TX 77515

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

PT STORAGE FACILITY ANGLETON, TEXAS 77515

GENERAL NOTES PROJECT NO. 15239



VICINITY MAP  
N.T.S.

LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
  - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
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  - VOL. = VOLUME
  - PG. = PAGE
- 
- SYMBOLS
- ⊙ = MANHOLE
  - ⊕ = CLEAN OUT
  - ⊗ = WATER METER
  - ⊛ = POWER POLE
  - ⊠ = TELEPHONE PEDESTAL
  - ⊞ = GAS METER
  - ⊡ = WATER VALVE
  - ⊞ = INLET
  - ⊞ = GUY ANCHOR
  - ⊞ = SIGN
  - ⊞ = MAIL BOX
  - ⊞ = UTILITY BOX
  - ⊞ = LIGHT POLE
  - ⊞ = FIRE HYDRANT
  - ⊞ = BENCHMARK
  - ⊞ = FOUND MONUMENT AS NOTED
  - ⊞ = SET 5/8" C.I.R. "BAKER&LAWSON"
  - = OVERHEAD ELECTRIC
  - = BARBED WIRE FENCE
  - = WOOD FENCE
  - = CHAIN LINK FENCE
- 
- 🌳 = LIVE OAK (HERITAGE TREE)
  - 🌳 = PECAN (HERITAGE TREE)
  - 🌳 = ELM (SIGNIFICANT TREE)
  - 🌳 = INSIGNIFICANT TREE

FLOOD ZONE STATEMENT

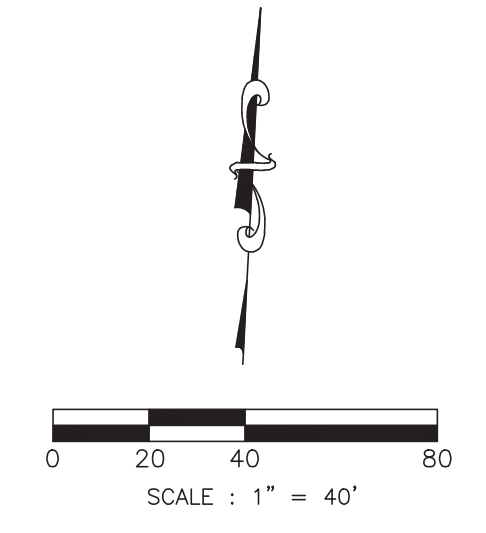
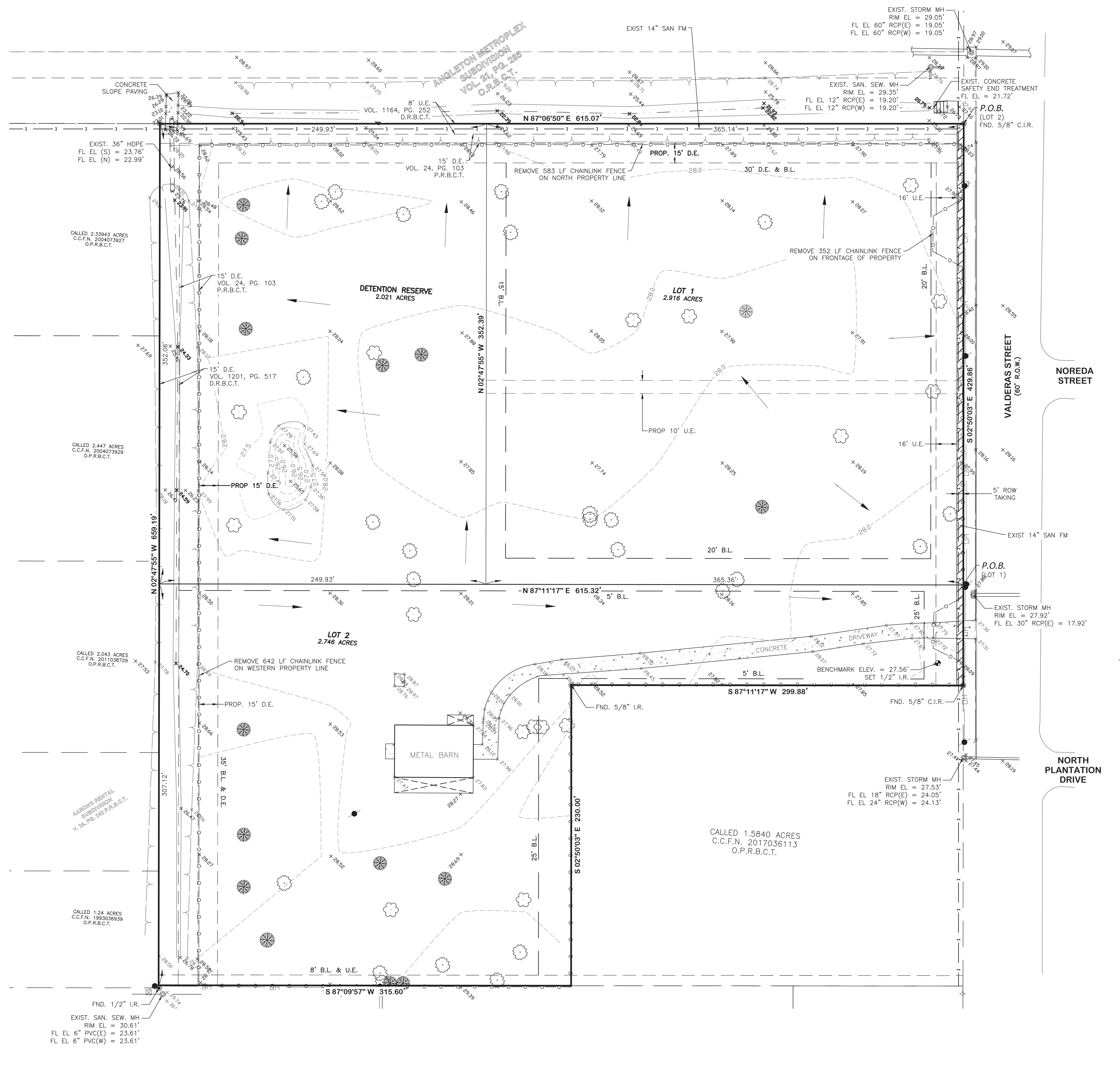
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48539C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES PARTIALLY IN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK:

BENCHMARK ELEV. = 27.56'  
 DESCRIPTION: 1/2" IRON ROD SET FOR CONTROL POINT  
 NORTHING: 13,632,295.05, EASTING: 3,107,655.12

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. ALL ELEVATIONS SHOWN HEREON ARE GPS DERIVED (NAVD88, U.S. FOOT) AND ARE NOT TIED TO A PUBLISHED BENCHMARK.
3. THIS MAP IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RECORDATIONS OF THE SUBJECT TRACT AND IS NOT A RESULT OF AN ON-THE-GROUND SURVEY.



NO.	DATE	DESCRIPTION	APPROVED

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	MARCH 2023

**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

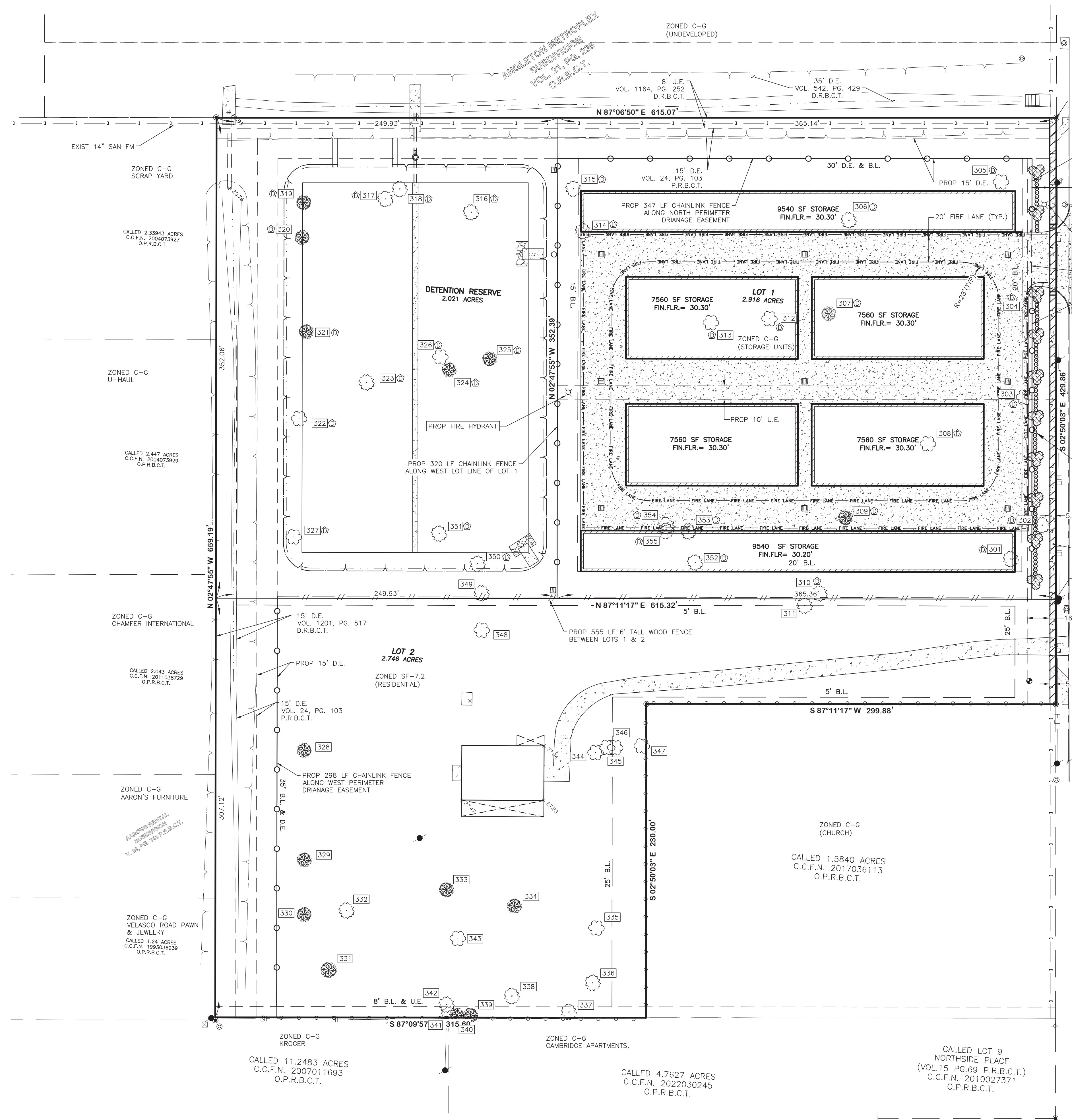
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

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

**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

EXISTING CONDITIONS  
 PROJECT NO. 15239



TREE SUMMARY TABLE (LOTS 1 AND 2)

ID NO.	SPECIES	SIZE	STATUS
301	TALLOW	24	REMOVE
302	TALLOW	30	REMOVE
303	OAK	24	REMOVE
304	OAK	24	REMOVE
305	OAK	30	REMOVE
306	TALLOW	28	REMOVE
307	PECAN	14	REMOVE
308	OAK	32	REMOVE
309	PECAN	12	REMOVE
310	TALLOW	12	REMOVE
311	TALLOW	28	PRESERVE
312	OAK	23	REMOVE
313	OAK	10	REMOVE
314	TALLOW	38	REMOVE
315	TALLOW	25	REMOVE
316	TALLOW	60	REMOVE
317	HACKBERRY	30	REMOVE
318	HACKBERRY	30	REMOVE
319	PECAN	10	REMOVE
320	PECAN	10	REMOVE
321	PECAN	10	REMOVE
322	OAK	10	REMOVE
323	TALLOW	12	REMOVE
324	PECAN	10	REMOVE
325	PECAN	10	REMOVE
326	OAK	22	REMOVE
327	OAK	30	REMOVE
328	PECAN	10	PRESERVE
329	PECAN	10	PRESERVE
330	PECAN	10	PRESERVE
331	PECAN	12	PRESERVE
332	TALLOW	22	PRESERVE
333	PECAN	10	PRESERVE
334	PECAN	42	PRESERVE
335	OAK	12	PRESERVE
336	TALLOW	25	PRESERVE
337	TALLOW	36	PRESERVE
338	HACKBERRY	42	PRESERVE
339	PECAN	8	PRESERVE
340	PECAN	8	PRESERVE
341	HACKBERRY	8	PRESERVE
342	TALLOW	12	PRESERVE
343	OAK	38	PRESERVE
344	LIVE-OAK	22	PRESERVE
345	LIVE-OAK	22	PRESERVE
346	LIVE-OAK	22	PRESERVE
347	LIVE-OAK	30	PRESERVE
348	LIVE-OAK	12	PRESERVE
349	CITRUS	12	PRESERVE
350	CITRUS	12	REMOVE
351	CITRUS	12	REMOVE
352	HACKBERRY	40	REMOVE
353	HACKBERRY	22	REMOVE
354	HACKBERRY	12	REMOVE
355	HACKBERRY	12	REMOVE

ZONING (LOT 1): ZONE C-G  
 REQUIRED SETBACKS  
 20' FRONT YARD  
 15' SIDE AND REAR YARD  
 20' SIDE AND REAR YARD WHEN ADJACENT TO RESIDENTIAL

ZONING (LOT 2): ZONE SF-7.2  
 REQUIRED SETBACKS  
 25' FRONT YARD  
 5' SIDE YARD  
 20' REAR YARD

PROPOSED TREE FROM LIST

PROPOSED TREES SHALL BE 12" CALIPER FROM TREE LIST (15' CANOPY AT MATURITY)

TREE LIST

COMMON NAME  
 GREEN ASH  
 BASSWOOD  
 EASTERN COTTONWOOD  
 AMERICAN ELM  
 BLACK HICKORY  
 SOUTHERN MAGNOLIA  
 RED MAPLE  
 BUR OAK  
 CALIFORNIA FAN PALM  
 LOBLOLLY PINE  
 SWEETGUM

HERITAGE TREE CALCULATIONS:  
 TOTAL NUMBER OF HERITAGE TREES = 20  
 TOTAL CALIPER OF HERITAGE TREES = 294 IN

HERITAGE TREES TO BE REMOVED = 7  
 CALIPER OF REMOVED HERITAGE TREES = 76 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 13  
 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 218 IN

REQUIRED REPLACEMENT CALIPER = (76 - 218) X 3 = 0 IN

REQUIRED REPLACEMENT TREES = 0 TREES

FRONTAGE TREE CALCULATIONS:  
 FRONTAGE = 352 FT - 40 FT DRIVEWAY - 20 FT EASEMENT = 292 FT  
 FRONTAGE TREES REQUIRED = 292 / 30 = 9.7 = 10 TREES  
 TOTAL PROPOSED TREES REQUIRED = 10 TREES  
 TOTAL TREES PROVIDED = 10 TREES

- SYMBOLS
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
  - = FOUND MONUMENT (AS NOTED)
  - ⊕ = (TBM) TEMPORARY BENCHMARK
  - ⊙ = POWER POLE
  - ⊞ = MAIL BOX
  - ⊚ = WATER METER
  - ☁ = LIVE OAK (HERITAGE TREE)
  - ☁ = PECAN (HERITAGE TREE)
  - ☁ = ELM (SIGNIFICANT TREE)
  - ☁ = INSIGNIFICANT TREE
  - ☁ = PROPOSED TREE
  - ⊙ = DENOTES TREE TO BE REMOVED

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED RL  
 DRAWN JLH  
 CHECKED RL  
 DATE March 2023

**B & L**  
 BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1530  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

121992  
 LICENSED PROFESSIONAL ENGINEER

05-19-2023

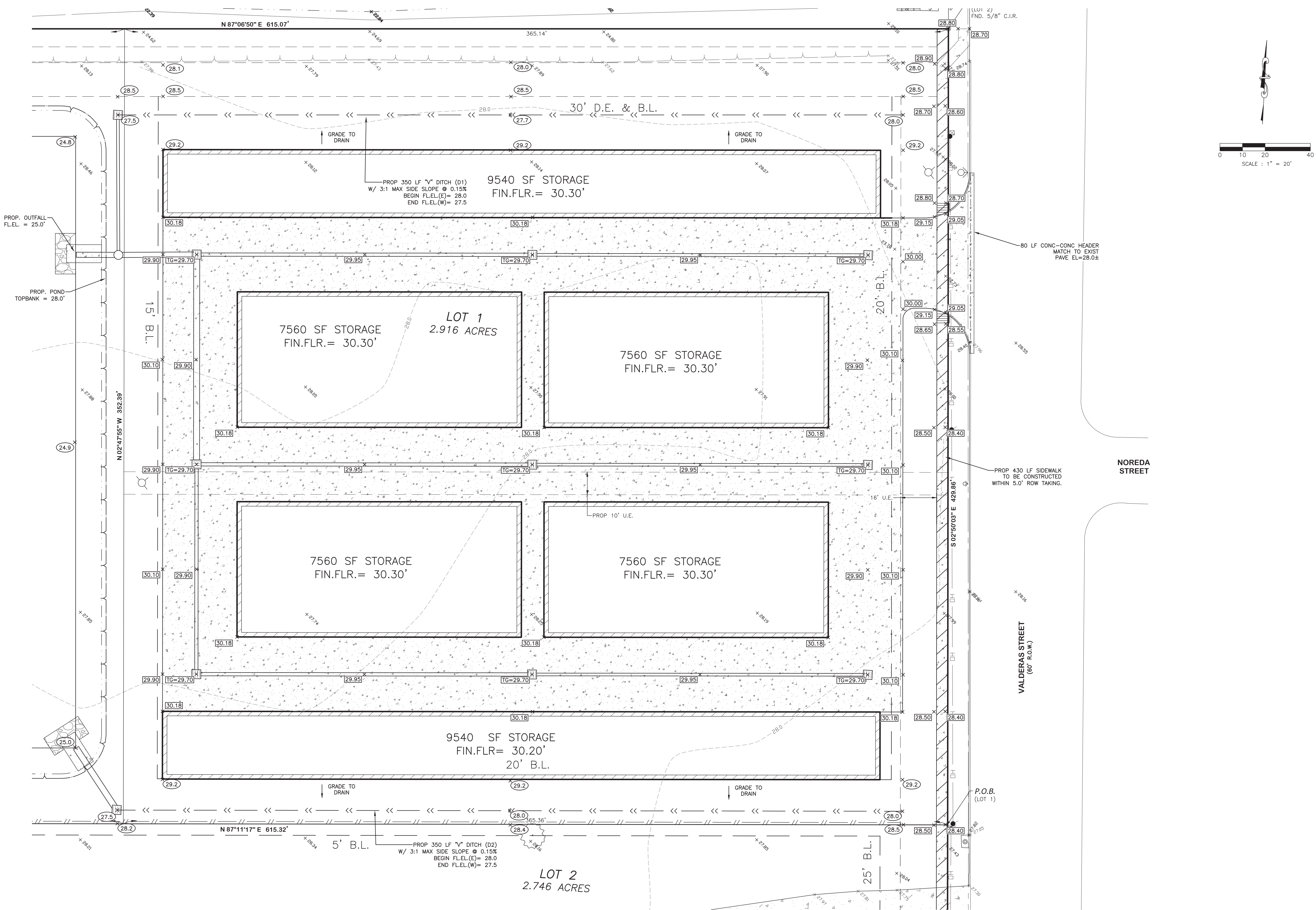
OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

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

PT STORAGE FACILITY  
 ANGLETON, TEXAS 77515

SITE & HERITAGE TREE PLAN

PROJECT NO. 15239



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED RL  
 DRAWN JLH  
 CHECKED RL  
 DATE March 2023

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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

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 05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: 1" = 20'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

GRADING PLAN

PROJECT NO. 15239

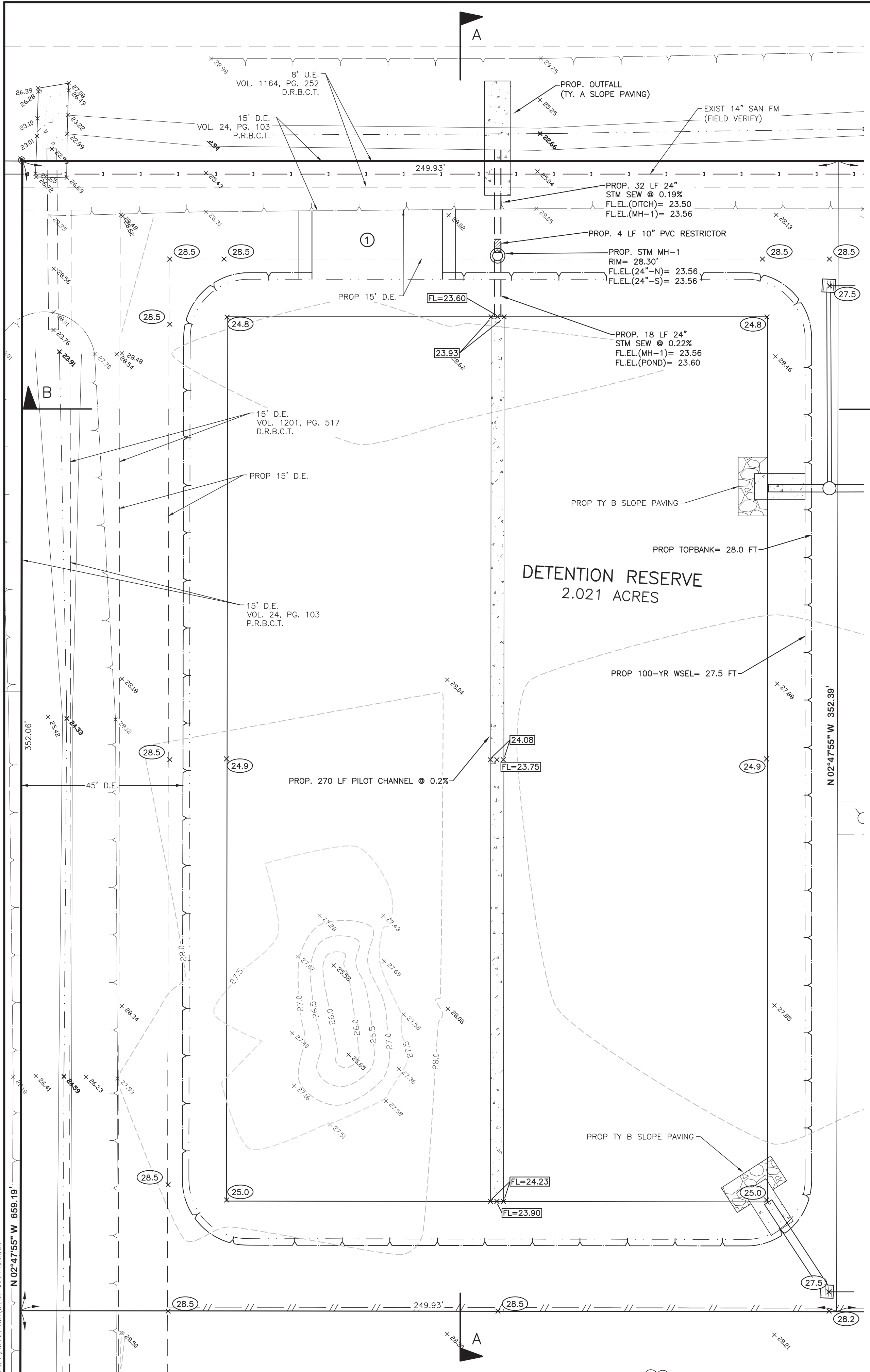
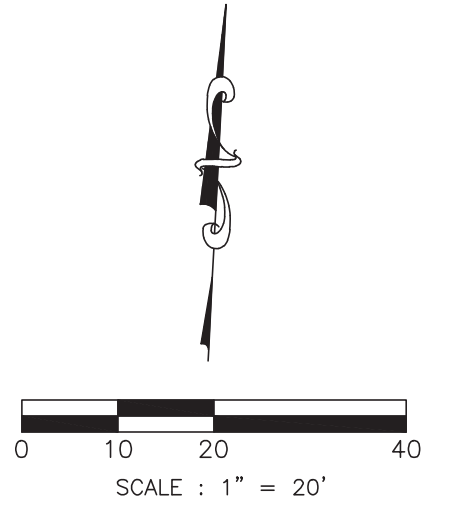
C.1

DETENTION NOTES:

THE DETENTION PLAN IS PROVIDED FOR THE DEVELOPMENT OF LOT 1 ONLY.

THE CURRENT USE OF LOT 2 IS RESIDENTIAL AND ZONED SF-7.2. DETENTION IS NOT REQUIRED FOR LOT 2.

IF THE LAND USE OF LOT 2 CHANGES OR IF LOT 2 IS SUDIVIDED, A DETENTION PLAN WILL BE REQUIRED.



POND CALCULATIONS

AREA @ TOP BANK (EL=28.0') = 57,000 SF  
AREA @ 100-YR WSEL (EL=27.5') = 55,100 SF  
AREA @ BOTTOM (EL= 24.6') = 44,900 SF

STORAGE DEPTH= 2.9'  
AVE AREA= 50,000 SF

PROP DETENTION= 3.32 AC-FT

REQUIRED = 3.305 AC-FT

RESTRICTOR CALCULATIONS

HEAD = 27.5 - 24.0 = 3.5'

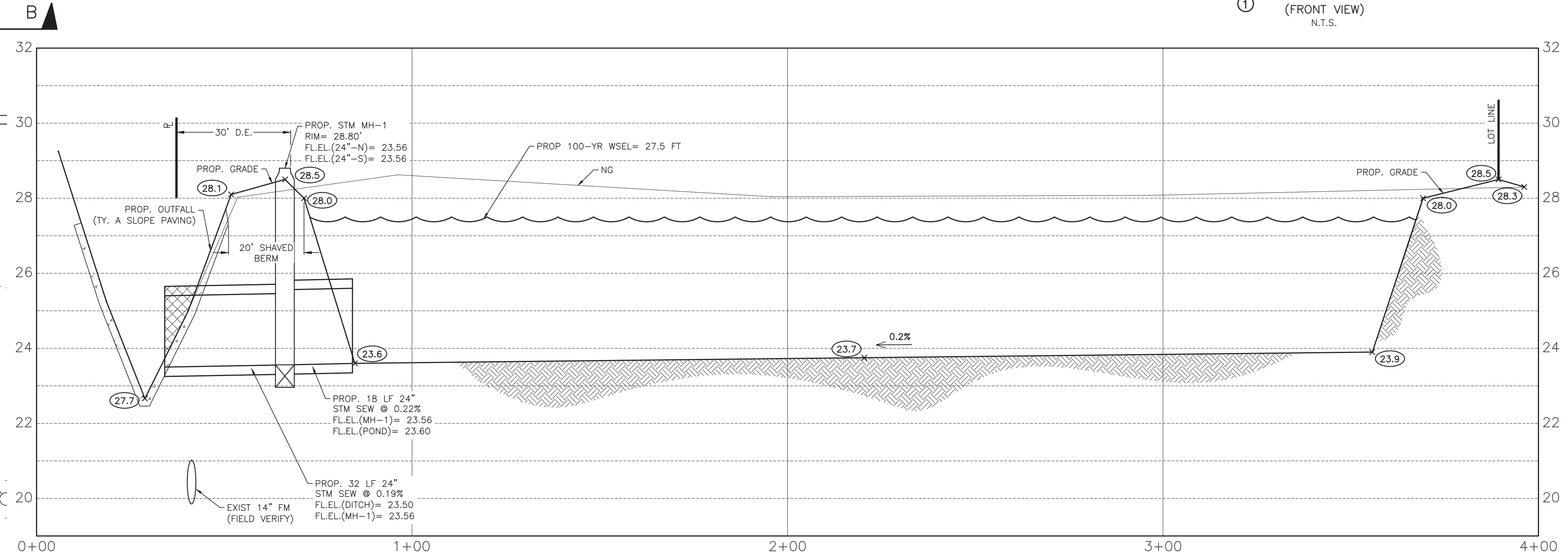
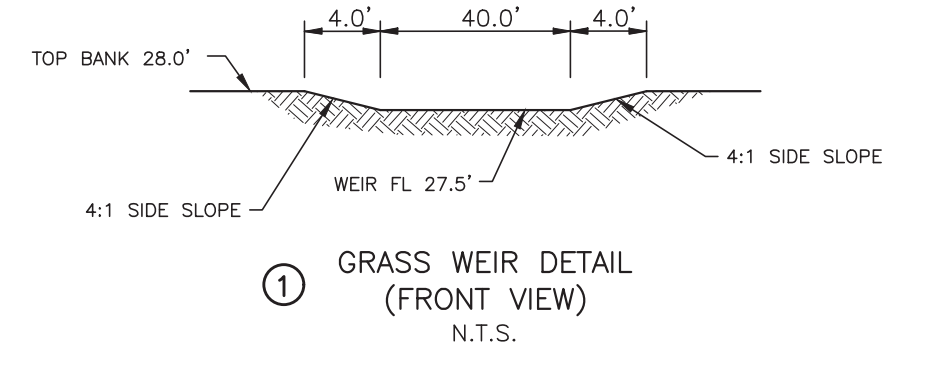
ORIFICE EQUATION  
 $Q = Cd \cdot A \cdot \sqrt{2 \cdot G \cdot H \cdot 0.5}$   
 Where:  
 Cd = 0.8  
 G = 32.2  
 H = 3.5  
 Q = 7.597  
 A = 0.63  
 USE 10" Dia. = 0.55 SF  
 FOR RESTRICTOR

WEIR CALCULATIONS

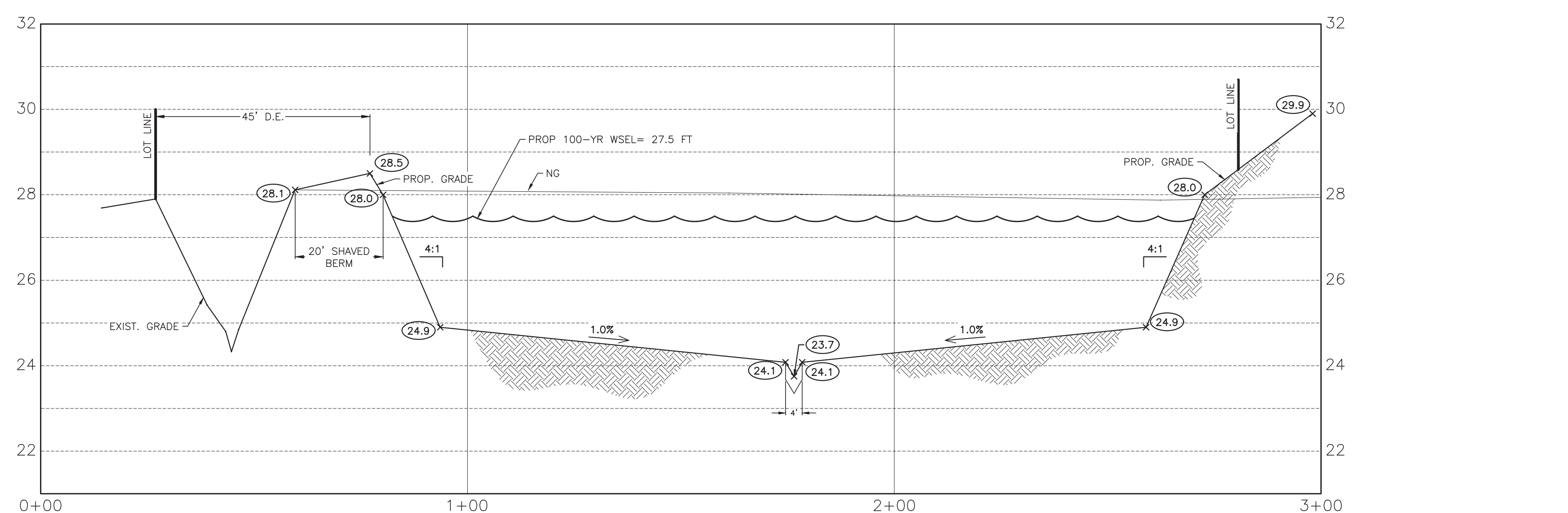
TRAPEZOIDAL WEIR FORMULA  
 $Q = 3.247LH^{1.48} \frac{0.566L^{1.9}}{1 + 2L^{1.9}} H^{1.9} + 0.609H^{2.5}$   
 Where:  
 Q = Flow Rate in cfs.  
 L = Width of the weir crest in feet.  
 H = Height of the upstream water above the weir crest in feet.

L=	40 FT
H=	0.5 FT
Q=	46.56 CFS

DOES NOT EXCEED POST DEVELOPMENT  
Q100=50.00 CFS



SECTION A-A  
1" = 20' (HORIZ.)  
1" = 2' (VERT.)

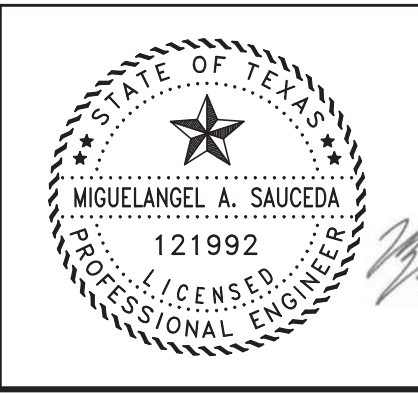


SECTION B-B  
1" = 20' (HORIZ.)  
1" = 2' (VERT.)

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	March 2023

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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825



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OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: 1" = 20'  
PROFILE:  
HORIZONTAL:  
VERTICAL:

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

POND LAYOUT  
PROJECT NO. 15239

5-YEAR STORM SEWER CALCULATIONS

PATRICK THOMAS STORAGE UNITS, ANGLETON, TX  
DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT  
BAKER & LAWSON, INC. JOB NO. 15239

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	1.5-YR (MIN)	TOTAL AC	COMP. C	TRAVEL LENGTH (FT)	ACCUM Tc (MIN)	ACCUM I 100-YR	INLET Q (CFS)	INLET OPENING (SF)	PIPE Q (SF)	CULVERT IN. DIA	SLOPE (%)	CAPAC. (CFS)
I-1	I-1 to I-2	0.17	0.75	10	7.068	0.17	0.75	149	10.83	6.859	0.90	0.2	0.9	12	0.2	1.88
I-2	I-2 to I-3	0.24	0.75	10	7.068	0.41	0.75	149	10.83	6.859	1.27	0.3	2.1	15	0.2	3.41
I-3	I-3 to I-6	0.17	0.75	10	7.068	0.58	0.75	93	10.52	6.936	0.90	0.2	3.0	15	0.2	3.41
I-4	I-4 to I-5	0.2	0.75	10	7.068	0.2	0.75	149	10.83	6.859	1.06	0.3	1.0	12	0.2	1.88
I-5	I-5 to I-6	0.29	0.75	10	7.068	0.49	0.75	149	10.83	6.859	1.54	0.4	2.5	15	0.2	3.41
I-6	I-6 to I-9	0.2	0.75	10	7.068	1.27	0.75	93	10.52	6.936	1.06	0.3	6.6	24	0.2	11.96
I-7	I-7 to I-8	0.17	0.75	10	7.068	0.17	0.75	149	10.83	6.859	0.90	0.2	0.9	12	0.2	1.88
I-8	I-8 to I-9	0.24	0.75	10	7.068	0.41	0.75	149	10.83	6.859	1.27	0.3	2.1	15	0.2	3.41
I-9	I-9 to SMH-2	0.17	0.75	10	7.068	1.85	0.75	35	10.19	7.017	0.90	0.2	9.7	24	0.2	11.96
I-10	I-10 to SMH-2	0.27	0.75	10	7.068	0.27	0.75	62	10.34	6.979	1.43	0.4	1.4	12	0.2	1.88
SMH-2	SMH-2 to OUT	0	0.75	10	7.068	2.12	0.75	19	10.11	7.040			11.2	24	0.2	11.96
I-11	I-1 to I-3	0.18	0.75	10	7.068	0.18	0.75	33	10.18	7.020	0.95	0.2	0.9	10	0.2	1.16

Inlet Opening = Q/4 minimum

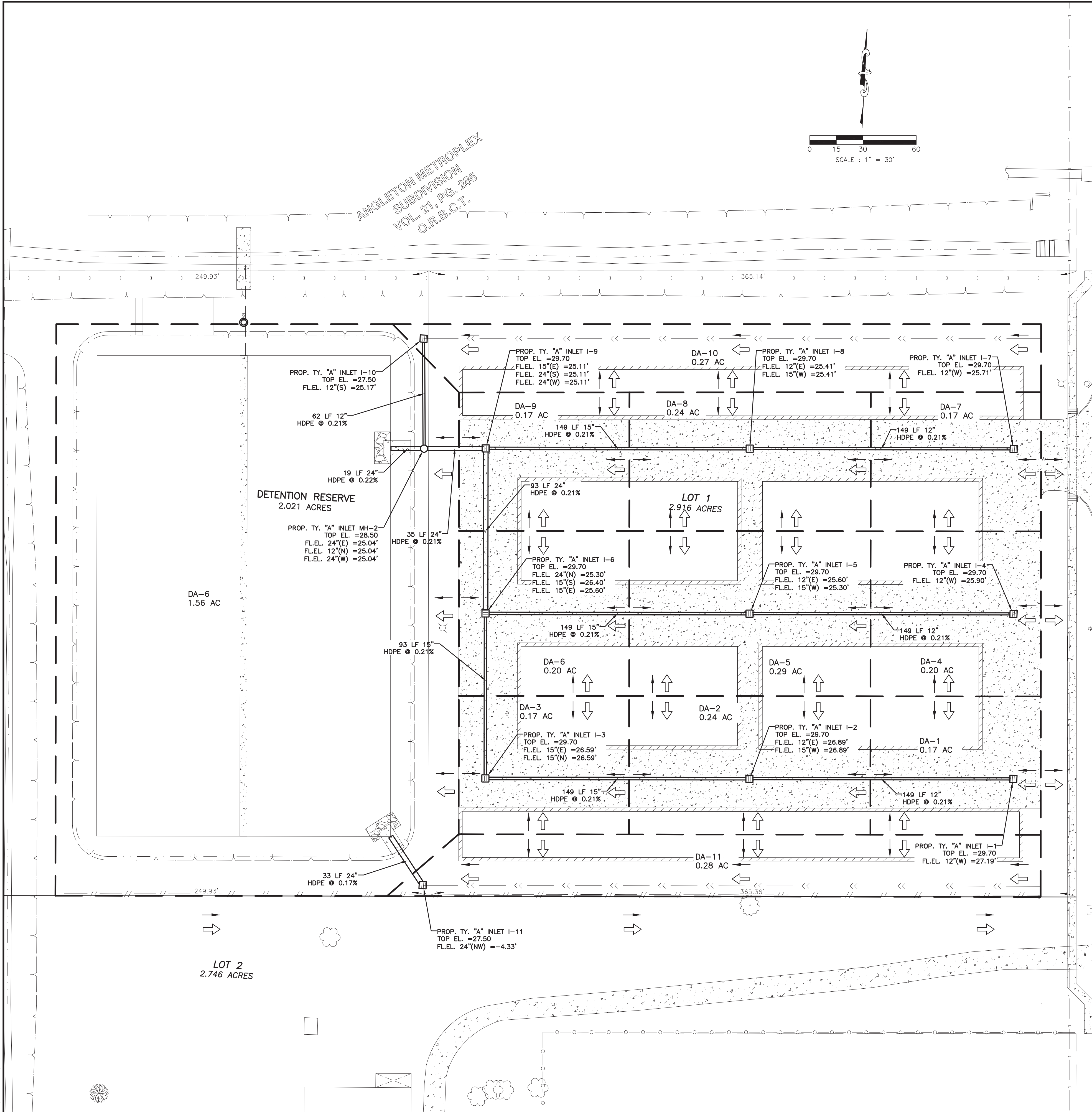
100-YEAR DITCH CALCULATIONS

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Ditch Length	To (MIN)	Tc (MIN)	I 100-YR (in/hr)	Q 100-YR (CFS)
DA-D1	DITCH D1 TO I-10	0.27	0.75	350	10	12.33	11.153	2.26
DA-D2	DITCH D2 TO I-11	0.28	0.75	350	10	12.33	11.153	2.34

ID	NG ELEV FT	PROP FLEL	DITCH DEPTH (D) FT	DITCH BOTTOM WIDTH	SIDE SLOPE	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	VELOCITY (Q) FPS	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
DITCH D1	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.26
DITCH D2	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.34



ANGLETON METROPLEX  
SUBDIVISION  
VOL. 21, PG. 285  
O.R.B.C.T.

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED RL  
DRAWN JLH  
CHECKED RL  
DATE August 2022

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ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

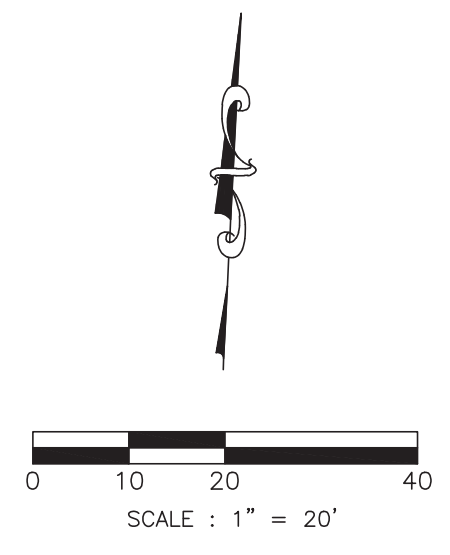
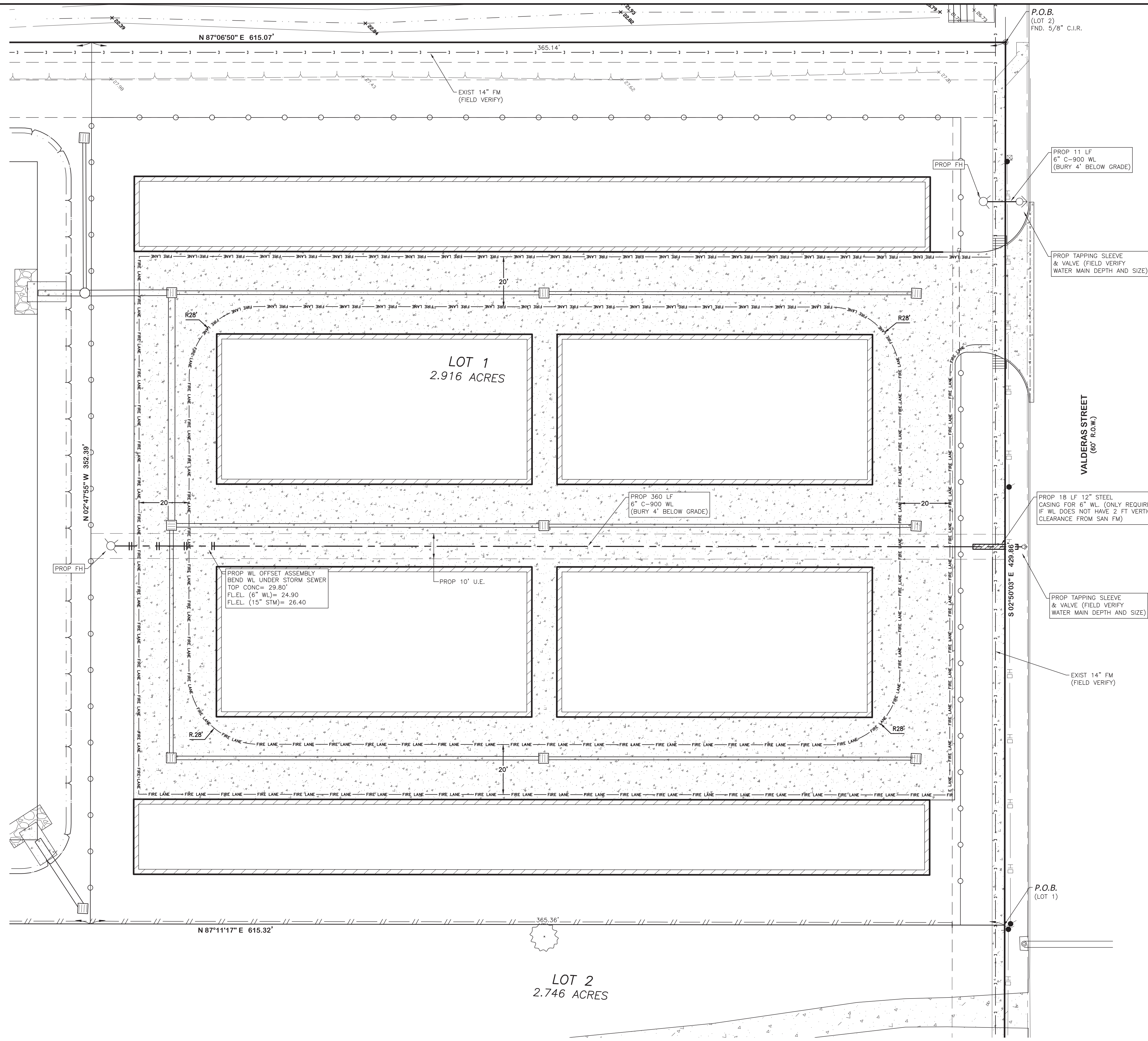
PLAN: 1" = 30'  
PROFILE:  
HORIZONTAL:  
VERTICAL:

PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

DRAINAGE AREA MAP

PROJECT NO. 15239





NOREDA STREET

VALDERAS STREET  
(60' R.O.W.)

PROP WL OFFSET ASSEMBLY  
 BEND WL UNDER STORM SEWER  
 TOP CONC= 29.80'  
 F.L.E.L. (6" WL)= 24.90  
 F.L.E.L. (15" STM)= 26.40

PROP 360 LF  
 6" C-900 WL  
 (BURY 4' BELOW GRADE)

PROP 18 LF 12" STEEL  
 CASING FOR 6" WL. (ONLY REQUIRED  
 IF WL DOES NOT HAVE 2 FT VERTICAL  
 CLEARANCE FROM SAN FM)

PROP TAPPING SLEEVE  
 & VALVE (FIELD VERIFY  
 WATER MAIN DEPTH AND SIZE)

EXIST 14" FM  
 (FIELD VERIFY)

P.O.B.  
 (LOT 1)

P.O.B.  
 (LOT 2)  
 FND. 5/8" C.I.R.

LOT 2  
 2.746 ACRES

LOT 1  
 2.916 ACRES

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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DRAWN	JLH
CHECKED	RL
DATE	August 2022

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 REG. NO. F-825

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**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: 1" = 20'  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

UTILITY LAYOUT

PROJECT NO. 15239

**C.7**  
 153

A:\15239\15239\15239\ENGINEERING-SURVEY\ENGINEERING\15239-SHEET-SET.DWG

①

**Hydrological and Hydraulic Impacts**  
Patrick Thomas - Angleton, Texas  
Job # 15239

**Brazoria County, Texas**

**A = 4.13 Acre Development**

**Pre Development:**  
C = 0.2  
TC = 30.0 Minutes, I = 7.357 in/hr  
Q = 100 Year Storm = 47.597 cfs

**Post Development:**  
C = 0.75  
TC = 10.4 Minutes, I = 12.342 in/hr  
Q = 100 Year Storm = 47.788 cfs

**Required Detention:**  
3.305 acre - feet

Miguel Saucedo, PE. December 15, 2022

②

Drainage Analysis (Brazoria County: Region 1)  
Job # 15239 - Patrick Thomas Storage, Angleton TX

**Rainfall intensity calculations for Brazoria County (Region 1)**

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

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

i := 1..6

b <sub>i</sub> :=	S <sub>0</sub> :=	d <sub>i</sub> :=
57.440	0.754	11.511
58.019	0.712	9.236
57.515	0.676	7.777
52.780	0.618	5.022
49.157	0.574	3.081
46.316	0.533	1.555

T<sub>0</sub> := 30 ENTER PREDEVELOPMENT TIME OF CONCENTRATION

I<sub>i</sub> :=  $\frac{b_i}{(d_i + T_0)^e}$  I<sub>6</sub> = 7.357  $\frac{\text{in}}{\text{hr}}$  Predevelopment Intensity of interest

C<sub>0</sub> = 0.20 ENTER PREDEVELOPMENT C VALUE

A<sub>0</sub> = 4.13 ENTER AREA (acres)

③

C<sub>f</sub> := 1.25

Q := C \* C<sub>f</sub> \* I<sub>6</sub> \* A  
Q = 7.597 cfs

P := 17 in Enter Atlas 14 Rainfall Depth: Region 2

V<sub>0</sub> := (C) \* A \* 43560 \*  $\frac{P}{12}$   
V = 5.097 × 10<sup>4</sup>

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

T :=  $\frac{V}{1.39 \cdot Q}$  T = 4.827 × 10<sup>3</sup>

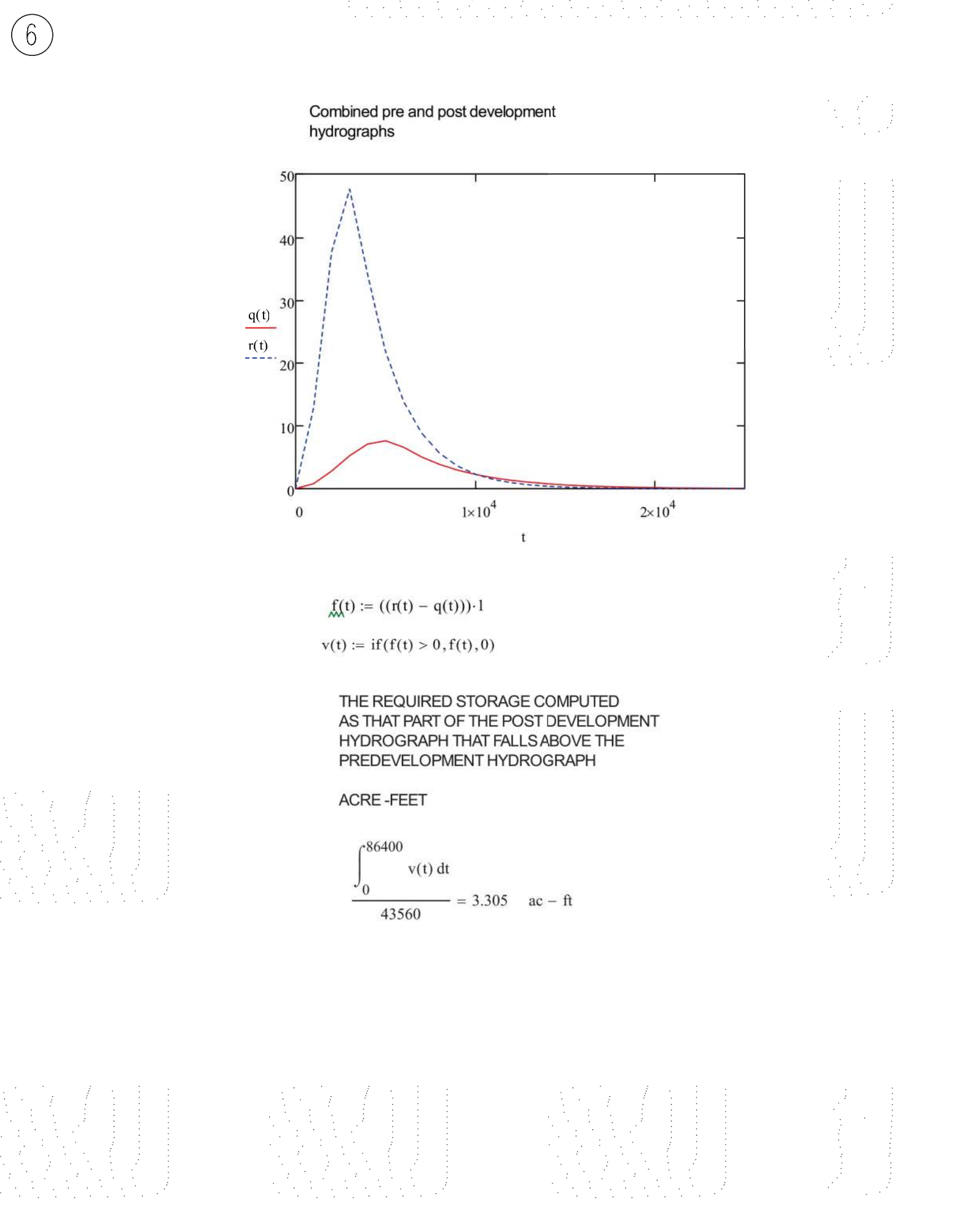
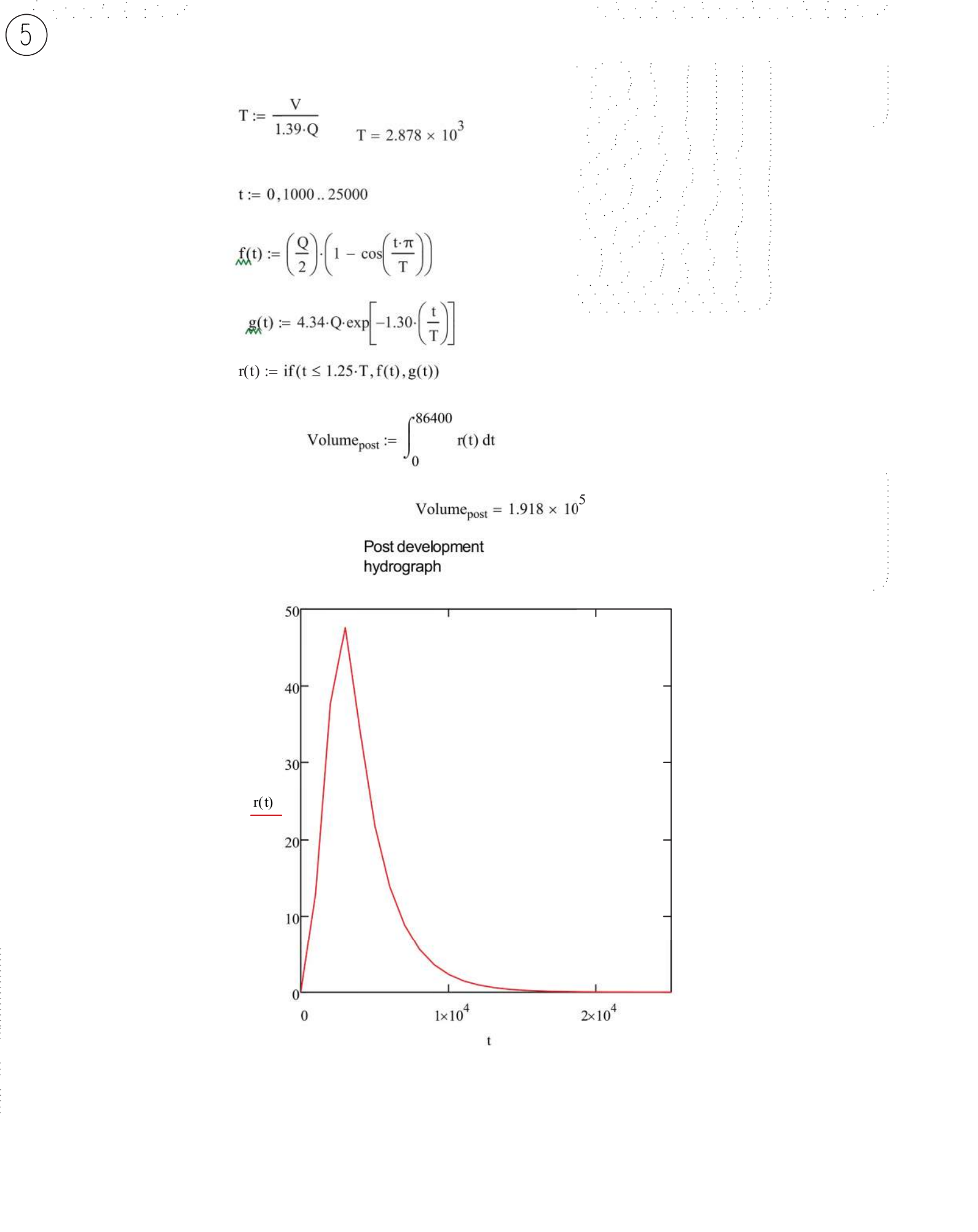
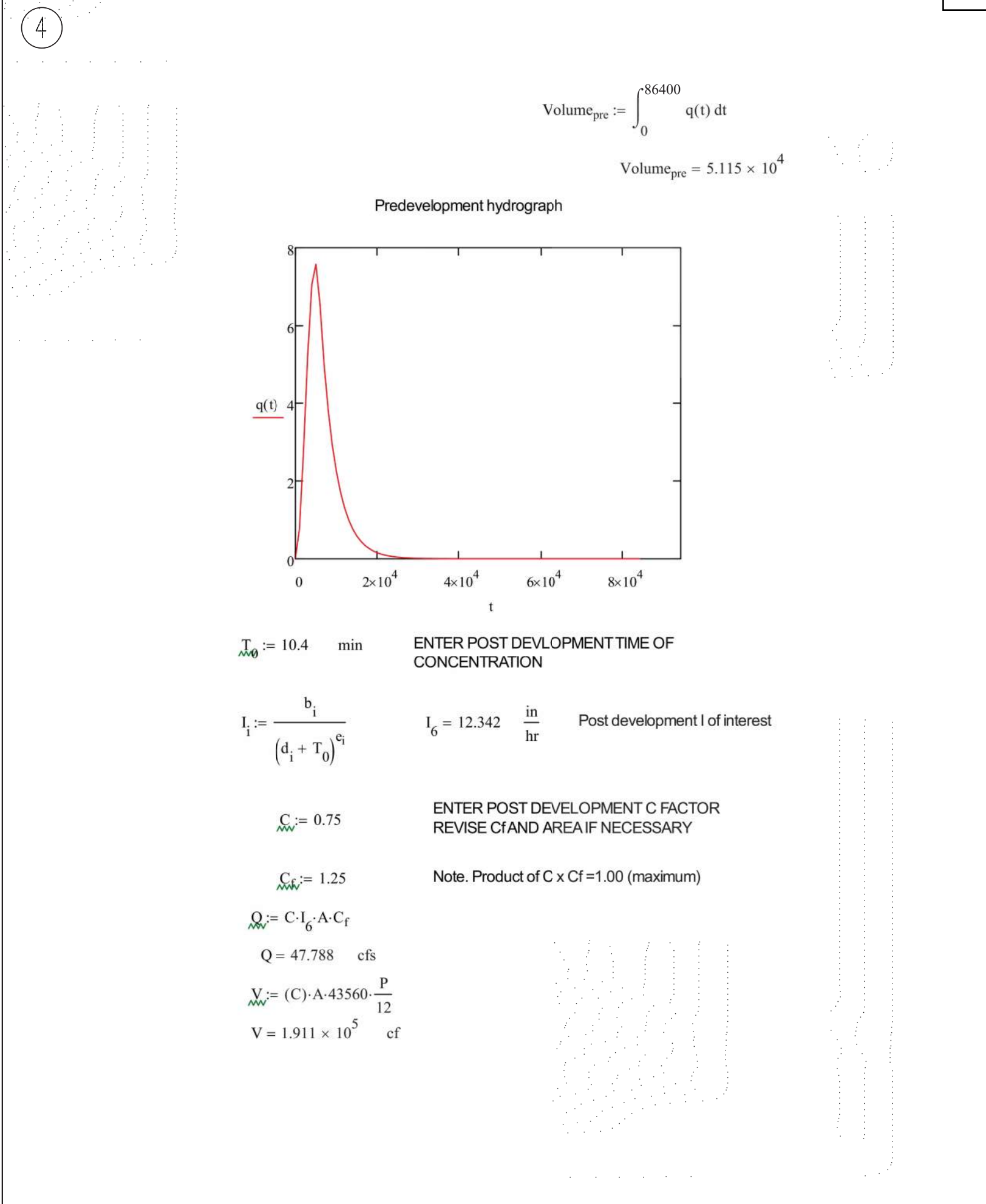
t := 0, 1000.., 84000

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

g(t) := 4.34 \* Q \* exp[-1.30 \*  $\left(\frac{t}{T}\right)^2]$  g(t) describes descending limb of hydrograph

q(t) := if(t ≤ 1.25 \* T, f(t), g(t))

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



DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED
-----	------	-------------	----------

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4005 TECHNOLOGY DRIVE, SUITE 1530  
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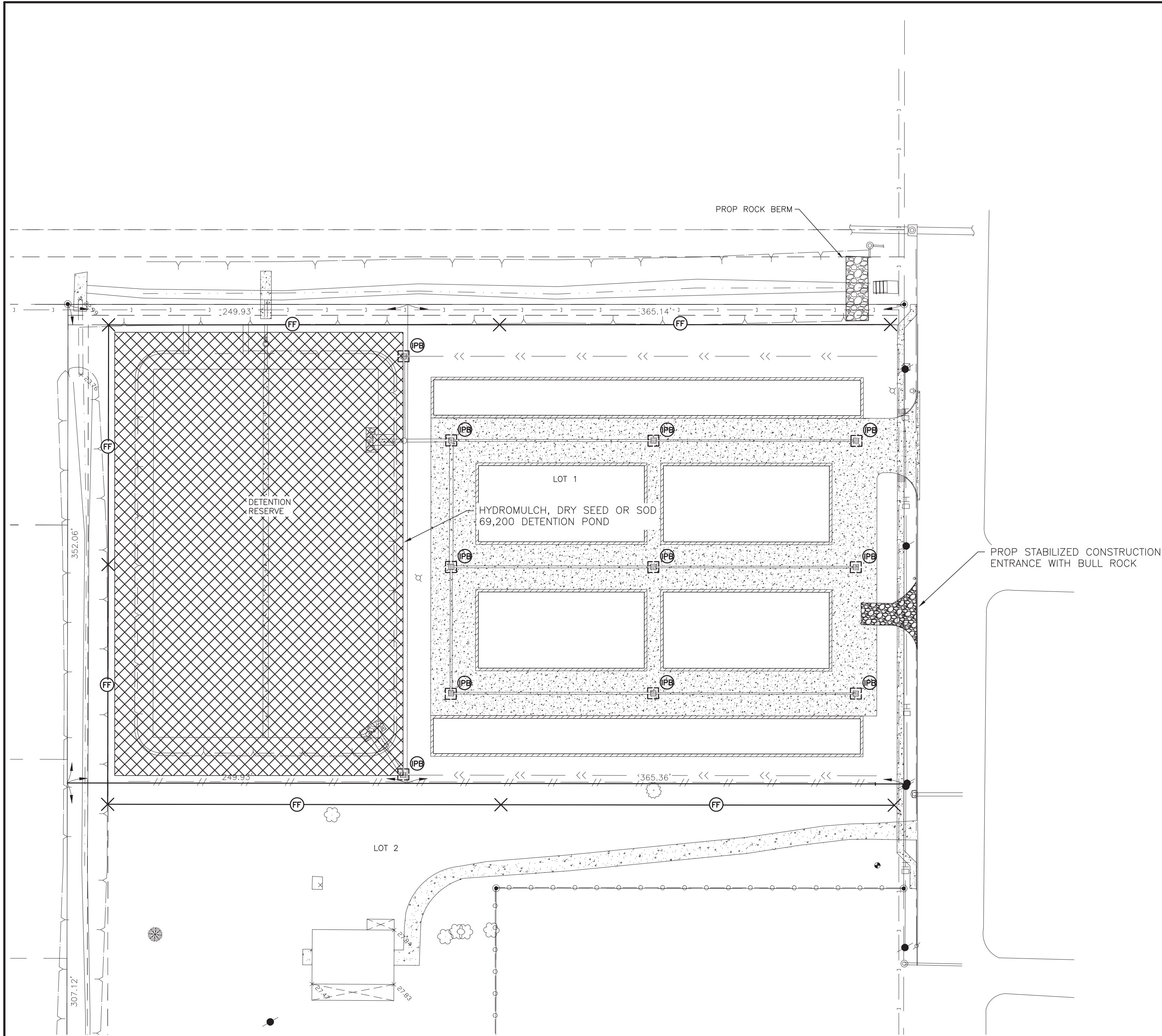
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATION

PROJECT NO. 15239

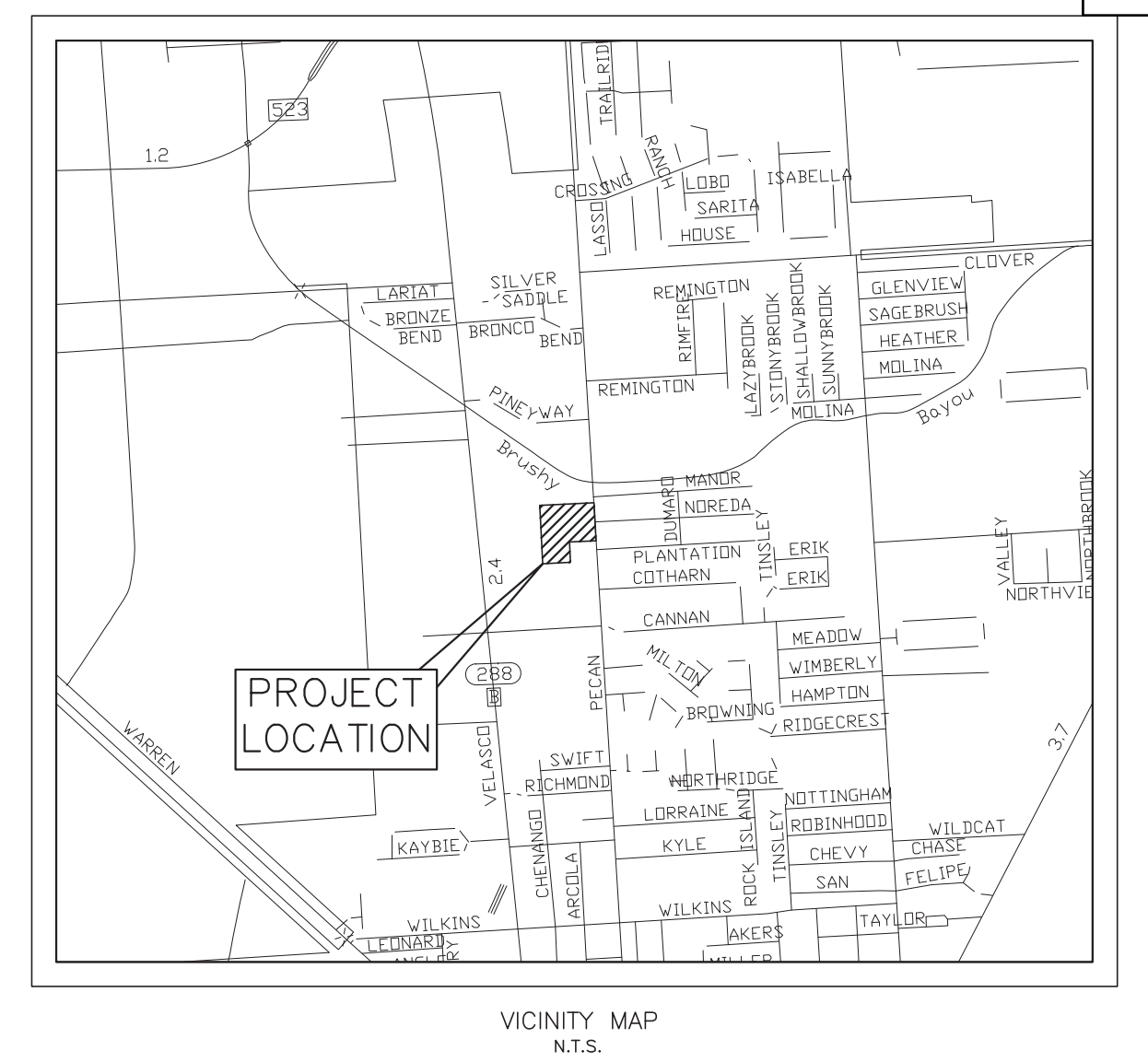


IF DEWATERING METHODS ARE TO BE UTILIZED, THE DISCHARGE SHALL BE FILTERED USING SEDIMENT TANKS OR SEDIMENT FILTER BAGS TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER ENTERS A STORM DRAIN OR LEAVE THE SITE.

IF DISCHARGE OF SOIL OR OTHER POLLUTANTS OCCURS, THE CONTROL MEASURES SHALL BE EVALUATED AND CHANGES OR ADDITIONAL MEASURES IMPLEMENTED WITHIN 48 HOURS TO PREVENT FUTURE DISCHARGES.

DAMAGE TO ADJACENT PROPERTY AND/OR RECEIVING WATER CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION AND POLLUTION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY INCLUDES REMOVAL AND DISPOSAL OF ANY SILTATION, DEBRIS, OR OTHER POLLUTANTS CAUSED BY HIS/HER OPERATIONS AND/OR FAILURE OF THE CONTROL MEASURES. FAILURE TO ADDRESS THE CAUSES OF DAMAGES WILL RESULT IN A STOP WORK ORDER.

ADDITIONAL NOTES ARE PROVIDED ON SWPPP NARRATIVE SHEET



### PROJECT/SITE INFORMATION

PROJECT NAME: PATRICK THOMAS STORAGE UNITS

PROJECT ADDRESS/LOCATION: 2001 N VALDERAS STREET

CITY: ANGLETON STATE: TX. ZIP CODE: 77515

LATITUDE: 29°11'09" LONGITUDE: 95°25'46" COUNTY: BRAZORIA

NAME OF RECEIVING WATERS: BRUSHY BAYOU

05/01/2023 05/01/2024  
MONTH/DAY/YEAR MONTH/DAY/YEAR  
ESTIMATED CONSTRUCTION START DATE ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 4.978 AC. ACRES

ESTIMATE OF LIKELIHOOD OF DISCHARGE:

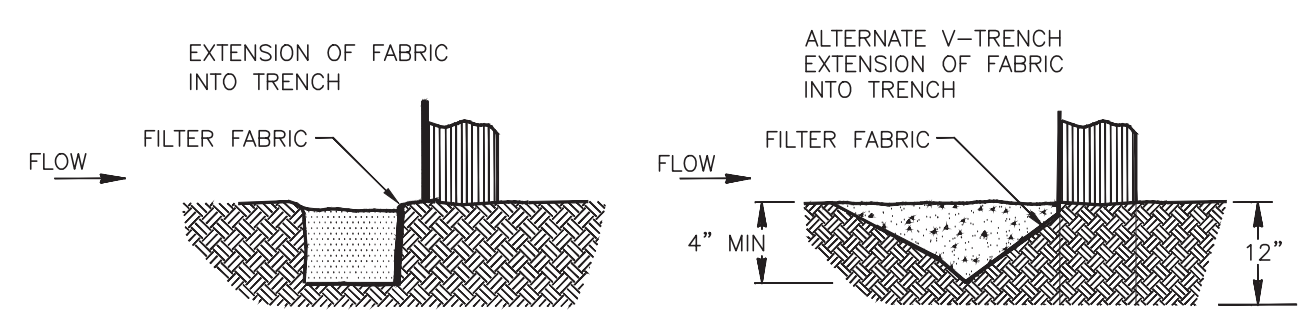
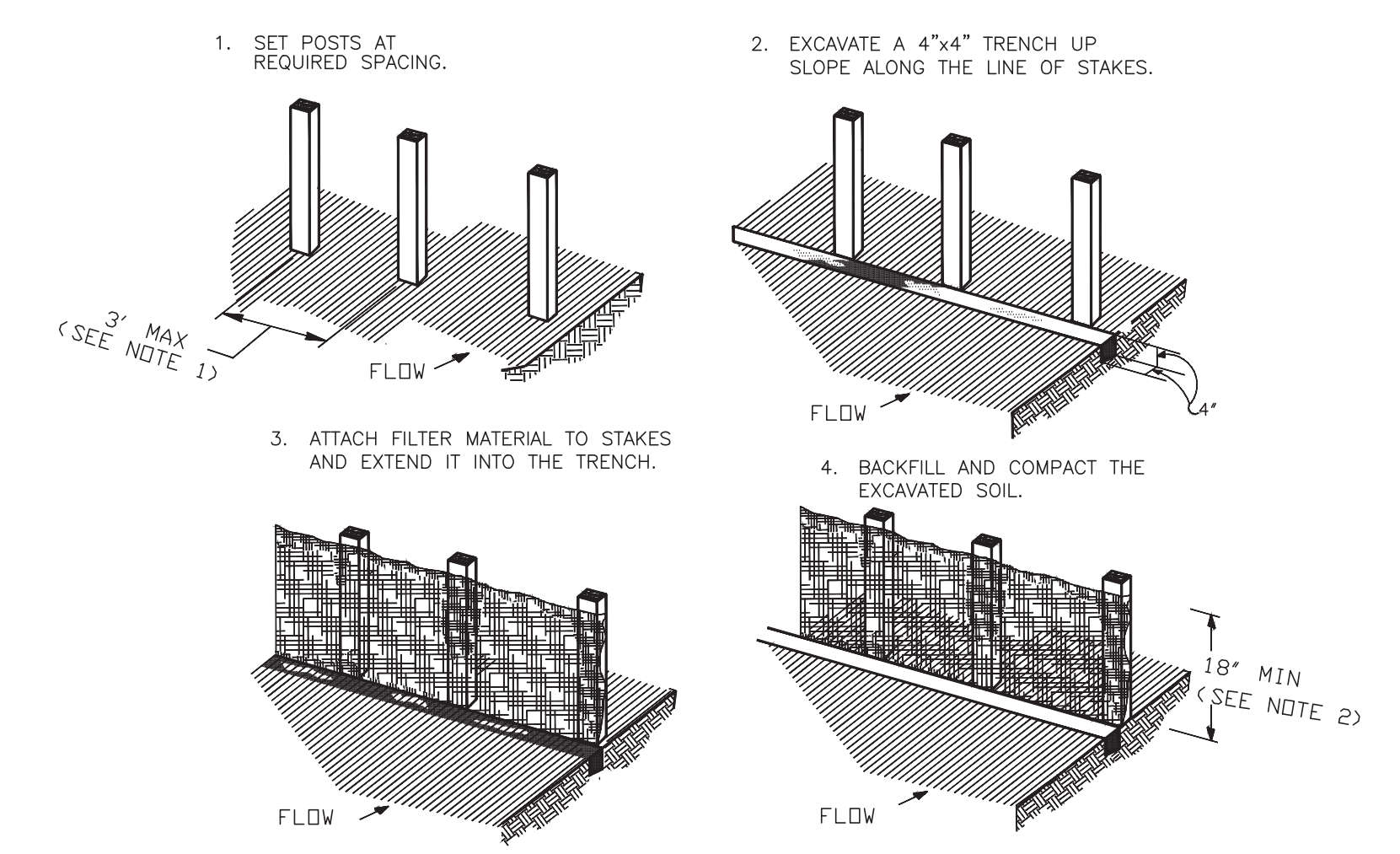
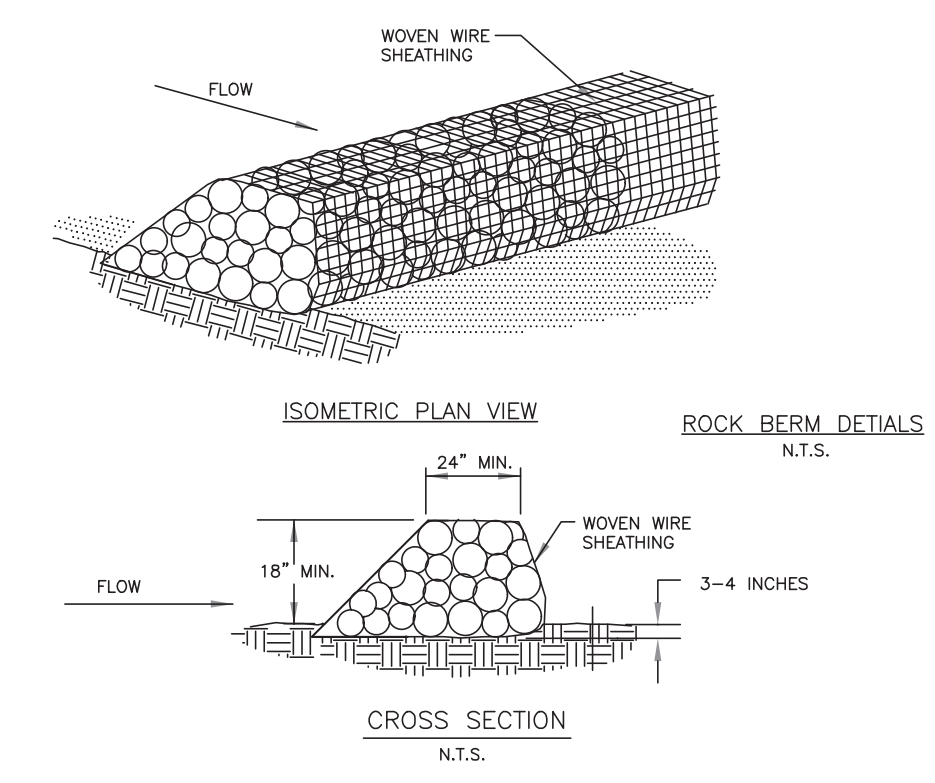
UNLIKELY  ONCE PER WEEK  CONTINUAL  
 ONCE PER MONTH  ONCE PER DAY

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

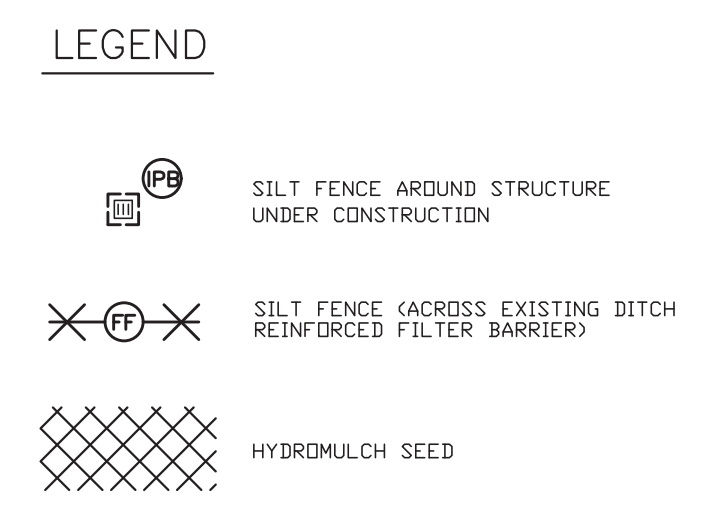
YES  NO

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

- ROCK BERM GENERAL NOTES**
- USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
  - THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3-4 INCHES DEEP.
  - THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
  - WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
  - WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
  - ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.



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



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED RL

DRAWN JLH

CHECKED RL

DATE August 2022

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUELANGEL A. SAUCEDA P.E. 121992

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: 1" = 50'

PROFILE: \_\_\_\_\_

HORIZONTAL: \_\_\_\_\_

VERTICAL: \_\_\_\_\_

PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

SWPPP LAYOUT

PROJECT NO. 15239

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 4.978 AC STORAGE FACILITY WITH CONCRETE PARKING AND DRIVES AND ASSOCIATED BUILDING IN ANGLETON, BRAZORIA COUNTY, TEXAS. THE SITE HAS RESIDENTIAL PROPERTY TO THE SOUTH, COMMERCIAL PROPERTY TO THE WEST AND SOUTH, N VALDERAS STREET TO THE EAST, AND UNDEVELOPED LAND TO THE NORTH. CONSTRUCTION SHALL CONSIST OF THE BUILDINGS, DETENTION, PARKING, AND UTILITIES.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES: THE WORK AREA WILL BE CLEARED OF ALL VEGETATIVE MATTER. BACKFILL AND SUBGRADE WILL BE PREPARED FOR DRIVE AREAS. STORM WATER FROM THE SITE WILL BE DIRECTED TO NEW CONSTRUCTED DETENTION POND. TRUCKS WILL BE USED TO HALL WASTE FROM CONSTRUCTION, DELIVER BASE MATERIAL, AND CONSTRUCTION MATERIAL TO THE SITE. BACKFILL WILL BE SOURCED FROM EXCAVATION FROM THE DETENTION POND EAST OF THE SITE. THE TRUCKS WILL BE ROUTED ALONG NORTH VALDERAS STREET FOR INGRESS AND EGRESS. RUTTING ON THE SITE DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG STREET.

C. TOTAL PROJECT AREA: 4.978 ACRE
D. TOTAL AREA TO BE DISTURBED: 4.978 ACRE
WEIGHTED RUNOFF COEFFICIENT (BEFORE CONSTRUCTION): 0.20 (AFTER CONSTRUCTION): 0.75

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

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

G. NAME OF RECEIVING WATERS: DRAINAGE WILL BE COLLECTED IN STORM SEWER WHICH OUTFALL TO THE DETENTION POND WHICH FLOWS TO DITCH 12 VIA A RESTRICTOR. WATER WILL THEN TRAVEL THROUGH DITCH 12 TO BRUSHY BAYOU WHICH WILL OUTFALL INTO THE GULF OF MEXICO.

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

NONE

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

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

NONE

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

NONE

2. CONTROLS

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

THE ORDER OF CONSTRUCTION WILL BEGIN WITH THE STRIPPING OF ALL VEGETATION FROM THE WORK AREA.

1. CONSTRUCT SILT FENCES ALONG THE PERIMETER OF THE WORK AREA AND ACROSS THE ROADSIDE DITCH.

2. AFTER STRIPPING IS COMPLETED, FLEX BASE FOR DRIVES AND PARKING CAN THEN BE PLACED. CONSTRUCTION OF THE STRUCTURE WILL FOLLOW AFTER FOUNDATION PLACEMENT.

3. EXCAVATION OF SUBGRADE WILL TAKE PLACE AFTER UNDERGROUND UTILITIES AND STORM SEWERS ARE INSTALLED.

4. AFTER WORK IS COMPLETE, SEEDING AND FERTILIZER WILL BE PLACED ON ALL DISTURBED AREAS.

5. ALL SEEDED AREAS ARE TO BE IRRIGATED TO ENSURE GROWTH. IRRIGATION SHALL BE CONTINUED UNTIL GROWTH IS ESTABLISHED.

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

Table with columns: SOIL STABILIZATION PRACTICES, OWNER/DEVELOPER, GENERAL CONTR., BUILDER, OTHER. Rows include: TEMPORARY SEEDING, PERMANENT PLANTING, SODDING, OR SEEDING, MULCHING- WHERE INDICATED, SOIL RETENTION BLANKET, VEGETATIVE BUFFER STRIPS, PRESERVATION OF NATURAL RESOURCES, OTHER.

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

Table with columns: STRUCTURAL PRACTICES, OWNER/DEVELOPER, GENERAL CONTR., BUILDER, OTHER. Rows include: SILT FENCES, HAY BALES, ROCK BERMS, DIVERSION, INTERCEPTOR, OR PERIMETER DIKES, DIVERSION, INTERCEPTOR, OR PERIMETER SWALES, DIVERSION DIKE AND SWALE COMBINATIONS, PIPE SLOPE DRAINS, ROCK BEDDING AT CONSTRUCTION EXIT, TIMBER MATTING AT CONSTRUCTION EXIT, SEDIMENT TRAPS, SEDIMENT BASINS, STORM INLET PROTECTION, STONE OUTLET STRUCTURES, OTHER.

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

DETENTION POND AND DITCHES

C. OTHER CONTROLS

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

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

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

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

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:

- HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
X HAUL TRUCKS TO BE COVERED WITH TARPULIN
X EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
X CONSTRUCTION ENTRANCE

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

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

3. MAINTENANCE

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

4. INSPECTION

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

5. NON-STORMWATER DISCHARGES

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

Table with columns: NO., DATE, DESCRIPTION, APPROVED. Includes a REVISIONS section.

DESIGNED RL
DRAWN JLH
CHECKED RL
DATE August 2022

Baker & Lawson, Inc. logo and address: 4005 TECHNOLOGY DRIVE, SUITE 1530 ANGLETON, TEXAS 77515 (979) 849-6681 REG. NO. F-825

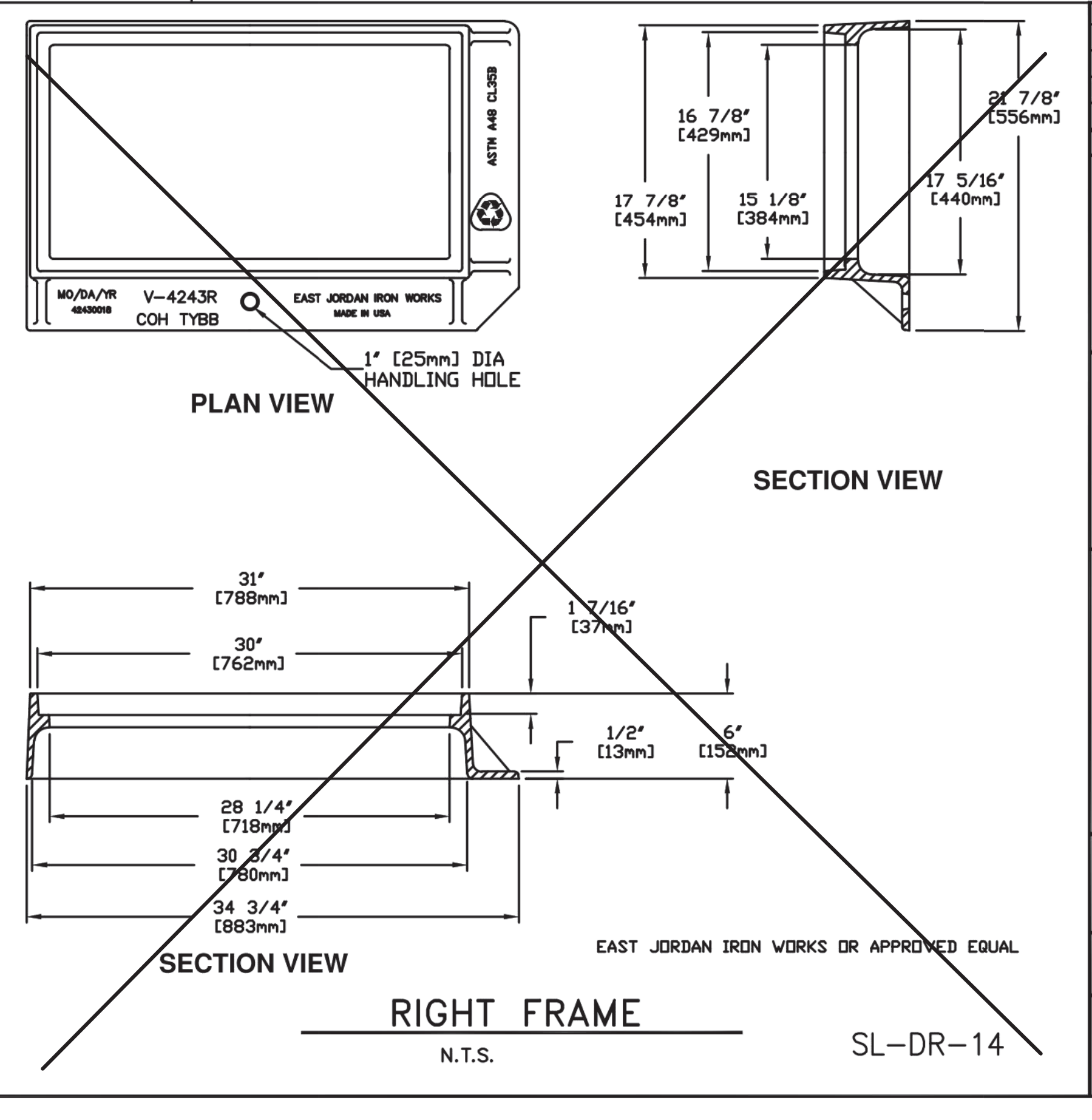
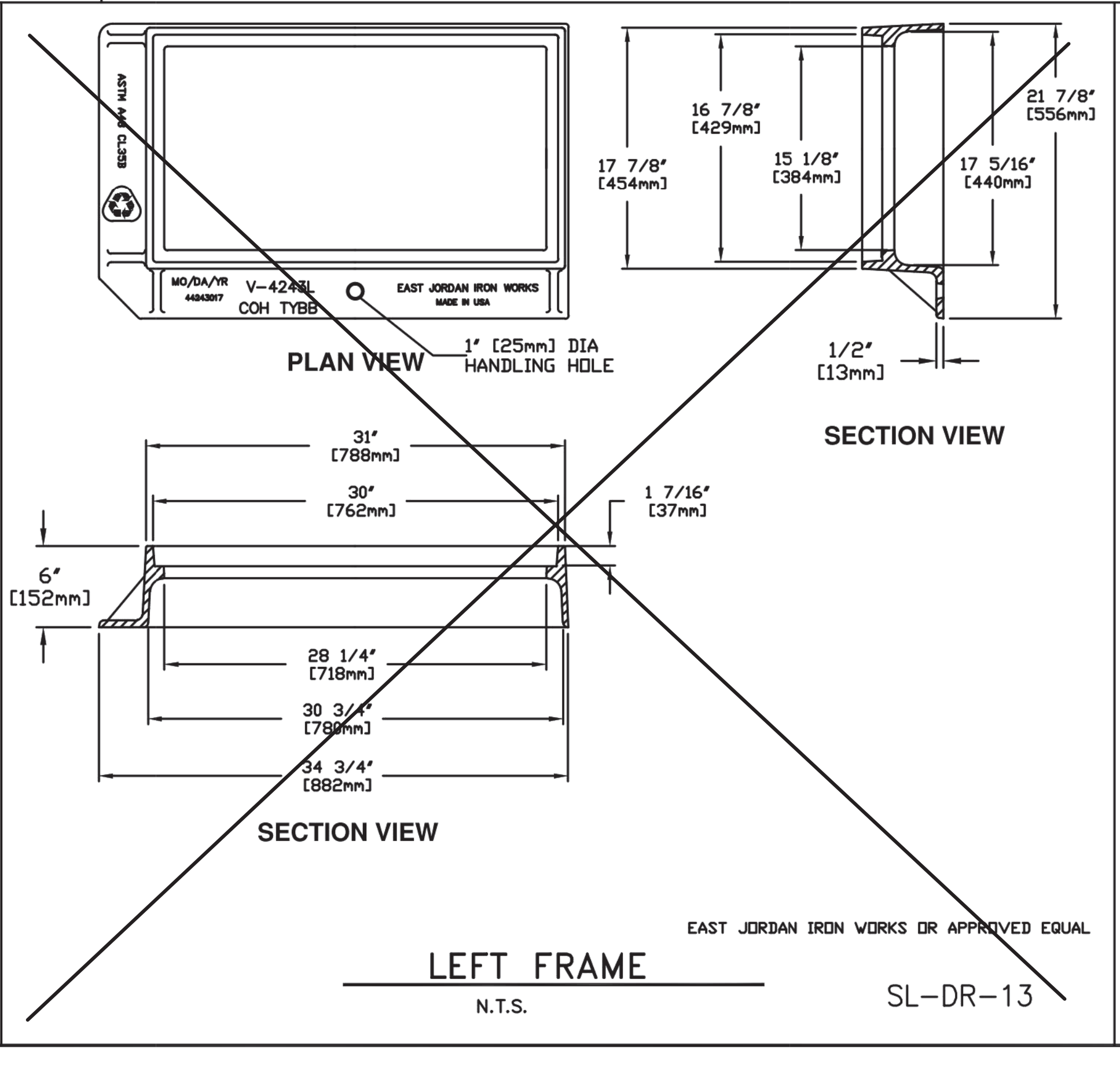
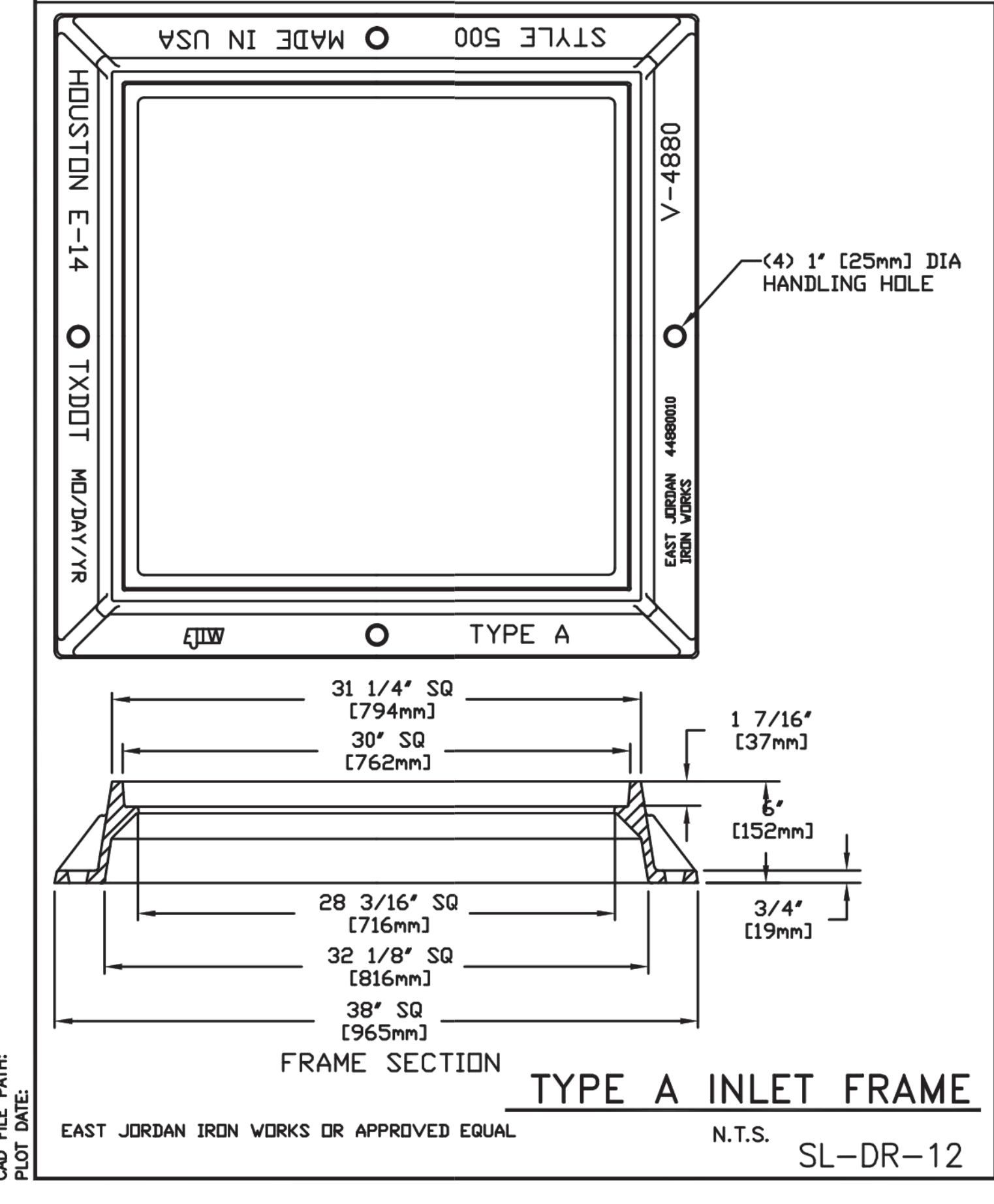
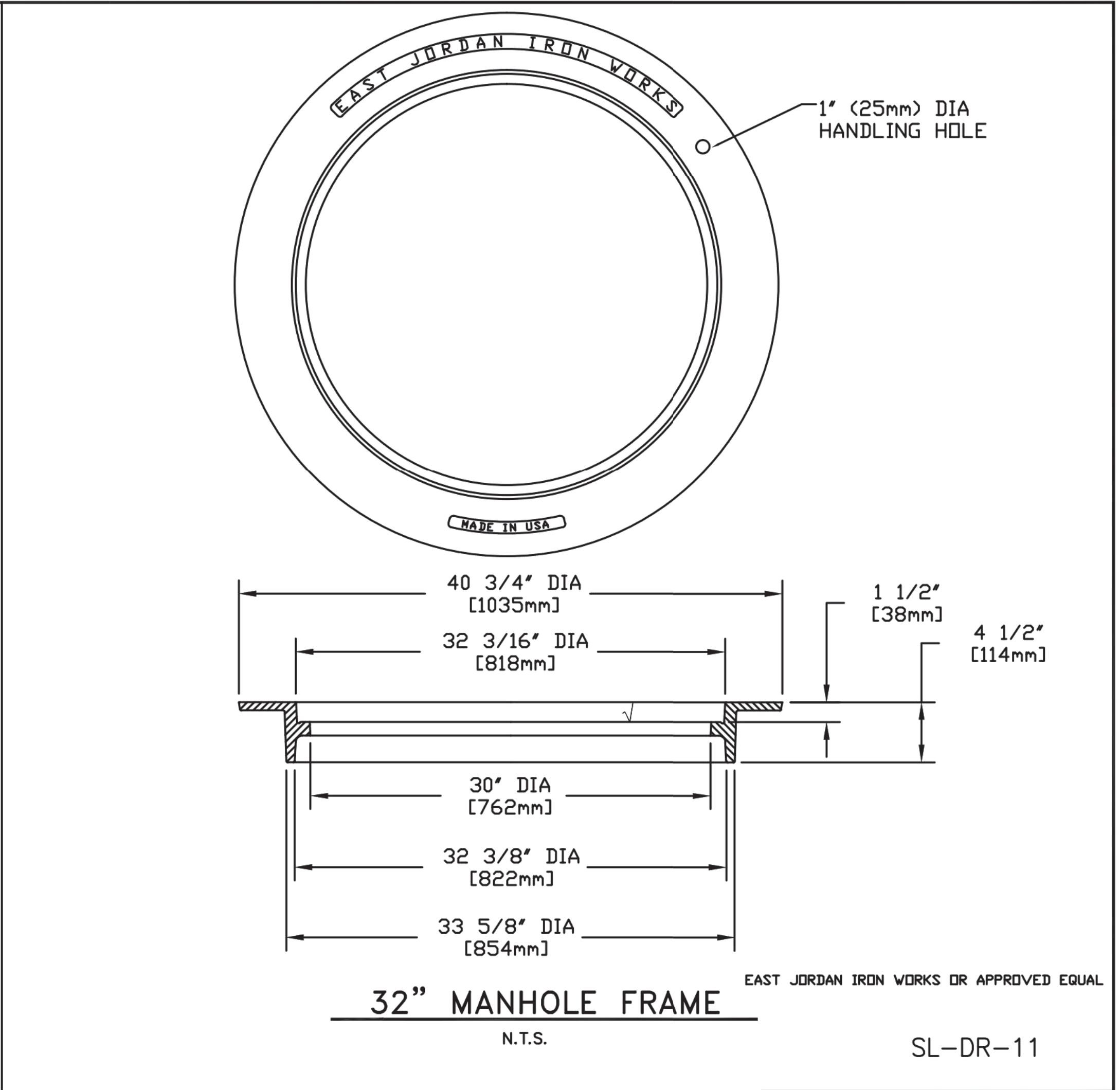
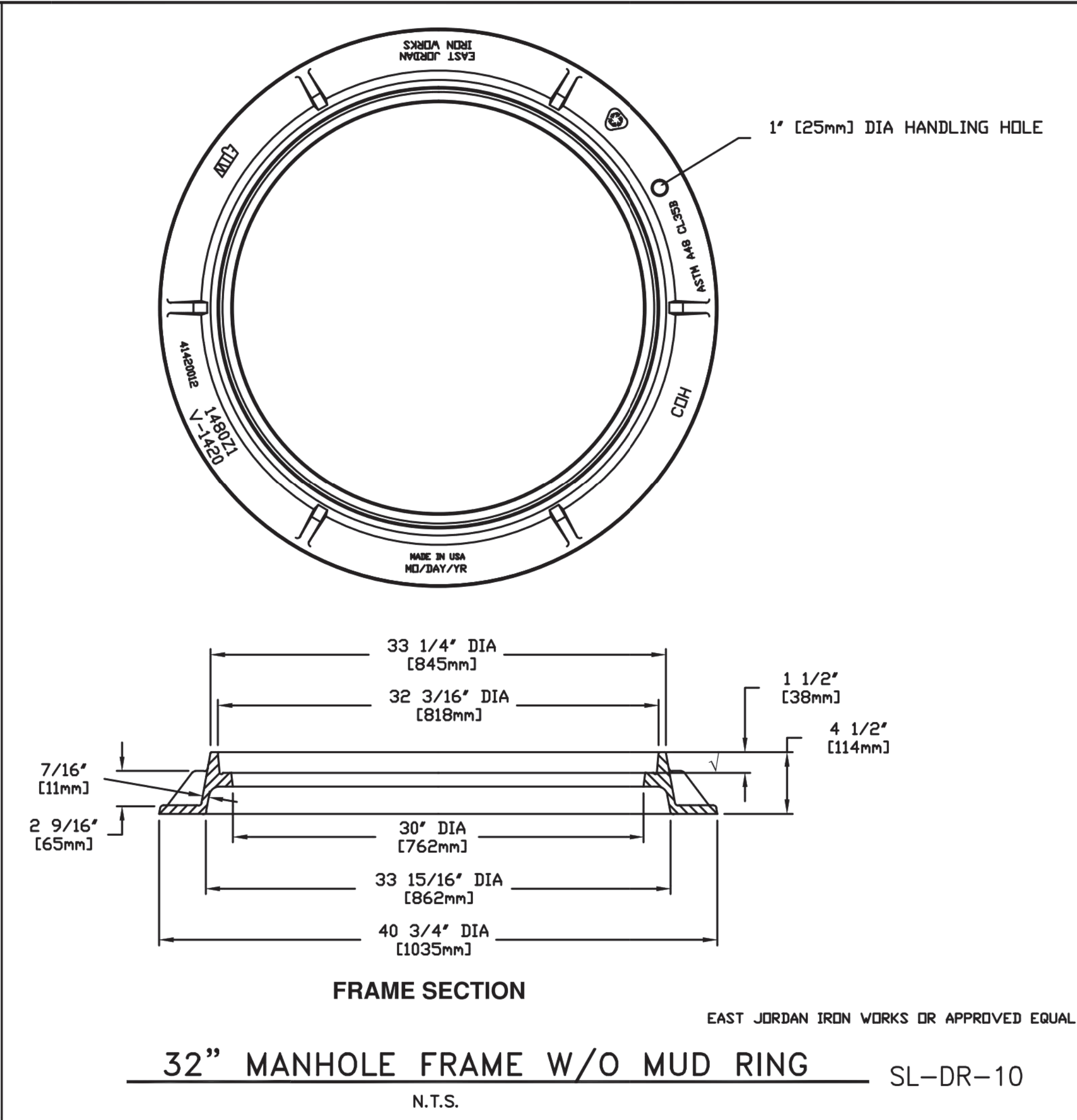
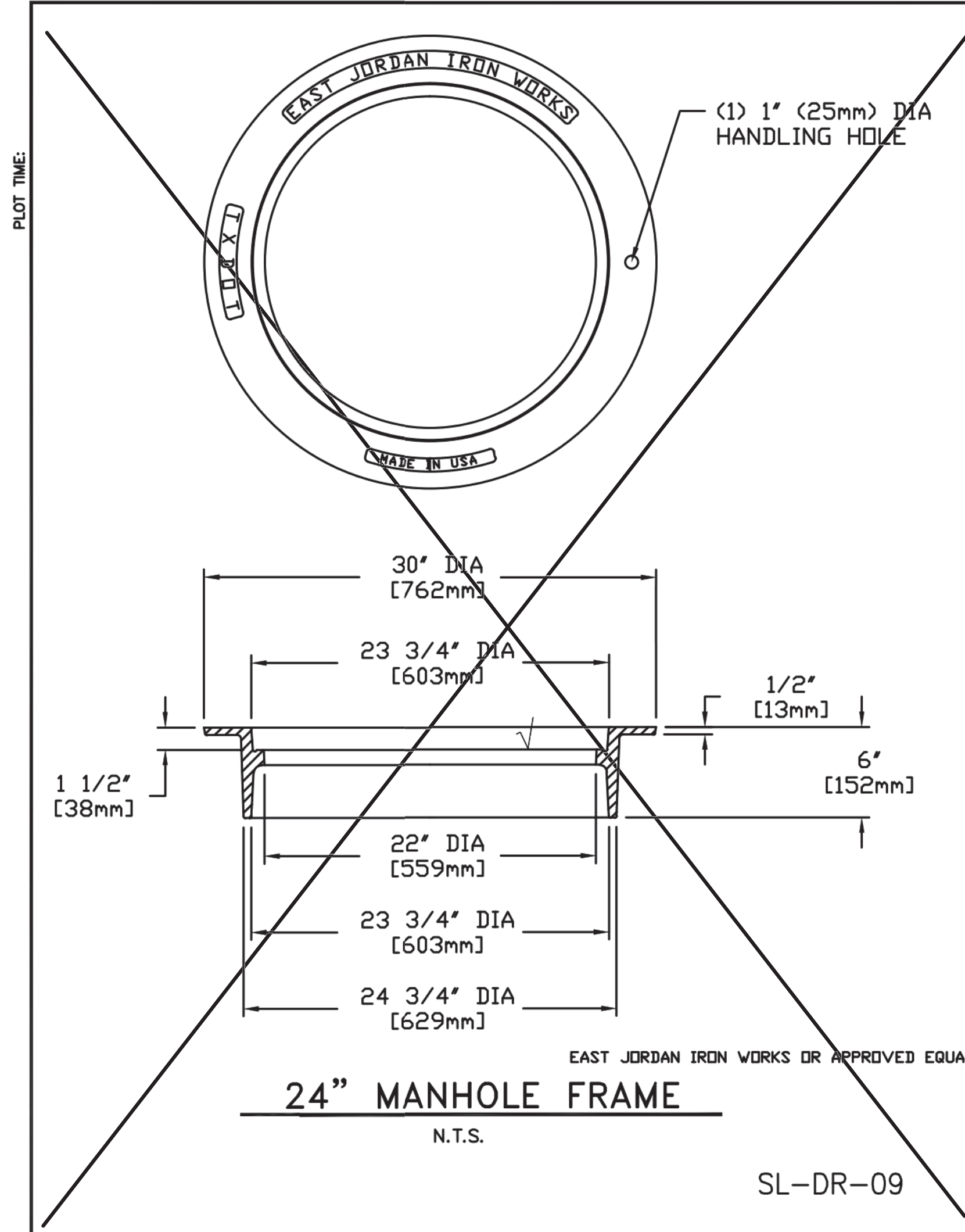
Professional Engineer seal for Miguelangel A. Saucedo, License No. 121992, State of Texas, dated 05-19-2023.

OWNER: DR. PATRICK THOMAS, DDS 913 CANNAN DRIVE ANGLETON, TX 77515

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

PT STORAGE FACILITY ANGLETON, TEXAS 77515

SWPPP NARRATIVE PROJECT NO. 15239



No.	DATE	REVISION

SEAL: \_\_\_\_\_

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

**SL-05**  
SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

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REG. NO. F-825

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121992  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

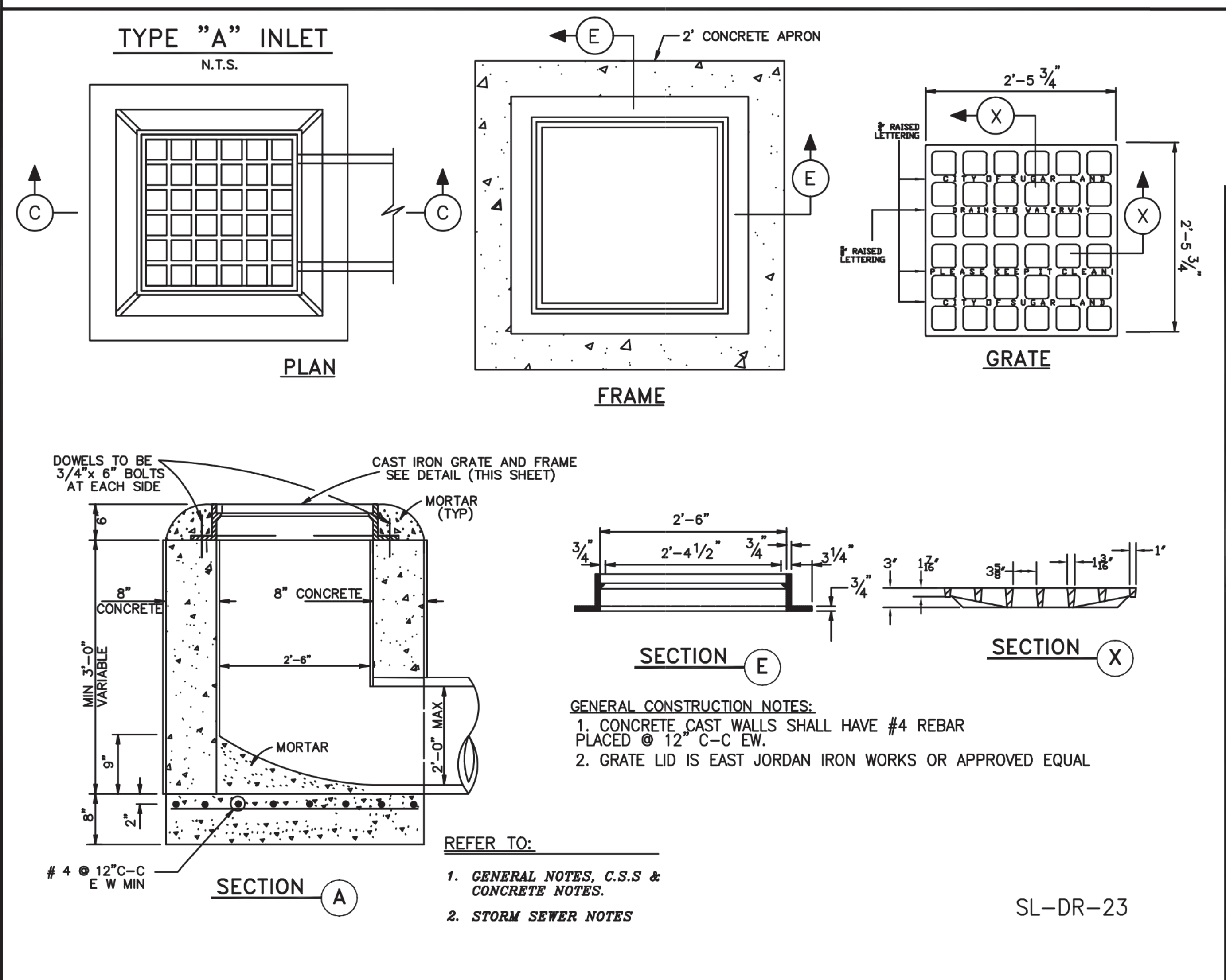
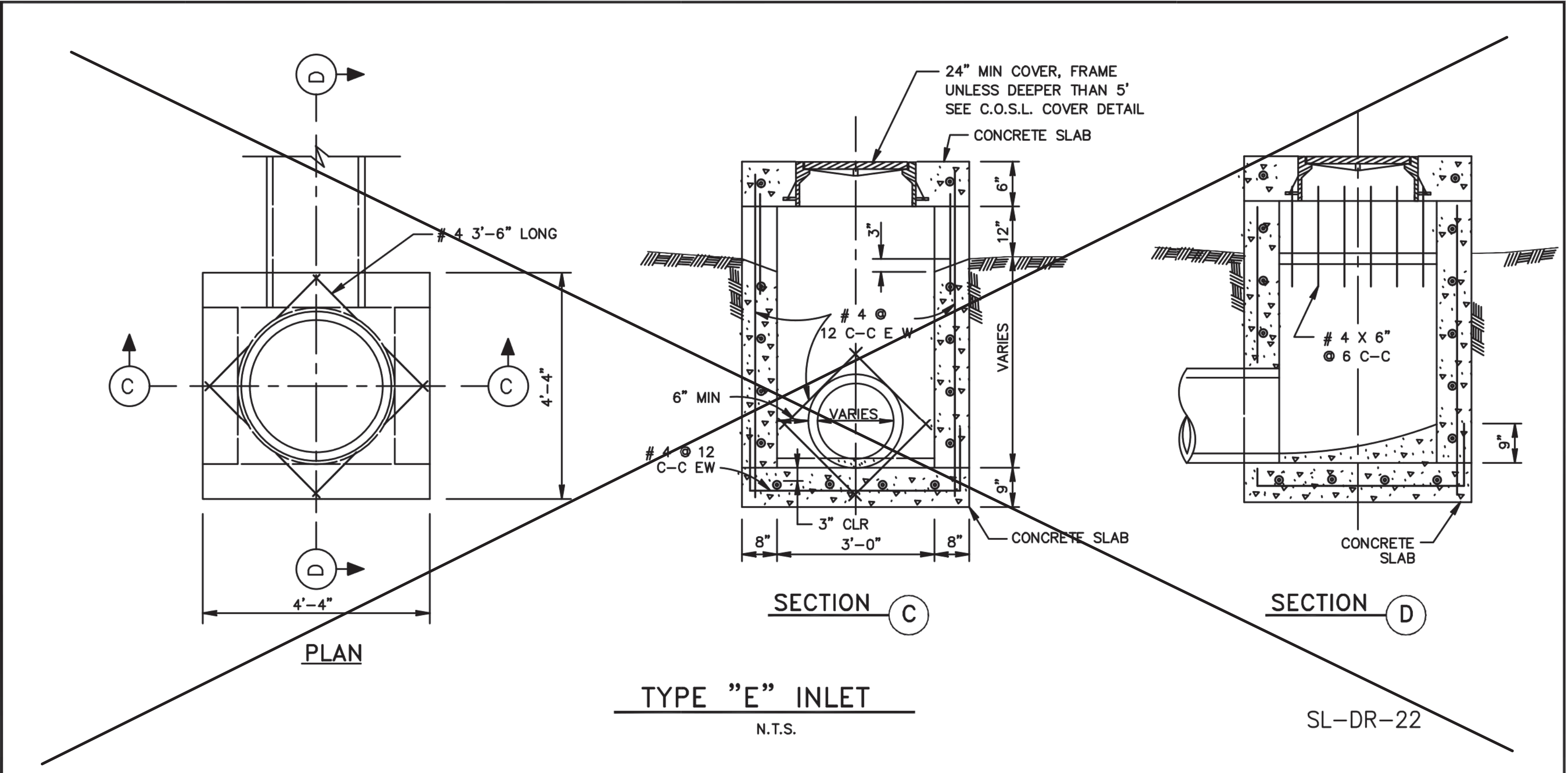
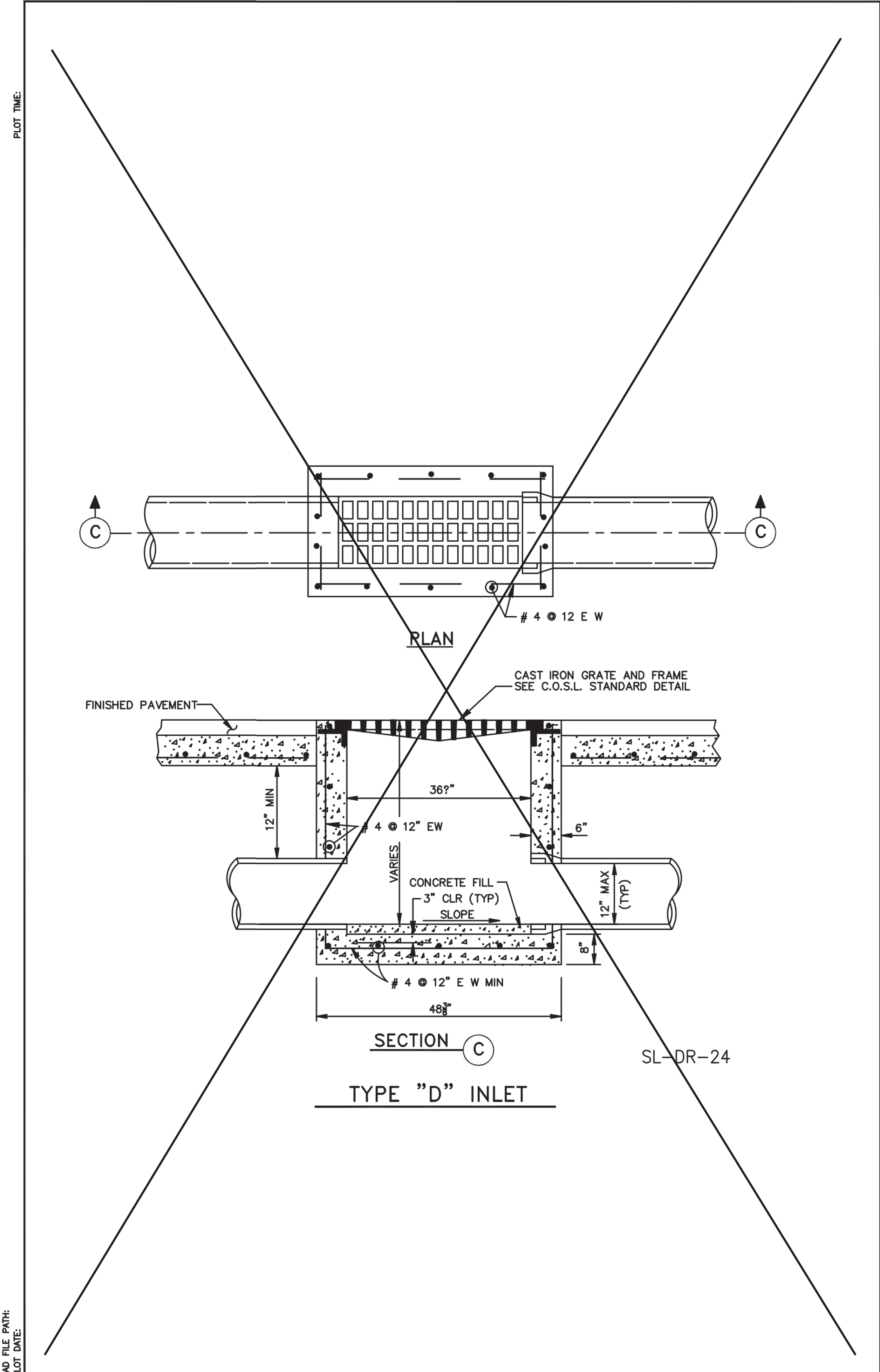
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**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS  
SL-05

PROJECT NO. 15239

SD 1  
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No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL: \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
**STORM SEWER INLET CONSTRUCTION DETAILS I**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
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CAD FILE PATH: \_\_\_\_\_  
PLOT DATE: \_\_\_\_\_

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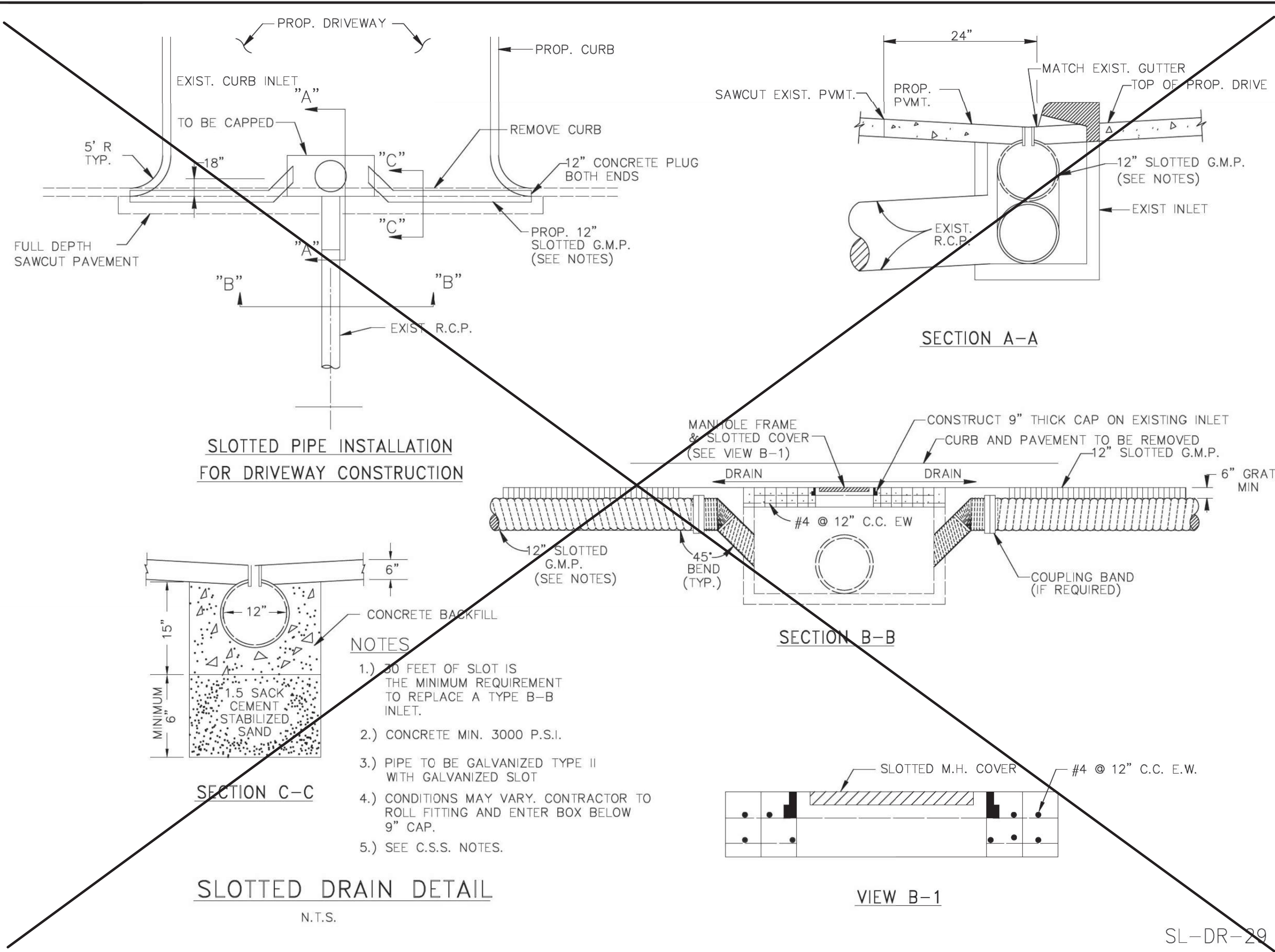
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PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

STORM SEWER INLET  
CONSTRUCTION DETAILS  
SL-07

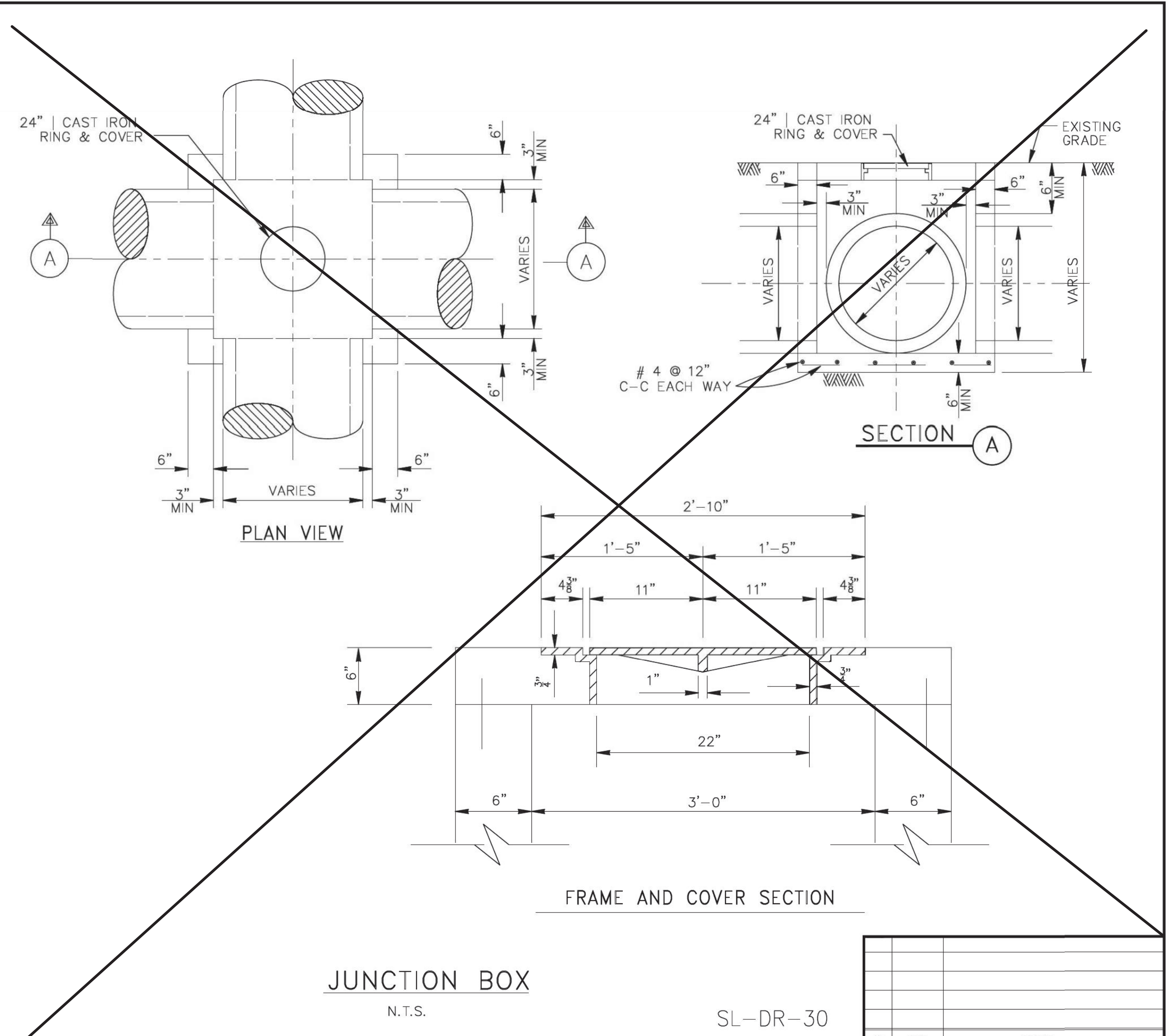
PROJECT NO. 15239



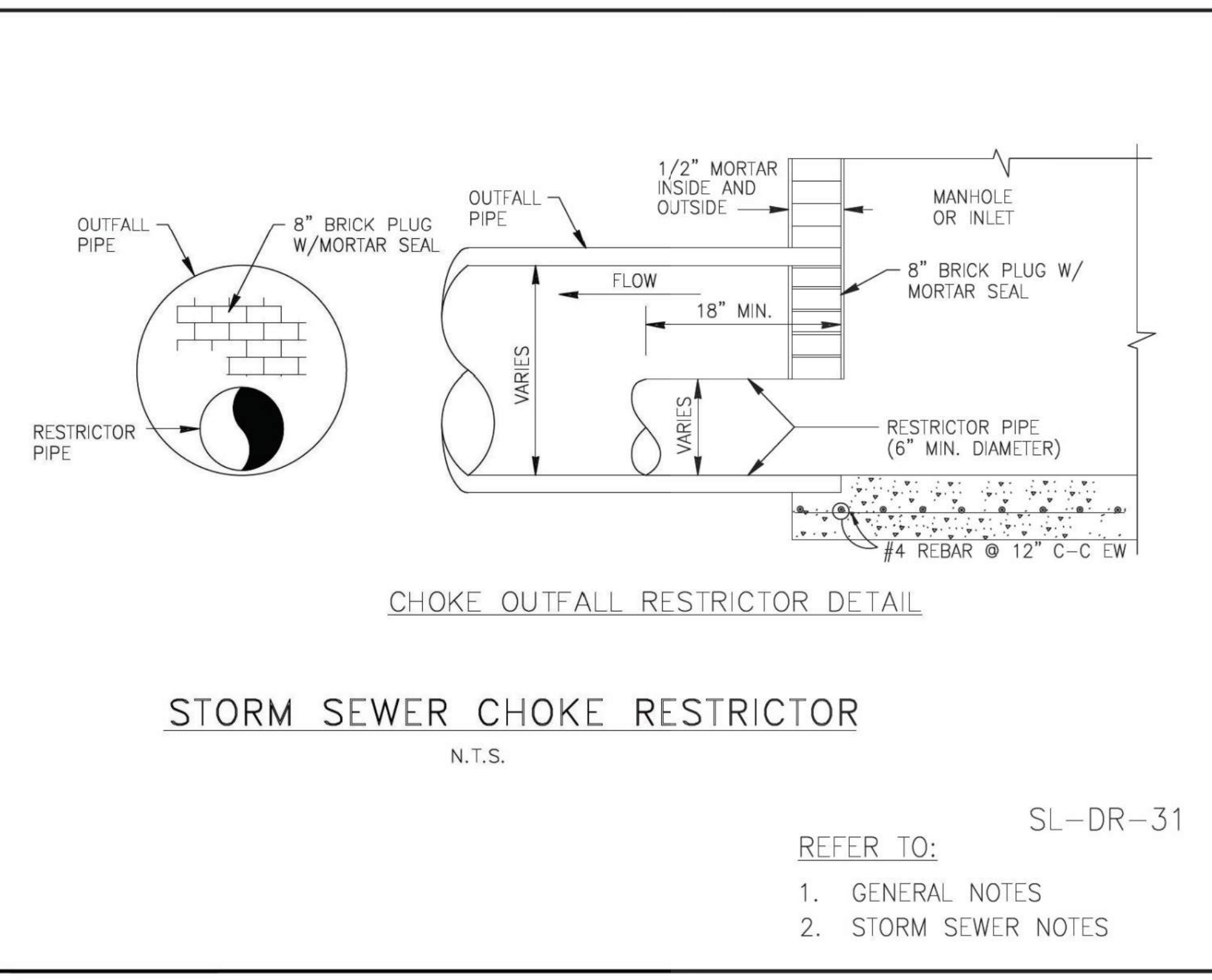
SLOTTED PIPE INSTALLATION FOR DRIVEWAY CONSTRUCTION

SLOTTED DRAIN DETAIL

- NOTES**
- 1.) 20 FEET OF SLOT IS THE MINIMUM REQUIREMENT TO REPLACE A TYPE B-B INLET.
  - 2.) CONCRETE MIN. 3000 P.S.I.
  - 3.) PIPE TO BE GALVANIZED TYPE II WITH GALVANIZED SLOT
  - 4.) CONDITIONS MAY VARY. CONTRACTOR TO ROLL FITTING AND ENTER BOX BELOW 9" CAP.
  - 5.) SEE C.S.S. NOTES.

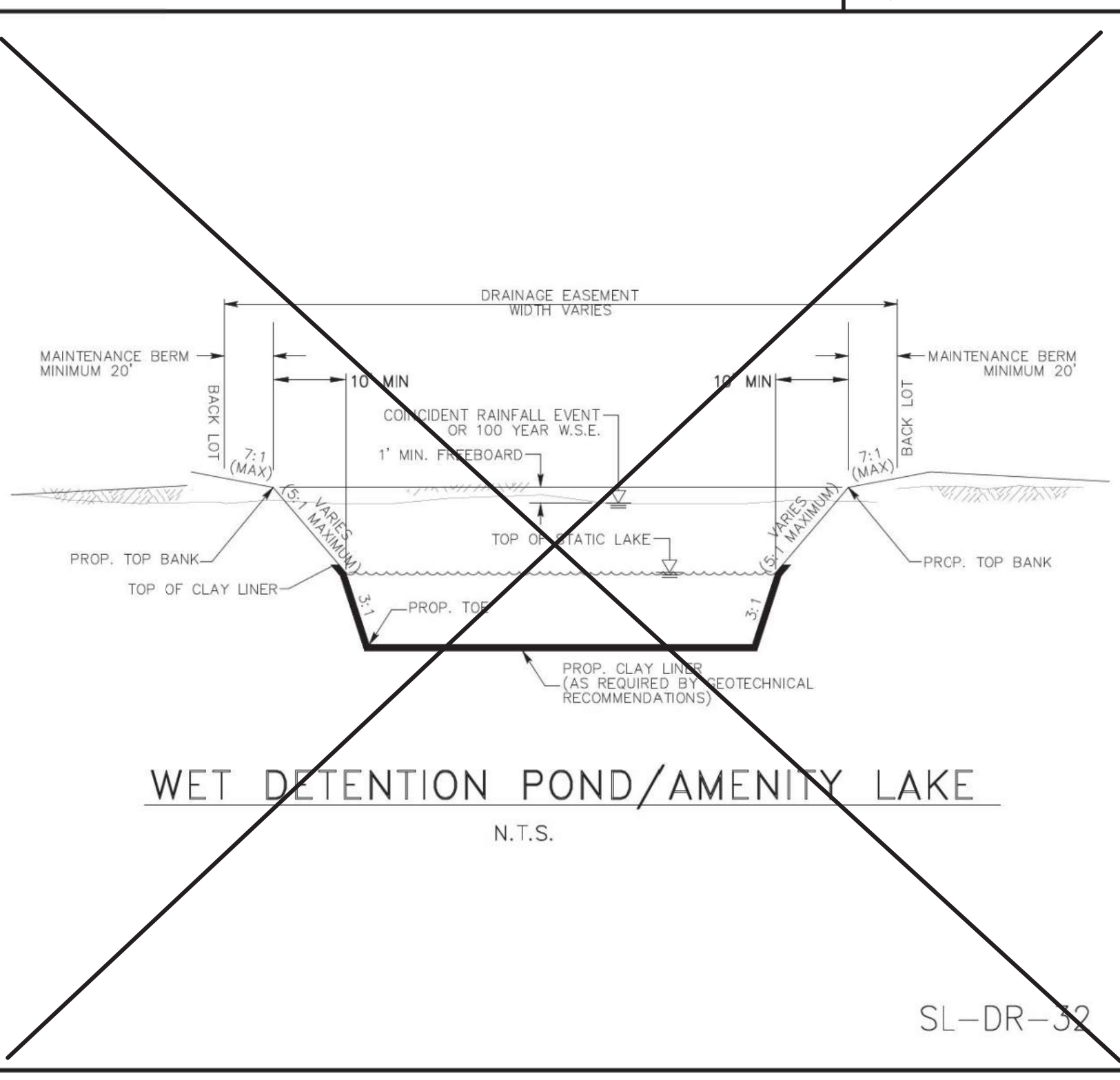


JUNCTION BOX

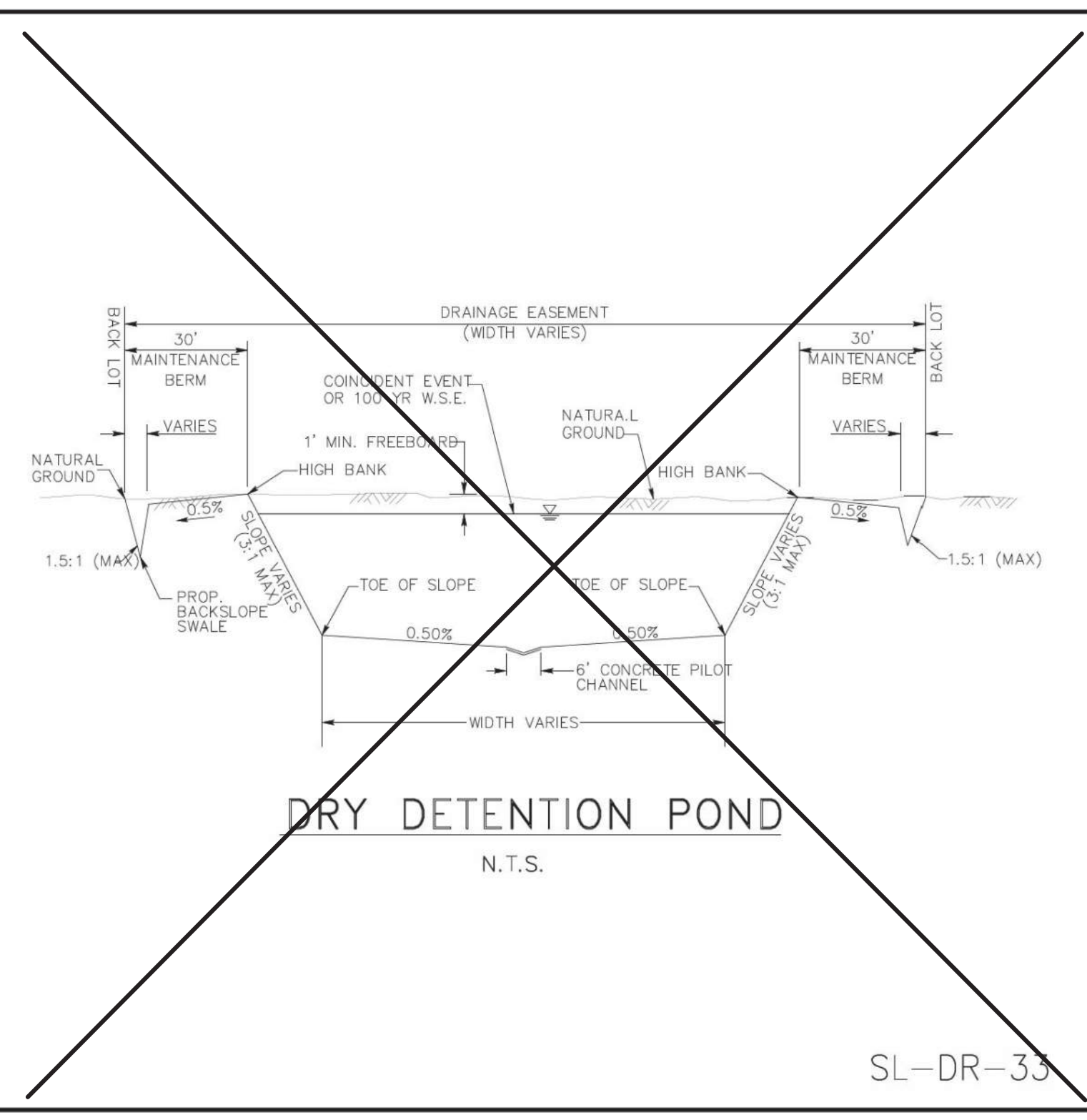


STORM SEWER CHOKE RESTRICTOR

- REFER TO:
1. GENERAL NOTES
  2. STORM SEWER NOTES



WET DETENTION POND/AMENITY LAKE



DRY DETENTION POND

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND TEXAS**

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER CONSTRUCTION DETAILS**

JOB No.: \_\_\_\_\_  
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**SL-10**

SHEET OF

REVISION DATE: OCTOBER 2021

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

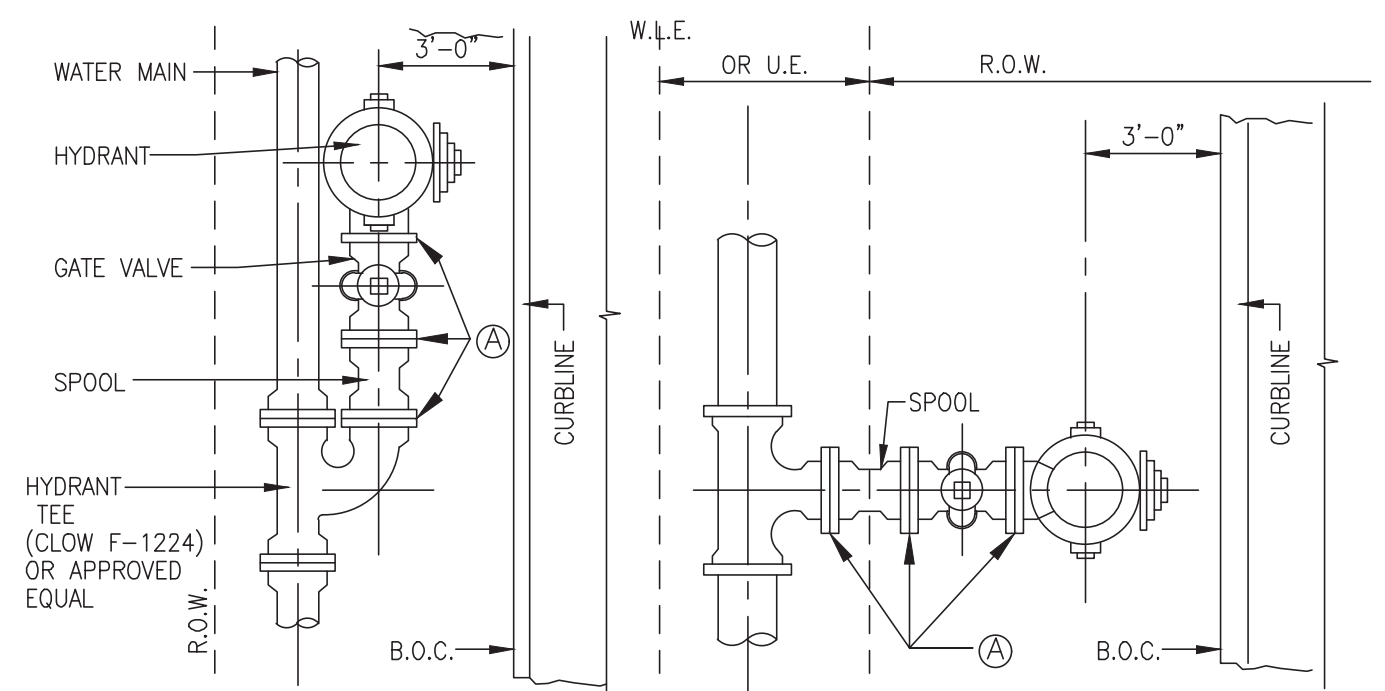
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
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**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

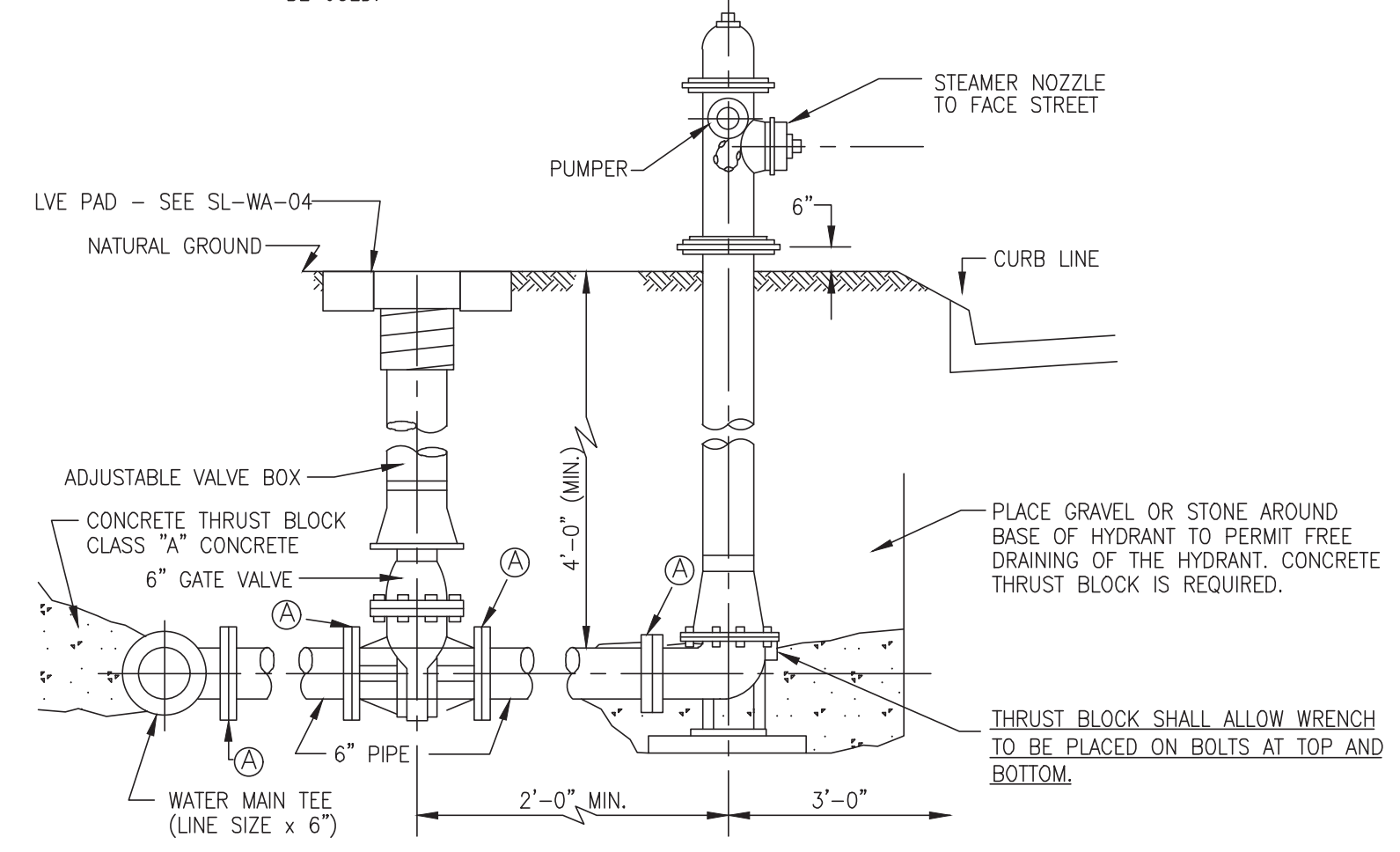
STORM SEWER CONSTRUCTION DETAILS  
SL-10

PROJECT NO. 15239



**R.O.W. INSTALLATION** N.T.S. **EASEMENT INSTALLATION** N.T.S.

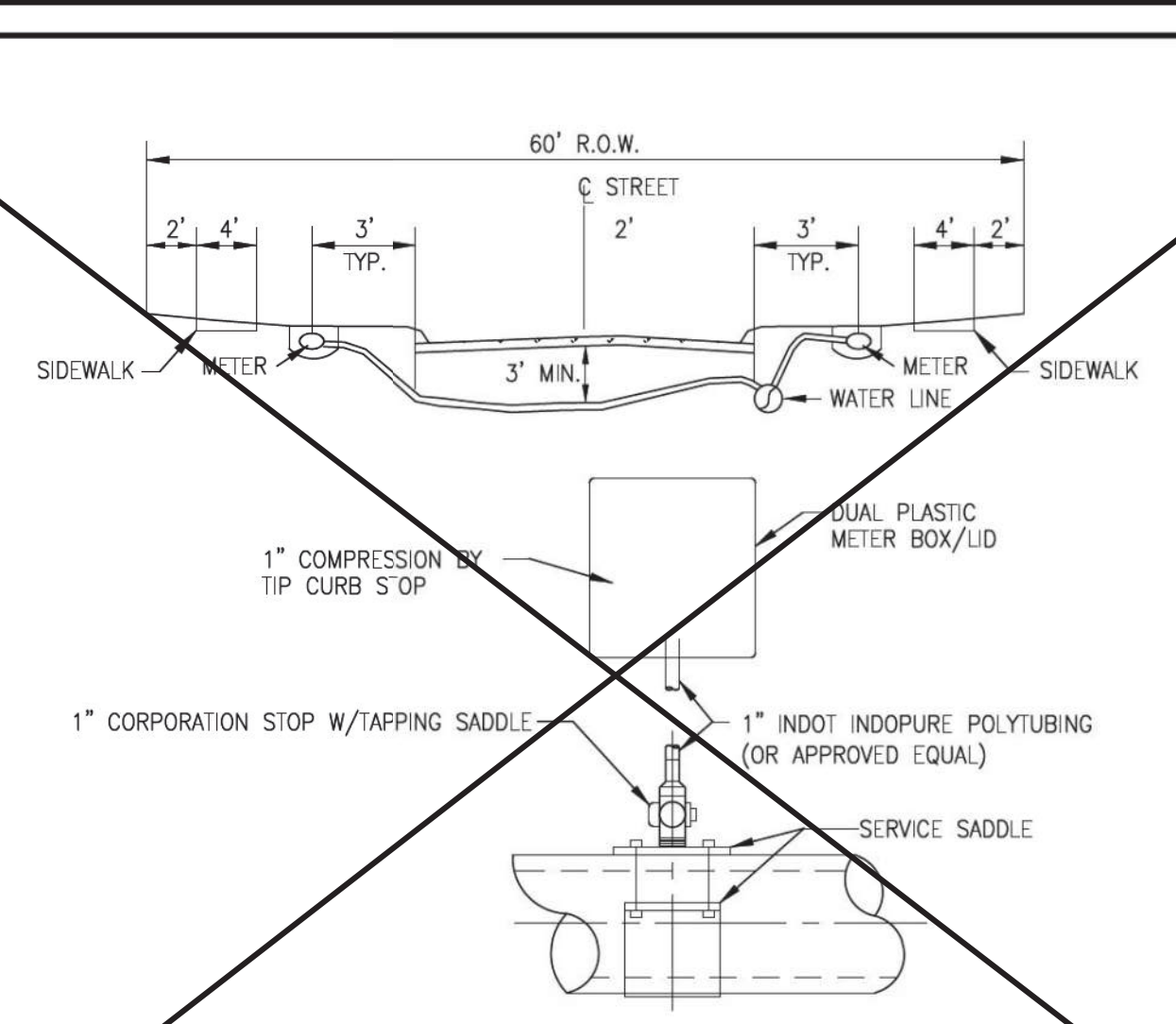
NOTE:  
WHEN WATER LINE IS LOCATED IN EASEMENT, STANDARD TEE MAY BE USED.



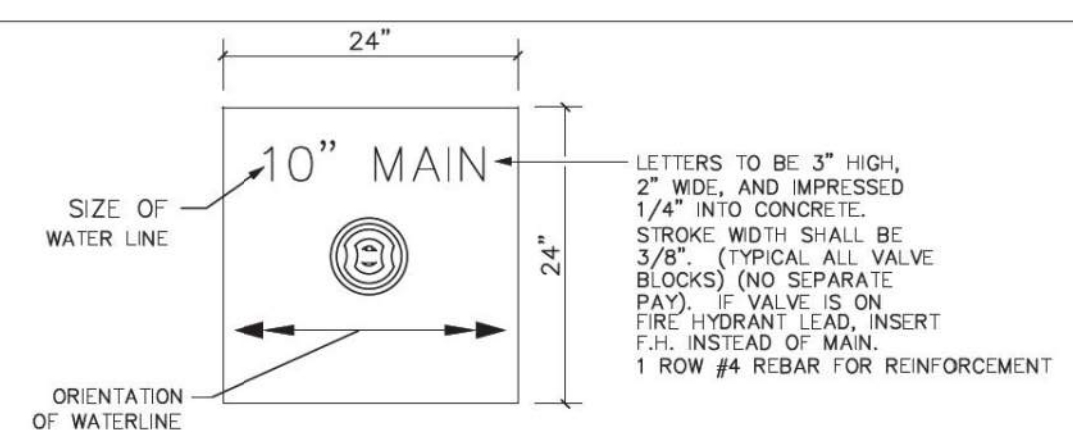
**TYPICAL GATE & FIRE HYDRANT INSTALLATION** N.T.S. SL-WA-01

**FLUSHING VALVE COLOR CODE**  
MAIN LINE DIAMETER --- BONNET, PUMPER CAP AND STEAMER CAP  
6 INCHES (AND LESS) --- YELLOW  
8 INCHES --- WHITE  
12 TO 16 INCHES --- GREEN  
GREATER THAN 16 INCHES --- ORANGE  
FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

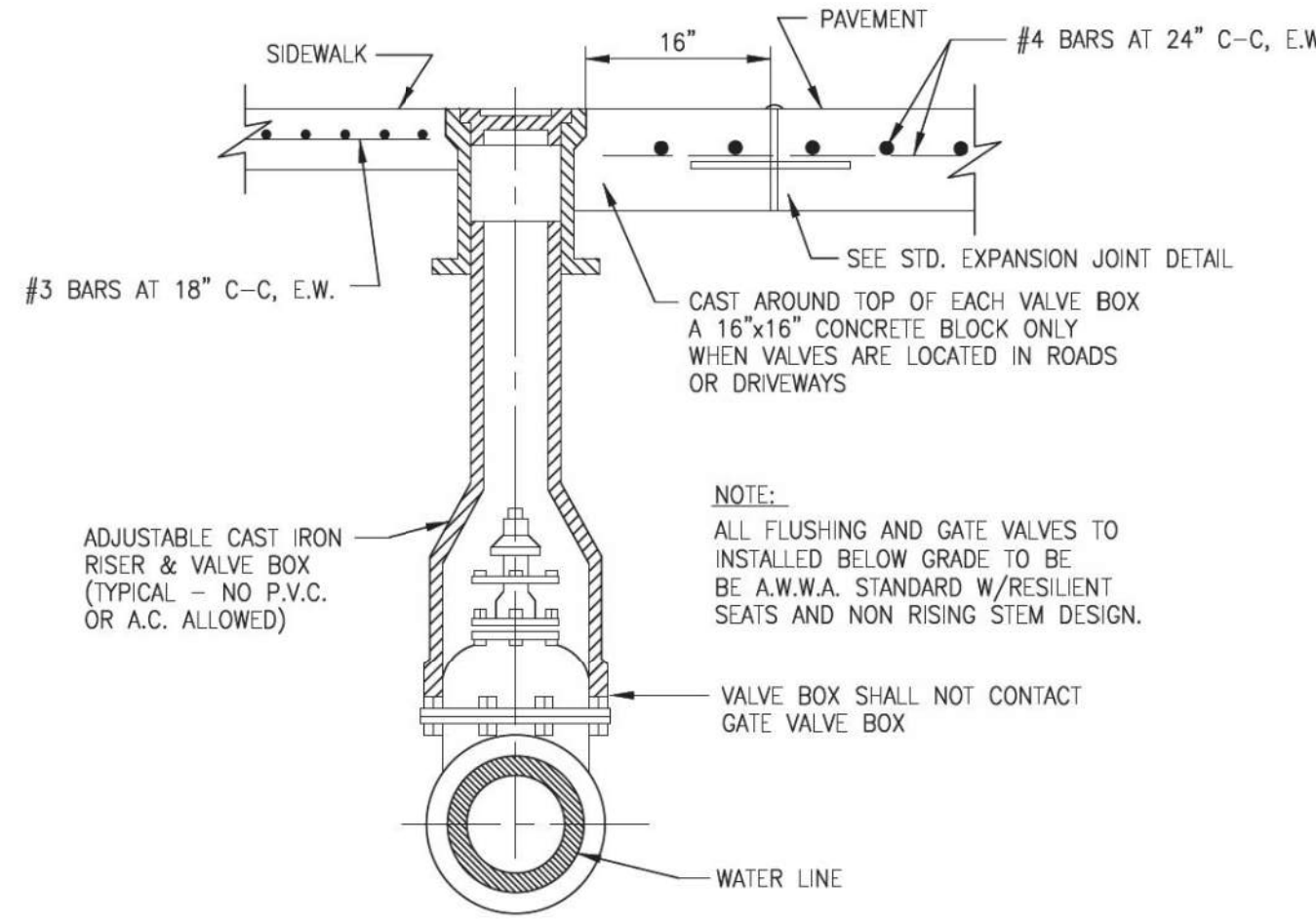
NOTE:  
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.T.S.  
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER C.O.S.L. DESIGN STANDARDS.  
ⓐ = RESTRAINED JOINT



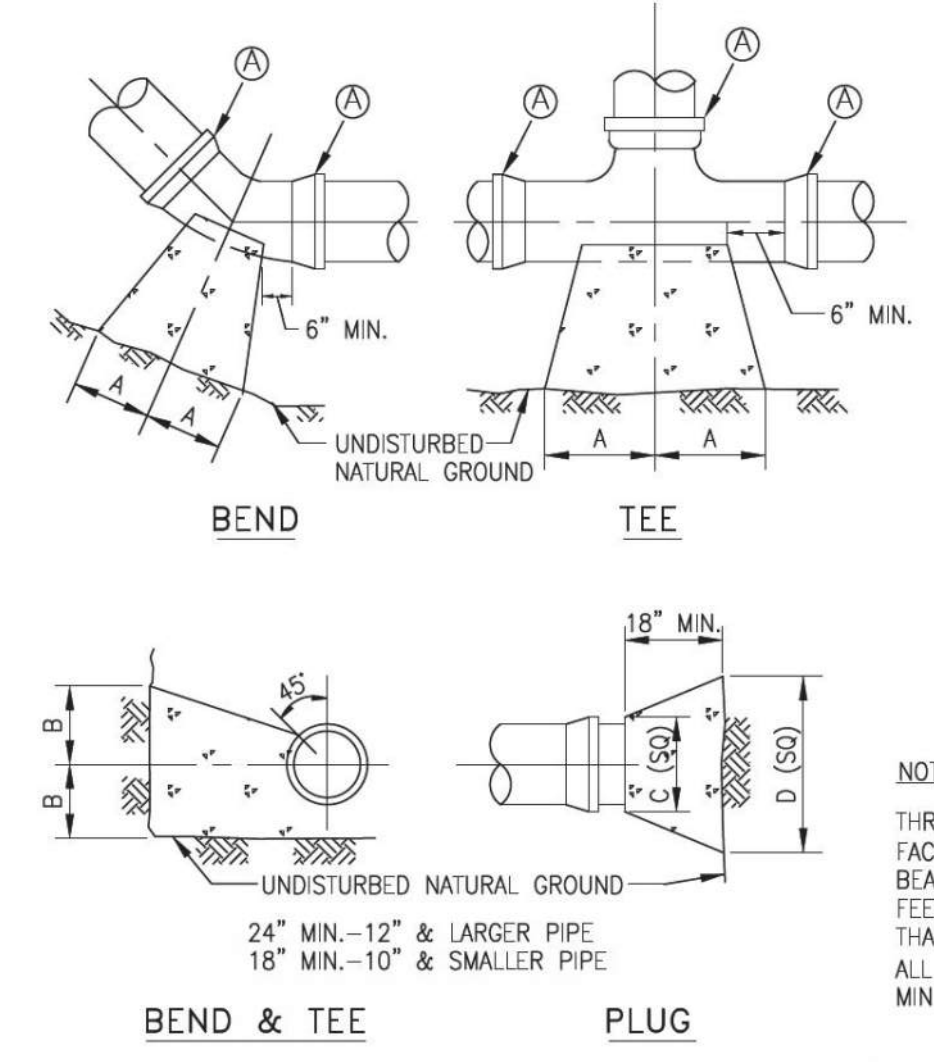
**WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL** N.T.S. SL-WA-03



**CONCRETE PAD** N.T.S. NOTE: ALL VALVES MUST HAVE CONCRETE PAD



**VALVE BOX INSTALLATION DETAIL** N.T.S. SL-WA-04



**BEND & TEE THRUST BLOCK DETAIL** N.T.S. SL-WA-05

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

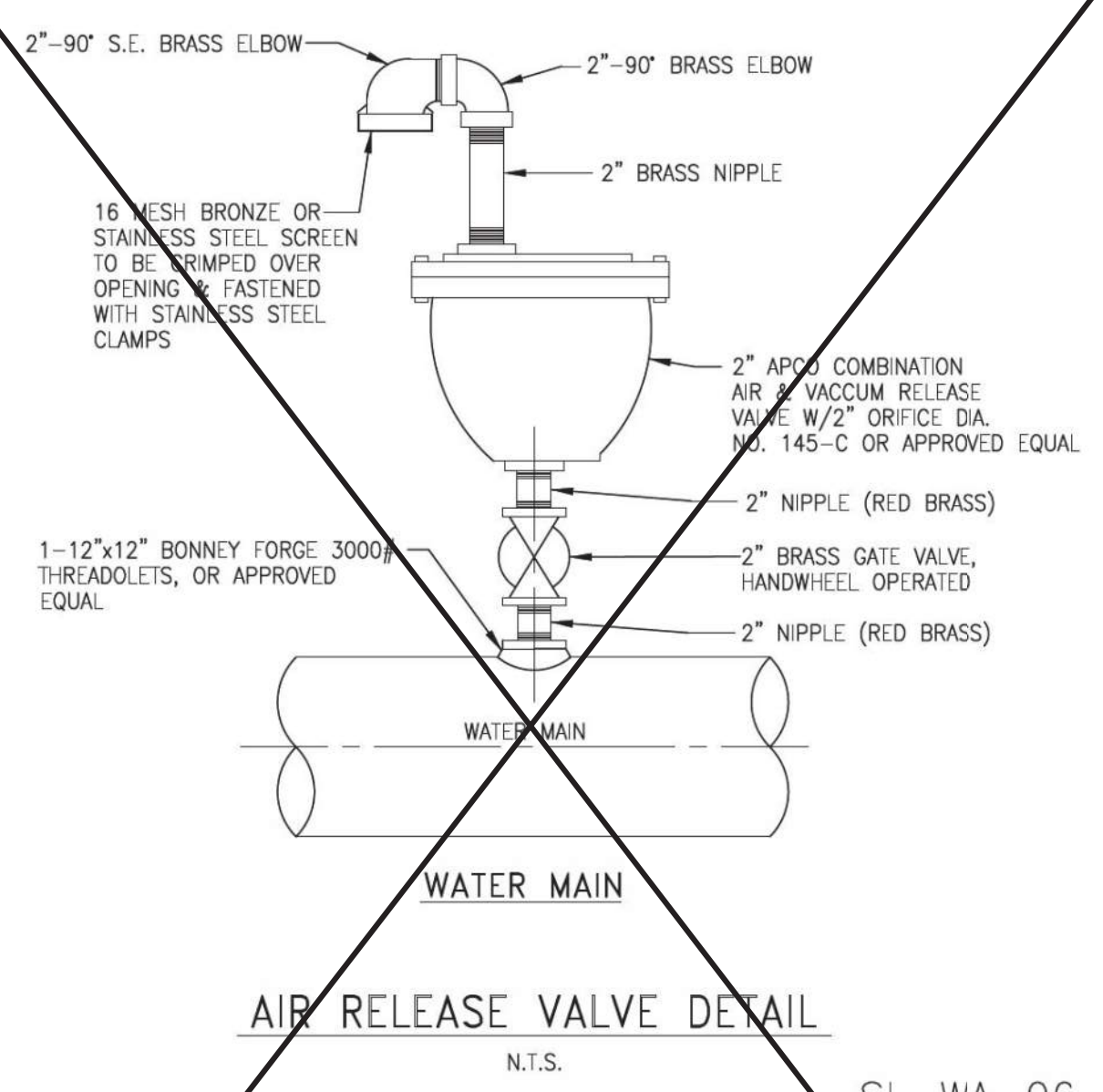
**NOTES: POLYETHYLENE WRAP FOR IRON PIPE**

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

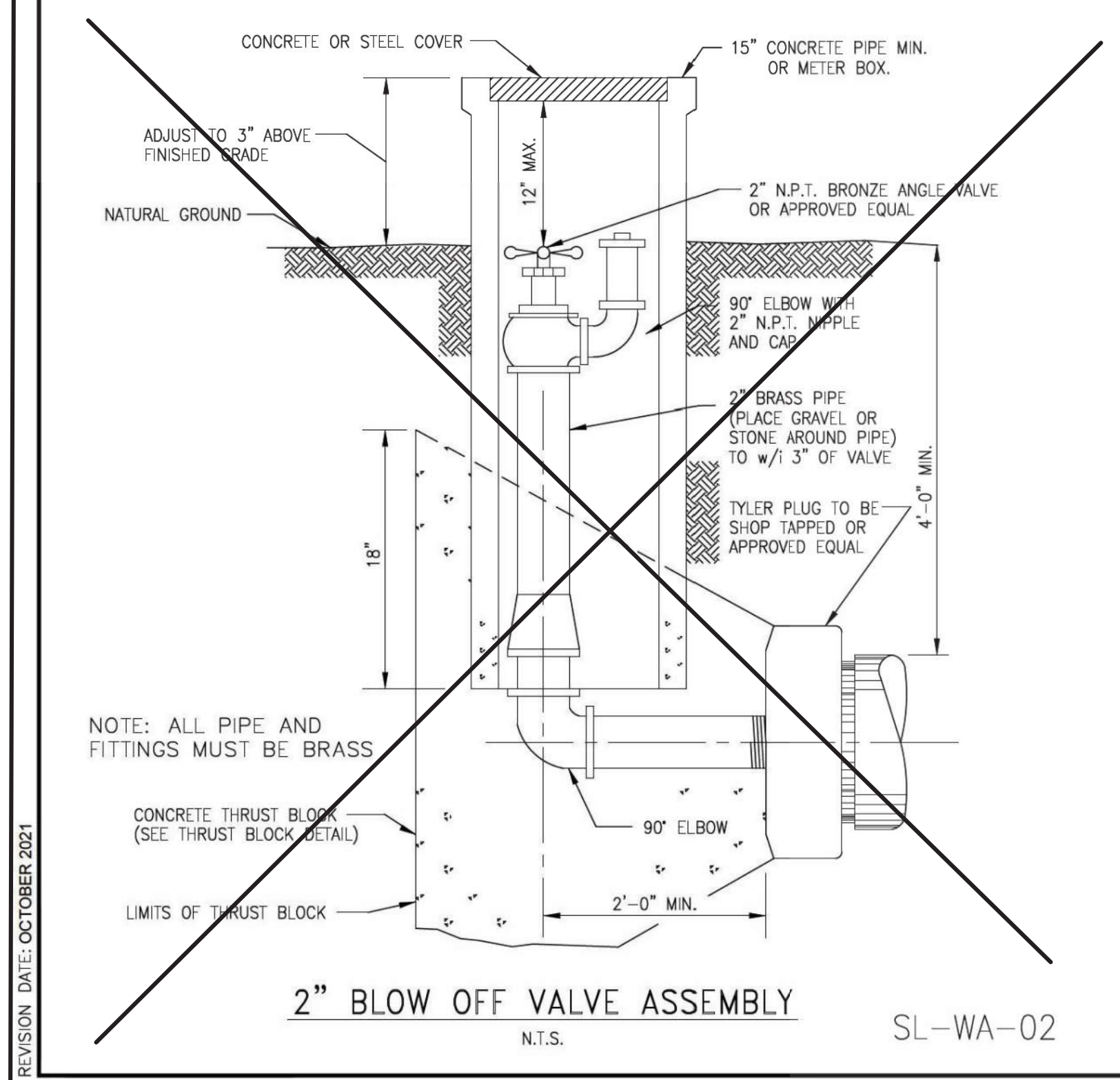
SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"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

**BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES**

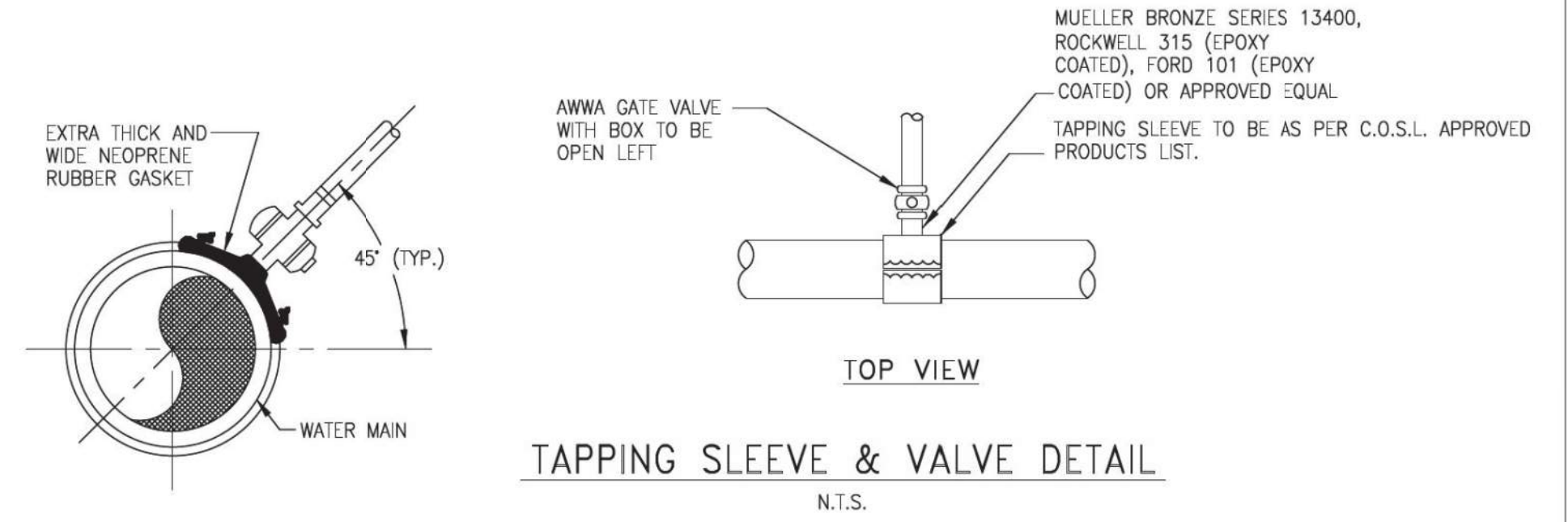
SL-WA-08



**AIR RELEASE VALVE DETAIL** N.T.S. SL-WA-06



**2" BLOW OFF VALVE ASSEMBLY** N.T.S. SL-WA-02




**TAPPING SLEEVE & VALVE DETAIL** N.T.S. SL-WA-07

**CONSTRUCTION NOTES:**

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

SL-WA-08

No.	DATE	REVISION
DESIGN ENGINEER: _____ DATE: _____		
 <p>CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT</p>		
CONSTRUCTION PLANS FOR:		
WATER LINE CONSTRUCTION DETAILS		
JOB No.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:	SL-15 SHEET OF	

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
DRAWN  
CHECKED  
DATE

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

STATE OF TEXAS  
121992  
MIGUEL ANGELO A. SAUCEDA  
LICENSED PROFESSIONAL ENGINEER  
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-19-2023

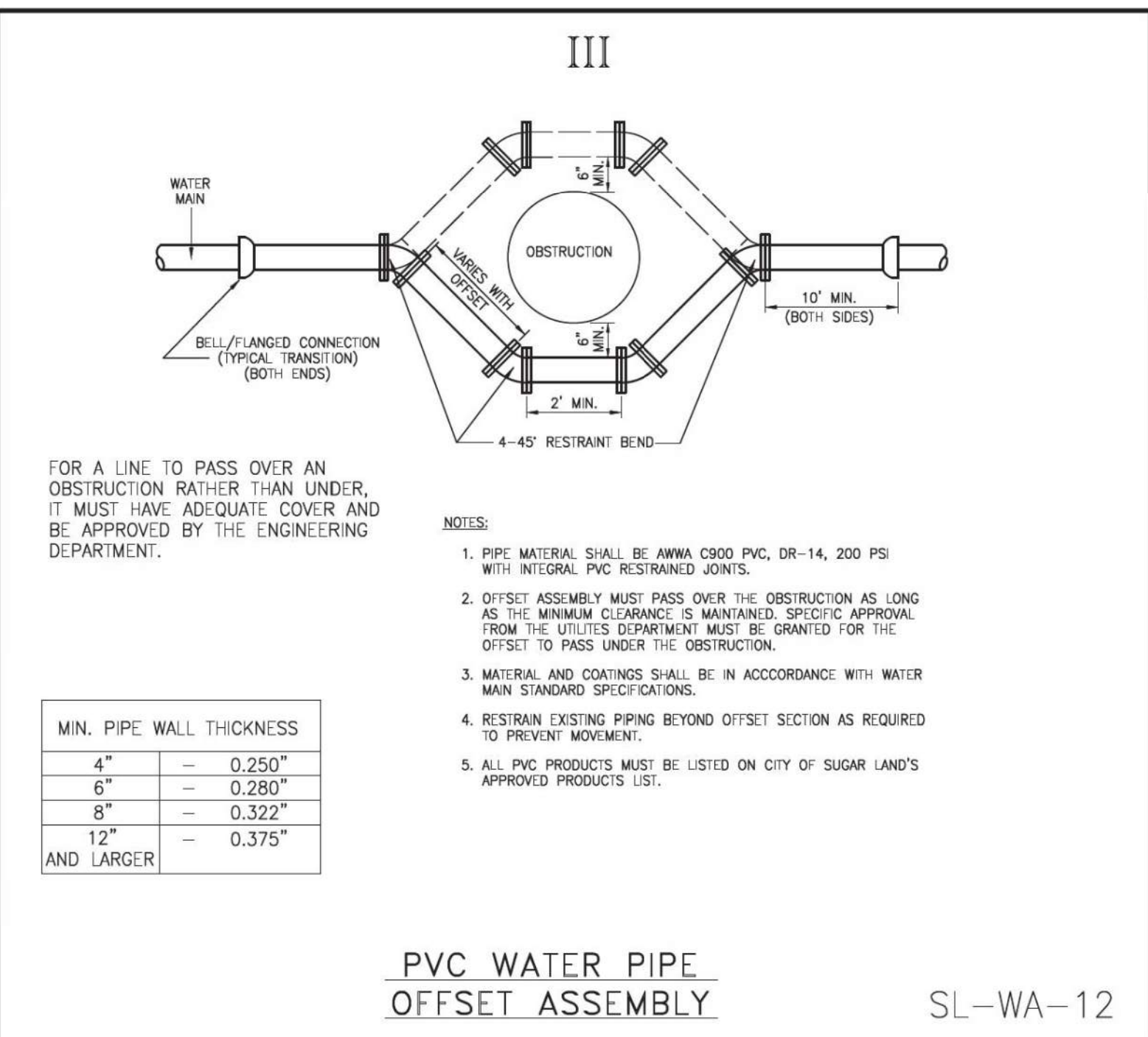
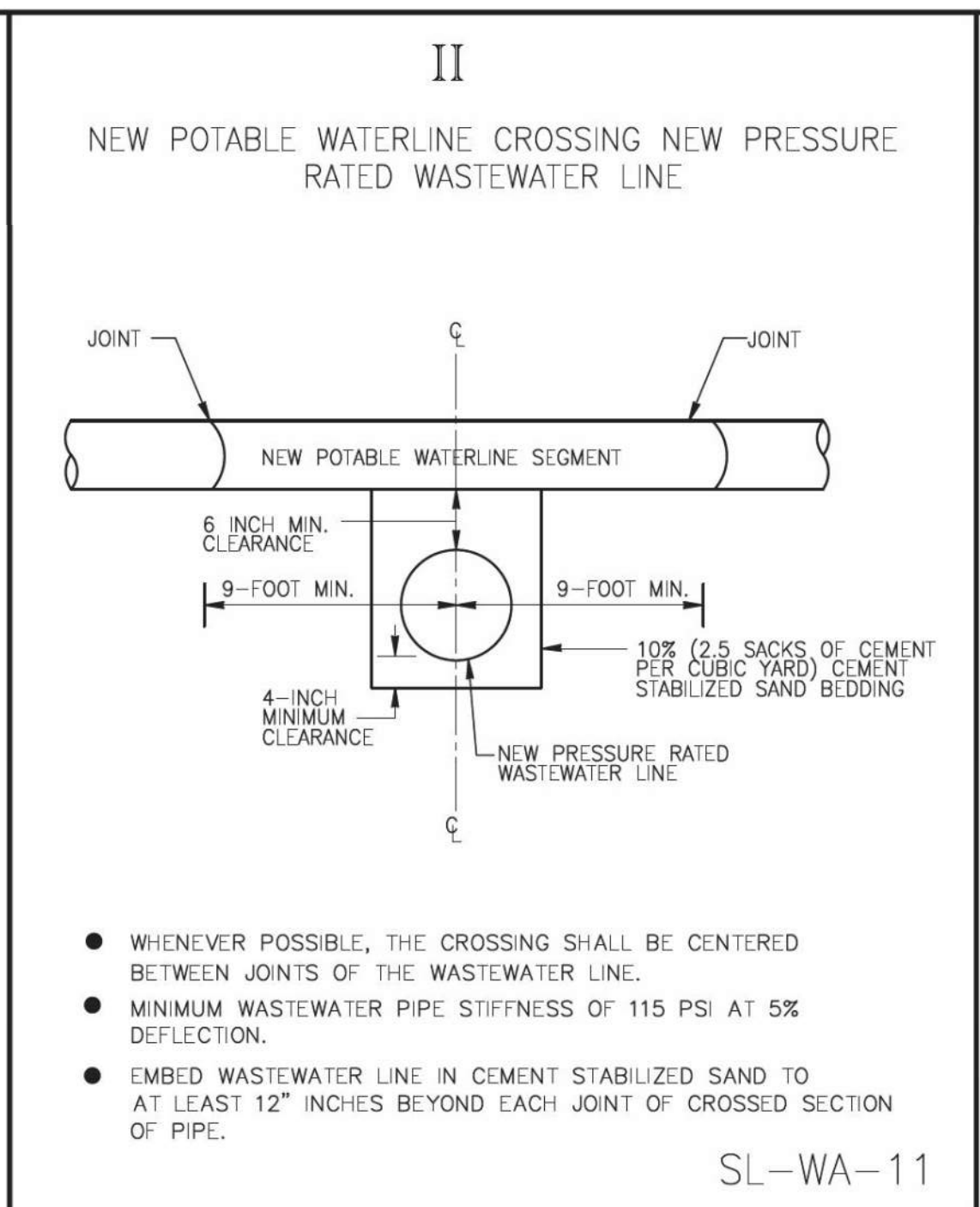
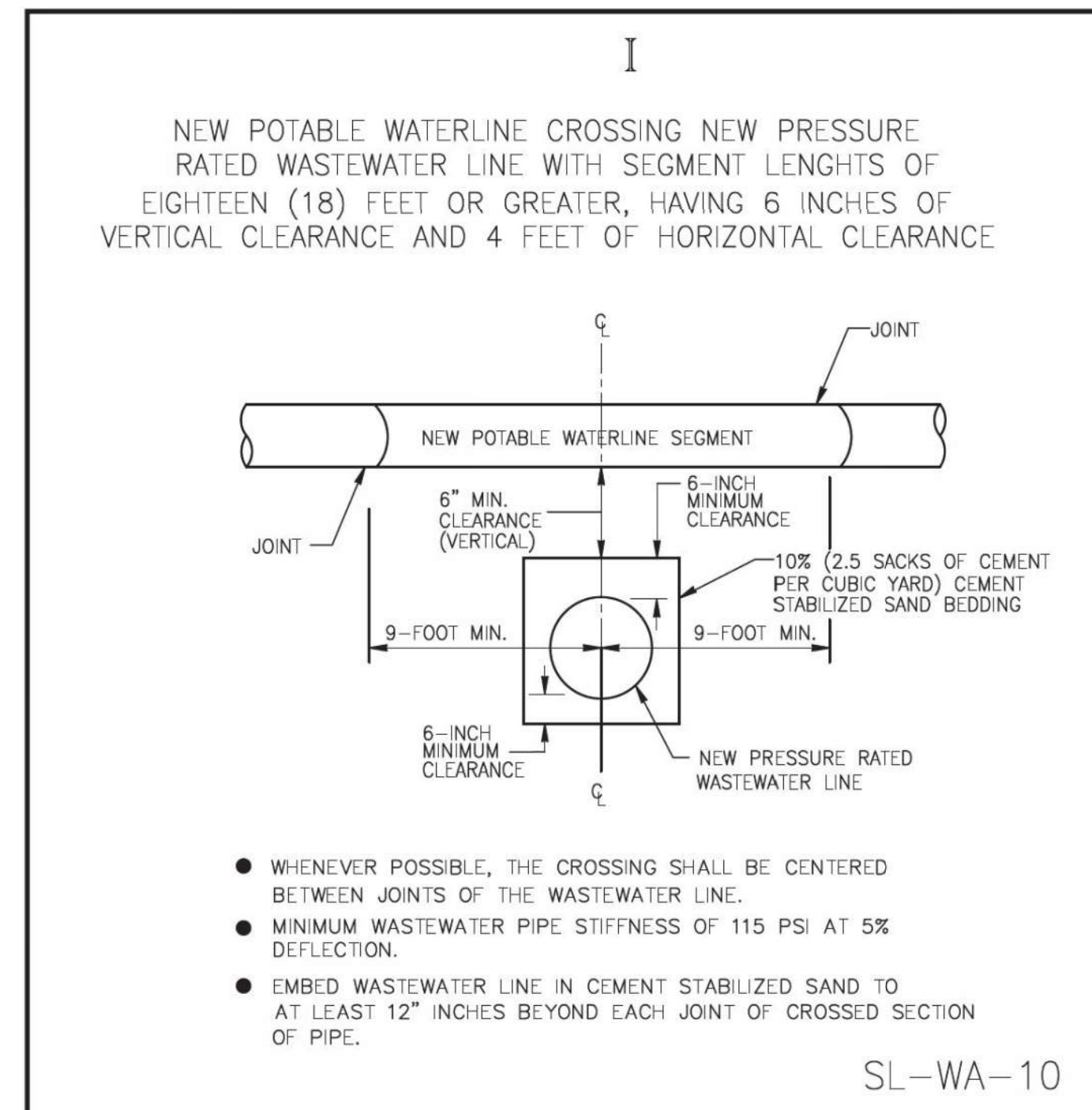
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN:  
PROFILE:  
HORIZONTAL:  
VERTICAL:

PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

WATER LINE CONSTRUCTION DETAILS  
SL-15  
PROJECT NO. 15239  
SD

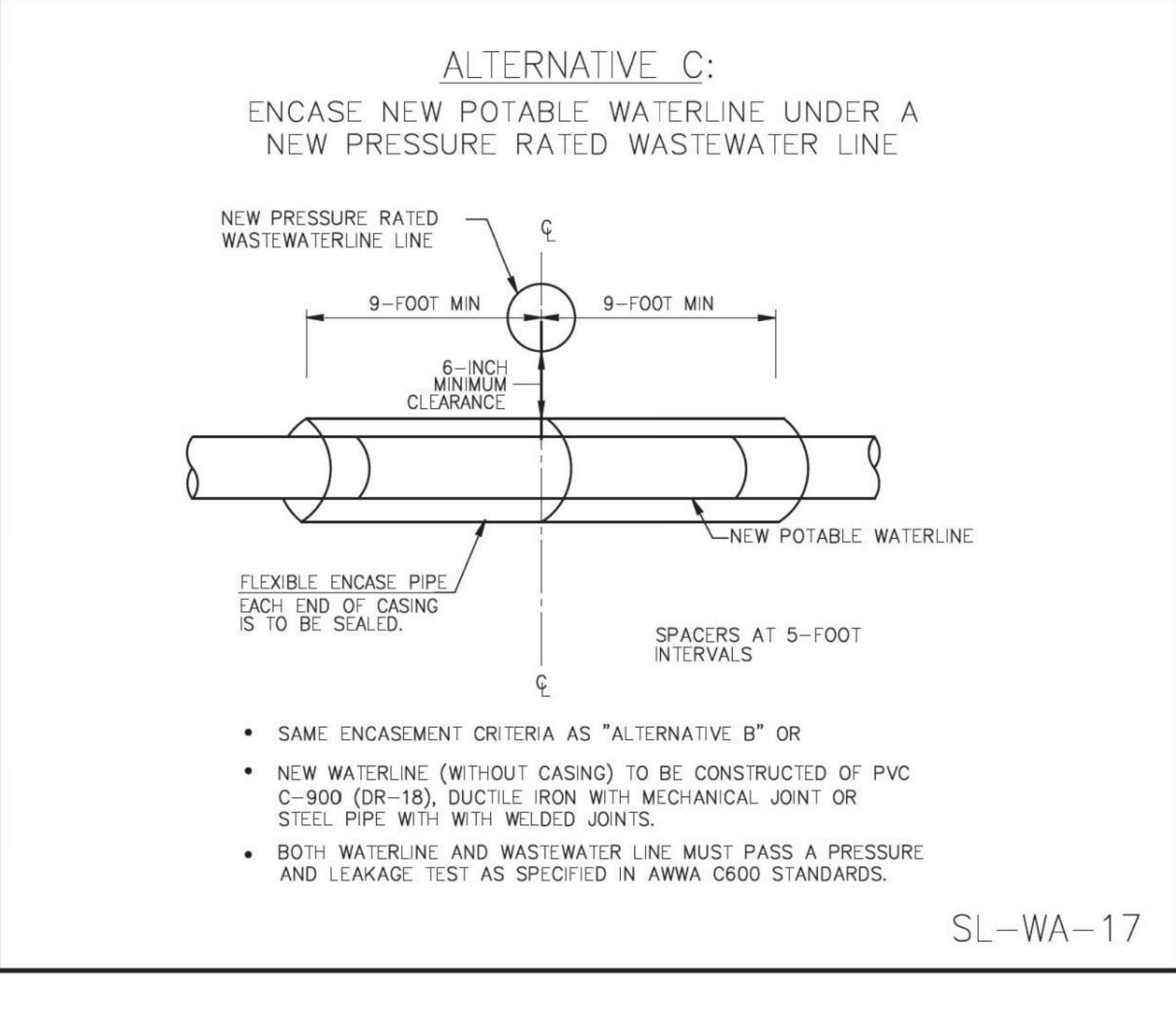
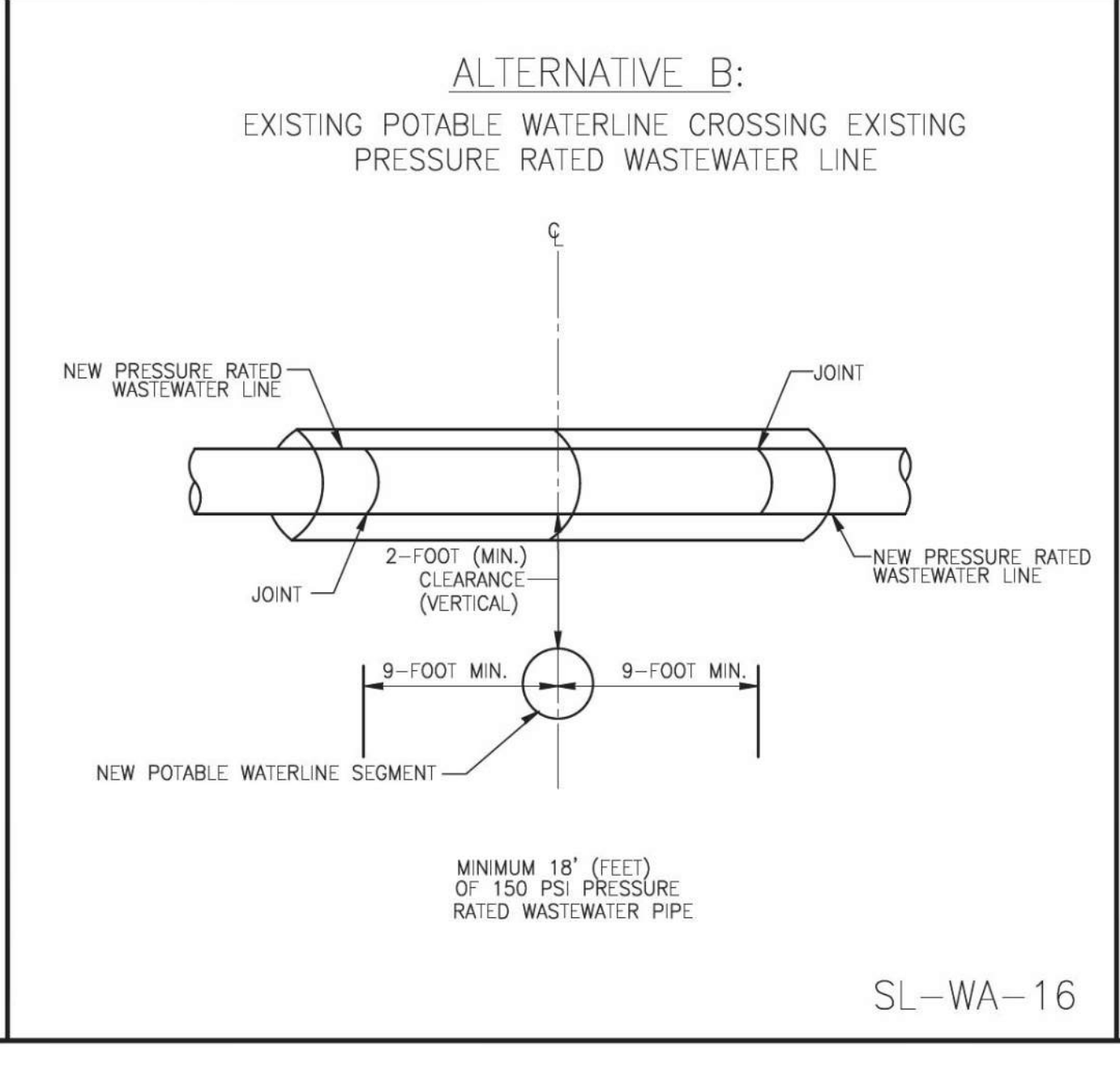
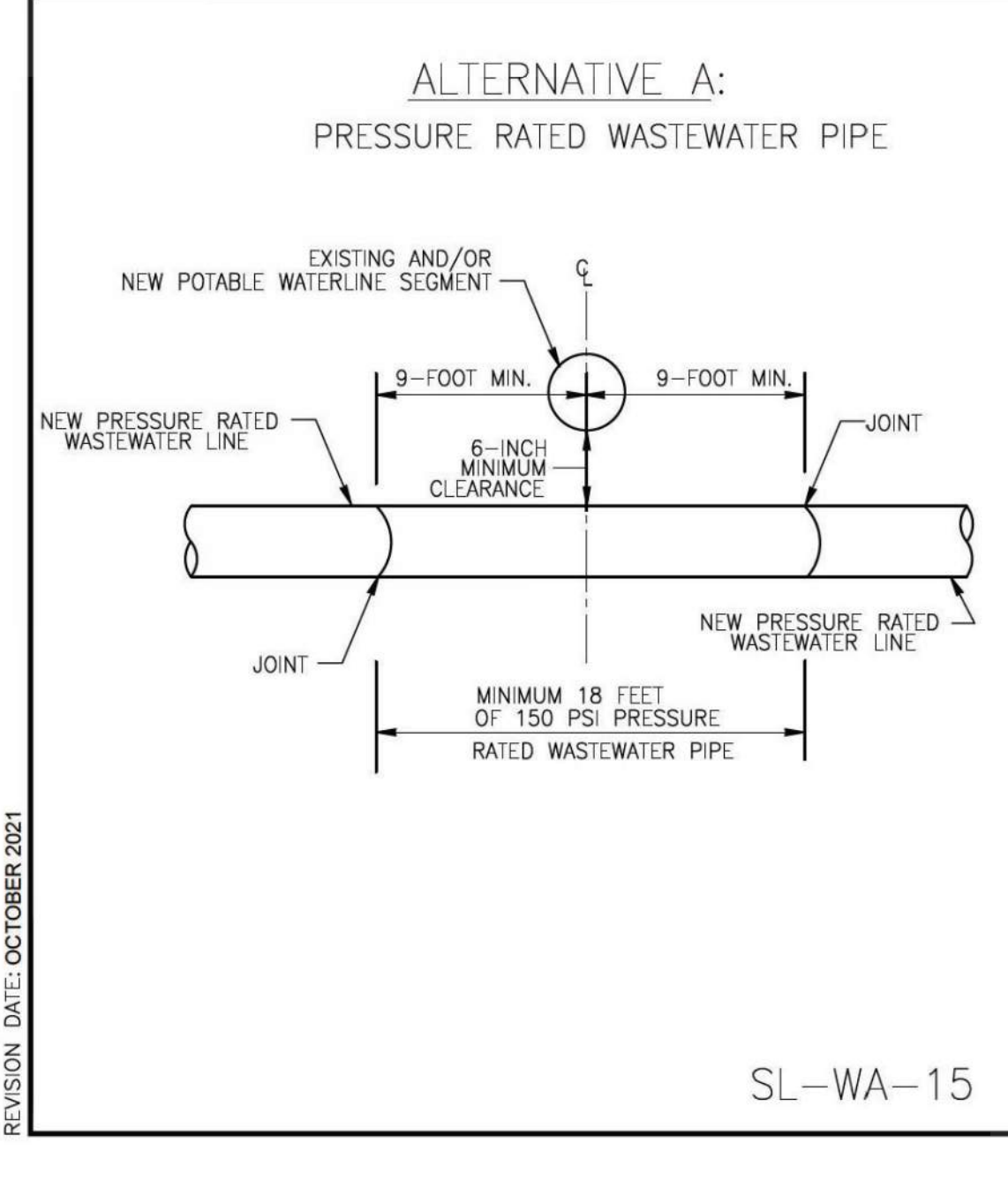
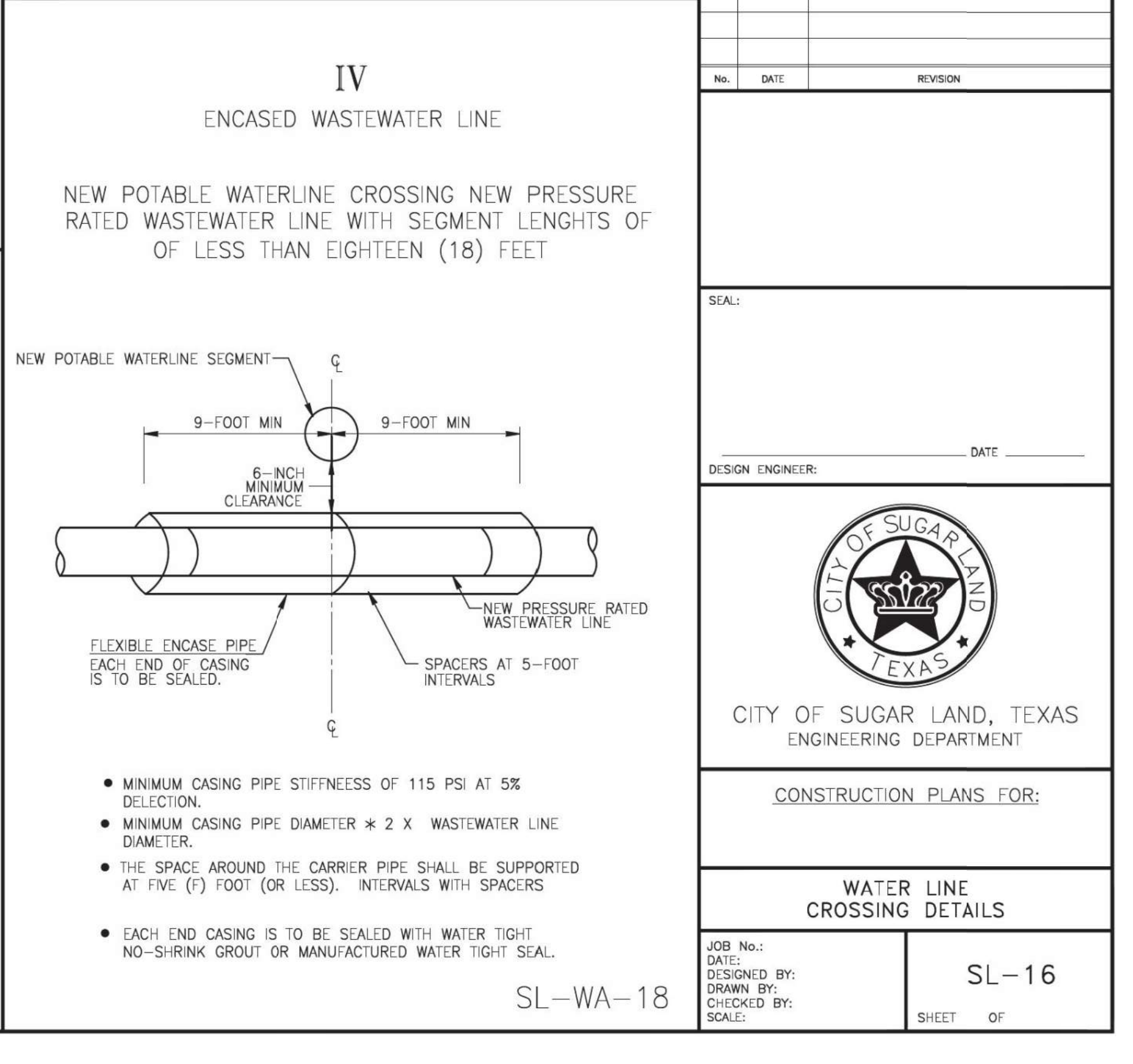
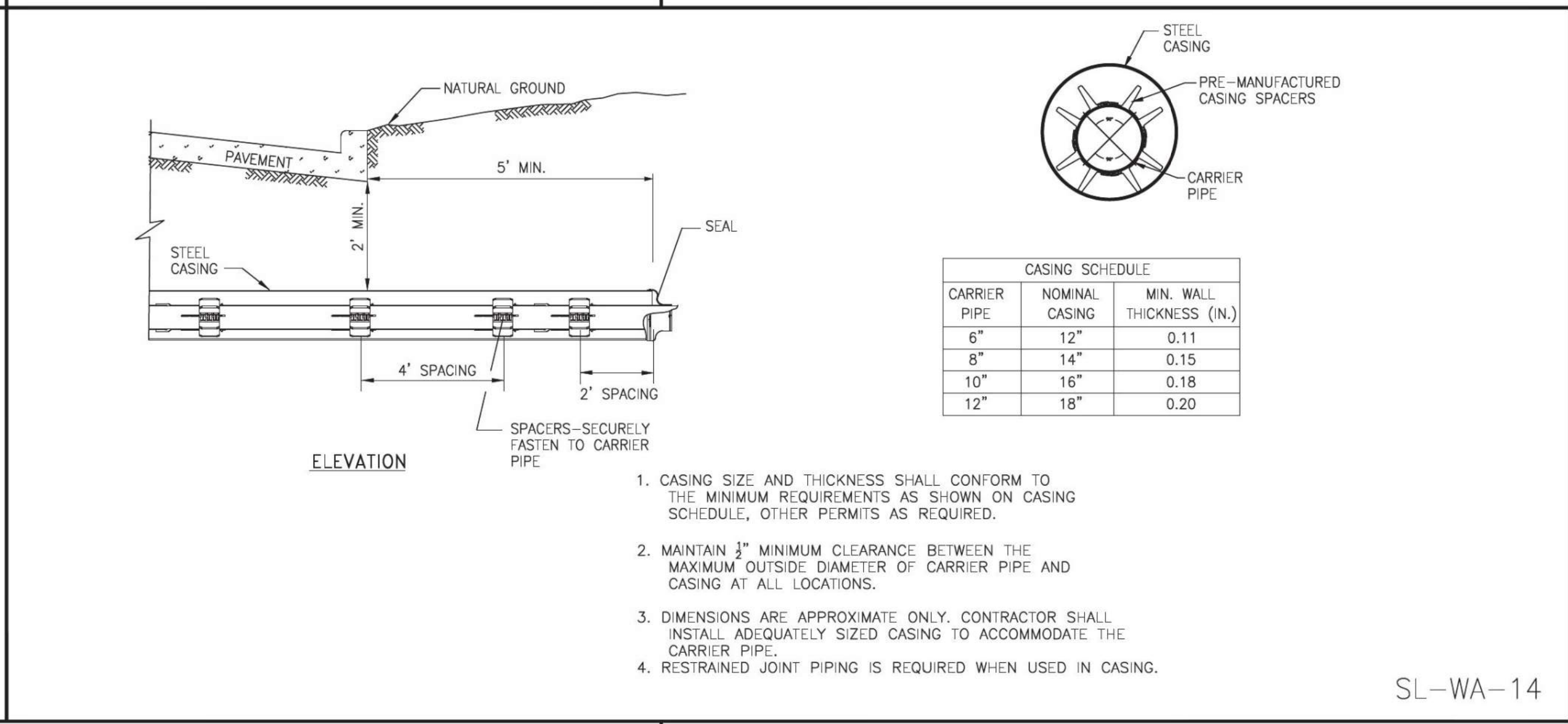
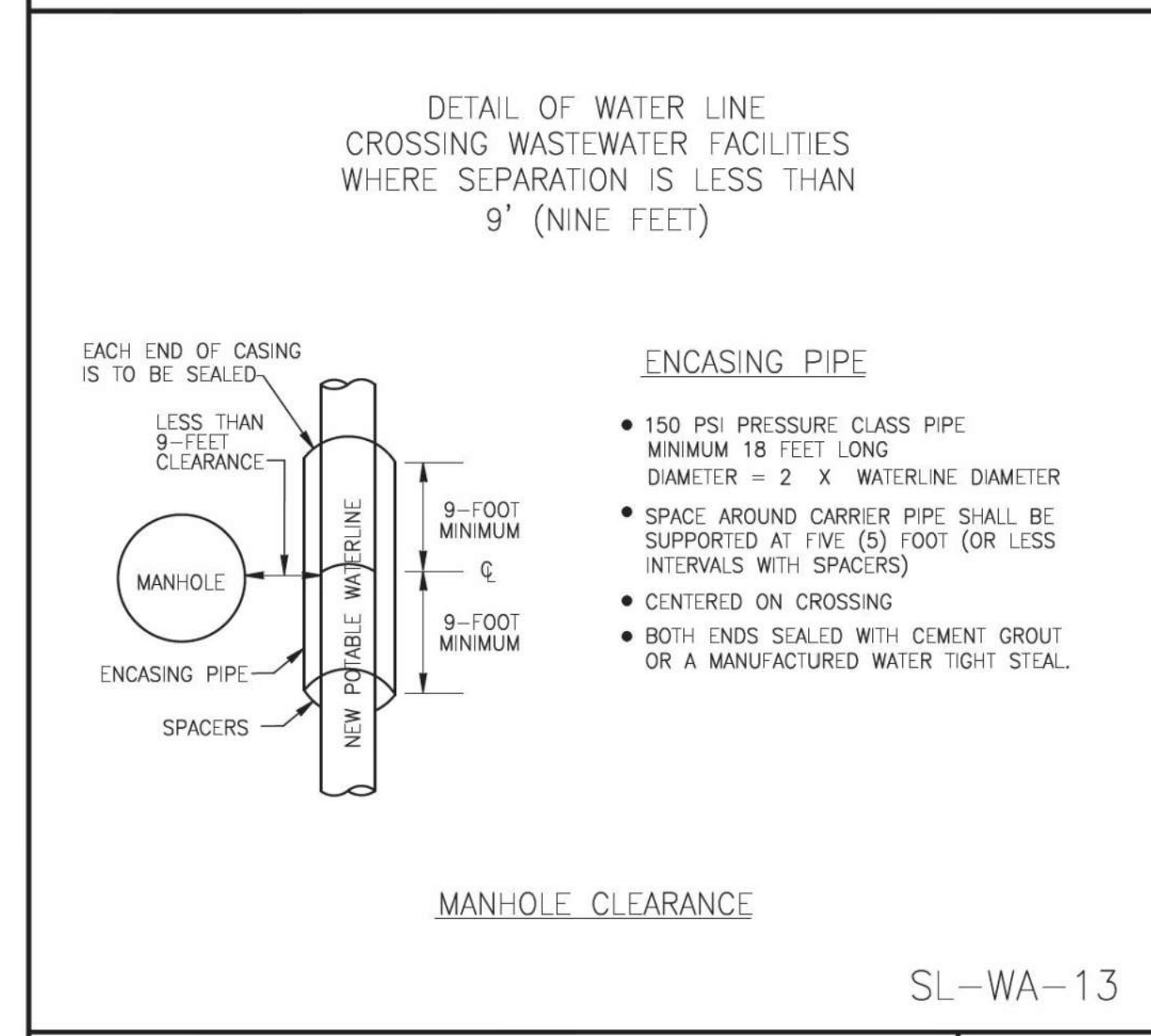




GENERAL NOTES:

- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
- SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
- ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
- ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
- CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
- WHERE REQUIRED, SLEEVING (ENCASEMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASEMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNUAL SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
- ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
- ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
- ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
- ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
- ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
- WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASEMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
- IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
- NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
- BELL STOPS SHALL BE USED WHEN WATER LINES ARE BORED. BELL STOPS TO BE INSTALLED PER MANUFACTURER SPECIFICATION. ALL BORED WATER LINES SHALL USE EBAA MEGA STOP SERIES 5000 BELL PROTECTION SYSTEM.
- REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

SL-WA-19



REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE

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05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN:  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

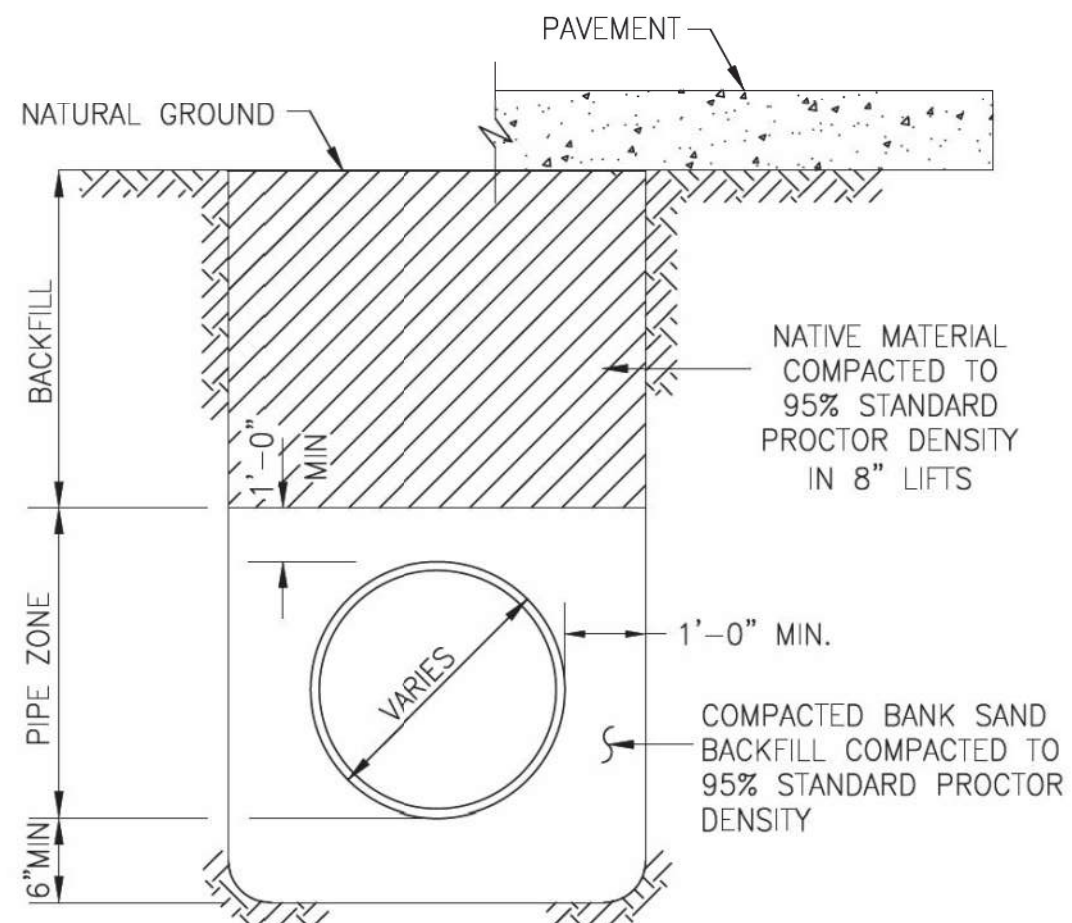
PT STORAGE FACILITY  
 ANGLETON, TEXAS 77515

WATER LINE CROSSING DETAILS  
 SL-16

PROJECT NO. 15239

SD.5

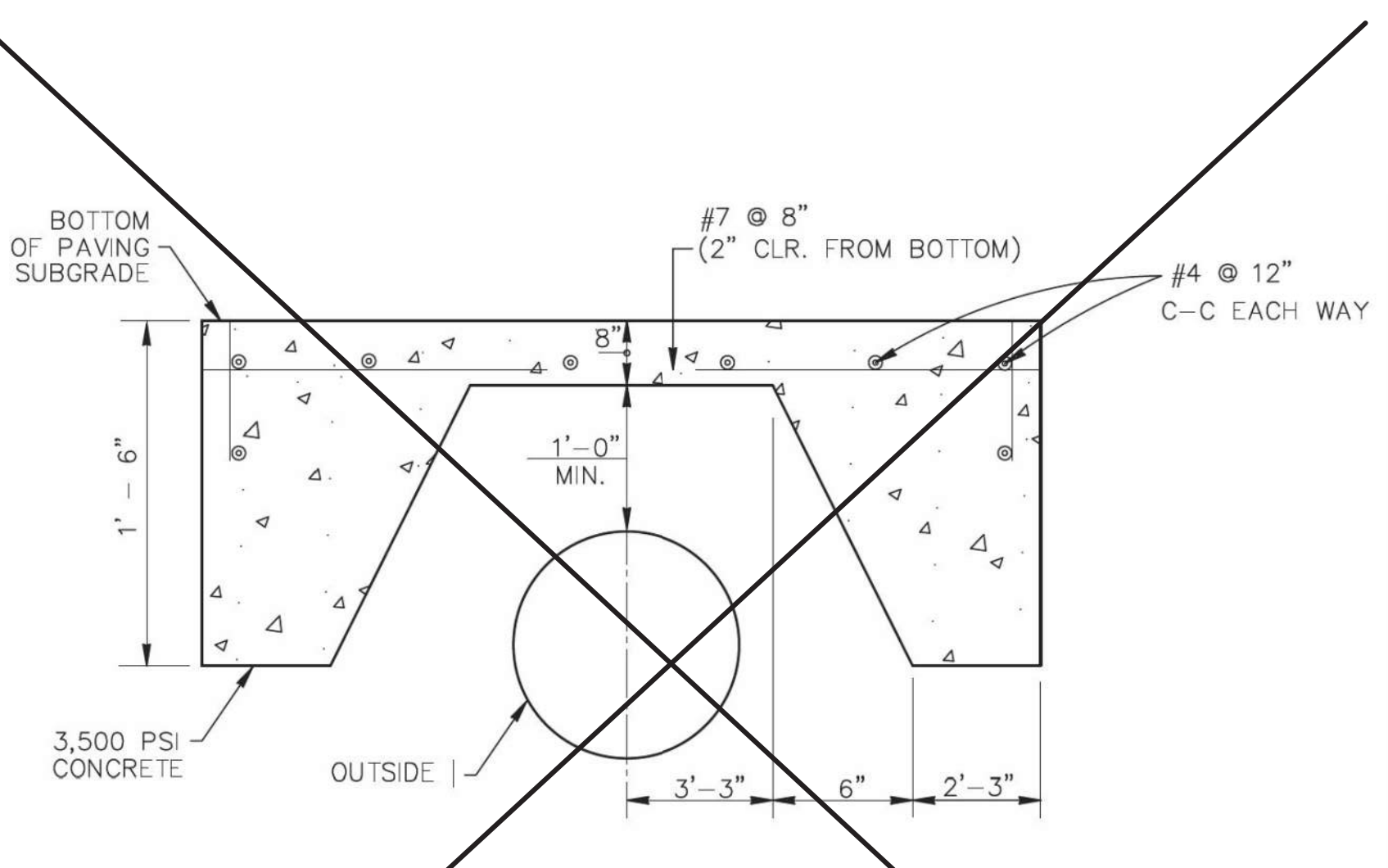
REVISION DATE: OCTOBER 2021



**P.V.C. PIPE BEDDING & BACKFILL**  
N.T.S.  
\*SEE CONSTRUCTION NOTES

**SANITARY FORCE MAIN & WATER LINE  
BEDDING AND BACKFILL**

SL-BB-01



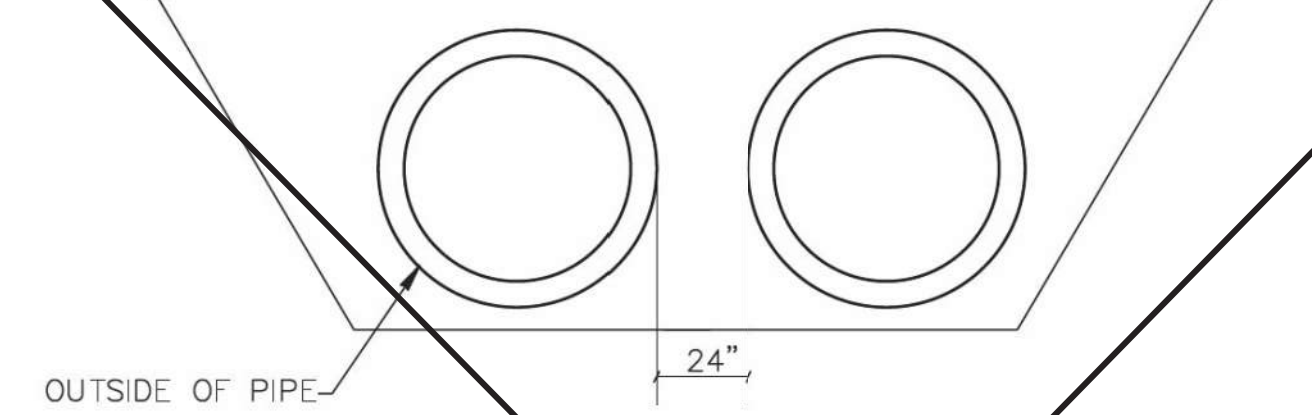
**PROTECTIVE SLAB DETAIL  
ZERO LOAD TRANSFER CONCRETE SLAB**

SL-BB-04

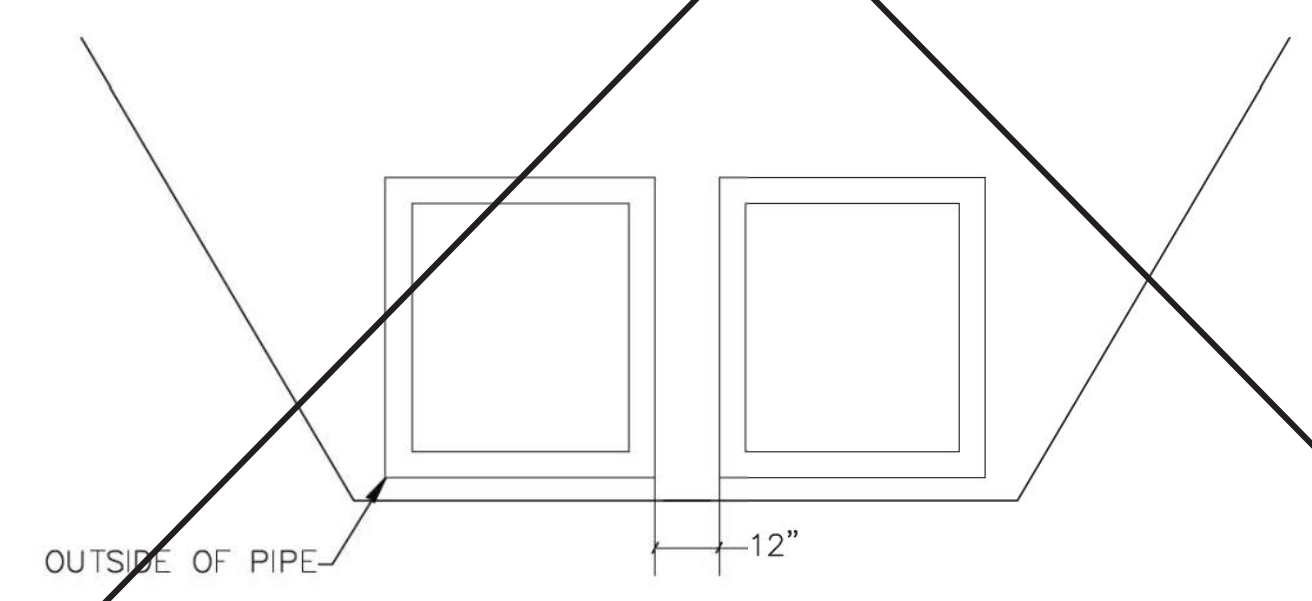
**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (FT) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05

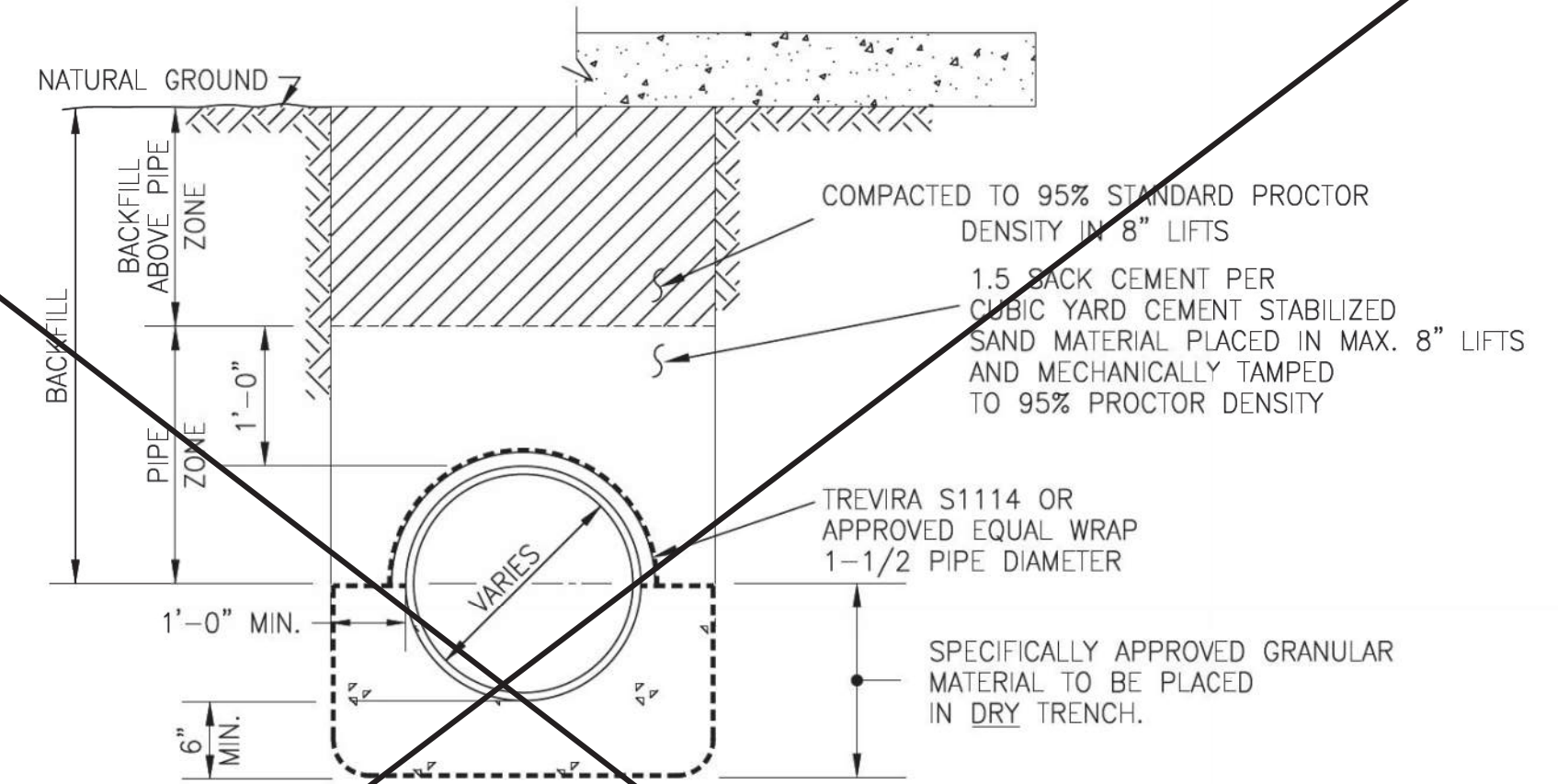


**PIPE SEPARATION**



**RCB SEPARATION**

SL-BB-16



**MODIFIED "A"**  
N.T.S.

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

**SANITARY SEWER  
BEDDING AND BACKFILL**

SL-BB-03

**REFER TO:**

1. GENERAL NOTES
2. C.S.S. NOTES

No.	DATE	REVISION

SEAL: \_\_\_\_\_  
DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

**CONSTRUCTION PLANS FOR:**

WATER LINE, SANITARY SEWER  
FORCE MAIN BEDDING DETAILS

JOB No.:	SL-19
DATE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SHEET OF

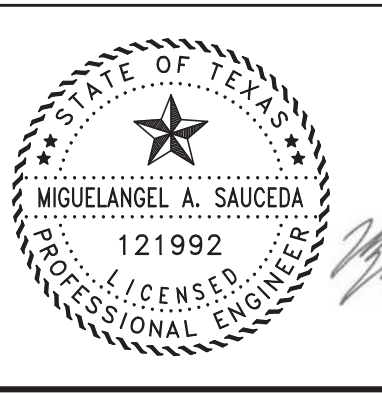
REVISION DATE: OCTOBER 2021

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED: MS  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

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BAKER & LAWSON, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1530  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825



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05-19-2023

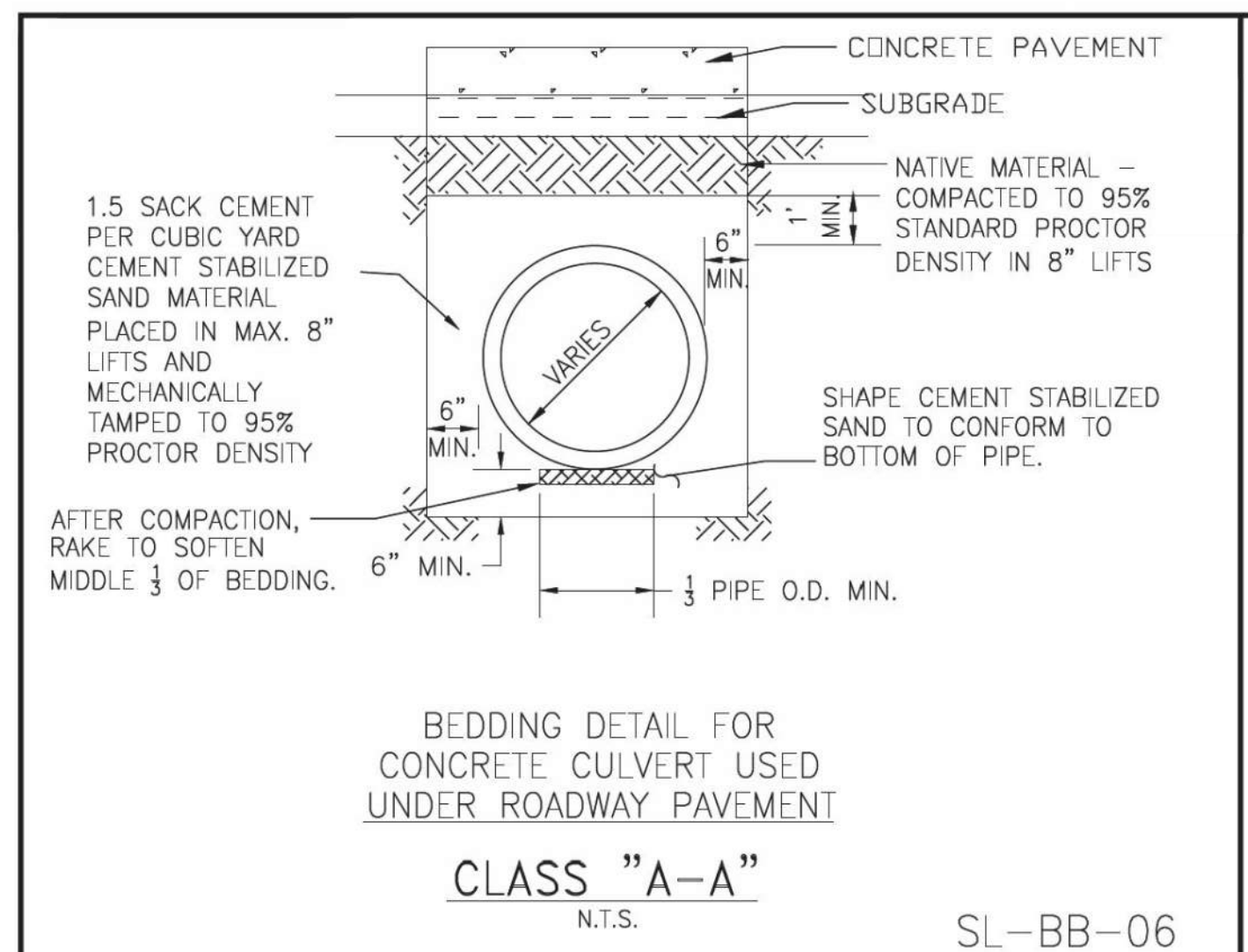
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

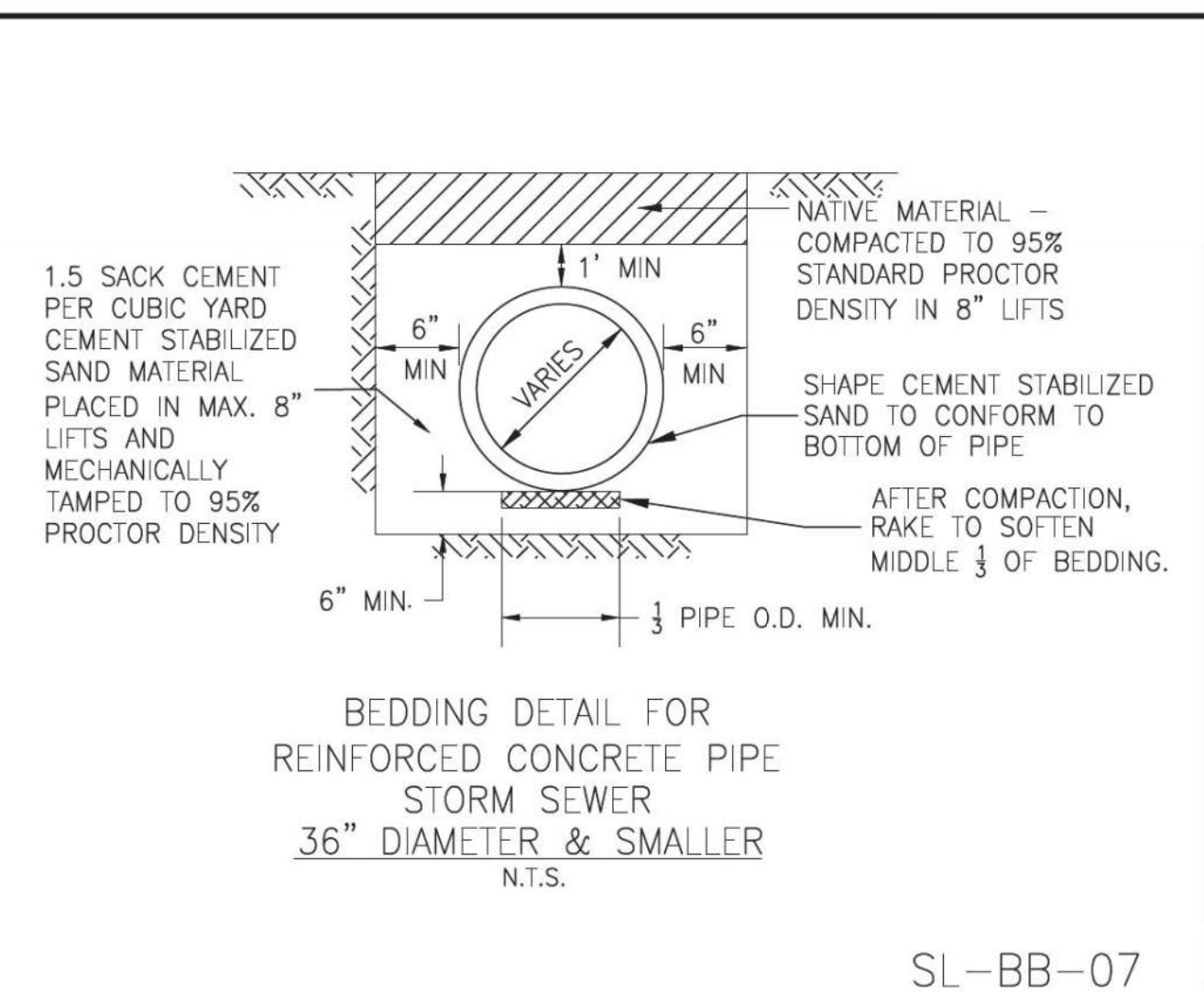
**PT STORAGE FACILITY  
ANGLETON, TEXAS 77515**

**WATER LINE, SANITARY SEWER  
FORCE MAIN BEDDING DETAILS  
SL-19**

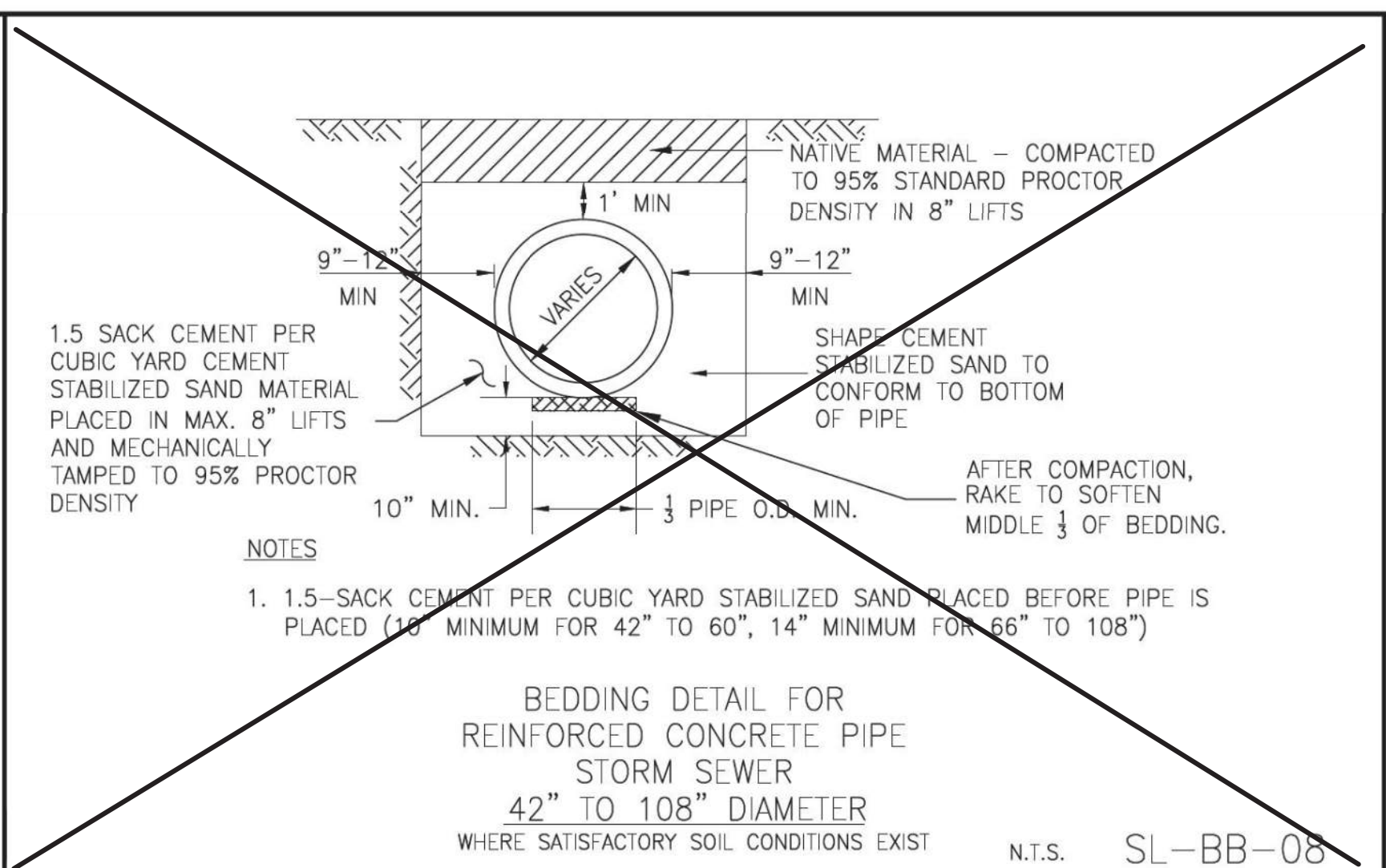
PROJECT NO. 15239



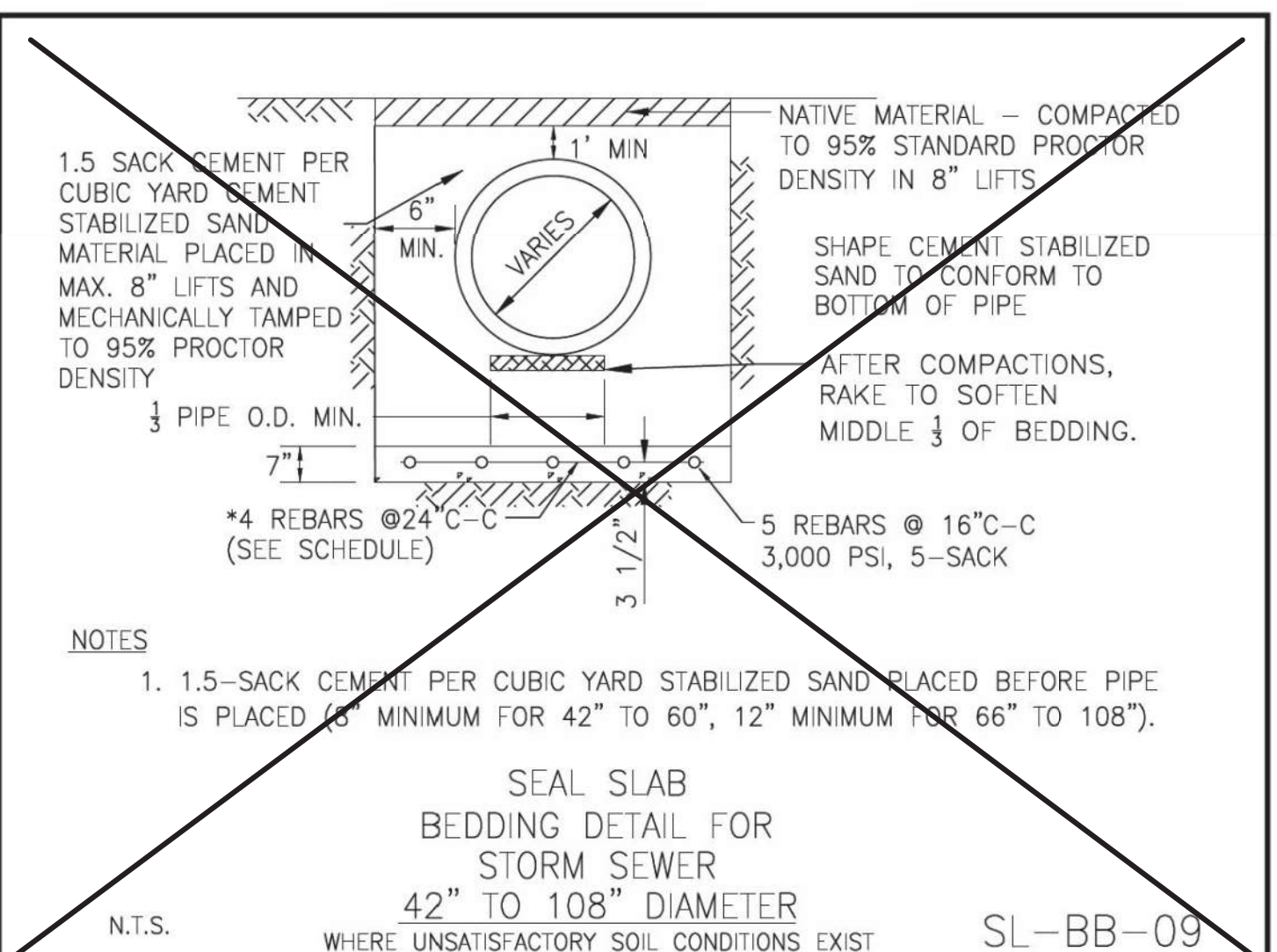
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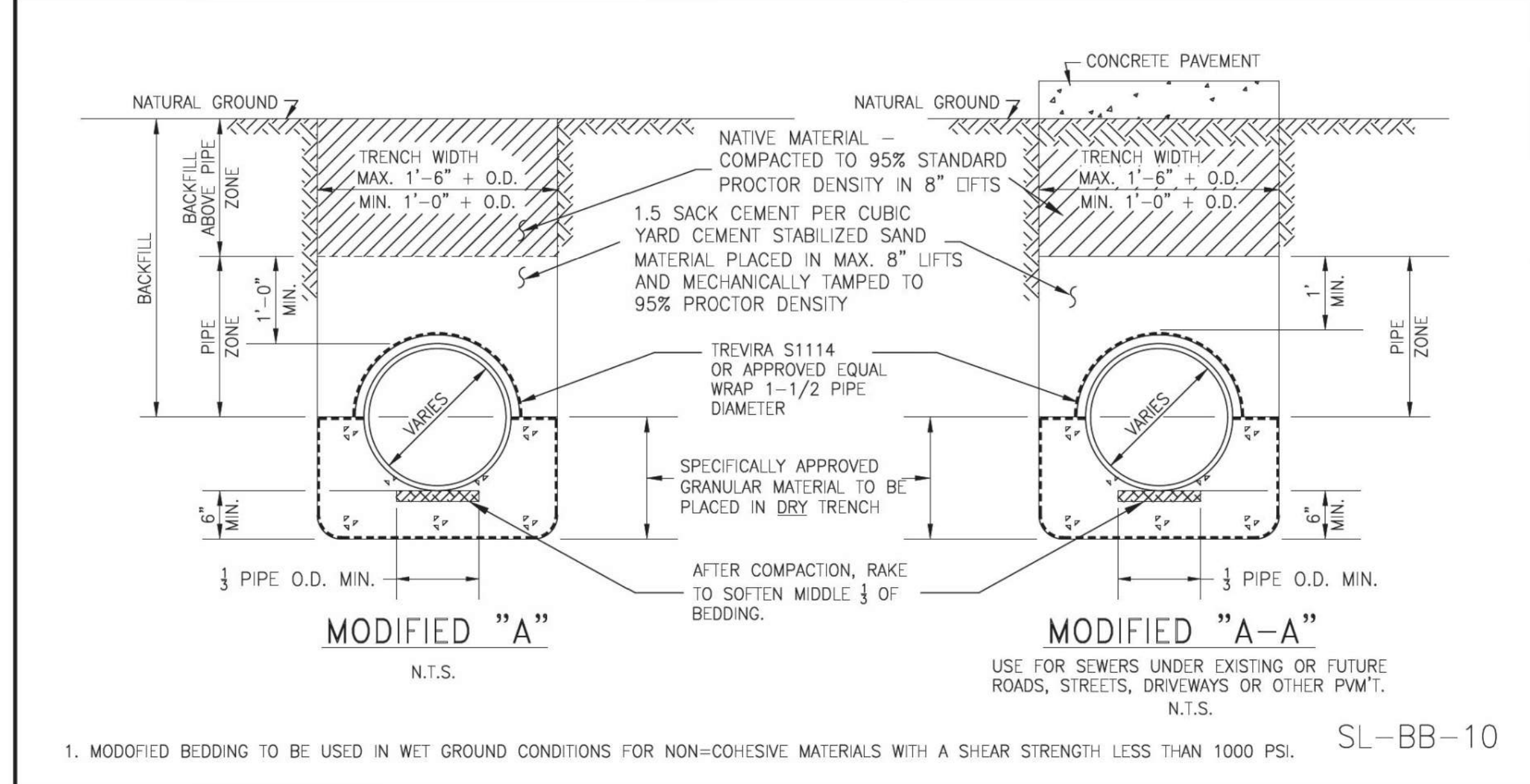
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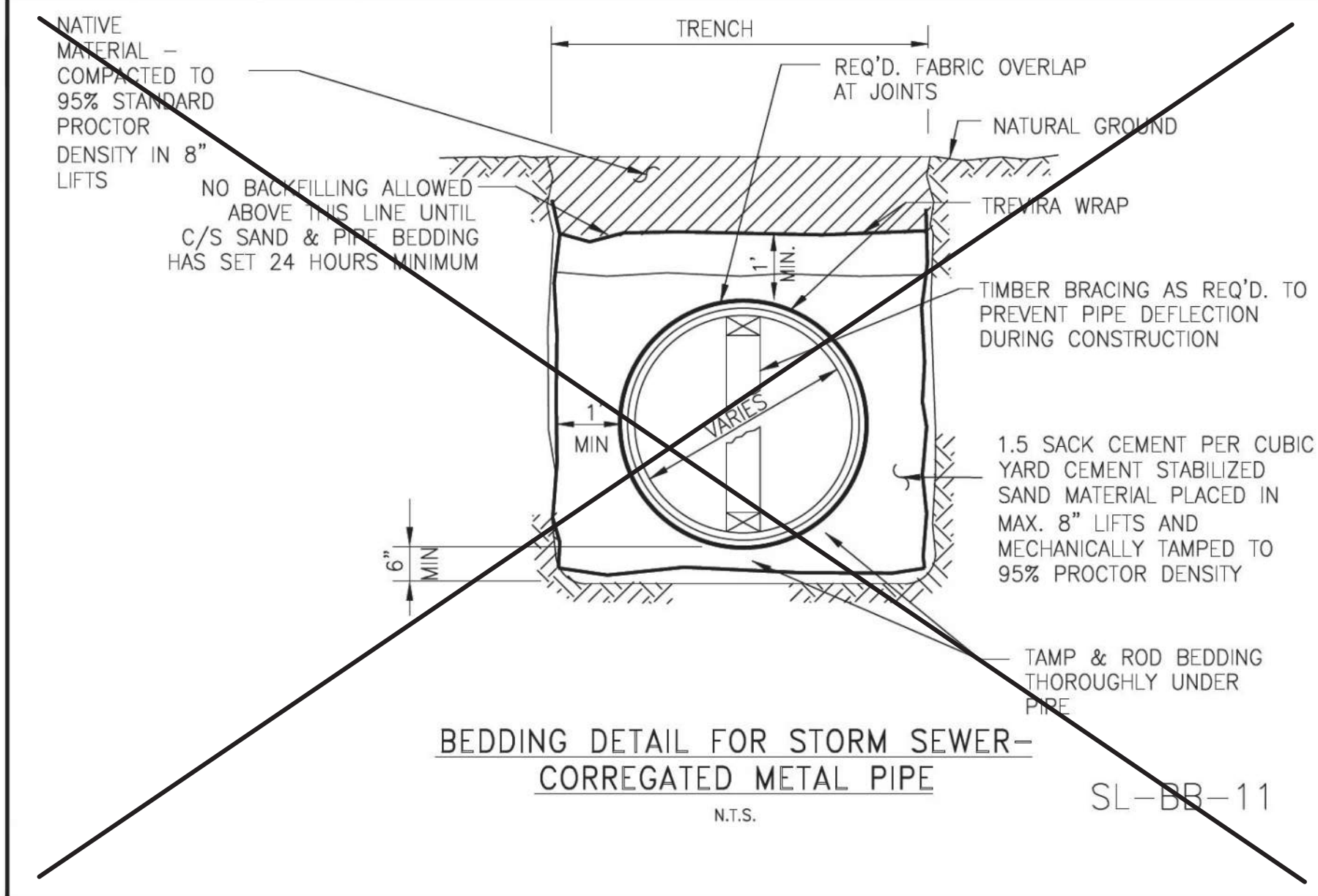
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SL-BB-10



SL-BB-11

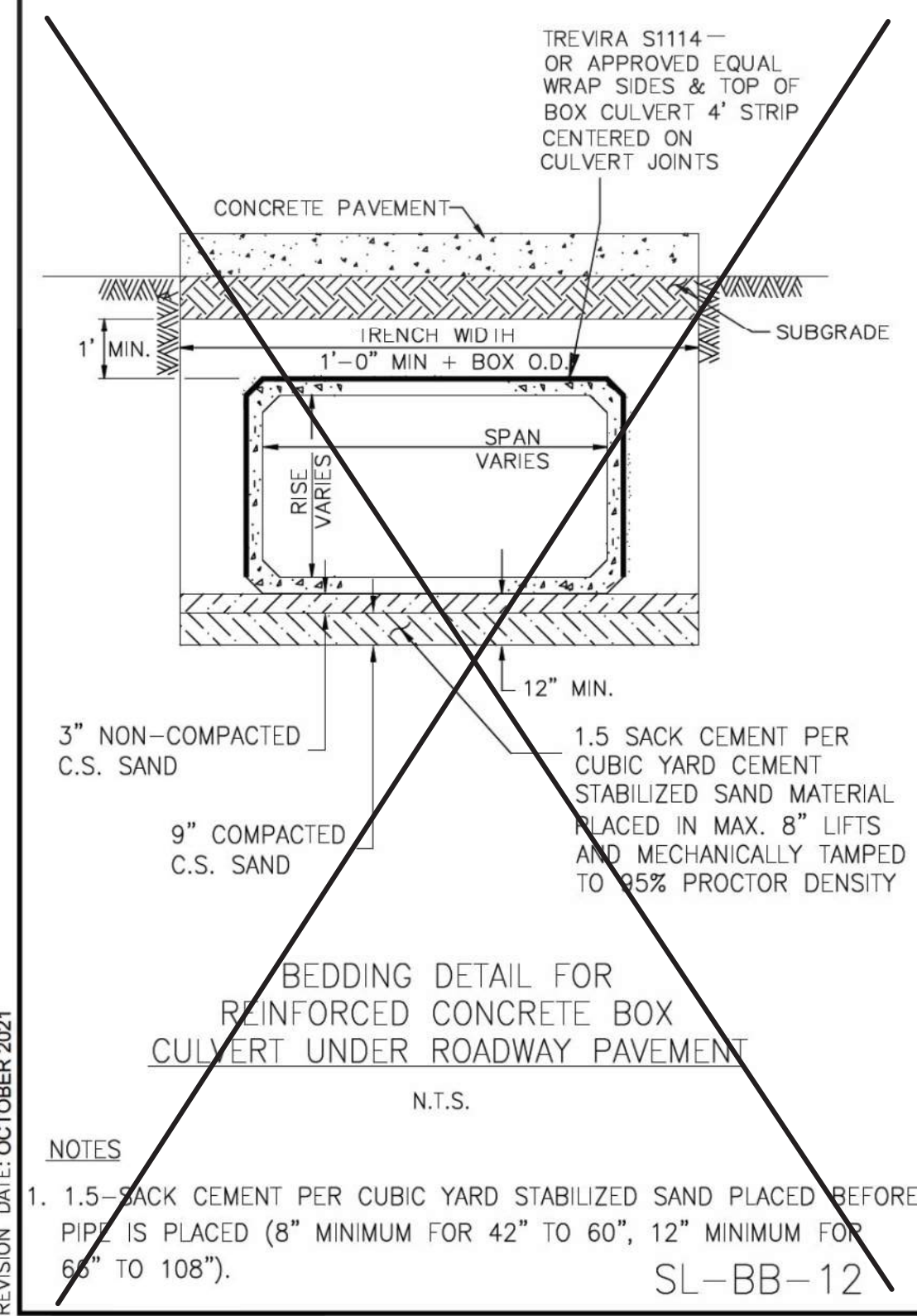
CONSTRUCTION NOTES

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

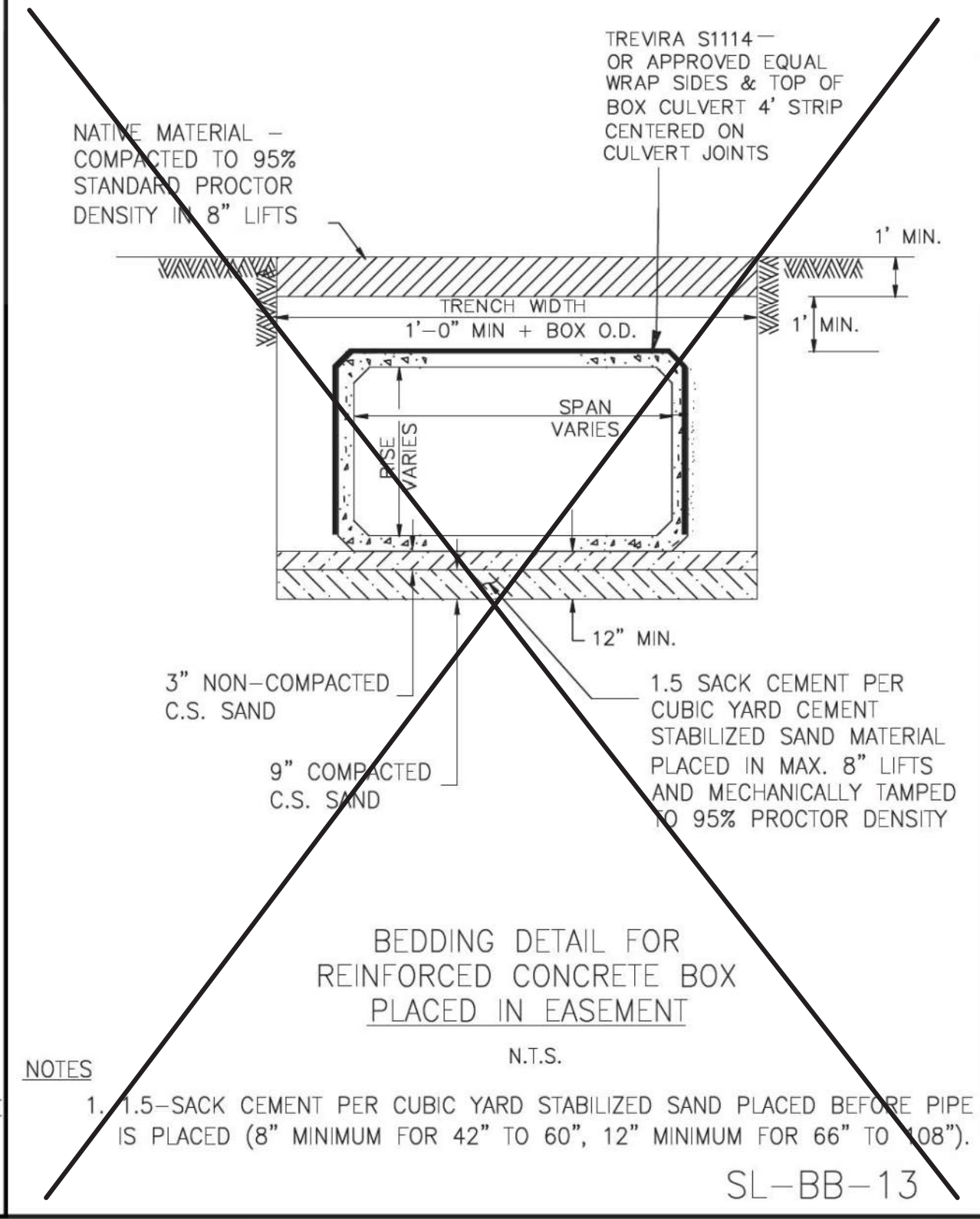
TYPICAL SEAL SLAB BAR SCHEDULE (OR AS DIRECTED BY ENGINEER)

PIPE SIZE	LGT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

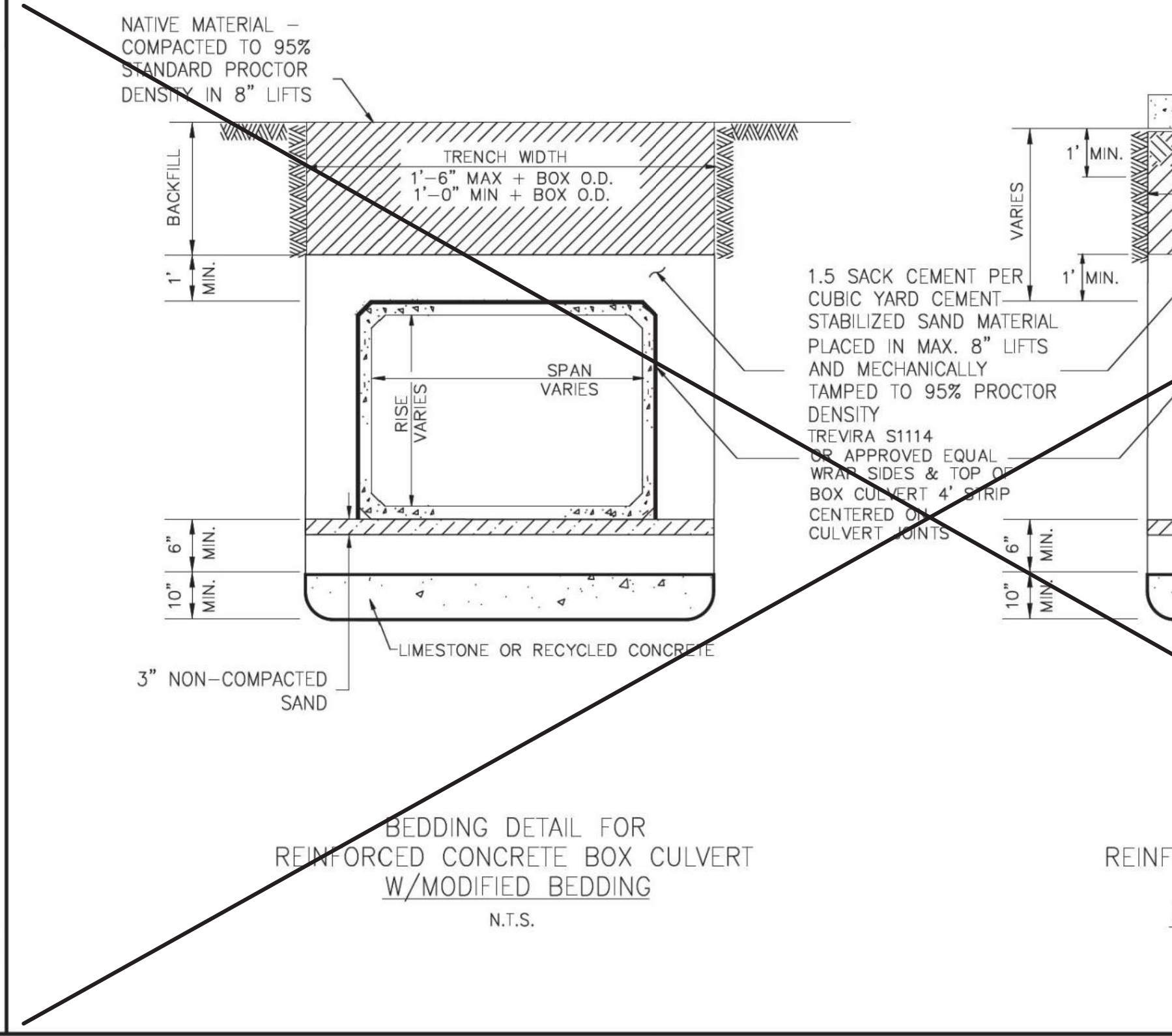
SL-BB-15



SL-BB-12



SL-BB-13



SL-BB-14

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

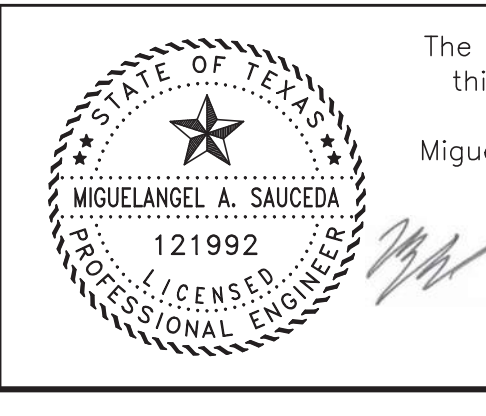
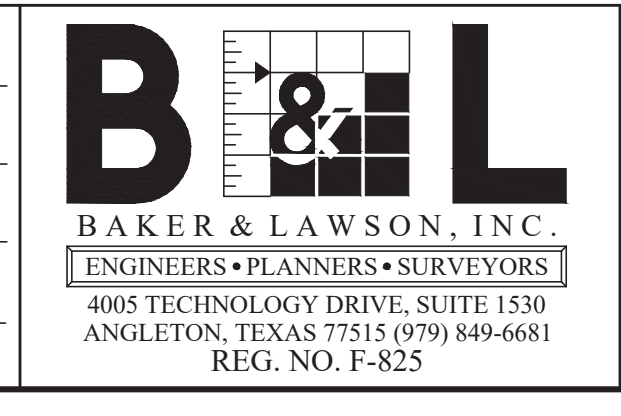
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CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-20  
SHEET OF

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_



OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
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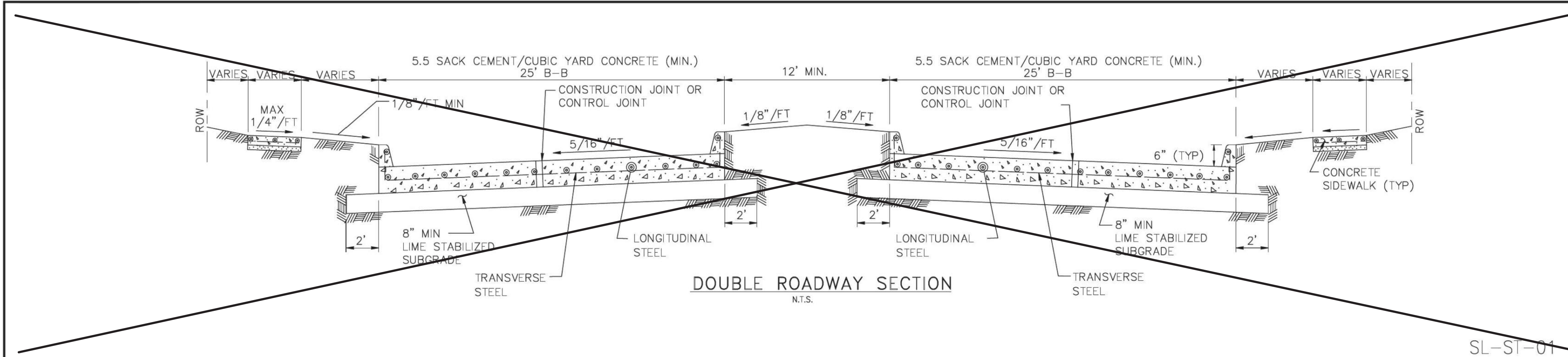
PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS  
SL-20

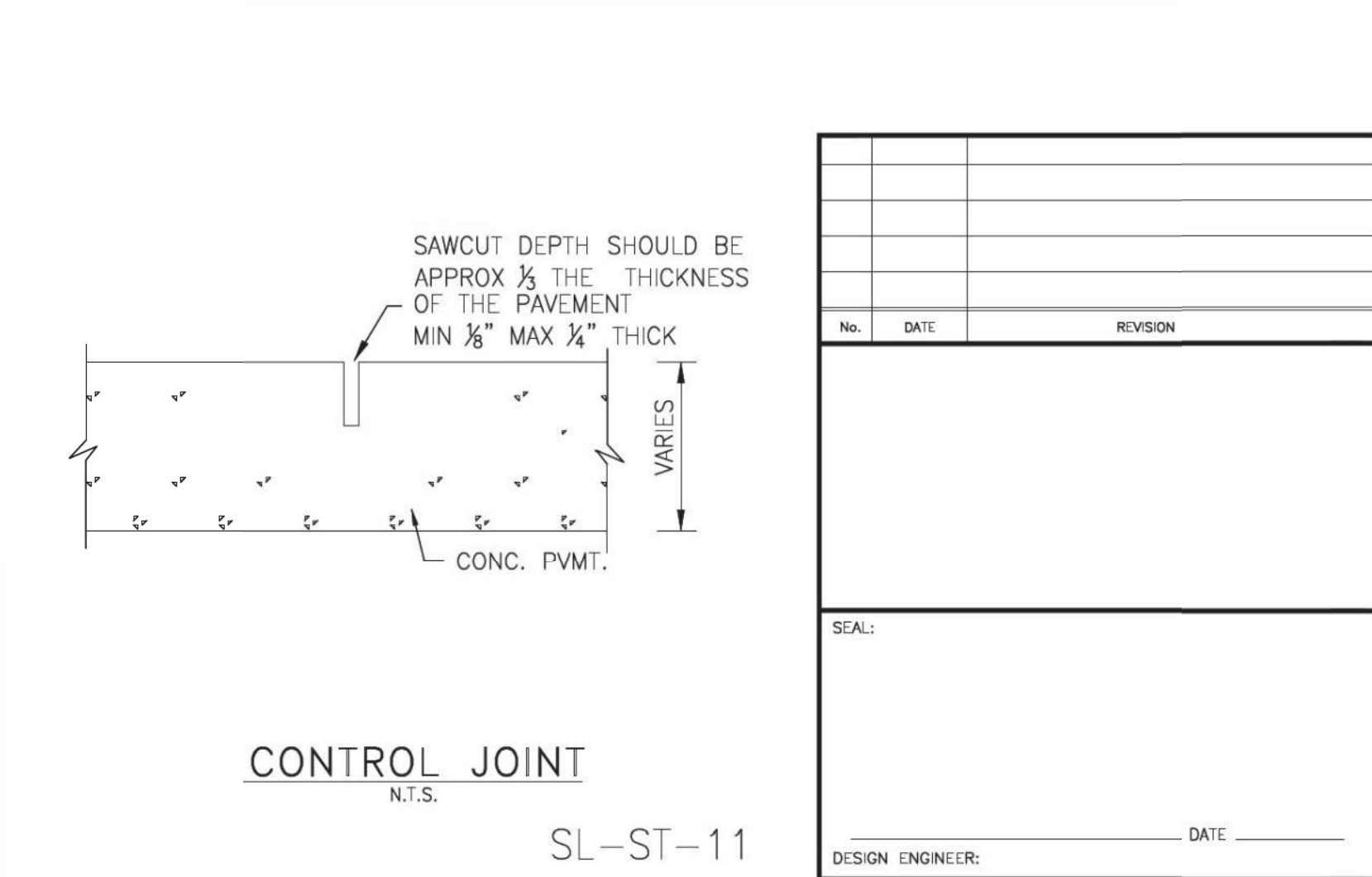
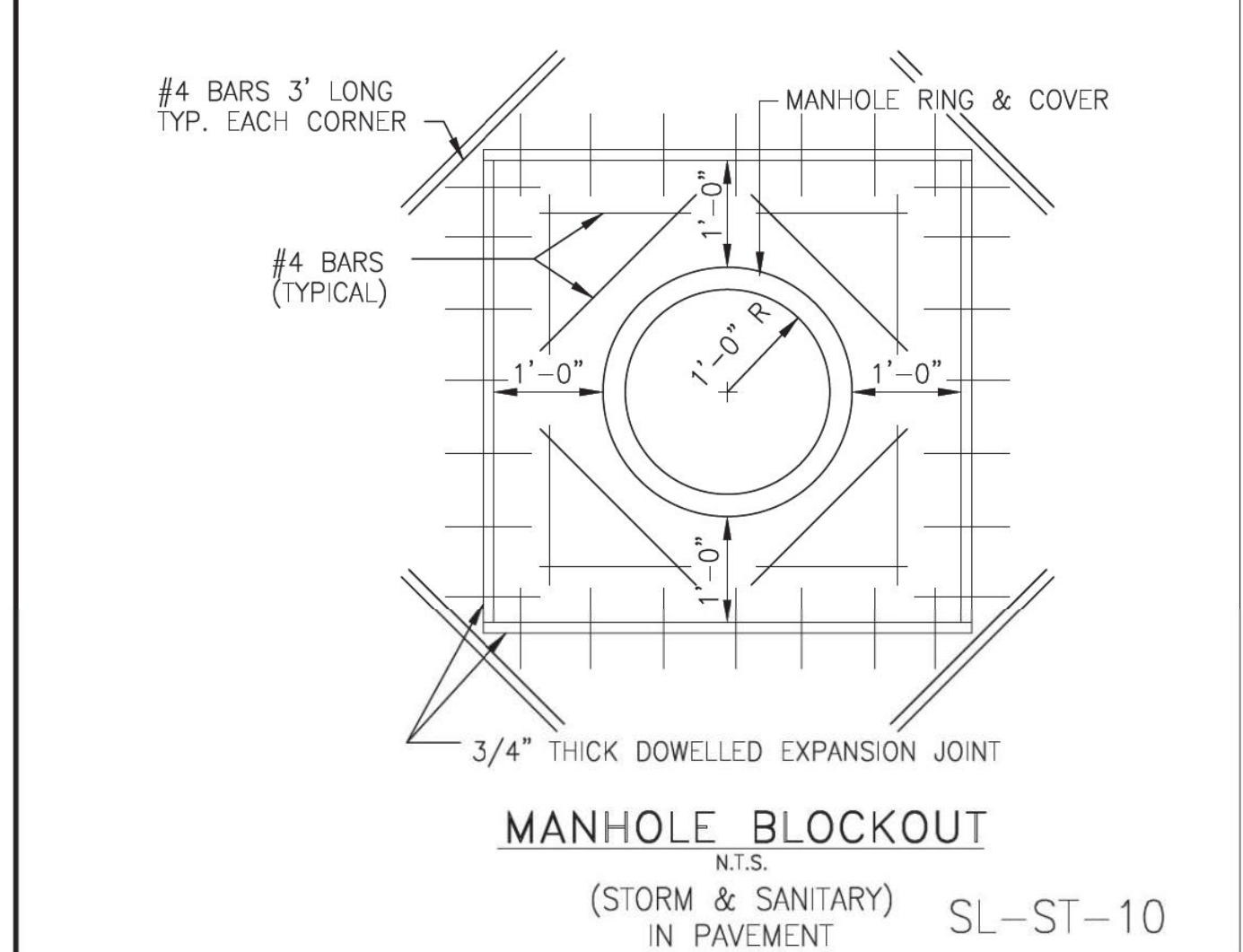
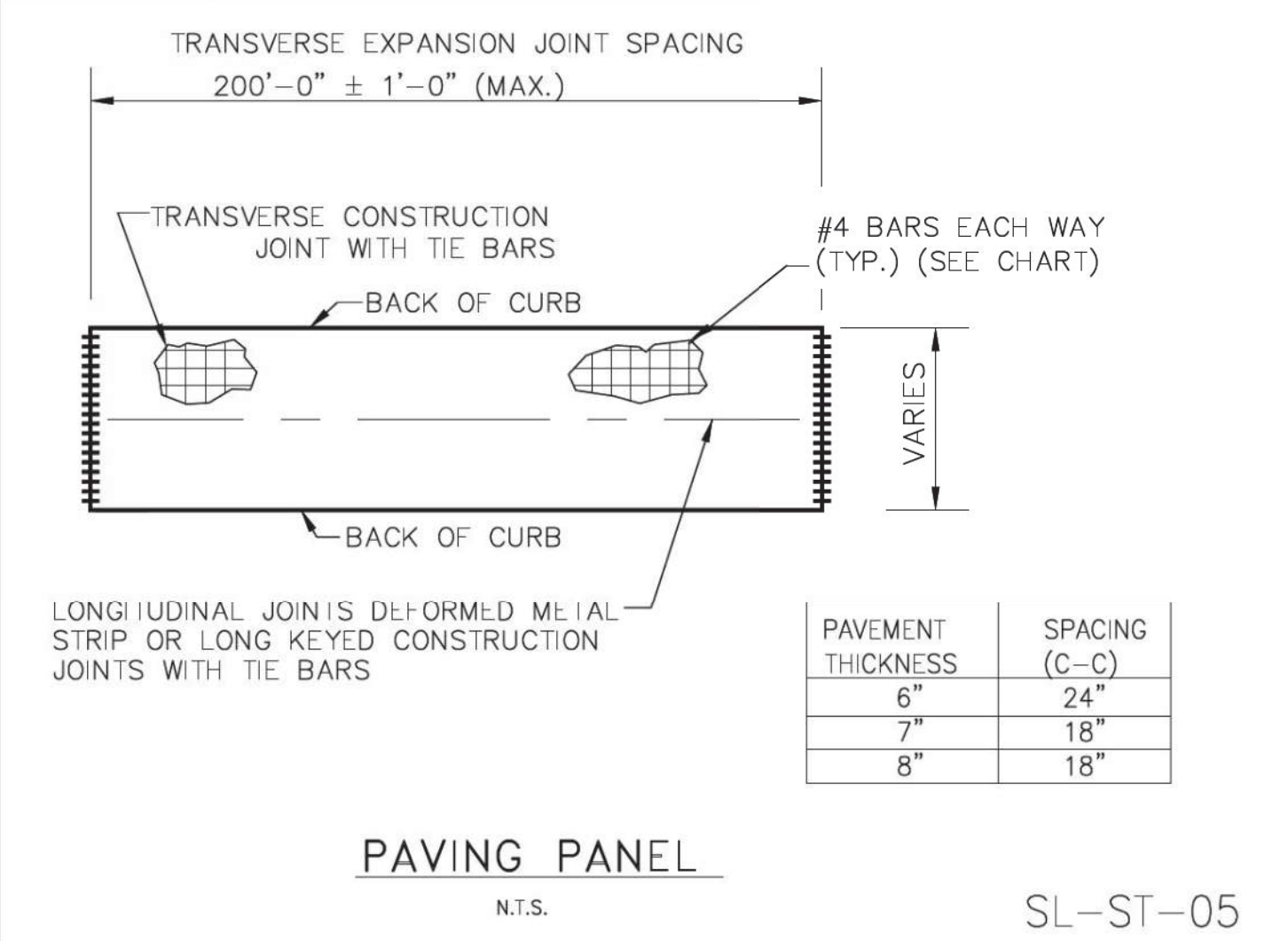
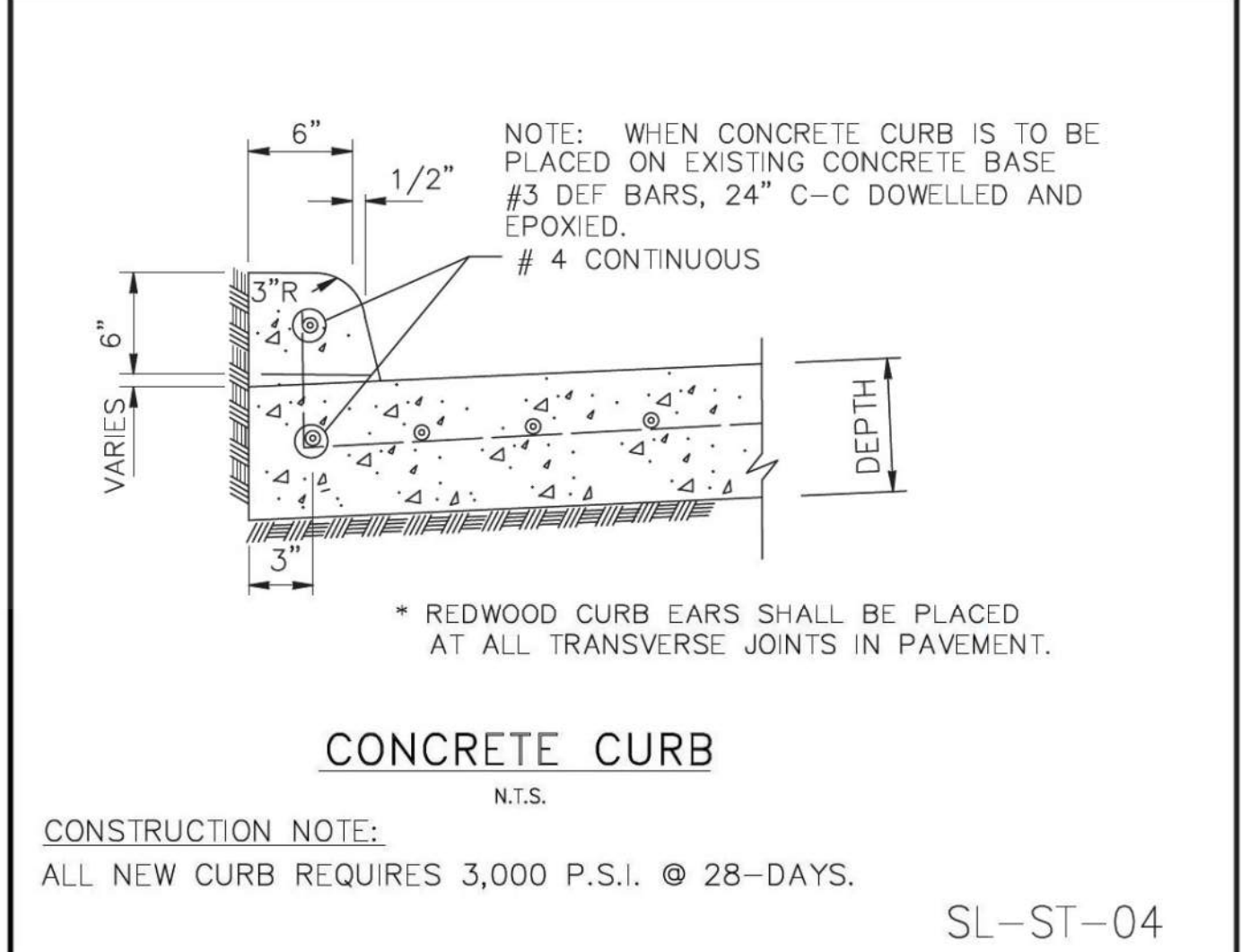
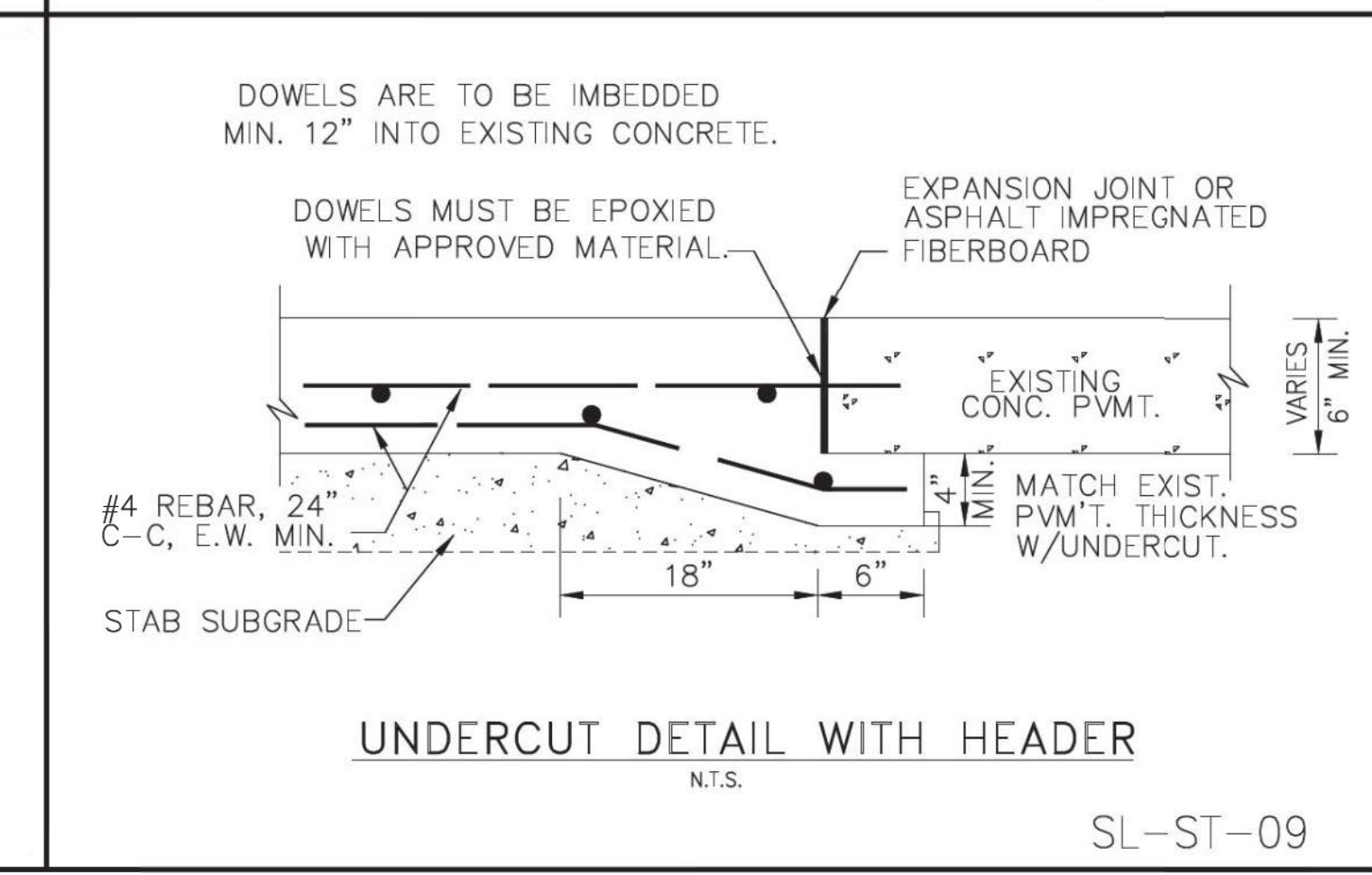
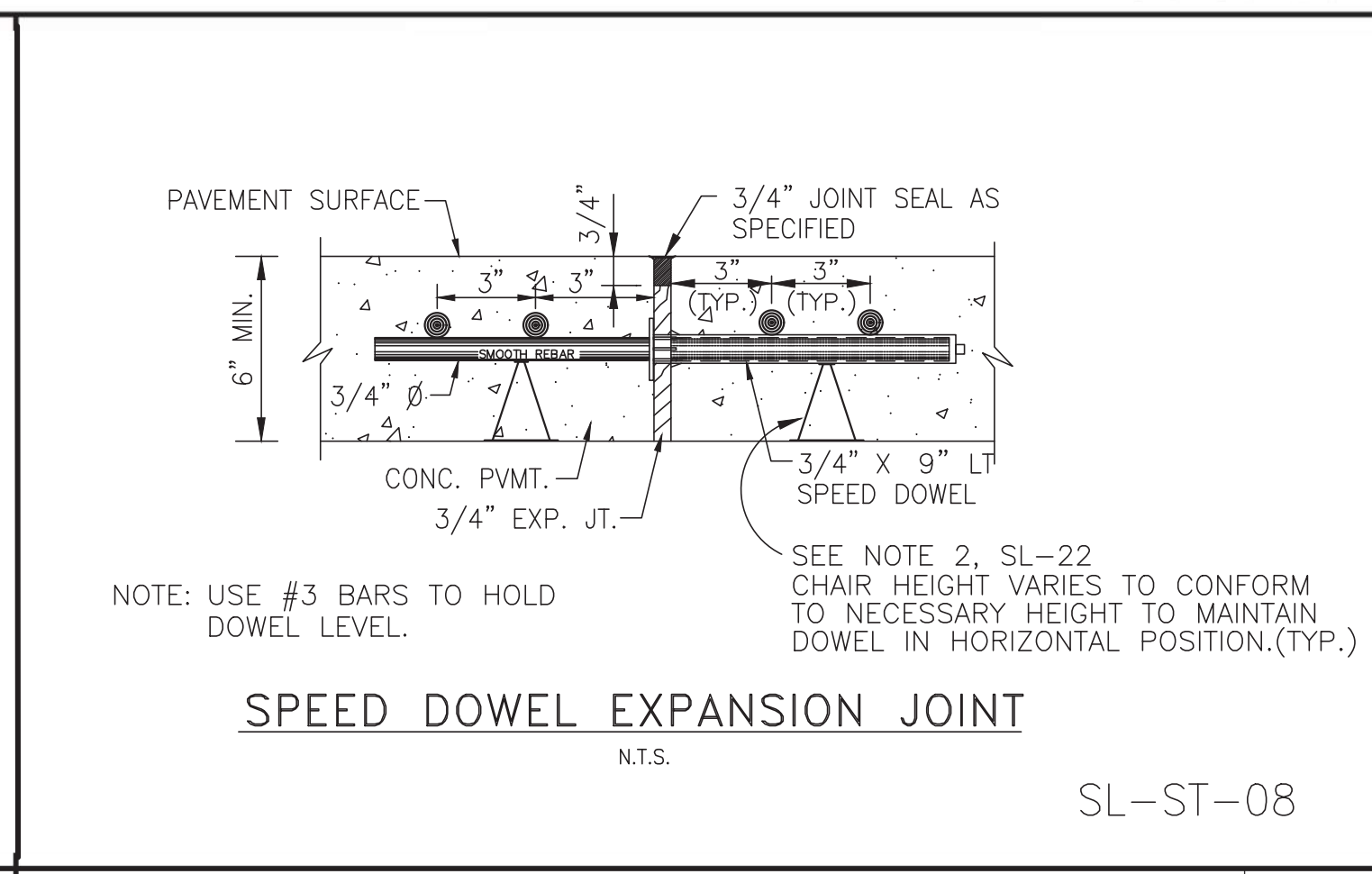
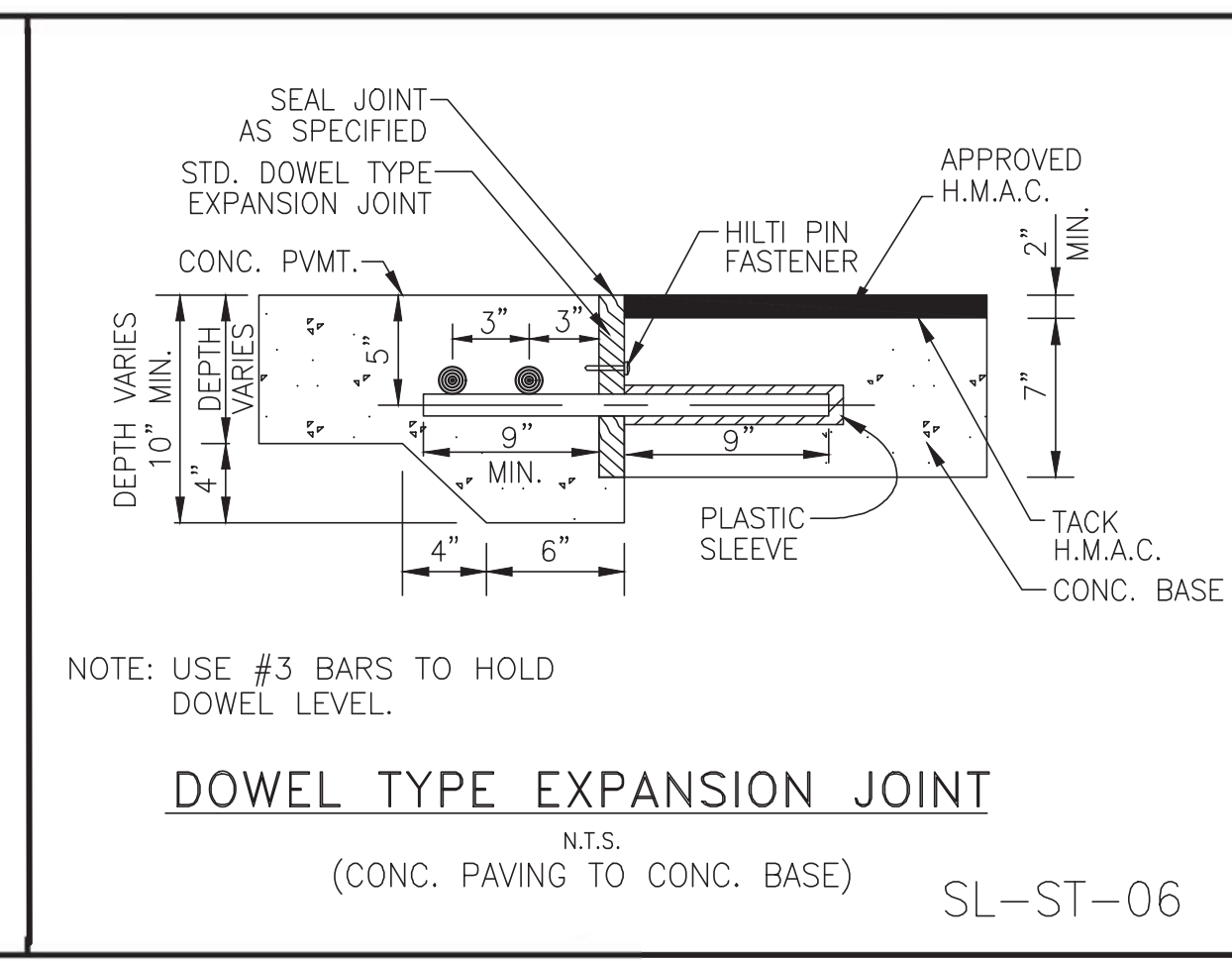
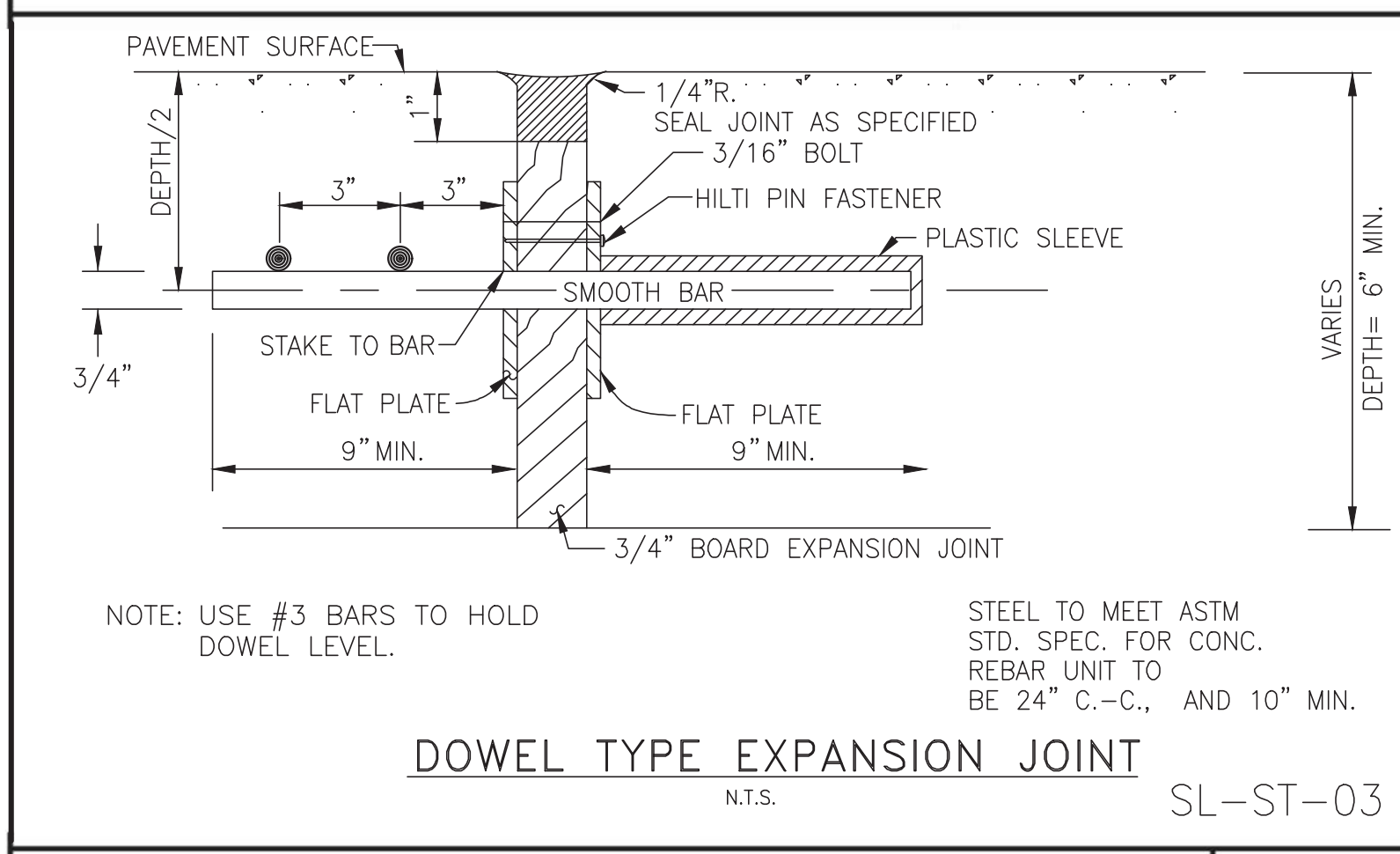
PROJECT NO. 15239

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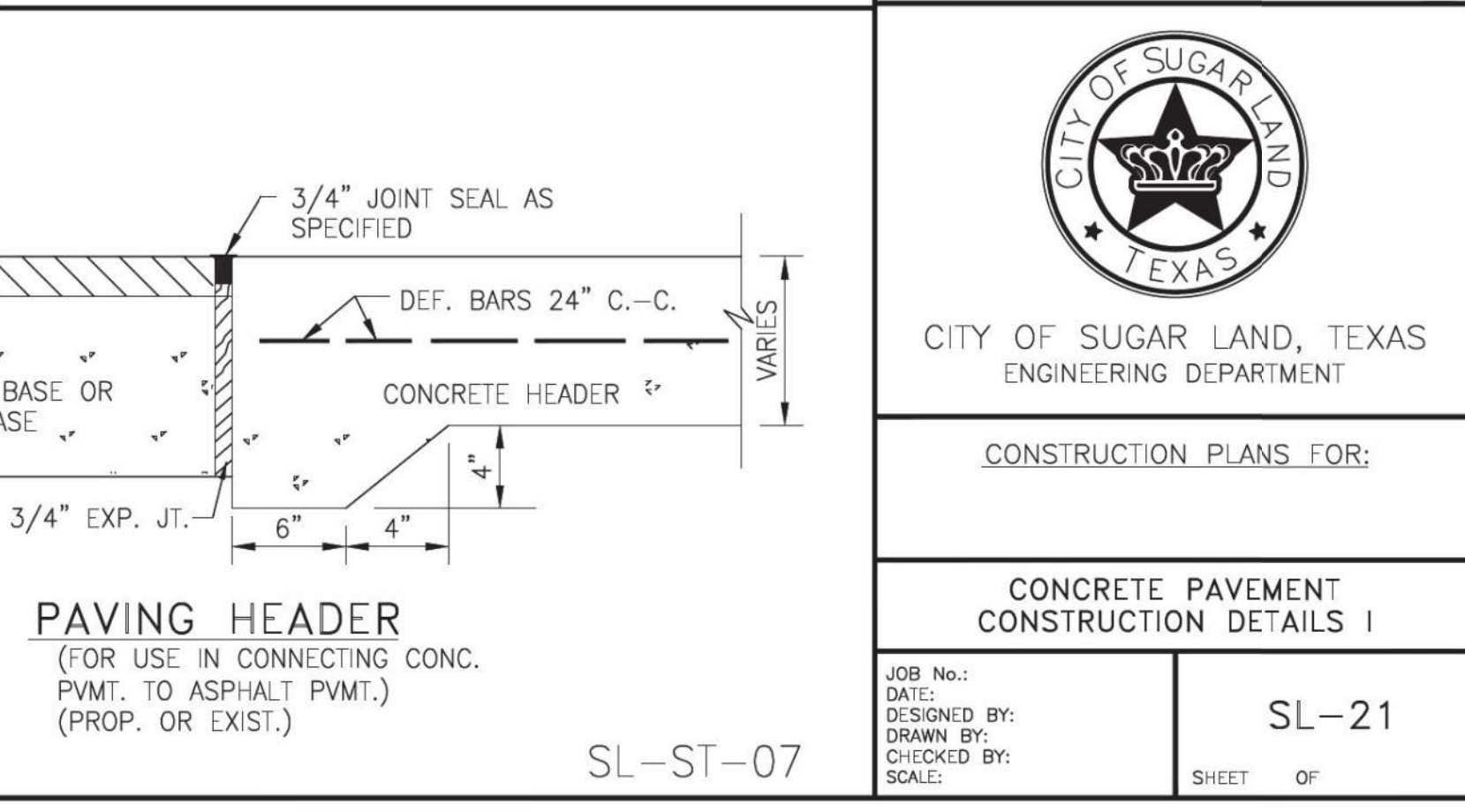
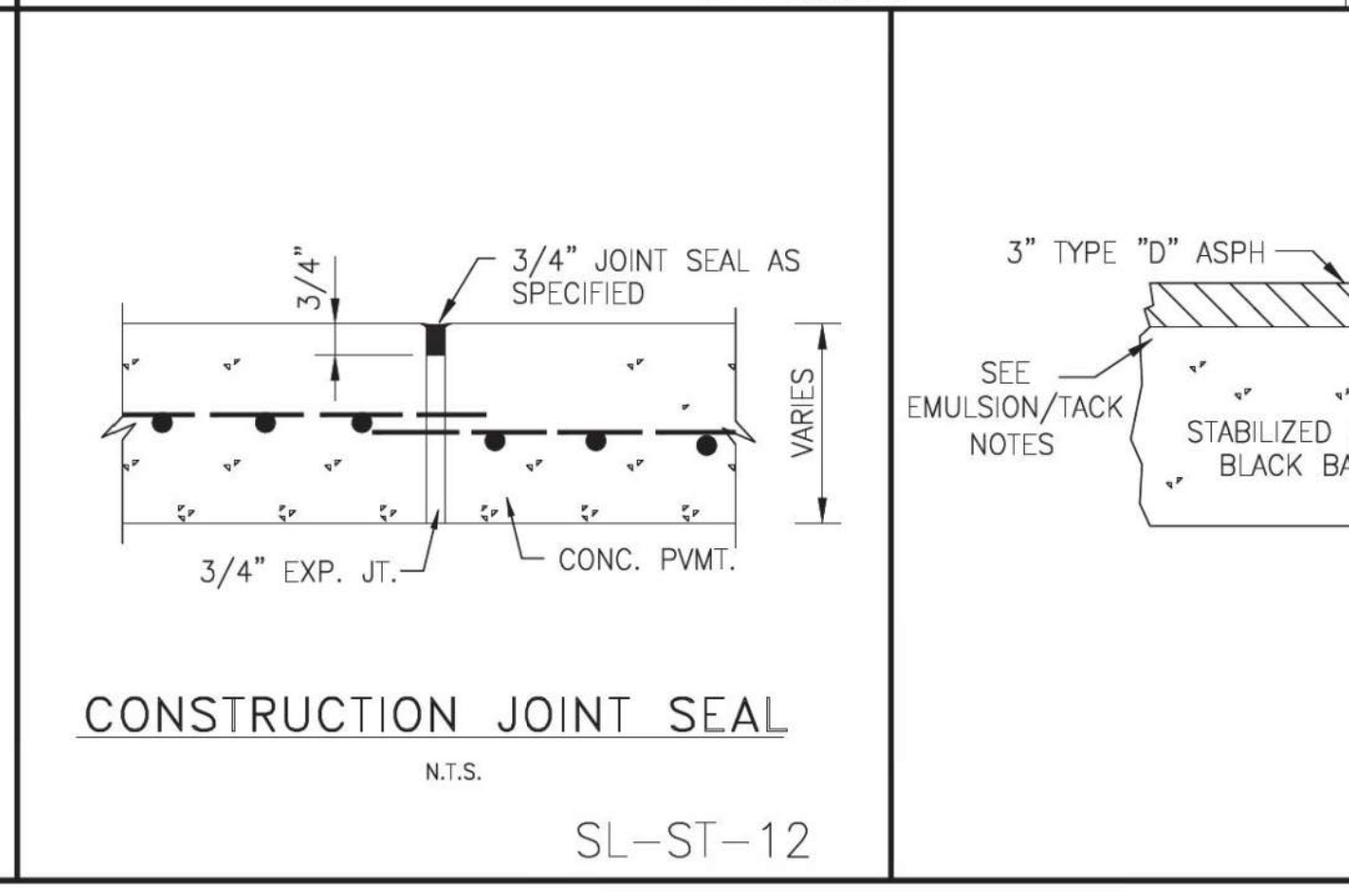
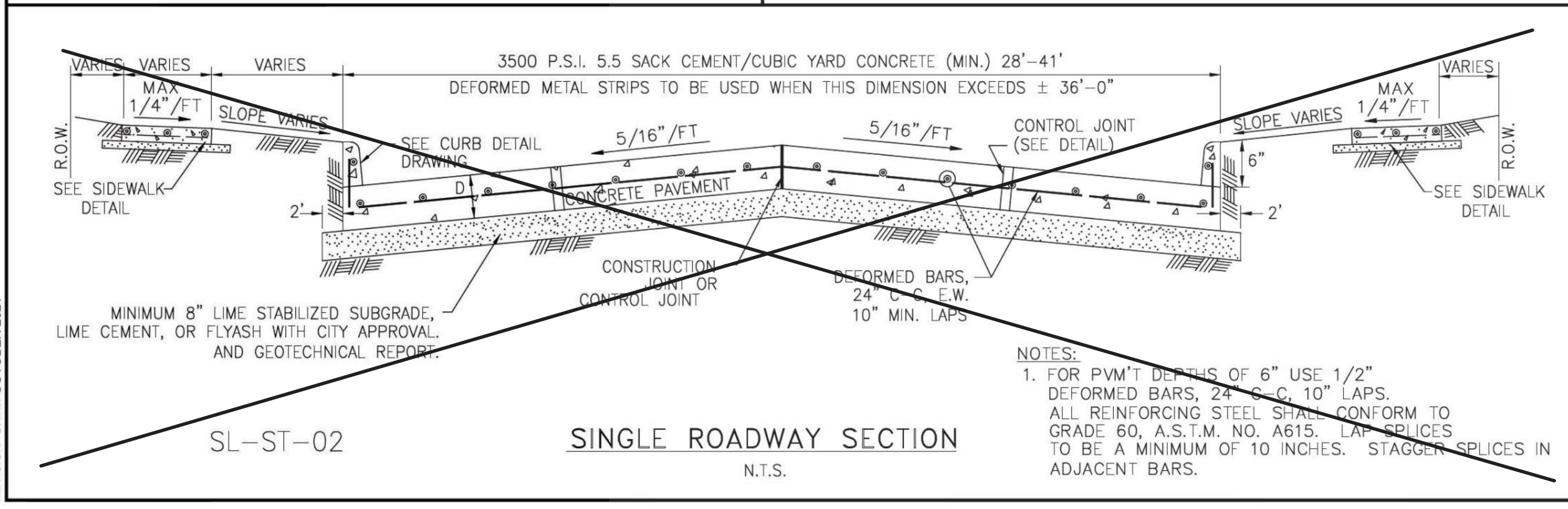


- CONSTRUCTION NOTES:**
- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
  - 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
  - EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
  - HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
  - TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
  - TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR ASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMERIC TYPE HOT Poured)
  - PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
  - STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
  - REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
  - FOR PAVEMENT WIDTH OF 20-FT AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.



No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



**CITY OF SUGAR LAND, TEXAS**

ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**CONCRETE PAVEMENT CONSTRUCTION DETAILS I**

JOB No.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

SL-21  
SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

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 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. R-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992

121992  
 LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

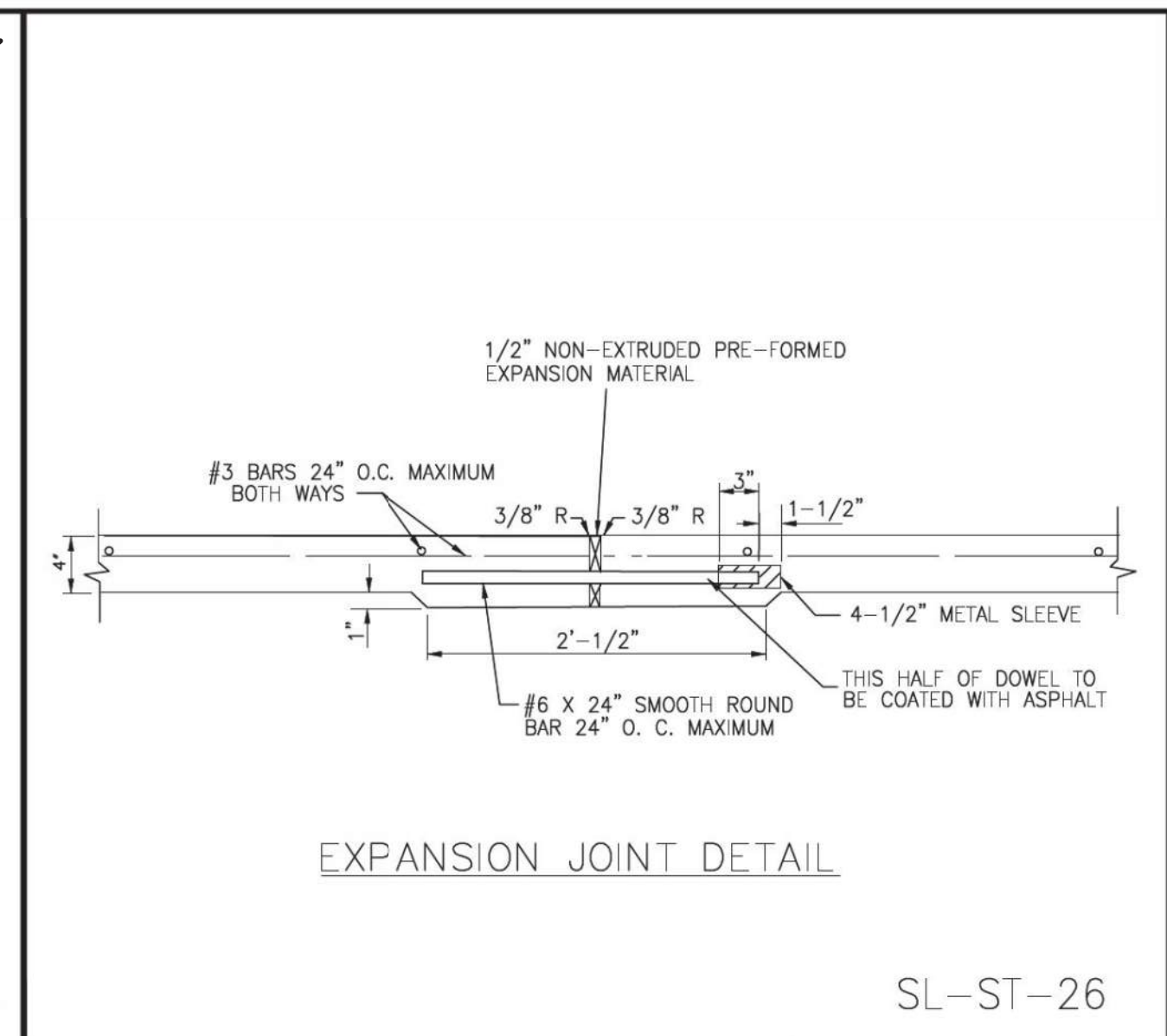
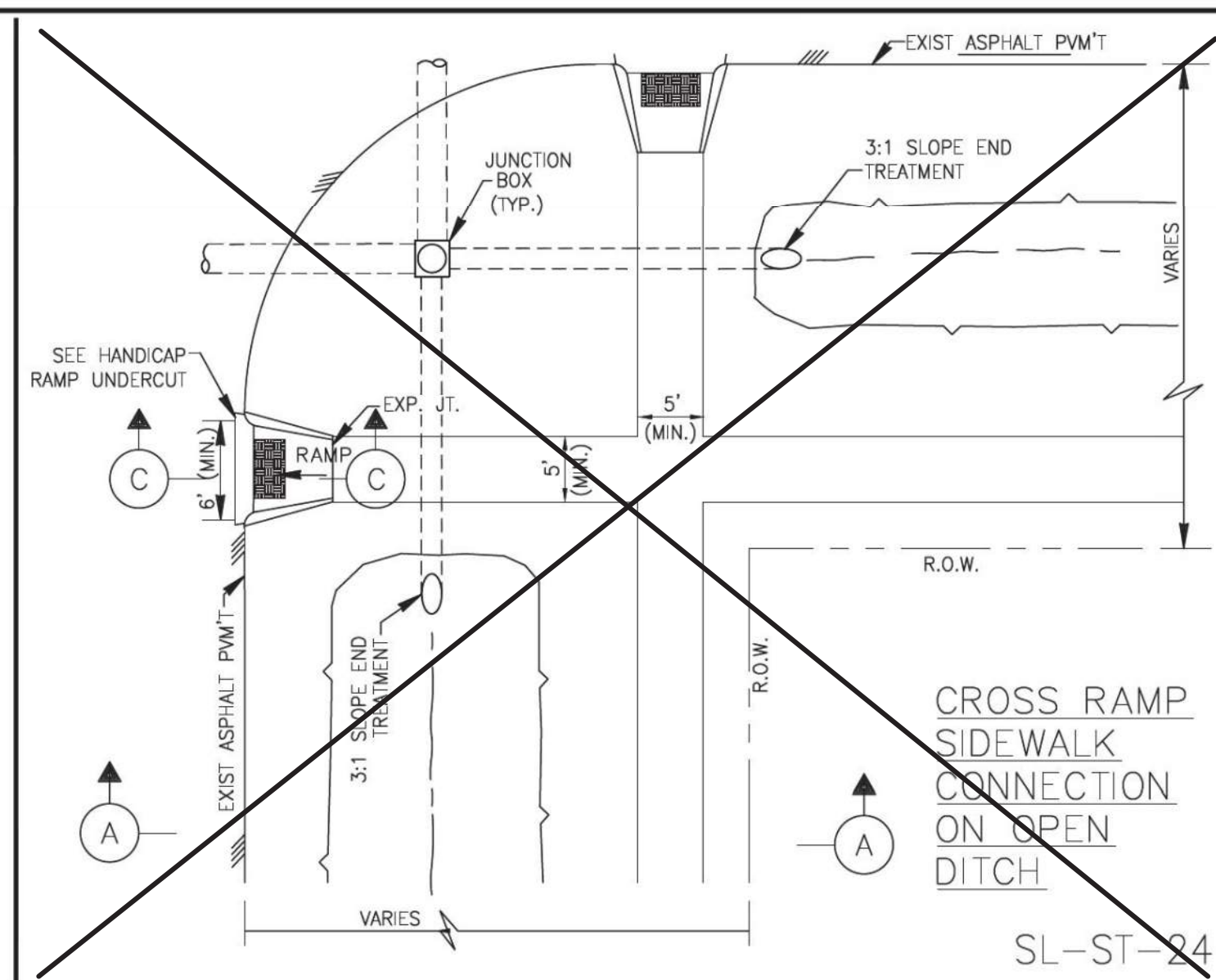
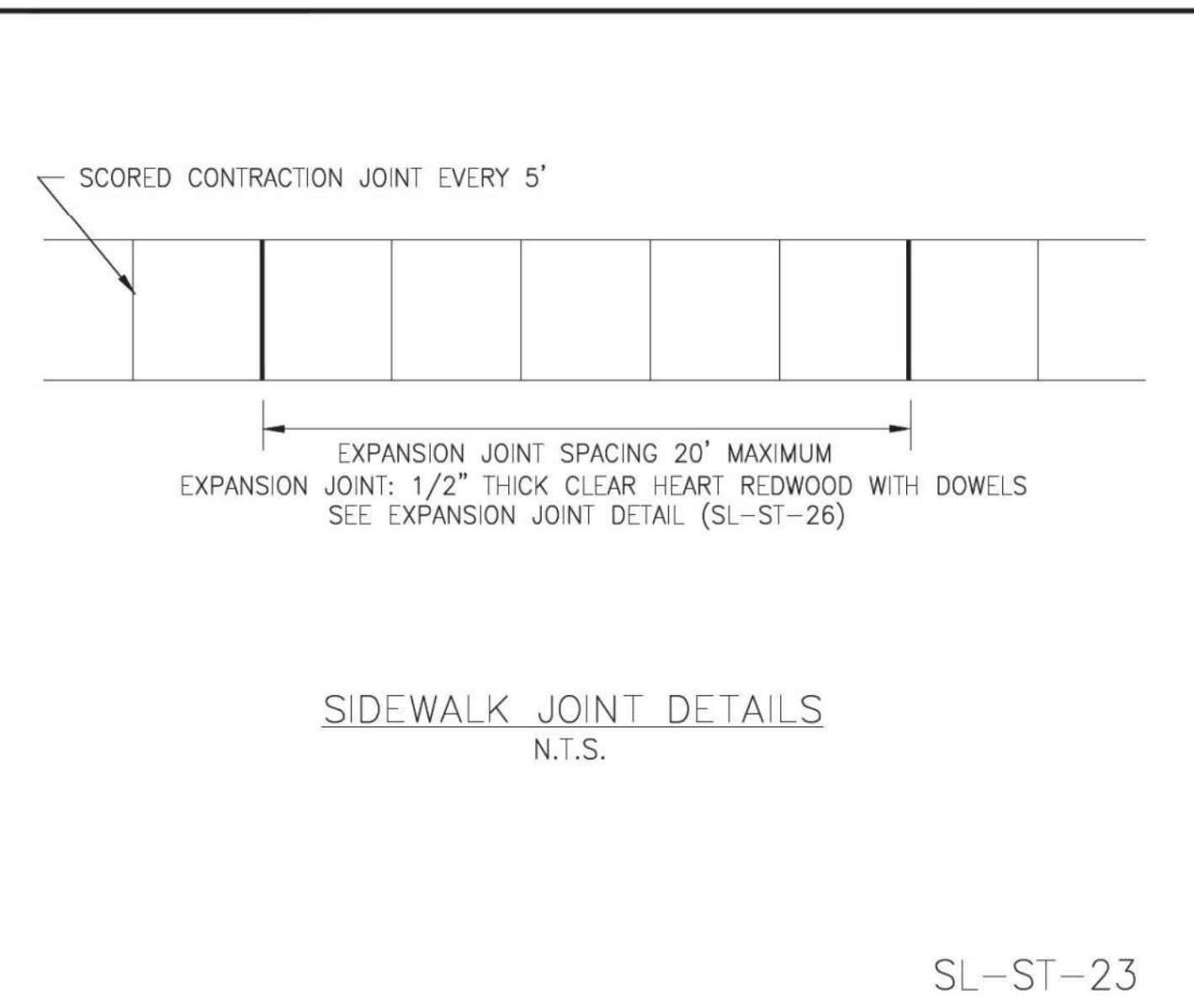
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**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

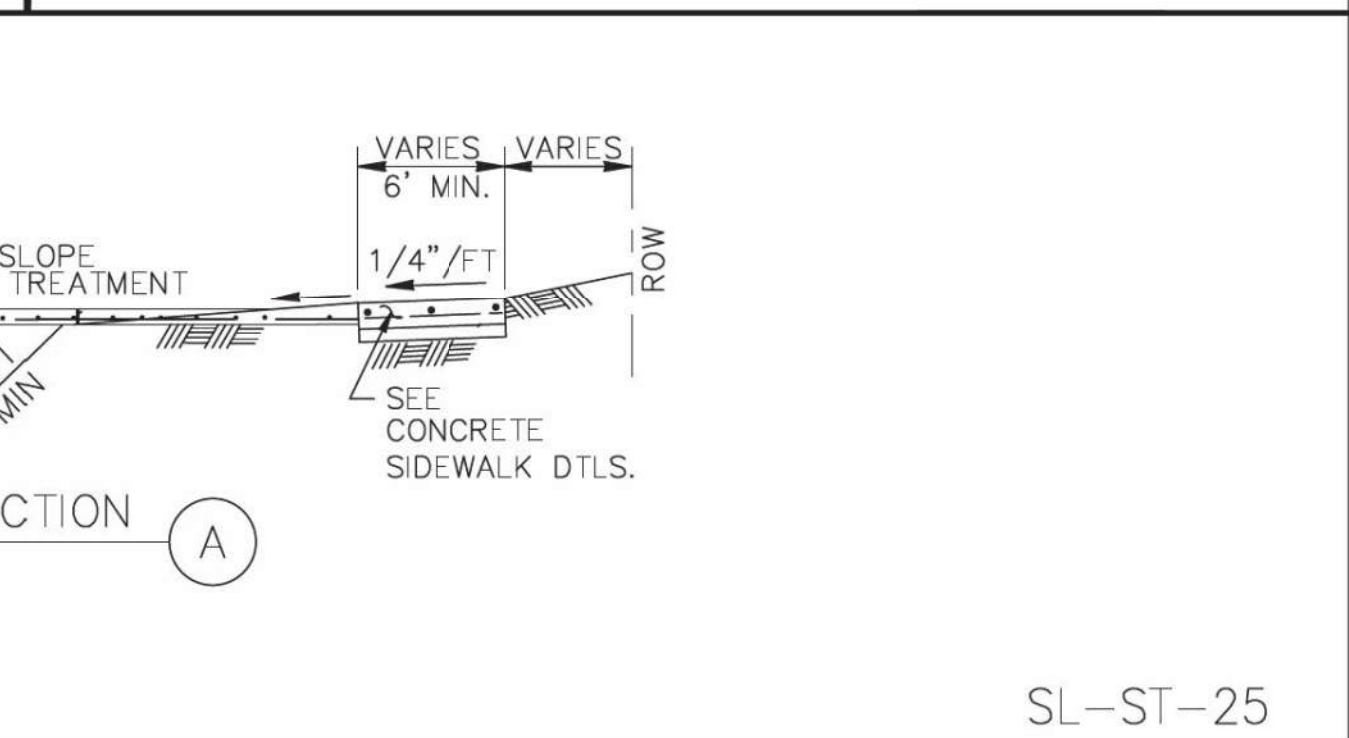
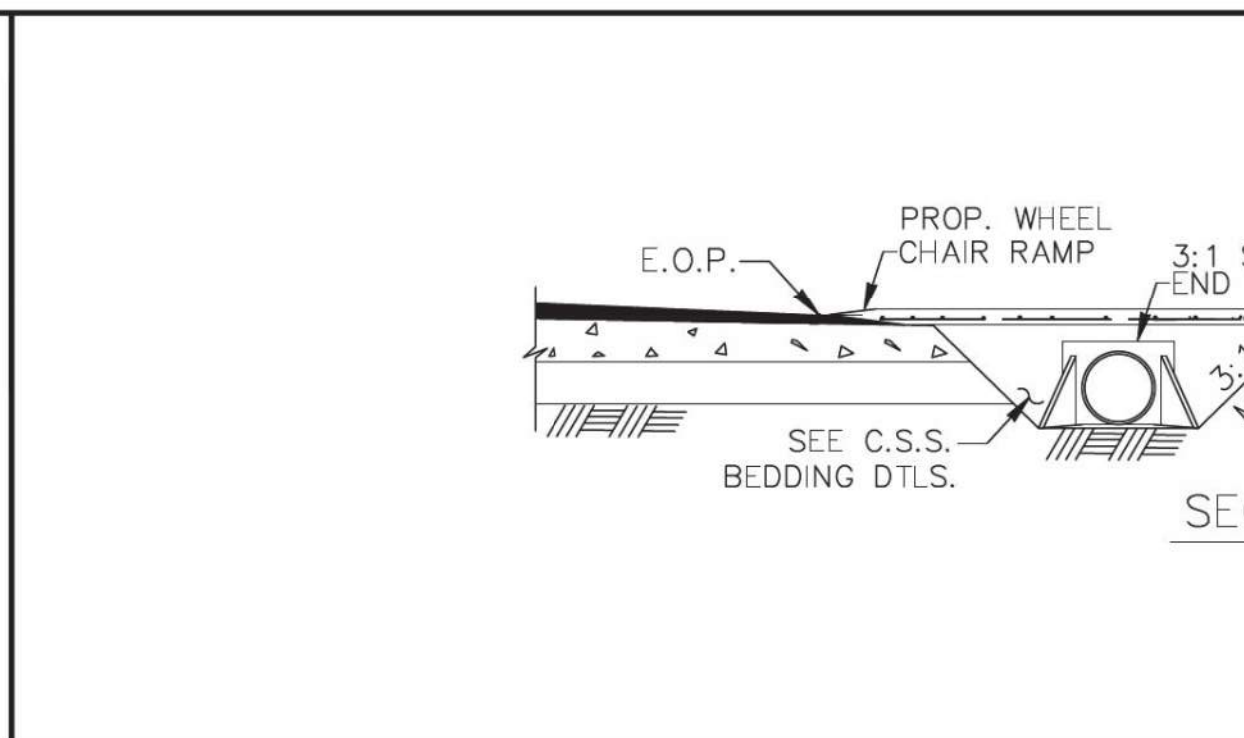
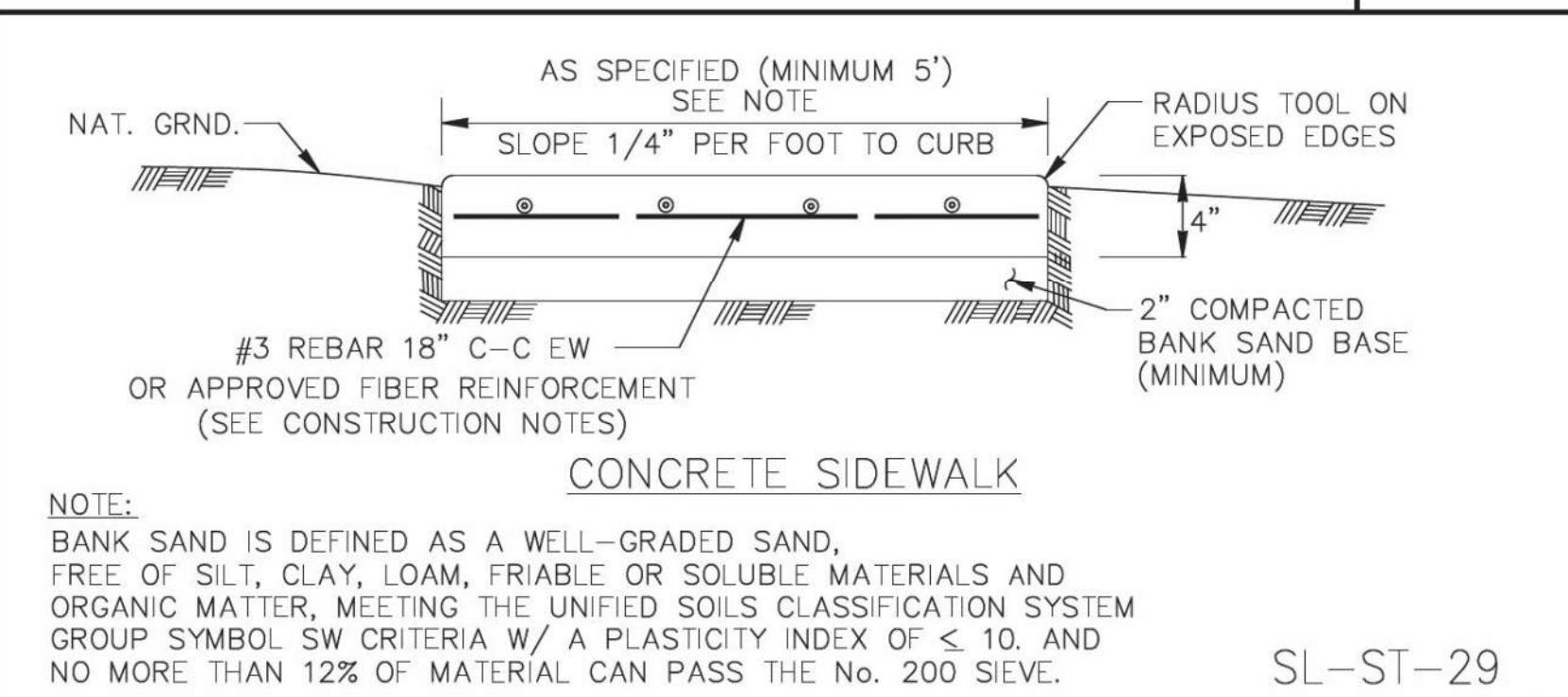
CONCRETE PAVEMENT CONSTRUCTION DETAILS  
 SL-21

PROJECT NO. 15239

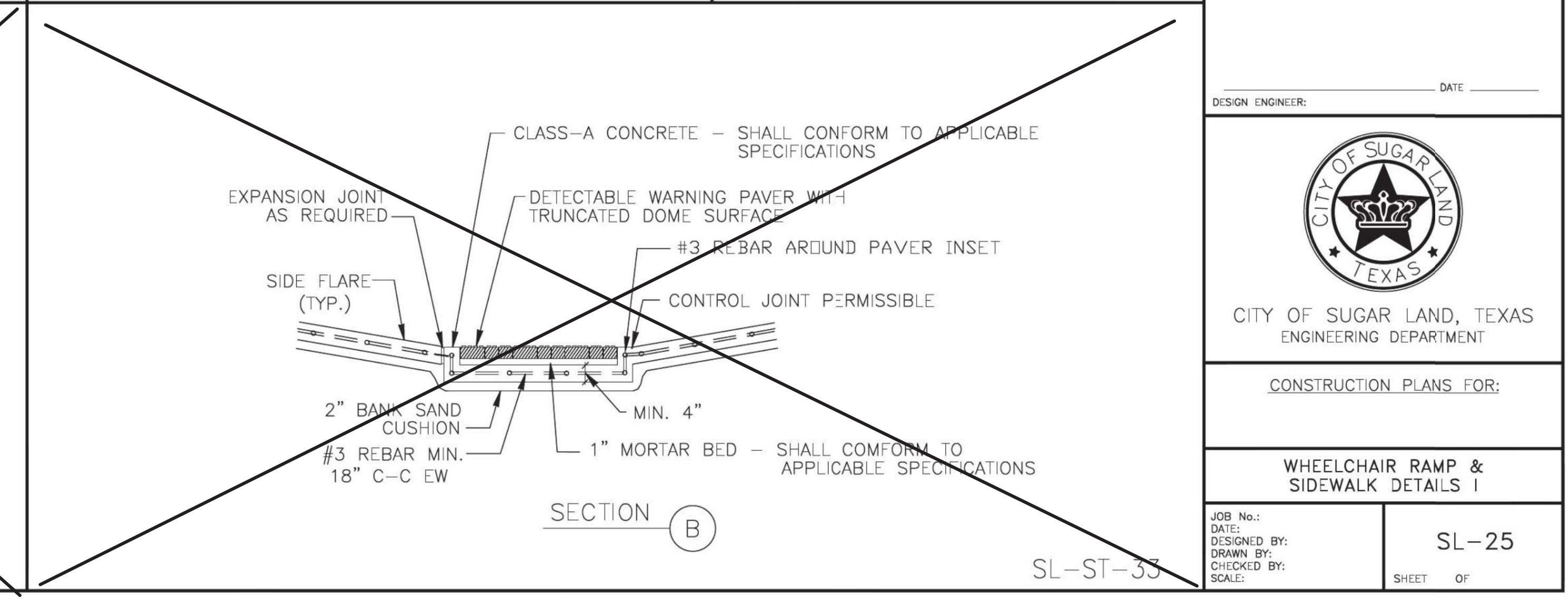
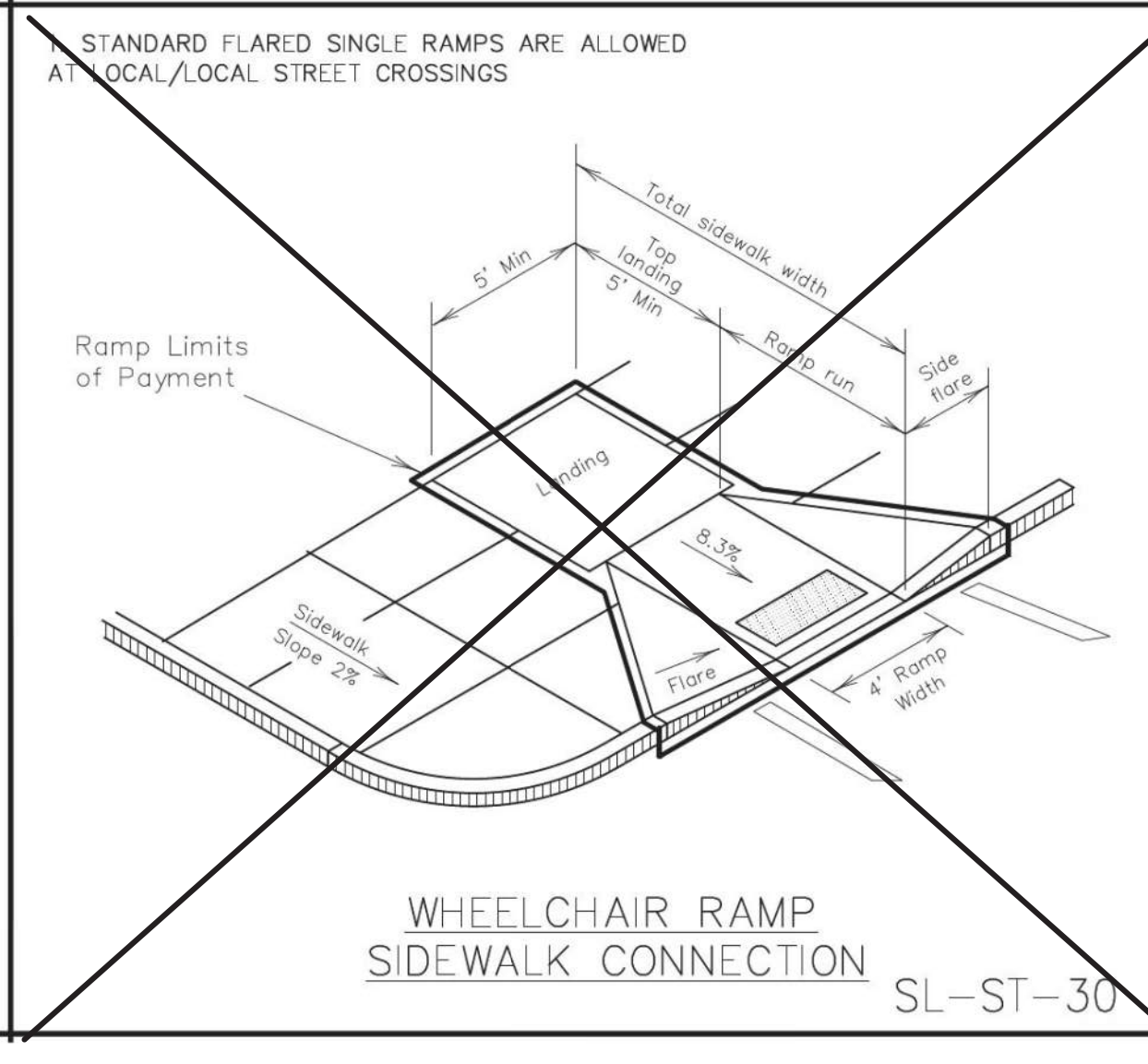
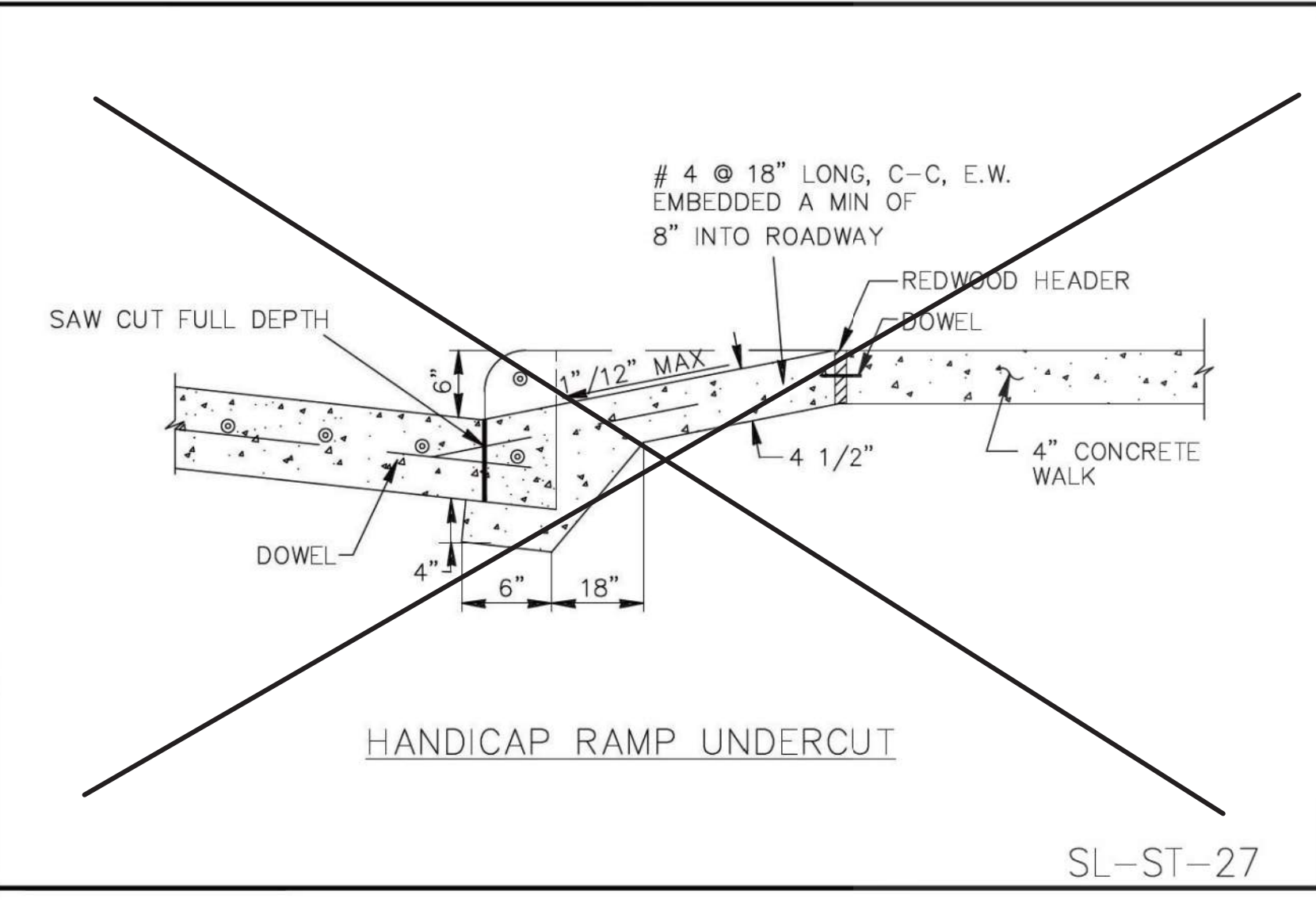
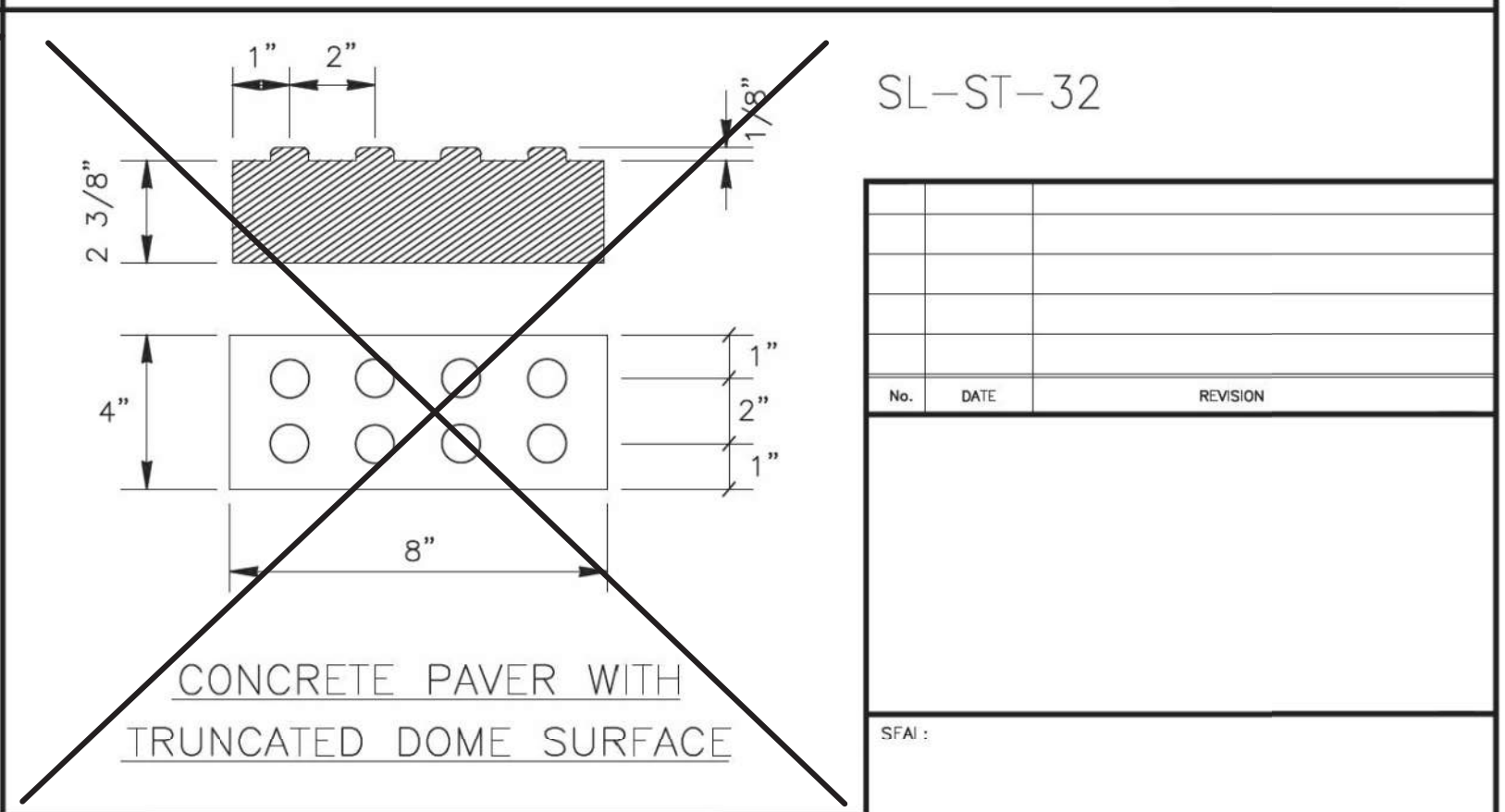
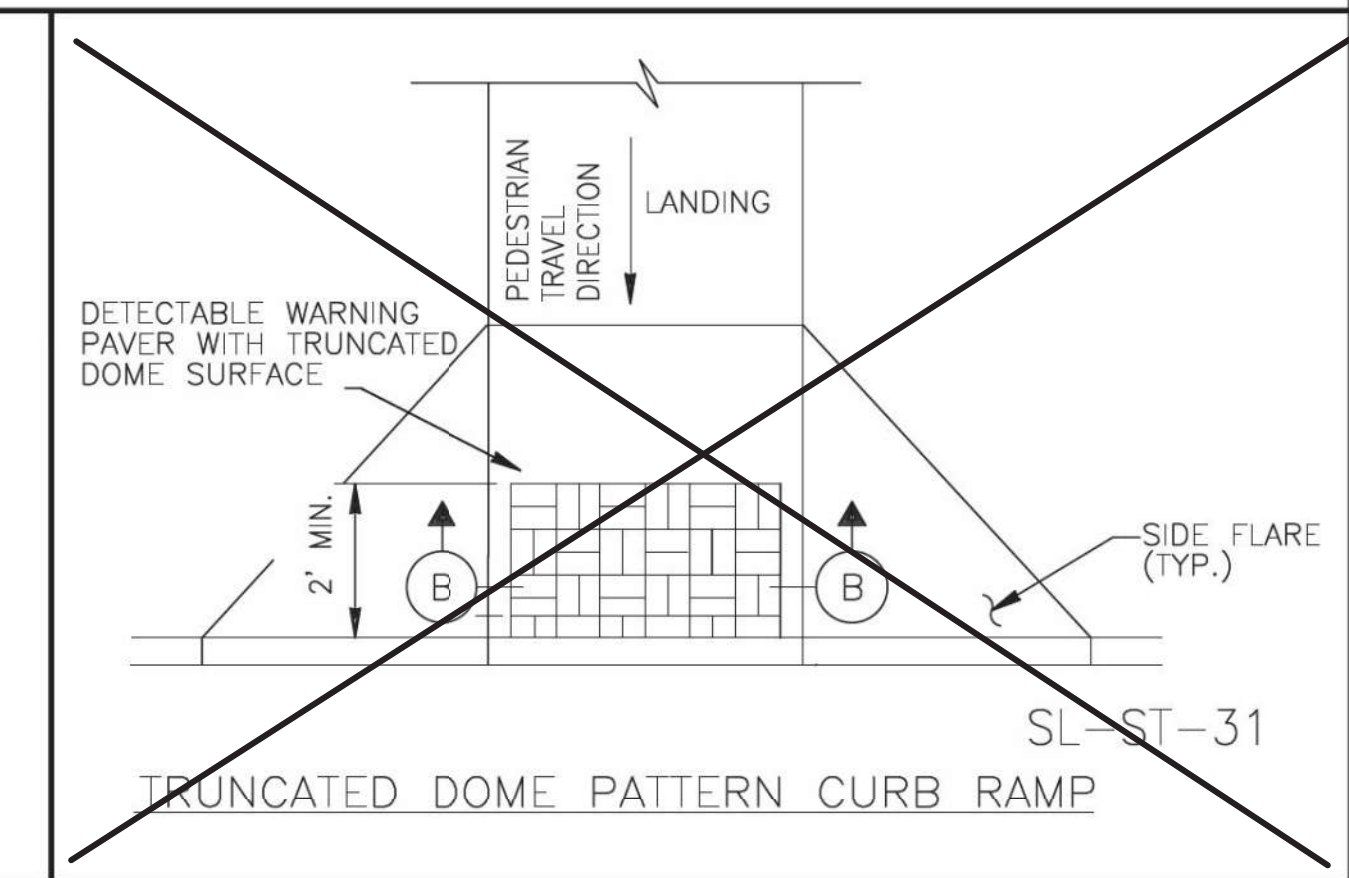
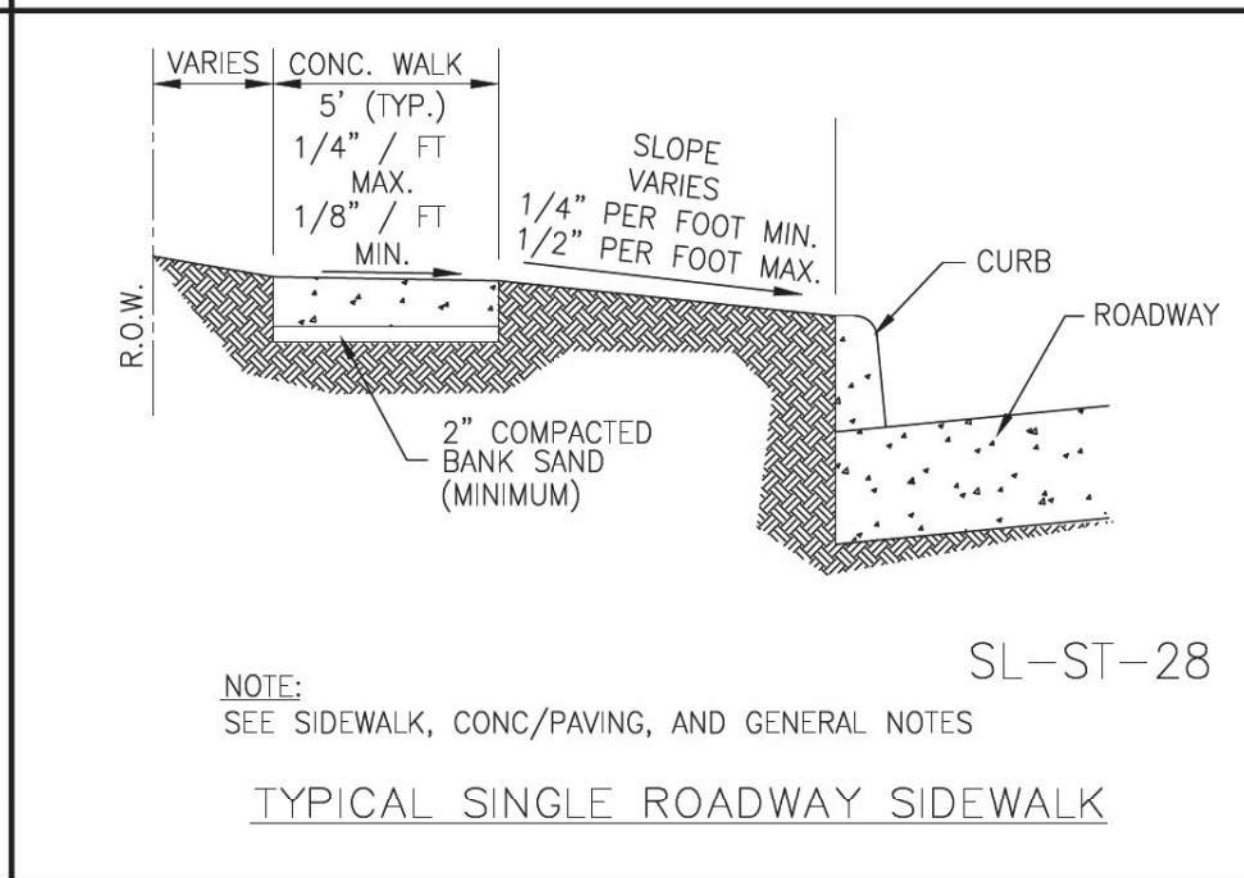
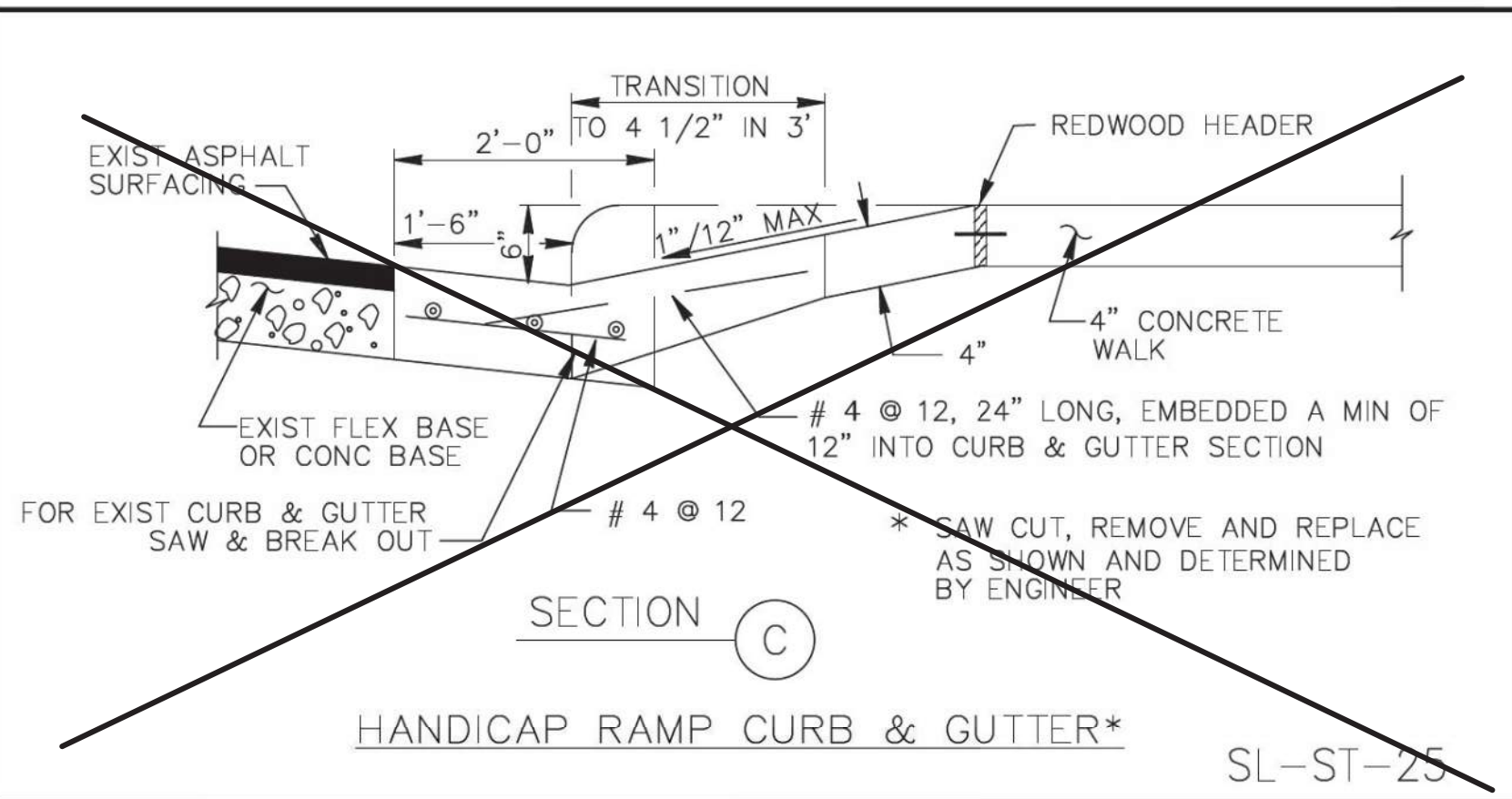
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- NOTES:**
- EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
  - IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALK SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
  - DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
  - THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
  - DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
  - DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  - CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
  - CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
  - CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
  - CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.
- CONSTRUCTION NOTES:**
- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
  - EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
  - SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
  - ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
  - 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI, REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMP IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS, FIBER REINFORCED SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH e3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
  - USE RADIUS TOOL ON ALL EXPOSED EDGES.
  - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
  - MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
  - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
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- REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
- SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**WHEELCHAIR RAMP & SIDEWALK DETAILS I**

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-25  
SHEET OF

REVISION DATE: OCTOBER 2021

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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**MIGUELANGEL A. SAUCEDO**  
121992  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

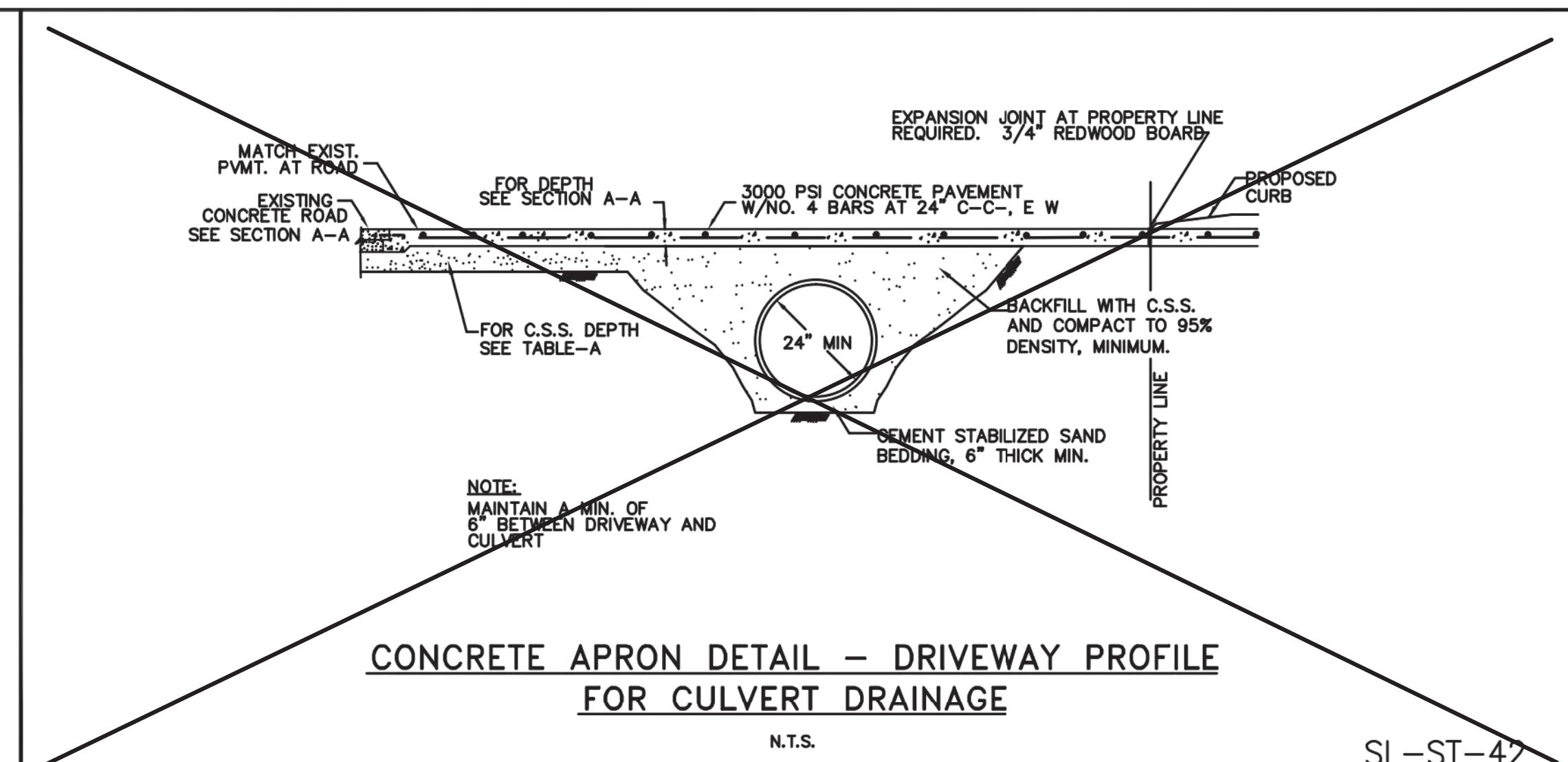
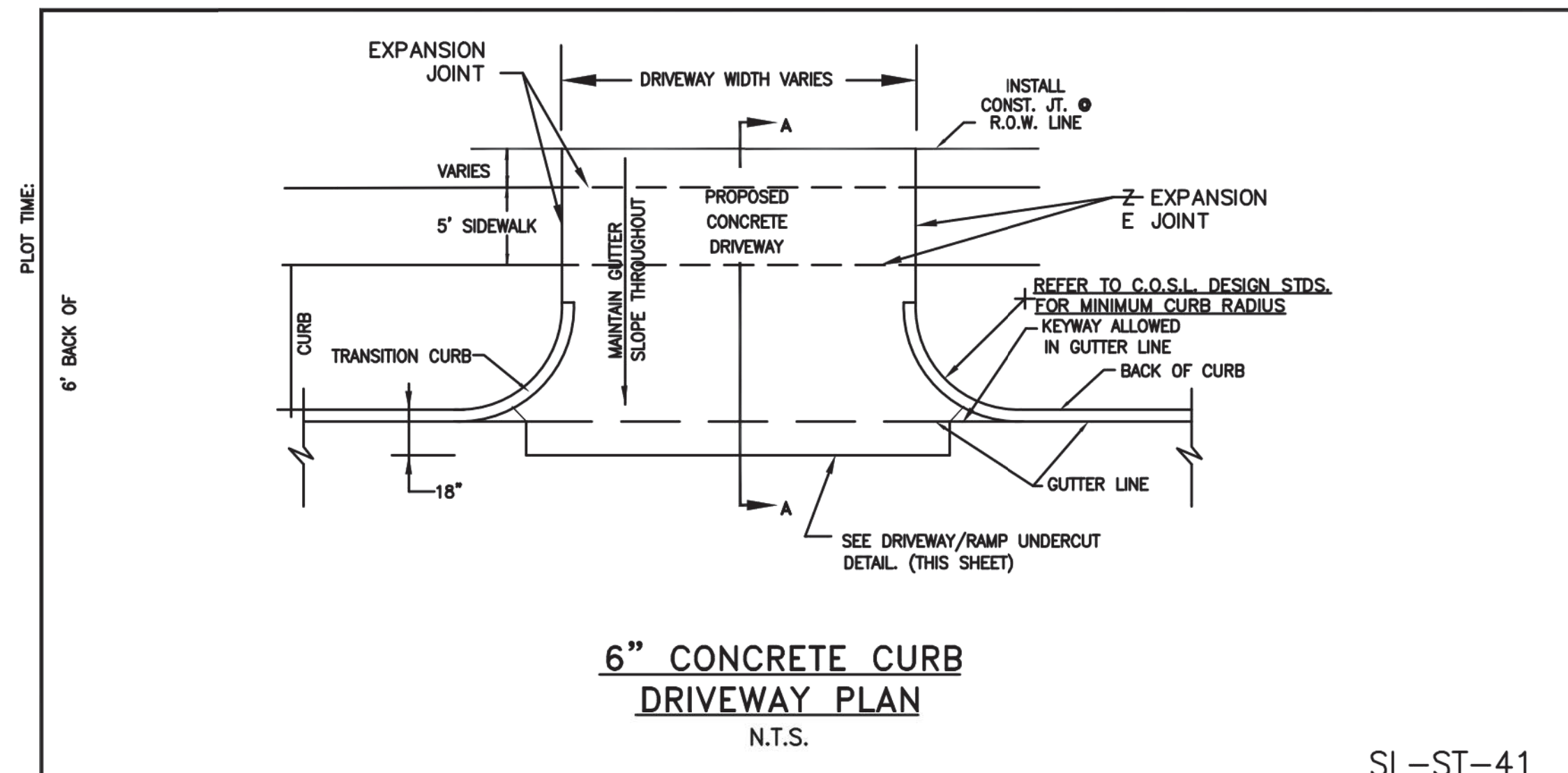
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PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

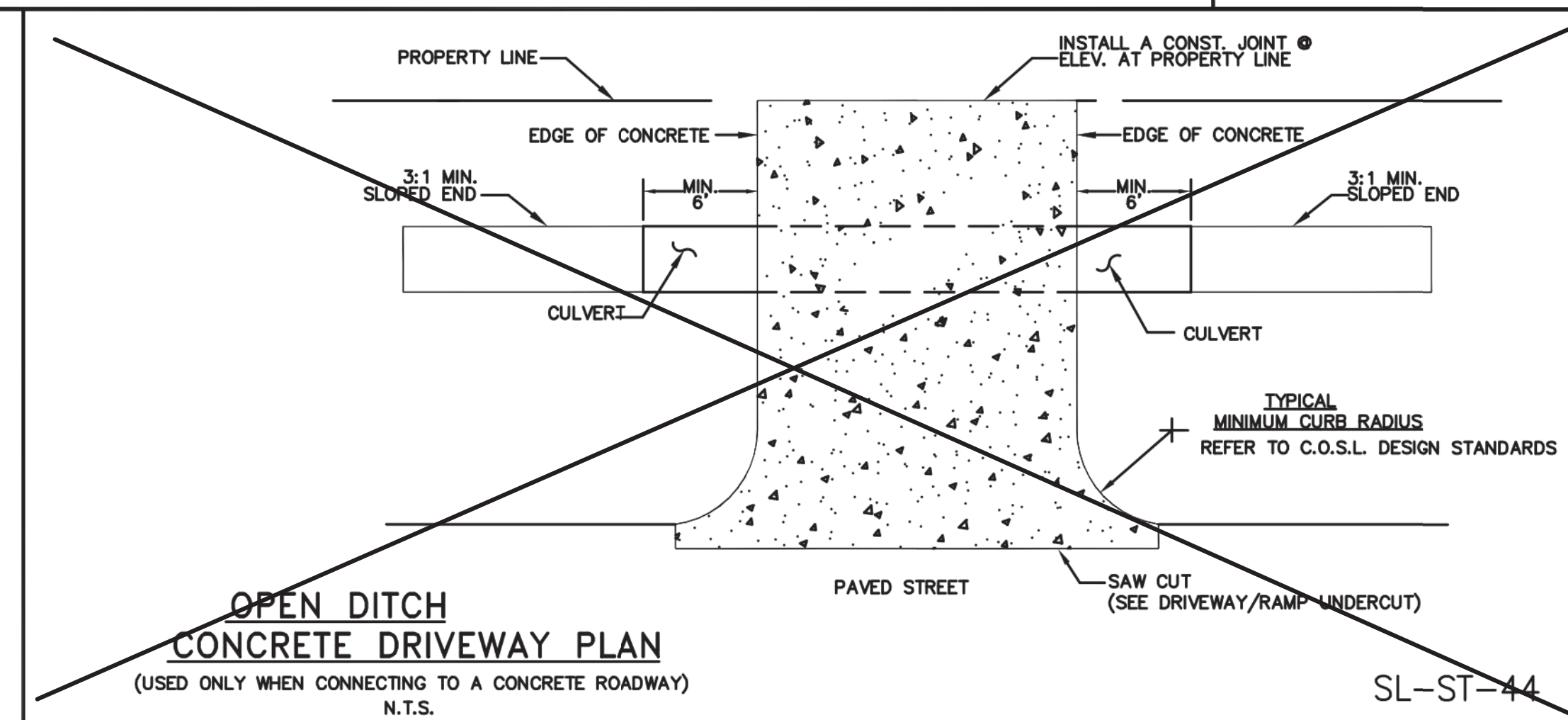
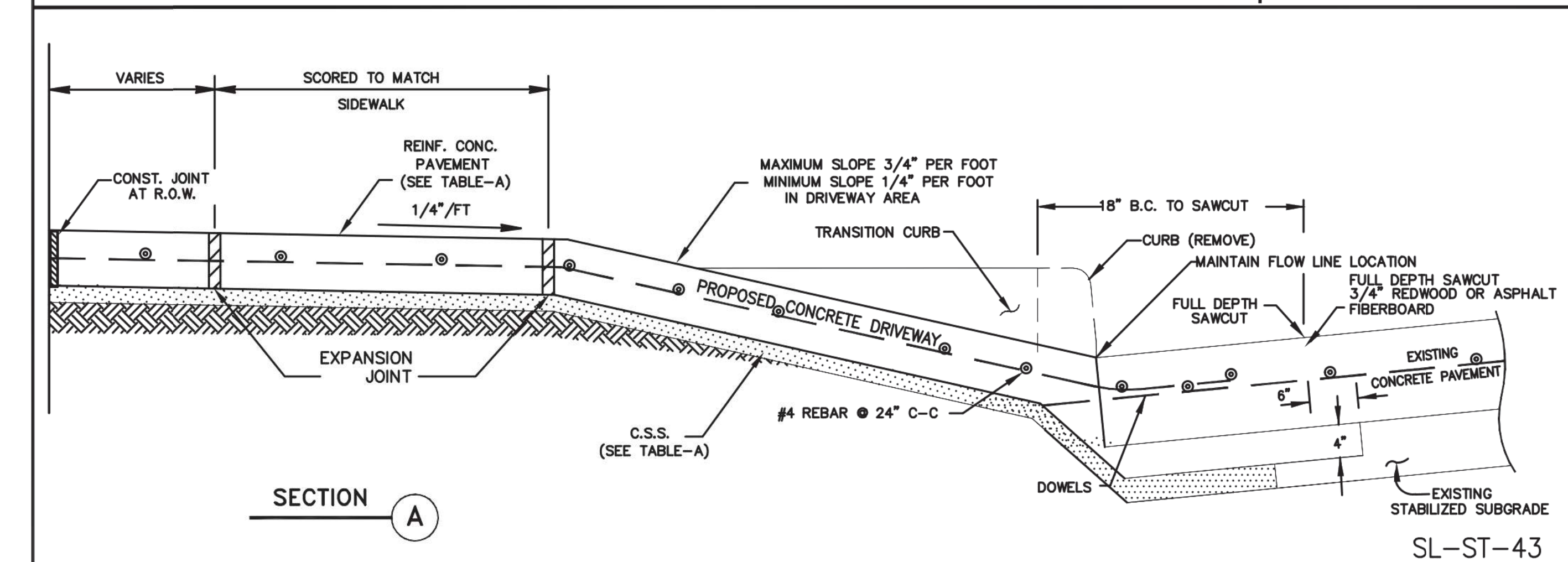
WHEELCHAIR RAMP & SIDEWALK DETAILS I  
SL-25

PROJECT NO. 15239





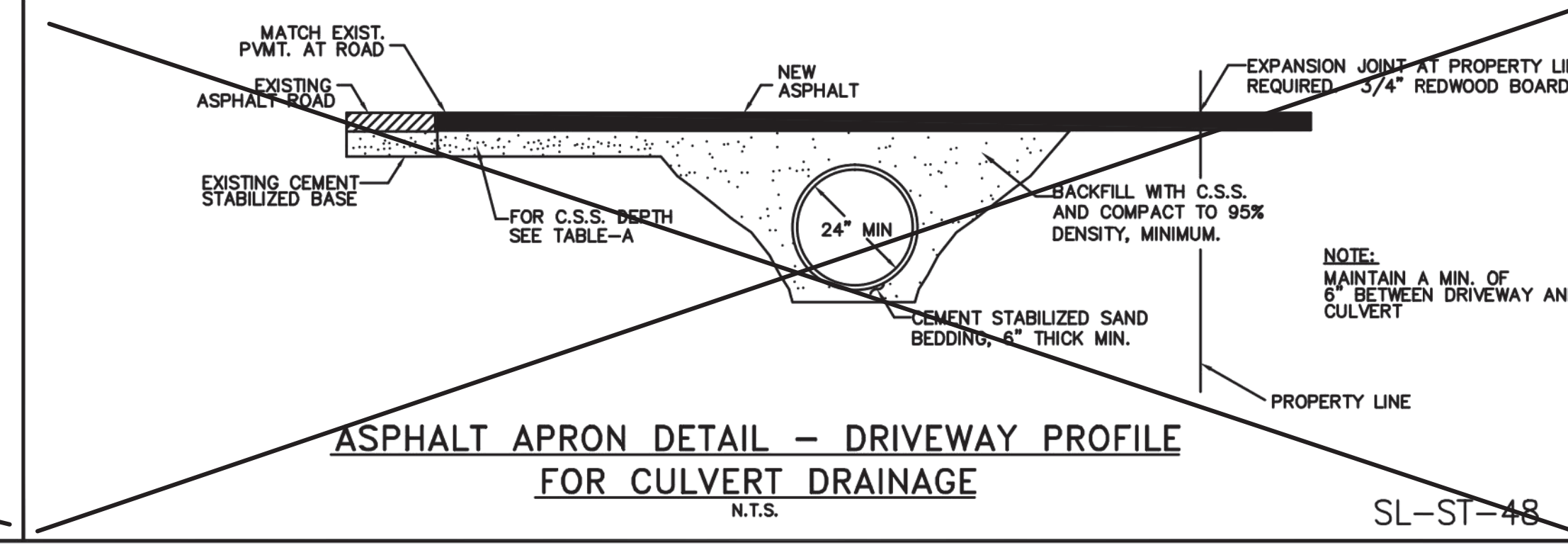
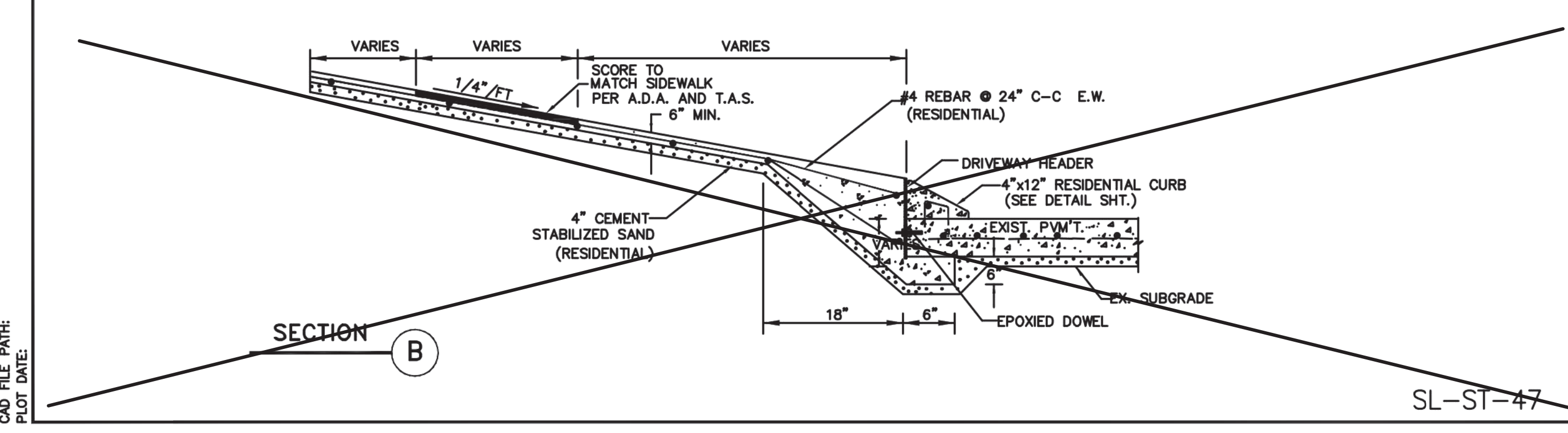
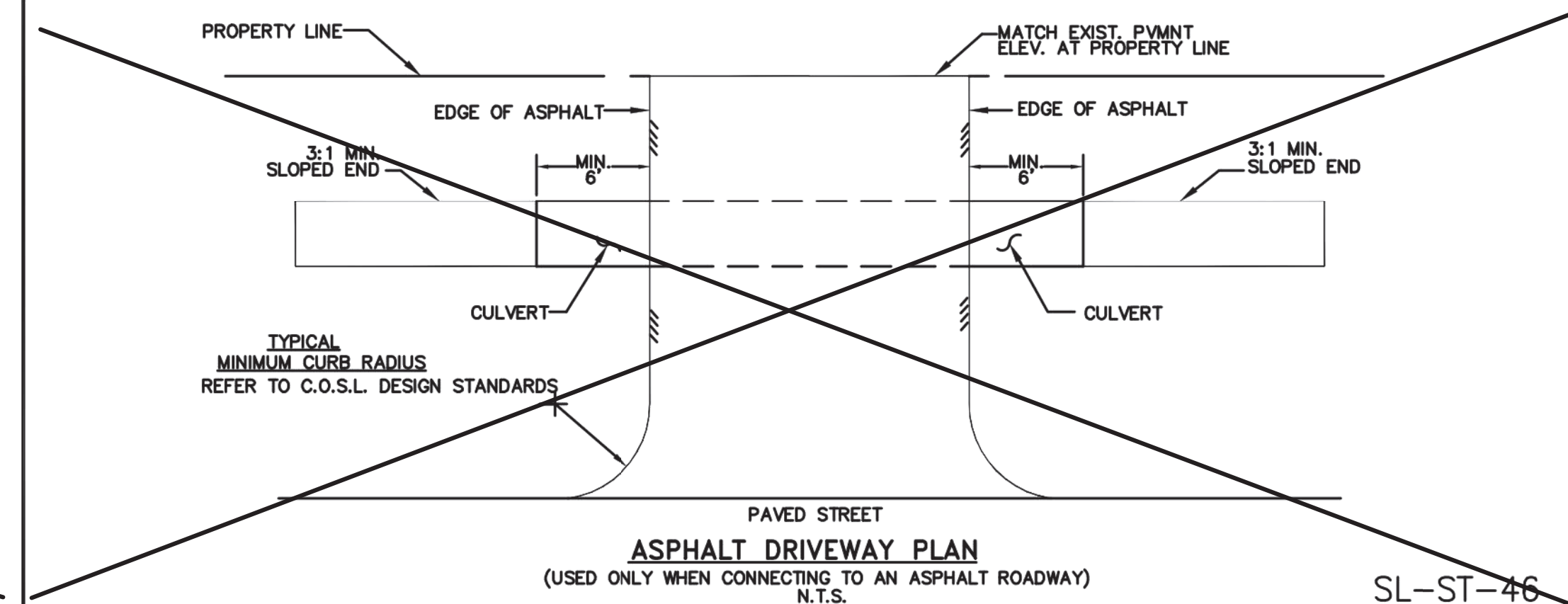
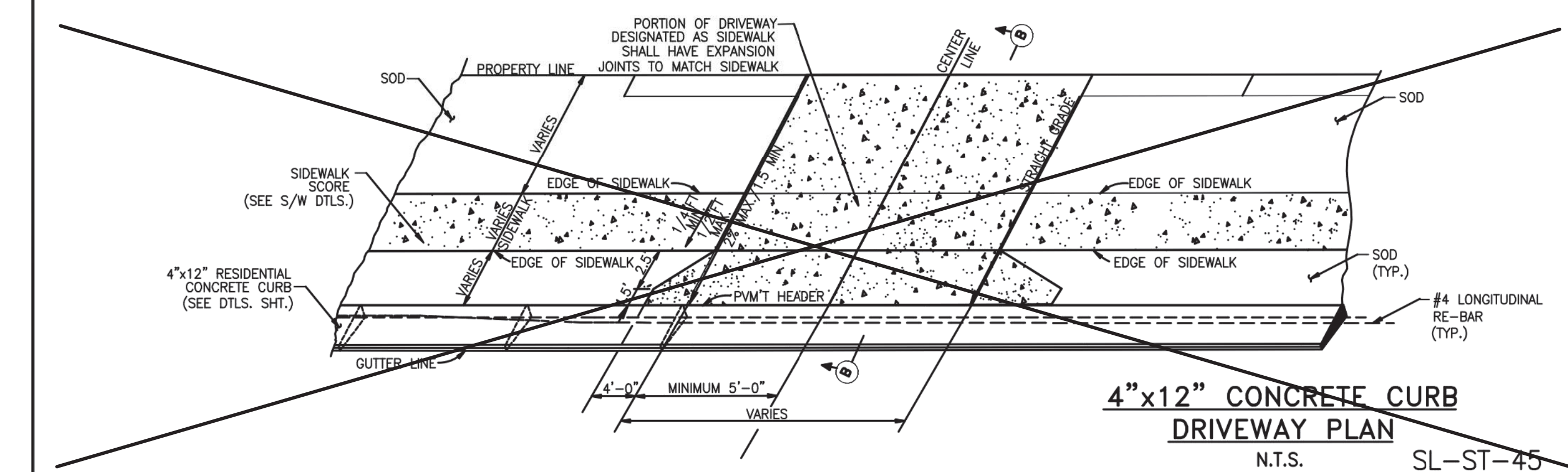
- NOTES:**
- 1.) SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT. NOTIFY SUGAR LAND PRIOR TO CUT.
  - 2.) UNSTABLE SUBGRADE SHALL BE OVER EXCAVATED & REPLACED WITH CONCRETE.
  - 3.) IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY SUGAR LAND OF ANY BIRD BATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
  - 4.) USE 1"x2" TREATED REDWOOD FOR HEADER.
  - 5.) EDGE ALL SIDES WITH EDGING TOOL AND BROOM FINISH
  - 6.) FOR INDUSTRIAL DRIVES, PAVEMENT SHALL HAVE A DEPTH OF 8" (IN).
  - 7.) EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REDWOOD BOARD WITH No. 4 DOWELS MINIMUM.
  - 8.) MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PULIC R.O.W. IS 5%.
  - 9.) DRIVEWAY GRADE MUST MEET A.D.A AND T.A.S. SIDEWALK SLOPE, SIDEWALKS MUST BE SCORED TO MATCH ADJACENT SIDEWALK. IF SLOPE IS CONTINUED THROUGH THE R.O.W. LINE, PROVIDE A 3/4" REDWOOD EXPANSION JOINT WITH DOWELS AT R.O.W. LINE.
  - 10.) REFER TO GENERAL , C.S.S., ASPHALT, AND CONCRETE PAVEMENT NOTES.



**TABLE-A**

CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3000 PSI MIN	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

**DRIVEWAY PAVEMENT CONSTRUCTION TABLE**



No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE: _____		
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
DRIVEWAY CONSTRUCTION DETAILS		
JOB No.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:	SL-27	SHEET OF

DESIGNED	MS
DRAWN	
CHECKED	
DATE	

NO.	DATE	DESCRIPTION	APPROVED

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REG. NO. F-825

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OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

DRIVEWAY CONSTRUCTION DETAILS  
SL-27

PROJECT NO. 15239

HYPER-CHLORINATED WATER NOTES

- 1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DECHLORINATE OR BY ONSITE RETENTION UNTIL NATURAL ATTENUATION OCCURS.

SANITARY WASTE NOTES

- 1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.

DEBRIS AND TRASH NOTES

- 1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.

CONCRETE SAWCUTTING WASTE NOTES

- 1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.

SPILL AND LEAK RESPONSE NOTES

- 1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.

SUBGRADE STABILIZATION NOTES

- 1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.

SANDBLASTING WASTE NOTES

- 1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.

Table with 2 columns: No., DATE, and REVISION.

SEAL: \_\_\_\_\_ DATE \_\_\_\_\_ DESIGN ENGINEER: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

GENERAL EROSION CONTROL NOTES

JOB No.: \_\_\_\_\_ DATE: \_\_\_\_\_ DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_ SL-33 SHEET OF

REVISION DATE: OCTOBER 2021

Table with 4 columns: NO., DATE, DESCRIPTION, APPROVED.

DESIGNED MS DRAWN CHECKED DATE



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OWNER: DR. PATRICK THOMAS, DDS 913 CANNAN DRIVE ANGLETON, TX 77515

PT STORAGE FACILITY ANGLETON, TEXAS 77515

GENERAL EROSION CONTROL NOTES SL-33 PROJECT NO. 15239 SD.12

4:152390005(15239) (15239) ENGINEERING - SURVEY ENGINEERING (15239) DETAIL SET.DWG

15239 DETAIL SET.DWG





## CITY COUNCIL AGENDA ITEM SUMMARY/REPORT

**MEETING DATE:** June 27, 2023

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

**AGENDA CONTENT:** Conduct discussion and receive an update on the Stasny Ranch Development for a proposed 331-acre residential development, including (79) ½-acre lots and (157) 1-Acre Lots located at the northwest intersection of SH 288 and SH 35.

**AGENDA ITEM SECTION:** Regular Agenda Item

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:** Parke Patterson and the Behrens Land Group request that City Council holds discussion, receive an update and offer feedback on the Stasny Ranch Development. The discussion outline is as follows:

1. **Update** - Large lot acreage community planned for .5 acre and 1 acre lots (Layout Plan attached).
2. **ETJ** - Per SB 3083 and upon closing on the land: A request for removal of the property from the city's ETJ to take effect on September 1, 2023.
3. **City Limits** - Upon closing of the land, the developer will request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits, for the following reasons:
  - a. Confusion on jurisdictional oversight - city or county.
  - b. Tax bills from two entities for only portions of lots.
  - c. Confusion on city services (water/sewer/police/fire/library, etc.) for portions of lots in the city.
  - d. Neighbors in the same subdivision paying different tax rates to different entities.
  - e. Confusion on calls for responses by police and fire for portions of lots.
4. **County Review** - The developer has discussed this development with the Brazoria County and the commissioner. Brazoria County is prepared to assume development review and eventually accept and maintain the public streets.

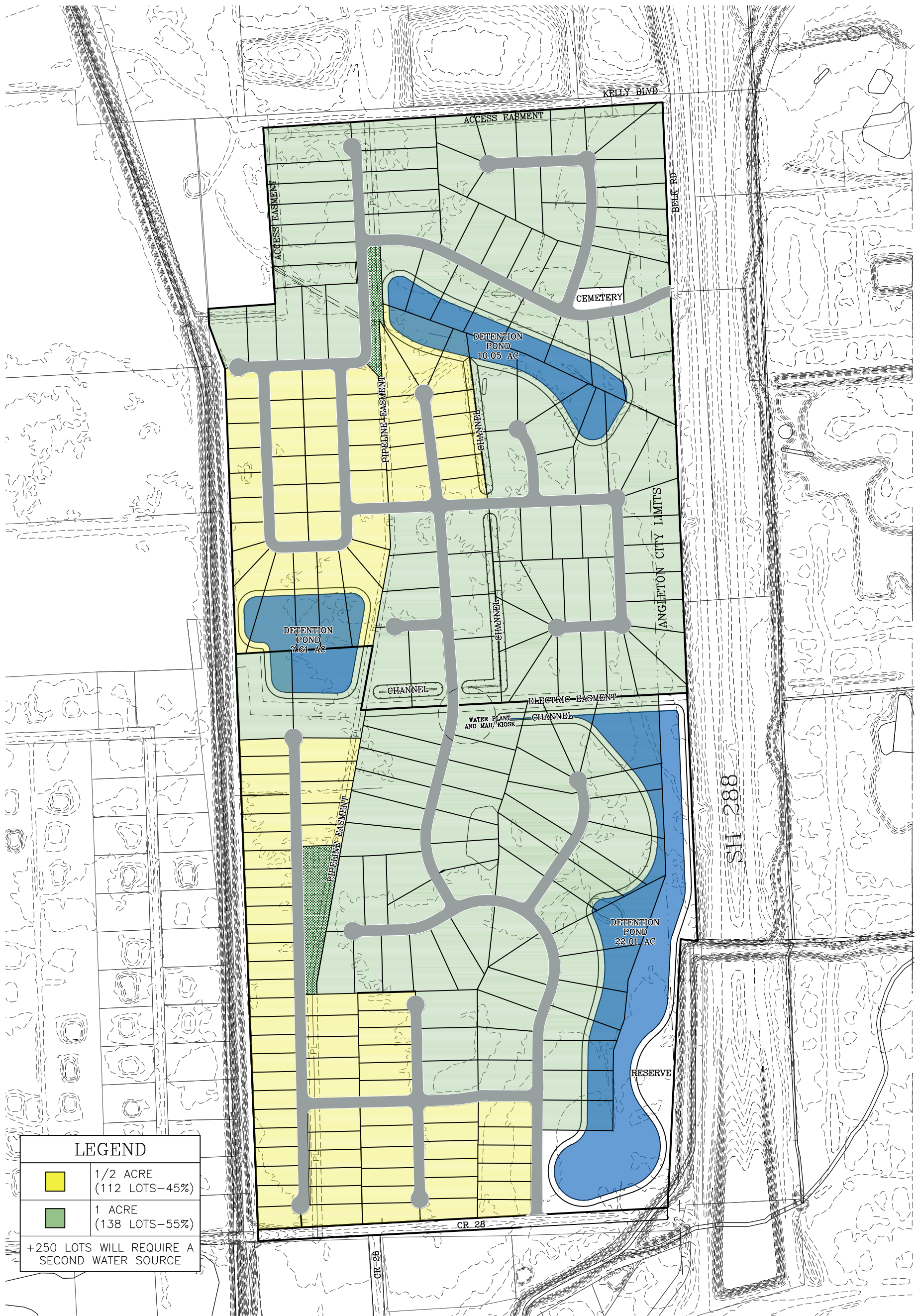
**Staff Update:**

City Staff held a pre-development D.A.W.G. conference (See attached notes) with the Stasny Development Group and discussed a few key topics regarding the aforementioned outlined points. As mentioned, the developer hopes to accommodate the development completely outside the City Limits and ETJ but hopes to be provided with water service to the development from the City. Such consideration would have to be achieved through an agreed upon development agreement.

Absent a formal land use or development application, the City has a procedures in place that will afford us the ability to expend city resources to assess these forms of requests from a fiscal, infrastructural capacity (i.e. utility capacity, PAR concerns, public safety impacts, legal ramifications, as well as land use analysis perspective). In compliance with Section 3.05: A deposit against reimbursements should be submitted by the developer to determine potential benefits to the City.

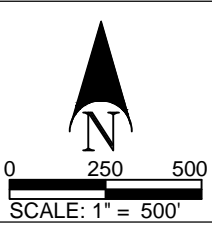
**Council Recommendation:**

It is recommended that City Council hold discussion and provide the applicant with direction and feedback on the proposal for Stasny Ranch Development.

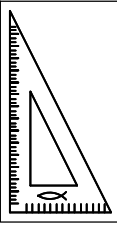


LEGEND	
	1/2 ACRE (112 LOTS-45%)
	1 ACRE (138 LOTS-55%)
+250 LOTS WILL REQUIRE A SECOND WATER SOURCE	

## ANGLETON 304 - CONCEPTUAL LAND PLAN



PROJECT NAME:	ANGLETON 304
PROJECT NUMBER:	13241
PREPARED FOR:	BLG DEVELOPMENT INC.
DATE:	JUNE 16, 2023



**Bleyl Engineering**  
 TEXAS FIRM REGISTRATION NO. F-678  
 100 NUGENT STREET, CONROE TEXAS 77301  
 PHONE 936-441-7833 FAX 936-760-3833  
 WWW.BLEYLENGINEERING.COM

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June 20, 2023

Re: Stasny Ranch – Project Update – Angleton City Council

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1. **Land Plan Update** – See the attached land plan for a large lot acreage community planned for .5 acre and 1 acre lots. Market conditions, changes in state law, water availability and timing led the us to change direction for the development.
  2. **City ETJ** - Per SB 3083 and upon closing on the land we will request removal of the property from the city's ETJ to take effect on September 1, 2023.
  3. **City Limits** - Upon closing of the land, we will request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits. This is justified for the following reasons:
    - a. Confusion on jurisdictional oversight - city or county.
    - b. Tax bills from two entities for only portions of lots.
    - c. Confusion on city services (water/sewer/police/fire/library, etc.) for portions of lots in the city.
    - d. Neighbors in the same subdivision paying different tax rates to different entities.
    - e. Confusion on calls for responses by police and fire for portions of lots.
- City limits maps are attached (provided by your staff).
4. **County Review** - As you directed, we have discussed this development with the county and the commissioner. They are prepared to assume development review and eventually accept and maintain the public streets.

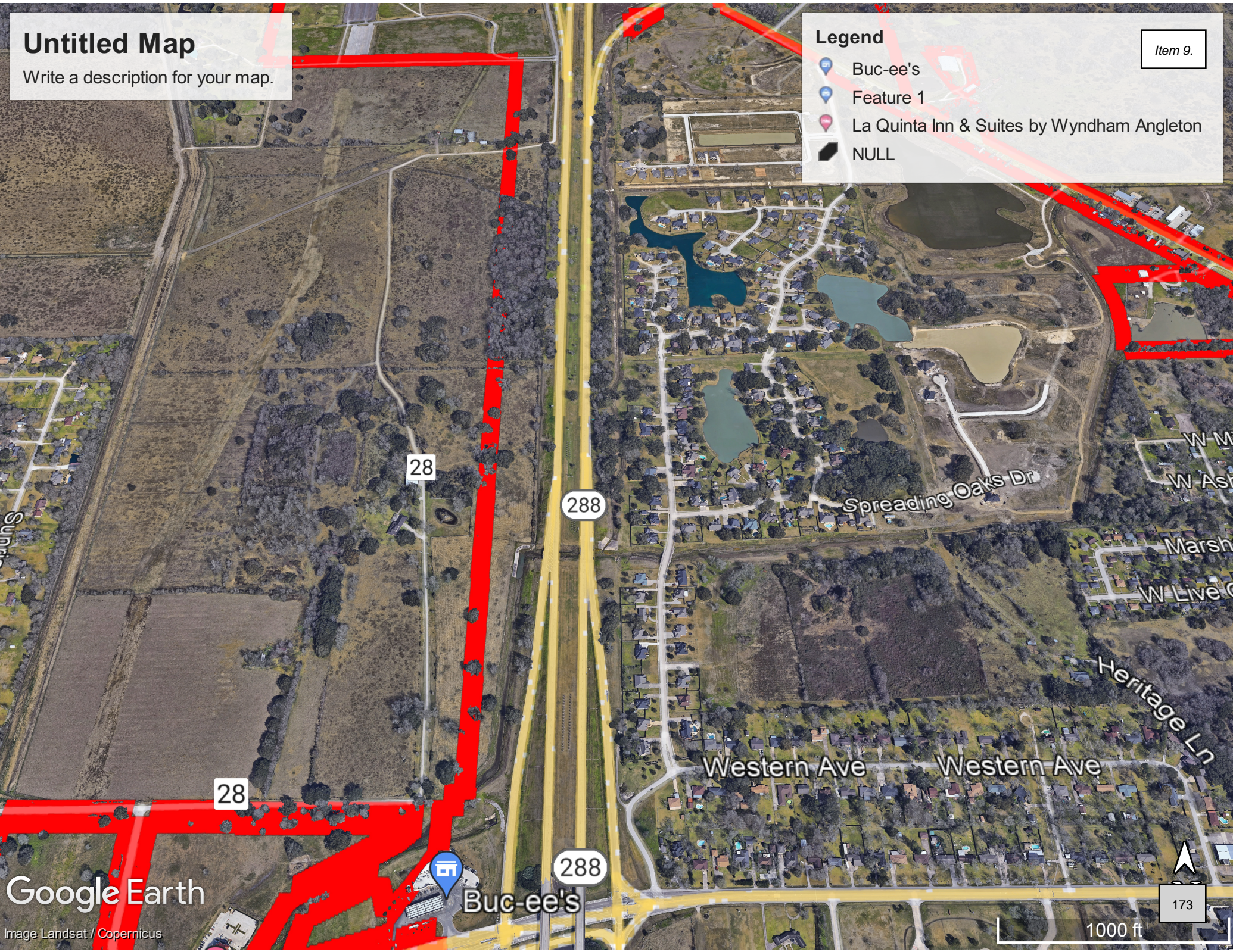
# Untitled Map

Write a description for your map.

## Legend

-  Buc-ee's
-  Feature 1
-  La Quinta Inn & Suites by Wyndham Angleton
-  NULL

Item 9.



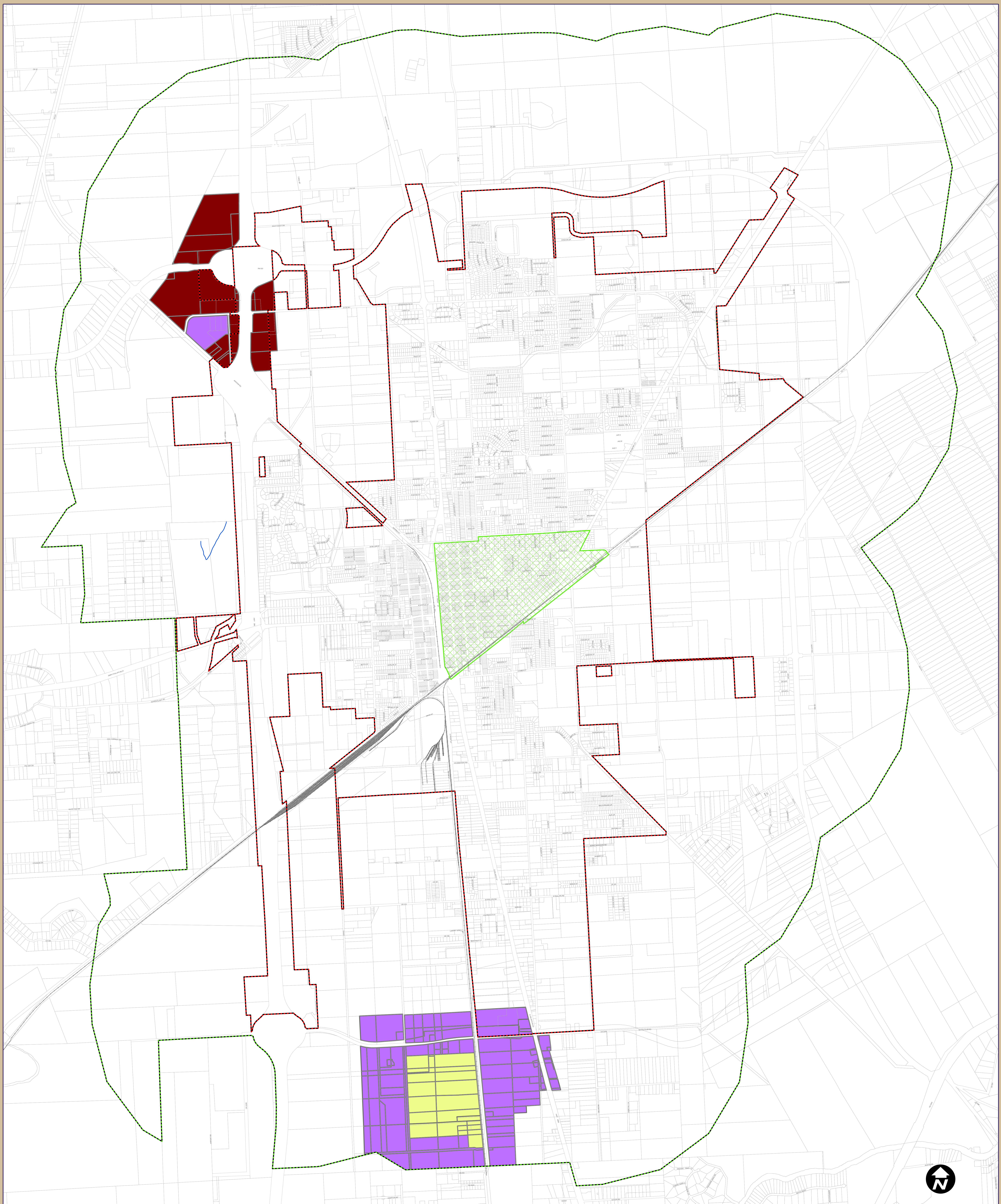
Google Earth

Image Landsat / Copernicus

Buc-ee's

1000 ft

173



**City of Angleton**  
 Brazoria County, Texas

**Impact Fee Areas /  
 Detention Free Area Map**

- Legend**
- City Limits
  - ETJ
  - Detention Free Area (Ord. No. 2013-O-7B)

- Impact Fee Service Areas**
- |  |  |
|--|--|
| <p><b>Ordinance No. 2015-O-7G</b><br/> <b>SH 288 Development Area</b><br/> <b>Assumed Land Use</b></p> <ul style="list-style-type: none"> <li><span style="background-color: darkred; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> General Commercial</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial</li> </ul> | <p><b>Ordinance No. 2016-O-4C</b><br/> <b>CR 220 Development Area</b><br/> <b>Assumed Land Use</b></p> <ul style="list-style-type: none"> <li><span style="background-color: yellowgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SF Residential</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Light Industrial</li> </ul> |
|--|--|

**ANGLETON**  
*Where the Heart is*

1 inch = 1,000 feet

**HDR**

## Otis Spriggs

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**From:** Otis Spriggs  
**Sent:** Wednesday, June 7, 2023 4:37 PM  
**To:** Chris Whittaker  
**Cc:** Keith Behrens; Peterson, John; Vasquez, Javier; Kyle Reynolds; Jeff Sifford; Hector Renteria; Chris Whittaker; Kandice Bunker; Parke Patterson; Scott Myers; Guadalupe Valdez; Megan Mainer; Jason O'Mara; Michelle Perez; Martha Eighme; Angie Lutz; Judith El Masri (judith@jgradyrandlepc.com)  
**Subject:** Stasny Ranch Development: Notes and Next Steps  
**Attachments:** Angleton 304 City DAWG Application\_6 6 23.pdf; Sec\_30\_5. \_\_\_Deposit\_against\_expenditures.pdf; Stasny\_Deposit against Expenditures Invoice.pdf; SB02038F.pdf

### CM Chris,

I am copying you on my notes from today's DAWG Pre-development Meeting (6/7/2023).

Parke Patterson and the Behrens Land Group met and presented the new Stasny Ranch plan which will provide **236-250 estate lots maximum (attached)**. (½ acre – 1 acre lots). Brazoria County will allow this, if you have a water system. Developers spoke previously with CM Chris Whittaker and Judith ElMasri regarding the new SB 2038, and had meetings were held with the County Commissioners, Matt Hanks/County Engineering who loved the idea of large lots. Brazoria County stated they could approve a plat in a couple of weeks.

### Key Points:

1. De-annex from the ETJ: **In accordance with SB 2038 the applicants will request to be removed /de-annexed from the ETJ.** There is a 200 ft. wide strip on the eastern property line since 1975, is in the City Limits.
2. **The developer/owner will petition to be de-annexed the 200 ft. strip of land from the City Limits.** (The governor signed the bill into law **effective September 1, 2023.** Opt-out provisions).
3. We would **request the City to provide water** to the development outside the City Limits and outside the ETJ. No sewer/streets or drainage. The County would maintain all streets.

There will be a MUD, but no ETJ.

4. **Section 3.05: Deposit against Reimbursements.** O. Spriggs mentioned that prior to processing any agreements regarding the **water utility service/** Staff will provide Park Patterson with the letter invoice requests (See attachments).

5. **(Parkland) P. Patterson:** the idea is to keep the development rural acreage subdivision with low HOA dues, only open spaces, walking areas no amenities will be provided.

**Megan Mainer**, Parks Director, mentioned that as part of any agreements to provide water utility services, Staff will request Council to consider **Parkland Fee In lieu** of contribution regarding load on our parks/recreation amenities within the City Limits. Due to impacts on our current level of services, the fee in-lieu will be recommended.

### Next Steps:

- **Meet with Council at upcoming Meeting (June 27, 2023/6:00 PM) for a Concept Review and Discussion Only.**
- **Public Works (Jeff Sifford):** Requested number of connections: **236-250 lots. Common area irrigation/no sewer.** No City Streets.
- **September 1<sup>st</sup>. Removal from ETJ Petition.**
- **Javier Vasquez - HDR:** Commented that also along with the petition, offsite improvements will be needed for the water line and to service any full buildout for the development.
- **Pending Topics:**
  1. **Police/Public Safety**
  2. **Fire Services**

Please note that I have copied Fire Chief Scott Myers and Police Chief Valdez, who may follow up on their comments.

Otherwise, the discussion will be placed on the June 27<sup>th</sup> City Council meeting to update and discuss the plan of action.

**Thank you.**

**Otis T. Spriggs, AICP**

Director of Development Services

979-849-4364 ext. 2108

[www.angleton.tx.us](http://www.angleton.tx.us)

City of Angleton

121 S. Velasco

Angleton, TX 77515



Please be advised that email correspondence may be subject to public release pursuant to the Texas Public Information Act.

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**From:** Parke Patterson <parke@blginc.com>

**Sent:** Tuesday, June 6, 2023 3:37 PM

**To:** Otis Spriggs <ospriggs@angleton.tx.us>

**Cc:** Keith Behrens <keith@blginc.com>; Peterson, John <john.peterson@hdrinc.com>; Vasquez, Javier <javier.vasquez@hdrinc.com>; Kyle Reynolds <kreynolds@angleton.tx.us>; Jeff Sifford <jsifford@angleton.tx.us>; Hector Renteria <hrenteria@angleton.tx.us>; Chris Whittaker <cwhittaker@angleton.tx.us>; Kandice Bunker <kbunker@angleton.tx.us>

**Subject:** Re: [EXTERNAL] Re: Updates



Please see the attached DAWG application and land plan (also previously sent). If possible, we'd like to discuss this tomorrow (6/7) at any time or the next DAWG on 6/14 at any time.

Per the attached land plan, this project is now planned for large lots (.5 and 1 acre) only. No commercial. The county has been very receptive to our plan.

**Topics:**

- 1. City's willingness to provide water in the ETJ.
- 2. City's willingness to de-annex the strip of property currently in the city limits since our development process will be through the county (as we all agreed) and to avoid confusion for services - police/fire, etc., and taxes that would apply to only a strip portion of the back of our future lots.

Thank you for your assistance.

**Thank You,  
Parke Patterson**

m 832.541.7275  
[parke@blginc.com](mailto:parke@blginc.com)



"We Bring Land to Life"

On Tue, Jun 6, 2023 at 11:15 AM Otis Spriggs <[ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us)> wrote:

Good morning Parke

On behalf of CM Chris Whitaker, please fill out the requested DAWG meeting form (attached) and let me know which appointment time/date works best for you. We will follow up with a meeting invite to accommodate your water services conversation for Stasny Development.

Thanks!

**Otis T. Spriggs, AICP**

Director of Development Services

979-849-4364 ext. 2108

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City of Angleton

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**From:** Parke Patterson <[parke@blginc.com](mailto:parke@blginc.com)>  
**Sent:** Monday, June 5, 2023 2:22 PM  
**To:** Chris Whittaker <[cwhittaker@angleton.tx.us](mailto:cwhittaker@angleton.tx.us)>  
**Cc:** Keith Behrens <[keith@blginc.com](mailto:keith@blginc.com)>; Peterson, John <[john.peterson@hdrinc.com](mailto:john.peterson@hdrinc.com)>; Otis Spriggs <[ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us)>  
**Subject:** Re: [EXTERNAL] Re: Updates

Chris:

Have you had any more thoughts on providing city water to our site since our last emails 2 weeks ago? We are happy to get on a quick call at any time.

**Thank You,**

**Parke Patterson**

m 832.541.7275

[parke@blginc.com](mailto:parke@blginc.com)



"We Bring Land to Life"

On Wed, May 24, 2023 at 11:24 AM Parke Patterson <[parke@blginc.com](mailto:parke@blginc.com)> wrote:

- City water outside the city limits as the land sits now.
- No development agreement is needed or desired.
- We expect to pay whatever the going rate is for taps and water usage.
- We can build our own water plant if necessary.
- No sewer is needed (septics will be built by the homebuilders).

**Thank You,**

**Parke Patterson**

m 832.541.7275

[parke@blginc.com](mailto:parke@blginc.com)



"We Bring Land to Life"

On Wed, May 24, 2023 at 11:07 AM Chris Whittaker <[cwhittaker@angleton.tx.us](mailto:cwhittaker@angleton.tx.us)> wrote:

Parke, please define what you mean to provide water to the development. I believe we would have the capacity to do so but would have to figure the cost to connect. I am assuming that we would provide sewer also? I think then you would have to get Council to approve your new concept. Chris

---

**From:** Parke Patterson <[parke@blginc.com](mailto:parke@blginc.com)>  
**Sent:** Wednesday, May 24, 2023 11:04 AM  
**To:** Chris Whittaker <[cwhittaker@angleton.tx.us](mailto:cwhittaker@angleton.tx.us)>

Cc: Keith Behrens <[keith@blginc.com](mailto:keith@blginc.com)>

Subject: [EXTERNAL] Re: Updates

Chris:

Per my previous email, how do we get to a decision point on the city providing water to us for this acreage project (236 lots)? We are happy to get on a call and discuss this with whomever the decision maker will be.

We had a very good meeting with county engineering staff yesterday and there appears to be no impediment to developing this land for .5 and 1 acre lots. **Water is an outstanding question.**

Thanks!

**Thank You,**

**Parke Patterson**

m 832.541.7275

[parke@blginc.com](mailto:parke@blginc.com)



*"We Bring Land to Life"*

On Fri, May 12, 2023 at 4:10 PM Parke Patterson <[parke@blginc.com](mailto:parke@blginc.com)> wrote:

Chris:

We are moving ahead with our large lot development for lots starting at 1/2 acre up to 1 acre in size. We have support from Commissioner Cade and we will soon be meeting with the county engineering and development staff to review our plans.

Can we assume the city will still provide water for approx. 240 lots?

**Thank You,**  
**Parke Patterson**

m 832.541.7275  
[parke@blginc.com](mailto:parke@blginc.com)



*"We Bring Land to Life"*

On Fri, May 12, 2023 at 12:27 PM Chris Whittaker <[cwhittaker@angleton.tx.us](mailto:cwhittaker@angleton.tx.us)> wrote:

Parke, any updates? Chris

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