# THE HEART OF BRAZORIA COUNTY NGLETON

## CITY OF ANGLETON

PLANNING AND ZONING COMMISSION AGENDA 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515 THURSDAY, JANUARY 06, 2022 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JANUARY 6, 2022, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

# DECLARATION OF A QUORUM AND CALL TO ORDER

## **REGULAR AGENDA**

- 1. Discussion and possible action on a recommendation for a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.
- 2. Discussion and possible action on the revised preliminary plat and variances for the Mulberry Fields subdivision The subject property is currently undeveloped and is located on the north side of State Highway 35 (West Mulberry) and consists of 13.0044 acres. The proposed subdivision is within the Single Family Residential 6.3 (SF-6.3) zoning district.
- 3. Discussion and possible action on the Final Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District.
- 4. Discussion and possible actionion on the Final Replat for the Century Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light Industrial (LI) zoning district.
- 5. Discussion and possible action on Heritage Park Section Three Preliminary Plat and variances to Sections 23-11(I) and 23-25(B) of the City's Land Development Code. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

# **ADJOURNMENT**

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

## **CERTIFICATION**

I, Lindsay Koskiniemi, Assistant Director of Development Services, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, January 3, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

<u>/S/ Lindsay Koskiniemi</u> Lindsay Koskiniemi Assistant Director of Development Services



# AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2022

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

**AGENDA CONTENT:** Discussion and possible action on a recommendation for a waiver of

Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred

within the previous twelve (12) months.

**AGENDA ITEM SECTION:** Regular Agenda

BUDGETED AMOUNT: None FUNDS REQUESTED: None

FUND: None

### **EXECUTIVE SUMMARY:**

A rezoning request for 1101 W. Mulberry Street was denied by City Council at its November 9, 2021 regular meeting. Section 28-24.(g).(6).a states: "After a final decision is reached by the city council denying the zoning and rezoning requests involving real property (including PD and SUP requests), no further application may be filed for zoning and rezoning requests (including PD and SUP requests) involving any part of the subject real property for 12 months from the date of the final decision." Section 28-24.(g).(6).c allows for submission of a waiver request of the 12 month prohibition period upon a finding of a "changed conditions or significant new information." Said waiver request can be presented to the Planning and Zoning Commission for recommendation and the City Council for approval. Section 28-24.(g) provides no guidance nor criteria on what constitutes "changed conditions or significant new information."

The waiver request includes reasoning from the applicant that they feel meets the standard of "changed conditions or significant new information." To address concerns expressed by City Council regarding details about the proposed project, which were not required by the originally requested rezoning to the MFR-29 zoning district, the applicant is proposing to bring forward a planned development which could include a skate park.

As the Commission will recall, staff recommended approval of the original rezoning request as it was consistent with the Comprehensive Plan and would be consistent with surrounding land uses. In light of that recommendation, staff is supportive of the requested waiver of the required 12 month prohibition period so that a planned development rezoning application can be made.

### **RECOMMENDATION:**

Staff recommends approval of the waiver request.

# **SUGGESTED MOTION:**

I move we recommend approval of the waiver request.



# City of Angleton

Project Address: 1101 West Mulberry Street, Angleton, TX, 77515

Date: 12.06.2021

# City of Angleton Rezoning Waiver Request

I, Jose Guerrero with eStudio Group, on behalf of my client Urban Meridian, would like to request a waiver to the 12-month waiting period for resubmitting a rezoning request as outlined in the City of Angleton Code of Ordinances Section 28-24.(g)-(6). Our request for a waiver is based upon our intent to submit for a Planned Development on this site as outlined in Section 28-62 of the Code of Ordinances and provide significant new information that was not made available in the initial rezoning submission.

A misunderstanding on our part regarding what our initial rezoning request would require with regards to additional information and support led to us providing a rezoning package that fell short of what was needed. This was an oversite on our part. In listening to the record of the discussion of this item at the last City Council meeting, our hope is that through the submission of a Planned Development project we will be able to provide an opportunity for City Members to have a better understanding of the plans for this property, as well as have direct input in the development of the project design itself. We value the time of the City Members in this process and would like an opportunity to share our passions for this project with each member to create something that will truly be positive for the City of Angleton.

In the last Council meeting one of the concerns mentioned by Council members was losing commercial development on this site by rezoning to a multifamily zoning district. Our intent is to dedicate approximately 5.5 acres of the property fronting Mulberry Street as Commercial-General. The intent is to provide areas for commercial development which will service the surrounding community as well as the proposed multi-family development. Within this commercial zone we also would like to provide a space for community engagement, to encourage community interaction within the proposed development. We have had initial discussions with Megan Mainer, Director of Parks & Recreation with the City of Angleton regarding what we could provide on this site that would be the most beneficial for the community. We will be attending the Develop Angleton Working Group meetings to bring forward our preliminary ideas and hopefully receive some beneficial feedback for our project.

Another concern mentioned in the meeting was regarding the traffic impact our development could have in the area. We understand the concerns community members may have and we have already had initial discussions with the Texas Department of Transportation regarding those concerns and what we need to do to address them. Through the Planned Development process, we fully intend to continue our dialogue with TXDOT throughout this process.

Lastly, if granted the waiver to the waiting period we hope to show The City of Angleton Planning & Zoning Commission, all City Council Members, and the local community just how much we value this opportunity. We understand that there are challenges we face with this



development project, and we hope to use the lessons in the failure of the initial rezoning attempt to better prepare our Planned Development submission. Our hope is that, if granted this waiver, all concerns regarding the plans for this site can be addressed in a collaborative process between The City, our client, and Ourselves. We have attached some conceptual images of the project design, to provide some insight to what is currently planned. We hope to utilize the Planned Development submission to provide all information needed to make this a project the city of Angleton can be proud of.

We look forward to being a part of the community and thank you for your time and consideration.

Project Manager Signature

Jose Guerrero Project Manager eStudio Group

























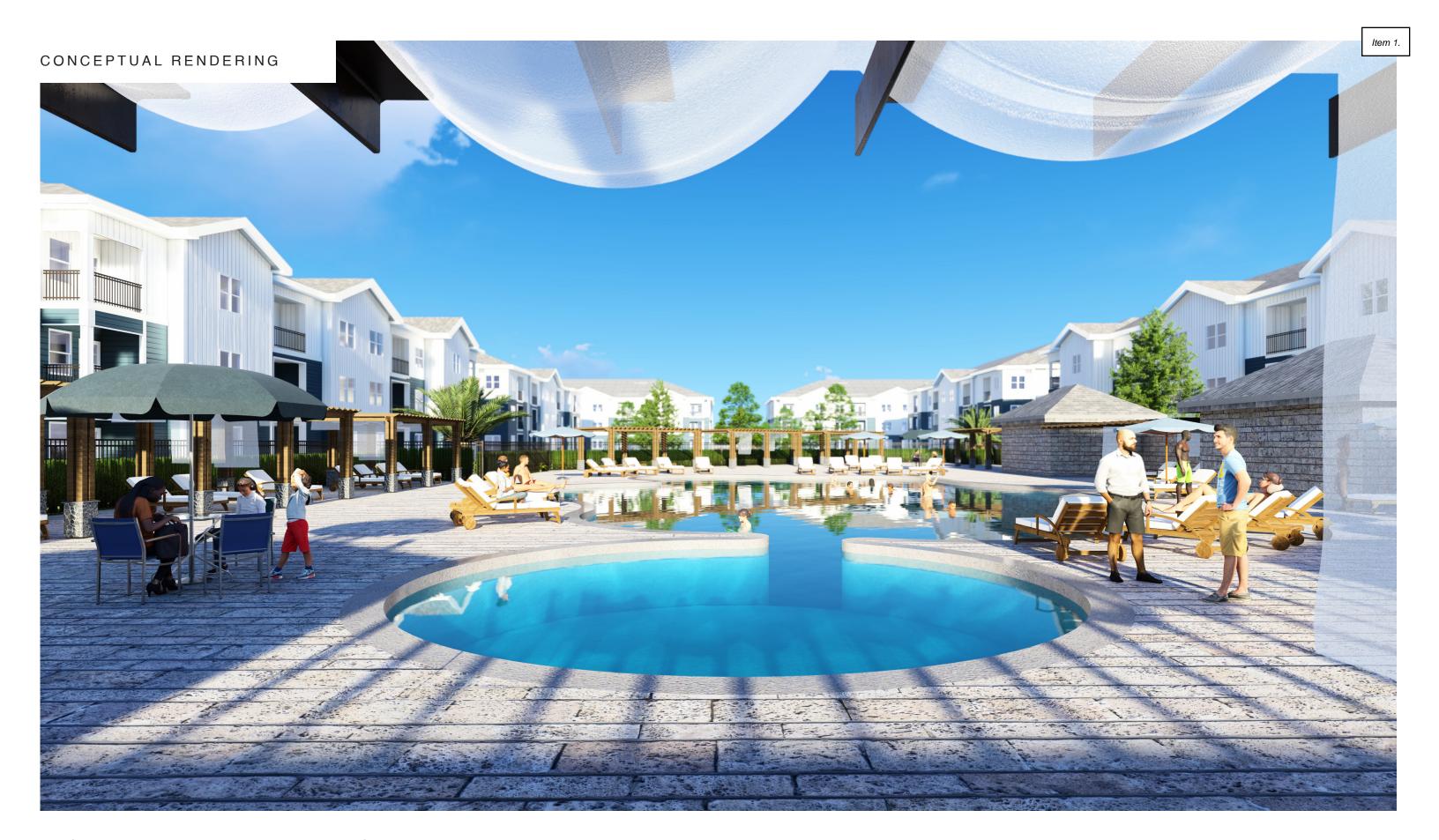






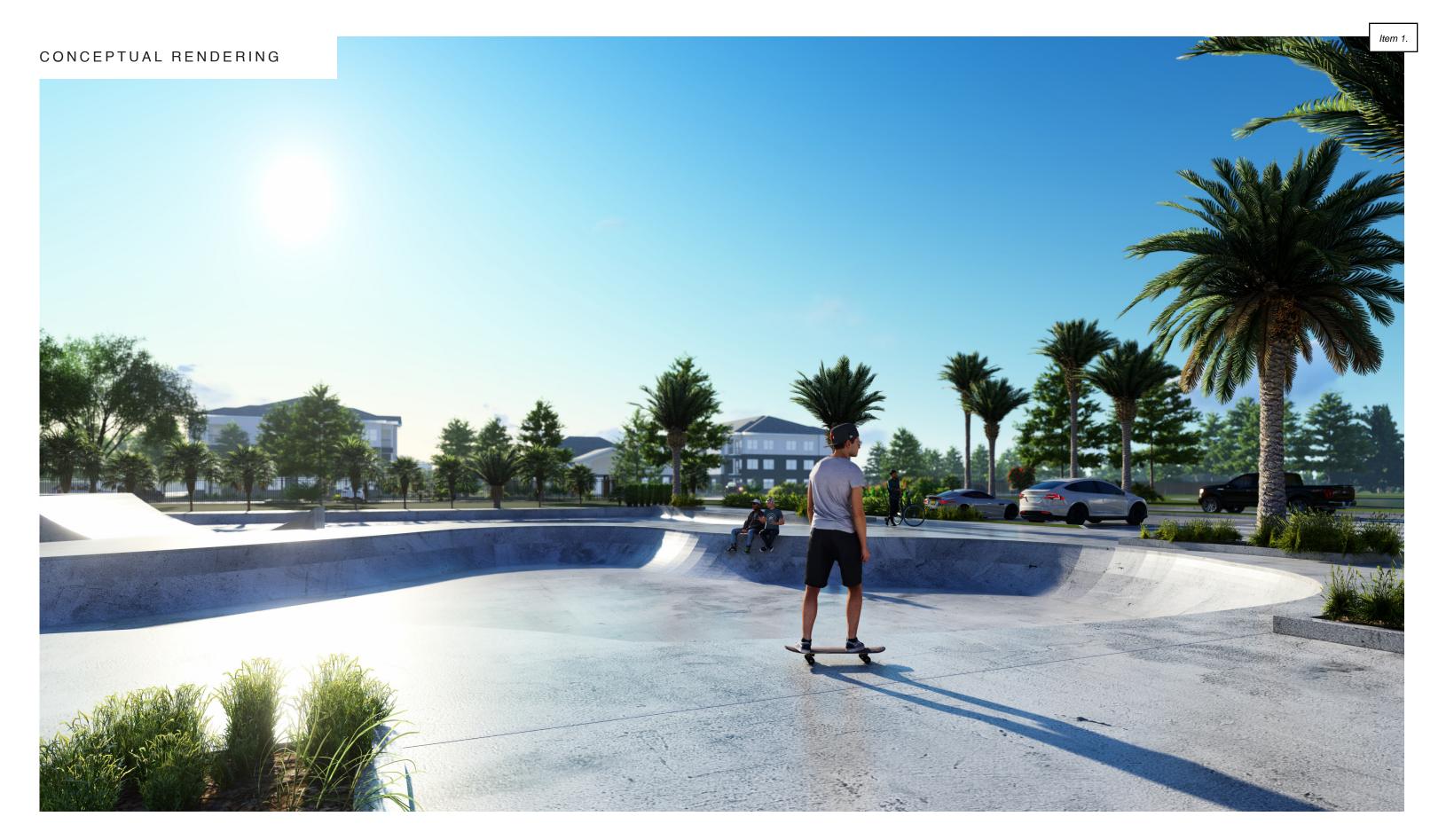






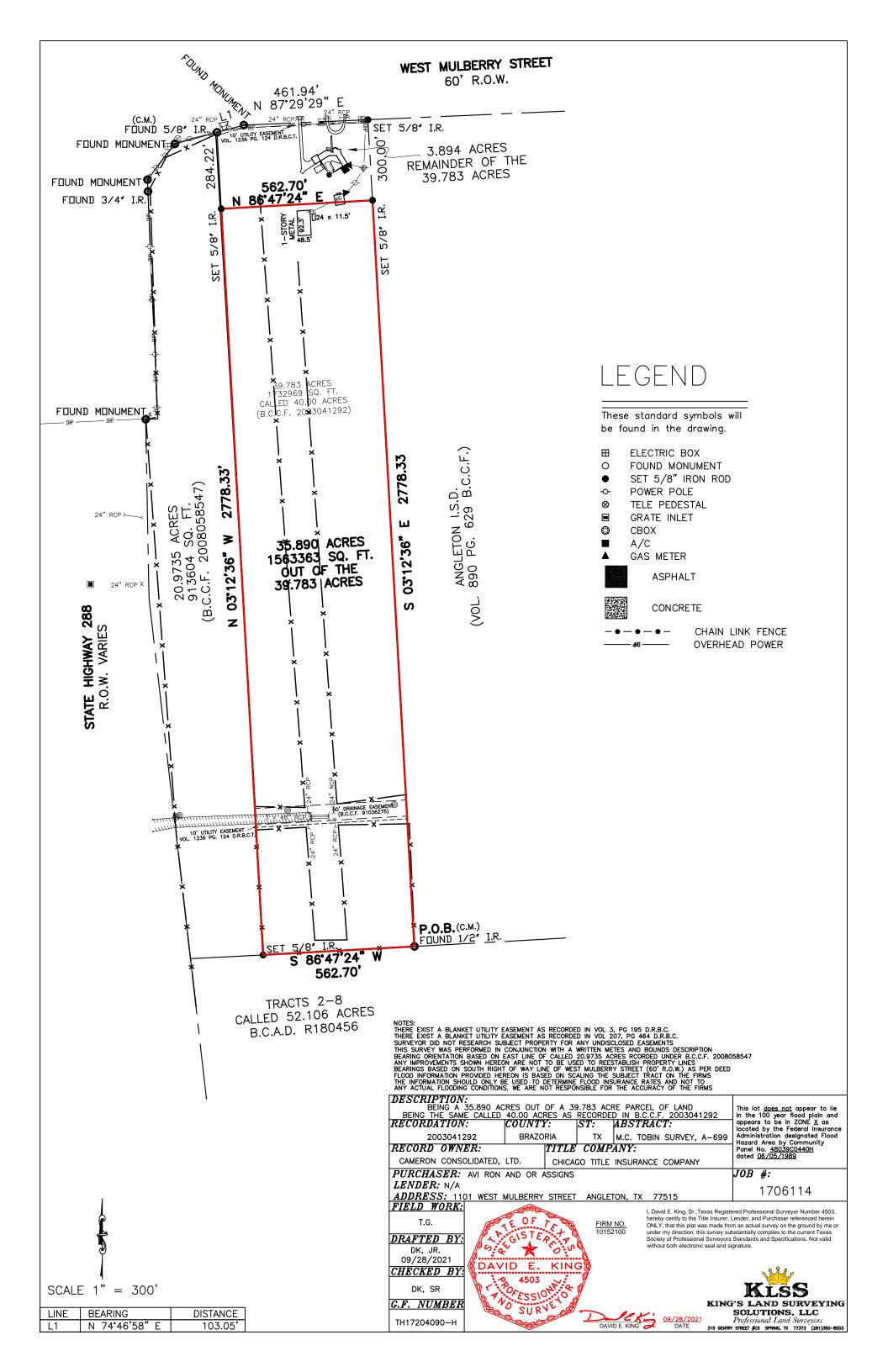














# AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2022

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

Services

**AGENDA CONTENT:** Discussion and possible action on the revised preliminary plat and

variances for the Mulberry Fields subdivision The subject property is currently undeveloped and is located on the north side of State Highway 35 (West Mulberry) and consists of 13.0044 acres. The proposed subdivision is within the Single Family Residential 6.3 (SF-

6.3) zoning district.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

# **EXECUTIVE SUMMARY:**

On November 4, 2021, the Planning and Zoning Commission heard a request to discuss, consider, and act on a recommendation for the Preliminary Plat of the Mulberry Fields Subdivision and variances. Staff recommended denial, as the preliminary plat did not meet the City's sixty-foot road right-of-way requirement among several other comments provided by the City's engineer, HDR. The Planning and Zoning Commissioners unanimously denied a request to recommend approval to the City Council, and at the regular City Council meeting held on November 9, 2021, the City Council unanimously voted to deny approval of the Mulberry Fields preliminary plat and variances.

On December 6, 2021, the City received a revised application for a preliminary plat and variances from the Mulberry Fields team, which was reviewed by HDR. While the revised preliminary plat now shows the roadway meeting the 60-foot right-of-way, changes to the curve radii on the west side of the development reduce the depth of lots to less than the required one-hundred-foot length for the SF-6.3 zoning district. According to Angleton Land Development Code, Section 23-129, requires the proposed curved roadway sections to be designed with a knuckle configuration.

Along with the revised preliminary plat application, an application for variances was received. Modifications to the subdivision design to include knuckled radii may change the variance requests.

Section 23-11.A.1 states: "New lots shall comply with applicable requirements set out in Code of Ordinances Chapter 28 – Zoning." The minimum standards for lots within this project are:

1. Minimum lot area: 6,300 square feet.

Minimum lot width: 60 feet.
 Minimum lot depth: 100 feet.

Minimum lot requirements vary by zoning district and are applied by reference in Section 23-11.A.1. As this requirement is part of Chapter 23 Land Development Code and the variances requested are associated with the requirements applied to a plat and not zoning variances (although the some of the standards applied are found within Chapter 28 Zoning), the variance approval standards of Section 23-103 Land Development Code Variances apply. An example-of a zoning variance would be if a building permit application were submitted and the proposed structure did not meet the required side yard setback, or the proposed structure exceeded the maximum height of the applicable zoning district. Under those examples, any variance request would be directed to the Board of Adjustment (BOA) for action. In the case of these requested variances, direction to the BOA is neither process efficient nor correct as the standards apply to subdivision of the property and the subdivision process of Section 23-103 is applicable and requires the Planning and Zoning Commission to review and make a recommendation and the City Council to consider and decide.

**Lot Depth Variances.** Pursuant to Section 23-103.B Variance Approval Standards: Variances may be granted when:

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

The property is undeveloped and is not entirely regularly shaped. In meeting the minimum street ROW requirement and due to the location of existing access to adjacent streets, a hardship is created in meeting all lot requirements.

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

Given the configuration of the property, the limited adjacent street access, special consideration is necessary to allow the applicant the same right of use enjoyed under the LDC by surrounding properties.

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

Consideration is unique to the subject property and would not generally set an adverse precedent.

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

The hardship has not been created by the applicant.

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

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

### **RECOMMENDATION:**

Staff recommends approval of the Mulberry Fields revised preliminary plat subject to the correction of comments provided by the City's engineer prior to the receipt of the final plat application.

# **SUGGESTED MOTION:**

I move we recommend approval of the Mulberry Fields revised preliminary plat subject to the correction of comments provided by the City's engineer prior to the receipt of the final plat application.



December 21, 2021

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

Re: On-Going Services

Mulberry Fields Subdivision Preliminary Plat – 2<sup>nd</sup> Submittal Review

Angleton, Texas

HDR Job No. 10293241

Dear Mr. Reeves:

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

### Preliminary Plat

### Sheet 1

- 1. Provide the following plat certificates found in the Angleton Land Development Code (LDC) Sec. 23-114:
  - a. Owner's Acknowledgement
  - b. Revise Drainage and Detention certificate to update the text noted on the review drawing to "City of Angleton".
- 2. Include all Reserves in Note 4 (A&B).
- 3. Revise the Engineer's Certificate to remove the text noted on the review and update the signature to include the Engineer's License and Address information.

### Sheet 2

- 1. Verify datum referenced is in accordance to Angleton LDC Sec. 23-117, 11. Preliminary Plats.
- 2. For the metes and bounds legal description, review the attached plat drawing for comments regarding the requirement to provide the information highlighted to the plat drawing where noted in order to reference the information. Additionally, verify the information where noted regarding the bearings shown on the plat drawing.
- 3. Provide a symbols and abbreviations sheet legend for the plat. The symbols shall notate all graphics used on the plat including corner monuments noted.
- 4. Per Angleton LDC Sec. 23-117,B.5, provide a "Typical Interior Lot" and "Corner Lot" detail showing all setbacks and the building envelope per

- 5. At least one corner of the plat shall reference a survey (abstract) corner on the plat in accordance to Angleton LDC Sec. 23-117, Preliminary Plats.
- 6. Provide topographic contours at 1-ft intervals on the plat in accordance to Angleton LDC Sec. 23-117, Preliminary Plats.
- 7. Notate ROW information (dimension on plat) and filing information for both Walker and Magnolia Street. The street jog/offset from Magnolia shall be reviewed and verified in accordance to Angleton LDC Sec. 23-12 Streets and Driveways.
- 8. Plan and Plats Review and Referral: Coordination shall also follow Angleton LDC Sec. 23-12. Streets and Driveways, C. Coordination with Texas Department of Transportation (TXDOT) and Brazoria County Required. For projects adjoining, or accessing TXDOT right-of-way, the engineer will contact the TXDOT to determine all TXDOT requirements and copy the City on all correspondence.
- 9. Provide a note on the plat for Reserve "B" that driveway access will not be allowed to Walker Street.
- 10. Verify geometric requirements for horizontal curves. These locations require a knuckle for the proposed configuration. See Angleton Land Development Code Sec. 23-129 Angleton Construction Manual (AMC) for City of Sugar Land Design Standards, Roadway Design.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Mulberry Fields Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Project Engineer

cc: Files (10293241)

Attachments

Page 2 of 2

STATE OF TEXAS: COUNTY OF BRAZO	RI
NOW. THEREFORE.	K١

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

IN TESTIMONY WHEREOF,	Mulberry Fie	elds, LLC,	acting by	and	through	Corey	Boyer,	Officer,	thereunto	authorized,	this	 day	0
, 2021.													

Mulberry Fields, LLC a Texas limited liability company

By: \_\_\_\_\_\_Corey Boyer, Officer

### STATE OF TEXAS: COUNTY OF BRAZORIA:

BEFORE ME, the undersigned authority, on this day personally appeared Corey Boyer, Officer of Mulberry Fields, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_\_.

Verify and include Reserve "B for HOA maintenance

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

Chairman, Planning and Zoning Commission

City Secretary

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

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_\_. \_\_\_\_.

### STATE OF TEXAS: COUNTY OF BRAZORIA:

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

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

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

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

# -City of Angleton

### STATE OF TEXAS: COUNTY OF BRAZORIA:

This plat is hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run—off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within

# NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990556439.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039—C—0440K EFFECTIVELY DATED DECEMBER 30, 2020, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) -- INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.

(A) RESERVE "A", SHOWN HEREON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

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

10.) SIDEWALKS SHALL BE REQUIRED IN ALL LOCATIONS THAT ADJOIN PUBLIC STREETS ON BOTH SIDES OF STREETS IN ALL NEW PLATS, EXCLUDING MINOR PLATS, IN THE CITY AND THE ETJ.

# STATE OF TEXAS : COUNTY OF BRAZORIA:

KNOW ALL MEN BY THESE PRESENTS:

That I, Dinh V. Ho, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council this plat from an actual and accurate survey of the land and that the

Dinh V. Ho, P.E.

Provide license:

STATE OF TEXAS:
COUNTY OF BRAZORIA:

and address

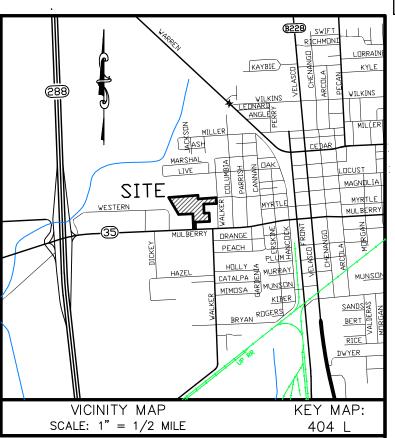
KNOW ALL MEN BY THESE PRESENTS:

That I, Brian Nesvadba, 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.

Brian Nesvadba, R.P.L.S. Texas Registration No. 5776



Remove text shown



# ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this the \_\_\_\_ day of \_\_\_\_\_, 2021. The board of supervisors of the Angleton Drainage District does not warrant, represent, or guarantee

- 1. That the facilities outside the boundaries of the subdivision are available to receive runoff from the facilities in this plat.
- 2. That drainage facilities described in this plat are adequate for rainfall in excess of Angleton Drainage District minimum
- 3. That building elevation requirements have been determined by the Angleton Drainage District.
- 4. That the District assumes any responsibility for construction, operation, or maintainance of subdivision drainage facilities.
- The districts review is based solely on the documentation submitted for review, and on the reliance of 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 plan or plan herein, their or its principals and agents.

Chairman, Board of Supervisors	Board Member

Board Member

PRELIMINARY PLAT OF

# MULBERRY FIELDS SUBDIVISION

A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY, ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

44 L0TS

2 RESERVES

3 BLOCKS

~ OWNER ~

MULBERRY FIELDS, LLC
a Texas limited liability company
12618 Rolling Valley Drive
Cypress, Texas 77429
PHONE: 832.525.1633

~ SURVEYOR ~



12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

Job No. 1486-3
DECEMBER 6, 2021

SHEET 1 OF 2

Notate ROW information

(dimension on plat) and

Magnolia Street. Verify APHIC SCALE

1 inch = 100 ft.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE

FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a

BOX CUT "X" ON C-INLET AT THE NORTHWEST CORNER

60D NAIL IN THE WEST SIDE OF A POWER POLE ALONG

OF THE INTERSECTION OF STATE HIGHWAY 35 (W.

THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERY

TBM D: BOX CUT ON BACK OF CURB NEAR NORTHEAST

MULBERY STREET) WITH WALKER STREET, AS SHOWN.

Central FIPS 4204 Parameter (NAD83 Datum).

ELEVATION = 26.45'

STREET), AS SHOWN.

ELEVATION = 28.76

ELEVATION = 27.75'

PROPERTY CORNER, AS SHOWN.

PRELIMINARY PLAT OF

SUBDIVISION

BRAZORIA COUNTY, TEXAS

2 RESERVES

~ OWNER ~

MULBERRY FIELDS, LLC

a Texas limited liability company

12618 Rolling Valley Drive

Cypress, Texas 77429

PHONE: 832.525.1633

~ SURVEYOR ~

MCKIM&CREED

ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive Stafford, Texas 77477

281.491.2525

www.mckimcreed.com

TBPELS Firm Registration No. 10177600

Job No. 1486-3

DECEMBER 6, 2021

Texas State Coordinate Plane. X, Y coordinates projected iminary Plats

Verify datum

referenced is in

accordance to

Angleton LDC

Sec. 23-117, 11

filing information for

offset from proposed

# METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes—and—bounds as follows with the bearings being based on <mark>Texas State Plane Coordinate System, South Central Zone (NAD83) pe</mark>r GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2—inch iron rod found in the northeast right—of—way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2—inch iron rod found bears North 46° 52' 31" West -332.07 feet (called North 45° 00' 18" West -332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 88° 04' East -808.25 feet per Brazoria County Clerk's File No. 2021037827) with the north line of said 20.751 acre tract and with the south line of said 13.203 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found for the northwest corner of a 1.1478 acre tract of land conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East -100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 88° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 88° 04' 00" East -500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found in the west right—of—way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre tract and for a northeast corner of this tract:

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right—of—way line of said Walker Street and with the east line of said 20.751 tract to a 1/2—inch iron pipe found inside a 2—inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of

THENCE. South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West -350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West -350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the north line of said Reserve "B" to a 1/2—inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West -250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South -249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8—inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northwest corner of a 1.00 acre tract of land conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2—inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2—inch iron rod with cap stamped "RPLS 2112" found in the north right—of—way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East -183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2—inch iron rod with cap stamped "2112" found for

THENCE, South 02° 10' 40" East — 178.81 feet (called South 00° 02' 09" West — 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2—inch iron rod with cap stamped "RPLS 2112" found in the north right—of—way line of said State Highway 35 and in the south line of said 20.751 acre tract

THENCE, South 87° 43' 31" West -60.00 feet (called North 89° 57' 50" West -60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right—of—way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right—of—way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4—inch by 4—inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 88° 01' 43" West -208.13 feet (called North 89° 36' 58" West -208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West -208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

THENCE, North 02° 10′ 20″ West — 402.32 feet (called North 00° 02′ 44″ East — 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02′ 13″ East — 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West — 391.46 feet per per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northwest corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8—inch iron rod found at the intersection of the east right—of—way line of said Heritage Drive with the north right—of—way line of said State Highway 35 bears South 02° 24′ 15″ East -400.98 feet;

THENCE, North 30° 31' 28" West — 540.66 feet (called North 28' 17' West -541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28' 15' 19" West -540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right—of—way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

LOT AREA TABLE

AREA | LOT # | LOT 1 | 7011 Sq. Feet | LOT 1 | 6900 Sq. Feet |

LOT 2 6930 Sq. Feet LOT 2 6365 Sq. Feet

LOT 3 6930 Sq. Feet LOT 3 6365 Sq. Feet LOT 4 | 6930 Sq. Feet | LOT 4 | 6365 Sq. Feet

LOT 5 | 10165 Sq. Feet | LOT 5 | 7217 Sq. Feet

LOT 6 6930 Sq. Feet LOT 6 8246 Sq. Feet

LOT 7 7150 Sq. Feet LOT 7 6300 Sq. Feet

LOT 8 7971 Sq. Feet LOT 8 6300 Sq. Feet

LOT 9 6500 Sq. Feet LOT 9 6911 Sq. Feet

LOT 10 8478 Sq. Feet LOT 10 10657 Sq. Feet

LOT 11 6459 Sq. Feet LOT 11 19619 Sq. Feet

LOT 12 6387 Sq. Feet LOT 12 8466 Sq. Feet LOT 13 7330 Sq. Feet LOT 13 6473 Sq. Feet

LOT 14 8029 Sq. Feet LOT 14 6304 Sq. Feet LOT 15 7072 Sq. Feet LOT 15 6307 Sq. Feet

LOT 1 7260 Sq. Feet LOT 16 6375 Sq. Feet LOT 2 6938 Sq. Feet LOT 17 6436 Sq. Feet

 LOT 3
 6938 Sq. Feet
 LOT 18
 6390 Sq. Feet

 LOT 4
 8180 Sq. Feet
 LOT 19
 6490 Sq. Feet

LOT 5 7899 Sq. Feet LOT 20 6356 Sq. Feet

LOT 6 6309 Sq. Feet

LOT 7 | 6327 Sq. Feet

LOT 8 | 6327 Sq. Feet

LOT 9 6347 Sq. Feet

BLOCK 1-

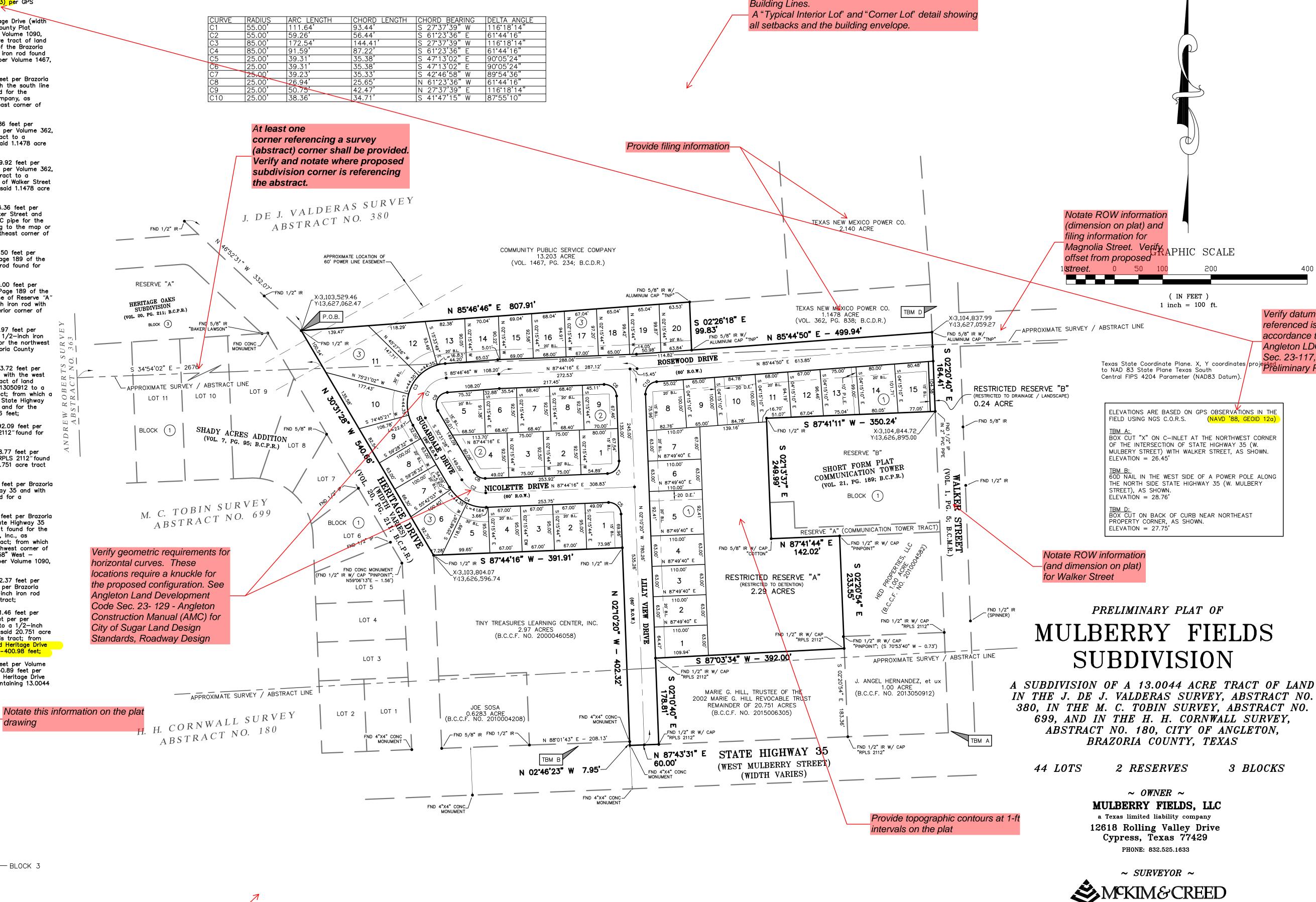
BLOCK 2

drawing

- BLOCK 3

Provide a symbols and abbreviations

sheet legend for the plat.



SHEET 2 OF 2

3 BLOCKS

# STATE OF TEXAS: COUNTY OF BRAZORIA:

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Mulberry Fields, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Mulberry Fields Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape

used for the mutual use and accommodation of all public use to particular utilities, said use by public utilities being Angleton and public utility entities shall have the right to shrubs, or other improvements or growths which may in efficiency of their respective systems in said easements. full right of ingress and egress to or from their respective	approved by the City of Angleton. In addition, utility easements may also be utilities desiring to use or using the same unless the easement limits the subordinate to the public's and City of Angleton's use thereof. The City of remove and keep removed all or parts of any buildings, fences, trees, any way endanger or interfere with the construction, maintenance, or The City of Angleton and public utility entities shall at all times have the ree easements for the purpose of constructing, reconstructing, inspecting, removing all or parts of their respective systems without the necessity at
IN TESTIMONY WHEREOF, Mulberry Fields, LLC, acting	by and through Corey Boyer, Officer, thereunto authorized, this day o
Mulberry Fields, LLC a Texas limited liability company	
By: Corey Boyer, Officer	<del></del>
STATE OF TEXAS: COUNTY OF BRAZORIA:	
BEFORE ME, the undersigned authority, on this day me to be the person whose name is subscribed to the for the purposes and considerations therein expressed.	personally appeared Corey Boyer, Officer of Mulberry Fields, LLC, known to oregoing instrument, and acknowledged to me that he executed the same fo
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _	day of, 2021.
Notary Public in and for the State of Texas	
My Commission Expires	Notary Public
APPROVED this day of, 20,	by the Planning and Zoning Commission, City of Angleton,

# STATE OF TEXAS: COUNTY OF BRAZORIA:

City Secretary

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

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

\_, City Secretary, City of Angleton, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

Chairman, Planning and Zoning Commission

My Commission Expires \_\_\_\_\_\_. \_\_\_\_.

### STATE OF TEXAS: COUNTY OF BRAZORIA:

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall

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

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

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

### STATE OF TEXAS: COUNTY OF BRAZORIA:

This plat is hereby adopted by the Owners and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run—off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZÓNE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99990556439.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY. TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.

4.) RESERVE "A", SHOWN HEREON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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

6.) 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.) 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

8.) 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.) ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS. THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD. 10.) SIDEWALKS SHALL BE REQUIRED IN ALL LOCATIONS THAT ADJOIN PUBLIC STREETS ON BOTH SIDES OF STREETS IN ALL NEW PLATS, EXCLUDING MINOR PLATS, IN THE CITY AND THE ETJ.

# STATE OF TEXAS: COUNTY OF BRAZORIA:

KNOW ALL MEN BY THESE PRESENTS:

That I, Dinh V. Ho, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Dinh V. Ho. P.E.

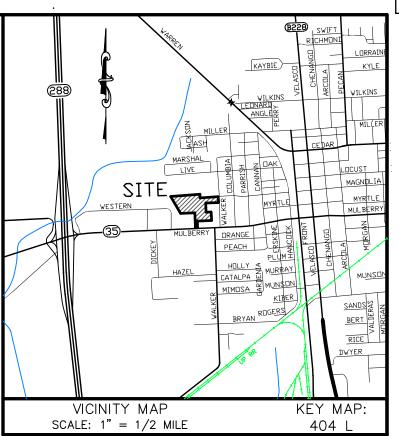
# STATE OF TEXAS: COUNTY OF BRAZORIA:

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian Nesvadba, 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.

Brian Nesvadba, R.P.L.S. Texas Registration No. 5776





# ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this the \_\_\_\_ day of \_\_\_\_\_, 2021. The board of supervisors of the Angleton Drainage District does not warrant, represent, or guarantee

- 1. That the facilities outside the boundaries of the subdivision are available to receive runoff from the facilities in this plat.
- 2. That drainage facilities described in this plat are adequate for rainfall in excess of Angleton Drainage District minimum
- 3. That building elevation requirements have been determined by the Angleton Drainage District.
- 4. That the District assumes any responsibility for construction, operation, or maintainance of subdivision drainage facilities.
- The districts review is based solely on the documentation submitted for review, and on the reliance of 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 plan or plan herein, their or its principals and agents.

Chairman, Board of Supervisors	Board Member	
--------------------------------	--------------	--

Board Member

PRELIMINARY PLAT OF

# MULBERRY FIELDS SUBDIVISION

A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY, ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

44 LOTS

2 RESERVES

3 BLOCKS

~ OWNER ~

MULBERRY FIELDS, LLC a Texas limited liability company 12618 Rolling Valley Drive Cypress, Texas 77429 PHONE: 832.525.1633

~ SURVEYOR ~



12718 Century Drive Stafford, Texas 77477 281.491.2525 www.mckimcreed.com TBPELS Firm Registration No. 10177600 Job No. 1486-3

DECEMBER 6, 2021

SHEET 1 OF 2

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

# METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes—and—bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2—inch iron rod found bears North 46° 52′ 31" West -332.07 feet (called North 45° 00′ 18" West -332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46′ 46″ East - 807.91 feet (called North 88° 04′ East -808.25 feet per Brazoria County Clerk's File No. 2021037827) with the north line of said 20.751 acre tract and with the south line of said 13.203 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found for the northwest corner of a 1.1478 acre tract of land conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East -100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 88° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 88° 04' 00" East -500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8—inch iron rod with aluminum cap stamped "TNP" found in the west right—of—way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre fract and for a northeast corner of this tract:

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right—of—way line of said Walker Street and with the east line of said 20.751 tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B". Block 1. Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of

THENCE. South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West - 350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West -350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the north line of said Reserve "B" to a 1/2-inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West -250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South -249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8—inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northwest corner of a 1.00 acre tract of land conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2—inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2—inch iron rod with cap stamped "RPLS 2112" found in the north right—of—way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East -183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for

THENCE, South 02° 10' 40" East — 178.81 feet (called South 00° 02' 09" West — 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2—inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of said State Highway 35 and in the south line of said 20.751 acre tract

THENCE, South 87° 43' 31" West -60.00 feet (called North 89° 57' 50" West -60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right—of—way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right—of—way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 88° 01' 43" West -208.13 feet (called North 89° 36' 58" West -208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West -208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

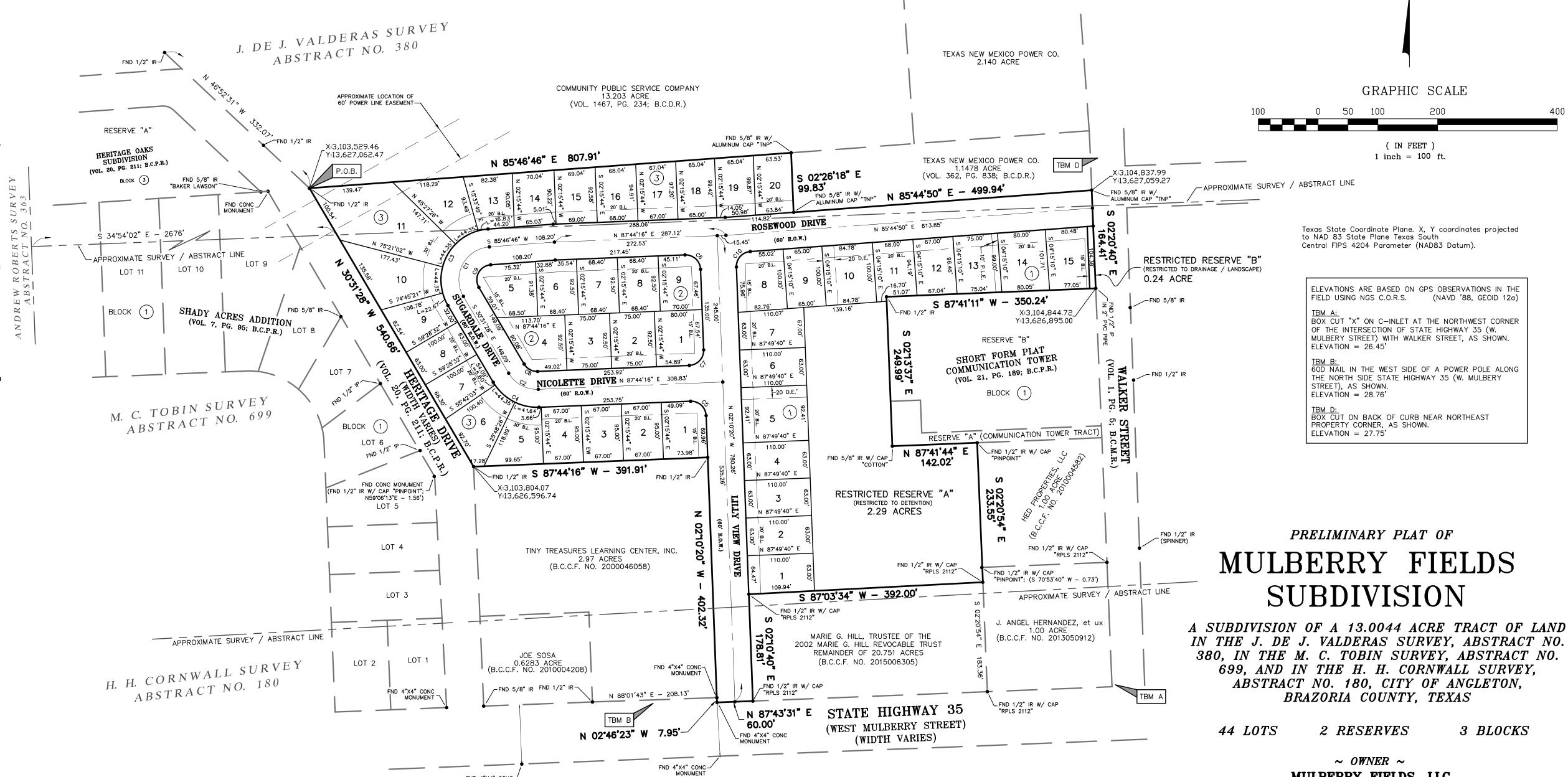
THENCE, North 02° 10' 20" West — 402.32 feet (called North 00° 02' 44" East — 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East — 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West - 391.46 feet per per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northwest corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8—inch iron rod found at the intersection of the east right—of—way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East -400.98 feet:

THENCE, North 30° 31' 28" West — 540.66 feet (called North 28° 17' West -541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 19" West -540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right—of—way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

			ea table	,	
	LOT #	AREA	LOT #	AREA	
	LOT 1	7011 Sq. Feet	LOT 1	6900 Sq. Feet	
	LOT 2	6930 Sq. Feet	LOT 2	6365 Sq. Feet	
	LOT 3	6930 Sq. Feet	LOT 3	6365 Sq. Feet	
	LOT 4	6930 Sq. Feet	LOT 4	6365 Sq. Feet	
	LOT 5	10165 Sq. Feet	LOT 5	7217 Sq. Feet	
	LOT 6	6930 Sq. Feet	LOT 6	8246 Sq. Feet	
	LOT 7	7150 Sq. Feet	LOT 7	6300 Sq. Feet	
BLOCK 1-	LOT 8	7971 Sq. Feet	LOT 8	6300 Sq. Feet	
	LOT 9	6500 Sq. Feet	LOT 9	6911 Sq. Feet	
	LOT 10	8478 Sq. Feet	LOT 10	10657 Sq. Feet	
	LOT 11	6459 Sq. Feet	LOT 11	19619 Sq. Feet	
	LOT 12	6387 Sq. Feet	LOT 12	8466 Sq. Feet	
	LOT 13	7330 Sq. Feet	LOT 13	6473 Sq. Feet	BLOCK 3
	LOT 14	8029 Sq. Feet	LOT 14	6304 Sq. Feet	
	LOT 15	7072 Sq. Feet	LOT 15	6307 Sq. Feet	
	LOT 1	7260 Sq. Feet	LOT 16	6375 Sq. Feet	
	LOT 2	6938 Sq. Feet	LOT 17	6436 Sq. Feet	
	LOT 3	6938 Sq. Feet	LOT 18	6390 Sq. Feet	
	LOT 4	8180 Sq. Feet	LOT 19	6490 Sq. Feet	
BLOCK 2 —	LOT 5	7899 Sq. Feet	LOT 20	6356 Sq. Feet	
	LOT 6	6309 Sq. Feet			
	LOT 7	6327 Sq. Feet			
	LOT 8	6327 Sq. Feet			
	LOT 9	6347 Sq. Feet			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	111.64	93.44'	S 27°37'39" W	116°18'14"
C2	55.00'	59.26'	56.44'	S 61°23'36" E	61°44'16"
C3	85.00'	172.54	144.41'	S 27°37'39" W	116*18'14"
C4	85.00'	91.59'	87.22'	S 61°23'36" E	61°44'16"
C5	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C6	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C7	25.00'	39.23'	35.33'	S 42°46'58" W	89°54'36"
C8	25.00'	26.94	25.65'	N 61°23'36" W	61°44'16"
C9	25.00'	50.75'	42.47'	N 27°37'39" E	116*18'14"
C10	25.00'	38.36'	34.71'	S 41°47'15" W	87°55'10"



FND 4"X4" CONC\_

SHEET 2 OF 2

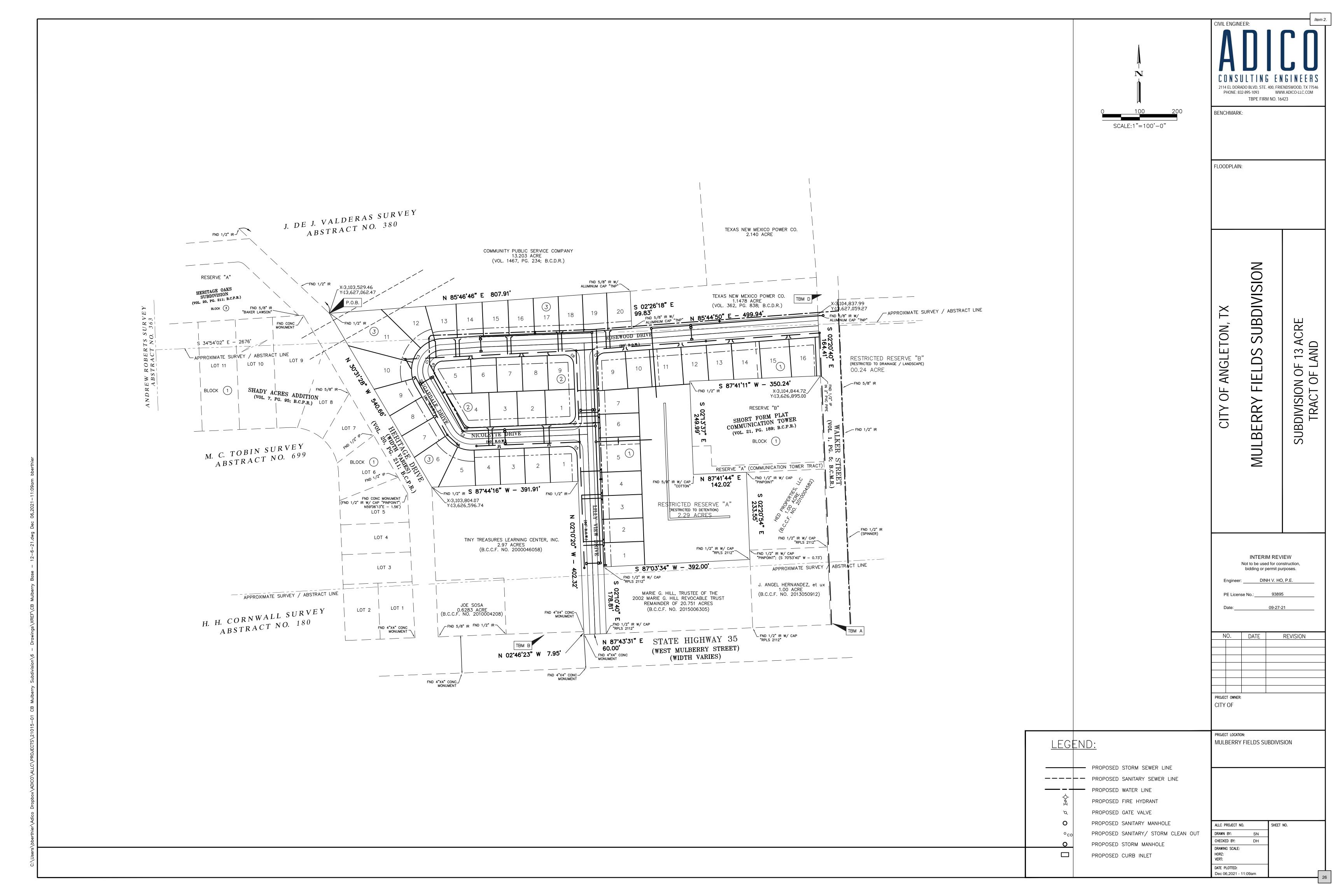
3 BLOCKS

MULBERRY FIELDS, LLC

~ SURVEYOR ~

MCKIM&CREED ENGINEERS, SURVEYORS, PLANNERS 12718 Century Drive Stafford, Texas 77477 281.491.2525 www.mckimcreed.com TBPELS Firm Registration No. 10177600 Job No. 1486-3 DECEMBER 6, 2021

a Texas limited liability company 12618 Rolling Valley Drive Cypress, Texas 77429 PHONE: 832.525.1633





# APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/6/2021						
TYPE OF PLAT APPLICATION						
ADMINISTRATIVE PRELIMINARY FINAL  MINOR RESIDENTIAL RESIDENTIAL COMMERCIAL COMMERCIAL						
Address of property: 710 W. Mulberry St.						
Name of Applicant: Ryan Moeckel - Platting Manager Phone: 832-595-7926						
Name of Company; McKim and Creed Phone: 281-491-2525						
E-mail: rmoeckel@mckimcreed.com						
Name of Owner of Property: Mulberry Fields, LLC Attn:Corey Boyer						
Address: 12618 Rolling Valley Drive, Cypress, Texas 77429						
Phone: 832.525.1633 E-mail: corey@bhgcllc.com						
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.						
Signature of Owner or Agent for Owner (Applicant)						
NOTARIAL STATEMENT FOR APPLICANT:						
Sworn to and subscribed before me this becamber, 2021.						
(SEAL)  BRIGIT HERNANDEZ  Notary Public, State of Texas  Comm. Expires 08-03-2024  Notary ID 132601576  Notary Public for the State of Texas  Commission Expires: 8.3.2024						

1

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

# AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of 710 W. Mulberry St., Angleton, TX	f (indicate address and/or legal description)
which is the subject of the attached application Brazoria County, Texas. Ryan Moeckel	for land platting and is shown in the records of
I authorize the person named below to act as magneting of the subject property.	y agent in the pursuit of this application for the
NAME OF APPLICANT: Ryan Moeckel	
ADDRESS: 12718 Century Drive, Stafford, Texas 7	7477
APPLICANT PHONE #_281-491-2525	E-MAIL: moeckel@mckimcreed.com
PRINTED NAME OF OWNER: Corey Boyer w/	Mulberry Fields, LLC
SIGNATURE OF OWNER: Lune 1	DATE: 12/6/21
NOTARIAL STATEMENT FOR PROPERTY	OWNER:
Sworn to and subscribed before me this 6	day of Decansor, 20 71
(SEAL)	Notary Public for the State of Texas
BRIGIT HERNANDEZ Notary Public, State of Texas	Notary Public for the State of Texas  Commission Expires: 8.3.24
Comm. Expires 08-03-2024 Notary ID 132601576	• •

# PROJECT SUMMARY FORM

Address of property 710 W. Mulber	ry St, Angleton, TX		
The subject property fronts 60	feet on the north	side of Mulbe	rry St.
Depth: 910 feet	Area: 566,471 sq.ft.	Acres: 13.0044 acres	square feet
INDICATE THE PURPOSE OF THE PURPOSE	•	,	,
s			
Is this platting a requirement for ob	taining a building permit?X	YESNO	
INDICATE ADDITIONAL INFOR			
The purpose of submittir approved subdivision thro			
time/money into the proje			
the we are not including.			
preliminary plat, we will			
final plat being submit	ted.		
Name: Ryan Moeckel	Dat	e: 12/06/2021	

# SUBMITTAL REQUIREMENTS

# Land Development Code, Chapter 23 §117 - Preliminary Plats

https://library.municode.com/tx/angleton/codes/code of ordinances?nodeld=PTIICOOR CH23LADECO APXAPLLASULI SUBAPPEN
DIX\_A-1PLCE\_S23-117PRPL

# SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

M&C 1. A completed application form and application fee: No issues. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the M&C 2. same and one paper copy and electronic copy of all items submitted in support of the plat; No issues. ADICO 3. A preliminary utility plan showing all existing and proposed utilities; No issues. N/A 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat; No required size of development per trip count. ADICO 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision; ADICO 6. A drainage report, as set out in section 23-15, Drainage and utilities: N/A 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report; This has not been completed. We are awaiting approval on the preliminary plat to confirm the location of the utilities acceptable prior to completeing the geotech report. Can this be provided with the construction plans? M&C 8. A current tax certificate(s); No issues. Construction plans may be submitted at the option of the applicant; This will be sumitted at a later date. N/A 9. A certification of approval of the plat by planning and zoning commission and city council, as shown in section N/A 10. 23-118, Final plats, subsection C; Developer will pay for in lieu of park A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid; M&C 11. dedication. Can this be provided with the construction plans at a later M&C 12. Heritage tree survey and a tree preservation plan; date. We anticipate full tree mitigation offsite (within city All other information necessary to demonstrate compliance with all requirements of the LDC and all other 13. development codes of the city; and

Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat. This will be submitted at a later date.

N/A 14.

# **PLAT FEES:**

# **ADMINISTRATIVE PLAT**

\$250.00 Plus Review Expense

## **REGULAR PLAT SUBMITTAL:**

\*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less

\$800.00 plus \$6.00 per lot

More than 200 Lots

\$4.00 per additional lot over 200

Plan Review Fee by City Engineer

\$1,000.00

deposit (If cost of review exceeds deposit amount,

balance of cost will be billed at a later time).

\*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres

\$1,000.00

More than Two Acres

\$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer

\$1,000.00

deposit (If cost of review exceeds deposit amount,

balance of cost will be billed at a later time)

800 + 264 \$ 106

# **OFFICE USE ONLY:**

Date received:	By:
Type of Plat:	
Description of individual charges:	
Total Fee Received:	By:
Proof of taxes received:Yes If no, e	explain:
PRELIMINARY PLAT MEETINGS:	
Pre-submission conference/meeting date:	
Received Preliminary Plat on:	by
Preliminary plat staff meeting date:	
Planning & Zoning meeting date:	
City Council meeting date:	
FINAL PLAT MEETINGS:	
Received final plat onby	
Reviewed by Staff onby	
Planning & Zoning meeting date:	
City Council meeting date:	
Filed with County Clerk on:	
File-stamped copy to owner/developer on	ı:



# BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

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

Applicant: Ryan Moeckel w/McKim and Creed	Phone: 281-491-2525	Cell: 832-595-7926
Address:12718 Century Drive		
City: Stafford	State:Texas	Zip:
Applicant's Status: (check one)	√ Representative ☐ Tenant	
Property owner:Mulberry Fields, LLC Attn:Corey	Boyer Phone: 832.525.1633	Cell: N/A
Address:12618 Rolling Valley Drive		
City: Cypress	State: Texas	Zip: 77429
RNadel 12-6-2	Owner Signature	146/21
Applicant Signature Date	Owner Signature	Date
Property Information:	9. 3.	
This application must be accompanied by a site pla photographs, topographic contour maps that are no		
Street address or location:710 W. Mulberry St.		
Legal Description: 13.004 ACRES (see M&Bs incliques provide copy of metes and bounds)	uded in submittal)	
Present zoning: SF-6.3	Present land use:U	ndeveloped
Is a site plan, preliminary or final plat pending on to Council? Yes No	he agenda of the Planning & Zoning (	Commission or the City
Have you applied for a building permit?	Yes No Date denied:	
Has the Board of Adjustments issued an unfavorab  Yes No	le ruling on this property within the la	st six months?
If yes, when: N/A		
Please provide proof of taxes paid on this proper	rty. Tax statement included in submitt	al showing no taxes due

# **Request Information:**

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

1. Describe the variance you are requesting: Lots 11 through 14, Block 1; Lots 1 through 9, Block 2; Lots through through 5 & Lots 12 through 20, Block 3, are a little short of the required 100 feet of lot depth. Each of these lots are otherwise conforming in every other way. 2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: The odd shape of the parent tract for this proposed subdivision makes it difficult to meet every lot requirement for every lot. Some lots cannot reach the minimum depth required given the road right-of-way width and parent tract configuration. Therefore, the lot depths were compensated by adding width to the lots. 3. Do similar property conditions exist in your area? Explain: The configuration of the parent tract is unique in this area. 4. Explain how your need for a variance is unique to those special property-related conditions described above: The unique configuration of the parent tract makes the layout difficult to conform to all aspects. Therefore, every requirement was met including 60-foot street right-of-ways, lot widths, lot areas, etc. except the lot depths. The lot depths were deemed the least critical of the lot requirements; therefore, they were made as close as possible to 100-feet with the difference made up in lot width. 5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: Yes, the odd configuration of the parent tract creates places where lot depths are impossible if all other requirements are met. A strict application of the lot requirements would deprive the owner of substantial lot yield given the amount of infrastructure to be built for their subdivision. 6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: \_The slightly non-conforming lot depths have been compensated by having more than the minimum lot area. These lots will provide nice home sites and their slightly less depth will be make up with extra lot width. 7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: The parent tract configuration almost can accommodate this subdivision where all lots conform; however, minimum lot depths could not be achieved while meeting all the other street and lot requirements. The reduced lot depths are mitigated by adding lot widths that are over the minimum lot area requirement.

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

### Acknowledgements

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

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

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

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

licant's Initials:R	Date: 12-6-2021	
	Office use only	
Date received:	Received by:	
Fee of \$150.00 recei	ved:	
Proof of taxes paid:	date verified:	
Appointment of ager	nt form attached if required:	
BOA Public Hearing	g date:	
Date to send letters t	o residents:	
Letters Mailed:		
Date to publish:	Date published:	

13.0044 acres of land in the in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2-inch iron rod found bears North 46° 52' 31" West – 332.07 feet (called North 45° 00' 18" West – 332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 88° 04' East - 808.25 feet per Brazoria County Clerk's File No. 2021037827) with the north line of said 20.751 acre tract and with the south line of said 13.203 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the northwest corner of a 1.1478 acre tract of land conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of this tract;

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East – 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 88° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 88° 04' 00" East – 500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found in the west right-of-way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre tract and for a northeast corner of this tract;

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right-of-way line of said Walker Street and with the east line of said 20.751 tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of this tract;

THENCE, South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West - 350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West - 350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the north line of said Reserve "B" to a 1/2-inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West – 250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South – 249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8-inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of this tract;

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northwest corner of a 1.00 acre tract of land conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2-inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East – 183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for an interior corner of this tract;

THENCE, South 02° 10' 40" East - 178.81 feet (called South 00° 02' 09" West - 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of said State Highway 35 and in the south line of said 20.751 acre tract for the southeast corner of this tract;

THENCE, South 87° 43' 31" West – 60.00 feet (called North 89° 57' 50" West – 60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right-of-way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right-of-way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 88° 01' 43" West – 208.13 feet (called North 89° 36' 58" West - 208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West – 208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

Item 2.

THENCE, North 02° 10' 20" West - 402.32 feet (called North 00° 02' 44" East - 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East - 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West - 391.46 feet per per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northwest corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East – 400.98 feet;

THENCE, North 30° 31' 28" West - 540.66 feet (called North 28° 17' West - 541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 19" West - 540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right-of-way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:

TEXAS ENGINEERING AND MAPPING CO. Civil Engineers - Land Surveyors Stafford, Texas Firm Registration No. 10119000 Job No. 1486-3 W:\1486-3 TRACT.docx

Robert Chris Kelly

Registered Professional Land Surveyor State of Texas No. 6833



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

**Certified Owner:** MULBERRY FIELD LLC 71 LEGEND LANE HOUSTON, TX 77024

**Legal Description:** 

A0699 M C TOBIN TRACT 49-51-56 ACRES

13.002

Legal Acres: 13.0020

Parcel Address: WALKER

Account No: 0699-0016-000 Appr. Dist. No.: 180461 As of Date: 12/06/2021 **Print Date:** 12/06/2021

Marke	Market Value		Market Value		Appraised	Assessed	Capped	Capped 1		A	gricultural	Non-Qualifying
Land	Improvemen	t	Value	Value	Value	Value		Value Ma		Value		
\$55,920		\$0	\$55,92	20 \$55,920	\$0	)	\$0		\$0	\$55,920		
Taxing			Assessed	Exem	ptions		Taxable	e	Tax	Tax		
Unit		Va	alue (100%)	Code	Amo	unt	Value		Rate	Tax		
BRAZORIA COUNT	Y additional sales ta	r rovo	\$55,920			\$0.00	\$5:	5,920	0.3365300	\$188.19		
SPECIAL ROAD & B			\$55,920			\$0.00	\$5	5,920	0.0500000	\$27.96		
ANGLETON ISD	İ		\$55,920			\$0.00	\$5:	5,920	1.2670000	\$708.51		
ANGLETON - DANB	URY HOSPIT		\$55,920		;	\$0.00	\$5:	5,920	0.1925050	\$107.65		
PORT FREEPORT	İ		\$55,920			\$0.00	\$5:	5,920	0.0400000	\$22.37		
ANGLETON DRAIN	AGE DIST. N		\$55,920		[ ;	\$0.00	\$5	5,920	0.0911530	\$50.97		
CITY OF ANGLETO	N		\$55,920		:	\$0.00	\$5:	5,920	0.6330410	\$354.00		

**Total Tax:** Total Tax Paid to date:

\$1,459.65 \$0.00

**Total Tax Remaining:** 

\$1,459.65

**Exemptions:** 

#### AMOUNT DUE IF PAID BY:

AMOUNT DUE IT TAI	D D 1 .				
12/31/2021 0%	01/31/2022 0%	02/28/2022 7%	03/31/2022 9%	05/02/2022 11%	05/31/2022 13%
\$1,459.65	\$1,459.65	\$1,561.84	\$1,591.03	\$1,620.22	\$1,649.40
06/30/2022 15%	08/01/2022 18 + up to 20%	08/31/2022 19 + up to 20%	09/30/2022 20 + up to 20%	10/31/2022 21 + up to 20%	11/30/2022 22 + up to 20%
					-

**School Information:** 

ANGLETON ISD 2021 M&O .87200000 I&S .39500000 Total 1,2670000 2020 M&O .91610000 I&S .41520000 Total 1,3313000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.72

Print <u>Date:</u> 12/06/2021

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

KRISTIN R. BULANEK **BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR** 111 E. LOCUST **ANGLETON, TEXAS 77515**  $(979)\ 864\text{-}1320, (979)\ 388\text{-}1320, (281)\ 756\text{-}1320$ 

06990016000\*

0699-0016-000 MULBERRY FIELD LLC 71 LEGEND LANE HOUSTON, TX 77024

AMOUNT PAID:



## AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2022

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

Services

**AGENDA CONTENT:** Discussion and possible action on the Final Replat of the second phase

of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned

Development Overlay District.

**AGENDA ITEM SECTION:** Regular Agenda

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

FUND: N/A

#### **EXECUTIVE SUMMARY:**

This is a request for a recommendation of approval of the Final Replat and plans of Kiber Reserve Subdivision Phase II. The property consists of a total of 19.84 acres located north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The Kiber Reserve development will have a total of 93 residential lots with Phase I consisting of 48 residential lots and 1 reserve lot. Phase I was completed and public utilities conveyed to the City of Angleton at the regular City Council meeting on October 12, 2021.

Phase II consists of 45 lots and a total of 7.956 acres. The Preliminary Replat was recommended for approval by the Planning and Zoning Commission on December 2, 2021 (7 present/4 in favor/3 opposed). At the regular City Council meeting on December 14, 2021, staff recommended approval of the Kiber Reserve Phase Two Preliminary Replat subject to clearing all comments provided by the City's engineer prior to the Final Replat.

A response to comments is included with this item along with revised plans and final replat consistent with HDR's review comments. City Council voted to approve the preliminary replat (5 present/3 in favor/2 opposed). No exceptions were noted in HDR's review of the final replat and plans of Kiber Reserve Phase Two.

#### **RECOMMENDATION:**

With no objections taken by the City's engineer to the final replat and plans of Kiber Reserve Phase Two, city staff recommends approval.

## **RECOMMENDED MOTION:**

I move we recommend approval of the Kiber Reserve Phase Two Final Replat and plans.

Item 3.



## APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/20/2021			
TYPE OF PLAT APPLICATION			
ADMINISTRATIVE  MINOR  AMENDING/REPLAT	PRELIMINARY RESIDENTIAL COMMERCIAL		FINAL RESIDENTIAL COMMERCIAL
Address of property: Kiber Reserve, Phase 2			
Name of Applicant: Miguel Sauceda, P.E.	Phone	: <u>979-848-</u>	6681
Name of Company: Baker & Lawson, Inc.	Phone	:	
E-mail: msauceda@bakerlawson.com			
Name of Owner of Property: Waterstone Develop		chmidt	
Address: 185 Cedar Point Drive, Livingstone, Texa	as 77351		
Phone: 936-646-6767 E-r	mail: corporate@wdtexas.cor	<u>n</u>	
I HEREBY REQUEST approval of the prelimina submitted as a part of this application. I HEREBY the subject property. I HEREBY SWEAR AND A correct to the best of my knowledge and belief.  Signature of Owner or Agent for Owner (Applican NOTARIAL STATEMENT FOR APPLICAN Sworn to and subscribed before me this	Y AUTHORIZE the staff of FFIRM that all statements count)	the City of ontained he	f Angleton to inspect the premises of
(SEA)  TAMMY LIVINGSTON  TAMMY LIVINGSTON  Notary Public, State of Texas  Notary 10 # 219010-4  Notary 10 # 219010-4  Comm. Exp.: 05-13-2023	Notary Public for t Commission	4 3	

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

#### AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description Tract 12-12I-69-69A, 19.89 acres, I T Tinsley -375, Kiber Reserve, Phase 2
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.
I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.
NAME OF APPLICANT: Miguel Sauceda, P.E./Baker & Lawson, Inc,
ADDRESS: 4005 Technology Drive, Suite 1530, Angleton, Texas 77515
APPLICANT PHONE # 979-849-6681 E-MAIL: msauceda@bakerlawson.com
PRINTED NAME OF OWNER: Charles Von Schmidt
SIGNATURE OF OWNER:DATE:
NOTARIAL STATEMENT FOR PROPERTY OWNER:
Sworn to and subscribed before me this Mhday of Deember, 20 3/.
SEAL)  TAMMY LIVINGSTON  TAMMY LIVINGSTON  Notery Public, Store of Texas  Comm. Exp.: 05-13-2023  Comm. Exp.: 05-13-2023  Commission Expires:

#### PROJECT SUMMARY FORM

The subject property fronts	feet on the	side of	
Depth:	Area: 7.96	Acres:	square feet
INDICATE THE PURPOSE OF	THE REQUESTED PLAT	APPROVAL (BE SPECIF	IC):
Develop Phase 2 o	of the Kiber Res	serve Subdivisi	on
	110040018100	AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AAA - AA	TV- inter-
· · · · · · · · · · · · · · · · · · ·			
Is this platting a requirement for	obtaining a building permit?	X YES NO	
INDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF			EW OF THIS
INDICATE ADDITIONAL INF			EW OF THIS
Is this platting a requirement for INDICATE ADDITIONAL INFAPPLICATION.			EW OF THIS



## SUBMITTAL REQUIREMENTS

## Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code\_of\_ordinances?nodeId=PTIICOOR\_CH23LADECO\_APXAPLLASULI\_SUBAPPEN

DIX\_A-1PLCE\_S23-117PRPL

## SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- 1. A completed application form and application fee;
- 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
- 3. A preliminary utility plan showing all existing and proposed utilities;
- 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
- 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision:
- 6. A drainage report, as set out in section 23-15, Drainage and utilities;
- 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
- 8. A current tax certificate(s);
- 9. Construction plans may be submitted at the option of the applicant;
- 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
- 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
- 12. Heritage tree survey and a tree preservation plan;
- 13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.



#### **PLAT FEES:**

#### **ADMINISTRATIVE PLAT**

\$250.00 Plus Review Expense

#### **REGULAR PLAT SUBMITTAL:**

\*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less \$800.00 plus \$6.00 per lot

More than 200 Lots \$4.00 per additional lot over 200

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

\*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres \$1,000.00

More than Two Acres \$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)



## **OFFICE USE ONLY:**

Date received:	By:	
Type of Plat:		
Description of individual charges:		
Total Fee Received:	By:	
Proof of taxes received: Yes If no, exp	olain:	
PRELIMINARY PLAT MEETINGS:		
Pre-submission conference/meeting date:		
Received Preliminary Plat on:	by	
Preliminary plat staff meeting date:		
Planning & Zoning meeting date:	(A	
City Council meeting date:		
FINAL PLAT MEETINGS:		
Received final plat onby		
Reviewed by Staff onby		
Planning & Zoning meeting date:		
City Council meeting date:		
Filed with County Clerk on:		
File-stamped copy to owner/developer on: _		





December 29, 2021

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

Re: On-Going Services

Final Plat and Plan Review of Kiber Reserve Phase 2 Subdivision – 1st Submittal Review

Angleton, Texas

HDR Job No. 10293241

Dear Mr. Reeves:

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

1. The Angleton Drainage District provided a letter of approval, dated April 21, 2020, with stipulations noted and is provided as an attachment in this review. No additional action is required unless design revisions are made to the pond.

HDR takes no objection to the proposed Kiber Reserve Subdivision Phase 2 Final Plat and Plans with the exceptions noted. Please note that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor and Registered Professional Engineer licensed to practice in the State of Texas, which therefore conveys the surveyor's and 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 (10293241)

Attachments

#### **DEDICATION STATEMENT:**

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES VON SCHMIDT, President And Managing Director of the WATERSTONE DEVELOPMENT GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KIBER RESERVE PHASE II, 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 egsements for the purpose of constructing, reconstructing. inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association. STATE OF TEXAS §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

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

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

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

## 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

PRESIDENT AND MANAGING DIRECTOR

this \_\_\_\_, day of \_\_\_\_\_, \_\_\_\_,

purpose and consideration therein expressed.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission, City of Angleton,

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the City Council, City of Angleton, Texas

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §

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

Notary Public

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel A. Sauceda, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge,

this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: Miguelangel A. Sauceda PROFESSIONAL ENGINEER

TEXAS REGISTRATION NO. 121992

COUNTY OF BRAZORIA § FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City. State of Texas

N03'16'E 1.8 130.00' C.F. NO. 2021070041, O.R.B.C. NO2° 55' 34"W S02° 51' 17"I B . . . . . .  $\mathcal{O}$ 96.82 96.84 100.00' - 90' X 100' FIRE ACCESS o 96.85 & UTILITY EASEMENT (TO BE ABANDON) 100.00' 96.88' ' 100.00' DRAINAGE AND DETENTION RESERVE 4.08 ACRES CALLED 5.000 ACRES MICHAEL MCLENDON NO2° 56' 03"W 143.84' B.C.C.F. No. 2018032290 5.0' WIDE R.O.W. TAKING & 1.0' WIDE RESERVE S02° 56' 02"E 500.00' S02° 56' 02"E 595.66' SOUTH DOWNING ROAD ► FND. 3/4" I.P. ► FND. 1/2" I.P. 1.0' WIDE RESERVE (60' R.O.W.) (VOL. 29, Pg. 75 B.C.D.R.) ANGLETON DRAINAGE DISTRICT THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH OR GUARANTEE:

TYPICAL CORNER LOT

20' B.L. W/ U.E.

TYPICAL INTERIOR LOT

5' B.L.

TYPICAL KEY LOT

SIDE OF ADJACENT LOT

REAR OF ADJACENT LOT

5' B.L.

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

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

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 BOARD MEMBER SUPERVISORS

RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

BOARD MEMBER

Chord Bearing | Chord Distance Curve No. | Length | Radius | Delta 31.45' | 20.00' | 90°06'38" S42°05'24"W 31.38' | 20.00' | 89°53'22" S47°54'36"E 15.74' | 25.00' | 36°03'59" | N74°49'18"W | 141.51' | 50.00' | 162°09'26" | N42°07'59"E C5 15.71' | 25.00' | 36°00'42" | S20°56'23"E 78.61' | 50.00' | 90°04'45" | N42°06'21"E 39.30' | 25.00' | 90°04'45" | N42°06'21"E 15.76' | 25.00' | 36°06'50" | S15°07'23"W C9 | 141.54' | 50.00' | 162°11'21" | N47°54'52"W C10 15.75' | 25.00' | 36°06'10" | N69°02'32"E 78.52' | 50.00' | 89°58'21" | N47°55'12"W

39.26' | 25.00' | 89°58'21" | N47°55'12"W

31.44' | 20.00' | 90°03'32" | S42°03'51"W

39.24' | 25.00' | 89°56'28" |

C14

Curve Table

28.31'		L1	100.33	N87°05'37"E
28.26'		L2	50.02'	N88°48'26"E
15.48'		L3	109.00'	N87°02'05"E
98.79'		L4	65.00'	S02°56'59"E
15.46'		L5	5.72'	S42°05'10"W
70.76'		L6	5.69'	N47°51'49"W
35.38'	'			
15.50'				
98.79'				
15.49'				
70.69'				
35.35'				

28.30'

35.34

Line Table

Line No. | Length | Direction

KNOW ALL MEN BY THESE PRESENTS: That I, Luther J. Daly, 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.

S47°56'09"E

LUTHER J. DALY REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6150

| >

- CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## 3. REFERENCE BENCHMARK:

- TXDOT L200203 A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD. ELEVATION = 25.74 FEET NGVD29
- 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN
- 5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR

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

- 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
- 10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 SIDEWALKS AND ACCESSIBILITY.
- 11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.

ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING. 13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC

REQUIREMENTS; SEC. 23-19 RESERVATIONS.

12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL

14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET

## FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET. 15. THE PURPOSE OF THE 1.0 FT WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO SOUTH DOWNING ROAD AND EAST KIBER STREET. 16. DETENTION FOR KIBER RESERVE PHASE II IS PROVIDED WITHIN THE KIBER RESERVE PHASE I ENGINEERS • PLANNERS • SURVEYORS

CHARLES VON SCHMIDT WATERSTONE DEVELOPMENT GROUP, LLC

Being a tract of land containing 7.95 acres (346,488 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 7.95 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Angleton Family Partnership, Ltd. Under Brazoria County Clerk's File (B.C.C.F.) No. 2019054389; Said 7.95 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

FIELD NOTES FOR 7.95 ACRE

SCALE : 1" = 100'

CANNAN

WIMBERLY HAMPTON RIDGECREST

LORRAINE ROBINHOOD

KYLE S CHEVY CHASE

PARK PARK

VICINITY MAP

CALDWELL

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE

B.C.D.R. = BRAZORIA COUNTY DEED RECORDS

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS

D.D.E. = DRAINAGE AND DETENTION EASEMENT

O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"

FOUND MONUMENT (AS NOTED)

= (TBM) TEMPORARY BENCHMARK

B.L. = BUILDING LINE U.E. = UTILITY EASEMENT

BM = BENCHMARK

FND = FOUND

I.R. = IRON ROD I.P. = IRON PIPE

VOL., Pg. = VOLUME, PAGE

SYMBOLS

R.O.W. = RIGHT-OF-WAY

D.E. = DRAINAGE EASEMENT

G.B.L. = GARAGE BUILDING LINE

P.O.B. = POINT OF BEGINNING

STM.S.E. = STORM SEWER EASEMENT

MEADOW

ANGLETON

LOCATION

BEGINNING at a 1/2-inch iron rod with cap found on the north line of East Kiber Street (sixty feet wide, Vol. 29, Pa. 75 B.C.D.R.), at the southeast corner of Lot 27, Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of said 19.836 acre tract and the herein described

THENCE, with the east line of said McCormack Addition and the west line of said 19.836 acre tract. North 02 degrees 57 minutes 55 seconds West, a distance of 565.79 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northwest corner of the herein described tract;

THENCE, through and across said 19.836 acre tract, the following three (3) courses:

1. North 87 degrees 02 minutes 05 seconds East, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

2.North 88 degrees 48 minutes 26 seconds East, a distance of 50.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

3.North 87 degrees 05 minutes 37 seconds East, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of a called 5.000 acre tract recorded in the name of Michael McLendon under BC.C.F. No. 2018032290, for the north-northeast corner of the herein described tract: THENCE. with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East,

a distance of 65.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of said 5.000 acre tract, for an interior corner of the herein described tract; THENCE, with the south line of said 5.000 acre tract, North 87 degrees 05 minutes 37 seconds East, a distance of 400.09 feet to a 3/4-inch iron pipe found on the east R.O.W. line of South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), at the southeast corner of said 5.000 acre tract, for the northeast corner of the herein described tract:

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 500.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of the intersection of said South Downing Road and East Kiber Street, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said East Kiber Street, South 87 degrees 08 minutes 43 seconds West, a distance of 659.13 feet to the POINT OF BEGINNING and containing 7.95 acres of

REVISED:

SOUTHEAST CORNER OF

.D.J. VALDERAS

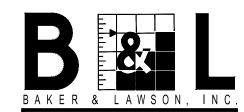
SURVEY A-380

\_\_\_\_

# FINAL REPLAT KIBER RESERVE PHASE II A 7.956 ACRE, 45-LOT, **3 BLOCK SUBDIVISION**

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION VOL. 29, Pg. 75 B.C.D.R.

LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375 BRAZORIA COUNTY, TEXAS



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

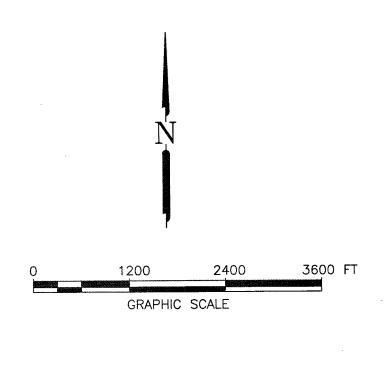
REG. NO. F-825

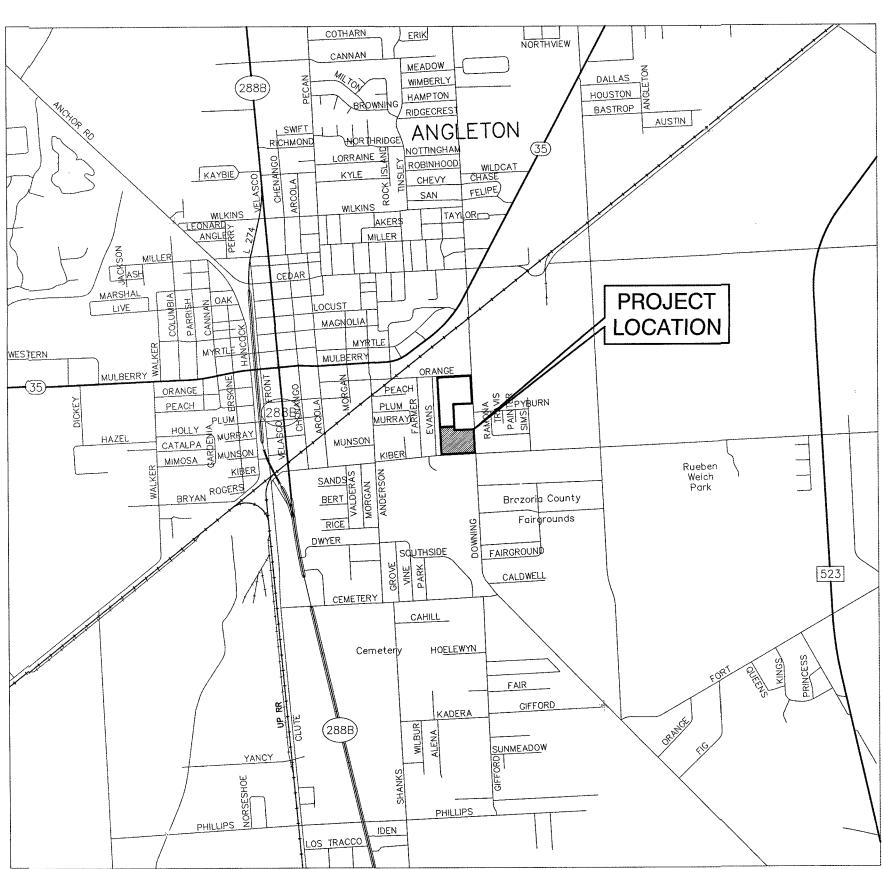
Item 3.

PROJECT NO.: 13499 DRAWING NO.: 13499 PLAT DATE: 12/20/2021

1" = 100' DRAWN BY: BWB CHECKED BY: DRR

# PLANS FOR CONSTRUCTION OF PAVING, DRAINAGE AND UTILITIES ON KIBER RESERVE (PHASE 2) A 7.95 AC, 45-LOT SUBDIVISION FOR THE CITY OF ANGLETON BRAZORIA COUNTY B&L JOB No. 13499





VICINITY MAP

## CITY OF ANGLETON

MAYOR JASON PEREZ CITY COUNCIL MIKEY SVOBODA

CITY MANAGER CHRIS WHITTAKER

JOHN WRIGHT

CECIL BOOTH

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."

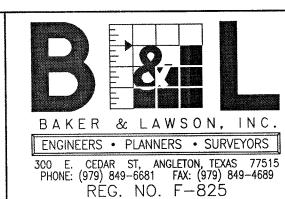
## INDEX OF DRAWINGS

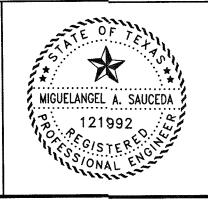
# TITLE SHEET PLAN & PROFILE - BRYAN WAY STA 0+00 TO 5+00 DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN **GRADING PLAN** NOT USED SWPPP LAYOUT **SWPPP NARRATIVE** HYDROLOGIC CALCULATIONS WINDSTORM DATA I-1 TO I-17 & WINDSTORM DATA I-18 TO I-19 TRAFFIC CONTROL PLAN - TCP (1-2) - 18 PAVEMENT MARKINGS, MAIL BOXES, STREET SIGNS AND ROADWAY LIGHTING LAYOUT **DETAIL SHEETS** MISCELLANEOUS DETAILS

· · · · · · · · · · · · · · · · · · ·	
25 (SL-08)	STORM SEWER INLET CONSTRUCTION DETAILS II
26 (SL-09)	STORM SEWER INLET CONSTRUCTION DETAILS III
27 (SL-10)	STORM SEWER CONSTRUCTION DETAILS
28 (SL-11)	JUNCTION BOX MANHOLES
29 (SL-14)	SANITARY SEWER CONSTRUCTION DETAILS
30 (SL-15)	WATER LINE CONSTRUCTION DETAILS
31 (SL-16)	WATER LINE CROSSING DETAILS
32 (SL-19)	WATER LINE, SAN. SEW. F.M. BEDDING DETAILS
33 (SL-20)	STORM SEW. BEDDING AND BACKFILL DETAILS
34 (SL-21)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
35 (SL-22)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
36 (SL-23)	RESIDENTIAL CURB CONSTRUCTION DETAILS
37 (SL-25)	WHEEL CHAIR RAMP & SIDEWALK DETAILS I
38 (SL-26)	WHEEL CHAIR RAMP & SIDEWALK DETAILS II
39 (SL-27)	DRIVEWAY CONSTRUCTION DETAILS
40 (SL-33)	GENERAL EROSION CONTROL NOTES
41 (SL-34)	EROSION CONTROL DETAILS - 1
42 (SL-35)	EROSION CONTROL DETAILS - 2

24 (SL-03) STORM SEWER MANHOLE CONSTRUCTION DETAILS

DESIGNED MS DRAWN BT/BB HECKED APPROVED DESCRIPTION DATE REVISIONS





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

OWNER: CHARLES VON SCHMIDT WATERSTONE DEVELOPMENT GROUP 185 CEDAR POINT DRIVE LIVINGSTON, TX 77351 936-646-6767

PROFILE: HORIZONTAL:

VERTICAL:

KIBER RESERVE (PHASE II) A 7.95 AC, 45-LOT SUBDIVISION ANGLETON, TEXAS 77515

TITLE SHEET

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

## CONSTRUCTION NOTES FOR PAVING & DRAINAGE

SURVEY, LAYOUT AND MEASUREMENT WORK.

- 1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
- 2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
- 3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
- 4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
- 5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40-FOOT INTERVALS (SAWCUTS @ 20'(2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
- 6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
- 7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
- 8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
- 9. SUBGRADE TO BE STABILIZED 1-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
- 10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
- 11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
- 12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.

DESIGNED MS

DRAWN BT

CHECKED

DATE

APPROVE

- 13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THE SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
- 14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
- 15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
- 16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
- 17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.J. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
- 18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.
- 19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
- 20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
- 21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THIRTY THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS
- 22. CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
- 23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
- 24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
- 25. REINFORCED FILTER FABRIC OR BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.
- 26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.
- 27. CUL-DE-SACS TO BE PAVED COMPLETELY WITH NO ISLANDS
- WASTEWATER CONSTRUCTION NOTES

BAKER & LAWSON, INC

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515 PHONE: (979) 849-6681 FAX: (979) 849-4689

RÉG. NO. F-825

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

次

MIGUELANGEL A. SAUCEDA

121992

- CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE, SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
- 9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
- 10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

#### WATER CONSTRUCTION NOTES

- 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
- 2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
- 3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
- 4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
- PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
- 6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON
- 7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE
- 8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER
- 9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

## CENTERPOINT ENERGY / ENTEX NOTES

## CAUTION: <u>UNDERGROUND GAS FACILITIES</u>

LINE IN APPROPRIATE SIZES.

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

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

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

## WARNING: OVERHEAD ELECTRICAL FACILITIES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO ENERGY AT 888-866-7456.

## SBC NOTES

The seal appearing on

this document was

authorized by

Miguelangel A. Sauceda

P.E. 121992

Maple Mal

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

## TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTMPETD TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (888) 866-7456.

## GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
- 2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
- 3. ALL RESPONSIBILITY FOR RESTS ON DESIGN ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN
- 4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
- 5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION. TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY
- 6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
- 7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- 9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- 10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT
- 11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
- 12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
- 13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
- 14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
- 15. THE SUBGRADE MATERIAL IN KIBER RESERVE (PHASE II) WAS TESTED BY GEOSCIENCES ENGINEERING AND TESTING ON MAY 28, 2020 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
- 16. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
- PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
- MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE
- PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS. STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
- e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
- f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS
- INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.
- h. A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL
- 17. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION 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 PRECONSTRUCTION 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.

DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.

ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD

RIGHT-OF-WAY. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.

BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREAS AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.

DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.

RE-GRADE STREETS TO SUB-GRADE.

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.

PLAN:

PROFILE:

VERTICAL:

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.

OWNER:

CHARLES VON SCHMIDT WATERSTONE DEVELOPMENT GROUP 185 CEDAR POINT DRIVE LIVINGSTON, TX 77351 936-646-6767

HORIZONTAL:

KIBER RESERVE (PHASE II) A 7.95 AC, 45-LOT SUBDIVISION ANGLETON, TEXAS 77515

CONSTRUCTION NOTES

PROJECT NO. 13499

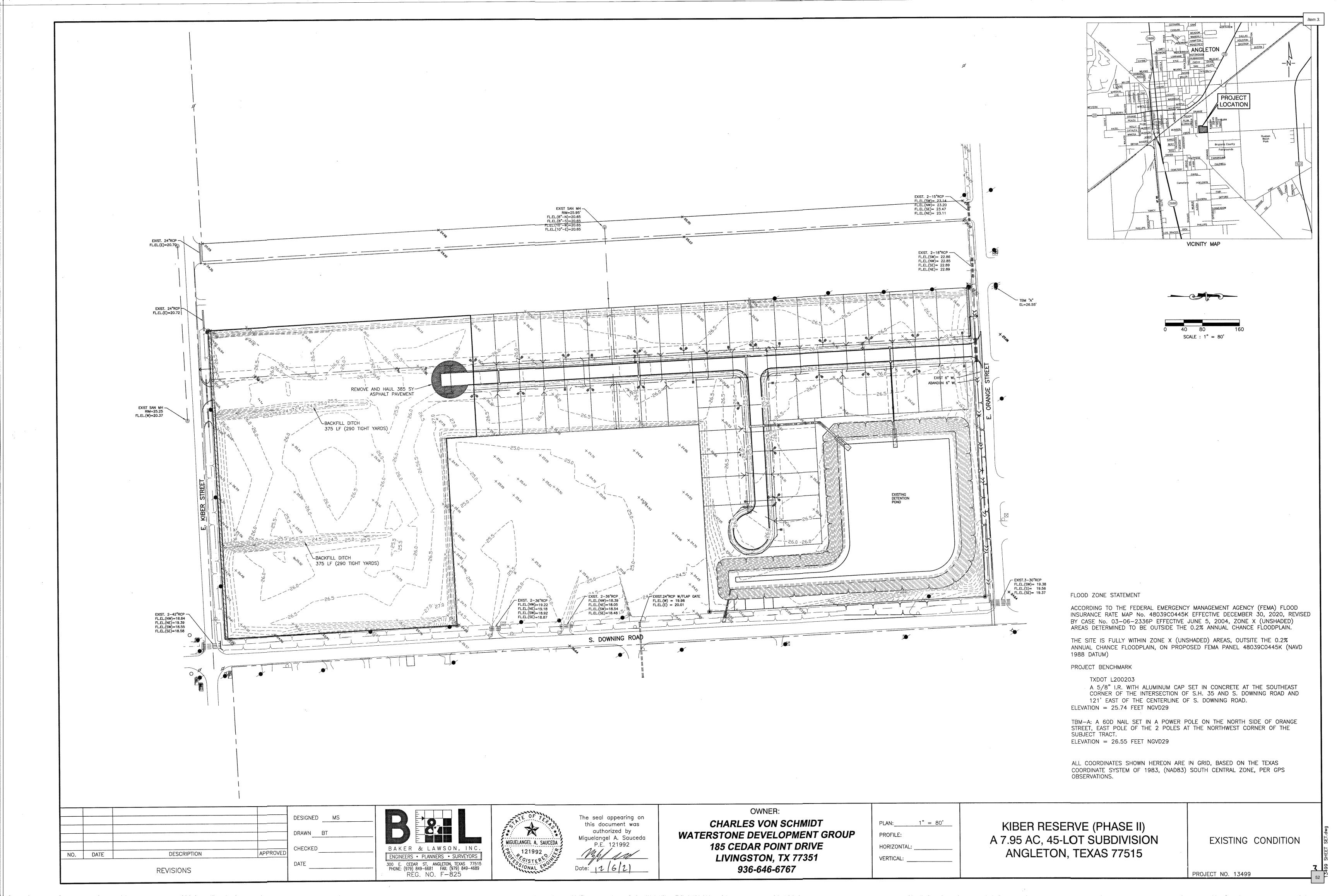
REVISIONS

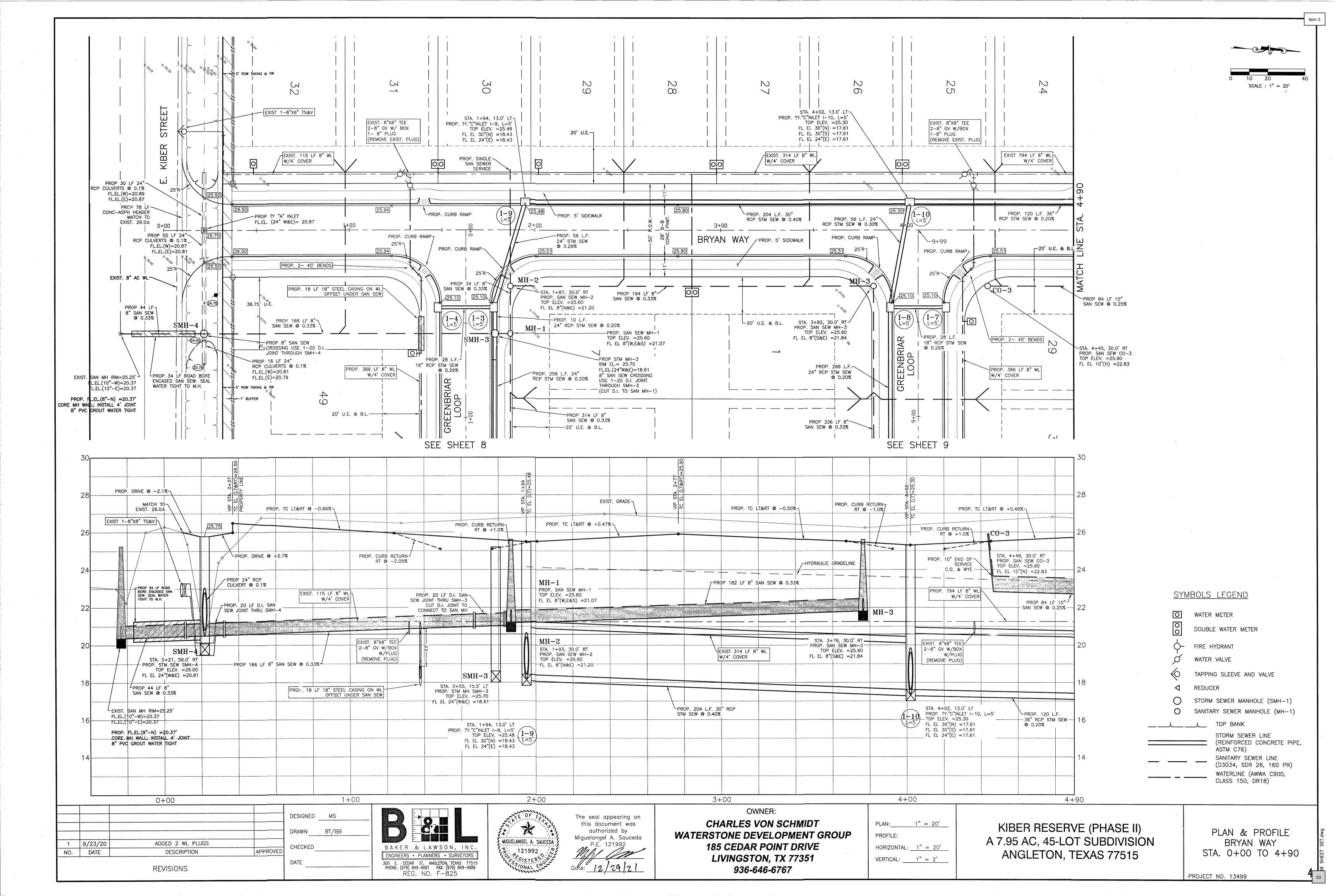
DATE

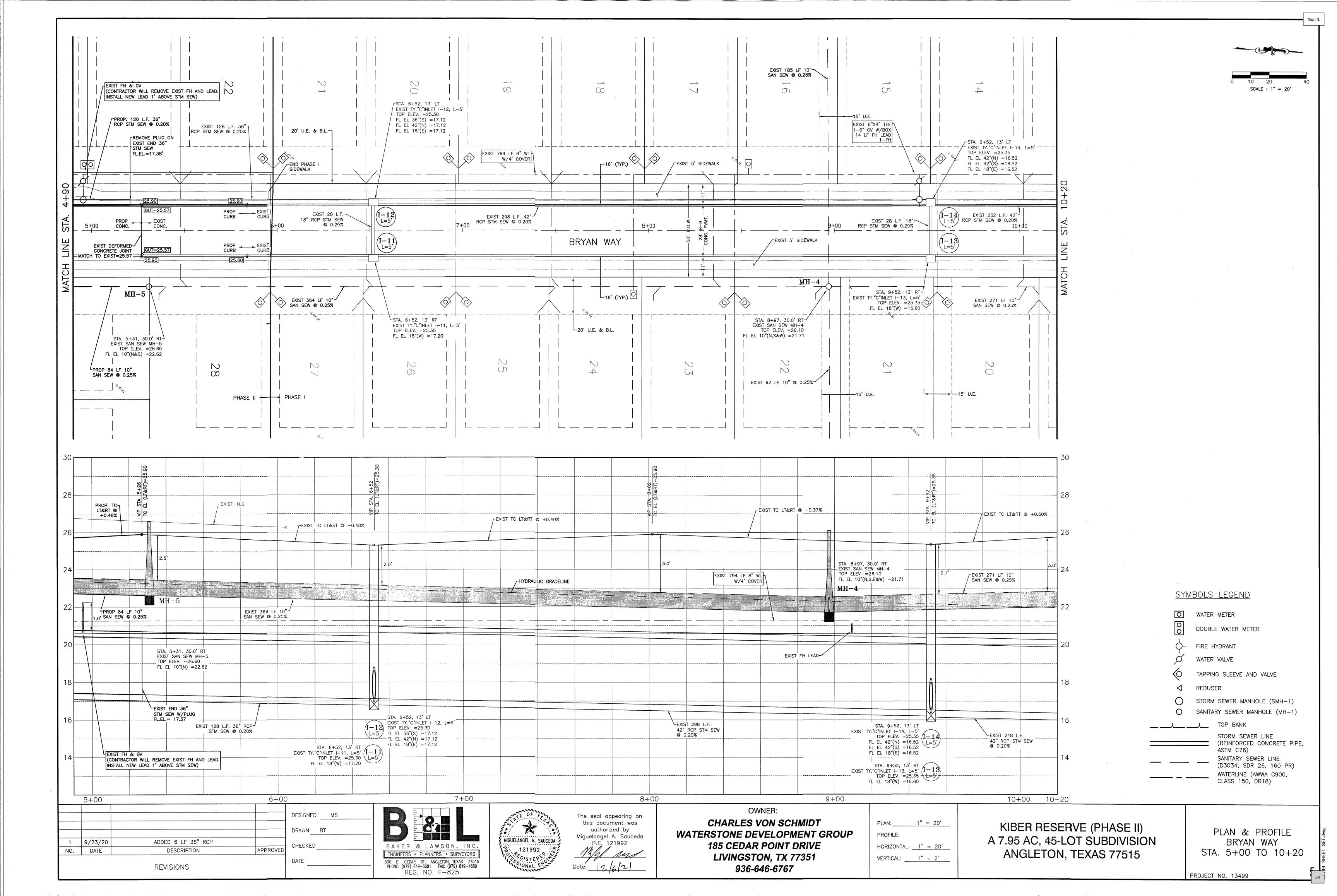
NO.

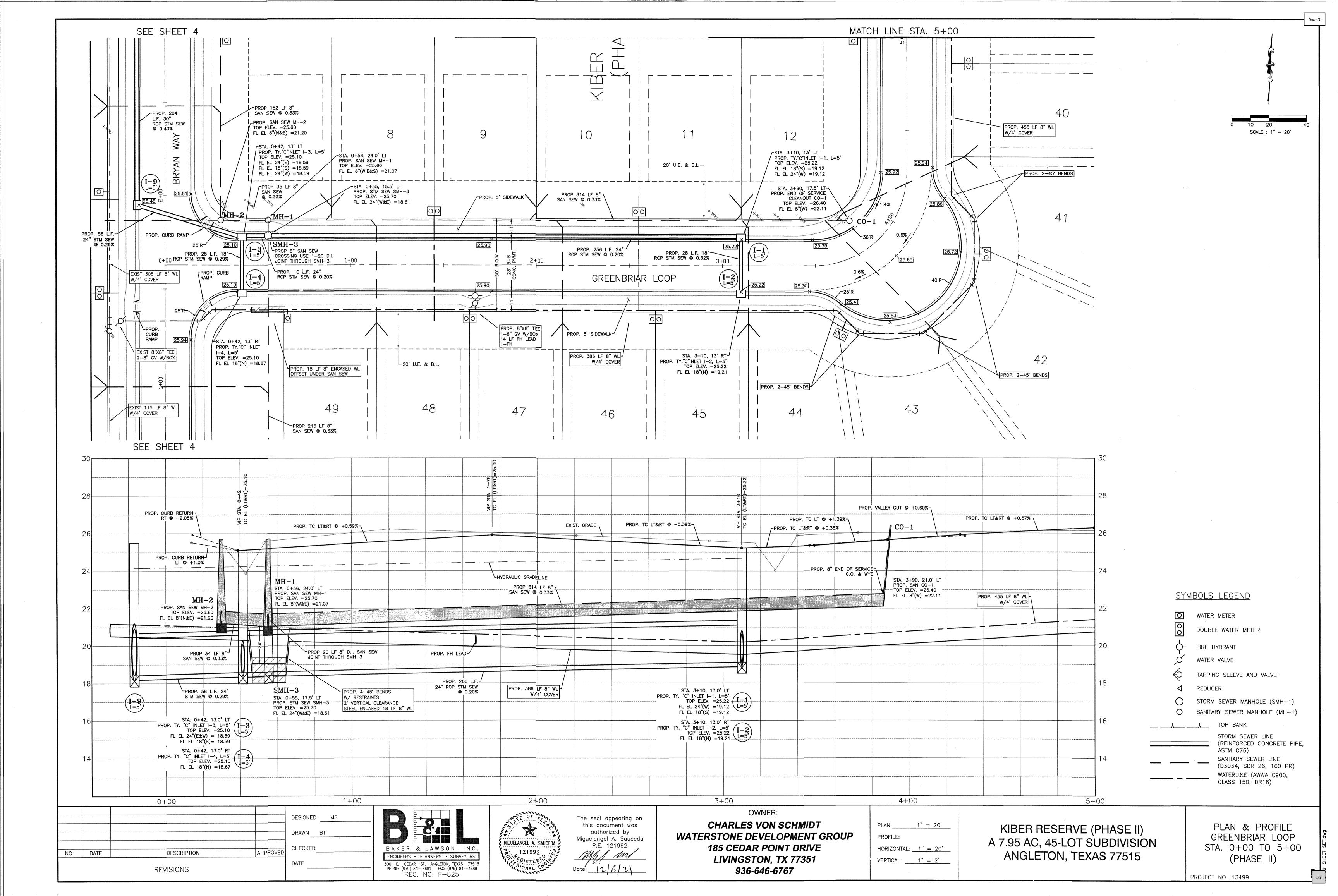
DESCRIPTION

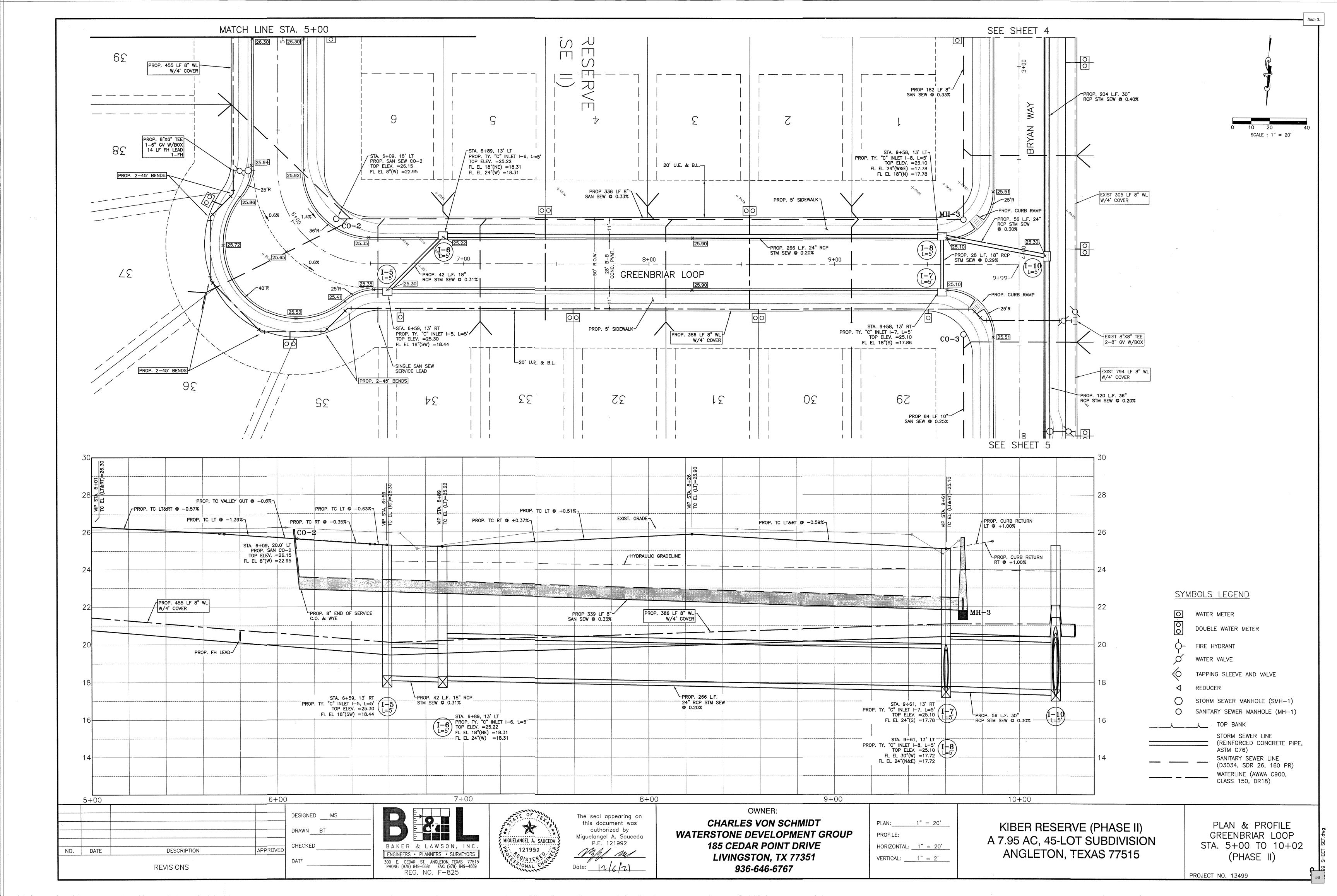
Item 3.

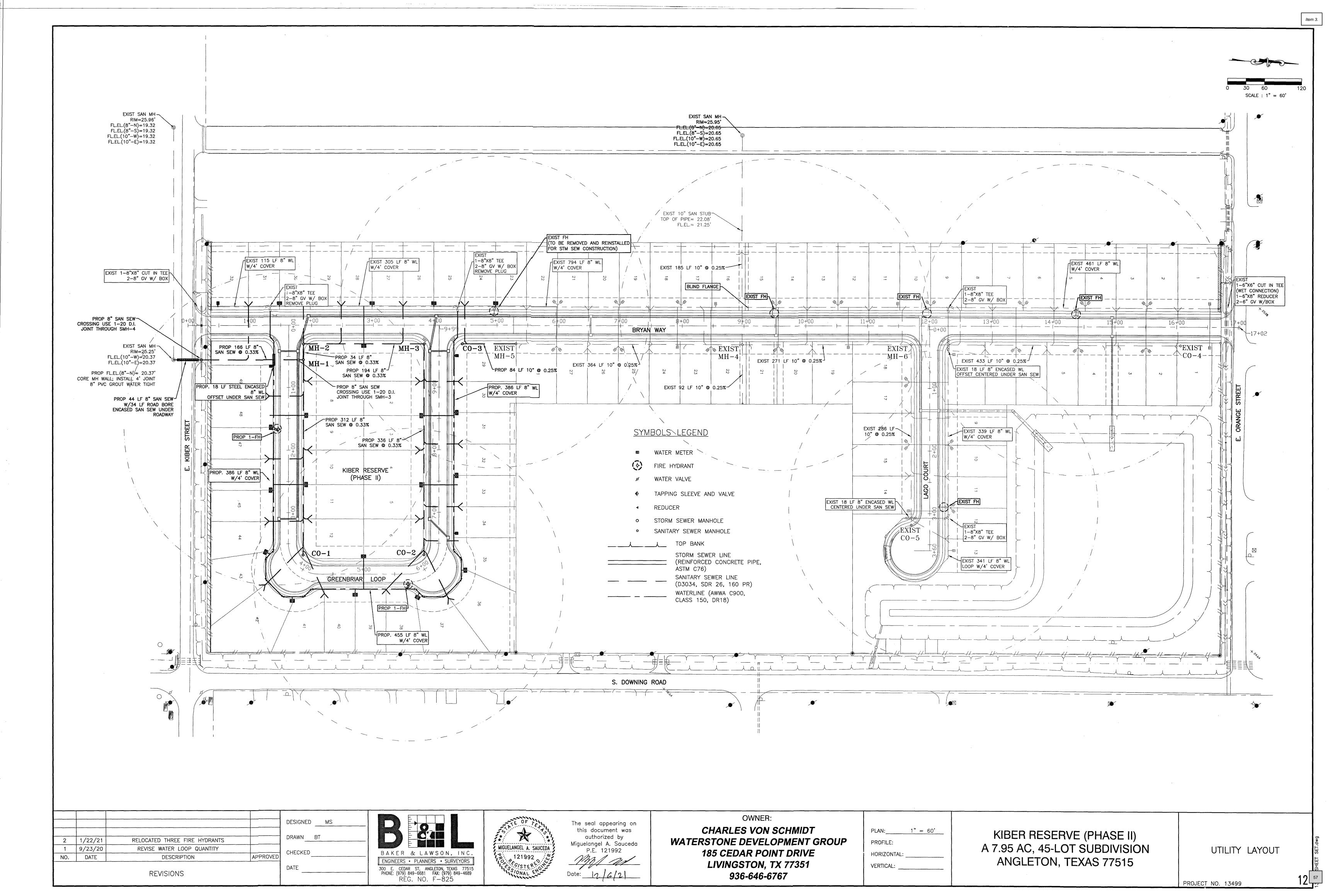


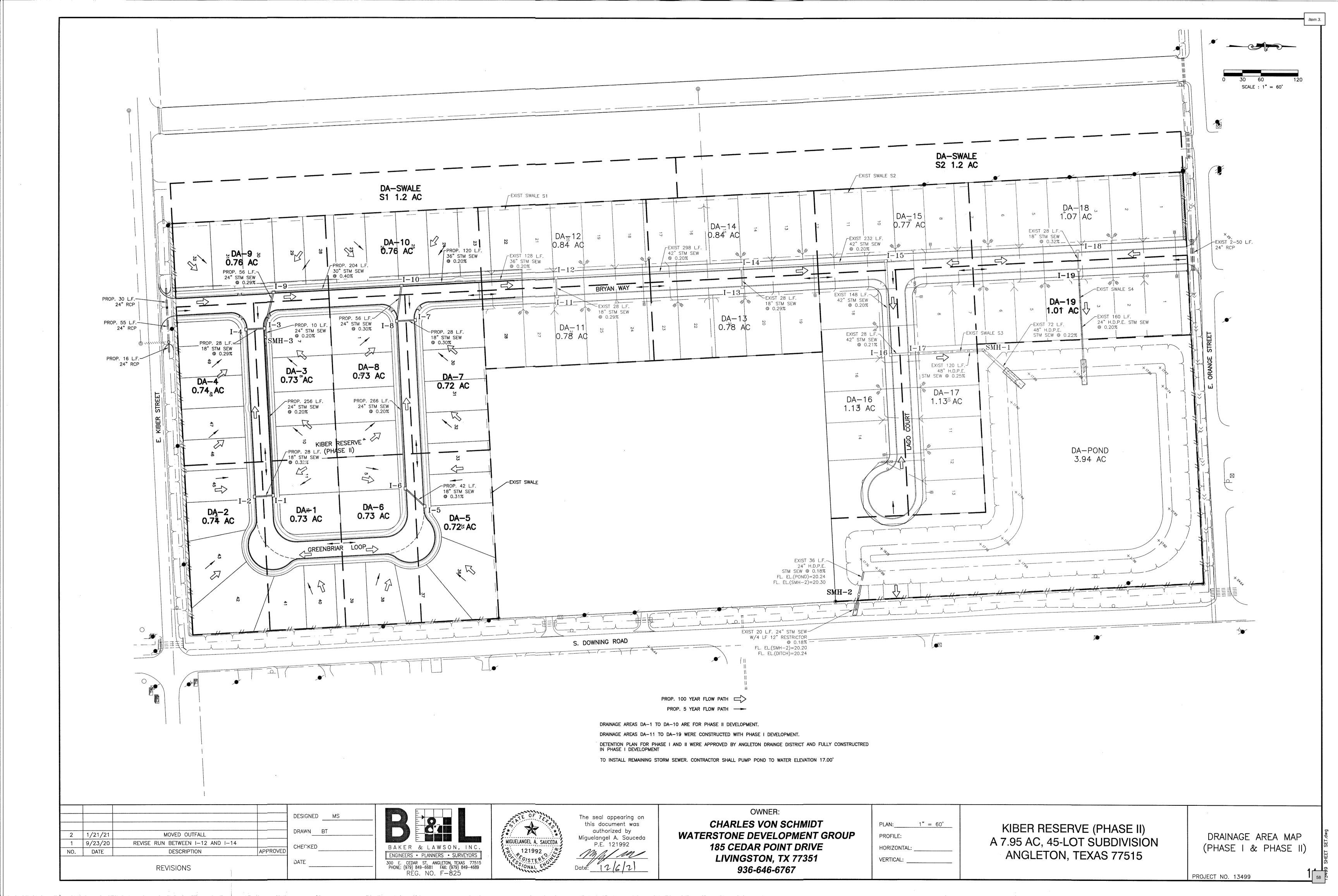


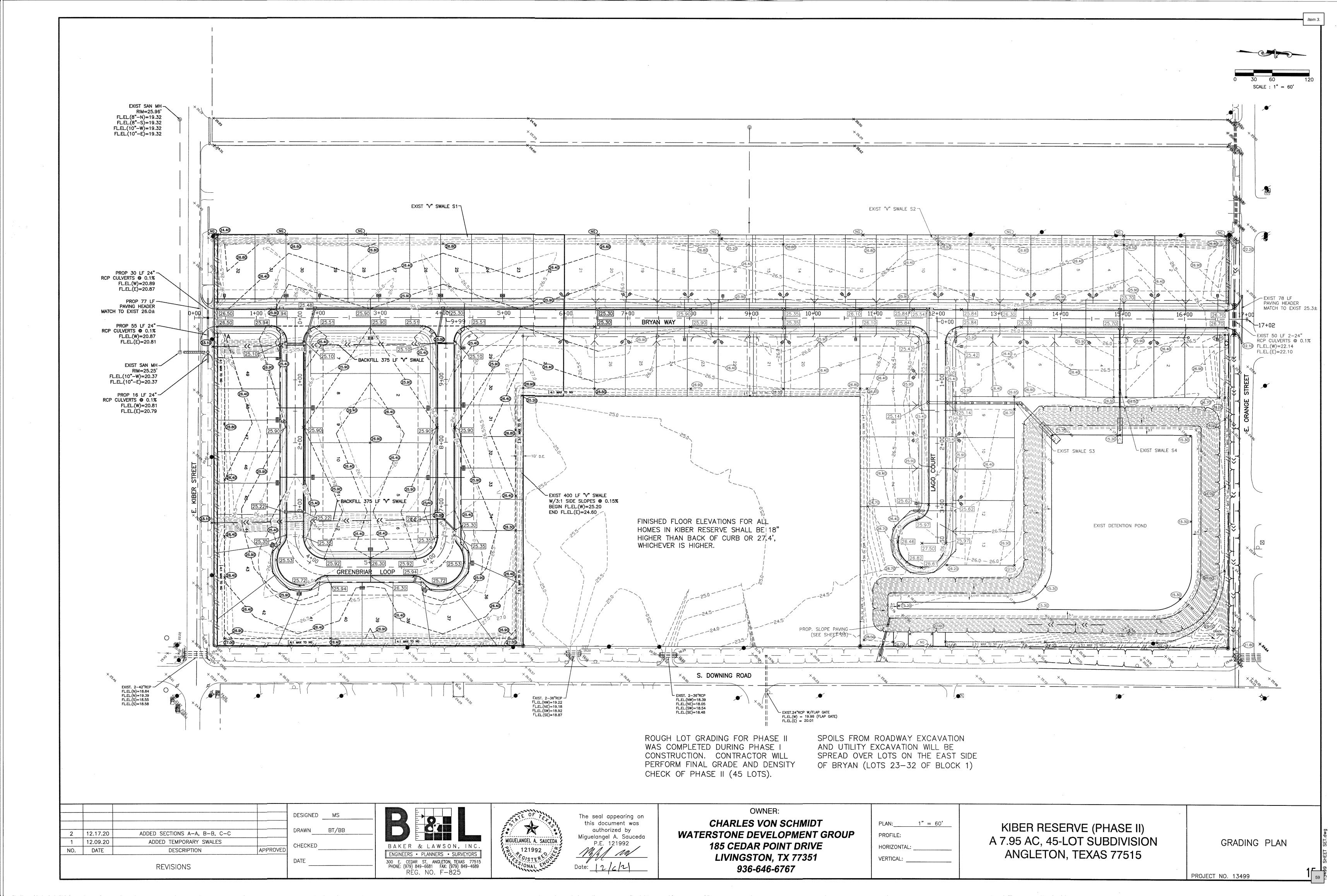


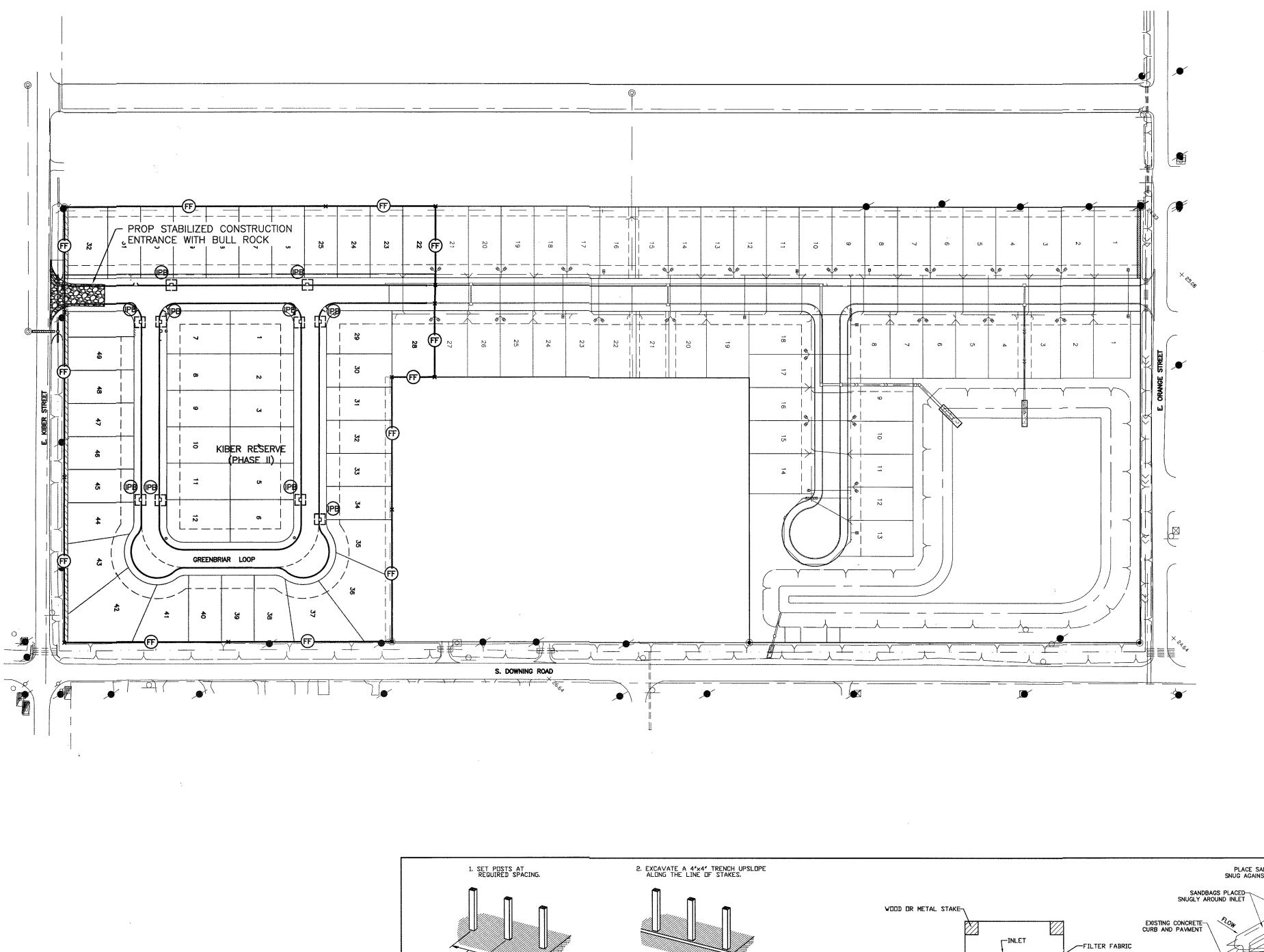


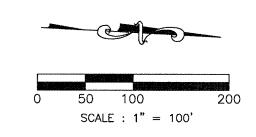




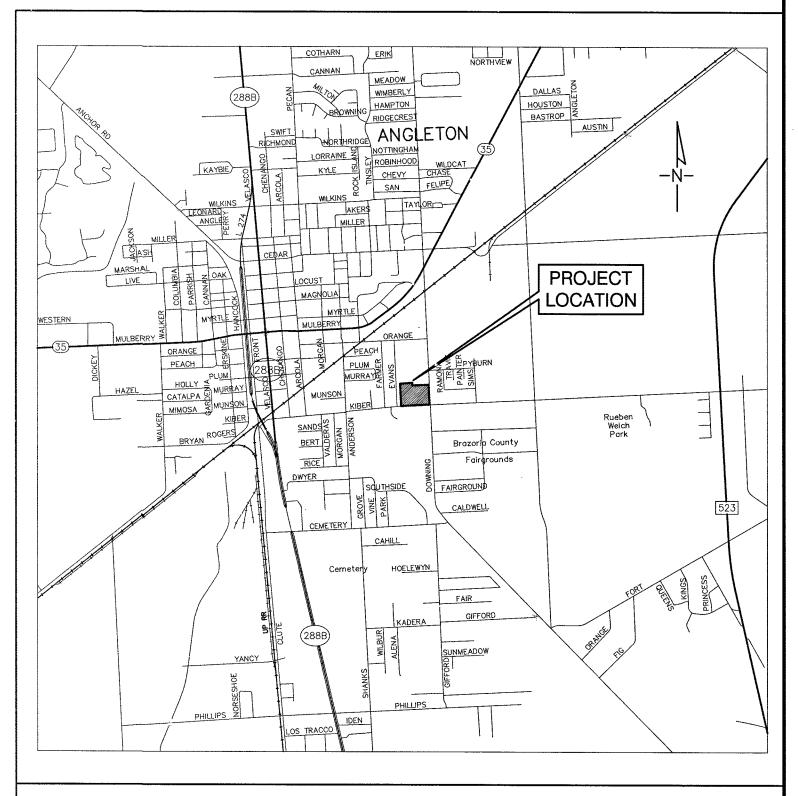








## GENERAL LOCATION MAP



# PROJECT/SITE INFORMATION

PROJECT NAME: KIBER RESERVE (PHASE II) PROJECT ADDRESS/LOCATION: W. SIDE OF DOWLING STREET AND N. SIDE OF KIBER STREET

STATE: TX. ZIP CODE: 77515 CITY: ANGLETON LATITUDE: 95°29'09.5" LONGITUDE: 29°09'40.4" COUNTY: BRAZORIA NAME OF RECEIVING WATERS: GULF OF MEXICO

MONTH/DAY/YEAR MONTH/DAY/YEAR ESTIMATED CONSTRUCTION START DATE ESTIMATED COMPLETION DATE ESTIMATE OF AREA TO BE DISTURBED: 7.95 ACRES

02/01/2022

ESTIMATE OF LIKELYHOOD OF DISCHARGE: ☐ UNLIKELY ONCE PER WEEK ☐ CONTINUAL

☐ ONCE PER DAY

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

> ⊠ NO ☐ YES

M ONCE PER MONTH

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.

> (b) □ (d) □

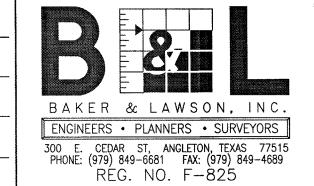
SWPPP LAYOUT (PHASE II)

02/01/2023

EXTENSION OF FABRIC INTO TRENCH -4-24 INCHES GENERAL NOTES:

1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION. 4. BACKFILL AND COMPACT THE EXCAVATED SOIL. 2. REMOVIDE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS SECTION (A) 3 PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERAL FOR BAGS. USE ONLY. PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS, SALT, ALKALI, DIRT, CLAY, LOAM, SHALE, OR FLAKY MATERIALS, OR ORGANIC AND PLAN 4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE—THIRD THE HEIGHT OF THE BARRIER. SILT FENCE PROTECTION BARRIER INLET PROTECTION BARRIERS FOR STAGE II INLETS ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH EXTENSION OF FABRIC FILTER FABRIC FILTER FABRIE LEGEND SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION 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. 2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND. HYDROMULCH SEED WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED. FILTER FABRIC FENCE

DESIGNED MS DRAWN BT CHECKED APPROVED NO. DATE DESCRIPTION REVISIONS





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

**CHARLES VON SCHMIDT** WATERSTONE DEVELOPMENT GROUP 185 CEDAR POINT DRIVE LIVINGSTON, TX 77351 936-646-6767

OWNER:

1" = 100' PROFILE: HORIZONTAL: VERTICAL:

KIBER RESERVE (PHASE II) A 7.95 AC, 45-LOT SUBDIVISION ANGLETON, TEXAS 77515

1. SITE DESCRIPTION	2. CONTROLS			
A. NATURE OF THE CONSTRUCTION ACTIVITY:  KIBER RESERVE (PHASE II) SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING	NARRATIVE — SEQUENCE OF CONSTRUCTION ACTIVED DURING CONSTRUCTION	TIES AND APPROPRIATE CONTROL MEASURES	C. OTHER CONTROLS	
7.95 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 45 LOTS (50' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS,	THE ORDER OF CONSTRUCTION WILL BEGIN WITH ST WORK AREA.	RIPPING OF ALL VEGETATION FROM THE	THE UNITED STATES, EXC	CLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF EPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF
CONCRETE ROADWAYS WITH CURBS. THE DETENTION POND HAS BEEN EXCAVATED AND MATERIALS SPREAD ON SITE.	1. INSTALL SILT FENCE AROUND THE PERIMETER O		THE CLEAN WATER ACT.	
	PAVED. REMOVED VEGETATION TO BE STOCKPILED			WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY
B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	2. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES. INSTALL INLET PROTECTION		MANAGEMENT REGULATION	R. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE  IS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE  PPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE
STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER.  THIS MATERIAL WILL BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD ON  DEVELOPED LOTS AFTER FINAL GRADING. UTILITY AND STORM SEWER CONSTRUCTION WILL	3. ROADWAY EXCAVATION, LIME STABILIZATION AND UNDERGROUND UTILITY AND STORM SEWER CONSTRU		BURIED ON SITE.	
REQUIRE TRENCHING. EXCAVATION FOR ROADWAY SUBGRADE WILL INVOLVE SPREADING EXCAVATED MATERIAL ON ADJACENT LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE	4. AS SOON AS CONCRETE CURBS ARE INSTALLED REINFORCED FILTER FABRIC BEHIND ALL CURBS.	PLACE 18" WIDE SOLID SOD OR	HAZARDOUS WASTE (INCL	UDING SPILL REPORTING): AT A MINIMUM, ANY PRODUCTS IN THE
STREET GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE	5. ALL SEEDED AND FERTILIZED AREAS TO BE IRRIG	ATED TO ENSURE GROWTH.	ASPHALT PRODUCTS, PE	ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS,  ROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION,  COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY
USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG KIBER STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.			BE HAZARDOUS, THE SP	LL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.
C. TOTAL PROJECT AREA: 7.95 ACRES	A FROSION AND SEDIMENT CONTROLS: FROSION A	AID CEDIMENT CONTROL C CHALL DETAIN	SANITARY WASTE: PORTA	BLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED
D. TOTAL AREA TO BE DISTURBED: 7.95 ACRES	A. EROSION AND SEDIMENT CONTROLS: EROSION A SEDIMENT ON SITE TO THE EXTENT PRACTICABLE.	CONTROL MEASURES SHALL BE INSTALLED	SANITARY WASTE MANAGE	
WEIGHTED RUNOFF COEFFICIENT (BEFORE CONSTRUCTION): 0.65	AND MAINTAINED IN ACCORDANCE WITH MANUFACTURAND GOOD ENGINEERING PRACTICES. OFFSITE SELECT AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE	IMENT ACCUMULATIONS MUST BE REMOVED		
E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE	FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS 150%. LITTER, CONSTRUCTION DEBRIS, AND CONST		OFFSITE VEHICLE TRACKII	NG SHALL BE MINIMIZED BY:
SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR;	WALL SHALL BE PREVENTED FROM BECOMING A POIDISCHARGES.	LUTANT SOURCE FOR STORM WATER	X HAUL TRUCKS TO BE X EXCESS DIRT ON RO	NED FOR DUST CONTROL LOADED  COVERED WITH TARPAULIN  AD REMOVED DAILY STABILIZED
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.	SOIL STABILIZATION PRACTICES:	OWNER/ GENERAL DEVELOPER CNTRTR. BUILDER OTHER	CONSTRUCTION ENTR	VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED
	TEMPORARY SEEDING  PERMANENT PLANTING, SODDING, OR SEEDING  MULCHING— WHERE INDICATED	X		UIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR
F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:	SOIL RETENTION BLANKET  VEGETATIVE BUFFER STRIPS			
	PRESERVATION OF NATURAL RESOURCES OTHER:		REMARKS: ALL OPERATIO  CONTROL THE AMOUNTS	NS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL
	THE FOLLOWING RECORDS SHALL BE MAINTAINED	AND ATTACHED TO THIS SWPPP:	AREAS SHALL NOT BE L STAGING AREAS AND VEH	OCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION HICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE
	DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, E	ATES WHEN CONSTRUCTION ACTIVITIES	CONTRACTOR IN A MANN	ER TO MINIMIZE THE RUNOFF OF POLLUTANTS.
G. NAME OF RECEIVING WATERS:  RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION  POND. THE POND OUTFALLS INTO ROADSIDE DITCH ON DOWNING STREET. DOWNING STREET	STABILIZATION MEASURES ARE INITIATED.			
OUTFALLS TO BASTROP BAYOU AND THEN TO THE GULF OF MEXICO.		OWNER/ GENERAL	3. MAINTENANCE	
	STRUCTURAL PRACTICES:  REINFORCED SILT FENCES	DEVELOPER CNTRTR. BUILDER OTHER	CONDITION. IF A REPAIL	IENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING R IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE,
AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE	ROCK BERMS		PREVENT FURTHER DAMA	WEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO  GE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS  OLLOWED BY DEVICES REDUTEDING STORM SEWER INLETS
SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.	DIVERSION, INTERCEPTOR, OR PERIMETER DIKES DIVERSION, INTERCEPTOR, OR PERIMETER SWALES			OLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS
NONE	DIVERSION DIKE AND SWALE COMBINATIONS PIPE SLOPE DRAINS			
	ROCK BEDDING AT CONSTRUCTION EXIT TIMBER MATTING AT CONSTRUCTION EXIT	X	4. INSPECTION	
	SEDIMENT TRAPS SEDIMENT BASINS		AFTER EVERY ONE-HALF	PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL
	STORM INLET PROTECTION  STONE OUTLET STRUCTURES	X		AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.
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	OTHER:			
FROM CONSTRUCTION ACTIVITIES IN REGION 6.  I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY			5. NON-STORMW	ATER DISCHARGES
TO THE CONSTRUCTION ACTIVITY:	B. STORM WATER MANAGEMENT MEASURES INSTALLE POLLUTANTS IN STORM WATER DISCHARGES THAT		FIRE HYDRANT FLUSI  X BUILDING WASHDOWN	WITHOUT DETERGENTS
NONE	CURBS & GUTTERS STORM SEWERS		X CONDENSATE UNCONTAMINATED GR	
J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:			UNCONTAMINATED FO	UNDATION DRAINS
NONE				
			,	
	anish.	OWNER:		
DESIGNED MS  DRAWN BT	The seal appearing on this document was authorized by	CHARLES VON SCHMIDT	PLAN:	KIBER RESERVE (PHASE II)
20 ADDED CONSTRUCTION EXIT  CHECKED  BAKER & LAWSON, INC.	MIGUELANGEL A. SAUCEDA P.E. 121992	ATERSTONE DEVELOPMENT GROUP  185 CEDAR POINT DRIVE	PROFILE:  HORIZONTAL:	A 7.95 AC, 45-LOT SUBDIVISION SWPPP
ENGINEERS • PLANNERS • SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS     SURVEYORS   SURVEYORS     SURVEYORS   SURVE	To the course to the state of t	LIVINGSTON, TX 77351 936-646-6767	VERTICAL:	ANGLETON, TEXAS 77515

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689

REG. NO. F-825

1 9/23/20

NO. DATE

PROJECT NO. 13499

SWPPP NARRATIVE

A-14 A-15 A-16	Curb Curb Curb	5.00 5.00 5.00	n/a n n/a n	i/a i/a i/a	4. 6.	090 666 847	6.26 6.26 6.71	61 ( L8 (	).435 ).411 ).510	10.7	70 10. 40 12.	70 40
4-17 	Curb	5.00 		/a 		847 	6.71		).510 	12.4	40 12.	40
				===				user		 Additi	====== ional	 Total
I.D.	Type C	-Value	Dr.Area (acres)		Tc (min)		n/hr)	Suppl cfs			Node fs)	Disch. (cfs)
 A-1	Curb	0.600	1.47		15.13		 0.06	0.00	00		0.00	8.873
A-2 A-3	Curb Curb	0.600 0.600	0.74 2.94		15.00 16.33		0.10 9.71	0.00			0.00 0.00	4.484 17.123
A-4	Curb	0.600	0.74		15.00		0.10	0.00			0.00	4.484
A-5	Curb	0.600	0.72		15.00		0.10	0.00			0.00	4.363
A-6 A-7	Curb Curb	0.600 0.600	1.45 0.72		15.19 15.00		0.04 0.10	0.00			0.00 0.00	8.735 4.363
A-8	Curb	0.600	2.90	)	16.42	2	9.68	0.00	00	(	0.00	16.849
A-9 A-10	Curb Curb	0.600 0.600	3.70 7.36		16.51 17.08		9.66 9.50	0.00			0.00 0.00	21.444 41.972
A-11	Curb	0.600	0.78	3	15.00	) 1	0.10	0.00	00	(	0.00	4.726
A-12	Curb Curb	0.600 0.600	8.98 0.78		17.77 15.00		9.32 0.10	0.00			0.00 0.00	50.236 4.726
A-13 A-14	Curb	0.600	10.60		18.72		9.09	0.00			0.00	57.811
A-15	Curb	0.600	11.37		19.41		8.93	0.00			0.00	60.915
A-16 A-17	Curb Curb	0.600 0.600	1.13 13.63		15.00 19.83		0.10 8.83	0.00			0.00 0.00	6.847 72.248
MH-1	CircMh	0.600	13.63	}	19.83	3	8.83	0.00	00	(	0.00	72.248
MH-3 MH-4	CircMh CircMh	0.600 0.600	1.47 12.50		15.13 19.80		0.06 8.84	0.00			0.00 0.00	8.873 66.309
OUT	Outlt	0.600	13.63		19.83		8.83	0.00			0.00	72.248
	A-2 A-1	1	9.21	ft) 19. 18		Circ	1 0.0	00 1.5	50		0.32	
	A-1 MH- A-4 A-3		9.12 8.67	18. 18.		Circ Circ				256.00 28.00	0.20 0.29	$0.01 \\ 0.01$
	A-3 A-9	1	8.59	18.	43	Circ	1 0.0	00 2.0	00	56.00	0.29	0.01
	A-5 A-6 A-6 A-8		8.44 8.31	18. 17.		Circ :				42.00 266.00	0.31	$0.01 \\ 0.01$
7	A-7 A-8	1	7.86	17.	78	Circ	1 0.0	00 1.5	50	28.00	0.29	0.01
8 9	A-8 A-1 A-9 A-1		7.78 8.43	17. 17.		Circ Circ				56.00 204.00		$0.01 \\ 0.01$
10	A-10 A-1	2 1	7.61	17.	12	Circ	1 0.0	00 3.0	00	248.00	0.20	0.01
	A-11 A-1 A-12 A-1		7.20 7.12	17. 16.		Circ Circ				28.00 298.00		$0.01 \\ 0.01$
13	A-13 A-1	4 1	6.60	16.	52	Circ	1 0.0	00 1.	50	28.00	0.29	0.01
14 15	A-14 A-1 A-15 MH-		6.52 6.02	16. 15.		Circ Circ				248.00 148.00		$0.01 \\ 0.01$
16	A-16 MH-	4 1	5.77	15.	73	Circ	1 0.0	00 1.	50	12.00	0.33	0.01
17 18	A-17 MH- MH-1 OUT		5.70 5.46	15. 15.		Circ Circ				120.00 72.00		$0.01 \\ 0.01$
19	MH-3 A-3	1	8.61	18.	59	Circ	1 0.0	00 2.0	00	10.00	0.20	0.01
20 	MH-4 A-1	.7 1 	5.73 	15.	70 	Circ 	1 0.0	00 4.0	00 	12.00	0.25	0.01
	eyance Hydr											
	Hydraulic					pth		veloc				Jun
Run#	US Elev (ft)	(ft)	Fr.Slo (%)	ope 	(ft)	(ft) 	(		(f/s)	) (cfs		
1 2	25.23 25.18	25.18 24.79			0.97 1.44	1.5 2.0	0	3.70 3.67	2.54			
3	24.82 24.77	24.77	0.182		1.01	1.5	0	3.55 5.45	2.54 5.4			
4 5	24.77 24.67	24.45 24.60			2.00 0.96	1.5	0	3.65	2.47	4.3	6 5.84	1 0.00
6	24.60	24.21	0.149		1.44	2.0	0	3.61	2.78	8.7	3 10.10	
7 8	24.25 24.21	24.21 23.90			0.98 2.00		0	3.55 5.36	2.47 5.30	5 16.8		7 0.00
9	24.45	23.90	0.273		1.72	2.5	0	5.96	4.37	7 21.4	4 26.0	1 0.00
10 11	23.90 22.97	22.91 22.91			3.00 1.05			5.94 3.56	5.9 <sup>4</sup> 2.67			
12	22.91	22.17	0.249		3.50	3.5	0	5.22	5.22	2 50.2	4 45.1	5 0.00
13 14	22.23 22.17	22.17 21.35			1.05 3.50	1.5 3.5		3.56 6.01	2.67 6.03			
15	21.35	20.81	0.366		3.50	3.5	0	6.33	6.33	3 60.9	1 44.5	4 0.00
16 17	20.86 20.79	20.81 20.48			1.50 3.25			3.87 6.61	3.87 5.75			
18	20.48	20.30	0.253		3.50	4.0	0	6.20	5.7	72.2	5 67.7	2 0.00
19 20	24.79 20.81	24.77 20.79			1.44 3.00			3.67 6.56	2.87 5.28			

4.00

Version 3.05, Jan. 25, 2002 Run @ 4/20/2020 9:20:29 AM OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

WinStorm (STORM DRAIN DESIGN)

DESIGN FREQUENCY : 5 Years

MEASUREMENT UNITS: ENGLISH

Sag Inlets Configuration Data.

Sag Inlets Computation Data.

A-19 Curb 0.600

Run# Node I.D.

Conveyance Configuration Data

Cumulative Junction Discharge Computations

I.D. Type C-Value Dr.Area Tc

A-18 Curb 0.600 1.07 15.00

Flowline Elev.

US DS

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

PROFILE:

HORIZONTAL:

Run# US Elev DS Elev Fr.Slope Unif. Actual Unif. Actual Q

ANALYSYS FREQUENCY: 100 Years

Runoff Computation for Design Frequency.

c Value Area Tc Tc Used

(acre) (min) (min)

1.07 15.00 15.00

1.01 15.00 15.00

(ft) (sf) (%) (%) (%)

A-18 Curb 5.00 n/a 0.50 2.00 0.50 2.00 0.014 1.50 0.50

Inlet Inlet Length Grate Total Q Inlet Total Ponded Width

A-18 Curb 5.00 n/a n/a 4.266 6.261 0.387 10.35 10.35

A-19 Curb 5.00 n/a n/a 4.026 6.261 0.373 10.15 10.15

Node Node Weighted Cumulat. Cumulat. Intens. User Additional

(acres) (min) (in/hr) cfs)

2.08 15.13 6.62 0.000

2.08 15.13 6.62 0.000

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Intensity

6.64

Perim Area Capacity Head Left Right

(ft) (ft) (sf) (cfs) (cfs) (ft) (ft) (ft)

ID Type Perim. Area Long Trans Long Trans n DeprW Allowed Elev.

A-19 Curb 5.00 n/a 0.50 2.00 0.50 2.00 0.014 1.50 0.50 26.00

Supply Q Total Q

(ft) (ft) (ft)

Supply Q in Node Disch.

Shape # Span Rise Length Slope n\_value

(ft) (ft) (ft) (%)

18.50 18.41 circ 1 0.00 1.50 28.00 0.32 0.013

18.41 18.09 Circ 1 0.00 2.00 160.00 0.20 0.011

(ft) (ft) (%) (ft) (f/s) (f/s) (cfs) (cfs) (ft)

20.50 20.45 0.165 0.94 1.50 3.67 2.41 4.27 5.96 0.000

20.45 20.30 0.095 1.22 2.00 4.12 2.63 8.26 11.96 0.000

(cfs)

0.00

(cfs)

8.258

0.00 8.258

4.026

(cfs)

0.000

0.000

PROJECT NAME: Untitled

PROJECT DESCRIPTION

TOR NUMBER

A-19 0.6

Runoff Computation for Analysis Frequency. ID C Value Area Tc Tc Used Intensity Supply Q Total Q (acre) (min) (min)

A-18 0.6 1.07 15.00 15.00 6.483 A-19 0.6 1.01 15.00 15.00 10.10 0.000 6.120 Sag Inlets Configuration Data.

Inlet Inlet Length/ Grate Left-Slope Right-Slope Gutter Depth Critic ID Type Perim. Area Long Trans Long Trans n DeprW Allowed Elev. (ft) (sf) (%) (%) (%) A-18 Curb 5.00 n/a 0.50 2.00 0.50 2.00 0.014 1.50 0.50 26.00 A-19 Curb 5.00 n/a 0.50 2.00 0.50 2.00 0.014 1.50 0.50 26.00 Sag Inlets Computation Data. Inlet Inlet Length/ Grate Left-Slope Right-Slope Gutter Depth Critic

Inlet Inlet Length Grate Total Q Inlet Total Ponded Width Perim Area Capacity Head Left Right (ft) (ft) (sf) (cfs) (cfs) (ft) (ft) A-18 Curb 5.00 n/a n/a 6.483 6.718 0.483 12.15 12.15 A-19 Curb 5.00 n/a n/a 6.120 6.261 0.492 11.85 11.85

Cumulative Junction Discharge Computations Node Node Weighted Cumulat. Cumulat. Intens. User Additional Total I.D. Type C-Value Dr.Area Tc Supply Q in Node Disch. (acres) (min) (in/hr) cfs) (cfs) 6.483 A-19 Curb 0.600 2.08 15.12 10.06 0.000 0.00 12.556 OUT Outlt 0.600 2.08 15.12 10.06 0.000

Conveyance Configuration Data Flowline Elev. Shape # Span Rise Length Slope n\_value US DS (ft) (ft) (ft) (ft) (ft) (%) 18.50 18.41 Circ 1 0.00 1.50 28.00 0.32 0.013 18.41 18.09 circ 1 0.00 2.00 160.00 0.20 0.011

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft) Run# US Elev DS Elev Fr.Slope Unif. Actual Unif. Actual Q Cap Loss (ft) (ft) (%) (ft) (f/s) (f/s) (cfs) (cfs) (ft) 20.76 20.65 0.381 1.41 1.50 3.77 3.67 6.48 5.96 0.000 20.65 20.30 0.220 1.75 2.00 4.31 4.00 12.56 11.96 0.000

NORMAL TERMINATION OF WINSTORM.

			DECIONED
			DESIGNED
			DRAWN BT
			CHECKED
NO.	DATE	DESCRIPTION APPROVED	CHECKED
			DATE

REVISIONS

BAKER & LAWSON, INC ENGINEERS • PLANNERS • SURVEYORS 300 E. CEDAR ST, ANGLETON, TEXAS 77515 PHONE: (979) 849-6681 FAX: (979) 849-4689

Perim Area

(ft) (sf)

n/a n/a

.605 n/a n/a 4.726

Capacity Head

(ft)

0.400

0.397

0.393

0.397

6.261 0.415 10.80 10.80

0.407 10.65 10.65

0.407 10.65 10.65

(cfs)

6.261

6.261

6.261

6.261

6.261

6.261

6.261

6.261

6.261

4.484

4.423

4.484 4.363

4.423

4.363

4.423

4.605

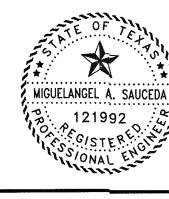
RÉG. NO. F-825

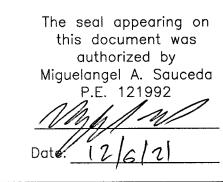
Sag Inlets Computation Data.

5.00

5.00

5.00



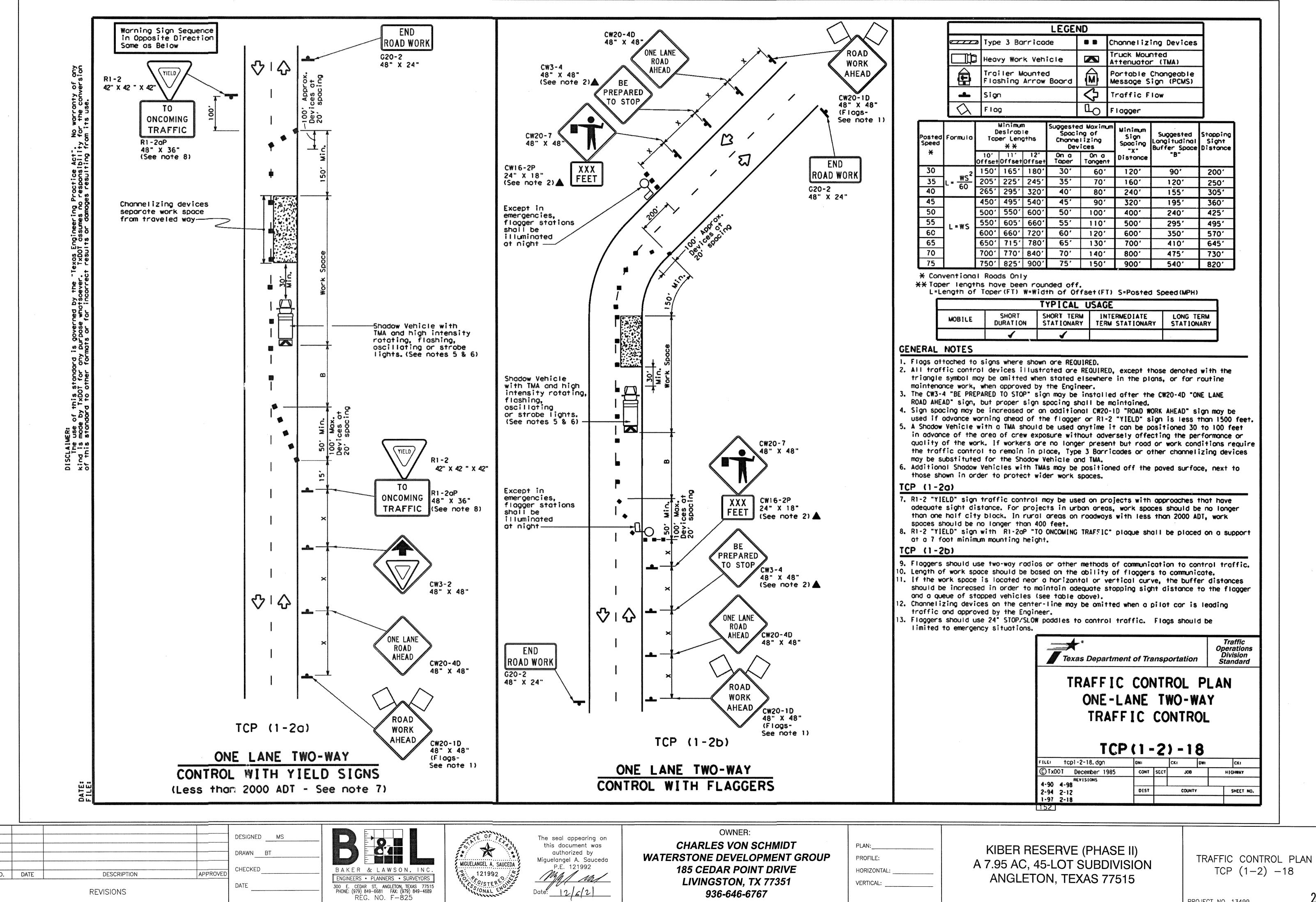


**CHARLES VON SCHMIDT** WATERSTONE DEVELOPMENT GROUP 185 CEDAR POINT DRIVE LIVINGSTON, TX 77351 936-646-6767

OWNER:

KIBER RESERVE (PHASE II) A 7.95 AC, 45-LOT SUBDIVISION ANGLETON, TEXAS 77515

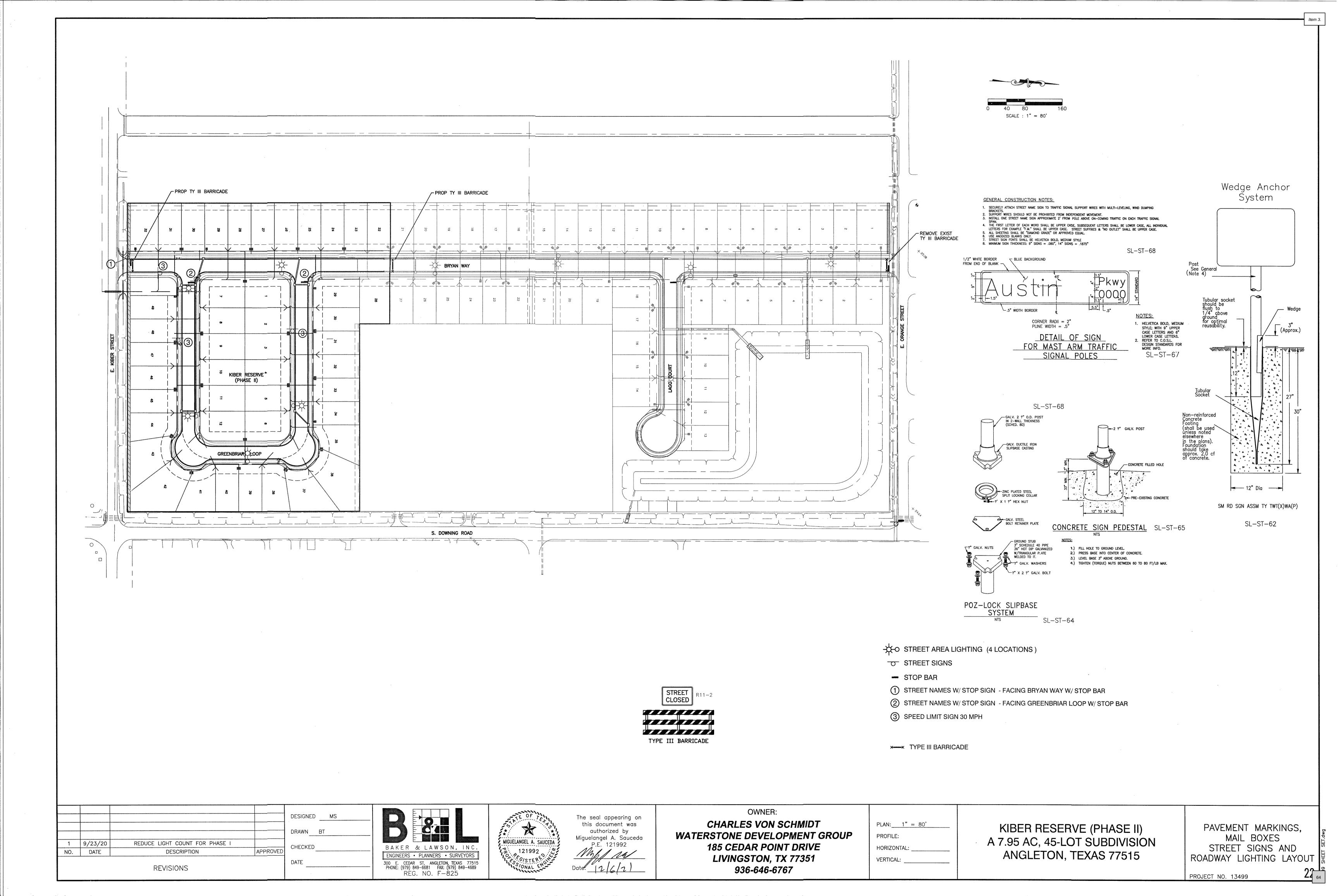
WINDSTORM DATA I-1 TO I-17 AND I-18 TO I-19

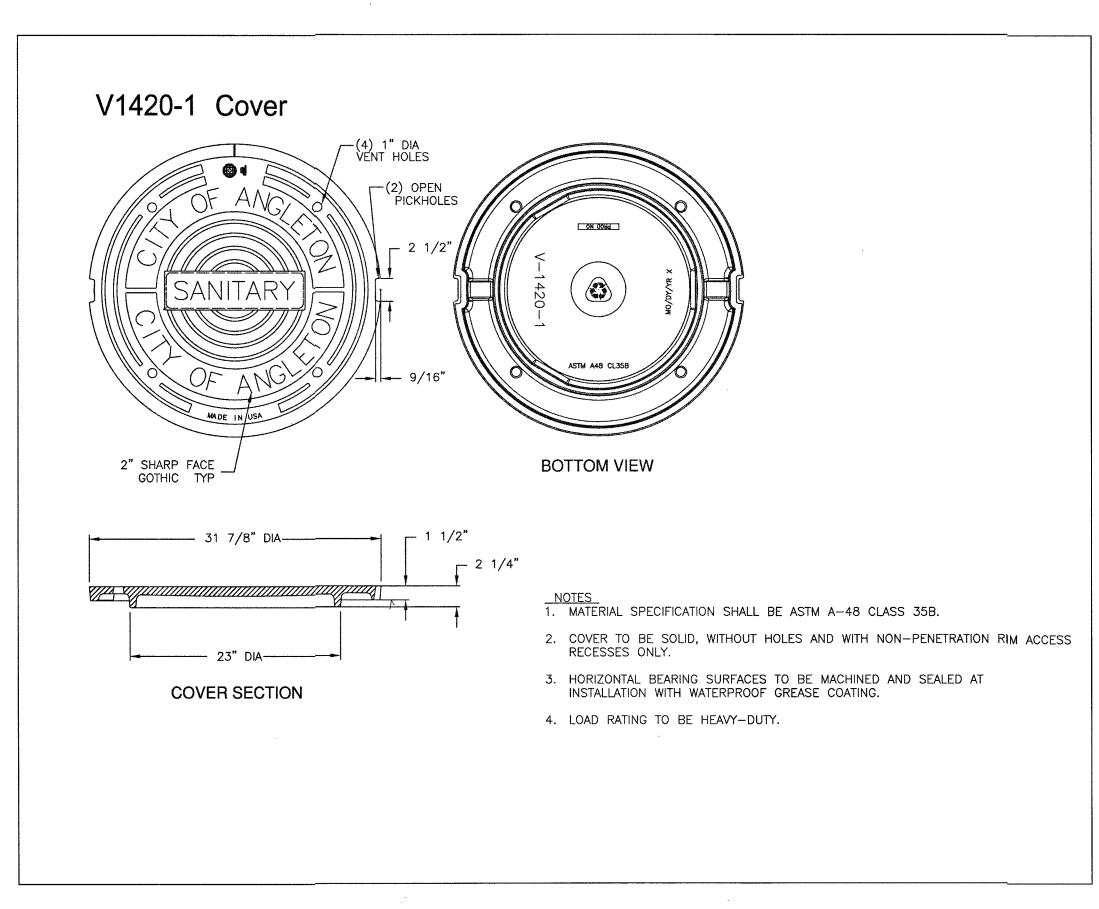


12/6/21

936-646-6767

REVISIONS





DESIGNED MS The seal appearing on this document was authorized by DRAWN BT Miguelangel A. Sauceda REVISED SLOPE PAVING DETAIL P.E. 121992 CHECKED BAKER & LAWSON, INC. Mys/ -MI DESCRIPTION APPROVED ENGINEERS • PLANNERS • SURVEYORS 300 E. CEDAR ST, ANGLETON, TEXAS 77515 PHONE: (979) 849-6681 FAX: (979) 849-4689 REG. NO. F-825 DATE REVISIONS

9/23/20

NO. DATE

OWNER:

CHARLES VON SCHMIDT

WATERSTONE DEVELOPMENT GROUP

185 CEDAR POINT DRIVE

LIVINGSTON, TX 77351

936-646-6767

PLAN: 1" = 60'

PROFILE:

HORIZONTAL: \_\_\_\_\_

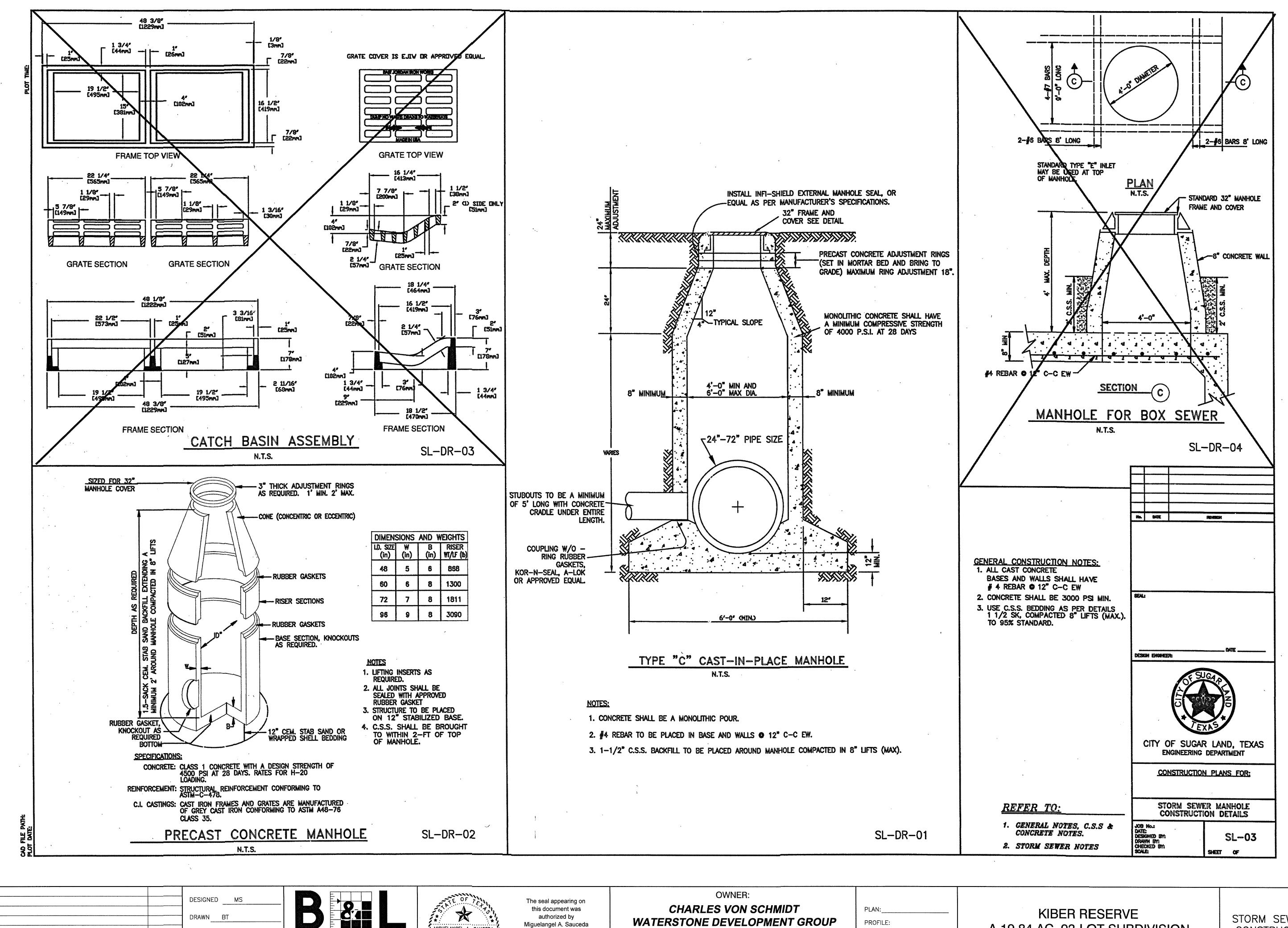
VERTICAL: \_\_\_\_\_

KIBER RESERVE (PHASE II) A 7.95 AC, 45-LOT SUBDIVISION ANGLETON, TEXAS 77515

MISCELLANEOUS DETAILS

PROJECT NO. 13499

23



DESIGNED MS

DRAWN BT

NO. DATE DESCRIPTION APPROVED

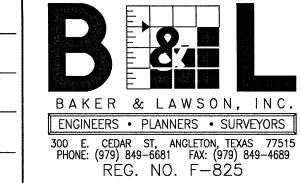
REVISIONS

DESIGNED MS

DRAWN BT

CHECKED

DATE



MIGUELANGEL A. SAUCEDA

121992

1055/ONAL ENGINEERING

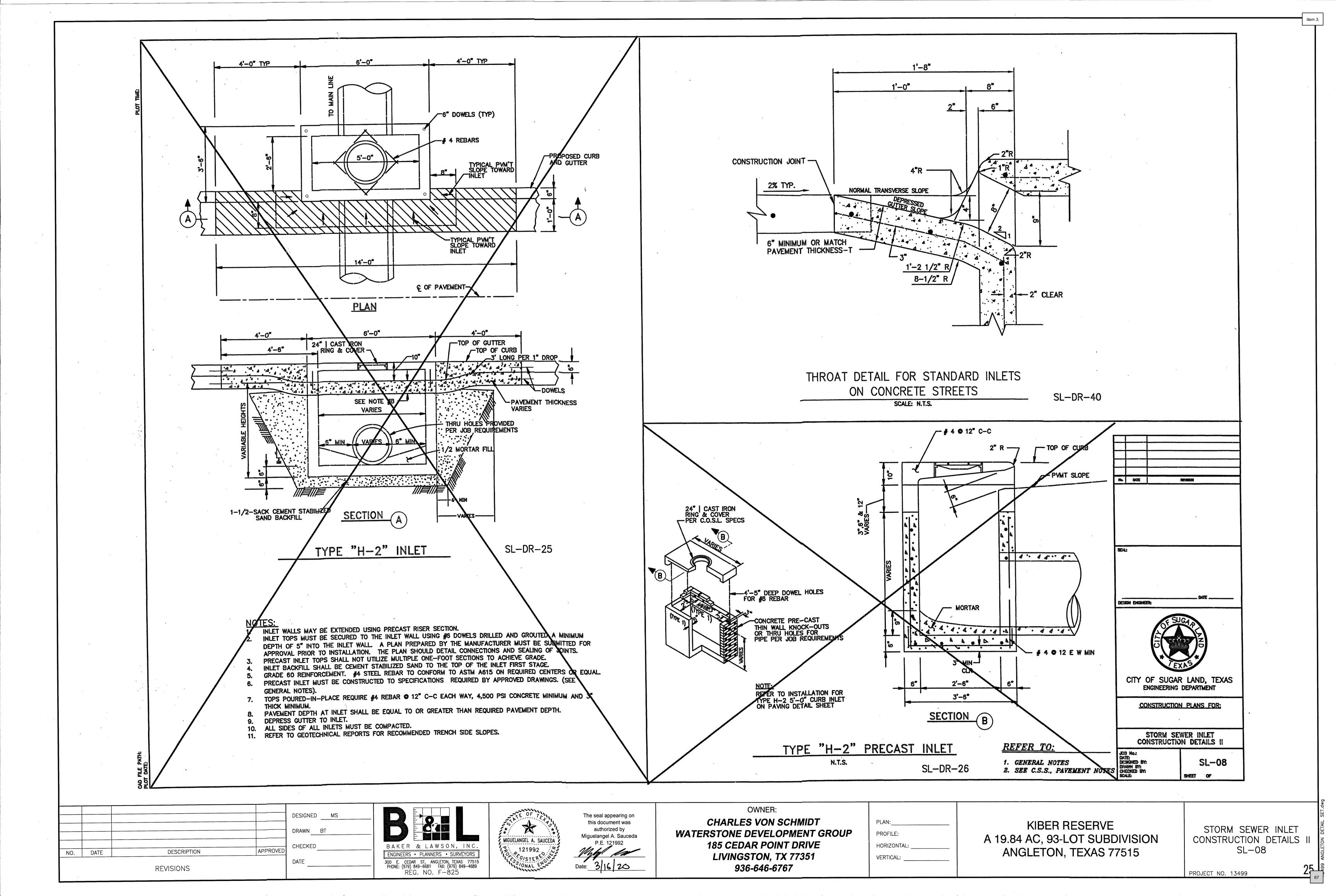
The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

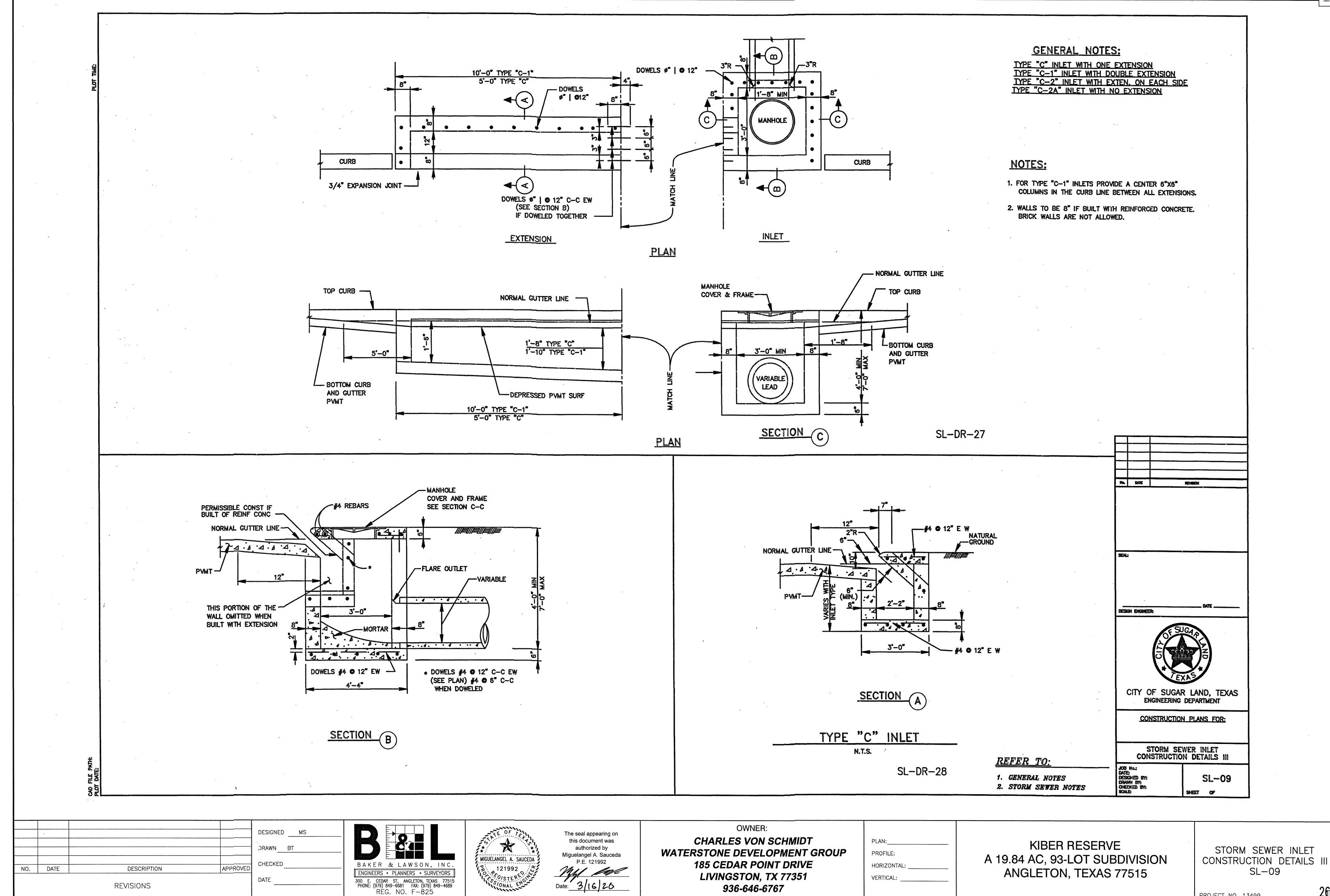
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

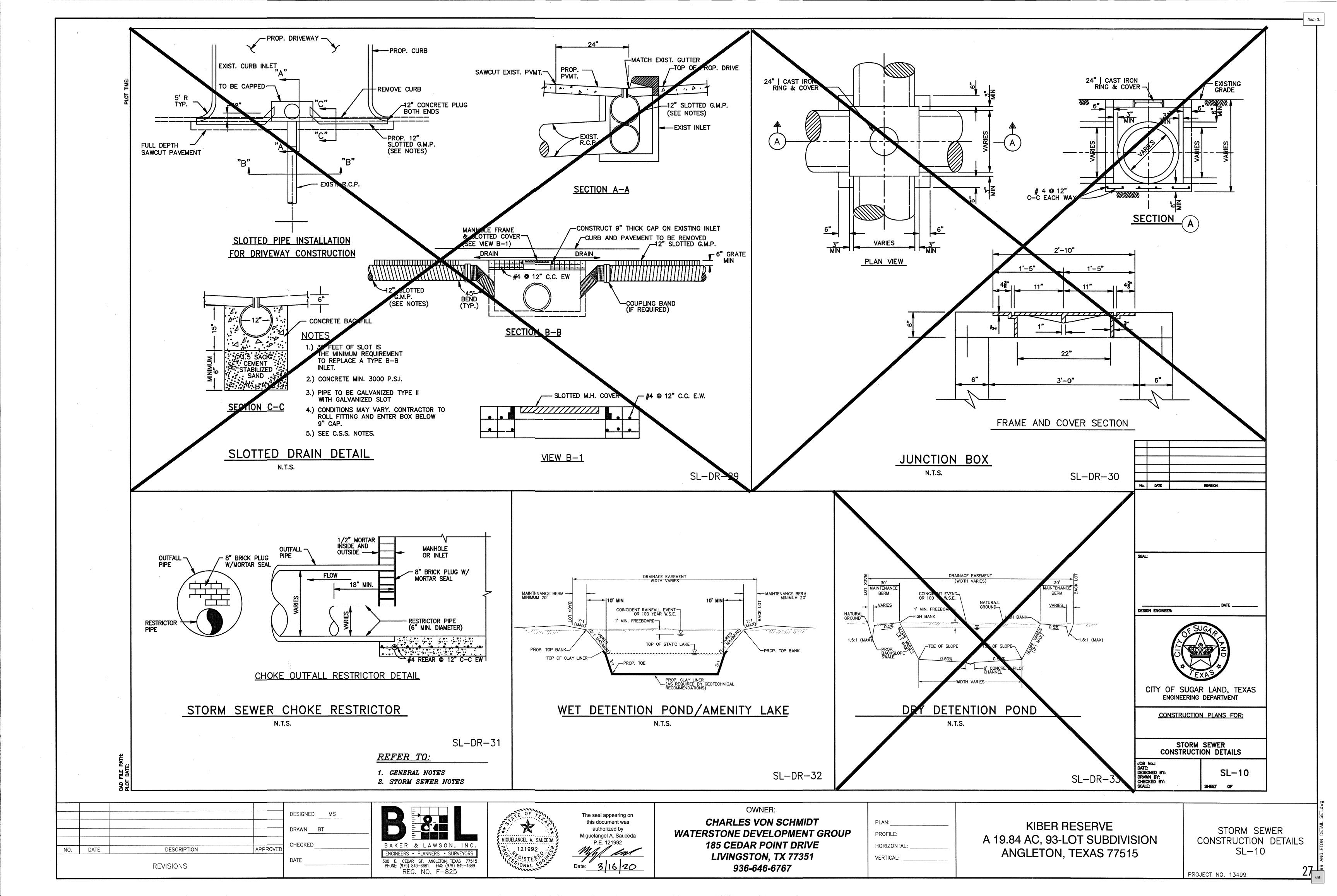
PLAN: \_\_\_\_\_\_PROFILE: HORIZONTAL: \_\_\_\_\_\_

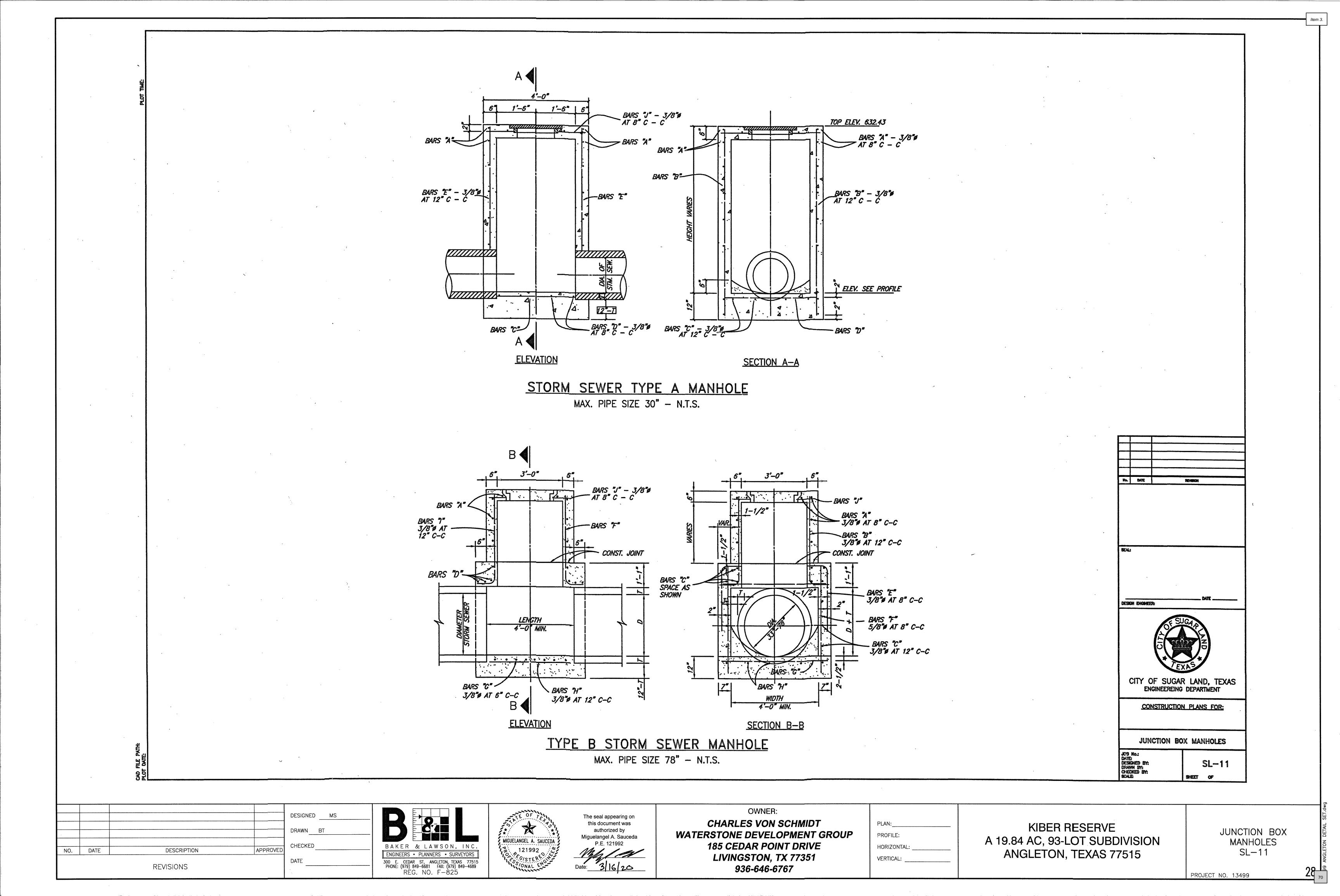
KIBER RESERVE A 19.84 AC, 93-LOT SUBDIVISION ANGLETON, TEXAS 77515

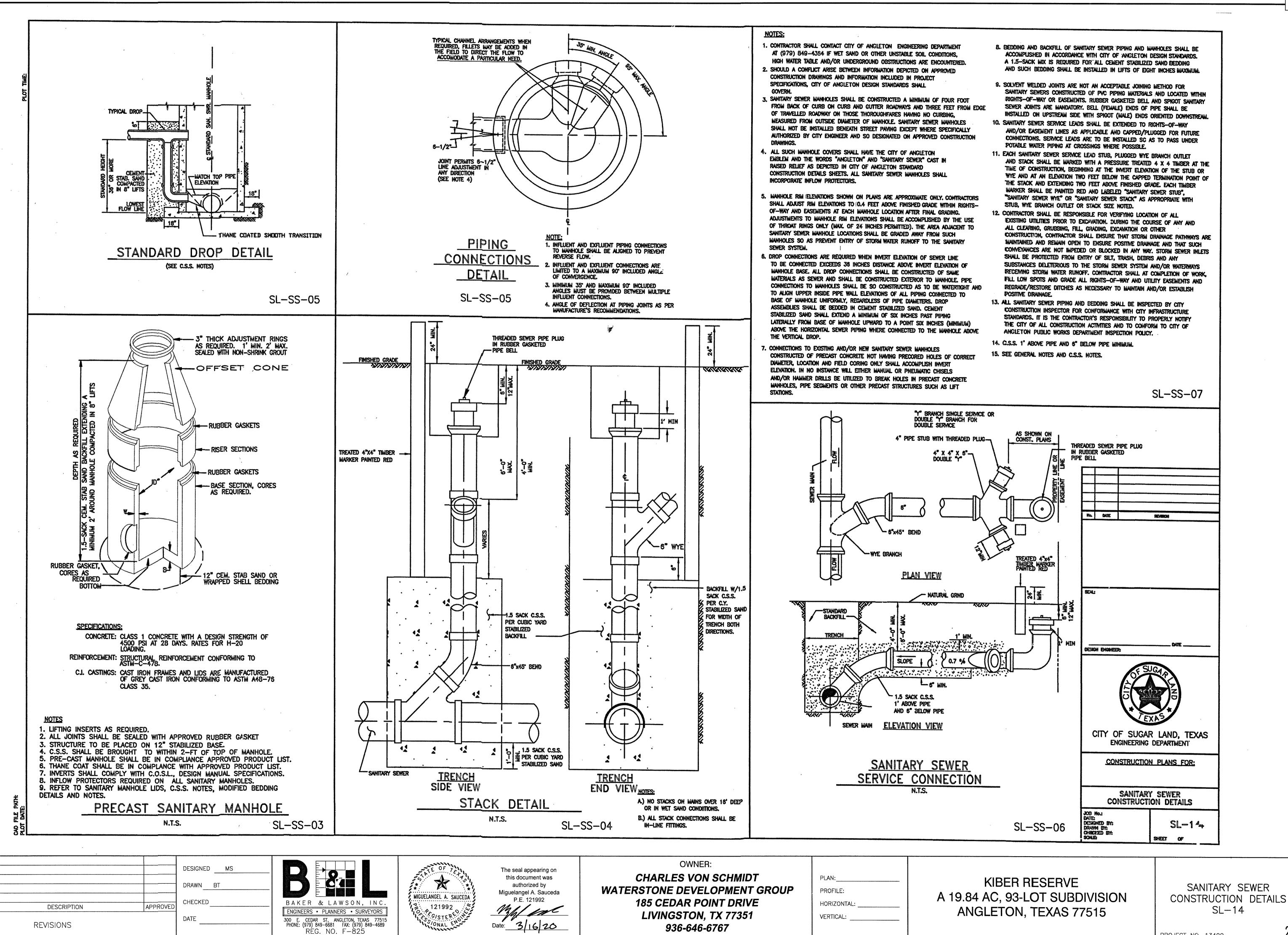
STORM SEWER MANHOLE CONSTRUCTION DETAILS SL-03





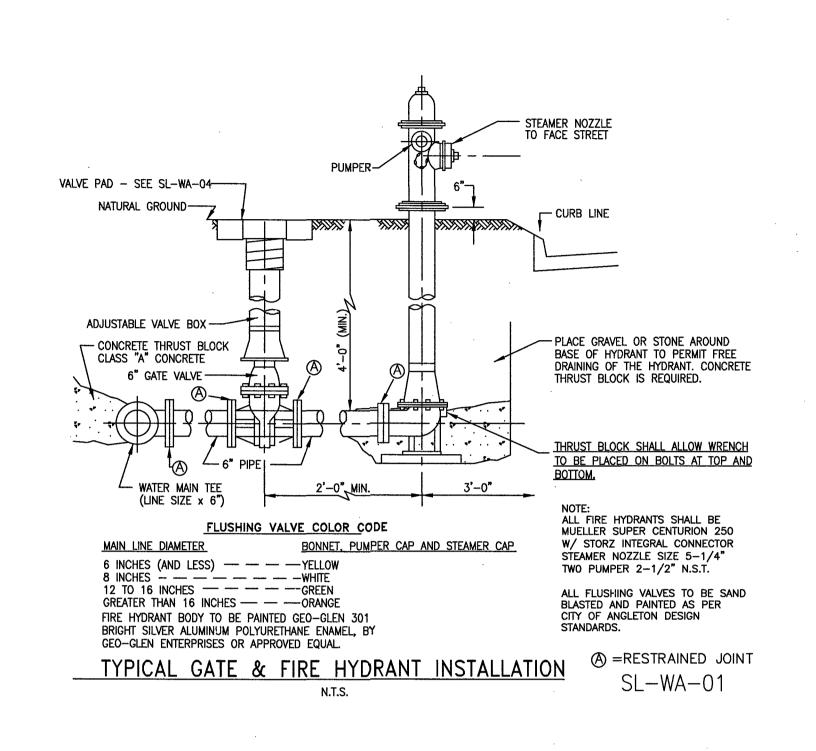


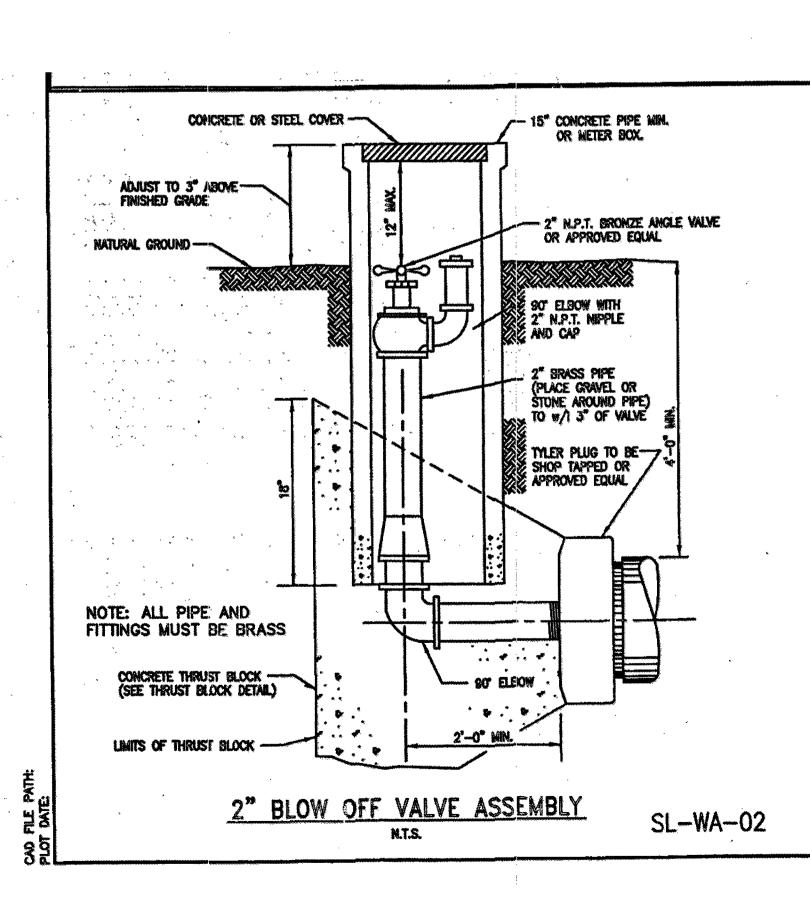


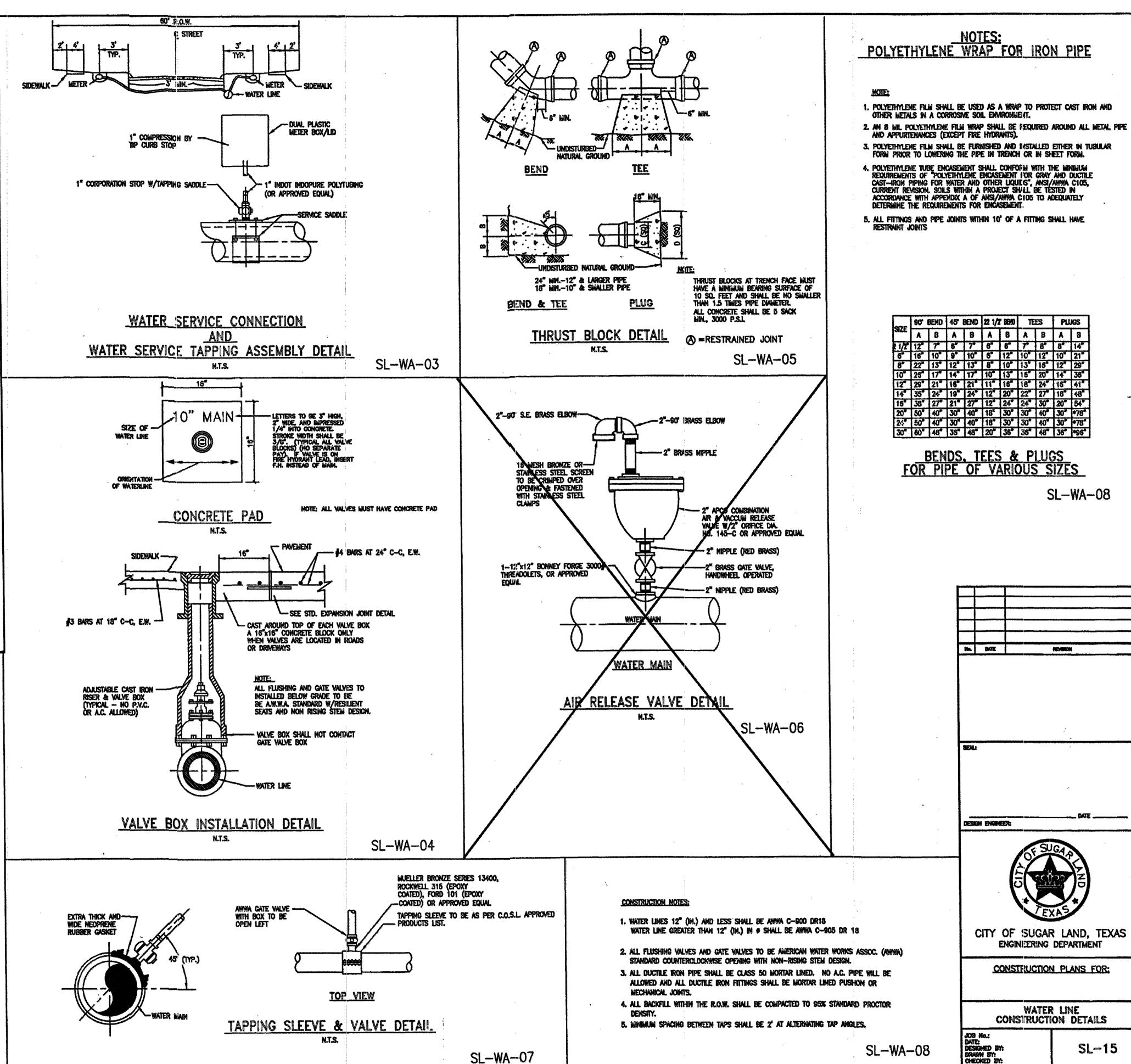


NO.

DATE

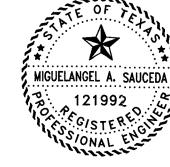






DESIGNED DRAWN BT CHECKED NO. DATE **DESCRIPTION** APPROVED DATE **REVISIONS** 





The seal appearing on this document was authorized by Miguelangel A. Sauceda Date: 4/28/26

P.E. 121992

OWNER: **CHARLES VON SCHMIDT** WATERSTONE DEVELOPMENT GROUP 185 CEDAR POINT DRIVE LIVINGSTON, TX 77351 936-646-6767

PROFILE: HORIZONTAL VERTICAL:

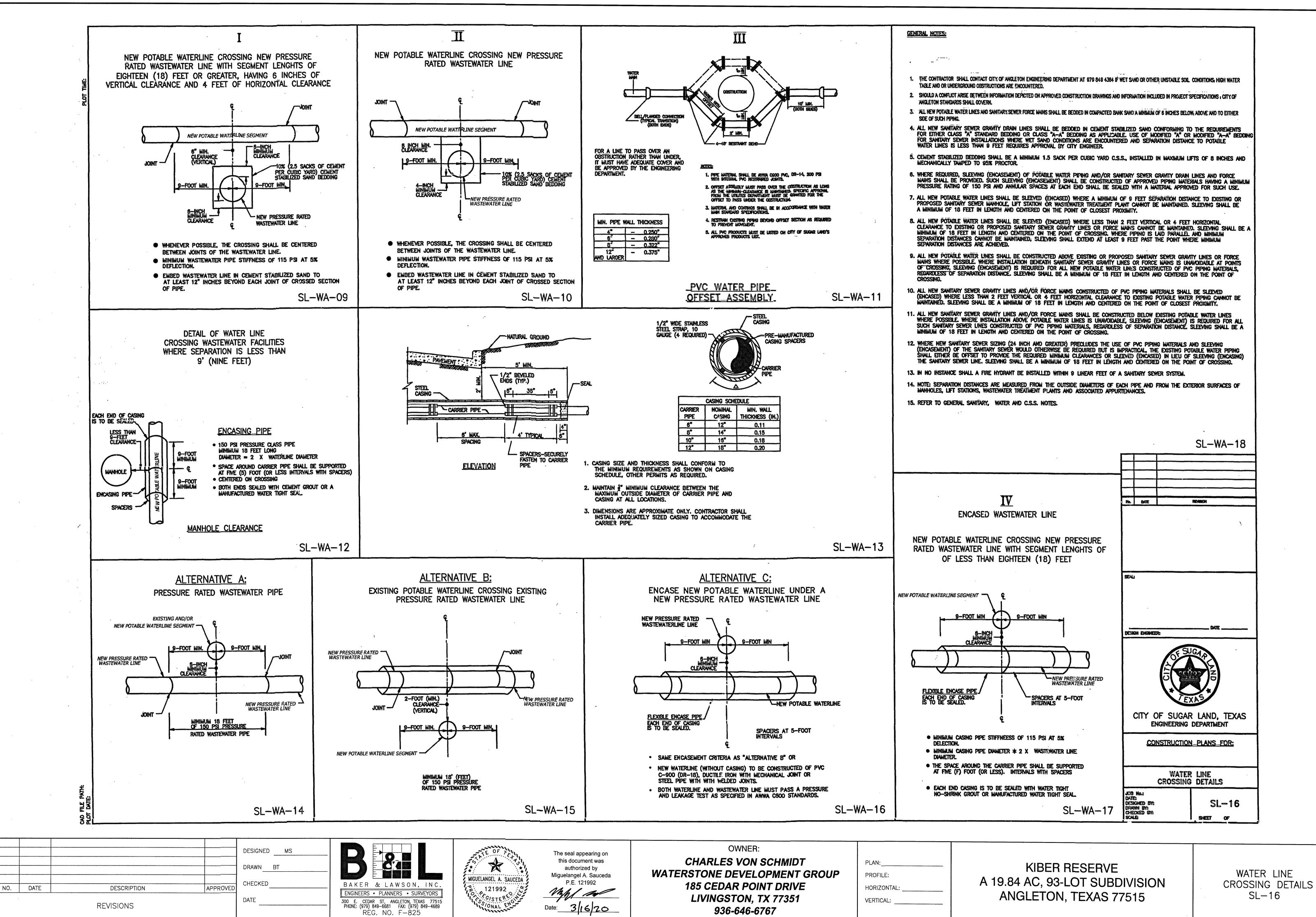
**KIBER RESERVE** A 19.84 AC, 93-LOT SUBDIVISION ANGLETON, TEXAS 77515

WATER LINE CONSTRUCTION DETAILS SL-15

Item 3.

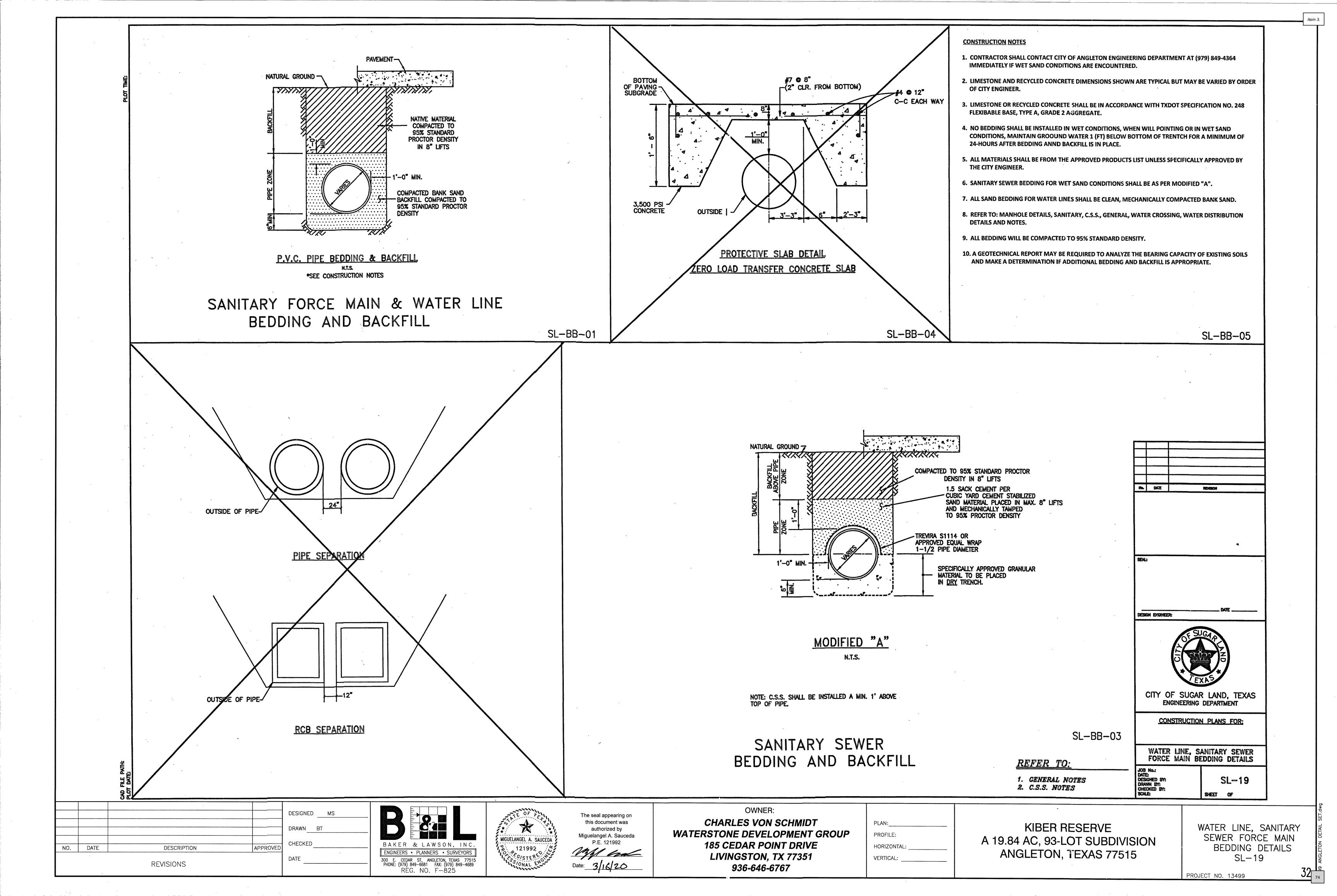
PROJECT NO. 13499

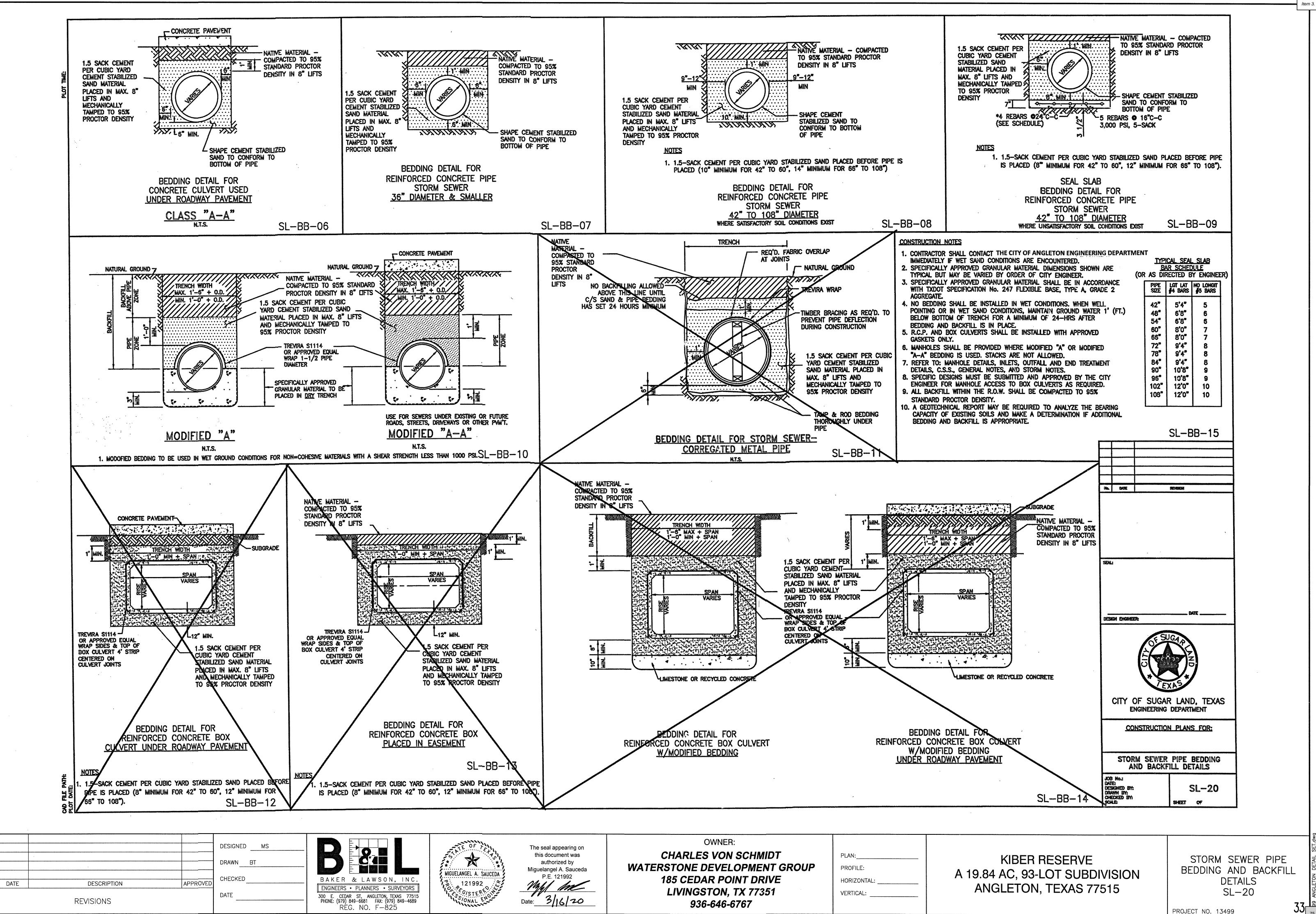
SHEET OF



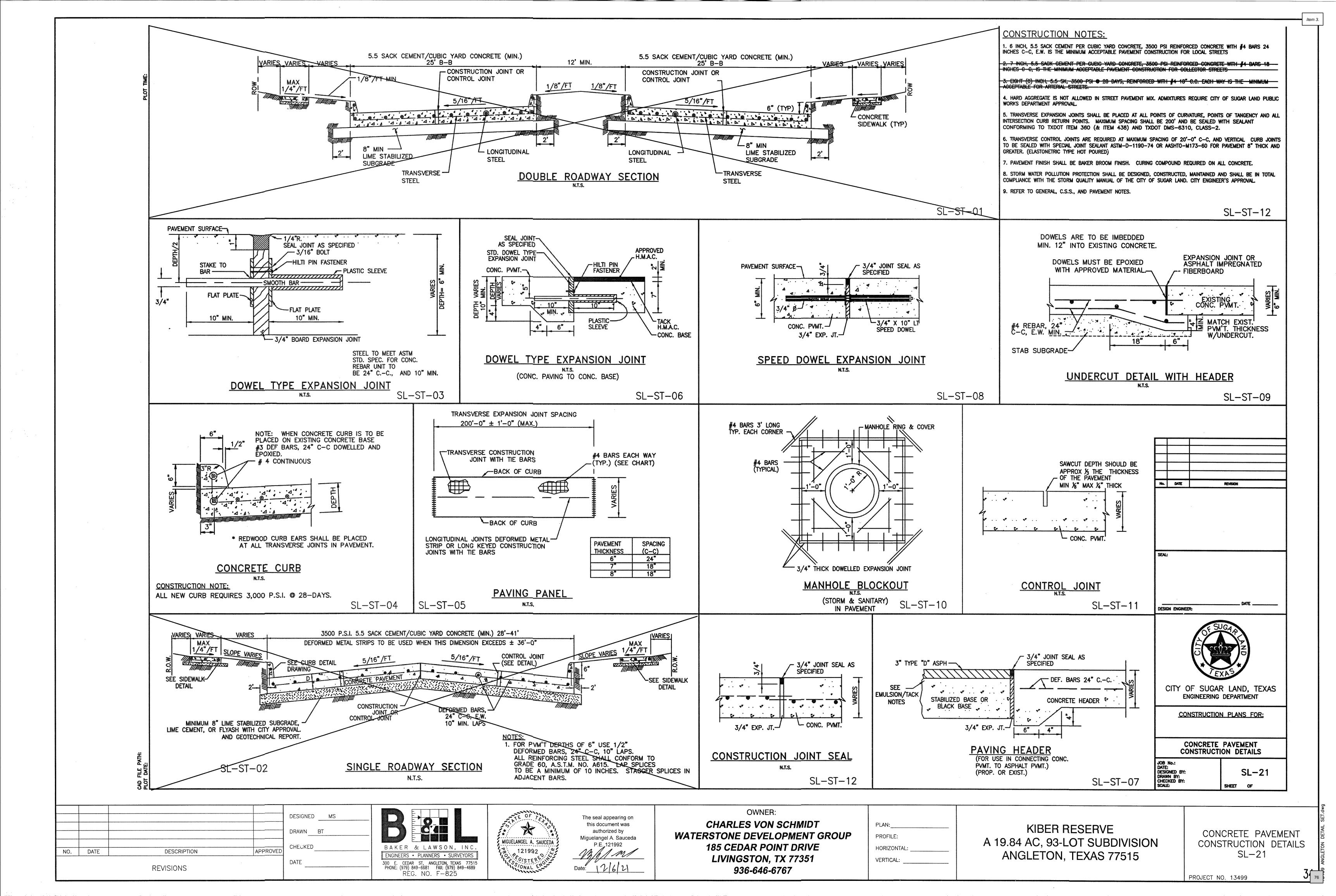
PROJECT NO. 13499

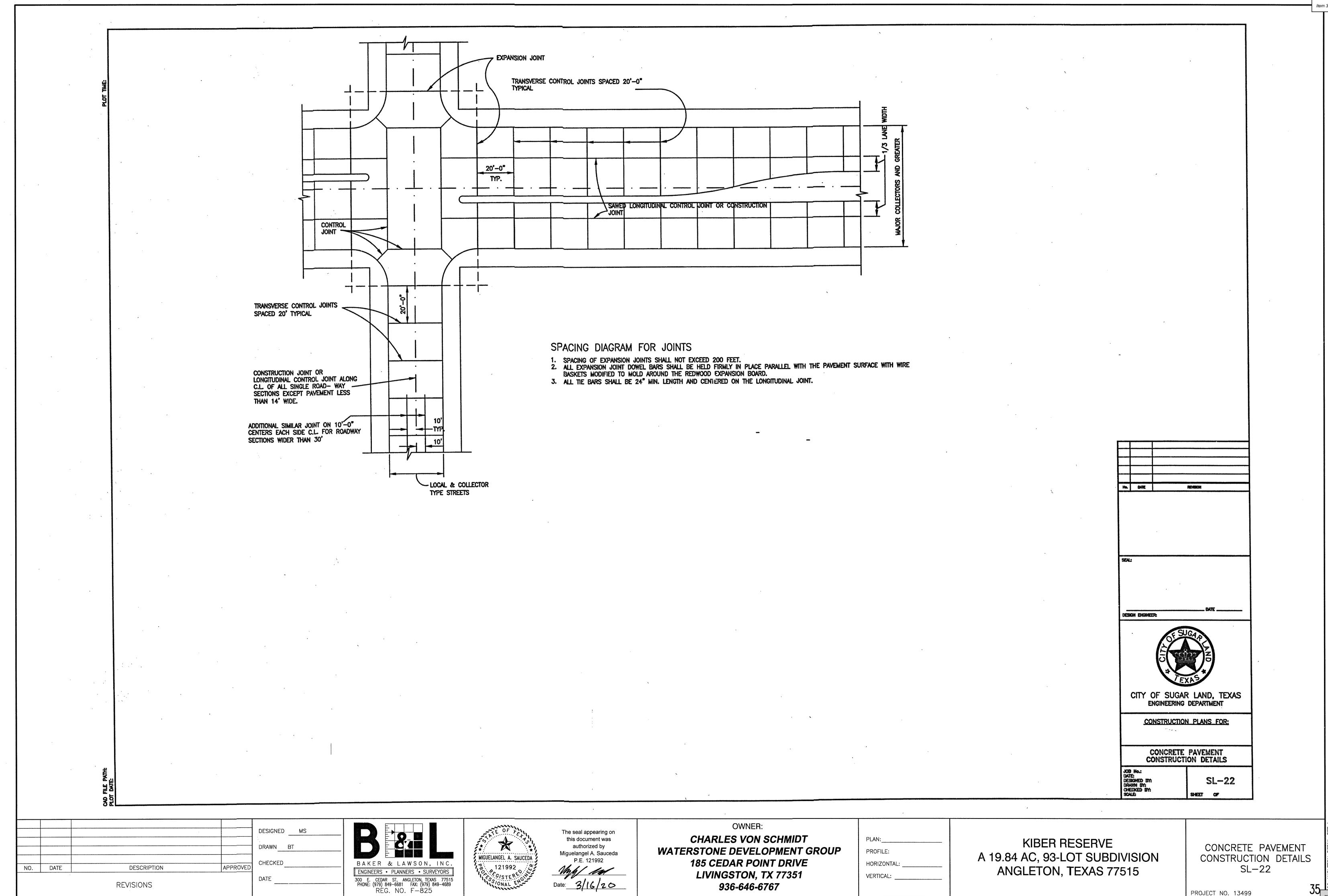
Item 3.

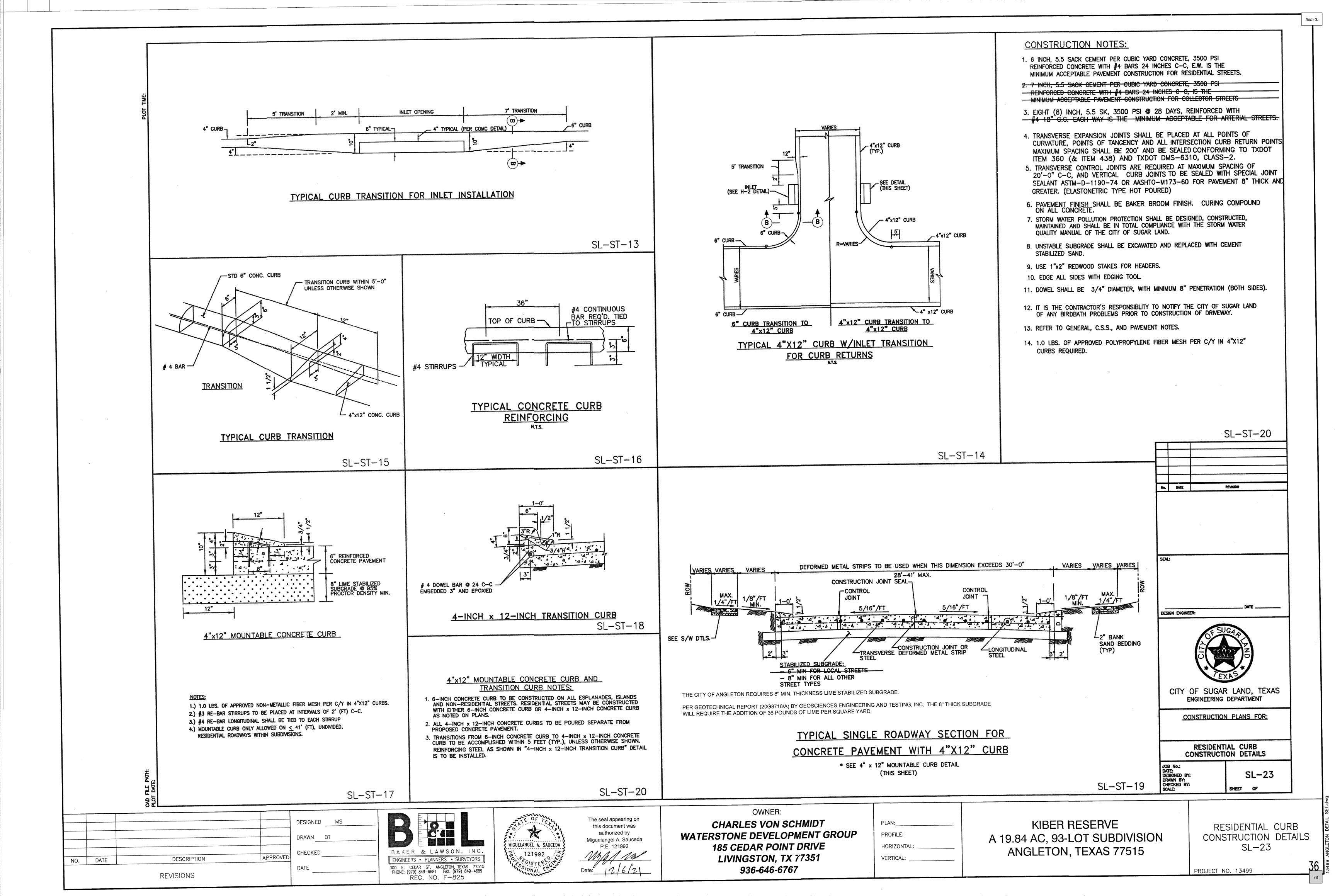


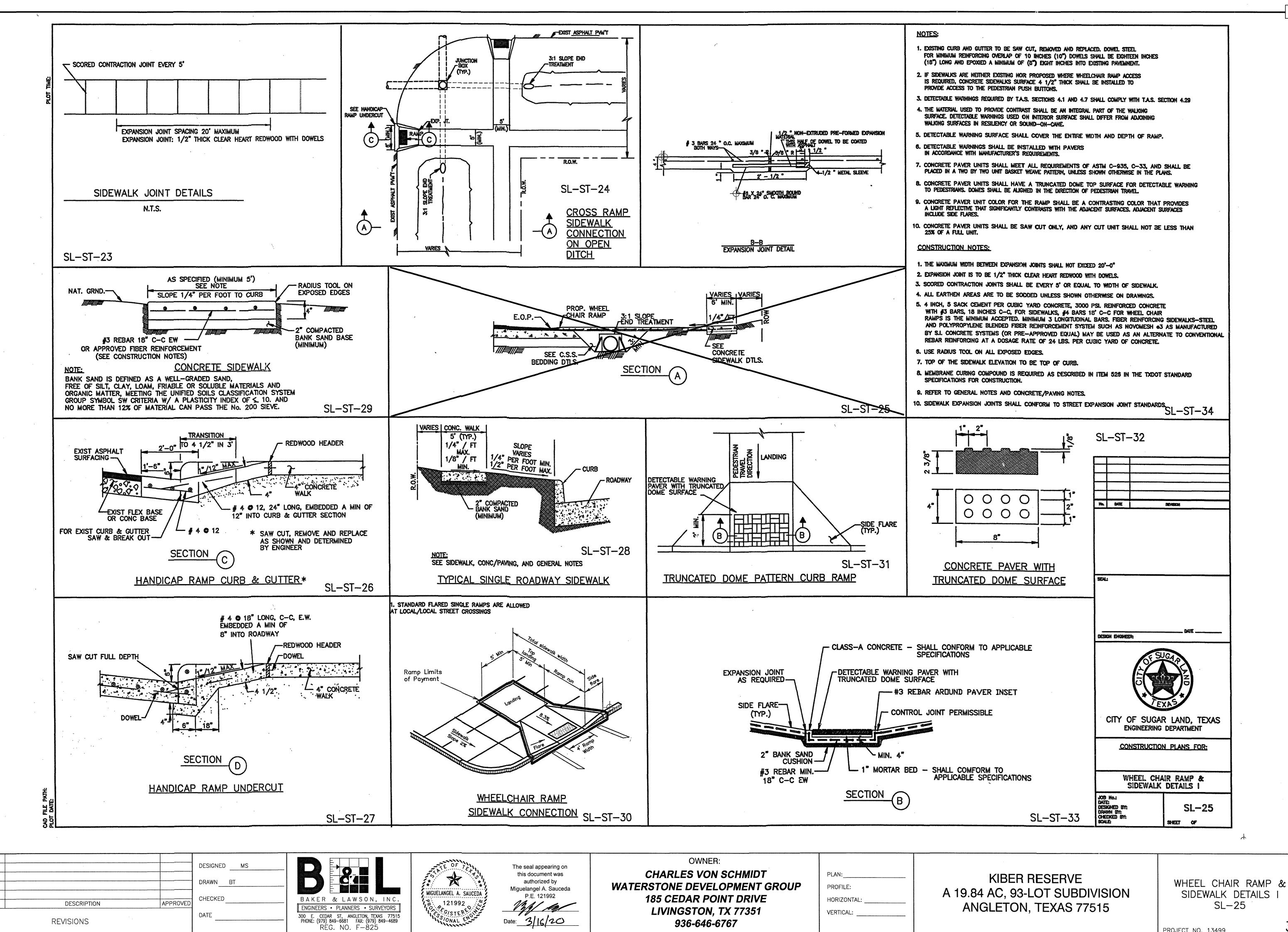


NO.



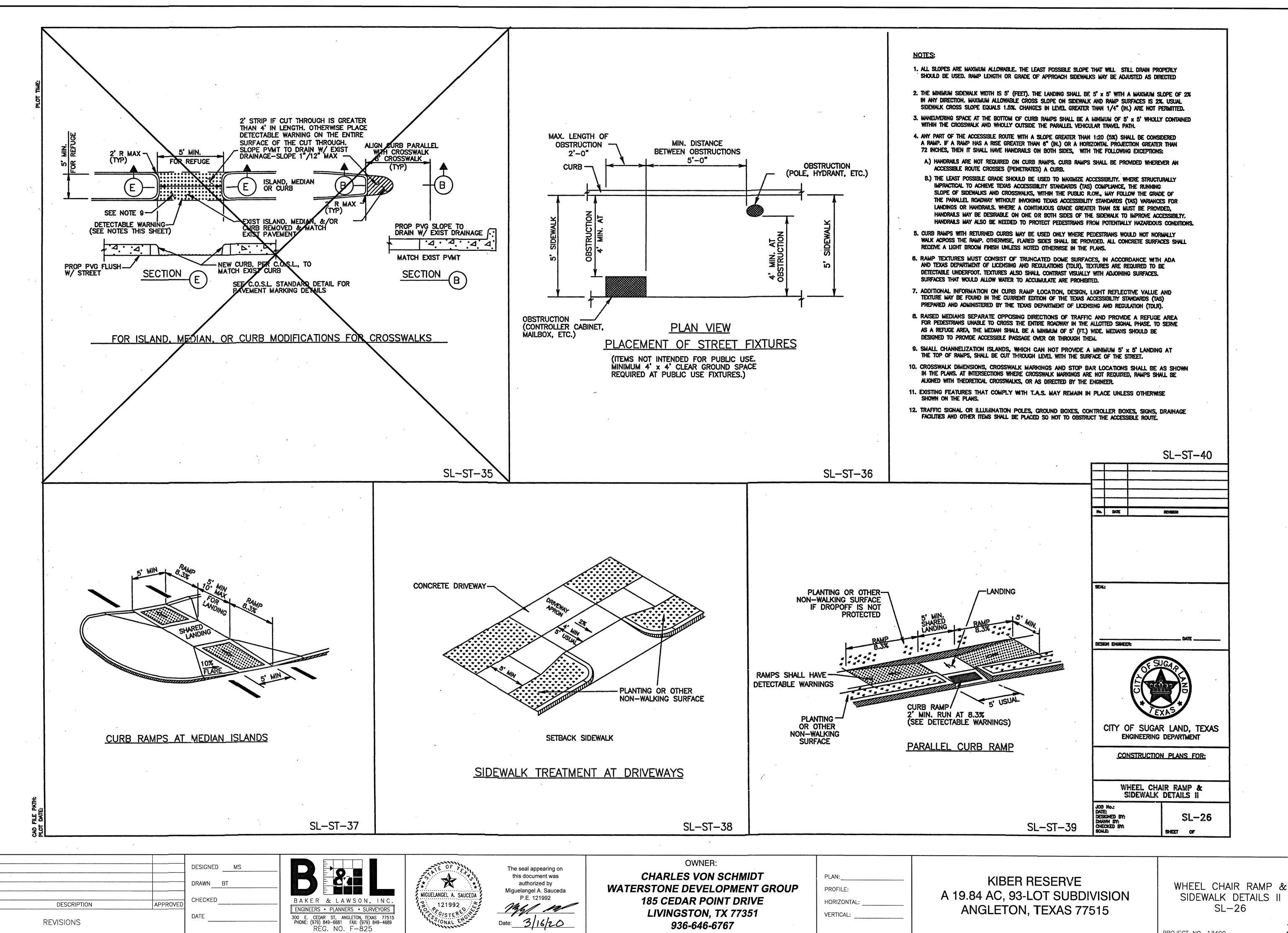






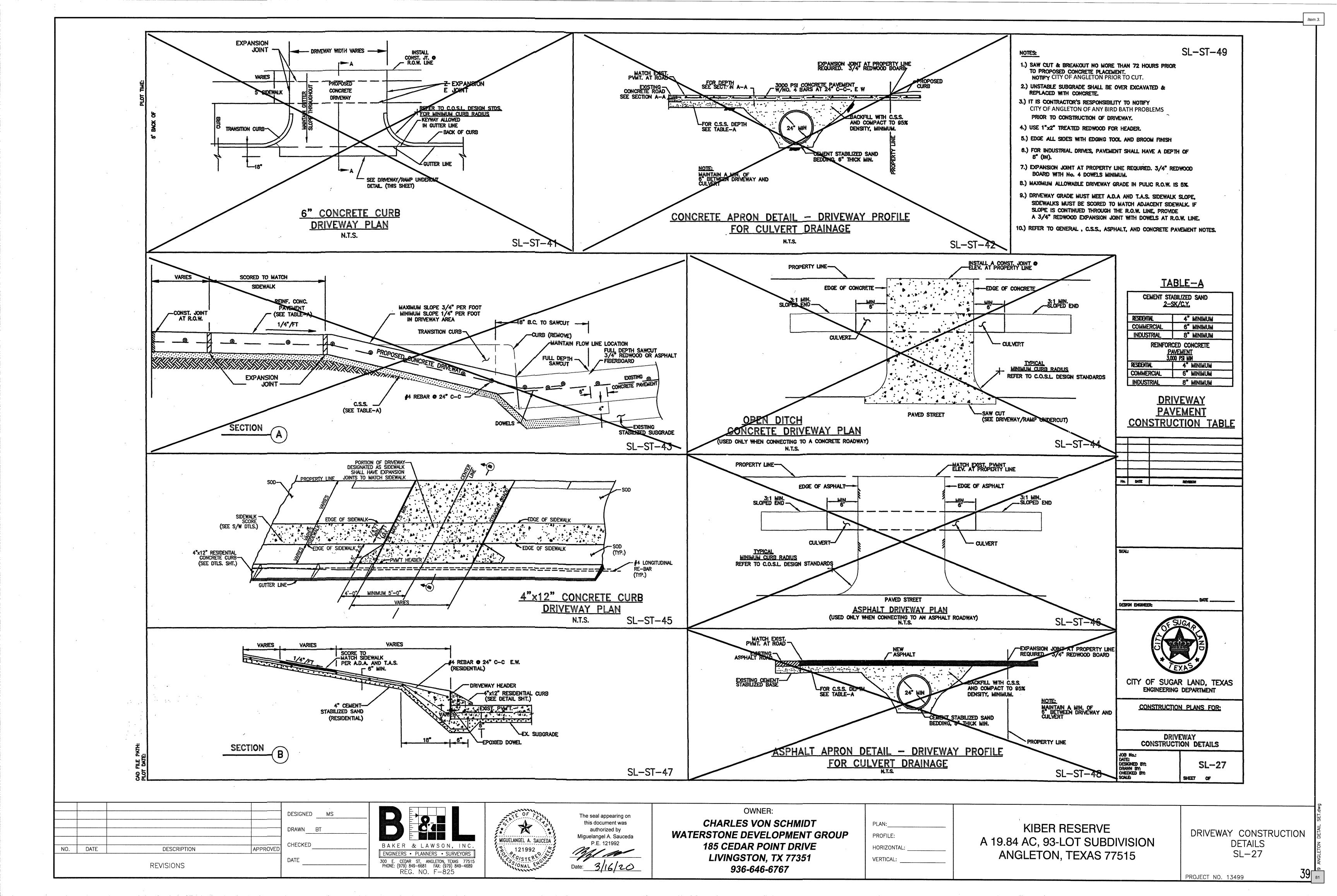
NO. DATE

PROJECT NO. 13499



NO. DATE

PROJECT NO. 13499



## 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 WATER 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 WAY BE GRADED TO FORM A TEMPORARY PIT OR BERMED AREA.

  5. NATURAL ATTENUATION OF THE CHLORINE WAY 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

## 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 PROVIDE 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
- 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.

## 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 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. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
- INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
- SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON-HAZARDOUS
- CONSTRUCTION SITE DEBRIS. PROHIBIT LITTERING BY WORKERS AND VISITORS.
- POLICE SITE DAILY FOR LITTER AND DEBRIS. 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
- 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 OTHER WISE
- 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 DISCHARGED 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

- RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDRAL 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 (MSDSS) 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.

APPROVE

- 6. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
- 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
- 2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
  3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL
- 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
- 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
- 8. THE CONTRACRTOR 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

- 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
- PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
  USE ONLY INERT, NON-DEGRADABLE SANDBLAST MEDIA. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.
- WHENEVER POSSIBLE BLAST IN A DOWNWARD DIRECTION. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD
- TRANSPORT GRIT TO DRAINAGE FACILITIES.
  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. 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 APPRORIATE 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
- 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.

OWNER:

DATE DESIGN ENGINEER CITY OF SUGAR LAND. TEXAS **ENGINEERING DEPARTMENT** CONSTRUCTION PLANS FOR: GENERAL EROSION CONTROL NOTES

REVISIONS

NO. DATE

DESIGNED DRAWN BT CHECKED DATE

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



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

**CHARLES VON SCHMIDT** PLAN: WATERSTONE DEVELOPMENT GROUP PROFILE: 185 CEDAR POINT DRIVE HORIZONTAL: LIVINGSTON, TX 77351 VERTICAL: 936-646-6767

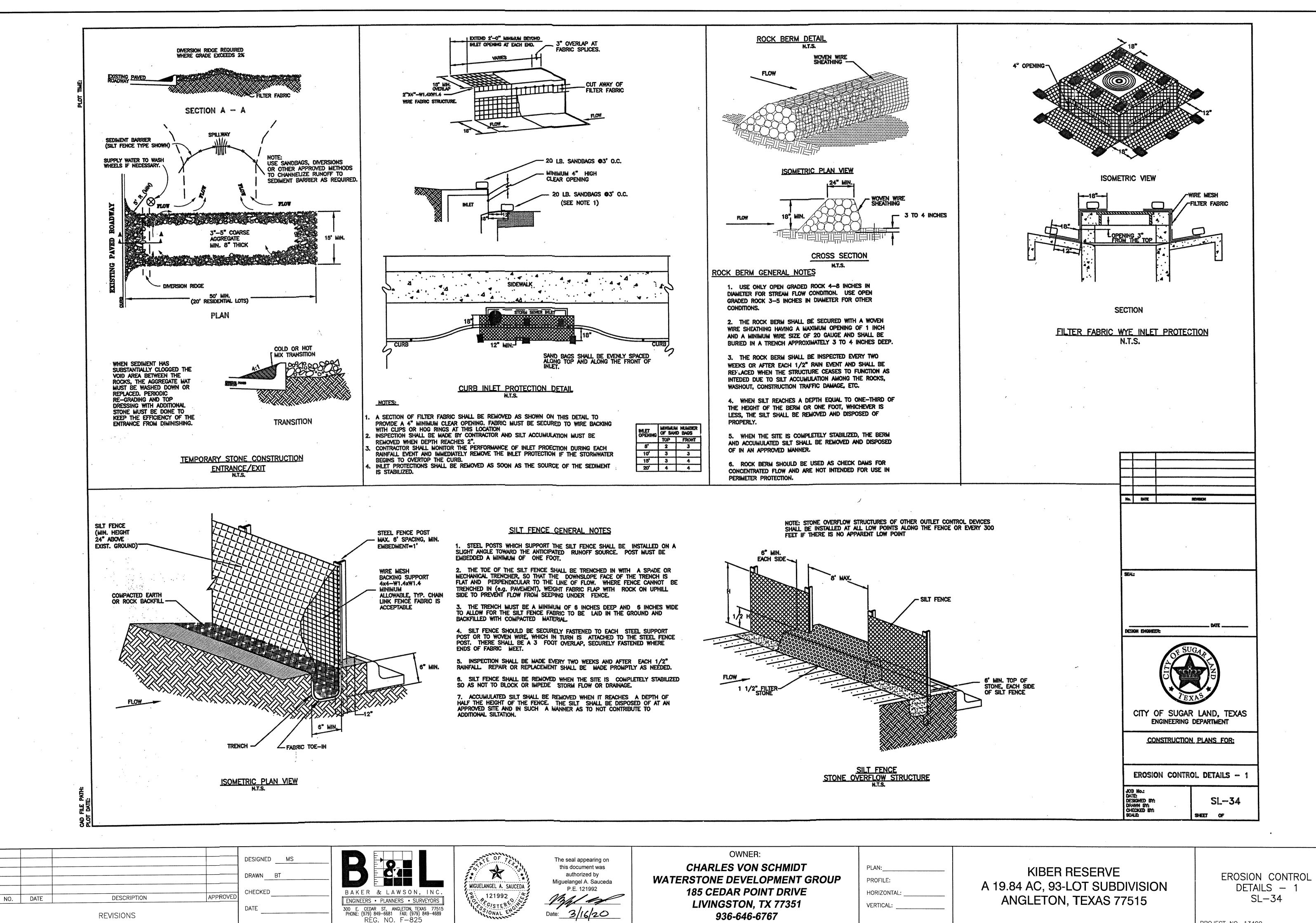
KIBER RESERVE A 19.84 AC, 93-LOT SUBDIVISION ANGLETON, TEXAS 77515

GENERAL EROSION CONTROL NOTES SL-33

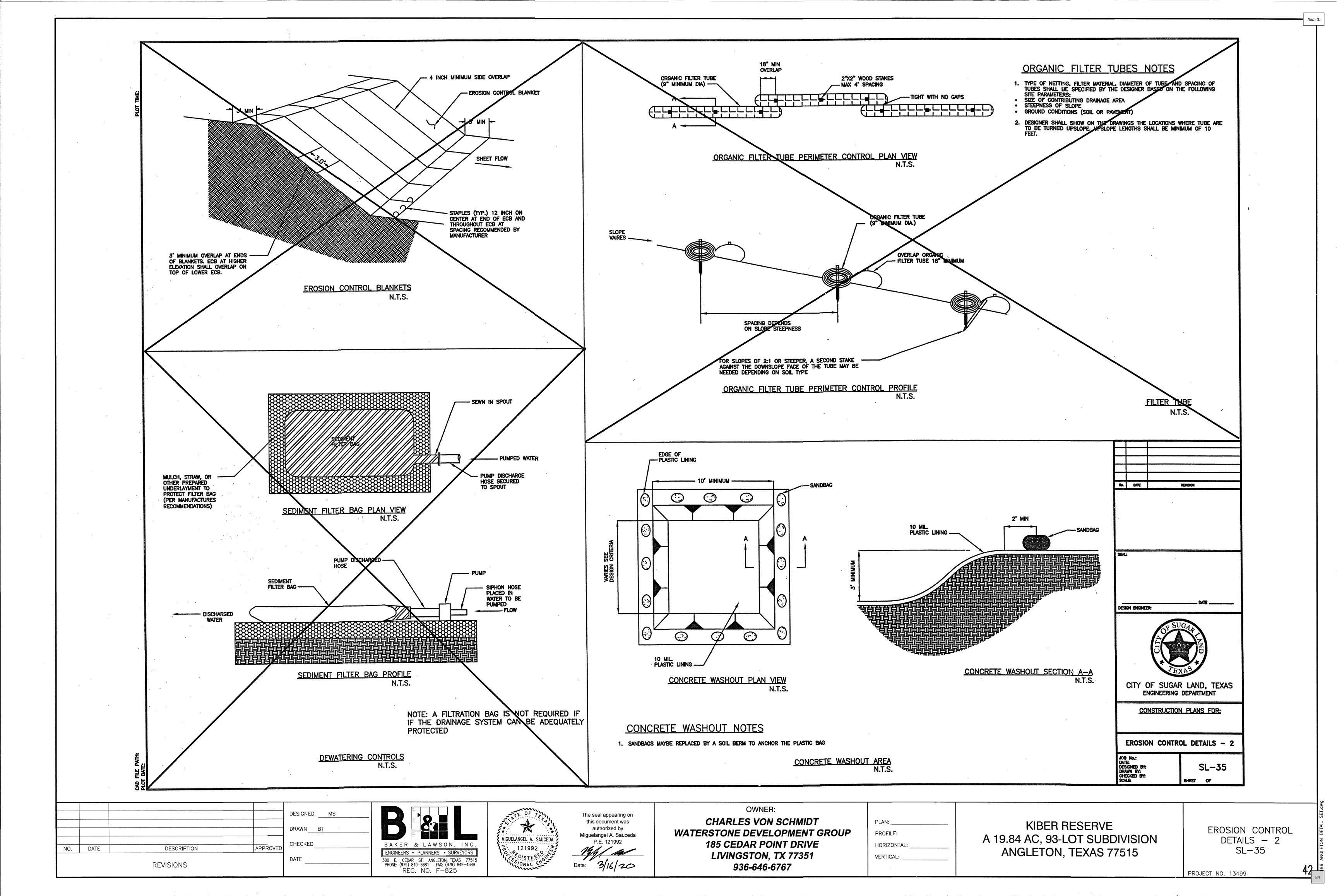
PROJECT NO. 13499

**SL-33** 

SHEET



PROJECT NO. 13499



#### **Plat Review:**

1. Use information from the most up-to-date FEMA FIRM panel for the project area. The current FIRM panel 48039C0445K was adapted on December 30, 2020.

## **UPDATED**

2. Verify and remove certificate since detention is dedicated in Phase 1. Provide a plat note that references use of detention reserve found in Kiber Reserve Phase 1 plat.

#### REMOVED

3. Update Surveyor information on the Surveyor Plat Certificate.

#### **UPDATED**

4. Verify and revise the Angleton Drainage District plat certificate as noted on the attached review drawing. **CERTIFICATE REVISED** 

## 5. Verify and revise the plat title to include all blocks shown.

## **REVISED**

6. Verify and revise the topographic information shown on Kiber Reserve - Phase 1.

# TOPOGRAPHIC INFORMATION REVISED WITH DATA COLLECTED ON MARCH 10 2021.

7. Revise the sheet reference to Kiber Reserve Phase 1 to show it as an existing subdivision.

#### REVISED WITH RECORDING NUMBER

8. Provide (2) references of Bryan Way to show the Ph. 1 and Ph. 2 dedication accordingly.

#### **ADDED**

9. Verify all private utility easements shown on the plat, per utility provider requirements.

#### **EASEMENTS UPDATED**

10. Notate building line and 20-ft easement as noted in Phase 1 where noted on the attached review drawing. **ADDED** 

11. Show the 38.75-ft U.E. on the plat as noted in construction plans.

## ADDED

12. Verify and provide a drainage easement for drainage swale along the portion noted on the attached review drawing near the 5.00 acres property (Michael McLendon).

### EASEMENT ADDED TO PLAT AND PLAN

13. Remove the portion of bold linework shown in Phase 1.

#### **REMOVED**

#### Plan Review:

**General Comments** 

1. Verify locations of existing utilities from Kiber Reserve Subdivision Phase I record drawings.

#### EXISTING WATERLINE ADDED TO DRAWINGS.

2. Call out casing size and material.

#### ADDED TO AFFECTED SHEETS

## Sheet 3 – Existing Condition

3. Use information from the most up-to-date FEMA FIRM panel for the project area. The current FIRM panel 48039C0445K was adapted on December 30, 2020.

### **REVISED**

## Sheet 4 – P&P Bryan Way STA. 0+00 to 4+90

4. Alignment of existing water line does not match that shown in the record drawings for Phase I. The record drawings show two (2) 90° bends and a tapping sleeve and valve (TS&V) at the existing 8" AC pipe.

#### **EXISTING WATERLINE DECRIPTION REVISED**

5. Call out casing material and size on water line.

#### **ADDED**

6. Show the 38.75' U.E. on the plat.

**ADDED** 

Sheet 5 – P&P Bryan Way STA. 4+90 to 10+20

7. Record drawings show a fire hydrant lead with a gate valve at Bryan Way STA 4+98.

# LOCATION OF EXISTING AND NEW HYDRANTS CHANGED ON ALL PLAN AND PROFILE SHEETS AND ON UTILITY LAYOUT

8. Record drawings show a fire hydrant lead and gate valve at Bryan Way STA 9+50, near Inlets 13 and 14. **LOCATION OF EXISTING HYDRANT UPDATED** 

Sheet 8 – P&P Greenbriar Loop STA. 0+00 to 5+00

9. Call out casing material and size on water line.

**ADDED** 

Sheet 9 – P&P Greenbriar Loop STA. 5+00 to 10+02

10. Notate the single sanitary sewer service noted on the review drawing.

**ADDED** 

Sheet 12 – Utility Layout

11. Notate manholes in Phase 1 as "existing".

**ADDED** 

Sheet 14 – Drainage Area Map

12. Notate directional arrows on the sheet to show direction of the proposed runoff in each drainage area.

**ADDED** 

Sheet 15 – Grading Plan

13. Show drainage easement on plat and plans for the "V" swale shown along the property line near the existing 5.00 acre tract.

## 10' D.E. ADDED TO PLAT AND PLAN

14. Verify finished floor elevations for Phase 2 and update note shown.

STATEMENT REVISED TO NOTATE KIBER RESERVE, NOT KIBER RESERVE PHASE I

15. Verify proposed elevations shown at the ditch along Downing Road and remove if no longer needed. **REMOVED** 

16. For the cross-section details noted on the sheet, include the reference locations on the plan drawing. CROSS SECTIONS REMOVED. SECTIONS WERE PREPARED FOR THE HOMEBUILDER.

Sheet 22 – Pavement Markings, Mail Boxes, Street Signs, and Roadway Lighting Layout

17. Remove Note 4 shown if not applicable to the current Phase.

### REMOVED

18. Show removal locations of the previously installed Type III barricades.

#### ADDED

19. Provide an additional light where noted on Greenbriar Loop.

**ADDED** 

Sheet 34 – Concrete Pavement Construction Details SL-21

20. Notate geotechnical report in the detail notes. The minimum paving requirements shall apply to the street paving construction including 8-inch minimum thickness subgrade

NOTE WAS ADDED TO SHEET 36, WHICH IS FOR ROAD CROSS SECTIONS WITH A RESIDENDIAL CURB. GEOTECH RECOMMENDS 6" OR 8" LIME STABILIZED. STATEMENT ON CIVIL PLANS WILL REQUIRE 8" LIME STABILIZED.

### ADDITIONAL NOTES.

WATERLINE AND SANITARY MAIN WAS MOVED CLOSER TO THE BACK OF CURB ALONG GREENBRIAR LOOP. FEEDBACK FROM THE ELECTRIC COMPANY RECOMMENDED THAT WE MOVE THE LINE CLOSER TO CURB.

HATCHING ADDED TO SANITARY PROFILE FOR BETTER VISIBILITY.



## AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2022

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

Services

**AGENDA CONTENT:** Discussion and possible actionion on the Final Replat for the Century

Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light

Industrial (LI) zoning district.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

### **EXECUTIVE SUMMARY:**

This a request for a recommendation of approval to the City Council for the Final Replat of the Century Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light Industrial (LI) zoning district.

The Preliminary Replat of the Century Coale Road Business Park was recommended for approval by the Planning and Zoning Commission on August 5, 2021 subject to meeting the City's site plan requirements for all non-residential plans (6 present/6 in favor/0 opposed). On August 24, 2021, the City Council approved the Preliminary Replat (7 present/7 in favor/0 opposed).

HDR's review of the Century Coale Road Business Park Final Replat was completed on December 21, 2021 with no objections. The letter provided by the Angleton Drainage District noted that conditional approval was provided for the development with the stipulation that pumped detention fees be received prior to final approval of the development.

#### **RECOMMENDATION:**

City staff recommends approval of the Final Replat for the Century Coale Road Business Park.

## **RECOMMENDED MOTION:**

I move we recommend approval of the Final Replat for the Century Coale Road Business Park.



## APPLICATION FOR PLAT REVIEW/APPROVAL

Date: <u>5/25/2021</u>					
TYPE OF PLAT APPLICATION					
ADMINISTRATIVE PRELIMINARY FINAL  MINOR RESIDENTIAL RESIDENTIAL COMMERCIAL COMMERCIAL COMMERCIAL					
Address of property: 2151 County Road 220, Angleton, TX					
Name of Applicant: Randall J. Liska, P.E. Phone: (979) 849-6681					
Name of Company: Baker & Lawson, Inc. Phone:					
E-mail: rliska@bakerlawson.com					
Name of Owner of Property: William W Hall					
Address: 223 Hull Lane, Sugar Land, TX 77498					
Phone: (281) 776-1945 E-mail: billh@beardeninvestments.com					
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.  Signature of Owner or Agent for Owner (Applicant)					
NOTARIAL STATEMENT FOR APPLICANT:					
Sworn to and subscribed before me this 17th day of					
(SEAL)  Robin Ruth Crouch Notary Public, State of Texas Comm. Expires 01-11-23 Notary ID 422233-5  Notary Public for the State of Texas Commission Expires: 1-11-23					

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

## AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 2151 County Road 220, Angleton, TX 77515 (Remainder of Lot 1 of Airport Meadows Subdivision, Vol. 21, Pg 235-236 B.C.P.R. Located in the Edwin Waller Survey, Abstract No. 134 in Brazoria County, Texas
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.
I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.
NAME OF APPLICANT: Randall J. Liska
ADDRESS: 300 E Cedar
APPLICANT PHONE # (979) 849-6681 E-MAIL: rliska@bakerlawson.com
PRINTED NAME OF OWNER: William W. Hall DBI COALE ROAD ANGLETON 9.2, LP Dy: DBearden Investments -GP, LLC
SIGNATURE OF OWNER: Willie W. Half DATE: 5/25/2021
NOTARIAL STATEMENT FOR PROPERTY OWNER:  Sworn to and subscribed before me this balance of the subscribed before me this
(SEAL)  ERIKA GOMEZ  Notary Public, State of Texas  Comm. Expires 02-13-2022  Notary ID 129711034  ERIKA GOMEZ  Notary Public for the State of Texas  Commission Expires: 2-13-22

2

## PROJECT SUMMARY FORM

Address of property 2151 County	Road 220, Angleton, TX 77515		
The subject property fronts 762.11	2feet on the_north	side of Cou	nty Road 220
Depth: 628.69'	Area: 9.273	Acres: 403,935	square feet
INDICATE THE PURPOSE OF Replat the tract into one (1) lot with		PPROVAL (BE SPECIF	IC):
Is this platting a requirement for INDICATE ADDITIONAL INF			IEW OF THIS
ATTERCATION.			

## SUBMITTAL REQUIREMENTS

## Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code\_of\_ordinances?nodeId=PTIICOOR\_CH23LADECO\_APXAPLLASULI\_SUBAPPEN
DIX\_A-1PLCE\_S23-117PRPL

## SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- 1. A completed application form and application fee;
- 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
- 3. A preliminary utility plan showing all existing and proposed utilities;
- 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
- 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
- 6. A drainage report, as set out in section 23-15, Drainage and utilities;
- 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
- 8. A current tax certificate(s);
- 9. Construction plans may be submitted at the option of the applicant;
- 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
- 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
- 12. Heritage tree survey and a tree preservation plan;
- All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

### **PLAT FEES:**

## **ADMINISTRATIVE PLAT**

\$250.00 Plus Review Expense

## **REGULAR PLAT SUBMITTAL:**

\*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less \$800.00 plus \$6.00 per lot

More than 200 Lots \$4.00 per additional lot over 200

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).

\*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres \$1,000.00

More than Two Acres \$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer \$1,000.00

deposit (If cost of review exceeds deposit amount, \$2,231.83

balance of cost will be billed at a later time)

## **OFFICE USE ONLY:**

Date received:	By:	
Type of Plat:		
Description of individual charges:		
Total Fee Received:	By:	
Proof of taxes received:Yes If no, exp	olain:	
PRELIMINARY PLAT MEETINGS:		
Pre-submission conference/meeting date:		
Received Preliminary Plat on:	by	_
Preliminary plat staff meeting date:		
Planning & Zoning meeting date:		
City Council meeting date:	W-3	
FINAL PLAT MEETINGS:		
Received final plat onby		
Reviewed by Staff onby		
Planning & Zoning meeting date:		
City Council meeting date:		
Filed with County Clerk on:		
File-stamped copy to owner/developer on:		



December 21, 2021

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

Re: On-Going Services

Century Coale Road Business Park Final Replat – 1st Submittal Review

Angleton, Texas

HDR Job No. 10293241

Dear Mr. Reeves:

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

1. The Angleton Drainage District provided a revised letter of approval, dated July 15, 2021, with stipulations noted and is provided as an attachment in this review. It is noted that conditional approval has been provided for the development with the stipulation that pumped detention fees be received prior to final approval of the development.

HDR takes no objection to the proposed Century Coale Road Business Park 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 (10293241)

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



July 15, 2021

Bearden Investments c/o Baker & Lawson, Inc. 300 E Cedar Street Angleton, Texas 77515

Re:

Drainage and Pumped Detention Plan Century Coale Road Business Park

Dear Bearden Investments:

During the regular public meeting of the Angleton Drainage District held on July 13, 2021, the Board of Supervisors unanimously approved the drainage and pumped detention plan with the following stipulations for Century Coale Road Business Park as presented.

As presented, this proposed development will be located on the north side of CR 220 and east of Highway 288B. This proposed development is comprised mainly of two large buildings with each building divided in half with four offices. Each office is located at both ends of each building. Onsite detention is designed to provide 6.317 acre-feet of detention. Only 5.978 acre-foot of detention is required. The detention will be pumped. The detention pond will drain into the CR 220 roadside ditch through a 24-inch rcp with an 8-inch restricting pipe.

The Board of Supervisors of the Angleton Drainage District granted conditional approval of the drainage and detention plan for Century Coale Road Business Park with the stipulation the pumped detention fees for the replacement of one pump in the amount of \$4,325.00 are received by the District before final approval is given.

If any additional 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 drainage and pumped detention plan in no way represents that Century Coale Road Business Park has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the drainage and pumped detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

David B. Spoor, Chairman Angleton Drainage District

DRAINAGE AND DETENTION EASEMENT: FIRE LANE AND FIRE EASEMENT DEDICATION STATEMENT: That the undersigned does hereby covenant and agree that they shall construct upon the fire lane This plat submitted by the owners ("Owners") and approved by the City of Angleton ("City"), is subject to Now, therefore, know all men by these presents: that DBI Coale Road Angleton 9.2, LP, a Texas limited easements, as dedicated and shown hereon, a hard all—weather surface and that they shall maintain the the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and partnership, acting through William W. Hall, Vice President of DBearden Investments—GP, LLC, its General same in a state of good repair at all times and keep the same free and clear of any structures, fences, Partner, acting herein by and through its duly authorized officers, does hereby adopt this plat designating trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor All Drainage Easements shown on the plat are hereby reserved for drainage purposes forever, and the the hereinabove described property as Century Coale Road Business Park, a subdivision in the jurisdiction maintenance of the said drainage easements shall be the responsibility of the Owners, or their assigns, in vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain perpetuity. The City, and Angleton Drainage District, are not responsible for the maintenance and operation streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street of any drainage easement or responsible for any damage or injury to private property or person that appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for results from the flow of water along said drainage easement, but reserve the right to use enforcement or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths to be maintained free and unobstructed at all times for Fire Department and emergency use. power to ensure that drainage easement is properly functioning in the manner in which it was designed shall be constructed or placed upon, over, or across the easements as shown, except that landscape and approved. improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, The construction of a fence, building, or any other structure in the drainage easement is prohibited utility easements may also be used for the mutual use and accommodation of all public utilities desiring without the expressed written consent of the City, subject to such an improvement not having a I.T. TINSLEY to use or using the same unless the easement limits the use to particular utilities, said use by public detrimental impact on the functionality of the drainage easement as it was designed and approved. The SURVEY A-375 utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage public utility entities shall have the right to remove and keep removed all or parts of any buildings, Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construct, or maintain any drainage facility deemed necessary by for drainage and safety purposes. the construction, maintenance, or efficiency of their respective systems in said easements. The City of EDWIN WALLER SURVEY A-134 The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which Analeton and public utility entities shall at all times have the full right of ingress and egress to or from would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision maintaining, reading meters, and adding to or removing all or parts of their respective systems without of maintenance work by the Owners to alleviate any public health or safety issues. the necessity at any time of procuring permission from anyone. The Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS § CALLED 2.890 ACRES CALLED 6.172 ACRES L.A. PETERS CORPORATION COUNTY OF BRAZORIA § L.A. PETERS CORPORATION VOL. 1356, PG. 428 B.C.D.R. SCALE : 1" = 60'VOL. 1356, PG. 431 B.C.D.R. 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, FND 5/8" C.I.R. "BAKER & LAWSON" easements and public places thereon shown for the purpose and consideration therein FND. 5/8" C.I.R. N87° 19' 30"E 462.19' "GRUELLER" -DBI Coale Road Angleton 9.2, LP DBearden Investments—GP, LLC, its General Partner William W. Hall, Vice President RESERVE A LANDSCAPE RESERVE STATE OF TEXAS § 30' PIPELINE R.O.W. 1.486 AC COUNTY OF BRAZORIA § B.C.C.F. No. 2000032553 64,750 SF \$87° 50' 46"W 108.48' Before me, the undersigned, personally appeared William W. Hall, Vice President of DBearden NOTES: Investments-GP, LLC, General Partner of DBI Coale Road Angleton 9.2, LP, a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_. RESTRICTED RESERVE "C" TEAL INDUSTRIAL ANGLETON 50' PIPELINE EASEMENT BUSINESS PARK REPLAT B.C.C.F. No. 2019008758 PLAT No. 2018047555 B.C.P.R. PLANNING AND ZONING COMMISSION AND CITY COUNCIL: APPROVED this \_\_\_\_\_ day of \_\_\_\_, 20\_\_\_, by the Planning and FND. 5/8" C.I.R. Zoning Commission, City of Angleton, Texas. "GRUELLER"-FND. 5/8" C.I.R. N87° 19' 27"E 256.00' "GRUELLER"-RESERVE "A" STRIPES ANGLETON BILL GARWOOD, Chairman, Planning and Zoning Commission PLAT No. 2015009239 B.C.P.R. FRANCES AGUILAR, City Secretary AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the City Council, City of Angleton, Texas. FND. 5/8" C.I.R. "GRUELLER"-DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT. JASON PEREZ, Mayor LOT 1 7.652 AC 333,342 SF FRANCES AGUILAR, City Secretary SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER. STATE OF TEXAS § FND 5/8" C.I.R. "BAKER & LAWSON" COUNTY OF BRAZORIA § RESERVE B This instrument was acknowledged before me on the \_\_\_\_ day of DRAINAGE AND DETENTION \_\_\_\_\_, 20\_\_\_\_, by RESERVE FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City. 70,593 SF LOT 1, BLOCK 1 TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT PLAT No. 2018047555 B.C.P.R. State of Texas FIELD NOTES FOR 9.273 ACRE BEING A TRACT OF LAND CONTAINING 9.273 ACRE (403,935 SQUARE FEET), LOCATED WITHIN EDWIN WALLER SURVEY, ABSTRACT NUMBER (NO.) 134, IN BRAZORIA COUNTY, TEXAS; SAID 9.273 ACRE BEING THE REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION. A SUBDIVISION OF RECORD IN VOLUME (VOL.) 21, PAGE (PG.) 235-236 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING THE REMAINDER OF A TRACT OF LAND -DRAINAGE FACILITY EASEMENT RECORDED IN THE NAME OF THE SECOND BAPTIST CHURCH OF ANGLETON, UNDER B.C.C.F. No. 2014048655 BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002028127; SAID 9.273 ACRES BEING B.C.C.F. No. -FND 5/8" C.I.R. "BAKER & LAWSON" ACCESS EASEMENT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE 2015025196 B.C.C.F. No. 2014048656 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER P.O.B. FND. 5/8" C.I.R. "GRUELLER S87° 50' 46"W 762.12' BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE NORTH LINE OF COUNTY ROAD 220 (WIDTH VARIES PER B.C.C.F. NO. 2011020792 AND VOL., Pg. = VOLUME, PAGE 2011011934), AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, A SUBDIVISION OF RECORD UNDER PLAT NO. -10' DRAINAGE EASEMENT (231 SF) 2018047555 OF THE B.C.P.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED COUNTY ROAD 220 A S87° 50' 46"W 10.19' (WIDTH VARIES) (B.C.C.F. No. 2011020792 & 2011011934) S87° 50′ 46″W 11.55′ THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 AND RESTRICTED RESERVE "C" OF THE TEAL N32° 09' 14"W 23.09' INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, NORTH 02 DEGREES 40 MINUTES 33 N87° 50' 46"E 11.55' SECONDS WEST, A DISTANCE OF 384.92 FEET TO A 5/8-INCH IRON ROD WITH CAP ) S32° 09' 14"E 23.09' STAMPED "GRUELLER" FOUND AT AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "C", FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; ANGLETON DRAINAGE DISTRICT THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, ACCEPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_\_, 20\_\_\_\_, BY THE ANGLETON DRAINAGE DISTRICT. WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "C", NORTH 87 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 256.00 FEET TO A 5/8-INCH IRON ROD WITH THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE: CAP STAMPED "GRUELLER" FOUND AT THE EAST SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM WITH THE EAST LINE OF SAID RESTRICTED RESERVE "C", NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 235.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE SOUTH LINE OF A CALLED 6.172 ACRE TRACT 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT. RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 431 OF 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES. THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; HE 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. THENCE, WITH THE NORTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTH LINES OF SAID 6.172 ACRE TRACT AND A CALLED 2.890 ACRE TRACT THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 428 OF POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS. THE B.C.D.R., NORTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 462.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET AT THE NORTHWEST CORNER OF RESERVE "A" OF STRIPES ANGLETON, A SUBDIVISION OF RECORD UNDER PLAT NO. 2015009239 OF THE B.C.P.R., FOR THE NORTHEAST CORNER OF THE CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER HEREIN DESCRIBED TRACT; KNOW ALL MEN BY THESE PRESENTS: KNOW ALL MEN BY THESE PRESENTS: That I, Randall J. Liska, do hereby certify that proper engineering consideration That I, Luther J. Daly, do hereby certify that I prepared this plat from an THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE has been provided in this plat. To the best of my knowledge, this plat actual and accurate survey of the land and that the corner monuments shown conforms to all requirements of the Angleton LDC, except for any variances WEST LINE OF SAID RESERVE "A", THE FOLLOWING TWO (2) COURSES: thereon were properly placed under my supervision. BOARD MEMBER that were expressly granted by the City Council on this plat. . SOUTH 07 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 441.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "HAGAN" BEARS PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT NORTH 21 DEGREES 03 MINUTES WEST, A DISTANCE OF 0.8 FEET; BE USED OR VIEWED OR RELIED UPON AS A PRELIMINARY THIS DOCUMENT SHALL NOT BE FINAL DOCUMENT. 2. SOUTH 03 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 187.25 FEET TO RECORDED FOR ANY PURPOSE AND SHALL NOT FOR REVIEW: 12/03/2021 BE USED OR VIEWED OR RELIED UPON AS A LUTHER J. DALY A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH FINAL DOCUMENT. LINE OF SAID COUNTY ROAD 220, AT A SOUTHWESTERLY CORNER OF SAID RESERVE "A", FOR REVIEW: 12/03/2021 RANDALL J. LISKA 6150 、 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; REGISTERED PROFESSIONAL LAND SURVEYOR 89374 TEXAS REGISTRATION NO. 6150 RANDALL J. LISKA THENCE, WITH THE SOUTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, AND

THE NORTH LINE OF SAID COUNTY ROAD 220, SOUTH 87 DEGREES 50 MINUTES 46

SECONDS WEST, A DISTANCE OF 762.12 FEET TO THE POINT OF BEGINNING AND

CONTAINING 9.273 ACRES OF LAND.

PROFESSIONAL ENGINEER

TEXAS REGISTRATION NO. 89374

Item 4. 1288 B B288 SUBJEC COUNTY ROAD 220 **VICINITY MAP** 

# SCALE 1"= 2600'

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 2. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K. WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. NGS MONUMENT (PID AW1178) A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 290, APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288 ELEVATION = 25.81 FEET NGVD29
- 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES
- 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
- 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
- 9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 10. NOTICE: IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNER(S), TO MAINTAIN THE DETENTION RESERVE TRACT PER ANGLETON LDC REQUIREMENTS (SEC. 23-19 RESERVATIONS)
- 11. THE PURPOSE OF THIS REPLAT IS TO ESTABLISH LIMITS OF A DETENTION RESERVE.

## LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE B.C.D.R. = BRAZORIA COUNTY DEED RECORDS

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS B.L. = BUILDING LINE

BM = BENCHMARK D.&D.E. = DRAINAGE AND DETENTION EASEMENT

U.E. = UTILITY EASEMENT

AC. = ACRESNO. = NUMBER

FND. = FOUNDC.I.R. = IRON ROD W/CAP

I.R. = IRON ROD I.P. = IRON PIPE

P.O.B. = POINT OF BEGINNING R.O.W. = RIGHT-OF-WAY

O = SET 5/8" I.R. W/CAP "BAKER & LAWSON" = (TBM) TEMPORARY BENCHMARK

ITS GENERAL PARTNER 223 HULL LANE SUGARLAND TX, 77498

DBEARDEN INVESTMENTS-GP, LLC,

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

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



300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

PROJECT NO.: 12943 DRAWING NO.: 12943-REPLAT FINAL

1" = 60'DATE: 12/02/2021

DRAWN BY: RJL CHECKED BY: DRR

DRAINAGE AND DETENTION EASEMENT: FIRE LANE AND FIRE EASEMENT DEDICATION STATEMENT: That the undersigned does hereby covenant and agree that they shall construct upon the fire lane This plat submitted by the owners ("Owners") and approved by the City of Angleton ("City"), is subject to Now, therefore, know all men by these presents: that DBI Coale Road Angleton 9.2, LP, a Texas limited easements, as dedicated and shown hereon, a hard all—weather surface and that they shall maintain the the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and partnership, acting through William W. Hall, Vice President of DBearden Investments—GP, LLC, its General same in a state of good repair at all times and keep the same free and clear of any structures, fences, Partner, acting herein by and through its duly authorized officers, does hereby adopt this plat designating trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor All Drainage Easements shown on the plat are hereby reserved for drainage purposes forever, and the the hereinabove described property as Century Coale Road Business Park, a subdivision in the jurisdiction maintenance of the said drainage easements shall be the responsibility of the Owners, or their assigns, in vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain perpetuity. The City, and Angleton Drainage District, are not responsible for the maintenance and operation streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street of any drainage easement or responsible for any damage or injury to private property or person that appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for results from the flow of water along said drainage easement, but reserve the right to use enforcement or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths to be maintained free and unobstructed at all times for Fire Department and emergency use. power to ensure that drainage easement is properly functioning in the manner in which it was designed shall be constructed or placed upon, over, or across the easements as shown, except that landscape and approved. improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, The construction of a fence, building, or any other structure in the drainage easement is prohibited utility easements may also be used for the mutual use and accommodation of all public utilities desiring without the expressed written consent of the City, subject to such an improvement not having a I.T. TINSLEY to use or using the same unless the easement limits the use to particular utilities, said use by public detrimental impact on the functionality of the drainage easement as it was designed and approved. The SURVEY A-375 utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage public utility entities shall have the right to remove and keep removed all or parts of any buildings, Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construct, or maintain any drainage facility deemed necessary by for drainage and safety purposes. the construction, maintenance, or efficiency of their respective systems in said easements. The City of EDWIN WALLER SURVEY A-134 The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which Analeton and public utility entities shall at all times have the full right of ingress and egress to or from would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision maintaining, reading meters, and adding to or removing all or parts of their respective systems without of maintenance work by the Owners to alleviate any public health or safety issues. the necessity at any time of procuring permission from anyone. The Owners hereby agree to indemnify and hold harmless the City from any such damages and injuries. OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS § CALLED 2.890 ACRES CALLED 6.172 ACRES L.A. PETERS CORPORATION COUNTY OF BRAZORIA § L.A. PETERS CORPORATION VOL. 1356, PG. 428 B.C.D.R. SCALE : 1" = 60'VOL. 1356, PG. 431 B.C.D.R. 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, FND 5/8" C.I.R. "BAKER & LAWSON" easements and public places thereon shown for the purpose and consideration therein FND. 5/8" C.I.R. N87° 19' 30"E 462.19' "GRUELLER" -DBI Coale Road Angleton 9.2, LP DBearden Investments—GP, LLC, its General Partner William W. Hall, Vice President RESERVE A LANDSCAPE RESERVE STATE OF TEXAS § 30' PIPELINE R.O.W. 1.486 AC COUNTY OF BRAZORIA § B.C.C.F. No. 2000032553 64,750 SF \$87° 50' 46"W 108.48' Before me, the undersigned, personally appeared William W. Hall, Vice President of DBearden NOTES: Investments-GP, LLC, General Partner of DBI Coale Road Angleton 9.2, LP, a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_. RESTRICTED RESERVE "C" TEAL INDUSTRIAL ANGLETON 50' PIPELINE EASEMENT BUSINESS PARK REPLAT B.C.C.F. No. 2019008758 PLAT No. 2018047555 B.C.P.R. PLANNING AND ZONING COMMISSION AND CITY COUNCIL: APPROVED this \_\_\_\_\_ day of \_\_\_\_, 20\_\_\_, by the Planning and FND. 5/8" C.I.R. Zoning Commission, City of Angleton, Texas. "GRUELLER"-FND. 5/8" C.I.R. N87° 19' 27"E 256.00' "GRUELLER"-RESERVE "A" STRIPES ANGLETON BILL GARWOOD, Chairman, Planning and Zoning Commission PLAT No. 2015009239 B.C.P.R. FRANCES AGUILAR, City Secretary AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the City Council, City of Angleton, Texas. FND. 5/8" C.I.R. "GRUELLER"-JASON PEREZ, Mayor LOT 1 7.652 AC 333,342 SF CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND FRANCES AGUILAR, City Secretary STATE OF TEXAS § FND 5/8" C.I.R. "BAKER & LAWSON" COUNTY OF BRAZORIA § RESERVE B This instrument was acknowledged before me on the \_\_\_\_ day of DRAINAGE AND DETENTION \_\_\_\_\_, 20\_\_\_\_, by RESERVE FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City. 70,593 SF LOT 1, BLOCK 1 TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT PLAT No. 2018047555 B.C.P.R. State of Texas FIELD NOTES FOR 9.273 ACRE BEING A TRACT OF LAND CONTAINING 9.273 ACRE (403,935 SQUARE FEET), LOCATED WITHIN EDWIN WALLER SURVEY, ABSTRACT NUMBER (NO.) 134, IN BRAZORIA COUNTY, TEXAS; SAID 9.273 ACRE BEING THE REMAINDER OF LOT 1 OF AIRPORT MEADOWS SUBDIVISION. A SUBDIVISION OF RECORD IN VOLUME (VOL.) 21, PAGE (PG.) 235-236 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING THE REMAINDER OF A TRACT OF LAND -DRAINAGE FACILITY EASEMENT RECORDED IN THE NAME OF THE SECOND BAPTIST CHURCH OF ANGLETON, UNDER B.C.C.F. No. 2014048655 BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2002028127; SAID 9.273 ACRES BEING B.C.C.F. No. -FND 5/8" C.I.R. "BAKER & LAWSON" ACCESS EASEMENT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE 2015025196 B.C.C.F. No. 2014048656 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER P.O.B. FND. 5/8" C.I.R. "GRUELLER S87° 50' 46"W 762.12' BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE NORTH R.O.W. = RIGHT-OF-WAYLINE OF COUNTY ROAD 220 (WIDTH VARIES PER B.C.C.F. NO. 2011020792 AND VOL., Pg. = VOLUME, PAGE 2011011934), AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF THE TEAL INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, A SUBDIVISION OF RECORD UNDER PLAT NO. -10' DRAINAGE EASEMENT (231 SF) 2018047555 OF THE B.C.P.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED COUNTY ROAD 220 A S87° 50' 46"W 10.19' (WIDTH VARIES) (B.C.C.F. No. 2011020792 & 2011011934) S87° 50′ 46″W 11.55′ THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 AND RESTRICTED RESERVE "C" OF THE TEAL N32° 09' 14"W 23.09' INDUSTRIAL ANGLETON BUSINESS PARK REPLAT, NORTH 02 DEGREES 40 MINUTES 33 N87° 50' 46"E 11.55' SECONDS WEST, A DISTANCE OF 384.92 FEET TO A 5/8-INCH IRON ROD WITH CAP ) S32° 09' 14"E 23.09' STAMPED "GRUELLER" FOUND AT AN INTERIOR CORNER OF SAID RESTRICTED RESERVE "C", FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; ANGLETON DRAINAGE DISTRICT THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, ACCEPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_\_, 20\_\_\_\_, BY THE ANGLETON DRAINAGE DISTRICT. WITH THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "C", NORTH 87 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 256.00 FEET TO A 5/8-INCH IRON ROD WITH THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE: CAP STAMPED "GRUELLER" FOUND AT THE EAST SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES THENCE, CONTINUE THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM WITH THE EAST LINE OF SAID RESTRICTED RESERVE "C", NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 235.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GRUELLER" FOUND ON THE SOUTH LINE OF A CALLED 6.172 ACRE TRACT 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT. RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 431 OF 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES. THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "C", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; HE 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. THENCE, WITH THE NORTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE SOUTH LINES OF SAID 6.172 ACRE TRACT AND A CALLED 2.890 ACRE TRACT THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING RECORDED IN THE NAME OF L.A. PETERS CORPORATION UNDER VOL. 1356, PG. 428 OF POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS. THE B.C.D.R., NORTH 87 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 462.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET AT THE NORTHWEST CORNER OF RESERVE "A" OF STRIPES ANGLETON, A SUBDIVISION OF RECORD UNDER PLAT NO. 2015009239 OF THE B.C.P.R., FOR THE NORTHEAST CORNER OF THE CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER HEREIN DESCRIBED TRACT; KNOW ALL MEN BY THESE PRESENTS: KNOW ALL MEN BY THESE PRESENTS: That I, Randall J. Liska, do hereby certify that proper engineering consideration That I, Luther J. Daly, do hereby certify that I prepared this plat from an THENCE, THROUGH AND ACROSS SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, WITH THE has been provided in this plat. To the best of my knowledge, this plat actual and accurate survey of the land and that the corner monuments shown conforms to all requirements of the Angleton LDC, except for any variances WEST LINE OF SAID RESERVE "A", THE FOLLOWING TWO (2) COURSES: thereon were properly placed under my supervision. BOARD MEMBER that were expressly granted by the City Council on this plat. . SOUTH 07 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 441.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "HAGAN" BEARS PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT NORTH 21 DEGREES 03 MINUTES WEST, A DISTANCE OF 0.8 FEET; BE USED OR VIEWED OR RELIED UPON AS A PRELIMINARY THIS DOCUMENT SHALL NOT BE FINAL DOCUMENT. 2. SOUTH 03 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 187.25 FEET TO RECORDED FOR ANY PURPOSE AND SHALL NOT FOR REVIEW: 12/03/2021 BE USED OR VIEWED OR RELIED UPON AS A LUTHER J. DALY A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE NORTH FINAL DOCUMENT. LINE OF SAID COUNTY ROAD 220, AT A SOUTHWESTERLY CORNER OF SAID RESERVE "A", FOR REVIEW: 12/03/2021 RANDALL J. LISKA 6150 、 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; REGISTERED PROFESSIONAL LAND SURVEYOR 89374 TEXAS REGISTRATION NO. 6150

THENCE, WITH THE SOUTH LINE OF SAID LOT 1 OF AIRPORT MEADOWS SUBDIVISION, AND

THE NORTH LINE OF SAID COUNTY ROAD 220, SOUTH 87 DEGREES 50 MINUTES 46

SECONDS WEST, A DISTANCE OF 762.12 FEET TO THE POINT OF BEGINNING AND

CONTAINING 9.273 ACRES OF LAND.

RANDALL J. LISKA

PROFESSIONAL ENGINEER

TEXAS REGISTRATION NO. 89374

1288 B B288 SUBJEC COUNTY ROAD 220

Item 4.

## **VICINITY MAP** SCALE 1"= 2600'

- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 2. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K. WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. NGS MONUMENT (PID AW1178) A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 290, APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288 ELEVATION = 25.81 FEET NGVD29
- 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- 5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES
- 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
- SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS. ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER. 9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR
- WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 10. NOTICE: IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR PROPERTY OWNER(S), TO MAINTAIN THE DETENTION RESERVE TRACT PER ANGLETON LDC REQUIREMENTS (SEC. 23-19 RESERVATIONS)
- 11. THE PURPOSE OF THIS REPLAT IS TO ESTABLISH LIMITS OF A DETENTION RESERVE.

## LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE B.C.D.R. = BRAZORIA COUNTY DEED RECORDS

B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS

B.L. = BUILDING LINE BM = BENCHMARK D.&D.E. = DRAINAGE AND DETENTION EASEMENT

U.E. = UTILITY EASEMENT AC. = ACRES

NO. = NUMBER FND. = FOUND

C.I.R. = IRON ROD W/CAPI.R. = IRON ROD

I.P. = IRON PIPE

P.O.B. = POINT OF BEGINNING

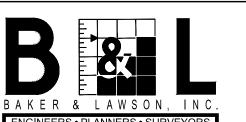
O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"

= (TBM) TEMPORARY BENCHMARK

DBEARDEN INVESTMENTS-GP, LLC, ITS GENERAL PARTNER 223 HULL LANE SUGARLAND TX, 77498

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

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



300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

CHECKED BY: DRR

PROJECT NO.: 12943 1" = 60'DRAWING NO.: 12943-REPLAT FINAL DATE: 12/02/2021

ENGINEERS • PLANNERS • SURVEYORS DRAWN BY: RJL



## AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2022

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

Services

**AGENDA CONTENT:** Discussion and possible action on Heritage Park Section Three

Preliminary Plat and variances to Sections 23-11(I) and 23-25(B) of the City's Land Development Code. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the

Single Family Residential 7.2 (SF-7.2) zoning district.

**AGENDA ITEM SECTION:** Regular agenda

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

FUND: N/A

### **EXECUTIVE SUMMARY:**

This is a request for a recommendation of approval for the preliminary plat for Heritage Park Section Three, an approximate 11-acre tract of land proposed to have thirty lots and seventy-foot lot frontages, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Heritage Park Section Three is the third phase of the Heritage Park subdivision and includes phases one and two consisting of Bluebonnet Lanes North and South. With the inclusion of Phase Three, the Heritage Park Subdivision consists of 89 lots and a total of 15.872 acres.

Few comments for the Heritage Park Phase Three Plat were provided by the City's engineer, HDR, however the plat is considered incomplete and recommended for correction and resubmittal. In addition to HDR's recommendation to resubmit the plat, the City received a variance request to the requirement of having a minimum of two vehicular points of access for subdivisions with at least thirty lots.

### Variance Request of Section 23-11(I):

Pursuant to the Angleton Land Development Code, Chapter 23 of the City's Code of Ordinances, Section 23-11(I)1., subdivisions consisting of at least thirty lots must have a minimum of two points of vehicular access to an existing public right-of-way. This requirement was not met with either of

the previous two sections of this project and the preliminary plat, as proposed, does not meet the minimum standards of this section. Pursuant to Section 23-103.B Variance Approval Standards: Variances may be granted when:

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

This proposed section is the third section of this project. The undo hardship that exists with this section, and the project as a whole, is that after development of two previous sections, the only potential secondary access is through Angleton ISD property, which isn't available to be developed as secondary access for this project.

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

As two previous sections have been developed, the ability to provide secondary access would be difficult, under the best of circumstances, to achieve. As such, special consideration is necessary.

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

Under the circumstances, the consideration is unique to the subject property and would not generally set an adverse precedent for other applications.

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

The hardship was not created by the applicant.

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

A variance would not be detrimental to any adjacent properties nor to public health and safety.

## Waiver Request of Section 23-25(B):

In addition to the variance, the project's engineer, Baker and Lawson, submitted a letter requesting an exception to the City's requirement for a traffic impact analysis (TIA) for subdivisions of at least ten acres in size. Section Three of Heritage Park is approximately eleven acres. Pursuant to Section 23-25(B):

A TIA is required to be submitted at the time of platting or site plan review only for developments that exceed any thresholds described below. The city reserves the right to require a TIA for land developments that do not meet the threshold requirements but may impact a sensitive area with traffic issues or be a known public concern.

- 1. Development that generates more than 100 peak hour trips (PHT).
- 2. Development that generates more than 5,000 vehicle trips per day (VTD).

- 3. Development where more than 25.0 acres of property are involved. Minor subdivisions or low-intensity development on larger parcels do not require a TIA.
- 4. Development that involve special traffic design considerations, such as oversized or slow-moving vehicles, that require special traffic geometry and traffic control needs.
- 5. Development that would result in an amendment to the Angleton FTP.
- 6. In-fill developments on properties greater than ten acres in area or where proposed streets will connect to and extend existing or proposed stub streets to ensure that the infill development will not adversely affect existing adjoining development.

While the total number of lots for the two existing sections and the proposed section would not meet the trip generation requirements of Criteria 1 and 2; the proposed section does meet Criteria 6. Given that HDR is currently conducting a study of the Henderson Road corridor and the lack of a second access for this project, staff feels that a traffic study/traffic impact analysis is appropriate to determine what improvements (such as a left turn lane on Henderson Road or right turn lane on Henderson Road) are necessary to serve the project.

Finally, HDR noted a requirement for a temporary turnaround must be coordinated for the proposed street terminating in a cul-de-sac configuration, pursuant to Section 23-12 (G)3 of the Land Development Code – Streets and Driveways. The subject property has one boulevard entrance from Henderson Road to the south of the development. The single roadway into the subdivision, Heritage Park Drive, terminates to the north of the subject property and is surrounded by property owned by Angleton Independent School District to the north.

Corrections are necessary prior to the Final Plat submittal for Heritage Park Section Three as detailed in the City engineer's review letter. To appropriately address the variances requested, City staff needs additional detail addressed on the final plat when the application is made by the developer to include the following:

- 1) The plat should show a temporary right-of-way.
- 2) The plans should provide a temporary turn around at the end of Elm Court.
- 3) Reserve detention needs to be shown on the final plat.
- 4) Due to lack of secondary access to the subdivision and the upcoming Henderson Road project, a TIA or traffic study, as determined by the City's engineer, will be required for the final plat application.

#### **RECOMMENDATION:**

Staff recommends approval of the preliminary plat for Heritage Park Section 3 Preliminary Plat and the variance of Section 23-11.(I), subject to the following conditions:

- 1. City Engineer comments are cleared with any final plat submittal.
- 2. Construction plans for Section 3 show a temporary turnaround at the end of Elm Court.
- 3. The detention reserve is noted as serving all three sections.

4. A TIA or traffic study, as determined by the City Engineer, is submitted for review and approval by the City Engineer prior to any final plat application for Section 3.

## **RECOMMENDED MOTION:**

I move we recommend approval of Heritage Park Section 3 Preliminary Plat Preliminary Plat and the variance of Section 23-11.(I), subject to the following conditions:

- 1. City Engineer comments are cleared with any final plat submittal.
- 2. Construction plans for Section 3 show a temporary turnaround at the end of Elm Court.
- 3. The detention reserve is noted as serving all three sections.
- 4. A TIA or traffic study, as determined by the City Engineer, is submitted for review and approval by the City Engineer prior to any final plat application for Section 3.



## APPLICATION FOR PLAT REVIEW/APPROVAL

Date:					
TYPE OF PLAT APPLICATION					
ADMINISTRATIVE PRELIMINARY FINAL  MINOR RESIDENTIAL X RESIDENTIAL COMMERCIAL COMMERCIAL  AMENDING/REPLAT COMMERCIAL COMMERCIAL  Heritage Park Dr. and Henderson Road  Clint Peltier Phone: 979-481-4840  Clint Peltier Custom Homes  Phone: Phon					
E-mail:clintpeltiercustomhomes@gmail.com					
Name of Owner of Property: Angleton Independent School District					
Address: Angleton Independent School Distsrict					
Phone:E-mail:Edwards, Phil <phil.edwards@angletonisd.net></phil.edwards@angletonisd.net>					
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.  Signature of Owner or Agent for Owner (Applicant)					
NOTARIAL STATEMENT FOR APPLICANT:					
Sworn to and subscribed before me this 3 day of becewher, 20 2]					
(SEAL)  ANGELA HAMMOND Notary Public STATE OF TEXAS NOTARY ID # 13104489-5 My Comm. Expires 03-15-2025  Notary Public for the State of Texas Commission Expires:					

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

## AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)  A0318 TS Lee Bleek 42 Tract 19A-200 26A
(Olivers & Barrow SD) Acres 30.571 Angleton
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.
I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.
NAME OF APPLICANT: Miquel Squeeda
ADDRESS: 4005 Technology Or
APPLICANT PHONE # 979 849 668 E-MAIL: Msqueeda@bakerlawson.com
PRINTED NAME OF OWNER: Clint Peltice
SIGNATURE OF OWNER:DATE:DATE:DATE:DATE:DATE:DATE:
NOTARIAL STATEMENT FOR PROPERTY OWNER:
Sworn to and subscribed before me this $3$ day of $20$ .
(SEAL)  ANGELA HAMMOND Notary Public for the State of Texas Commission Expires: 03 - 15 - 2025  My Comm Fynige 03 15 - 2025

## PROJECT SUMMARY FORM

Address of property	Henderson 1	Road aı	nd Heritage P	ark Drive		
The subject property from Depth: 317 Feet			_feet on the 11.00			e Park Sec 2 _square feet
INDICATE THE PURPO Subdivide 11 acres in						
Is this platting a requirem INDICATE ADDITIONA APPLICATION.					 	F THIS
Name: Miguelangel Sau	uceda			Date:	12/3/21	

## SUBMITTAL REQUIREMENTS

## Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code of ordinances?nodeId=PTIICOOR CH23LADECO APXAPLLASULI SUBAPPEN

DIX A-1PLCE S23-117PRPL

## SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- 1. A completed application form and application fee;
- 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with \$117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
- 3. A preliminary utility plan showing all existing and proposed utilities;
- 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
- 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
- 6. A drainage report, as set out in section 23-15, Drainage and utilities;
- 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
- 8. A current tax certificate(s);
- 9. Construction plans may be submitted at the option of the applicant;
- 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
- 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
- 12. Heritage tree survey and a tree preservation plan;
- 13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

## **PLAT FEES:**

## **ADMINISTRATIVE PLAT**

\$250.00 Plus Review Expense

## **REGULAR PLAT SUBMITTAL:**

\*RESIDENTIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less

\$800.00 plus \$6.00 per lot

More than 200 Lots

\$4.00 per additional lot over 200

Plan Review Fee by City Engineer

\$1,000.00

deposit (If cost of review exceeds deposit amount,

balance of cost will be billed at a later time).

\*COMMERCIAL (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres

\$1,000.00

More than Two Acres

\$1,000.00 plus 25.00/additional acre

Plan Review Fee by City Engineer

\$1,000.00

deposit (If cost of review exceeds deposit amount,

balance of cost will be billed at a later time)

## **OFFICE USE ONLY:**

Date received:	By:	
Type of Plat:		
Description of individual charges:		
Total Fee Received:	By:	
Proof of taxes received:Yes If no, exp	lain:	
PRELIMINARY PLAT MEETINGS:		
Pre-submission conference/meeting date:		
Received Preliminary Plat on:	by	
Preliminary plat staff meeting date:		
Planning & Zoning meeting date:		
City Council meeting date:		
FINAL PLAT MEETINGS:		
Received final plat onby		
Reviewed by Staff onby		
Planning & Zoning meeting date:		
City Council meeting date:		
Filed with County Clerk on:		
File-stamped copy to owner/developer on:		



December 21, 2021

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

Re: On-Going Services

Heritage Park Section 3 Subdivision Preliminary Plat – 1st Submittal Review

Angleton, Texas

HDR Job No. 10293241

Dear Mr. Reeves:

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

# **Preliminary Plat**

- 1. Remove the administrative plat certificate and use the Planning & Zoning and City Council certificate that is provided on the plat.
- 2. Notate the lift station easement from Section 1 & 2 on the plat.
- 3. Verify the plat note No. 10 shown on the plat and update the plat notes accordingly.
- 4. Verify the distance of the bearing noted on the plat drawing and in the metes and bounds description (paragraph 3).
- 5. Verify and show the acreage for the Existing Reserve "A" north of the proposed subdivision. Notate this area separate of the existing 38.00 acres (AISD).
- 6. Verify if proposed Reserve "A" will require additional notes or requirements for connecting to existing Reserve "A" in Sections 1 & 2.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Heritage Park Section 3 Subdivision Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

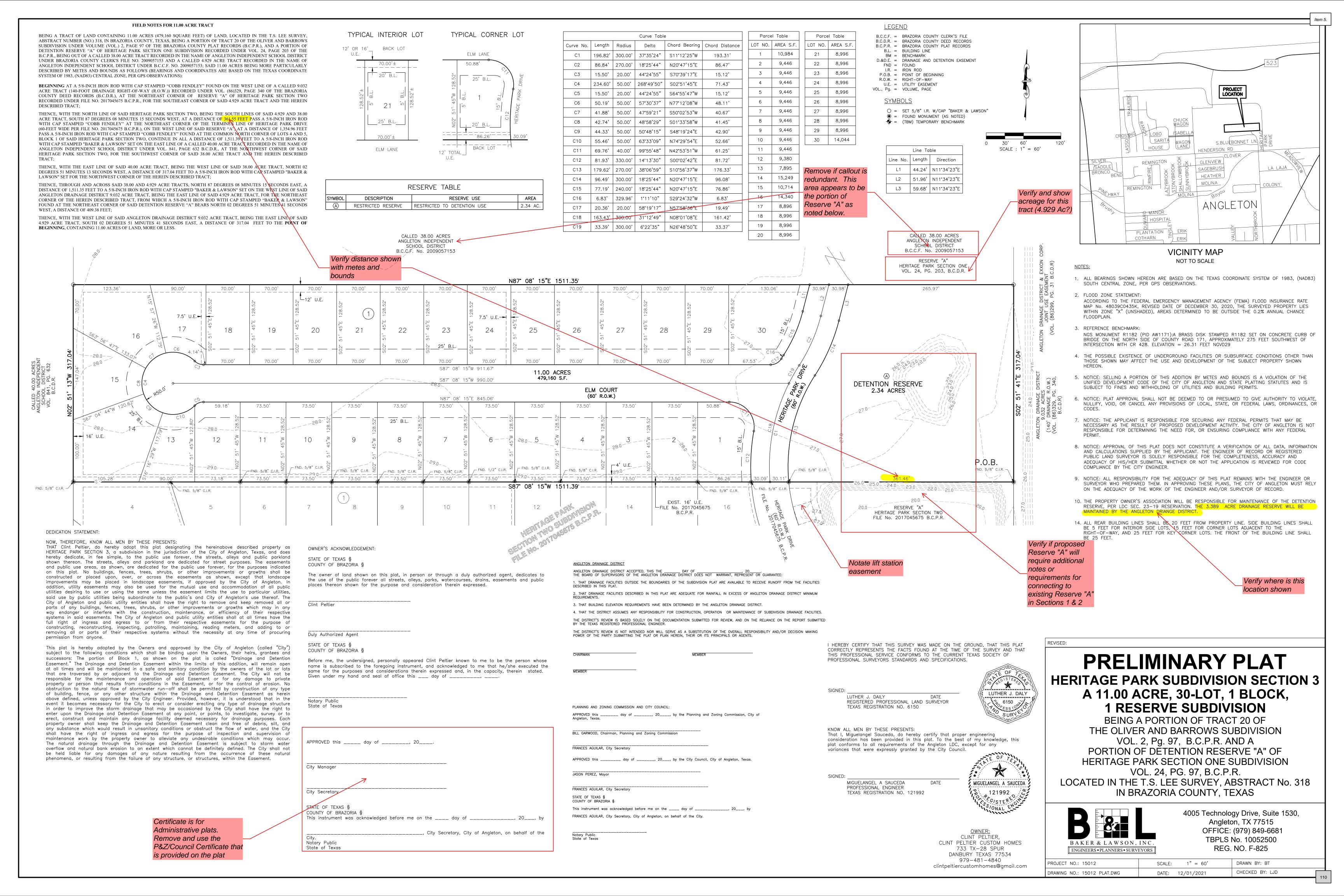
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM

Civil Engineer

cc: Files (10293241)

Attachments



December 3, 2021

Mr. Walter Reeves
Development Service Director
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Mr. Reeves,

This letter is to request a variance to Section 24.11. I.1 of the Land Development Code (LDC) for Heritage Park Section 3.

Below is the excerpt from the LDC:

### Sec. 24-11. Lots and Blocks.

## I. Adequate and Safe Access

1. All subdivisions containing 30 or more lots must have at least two (2) points of 100 year storm compliant public access constructed to *ACM* standards, that connect to paved public streets.

Heritage Park Section 3 is a 30 lot subdivision that will expand Heritage Park to a total of 89 lots.

We state the following reasons to support this variance request:

- 1. Heritage Park Section 1 is a 21.915 acres subdivision within a 66.178 acre tract. The Section 1 plat for Heritage Park Subdivision implies that the second entrance to the subdivision will be planned on the north side of the 66.178 acre tract (Figure 1). The proposed second entrance is on property currently owned by Angleton Independent School District. As of now, I do not own the property to assure the second access point. However, I am providing a stub out for expansion beyond Section 3, should the high school property become available. The stub is shown on the Heritage Park Section 3 Preliminary Plat (Figure 2).
- 2. Heritage Park currently ties into Henderson Road via a boulevard entrance. The following information is provided on the boulevard:
  - a. 100' wide ROW
  - b. 25' wide exit and entry lanes
  - c. 153 ft long and 32 ft wide median

Based on this information, I ask council to consider the following excerpt in the LDC

# Sec. 24-11. Lots and Blocks.

### I. Adequate and Safe Access

3. The City Council may 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.

Thank you for consideration of this request. In support of this variance request. Also provided is the design of Heritage Park Section 3. The design includes the Lot Grading Plan, Tree Preservation Plan, and Detention Pond Layout (Figure 3).

Sincerely,

Clint Peltier

765 TX-28 Spur Danbury, Texas 77534



December 3, 2021

Mr. Chris Whittaker, City Manager City of Angleton 121 S. Velasco Angleton, TX 77515

Attn: Mr. Javier Vasquez, P.E.

City Engineer, HDR Engineering

Subject: Preliminary Plat Submittal

Heritage Park Section 3 – 15.872 Acres

Dear Mr. Whittaker:

We are pleased to prepare this Preliminary Engineer's Summary report for the subject tract of land for Clint Peltier. This report is required for the preliminary plat submittal.

The 11.00 acre tract is in the North East area of Angleton and is bound by Angleton High School (west & north), Heritage Park Section 2 (south), and Rancho Ditch (north & east). For surrounding developments, the tract is adjacent to residential tract to the south, undeveloped tract to the east, and the school to the north and west. The ultimate development will be 30 residential lots with a minimum width of 70°. The development will be an expansion to the Heritage Park. The addition of Section 3 will increase the lot count to Heritage Park to 89 lots.

A preliminary plan set is attached and provides the following (Figure 1).

- 1. Existing Conditions map with topography
- 2. Lot Grading Plan
- 3. Detention Pond Layout and Calculations
- 4. Tree Preservation Plan
- 5. Utility Layout
- 6. Drainage Analysis and Storm Sewer Layout
- 7. Hydrologic Calculations for the 5-year Storm
- 8. Hydrologic Calculations for the 100-year Storm

The subdivision will be one block. All lots meet the requirements outlined for current zoning (SF-7.2). A summary of the lot layout is shown on the Preliminary Plat. There is no land dedication on the property for parks. The owner requests the city to consider parkland fees in lieu of parkland dedication.

Storm water is conveyed in the detention pond by flow in concrete roadway gutters, curb inlets and storm sewer. Stormwater enters the pond via a 36" RCP outfall. Our detention design is

restricted to the existing condition flow rate within Brazoria County Master Drainage Study for the Bastrop Bayou watershed. Our project is within drainage basin BB 35, with an existing condition 100-year release rate of 0.80 cfs/acre. Based on this information, the project will require 4.725 ac-ft of detention. This stormwater plan is preliminary and has not been reviewed by the Angleton Drainage District.

A Heritage Tree Plan is provided on the preliminary plan set. The preservation plan meets the requirements of the Heritage Tree Ordinance. Replacement trees will not be required in this preservation plan.

The owner has contracted a geotechnical firm to start a study on the property. We ask the city to start the review the plat without a geotechnical report. We are expanding the area of an existing detention pond with no increases to the depth of the pond, therefore the need for a geotechnical report is not critical. The detention pond does not exceed a depth of the Rancho Ditch.

I included a TIA threshold worksheet with this application. This development, which includes sections 1-3, meets one threshold requiring a TIA. The site meets the criteria stated in the LDC Section 23-25B.6

Section 23-25B.6 In-fill developments on properties greater than 10 acres in area or where proposed streets will connect to and extend existing or proposed stub streets to ensure that the in-fill development will not adversely affect existing adjoining development.

The development does meet the other criteria listed Section 23-25B. The development does not yield more than (1) 100 peak hour trips, or (2) 5000 trips per day. The development is (3) less than 25 acres. There are (4) not special traffic design considerations, nor will the project (5) require an amendment to the FTP. At this moment, the owner has contracted a traffic engineer for a TIA study. We asked the city to review the plat without the TIA study. Heritage Park is serviced by a boulevard entrance. The boulevard is designed to support developments larger than 50 lots.

Please contact me if you have any questions or need to discuss any aspect of this Engineer's Summary Letter.

Respectfully submitted,

Miguel Sauceda, P.E.

**Project Engineer** 

# City of Angleton Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis.

Lavison Section 1-3 0 MSanago Contact Email: accode 0 2 7 Peritage Contact Phone Number: Applicant/Contact: Project Name: Location:

	Other:
	Plat
	Site Plan
Application Type (check one):	Zoning (CUP/PD)

	Weekend Peak Hour	+	/	/
ITE Trip Rates / Trips Generated	PM Peak Hour	1.0189	1	1
ITE Trip Rates	Daily Total   AM Peak Hour   PM Peak Hour	949/840 0.76/67.6 1.0 /89	1	1
	Daily Total	0/18/18/10	/	/
ITE	Code	210		
	Units*	29		
	Anticipated Land Use	SF-7.2		
	Anticipate	lesident; al		

<sup>\*</sup> Units should be based on what is used for the trip generation rate (ie. Gross Floor Area, Acreage, etc), be sure to specify in the box.

All Trips generated should be based on the latest edition of the ITE Trip Generation Manual.

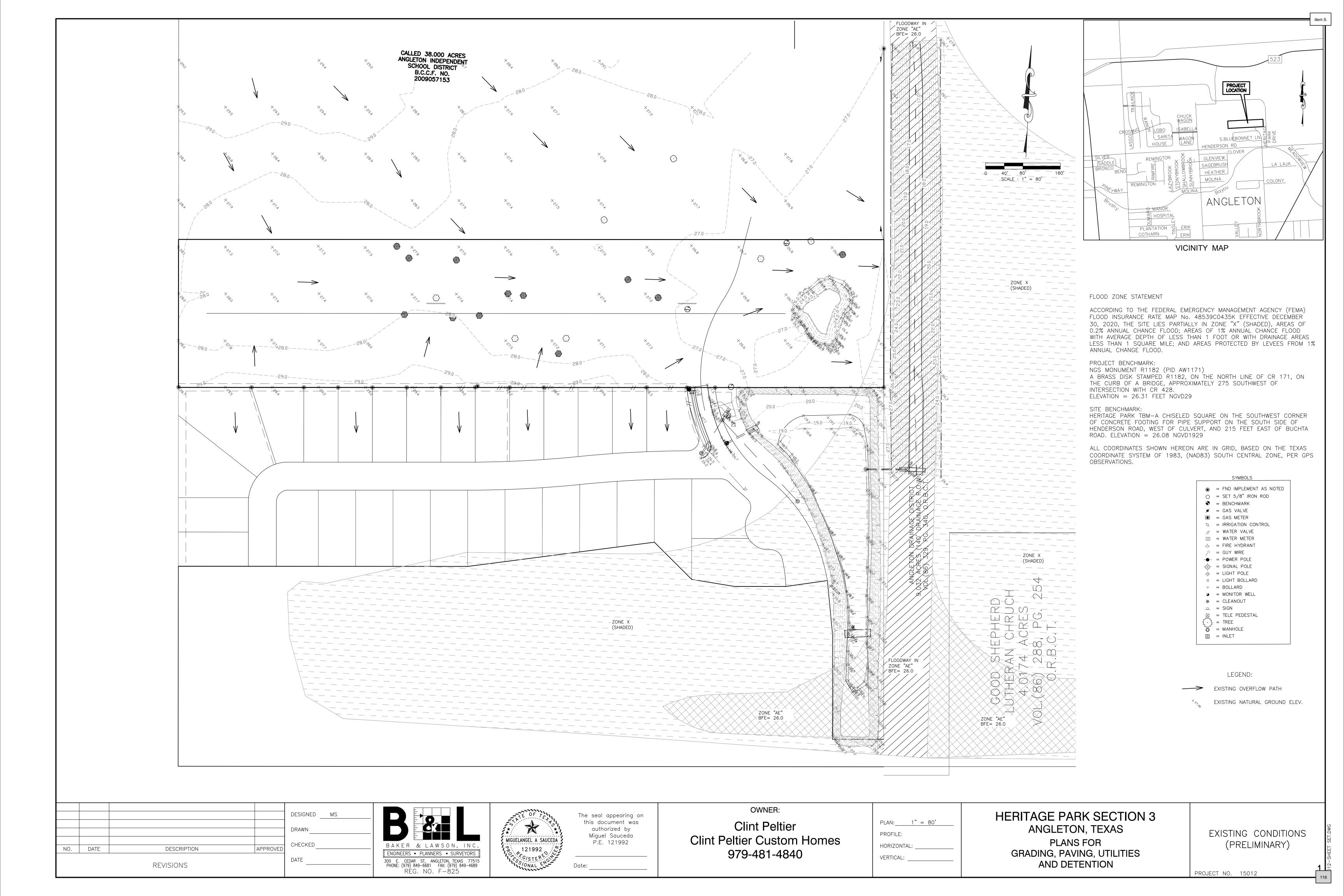
All thresholds to determine when a TIA is necessary are contained in the City of Sugar Land's Traffic Impact Analysis Guidelines which is available on the City website www.sugarlandtx.gov. Go to the Engineering Department then click on Design Standards.

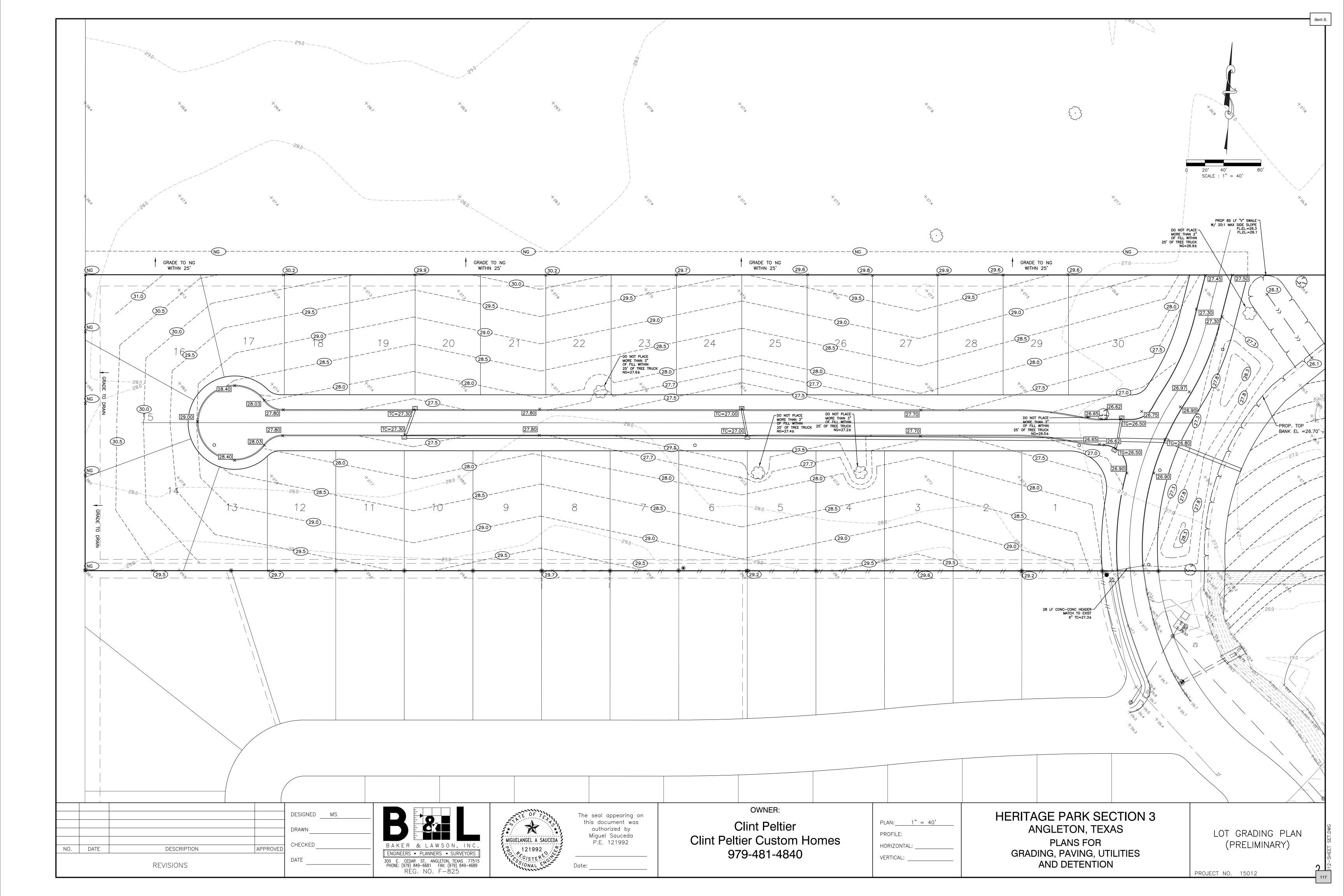
Applicant's Signature:

S:\Engineering\TIA\Guidelines\Traffic Impact Analysis Worksheet - November 2007.doc

Revised: November 1, 2007

Date:





REVISIONS

POND INFORMATION

**EXIST POND INFORMATION** 

AVE TOP BANK EL.= 26.70' AREA TOP BANK = 115,200 SF FREEBOARD= 1.0' 100-YR WSEL= 25.70' AREA @ 100-YR WSEL= 107,400 SF AVE TOE EL.= 20.20' AREA TOE= 77,800 SF

**DETENTION DEPTH= 5.5'** AVE AREA= 96,500 SF

EXIST DETENTION= 530,750 CF = 12.18 AC-FT

**EXPANDED POND INFORMATION** 

AVE TOP BANK EL.= 26.70' AREA TOP BANK = 187,500 SF FREEBOARD= 1.0' 100-YR WSEL= 25.70' AREA @ 100-YR WSEL= 177,800 SF AVE TOE EL.= 20.90' AREA TOE= 137,500 SF

DETENTION DEPTH= 4.8' AVE AREA= 157,650 SF

TOTAL DETENTION= 756,720 CF = 17.37 AC-FT

**DETENTION POND EXPANSION ADDS 5.19** AC-FT OF DETENTION WHICH EXCEEDS THE REQUIRE 4.725 AC-FT FOR SECTION 3

DETENTION CALCULATIONS

PRE-DEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)

TC = 15.0 MIN. + 1510 LF GRASS @ 0.5 FPS 1,400 = 6.583 IN/HR

Q100 = 0.80 CFS/AC x 11.00 ACRES = 8.80 CFS MAXIMUM

ALLOWABLE OUTFALL RATE IN 0.80 CFS PER ACRE ACCORDING TO BRAZORIA COUNTY MASTER DRAINAGE STUDY (BASTROP BAYOU

PROPOSED CONDITION (100-YEAR STORM)

 $Q = CIA \times 1.25 PK$ 

A = 11.0 ACRES

C = 0.55

TC = 15 MIN. + 120 LF GRASS @ 0.5 FPS

+ 220 LF GUTTER @ 2.0 FPS

+ 850 LF STM SEW @ 3.0 FPS

+ 310 LF POND @ 2.0 FPS = 28.8 MIN. I = 6.612 IN/HR

 $Q = 0.55 \times 6.612 \times 11.0 \times 1.25 = 50.00 CFS$ 

DETENTION = 4.725 AC-FT = 205,821 CF

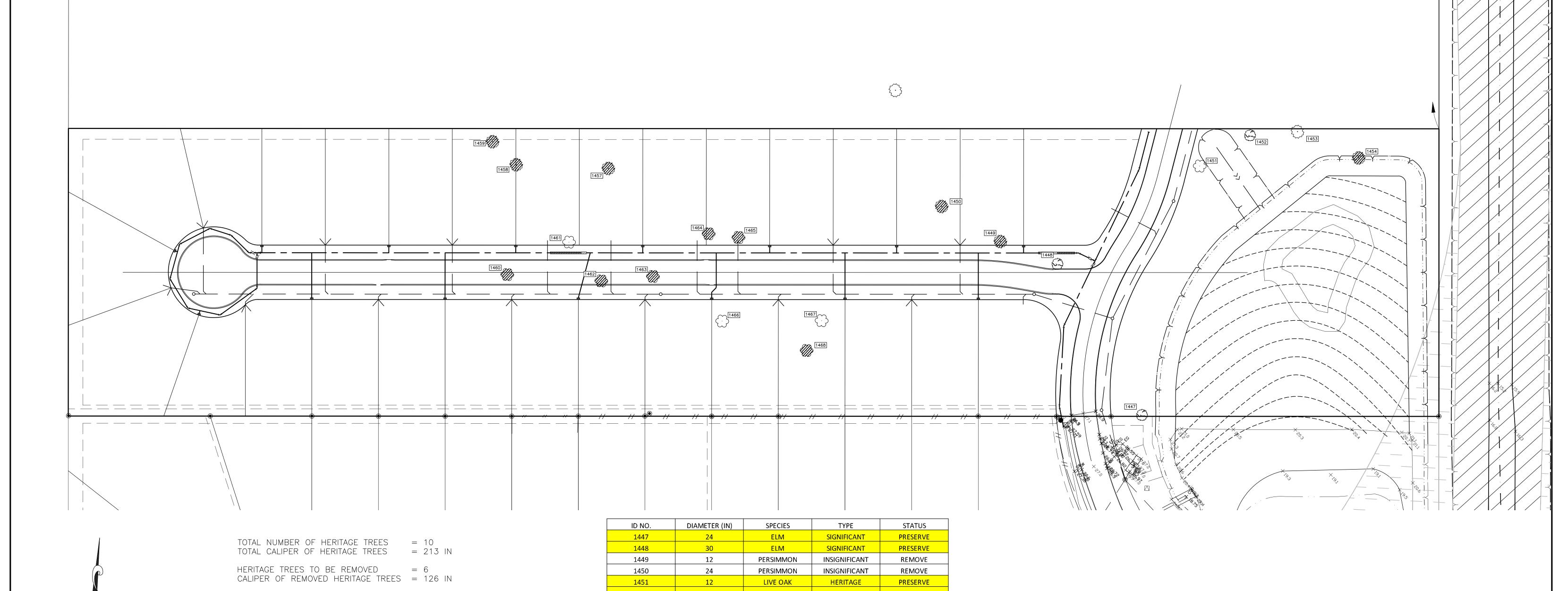
OWNER:

Clint Peltier Clint Peltier Custom Homes 979-481-4840

PLAN: 1" = 60'

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

DETENTION POND LAYOUT & CALCULATIONS (PRELIMINARY)



0 25' 50' SCALE : 1" = 50'

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 7 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 165 IN

REQUIRED REPLACEMENT CALIPER =  $(126 - 165) \times 3 = 0$ 

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.

NO REPLACEMENT TREES IS REQUIRED IN THIS TREE PRESERVATION PLAN. AN ADDITIONAL TWO TREES PER LOT WILL BE PLANTED BY THE HOME BUILDER.

ļ	1 1	l	!	ı
ID NO.	DIAMETER (IN)	SPECIES	TYPE	STATUS
1447	24	ELM	SIGNIFICANT	PRESERVE
1448	30	ELM	SIGNIFICANT	PRESERVE
1449	12	PERSIMMON	INSIGNIFICANT	REMOVE
1450	24	PERSIMMON	INSIGNIFICANT	REMOVE
1451	12	LIVE OAK	HERITAGE	PRESERVE
1452	24	ELM	SIGNIFICANT	PRESERVE
1453	12	COTTONWOOD	INSIGNIFICANT	REMOVE
1454	12	SUGARBERRY	INSIGNIFICANT	REMOVE
1457	20	PERSIMMON	INSIGNIFICANT	REMOVE
1458	20	RED CEDAR	INSIGNIFICANT	REMOVE
1459	20	RED CEDAR	INSIGNIFICANT	REMOVE
1460	24	LIVE OAK	HERITAGE	REMOVE
1461	24	LIVE OAK	HERITAGE	PRESERVE
1462	12	LIVE OAK	HERITAGE	REMOVE
1463	24	LIVE OAK	HERITAGE	REMOVE
1464	24	LIVE OAK	HERITAGE	REMOVE
1465	24	LIVE OAK	HERITAGE	REMOVE
1466	15	LIVE OAK	HERITAGE	PRESERVE
1467	36	LIVE OAK	HERITAGE	PRESERVE
1468	18	LIVE OAK	HERITAGE	REMOVE

# <u>SYMBOLS</u>

O = 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)

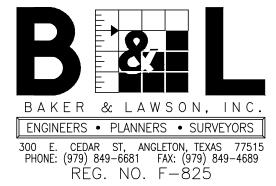
= ELM (SIGNIFICANT TREE)

= INSIGNIFICANT TREE

1448	30	ELM	SIGNIFICANT	PRE
1449	12	PERSIMMON	INSIGNIFICANT	RE
1450	24	PERSIMMON	INSIGNIFICANT	RE
1451	12	LIVE OAK	HERITAGE	PRE
1452	24	ELM	SIGNIFICANT	PRE
1453	12	COTTONWOOD	INSIGNIFICANT	RE
1454	12	SUGARBERRY	INSIGNIFICANT	RE
1457	20	PERSIMMON	INSIGNIFICANT	RE
1458	20	RED CEDAR	INSIGNIFICANT	RE
1459	20	RED CEDAR	INSIGNIFICANT	RE
1460	24	LIVE OAK	HERITAGE	RE
1461	24	LIVE OAK	HERITAGE	PRE
1462	12	LIVE OAK	HERITAGE	RE
1463	24	LIVE OAK	HERITAGE	RE
1464	24	LIVE OAK	HERITAGE	RE
1465	24	LIVE OAK	HERITAGE	RE
1466	15	LIVE OAK	HERITAGE	PRE
1467	36	LIVE OAK	HERITAGE	PRE
1468	18	LIVE OAK	HERITAGE	RE

				DESIGNED _
				DRAWN
				OUEOKED
NO.	DATE	DESCRIPTION	APPROVED	CHECKED
		DEVICIONIC		DATE
		REVISIONS		

DESIGNED MS





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

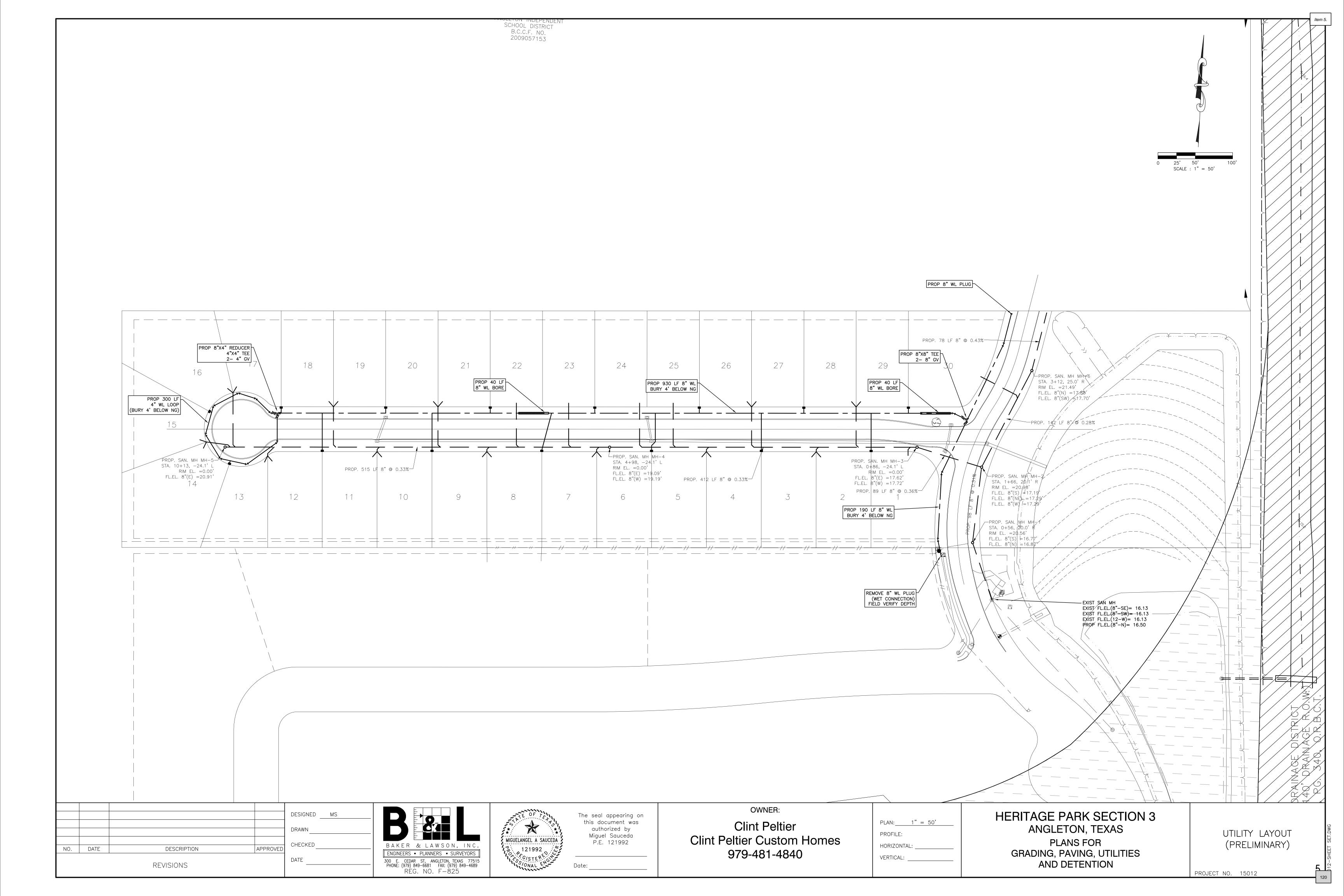
Clint Peltier Clint Peltier Custom Homes 979-481-4840

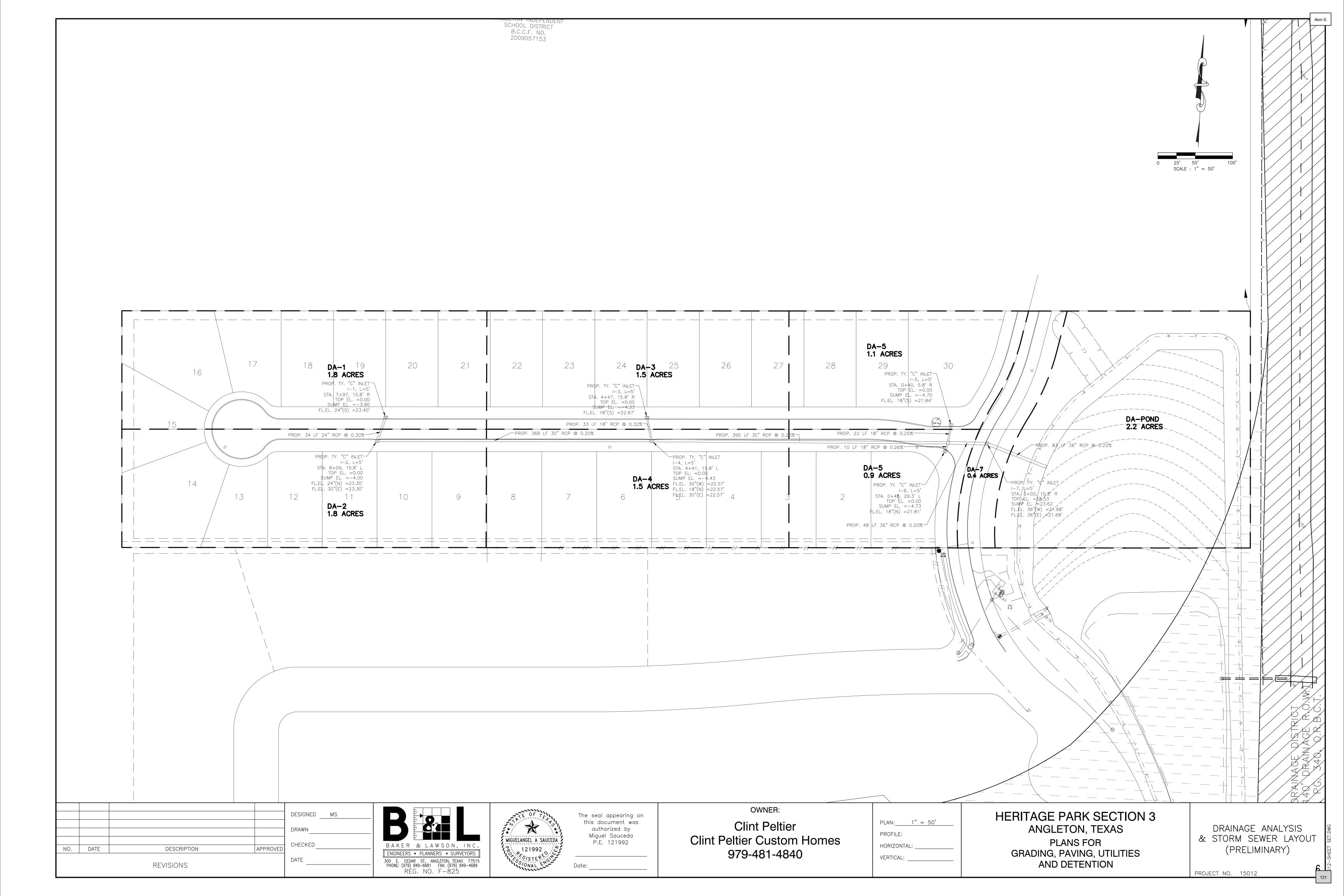
OWNER:

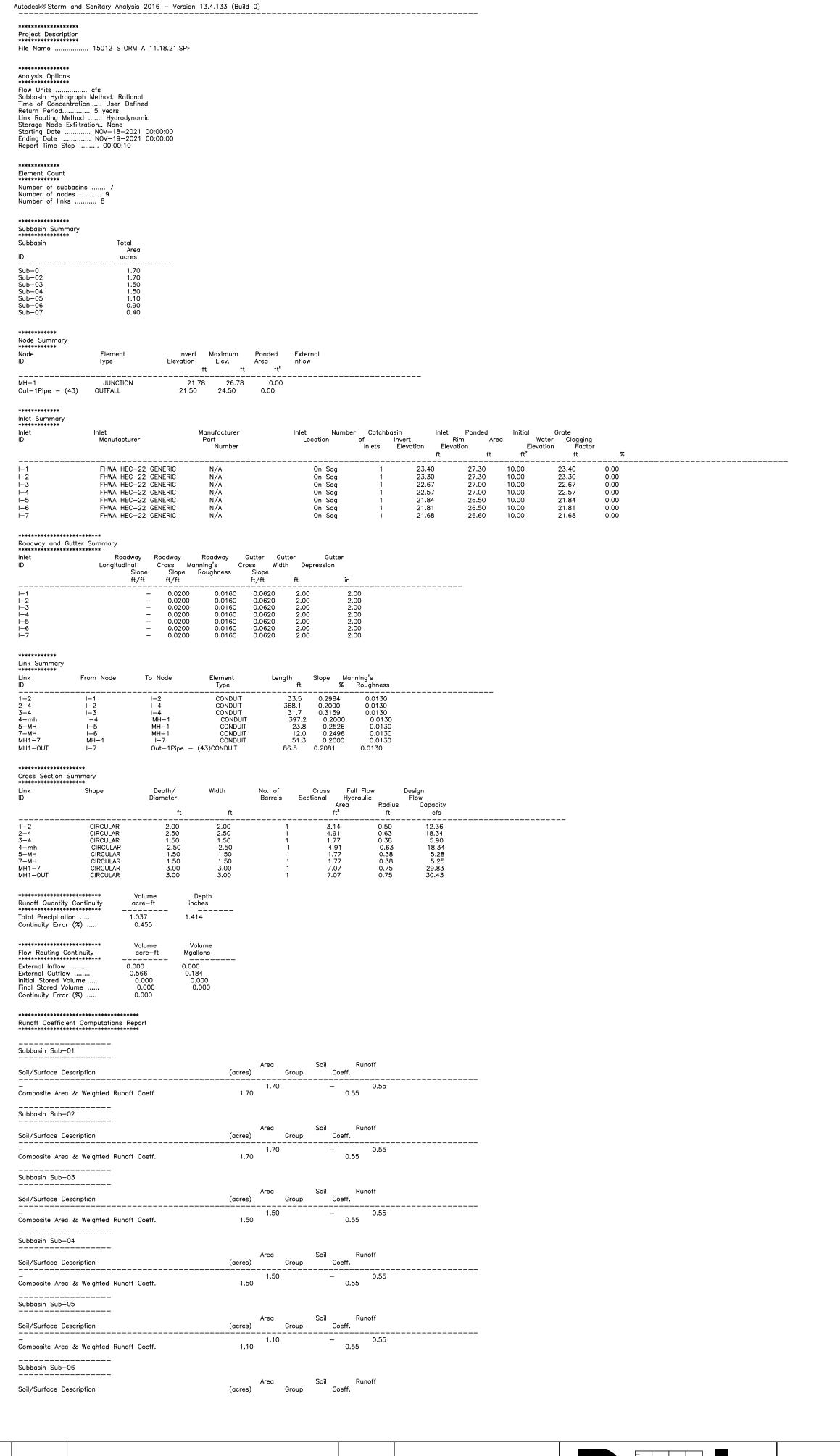
PLAN: 1" = 50'PROFILE: HORIZONTAL: VERTICAL:

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

TREE PRESERVATION PLAN (PRELIMINARY)







— Composite Area & ————	& Weighted Runoff Co	peff.	0.90	0.90	0.5	0.55 5		
basin Sub-07			Δ	vrea S	Soil	Runoff		
oil/Surface Desc 	cription —————————		(acres)	Group 	Coeff.			
omposite Area & ************************************	Summary	peff.	0.40	0.40	0.5			
Subbasin ID		infall Total ensity Runoff in/hr	Peak Weighte Runoff Run in cfs	off Concent	ime of ration hh:mm:s			
 Sub-01 Sub-02	 1.41 1.41	5.66 (	0.78 5.29 0.78 5.29	0.550 0.550	0 00:15: 0 00:15:	 )0		
Sub-03 Sub-04 Sub-05	1.41 1.41 1.41	5.66 ( 5.66 (	0.78 4.67 0.78 4.67 0.78 3.42	0.550 0.550 0.550	0 00:15: 0 00:15: 0 00:15:	00 00		
Sub-06 Sub-07	1.41 1.41 	5.66	0.78 2.80 0.78 1.24	0.550 0.550	0 00:15: 0 00:15:	00		
**************************************	mary							
 lode )	Average Maximu Depth Deptl Attained Attained	n HGL Attained	Volun	Total Total oded Time ne Flooded re—in minutes		me		
 MH-1 Dut-1Pipe - (43	0.04 2.	 43 24.21	0 00:16 0 00:16	0		 :00:00		
**************************************	ary							
lode )		Lateral Inflow Inflow	eak Time of Peak Inflow Floo Occurrence cfs days hh:mm	ding Floodir Overflow Occ	ng			
MH-1 Out-1Pipe - (43	,	0.00 22 0.00 24.04		0.00 0.00				
**************************************	nary							
nlet D	Max Gutter Spread during Peak Flow ft	Max Gutter Water Elev during Peak Flow ft	Max Gutter Water Depth during Peak Flow ft	Time of Maximum Depth Occurrence days hh:mm			-	
 -1 -2	22.52 22.52	28.00 28.00	0.70 0.70	0 00:17 0 00:17			-	
-3 -4 -5	20.72 20.72 16.85	27.67 27.67 27.09	0.67 0.67 0.59	0 00:16 0 00:17 0 00:16				
-6  -7	14.74 8.58	27.05 27.02	0.55 0.42	0 00:16 0 00:16				
**************************************	iry							
nlet D	Peak Flow L	Flow Interd	Peak Pe Flow Flow cepted Bypassing by Inlet	r Efficiency L during et Peak Flow	Flooding	Time Flooded		
 _1 _2	cfs  5.29 5.29	cfs  5.29 5.29	cfs 	cfs  - -	% acr 	e—in minutes ——————— 0.000 0.000	0 0	
ı−2  −3  −4  −5	4.67 4.67 4.67 3.42	4.67 4.67 3.42	- - -		_ _ _ _	0.000 0.000 0.000 0.000	0	
-3 -6 -7	2.80 1.24	2.80 1.24		- - -	<u>-</u> -	0.000 0.000 0.000	0	
************** Outfall Loading Si ********	ummary							
Dutfall Node ID	Flow Average Frequency (%)	ge Peak Flow Inflow cfs cf						
 Out-1Pipe		3.90 24.04						
System	7.46	3.90 24.04	1					
*************** ink Flow Summa *************	ry							
 _ink ID	Element Type	Peak Flow Ve Occurrence At	locity Factor tained	during Analysis Co	Flow M pacity /	Design F	mum 1 low Surcharged	
 1-2 2-4	CONDUIT	days hh:mm 0 00:15 0 00:17	ft/sec 2.25 1.00 2.54 1.00	cfs  5.19 9.23	cfs  12.36 18.34	0.42 0.50	0.97 0.89	minutes  0 Calculated 0 Calculated
3–4 4–mh 5–MH	CONDUIT CONDUIT CONDUIT	0 00:15 0 00:17 0 00:15	2.88 1.00 3.58 1.00 2.73 1.00	4.66 17.45 3.42	5.90 18.34 5.28	0.79 0.95 0.65	1.00 0.98 1.00	14 SURCHARGEI 0 Calculated 18 SURCHARGE
7-MH MH1-7	CONDUIT CONDUIT	0 00:15 0 00:16	2.68 1.00 3.95 1.00	2.79 22.92	5.25 29.83	0.53 0.77	1.00 0.76	18 SURCHARGE 0 Calculated 0 Calculated

				DESIGNED	MS
				DRAWN	
NO	DATE	DECODIDATION	ADDDOVED	CHECKED	
NO.	DATE	DESCRIPTION	APPROVED	DATE	
		REVISIONS			

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



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

Clint Peltier Clint Peltier Custom Homes 979-481-4840

OWNER:

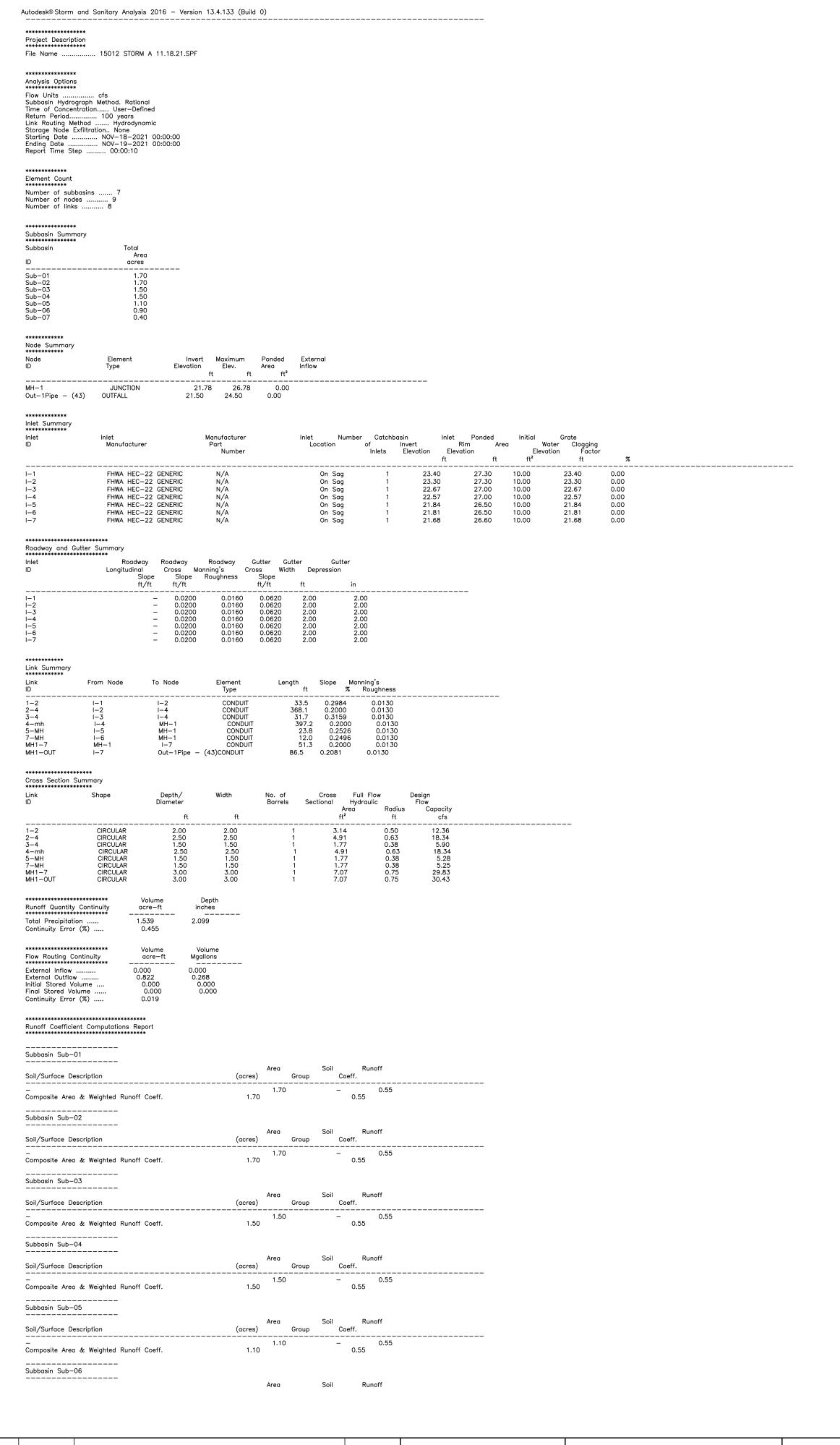
PLAN: \_\_\_\_\_1" = \_40' PROFILE: HORIZONTAL:

VERTICAL:

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

HYDROLOGIC CALCULATIONS 5 YEAR STORM (PRELIMINARY)

Item 5.



	ription		(acres)	Group 0.90	- 0.55			
Composite Area &	: Weighted Runoff Coe 	ff.	0.90		0.55			
Subbasin Sub-07				S-	.tl Dunaff			
Soil/Surface Desc	ription		A (acres) 	rea Sc Group 	Coeff.			
— Composite Area &	: Weighted Runoff Coe	ff.	0.40	0.40	- 0.55 0.55			
**************************************	Summary							
Subbasin /	Accumulated Rain Precip Inter in	sity Runoff	Peak Weighte Runoff Rund n cfs	off Concentro	ne of ution hh:mm:ss			
Sub-01 Sub-02 Sub-03	2.10 2.10 2.10	8.39 1.1 8.39 1.1 8.39 1.1	15 7.85	0.550	0 00:15:00 0 00:15:00 0 00:15:00			
Sub-04 Sub-05	2.10 2.10	8.39 1.7 8.39 1.7	15 6.93 15 5.08	0.550 0 0.550 0	0 00:15:00 0 00:15:00			
Sub-06 Sub-07 	2.10 2.10 	8.39 1. <sup>7</sup> 8.39 1. <sup>7</sup>			0 00:15:00 0 00:15:00 			
**************************************	nary							
	Average Maximum Depth Depth Attained Attained A	HGL C	ccurrence Floo		Retention Time			
 ИН—1	ft ft 	ft da <u>:</u>	ys hh:mm ac 0 00:15		hh:mm:ss 0 0:00:00			
Out-1Pipe - (43)			0 00:15	0 0	0:00:00			
**************************************	ary							
Node D		Maximum Pea ateral Inflow F Inflow cfs cf	Peak Inflow Floo	Overflow Occur	of Peak	<b></b>		
 MH-1 Dut-1Pipe - (43)	JUNCTION OUTFALL	0.00 33.86 0.00 35.65	<u>-</u>	0.00				
******								
nlet Depth Summ ****************	ary *							
nlet D	Max Gutter M Spread during Peak Flow ft		Max Gutter Water Depth during Peak Flow ft	Time of Maximum Depth Occurrence days hh:mm				
 -1 -2	26.59 26.57	28.08 28.08 28.08	0.78 0.78	0 00:12 0 00:12				
-3 -4 -5	32.19 32.19 21.92	27.89 27.89 27.19	0.89 0.89 0.69	0 00:12 0 00:12 0 00:15				
-6 -7	19.17 11.16	27.13 27.13 27.07	0.63 0.47	0 00:15 0 00:15				
**************************************	ry							
 nlet D	Peak Flow La	teral F Flow Interce		Efficiency F during	Total Total looding Time Flooded			
	cfs	cfs	r Inlet Inle cfs		% acre—in minut			
-1 -2 -3	7.85 7.85 6.92	7.85 7.85 6.92	_ _ _	-	- 0.140 - 0.002 - 0.071	5 0 4		
-4 -5	6.92 5.08	6.92 5.08	_		- 0.000 - 0.000	0		
-6 -7	4.15 1.85	4.15 1.85		_	- 0.000 - 0.000	0 0		
**************************************	ımmary							
Outfall Node ID	Flow Average Frequency (%)	Peak Flow Inflow cfs cfs						
Dut-1Pipe - (43)	7.49	5.58 35.65						
System	7.49	5.58 35.65						
**************************************	у							
	Element Type	Time of Maxim Peak Flow Veloc Occurrence Atta days hh:mm	city Factor	during	esign Ratio of Ratio Flow Maximum Mo acity /Design cfs Flow			
			2.47 1.00	6.57	12.36 0.53 18.34 0.72	1.00 10 1.00 8	SURCHARGED SURCHARGED	
	CONDUIT	0 00:17 0 00:17	2.68 1.00	13.13	E 00	1.00		
ink ID  1–2 2–4 3–4 4–mh 5–MH	CONDUIT CONDUIT CONDUIT CONDUIT	0 00:17 0 00:11 0 00:13 0 00:15	2.68 1.00 3.42 1.00 5.09 1.00 3.03 1.00	6.04 24.96 5.08	5.90 1.02 18.34 1.36	1.00 22	SURCHARGED SURCHARGED SURCHARGED	
Link ID  1-2 2-4 3-4 4-mh 5-MH 7-MH MH1-7	CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT	0 00:17 0 00:11 0 00:13	2.68 1.00 3.42 1.00	6.04	5.90 1.02	1.00 22 1.00 22	SURCHARGED SURCHARGED SURCHARGED SURCHARGED > CAPACITY > CAPACITY	

DESIGNED MS

DRAWN

CHECKED

DATE

DATE

DESCRIPTION

REVISIONS

NO.

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825



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

CI

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

OWNER:

PLAN: 1" = 40'

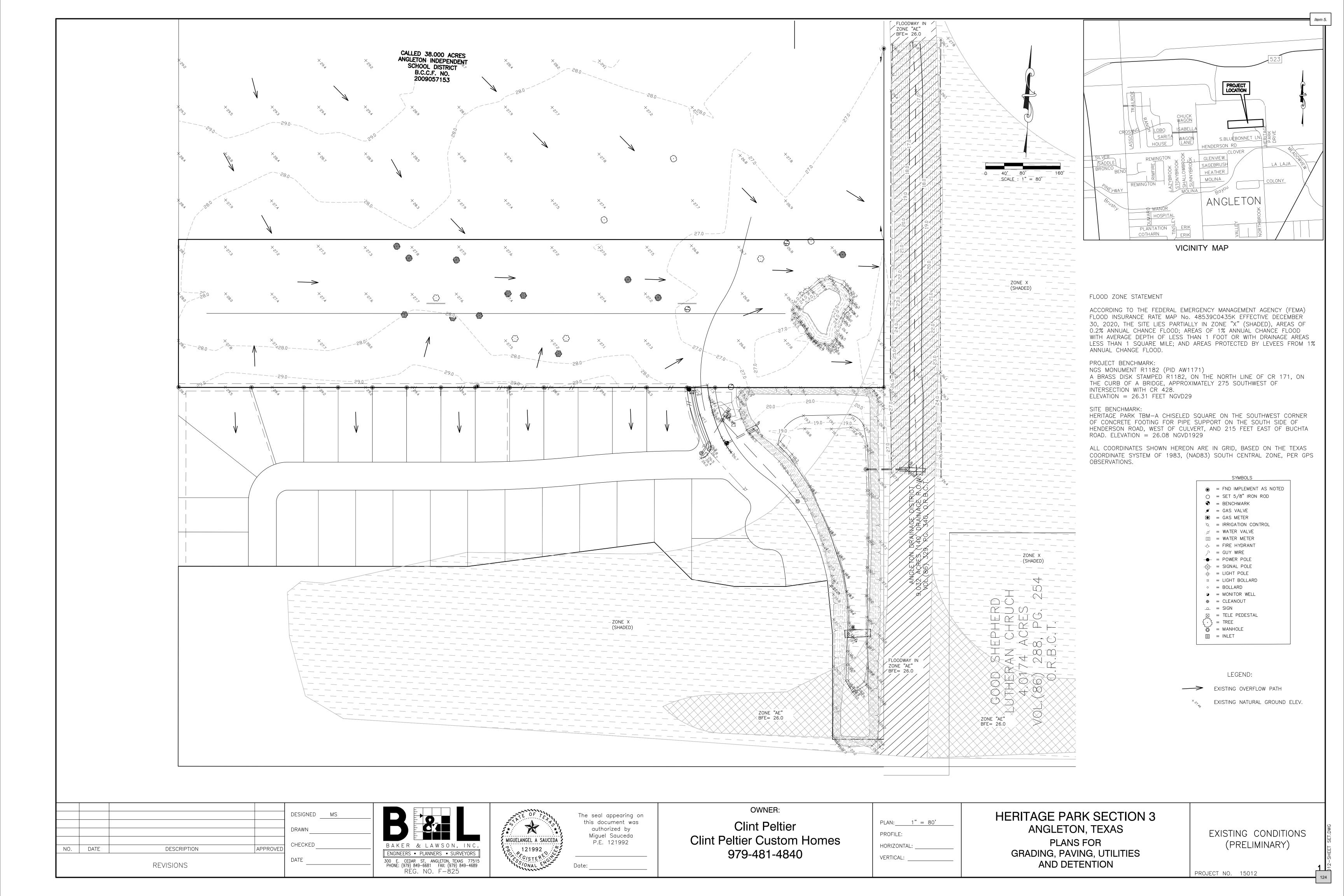
PROFILE:

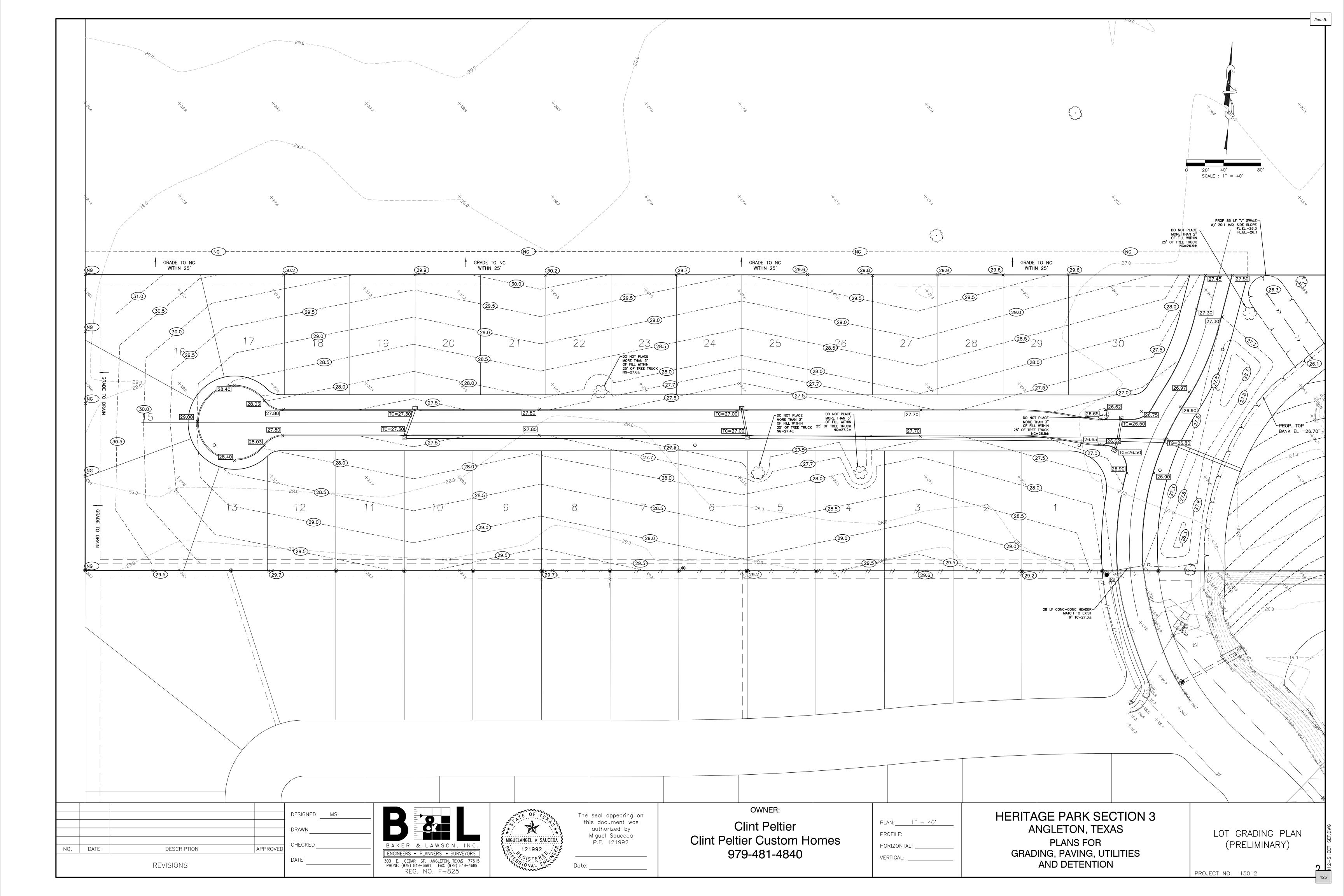
HORIZONTAL: \_\_\_\_\_

VERTICAL:

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

HYDROLOGIC CALCULATIONS 100 YEAR STORM (PRELIMINARY) Item 5.





REVISIONS

POND INFORMATION

**EXIST POND INFORMATION** 

AVE TOP BANK EL.= 26.70' AREA TOP BANK = 115,200 SF FREEBOARD= 1.0' 100-YR WSEL= 25.70' AREA @ 100-YR WSEL= 107,400 SF AVE TOE EL.= 20.20' AREA TOE= 77,800 SF

**DETENTION DEPTH= 5.5'** AVE AREA= 96,500 SF

EXIST DETENTION= 530,750 CF = 12.18 AC-FT

**EXPANDED POND INFORMATION** 

AVE TOP BANK EL.= 26.70' AREA TOP BANK = 187,500 SF FREEBOARD= 1.0' 100-YR WSEL= 25.70' AREA @ 100-YR WSEL= 177,800 SF AVE TOE EL.= 20.90' AREA TOE= 137,500 SF

DETENTION DEPTH= 4.8' AVE AREA= 157,650 SF

TOTAL DETENTION= 756,720 CF = 17.37 AC-FT

**DETENTION POND EXPANSION ADDS 5.19** AC-FT OF DETENTION WHICH EXCEEDS THE REQUIRE 4.725 AC-FT FOR SECTION 3

DETENTION CALCULATIONS

PRE-DEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)

TC = 15.0 MIN. + 1510 LF GRASS @ 0.5 FPS 1,400 = 6.583 IN/HR

Q100 = 0.80 CFS/AC x 11.00 ACRES = 8.80 CFS MAXIMUM

ALLOWABLE OUTFALL RATE IN 0.80 CFS PER ACRE ACCORDING TO BRAZORIA COUNTY MASTER DRAINAGE STUDY (BASTROP BAYOU

PROPOSED CONDITION (100-YEAR STORM)

 $Q = CIA \times 1.25 PK$ 

A = 11.0 ACRES

C = 0.55

TC = 15 MIN. + 120 LF GRASS @ 0.5 FPS + 220 LF GUTTER @ 2.0 FPS

+ 850 LF STM SEW @ 3.0 FPS

+ 310 LF POND @ 2.0 FPS = 28.8 MIN.

I = 6.612 IN/HR

 $Q = 0.55 \times 6.612 \times 11.0 \times 1.25 = 50.00 CFS$ 

DETENTION = 4.725 AC-FT = 205,821 CF

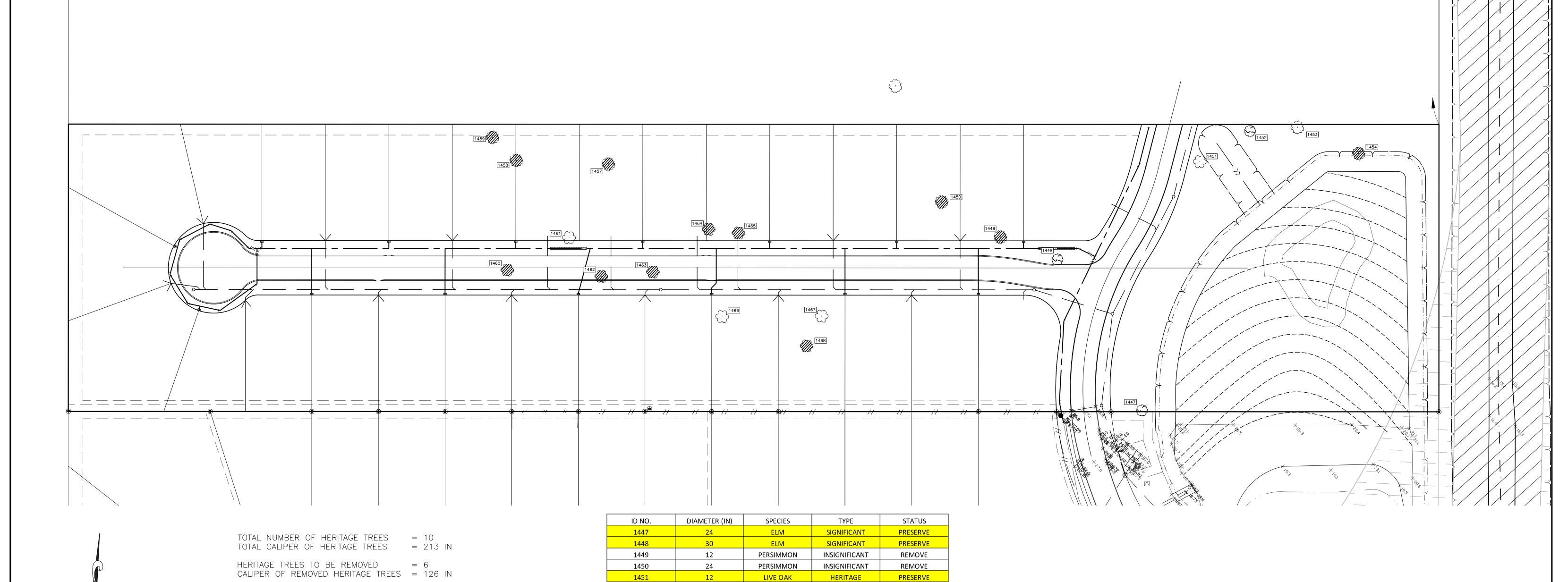
OWNER:

Clint Peltier Clint Peltier Custom Homes 979-481-4840

PLAN: 1" = 60'

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

DETENTION POND LAYOUT & CALCULATIONS (PRELIMINARY)



0 25' 50' SCALE : 1" = 50'

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 7 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 165 IN

REQUIRED REPLACEMENT CALIPER =  $(126 - 165) \times 3 = 0$ 

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.

NO REPLACEMENT TREES IS REQUIRED IN THIS TREE PRESERVATION PLAN. AN ADDITIONAL TWO TREES PER LOT WILL BE PLANTED BY THE HOME BUILDER.

ID NO.	DIAMETER (IN)	SPECIES	TYPE	STATUS
1447	24	ELM	SIGNIFICANT	PRESERVE
1448	30	ELM	SIGNIFICANT	PRESERVE
1449	12	PERSIMMON	INSIGNIFICANT	REMOVE
1450	24	PERSIMMON	INSIGNIFICANT	REMOVE
1451	12	LIVE OAK	HERITAGE	PRESERVE
1452	24	ELM	SIGNIFICANT	PRESERVE
1453	12	COTTONWOOD	INSIGNIFICANT	REMOVE
1454	12	SUGARBERRY	INSIGNIFICANT	REMOVE
1457	20	PERSIMMON	INSIGNIFICANT	REMOVE
1458	20	RED CEDAR	INSIGNIFICANT	REMOVE
1459	20	RED CEDAR	INSIGNIFICANT	REMOVE
1460	24	LIVE OAK	HERITAGE	REMOVE
1461	24	LIVE OAK	HERITAGE	PRESERVE
1462	12	LIVE OAK	HERITAGE	REMOVE
1463	24	LIVE OAK	HERITAGE	REMOVE
1464	24	LIVE OAK	HERITAGE	REMOVE
1465	24	LIVE OAK	HERITAGE	REMOVE
1466	15	LIVE OAK	HERITAGE	PRESERVE
1467	36	LIVE OAK	HERITAGE	PRESERVE
1468	18	LIVE OAK	HERITAGE	REMOVE

# <u>SYMBOLS</u>

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

—— = POWER POLE ☐ = MAIL BOX
☐ = WATER METER

NO.

DATE

= LIVE OAK (HERITAGE TREE)

= PECAN (HERITAGE TREE)

= ELM (SIGNIFICANT TREE) = INSIGNIFICANT TREE

DESCRIPTION

REVISIONS

DESIGNED MS

DRAWN

CHECKED

APPROVED

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

MIGUELANGEL A SAUCEDA

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

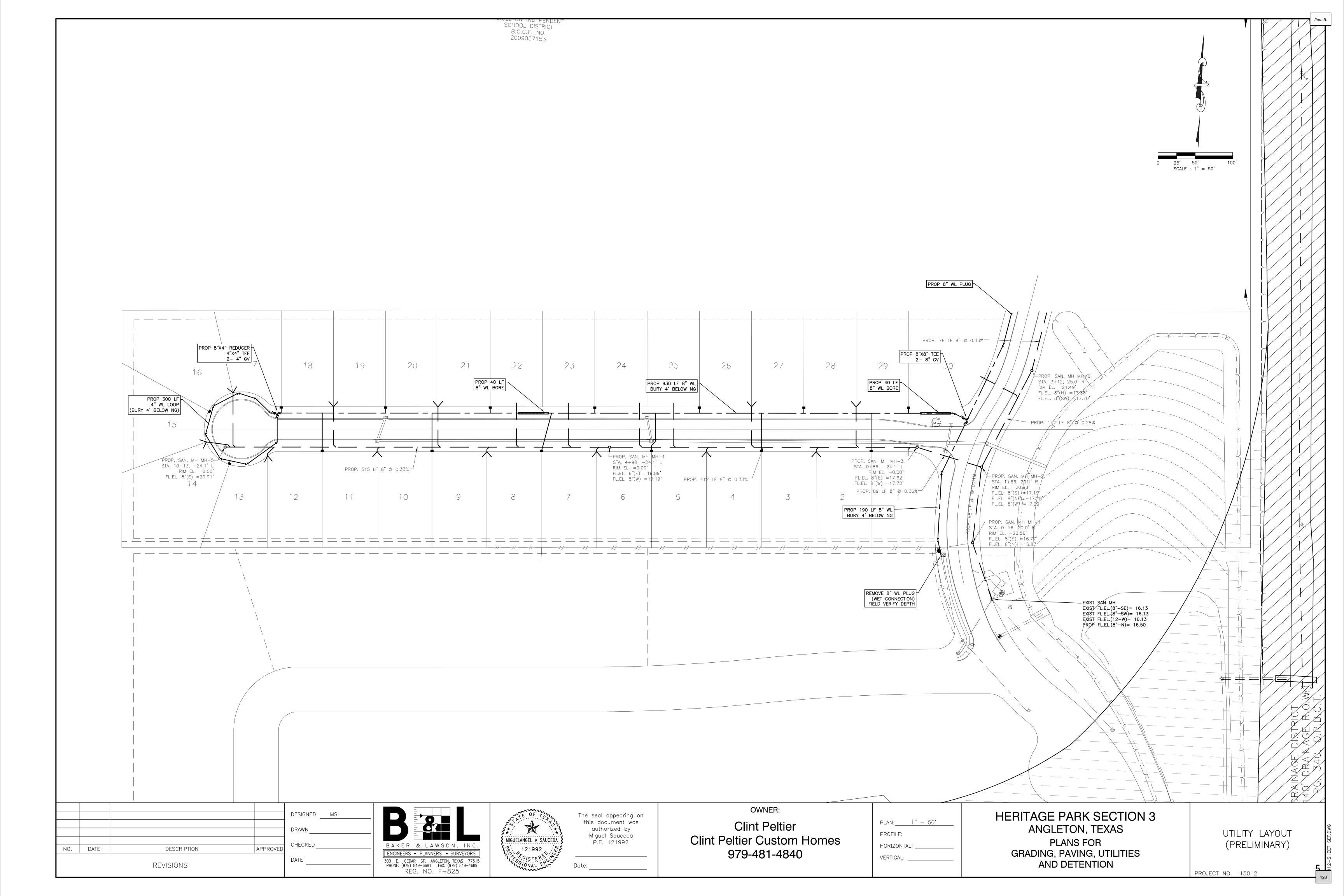
Clint Peltier Clint Peltier Custom Homes 979-481-4840

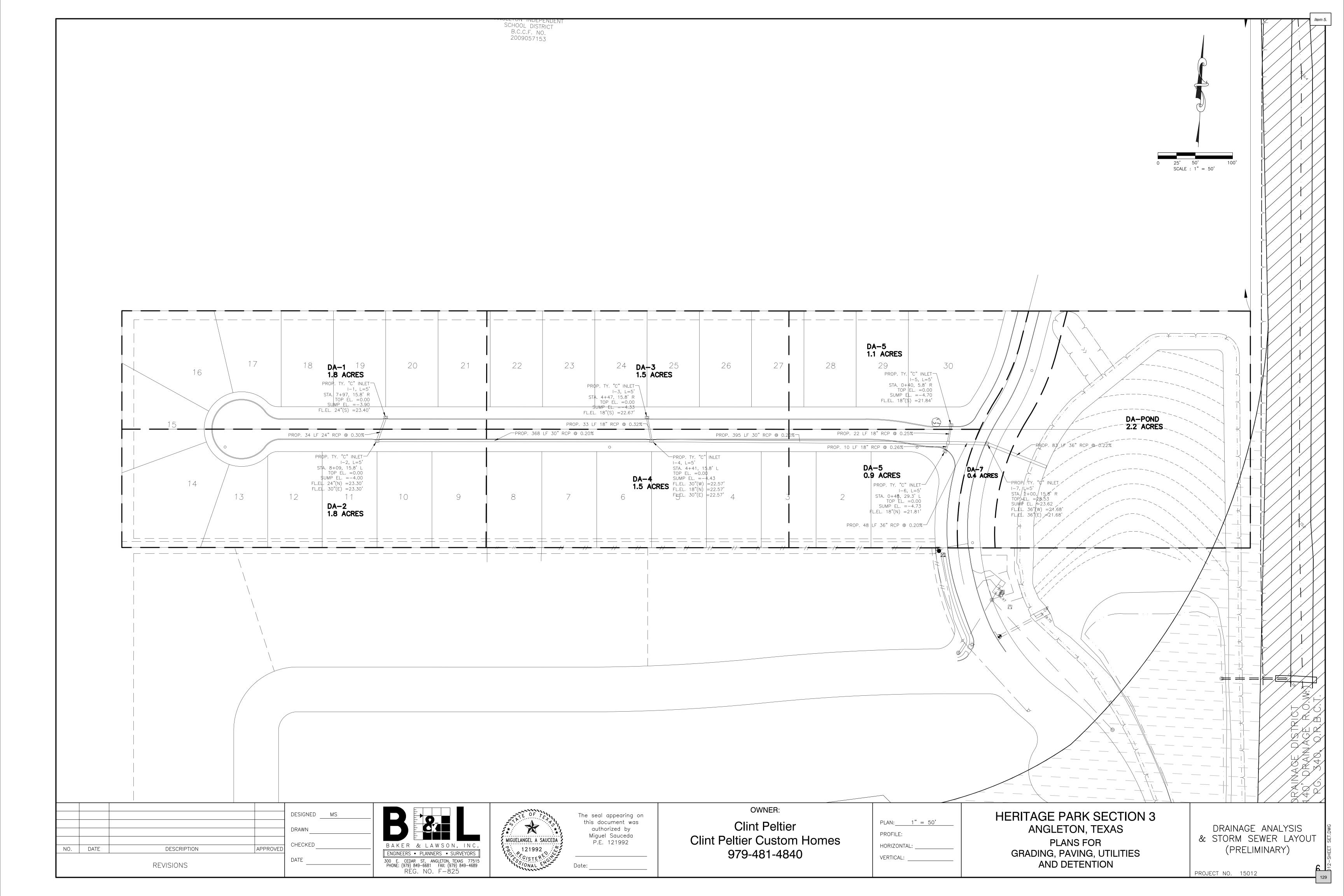
OWNER:

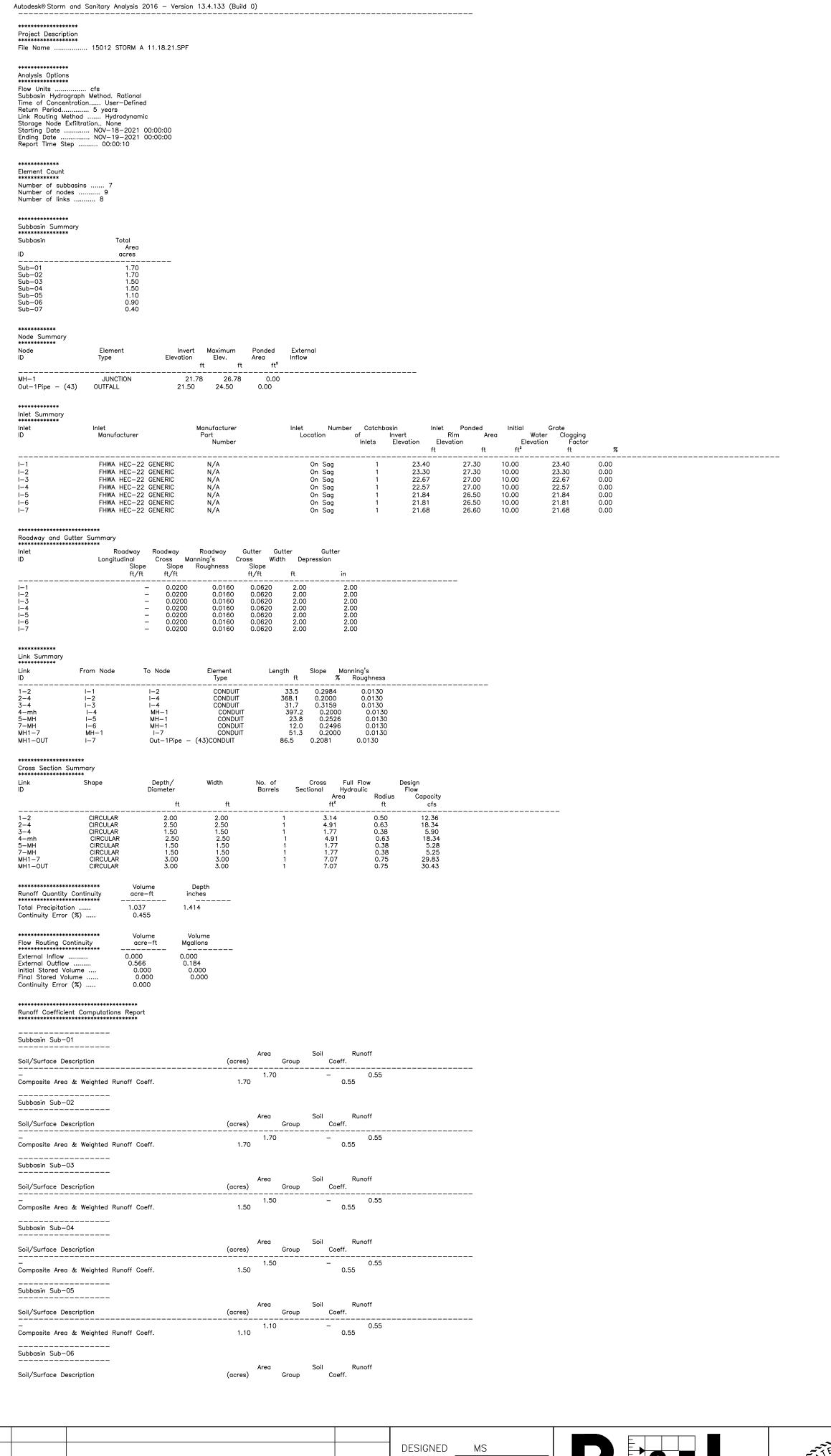
PLAN: 1" = 50' PROFILE: HORIZONTAL: VERTICAL:

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

TREE PRESERVATION PLAN (PRELIMINARY)







— Composite Area & ————	& Weighted Runoff Co	peff.	0.90	0.90	0.5	0.55 5		
basin Sub-07			Δ	vrea S	Soil	Runoff		
oil/Surface Desc 	cription —————————		(acres)	Group 	Coeff.			
omposite Area & ************************************	Summary	peff.	0.40	0.40	0.5			
Subbasin ID		infall Total ensity Runoff in/hr	Peak Weighte Runoff Run in cfs	off Concent	ime of ration hh:mm:s			
 Sub-01 Sub-02	 1.41 1.41	5.66 (	0.78 5.29 0.78 5.29	0.550 0.550	0 00:15: 0 00:15:	 )0		
Sub-03 Sub-04 Sub-05	1.41 1.41 1.41	5.66 ( 5.66 (	0.78 4.67 0.78 4.67 0.78 3.42	0.550 0.550 0.550	0 00:15: 0 00:15: 0 00:15:	00 00		
Sub-06 Sub-07	1.41 1.41 	5.66	0.78 2.80 0.78 1.24	0.550 0.550	0 00:15: 0 00:15:	00		
**************************************	mary							
 lode )	Average Maximu Depth Deptl Attained Attained	n HGL Attained	Volun	Total Total oded Time ne Flooded re—in minutes		me		
 MH-1 Dut-1Pipe - (43	0.04 2.	 43 24.21	0 00:16 0 00:16	0		 :00:00		
**************************************	ary							
lode )		Lateral Inflow Inflow	eak Time of Peak Inflow Floo Occurrence cfs days hh:mm	ding Floodir Overflow Occ	ng			
MH-1 Out-1Pipe - (43	,	0.00 22 0.00 24.04		0.00 0.00				
**************************************	nary							
nlet D	Max Gutter Spread during Peak Flow ft	Max Gutter Water Elev during Peak Flow ft	Max Gutter Water Depth during Peak Flow ft	Time of Maximum Depth Occurrence days hh:mm			-	
 -1 -2	22.52 22.52	28.00 28.00	0.70 0.70	0 00:17 0 00:17			-	
-3 -4 -5	20.72 20.72 16.85	27.67 27.67 27.09	0.67 0.67 0.59	0 00:16 0 00:17 0 00:16				
-6  -7	14.74 8.58	27.05 27.02	0.55 0.42	0 00:16 0 00:16				
**************************************	iry							
nlet D	Peak Flow L	Flow Interd	Peak Pe Flow Flow cepted Bypassing by Inlet	r Efficiency L during et Peak Flow	Flooding	Time Flooded		
 _1 _2	cfs  5.29 5.29	cfs  5.29 5.29	cfs 	cfs  - -	% acr 	e—in minutes ——————— 0.000 0.000	0 0	
ı−2  −3  −4  −5	4.67 4.67 4.67 3.42	4.67 4.67 3.42	- - -		_ _ _ _	0.000 0.000 0.000 0.000	0	
-3 -6 -7	2.80 1.24	2.80 1.24		- - -	<u>-</u> -	0.000 0.000 0.000	0	
************** Outfall Loading Si ********	ummary							
Dutfall Node ID	Flow Average Frequency (%)	ge Peak Flow Inflow cfs cf						
 Out-1Pipe		3.90 24.04						
System	7.46	3.90 24.04	1					
*************** ink Flow Summa *************	ry							
 _ink ID	Element Type	Peak Flow Ve Occurrence At	locity Factor tained	during Analysis Co	Flow M pacity /	Design F	mum 1 low Surcharged	
 1-2 2-4	CONDUIT	days hh:mm 0 00:15 0 00:17	ft/sec 2.25 1.00 2.54 1.00	cfs  5.19 9.23	cfs  12.36 18.34	0.42 0.50	0.97 0.89	minutes  0 Calculated 0 Calculated
3–4 4–mh 5–MH	CONDUIT CONDUIT CONDUIT	0 00:15 0 00:17 0 00:15	2.88 1.00 3.58 1.00 2.73 1.00	4.66 17.45 3.42	5.90 18.34 5.28	0.79 0.95 0.65	1.00 0.98 1.00	14 SURCHARGEI 0 Calculated 18 SURCHARGE
7-MH MH1-7	CONDUIT CONDUIT	0 00:15 0 00:16	2.68 1.00 3.95 1.00	2.79 22.92	5.25 29.83	0.53 0.77	1.00 0.76	18 SURCHARGE 0 Calculated 0 Calculated

				DESIG
				DRAWI
NO.	DATE	DESCRIPTION	APPROVED	CHEC
				DATE
		REVISIONS		2,

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



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

Clint Peltier Clint Peltier Custom Homes 979-481-4840

OWNER:

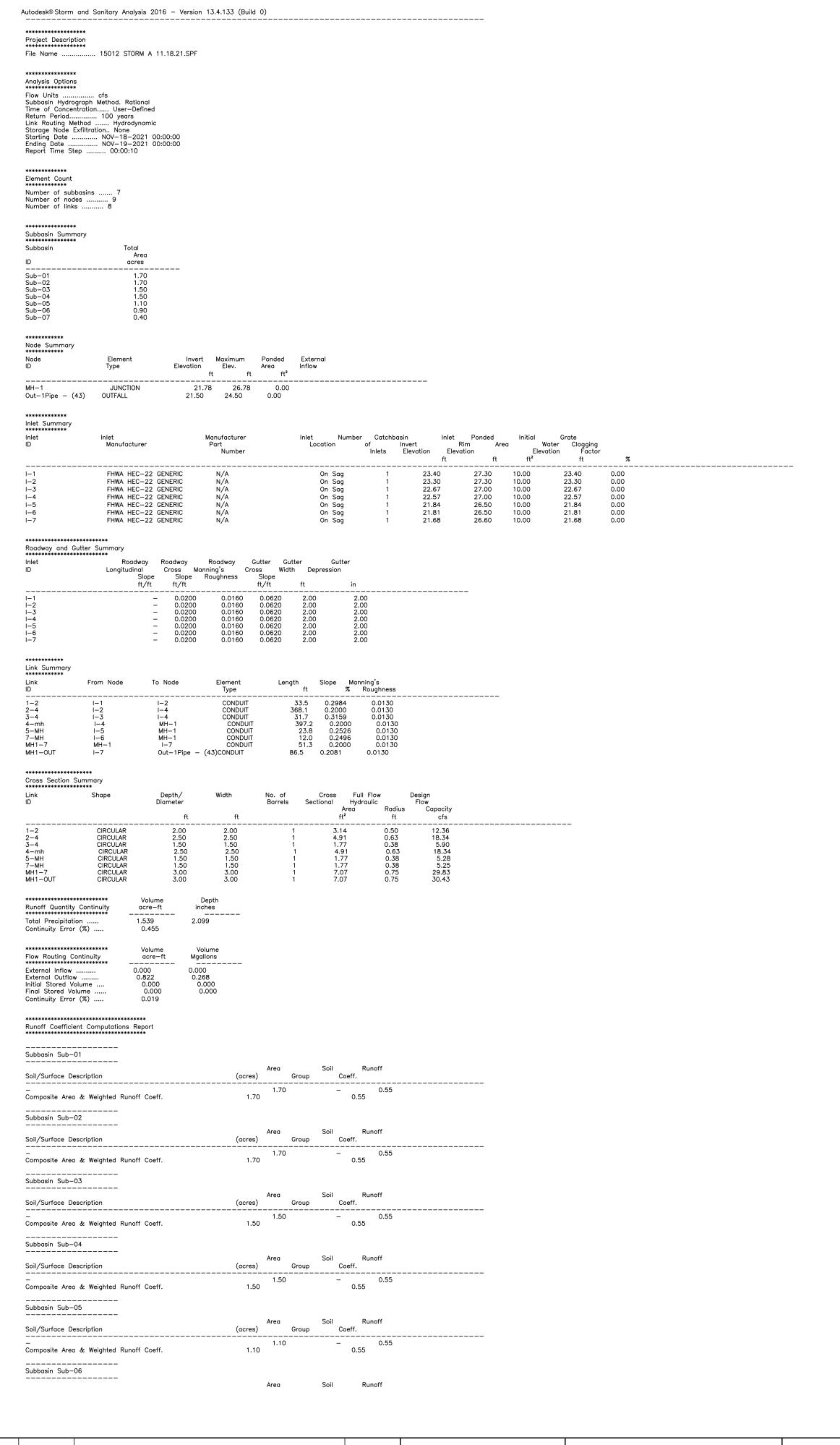
PLAN: \_\_\_\_\_1" = \_40' PROFILE: HORIZONTAL:

VERTICAL:

HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

HYDROLOGIC CALCULATIONS 5 YEAR STORM (PRELIMINARY)

Item 5.



-	ription		0.90	roup Coef	0.55			
Composite Area &	Weighted Runoff Coeff.		0.90	(	0.55			
Subbasin Sub-07			A	Sail	Dunaff			
Soil/Surface Desc	ription			Soil roup Coef 				
— Composite Area &	weighted Runoff Coeff.		0.40 0.40	-	0.55 0.55			
**************************************	Summary							
Subbasin /	Accumulated Rainfal Precip Intensit in		eak Weighted noff Runoff cfs Coeff	Time of Concentration days hh:mn	n:ss			
Sub-01 Sub-02 Sub-03	2.10 2.10 2.10	8.39 1.15 8.39 1.15 8.39 1.15	7.85 0.550 7.85 0.550 6.93 0.550	0 00:1	5:00			
Sub-04 Sub-05	2.10 2.10	8.39 1.15 8.39 1.15	6.93 0.550 5.08 0.550	0 00:1 0 0 00:1	5:00 5:00			
Sub-06 Sub-07 	2.10 2.10	8.39 1.15 8.39 1.15	4.16 0.550 1.85 0.550					
**************************************	mary							
	Average Maximum Depth Depth Attained Attained Att		of Max Total rence Flooded Volume Flo	Total Reten	tion Time			
 ИН_1	ft ft 	ft days h	h:mm acre-in 		nm:ss  0:00:00			
мн— 1 Out—1Pipe — (43)		23.44 0 0			:00:00			
**************************************	ary							
Node D	Type Late		Occurrence Overflow	Flooding				
 MH-1 Dut-1Pipe - (43)	JUNCTION ) OUTFALL C	0.00 33.86		.00				
******								
nlet Depth Summ	nary *							
 nlet D		Gutter Max ( Vater Elev Water		of kimum				
	during Peak Flow ft	during Peak Flow F ft		Depth rrence hh:mm				
 -1 -2	 26.59 26.57	28.08 28.08		00:12				
-3 -4	32.19 32.19	27.89 27.89	0.89 0 0.89 0	00:12 00:12				
-5 -6 -7	21.92 19.17 11.16	27.19 27.13 27.07	0.69 0 0.63 0 0.47 0					
******								
nlet Flow Summa ******************	iry							
 nlet D	Peak Pe Flow Later	eak Peak al Flow Flow Intercepted	Peak Flow Effic Bypassing	Inlet To iency Flooding during	otal Total Time Flooded			
	cfs	by Inle	t Inlet P	eak Flow	ıcre-in minutes			
-1 -2	7.85	7.85			0.140 0.002	5 0		
-3 -4 -5	6.92	5.92	  	- - -	0.071 0.000 0.000	4 0 0		
-6 -7	4.15		= =	_	0.000 0.000	0		
**************************************	ummary							
	Flow Average Frequency Flo (%)	Peak ow Inflow cfs cfs						
Outfall Node ID		8 35.65						
		58 35.65						
 Dut-1Pipe - (43	<u></u>							
Dut-1Pipe - (43 System ************************************	7.49 5.							
Out-1Pipe - (43 System ************************************	7.49 5.  ry  Element Ti Type P	——————————————————————————————————————	Factor during Analys	Flow s Capacity	Ratio of Ratio of Maximum Maxim /Design Flo			
Out-1Pipe - (43) System  ***********************************	7.49 5.  ry  Element Ti Type P Odd CONDUIT	eak Flow Velocity ccurrence Attained ays hh:mm ft/se 0 00:17 2.4	Factor during Analys c 7 1.00 3 1.00 1	Flow s Capacity cfs 	Maximum Maxin /Design Floo cfs Flow 	num Time Co bw Surcharged Depth minutes 	endition  SURCHARGED SURCHARGED	
Dut-1Pipe - (43) System  ***********************************	7.49 5.  ry  Element Ti Type P  CONDUIT CONDUIT CONDUIT	eak Flow Velocity ccurrence Attained ays hh:mm ft/se 0 00:17 2.6 0 00:11 3.4 0 00:13 5.0	Factor during Analys  C	Flow s Capacity cfs	Maximum Maxim/Design Flow 56 0.53 54 0.72 50 1.02 54 1.36	num Time Co ow Surcharged  Depth minutes  1.00 10 1.00 8 1.00 19 1.00 10	ondition  SURCHARGED SURCHARGED SURCHARGED SURCHARGED SURCHARGED	
Outfall Node ID  Out-1Pipe — (43)  System  ***********************************	7.49 5.  ry  Element Ti Type P  CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT CONDUIT	eak Flow Velocity courrence Attained ays hh:mm ft/se	Factor during Analys  C	Flow s Capacity cfs 6.57 12.3 3.13 18.3 6.04 5.9	Maximum / Design         Maximum Flow           cfs         Flow           66         0.53           34         0.72           90         1.02           34         1.36           28         0.96           25         0.79	num Time Co Depth minutes 1.00 10 1.00 8 1.00 19 1.00 10 1.00 22 1.00 22	ondition  SURCHARGED SURCHARGED SURCHARGED SURCHARGED SURCHARGED	

DESIGNED MS

DRAWN

CHECKED

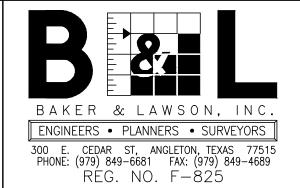
DATE

DATE

DESCRIPTION

REVISIONS

NO.





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

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

OWNER:

PLAN: 1" = 40'

PROFILE:

HORIZONTAL:

VERTICAL:

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

HYDROLOGIC CALCULATIONS 100 YEAR STORM (PRELIMINARY) Item 5.

# FIELD NOTES FOR 11.00 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 11.00 ACRES (479,160 SQUARE FEET) OF LAND, LOCATED IN THE T.S. LEE SURVEY. ABSTRACT NUMBER (NO.) 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF TRACT 20 OF THE OLIVER AND BARROWS SUBDIVISION UNDER VOLUME (VOL.) 2, PAGE 97 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND A PORTION OF DETENTION RESERVE "A" OF HERITAGE PARK SECTION ONE SUBDIVISION RECORDED UNDER VOL. 24, PAGE 203 OF THE B.C.P.R., BEING OUT OF A CALLED 38.00 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2009057153 AND A CALLED 4.929 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER B.C.C.F. NO. 2009057153; SAID 11.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):

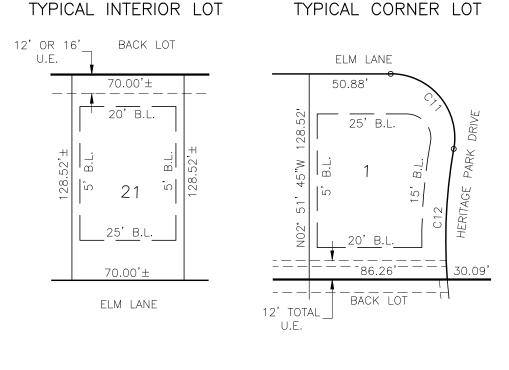
BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND ON THE WEST LINE OF A CALLED 9.032 ACRE TRACT (140-FOOT DRAINAGE RIGHT-OF-WAY (R.O.W.)) RECORDED UNDER VOL. (86)329, PAGE 340 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), AT THE NORTHEAST CORNER OF RESERVE "A" OF HERITAGE PARK SECTION TWO RECORDED UNDER FILE NO. 2017045675 B.C.P.R., FOR THE SOUTHEAST CORNER OF SAID 4.929 ACRE TRACT AND THE HEREIN

THENCE, WITH THE NORTH LINE OF SAID HERITAGE PARK SECTION TWO, BEING THE SOUTH LINES OF SAID 4.929 AND 38.00 ACRE TRACT, SOUTH 87 DEGREES 08 MINUTES 15 SECONDS WEST, AT A DISTANCE OF 361.55 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" AT THE NORTHEAST CORNER OF THE TERMINUS LINE OF HERITAGE PARK DRIVE (60-FEET WIDE PER FILE NO. 2017045675 B.C.P.R.), ON THE WEST LINE OF SAID RESERVE "A", AT A DISTANCE OF 1.354.96 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND AT THE COMMON NORTH CORNER OF LOTS 4 AND 5, BLOCK 1 OF SAID HERITAGE PARK SECTION TWO, CONTINUE IN ALL A DISTANCE OF 1.511.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE EAST LINE OF A CALLED 40.00 ACRE TRACT RECORDED IN THE NAME OF ANGLETON INDEPENDENT SCHOOL DISTRICT UNDER VOL. 841, PAGE 632 B.C.D.R., AT THE NORTHWEST CORNER OF SAID HERITAGE PARK SECTION TWO, FOR THE SOUTHWEST CORNER OF SAID 38.00 ACRE TRACT AND THE HEREIN DESCRIBED

THENCE, WITH THE EAST LINE OF SAID 40.00 ACRE TRACT, BEING THE WEST LINE OF SAID 38.00 ACRE TRACT, NORTH 02 DEGREES 51 MINUTES 13 SECONDS WEST, A DISTANCE OF 317.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, THROUGH AND ACROSS SAID 38.00 AND 4.929 ACRE TRACTS, NORTH 87 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,511.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE WEST LINE OF SAID ANGLETON DRAINAGE DISTRICT 9.032 ACRE TRACT, BEING THE EAST LINE OF SAID 4.929 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND AT THE NORTHEAST CORNER OF SAID DETENTION RESERVE "A" BEARS NORTH 02 DEGREES 51 MINUTES 41 SECONDS

THENCE, WITH THE WEST LINE OF SAID ANGLETON DRAINAGE DISTRICT 9.032 ACRE TRACT, BEING THE EAST LINE OF SAID 4.929 ACRE TRACT, SOUTH 02 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 317.04 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES OF LAND, MORE OR LESS.



RESERVE TABLE								
SYMBOL	DESCRIPTION	RESERVE USE	AREA					
(A)	RESTRICTED RESERVE	RESTRICTED TO DETENTION USE	2.34 AC.					

Curve Table							Parcel Table			Parcel Table		
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance	L	OT NO.	AREA S.F.		LOT NO.	AREA	
C1	196.82	300.00	37°35'24"	S11°12'25"W	193.31'		1	10,984		21	8,9	
C2	86.84	270.00	18°25'44"	N20°47'15"E	86.47		2	9,446		22	8,9	
С3	15.50'	20.00'	44°24'55"	S70°39'17"E	15.12'		3	9,446		23	8,9	
C4	234.60'	50.00'	268°49'50"	S02°51'45"E	71.43'		4	9,446		24	8,9	
C5	15.50'	20.00	44°24'55"	S64°55'47"W	15.12'		5	9,446		25	8,9	
C6	50.19	50.00'	57°30'37"	N77°12'08"W	48.11'		6	9,446		26	8,9	
C7	41.88'	50.00'	47°59'21"	S50°02'53"W	40.67'		7	9,446		27	8,9	
C8	42.74	50.00'	48*58'29"	S01°33'58"W	41.45'		8	9,446		28	8,9	
C9	44.33'	50.00'	50°48'15"	S48°19'24"E	42.90'		9	9,446		29	8,9	
C10	55.46	50.00'	63°33'09"	N74°29'54"E	52.66'		10	9,446		30	14,0	
C11	69.76	40.00'	99*55'48"	N42°53'51"W	61.25'		11	9,446				
C12	81.93	330.00'	14°13'30"	S00°02'42"E	81.72'		12	9,380				
C13	179.62	270.00'	38*06'59"	S10°56'37"W	176.33'		13	7,895				
C14	96.49	300.00'	18°25'44"	N20°47'15"E	96.08'		14	15,249				
C15	77.19	240.00'	18°25'44"	N20°47'15"E	76.86'		15	10,714				
	1	1	1									

S29°24'32"W

N57°58'36"I

N08°01'08"E

N26°48'50"E

6.83' | 329.96' | 1°11'10"

20.36' | 20.00' | 58'19'17"

| 163.43' | 300.00' | 31°12'49"

33.39' | 300.00' | 6°22'35" |

6.83

19.49'

161.42'

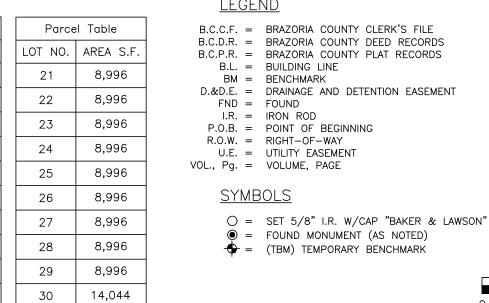
33.37'

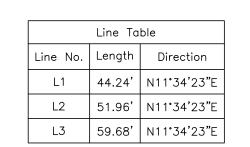
16 | 14,340

17 8,896

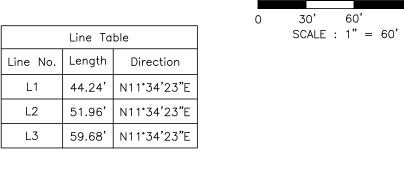
18 | 8,996

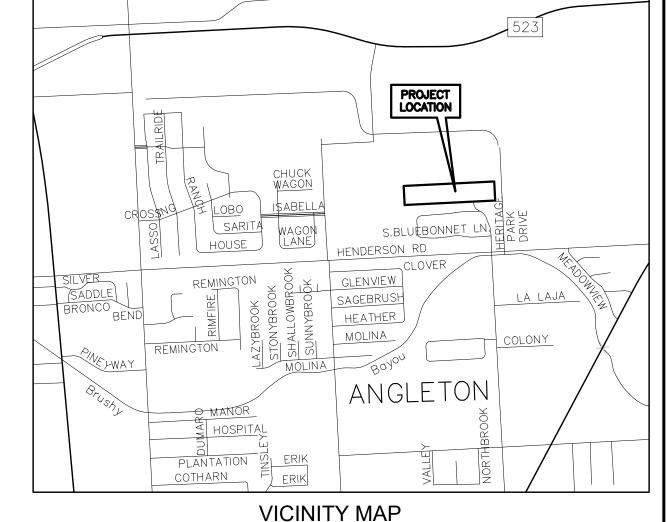
19 8,996





CALLED 38.00 ACRES





NOT TO SCALE

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0435K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NGS MONUMENT R1182 (PID AW1171):A BRASS DISK STAMPED R1182 SET ON CONCRETE CURB OF BRIDGE ON THE NORTH SIDE OF COUNTY ROAD 171, APPROXIMATELY 275 FEET SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29

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

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

NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR

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

. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE,

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

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. THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE, PER LDC SEC. 23-19 RESERVATION. THE 3.389 ACRE DRAINAGE RESERVE WILL BE MAINTAINED BY THE ANGLETON DRIANGE DISTRICT.

14. ALL REAR BUILDING LINES SHALL BE 20 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 15 FEET FOR CORNER LOTS ADJACENT TO THE RIGHT-OF-WAY, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT OF THE BUILDING LINE SHALL

# 20 | 8,996 CALLED 38.00 ACRES ANGLETON INDEPENDENT ANGLETON INDEPENDENT SCHOOL DISTRICT SCHOOL DISTRICT B.C.C.F. No. 2009057153 B.C.C.F. No. 2009057153 RESERVE "A" HERITAGE PARK SECTION ONE VOL. 24, PG. 203, B.C.D.R. N87° 08' 15"E 1511.35 265.97' 16 70.00 S87°08'15"W 911.67' 11.00 ACRES S87° 08' 15"W 990.00' DETENTION RESERVE ELM COURT 2.34 ACRES (60' R.O.W.) 73.50' 73.50' 73.50' 73.50' --28.0\_\_\_\_\_14 **→ →** 16' U.E. 11 P.O.B. FND. 5/8" C.I.R. -- FND. 5/8" C.I.R. 24.0 23.0 22.0 21.0 - S87°08′15″W 1511.39′------FND. 5/8" C.I.R. -∽ FND. 5/8" C.I.R. ─ FND. 5/8" C.I.R. RESERVE "A" -FILE No. 2017045675 HERITAGE PARK SECTION TWO B.C.P.R. FILE No. 2017045675 B.C.P.R. **DEDICATION STATEMENT:** NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Clint Peltier, do hereby adopt this plat designating the hereinabove described property as OWNER'S ACKNOWLEDGEMENT: HERITAGE PARK SECTION 3, 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 STATE OF TEXAS \$ shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements ANGLETON DRAINAGE DISTRICT COUNTY OF BRAZORIA § and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to constructed or placed upon, over, or across the easements as shown, except that landscape 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities,

said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and

successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as herein above defined, unless approved by the City Engineer Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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.

Duly Authorized Agent

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

State of Texas

APPROVED this \_\_\_\_\_, 20\_\_\_\_\_,

City Secretary

STATE OF TEXAS §

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

, City Secretary, City of Angleton, on behalf of the Notary Public

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

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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL

APPROVED\_this \_\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission, City of

BILL GARWOOD, Chairman, Planning and Zoning Commission

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

JASON PEREZ, Mayor FRANCES AGUILAR, City Secretar

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

Notary Public State of Texas

STATE OF TEXAS §

FRANCES AGUILAR, City Secretary

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

LUTHER J. DAILY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6150

variances that were expressly granted by the City Council.

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

MIGUELANGEL A SAUCEDA PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

MIGUELANGEL A SAUCEDA 121992 CSTERE CITY

LUTHER J. DALY

- % 6150 <sub>N</sub>

<u>OWNER:</u> CLINT PELTIER, CLINT PELTIER CUSTOM HOMES 733 TX-28 SPUR DANBURY TEXAS 77534 979-481-4840 clintpeltiercustomhomes@gmail.com

# PRELIMINARY PLAT **HERITAGE PARK SUBDIVISION SECTION 3** A 11.00 ACRE, 30-LOT, 1 BLOCK, 1 RESERVE SUBDIVISION

BEING A PORTION OF TRACT 20 OF THE OLIVER AND BARROWS SUBDIVISION VOL. 2, Pg. 97, B.C.P.R. AND A PORTION OF DETENTION RESERVE "A" OF HERITAGE PARK SECTION ONE SUBDIVISION VOL. 24, PG. 97, B.C.P.R.

LOCATED IN THE T.S. LEE SURVEY, ABSTRACT No. 318 IN BRAZORIA COUNTY, TEXAS




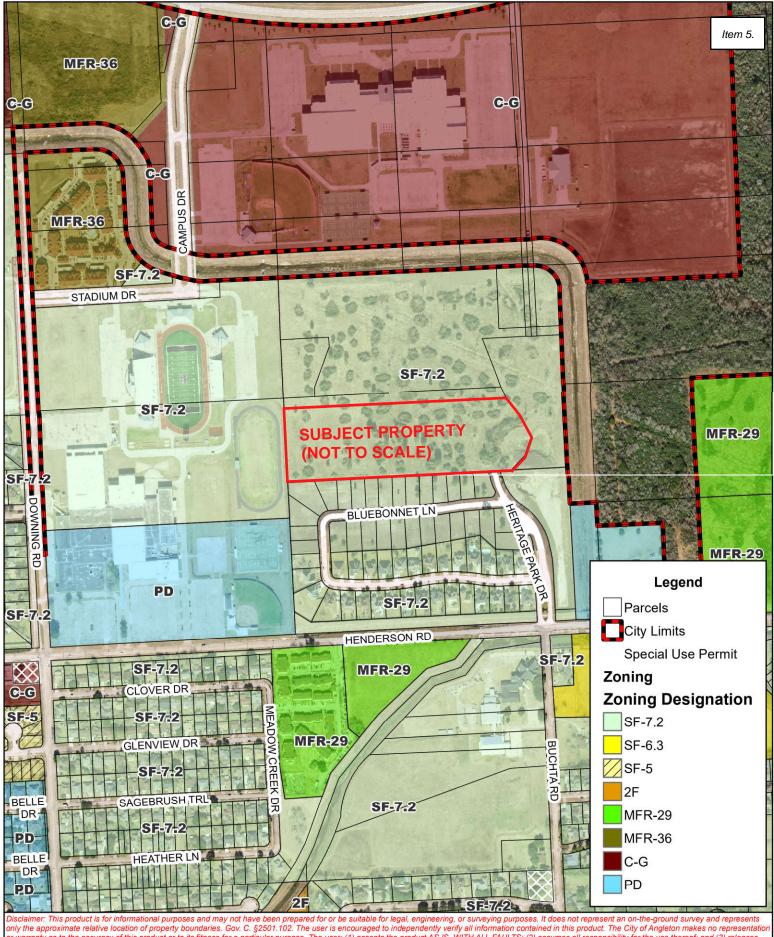
4005 Technology Drive, Suite 1530, Angleton, TX 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

PROJECT NO.: 15012 DRAWING NO.: 15012 PLAT.DWG

1" = 60'DATE: 12/01/2021

DRAWN BY: BT CHECKED BY: LJD





nty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases



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

City of Angleton GIS Mapping