



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, DECEMBER 20, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on September 20, 2023.

PUBLIC HEARINGS AND ACTION ITEMS

2. Discussion, and possible action on the Orozco Villas Plat request for variance of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and in accordance with Sec. 28-23 and Sec. 28-60 (d)(1) c., for an existing lot to be divided, creating two lots, with a reduction of the minimum lot depth requirement from 100.00 feet to a minimal of 81.75 feet and consideration of existing non-conforming building encroachments. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, and is Zoned LI, Light Industrial District.

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, December 15, 2023, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

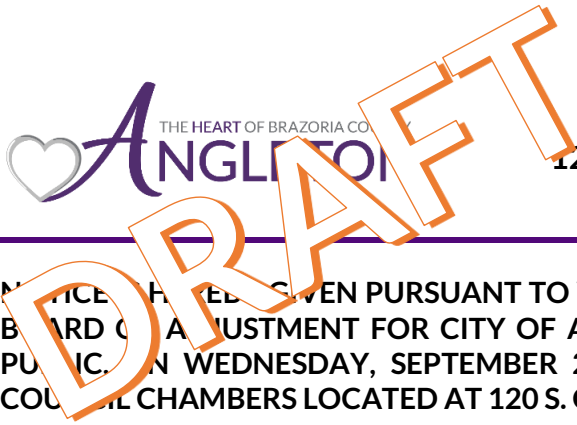
/S/ Otis Spriggs

Otis Spriggs

Development Services Director

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

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



CITY OF ANGLETON
BOARD OF ADJUSTMENT AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, DECEMBER 20, 2023 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, SEPTEMBER 20, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

- Present: Ms. Michelle Townsend
- Ms. Danielle Graham, Chair
- Ms. Janie Schwartz-Shaw
- Ms. Mindy Burch
- Mr. Blaine Smith
- Ms. Ellen Eby

Absent:

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on August 16, 2023.

Board Action:

A motion was made by Board member Janie Schwartz-Shaw to approve the minutes as presented; motion seconded by Board member Michelle Townsend.

ROLL CALL VOTE:

Chair Danielle Graham - Aye., Board member Michelle Townsend - Aye; Board member Janie Schwartz-Shaw - Aye., Board member Mindy Burch - Aye; Board member Blaine Smith - Aye, Board member Ellen Eby - Aye; **(6-0 vote). The minutes were approved.**

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-104. - Fencing, walls and screening requirements.b.1.c., (Fence Height) to allow for fence to be placed in rear yard with an increased height of nine (9) feet to provide a visual barrier screen between the residential district properties and commercial property. The subject property is located at 512 W. Mulberry Street, oriented north-east of the intersection of W. Mulberry Street and N. Columbia.

Staff: Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments.

Applicant, Jason Riley, Brazoria County, Spoke on behalf of self.

Lorena Lopez Diaz, Brazoria County Neighbor, Spoke on behalf of self.

Board Deliberation:

Board Action:

A motion was made by Board Member, Ellen Eby to approve the variance, to allow increased height of nine (9) feet; motion seconded by Board Member, Michelle Townsend.

ROLL CALL VOTE:

Chair Danielle Graham - Aye., Board member Michelle Townsend - Aye; Board member Janie Schwartz-Shaw - Aye., Board member Mindy Burch - Aye; Board member Blaine Smith - Aye, Board member Ellen Eby - Aye; (6-0 vote).

The variance was granted.

PUBLIC HEARINGS AND ACTION ITEMS: NONE

A motion was made by Board Member, Janie Schwartz-Shaw to adjourn; motion seconded by Board Member, Mindy Burch. Motion carried.

ADJOURNMENT: 12:13 PM

CITY OF ANGLETON, TEXAS

Chair, Danielle Graham

ATTEST:

Otis T. Spriggs, AICP, Development Services Department Director



AGENDA ITEM SUMMARY- Revised

12/20/2023

MEETING DATE: December 20, 2023

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

AGENDA CONTENT: Discussion, and possible action on the Orozco Villas Plat request for variance of the City of Angleton, Code of Ordinances, Local Gov. Code 211.008 and in accordance with Sec. 28-23 and Sec. 28-60 (d)(1) c., for an existing lot to be divided, creating two lots, with a reduction of the minimum lot depth requirement from 100.00 feet to a minimal of 81.75 feet and consideration of existing non-conforming building encroachments. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, and is Zoned LI, Light Industrial District.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: An application was submitted to the City on November 1, 2023, for approval of a minor plat dividing 0.627 acres. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, legally described as a 0.627-acre lot, Block 4, Tract 18A of the Subdivision of the East ½ of the Edwin Waller League, Abstract No. 134, of Brazoria County, Texas and is oriented south of Phillips Rd. and on the western side of South State Highway No. 288B.

The City Engineer has reviewed the submitted plat and offered comments that need to be addressed including the need for variance approval by the City.

The property is zoned as Light Industrial (LI) and is regulated at a lot depth minimum of 100 feet. This existing lot has an angled lot line appearing as a result from TxDOT Hwy 288B, right-of-way, bisecting the original Lot 18. This lot is the majority of the remaining west portion and was left with a variable depth range from 81.79' to 128'. The circumstance of inadequate lot depth is pre-existing and is not self-created by this proposed division.

Criteria for Granting Variances, Section 23-102- Land Development Code Variance:

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;** *(Due to the irregular configuration of the TxDOT right of way in this immediate area, there are few lots existing with angled lot shapes that do not meet the minimum lot depth. This lot is one of two nonconforming lots that are comprised of the remaining west portion of original Lot 18 resulting from Hwy 288B bisecting the original lot.)*
- 2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties;** *(The applicant has been made aware that the approval of this subject plat does not waive any future zoning variances or permit non-compliance of any improvements to either of the two subject lots.)*
- 3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications;** *(Any other future applications have to be weighed on its individual merit.)*
- 4. The hardship was not created by the applicant;** *(Staff has concluded that the issue of lot depth predates the owner and is not self-created.)*
- 5. A variance would not be detrimental to any adjacent properties or to public health and safety.** *(No adverse impact or detriment would be attributed towards adjacent properties or public safety.)*

The applicant wishes to subdivide to create 2 lots of same acreage, with north having less than the standard depth. The proposed adjustment will meet all other zoning regulation standards.

REVISED RECOMMENDATION: Staff recommends that the Board of Zoning Adjustment approve the Orozco Villa Minor Subdivision requested variance to Section Sec. 28-23 and Sec. 28-60 (d)(1) c., recognizing the existing non-conforming status, conditioned on the following:

- 1. That the applicant shall upon this approval, apply for a Building Permit Application for any unpermitted structures to be reviewed for full building code compliance by the Chief Building Official.**
- 2. That no future improvements to the subject property shall occur absent the appropriate building development permit application, and with the understanding that existing use is permitted to remain as-is, and all future improved structures are required to conform with the zoning ordinances in effect at that time.**

SUGGESTED MOTION:

I move that we accept staff's recommendation as noted and findings of fact and conditionally approve plat variance to Section Sec. 28-23 and Sec. 28-60 (d)(1) c. to allow for division of an existing non-conforming lot with a reduced depth, subject to final Engineering approval.

110 CHESTNUT ST

109 CHESTNUT ST

2206 S VELASCO ST

2212 S VELASCO ST

116 CHESTNUT ST

117 CHESTNUT ST

2216 S VELASCO ST

121 CHESTNUT ST

2305 S VELASCO ST

CHESTNUT ST

om ST

Item 2.







2212











FOSTER
FENCE
1000-0000



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 10/30/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input checked="" type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 2216 S Hwy 288B, Angleton, Texas 77515

Name of Applicant: Robin Crouch Phone: [REDACTED]

Name of Company: Baker & Lawson, Inc. Phone: _____

E-mail: [REDACTED]

Name of Owner of Property: Nestor Orozco

Address: [REDACTED] Angleton, Texas 77515

Phone: 979-849-2127 E-mail: [REDACTED]

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 Nestor Orozco

NOTARIAL

Sworn to at Angleton, 2023

(SEAL) 979-843-5666
 **** REPRINT RECEIPT****
 REF#: 02259075 11/01/2023 4:17 PM
 OPER: 3G TERM: 105
 REF#: Baker Lawson - plat

Angela Hammer
 ary Public for the State of Texas
 Commission Expires: 3-15-2025

TRAN: 300.1190 ZONING VAR/PLATTING
 ZONING/VARIANCE/PLA 250.00CR

TENDERED: 250.00 CHECK
 APPLIED: 250.00-

CHANGE: _____ 0.00

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 10/30/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input checked="" type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 2216 S Hwy 288B, Angleton, Texas 77515

Name of Applicant: Robin Crouch Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc. Phone: _____

E-mail: rcrouch@bakerlawson.com

Name of Owner of Property: Nestor Orozco

Address: 505 S Erskine Street, Angleton, Texas 77515

Phone: 979-849-2127 E-mail: torozinc@aol.com

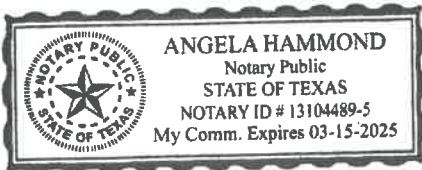
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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) *Nestor Orozco*

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30 day of October, 2023.

(SEAL)



Angela Hammond
 Notary Public for the State of Texas
 Commission Expires: 3-15-2025

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) A0134 E WALLER BLOCK 4 TRACT 18A SD E/2 ACRES .627 (BCAD: 161662)

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: Robin Crouch/Baker & Lawson, inc.

ADDRESS: 4005 Technology Drive, Suite 1530

APPLICANT PHONE # 979-849-6681 E-MAIL: rcrouch@bakerlawson.com

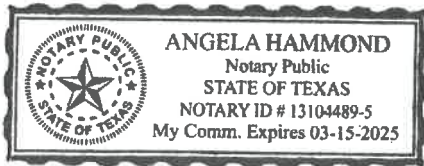
PRINTED NAME OF OWNER: Nestor Orozco

SIGNATURE OF OWNER: [Handwritten Signature] DATE: _____

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 30 day of October, 2023.

(SEAL)



[Handwritten Signature] Notary Public for the State of Texas Commission Expires: 3-15-2025

PROJECT SUMMARY FORM

Address of property 2216 S Hwy 288B, Angleton, Texas

The subject property fronts 268.37 feet on the West side of SH 288B

Depth: Avg 105.' Area: 0.628 Acres: 27,355 square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Divide property into two lots

Is this platting a requirement for obtaining a building permit? YES NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: _____

Date: _____

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, 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 on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____



KRISTIN BULANEK
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
 111 E LOCUST
 ANGLETON, TX 77515
 (979) 864-1320

Original Receipt

Item 2.

Property Account Number:
01340327000

Statement Date: 10/9/23
Owner: OROZCO NESTOR & MARIA
Mailing Address: 505 S ERSKINE ST
 ANGLETON TX 77515-5962

Property Location: 0002216 HIGHWAY 288B
Acres: 0.627
Legal: A0134 E WALLER BLOCK 4 TRACT 18A SD E/2
 ACRES .627

Exemptions:
 Receipt #: 1975640

Deposit #: 202310094561-2022/LycreciaT@br

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID

CERTIFICATE \$10.00

TOTAL PAID \$10.00

Remitted By: OROZCO NESTOR & MARIA
 505 S ERSKINE ST
 ANGLETON TX 77515-5962

Payment Type: CREDIT CARD
Reference # 100279576384

Remaining Amount Due As of 10/9/23
0.00

Receipt 10/9/23

OROZCO NESTOR & MARIA
 505 S ERSKINE ST
 ANGLETON TX 77515-5962



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Item 2.

Property Account Number:

01340327000

Statement Date: 10/09/2023
Owner: OROZCO NESTOR & MARIA
Mailing Address: 505 S ERSKINE ST
 ANGLETON TX 775155962

Property Location: 0002216 HIGHWAY 288B
Legal: A0134 E WALLER BLOCK 4 TRACT
 18A SD E/2 ACRES .627 0002216
 HIGHWAY 288B
Acres: 0.627 ACRES

TAX CERTIFICATE FOR ACCOUNT : 01340327000
 AD NUMBER: 161662
 GF NUMBER:
 CERTIFICATE NO : 1975552

FEE : \$10.00
 DATE : 10/9/2023

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,022

APPRAISED VALUE: 170,460

EXEMPTIONS:

REQUESTED BY

NESTOR OROZCO

2216 S. VELASCO ST
 ANGLETON TX 77515

YEAR	TAX UNIT
2022	ANGLETON - DANBURY HOSPITAL
2022	ANGLETON DRAINAGE DIST. NO 1
2022	ANGLETON ISD
2022	BRAZORIA COUNTY
2022	CITY OF ANGLETON
2022	PORT FREEPORT
2022	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6. THE TAXES TO BE IMPOSED FOR 2023 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 01340327000

CERTIFICATE NO : 1975552

TOTAL CERTIFIED TAX DUE 10/2023 : \$0.00



Kristin R. Bulanek 10/9/23
 Signature of Authorized officer of collection office Date

City of Angleton Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a hearing at 12:00 pm on Thursday, December 7, 2023, and the City Council will consider the same request on December 12, 2023 at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a hearing, discussion, and take possible action on the Orozco Villas Plat, subject to a variance request of the City of Angleton, Code of Ordinances, Section. 28-60. - LI—Light industrial district (d.1) (Area regulations -Size of lot) to allow for an existing lot to be divided to create two lots, with reduction of minimum lot depth from 100.00 feet to a minimal of 81.75 feet and consideration of existing non-conforming building encroachments. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, legally described as a 0.627 acre lot, Block 4, Tract 18A of the Subdivision of the East ½ of the Edwin Waller League, Abstract No. 134, of Brazoria County, Texas and is oriented south of Phillips Rd. and on the western side of South State Highway No. 288B.

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

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

**Distribute
THE FACTS
between
Midnight-6 am
to earn
EXTRA CASH.**

Call (979) 265-2999 or email
victoria.haddock@thefacts.com

Must have reliable transportation
and pass a background check.

Y
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y
inline
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7401

Sales

Sales

1980 Post Oak Blvd., Suite 1200
Houston, Texas 77056
(713) 759-9977 Telephone
(713) 759-9967 Facsimile

/s/ JOY ECKELKAMP
JOY ECKELKAMP
TSB: 24012575

**City of Angleton
Notice of Hearing**

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**FULL TIME
VERTISING SALES
REPRESENTATIVE**

- ✓ Proven Sales Experience
- ✓ Dependable/Responsible
- ✓ Handle Pressure/Deadlines
- ✓ Team Player/Fast Learner
- ✓ Own Reliable Transportation
- ✓ Salary + Commission

Email resume to:
loria.ashworth@thefacts.com or
cindy.cornette@thefacts.com

720 S. Main, Clute, TX 77531
8 a.m. - 5 p.m. Monday-Friday
NO Phone Calls Please
(Pre-employment drug screening required)

Conduct a hearing, discussion, and take possible action on the Orozco Villas Plat, subject to a variance request of the City of Angleton, Code of Ordinances, Section 28-60. - LI—Light industrial district (d.1) (Area regulations -Size of lot) to allow for an existing lot to be divided to create two lots, with reduction of minimum lot depth from 100.00 feet to a minimal of 81.75 feet and consideration of existing non-conforming building encroachments. The subject property is located at 2216 S. Hwy 288B, also known as 2216 S. Velasco St., Angleton, Texas, legally described as a 0.627 acre lot, Block 4, Tract 18A of the Subdivision of the East ½ of the Edwin Waller League, Abstract No. 134, of Brazoria County, Texas and is oriented south of Phillips Rd. and on the western side of South State Highway No. 288B.

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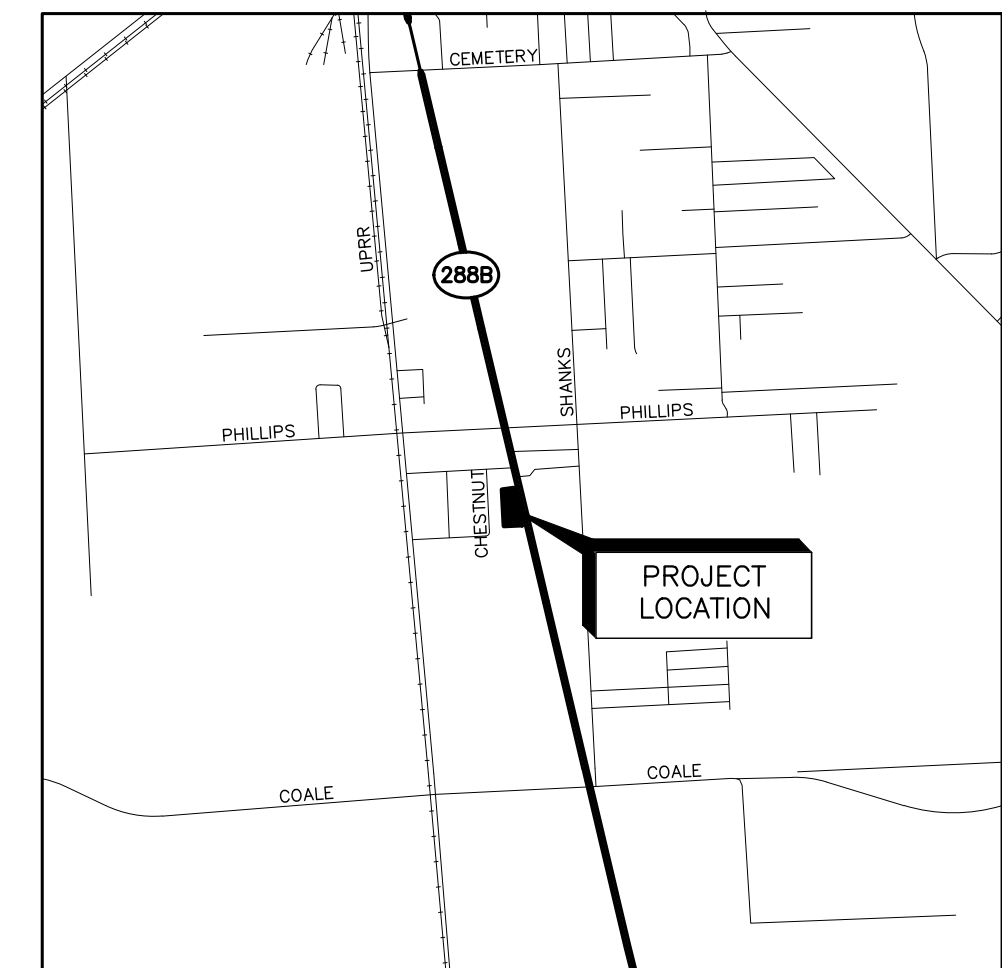
BRAZORIA COUNTY, TEXAS

EDWIN WALLER LEAGUE
ABSTRACT NO. 134

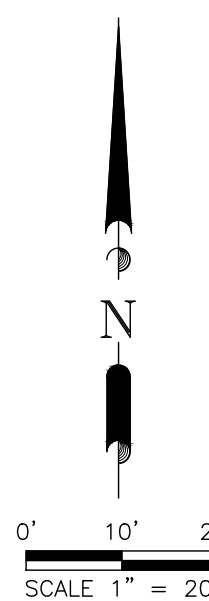
JERRY RUE AND
CHARLENE CANNON
CALLED 0.120 ACRE
C.C.F.N. 1993009615
O.P.R.B.C.T.

E. WALLER A-134

C.B. HUSON
A-20



VICINITY MAP
SCALE 1" = 2,500'



LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL. PG. = VOLUME, PAGE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
B.L. = BUILDING LINE
O = 5/8" I.R.C. SET
"BAKER & LAWSON"
FOUND MONUMENT (AS NOTED)

LARRY FAMBROUGH
CALLED LOT 3
(1.034 ACRES)
C.C.F.N. 2000013543
O.P.R.B.C.T.

BENNICE L. NOLEN
CALLED 0.442 ACRE
C.C.F.N. 1990032193
O.P.R.B.C.T.

ASHLEY BUSINESS VENTURES INC.
CALLED 3.35 ACRES
C.C.F.N. 2018008576
O.P.R.B.C.T.

LOT 1
0.314 ACRE

LOT 2
0.314 ACRE

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT NESTOR AND MARIA OROZCO, OWNER OF 0.627 ACRE TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS OROZCO VILLAS, 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...

DESCRIPTION OF 0.628 ACRE

DESCRIPTION OF A 0.628 ACRE TRACT OF LAND, LOCATED WITHIN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134 BEING ALL OF A CALLED 0.627 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2017052381 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 0.628 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING LOCATED IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288B FOR THE NORTHEAST CORNER OF SAID 3.35 ACRE TRACT AS RECORDED IN C.C.F.N. 2018008576 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°05'15" WEST, ALONG THE SOUTH LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 3.35 ACRE TRACT, A DISTANCE OF 128.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID 3.35 ACRE TRACT;

THENCE NORTH 03°03'30" WEST, ALONG THE WEST LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 3.35 ACRE TRACT AND THE EAST LINE OF A CALLED 1.034 ACRE TRACT (LOT 3) AS RECORDED IN C.C.F.N. 2000013543 OF THE O.P.R.B.C.T., A DISTANCE OF 297.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.120 ACRE TRACT AS RECORDED IN C.C.F.N. 1993009615 OF THE O.P.R.B.C.T., FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 82°04'48" EAST, A DISTANCE OF 0.68 FOOT;

THENCE NORTH 82°04'48" EAST, ALONG THE NORTH LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.120 ACRE TRACT, A DISTANCE OF 81.79 FEET TO A 1-INCH IRON PIPE FOUND FOR NORTHEAST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING IN THE WEST R.O.W. LINE OF STATE HIGHWAY 288B FOR THE SOUTHEAST CORNER OF SAID 0.120 ACRE TRACT;

THENCE SOUTH 13°02'09" EAST, ALONG THE EAST LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 288B, A DISTANCE OF 268.37 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 0.628 ACRE OF LAND, MORE OR LESS.

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 0.628 ACRE TRACT INTO A 2 LOT, 1 BLOCK SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY...
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN...
5. 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.
6. 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
7. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
8. 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.
9. 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.
10. 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

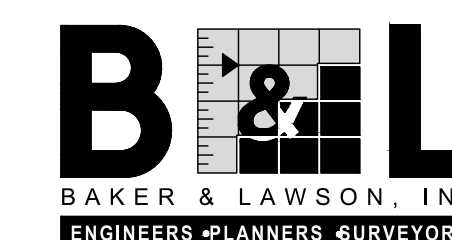
PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 11/17/2023

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



MINOR PLAT OF
OROZCO VILLAS
A 0.628 ACRE
2 LOTS 1 BLOCK SUBDIVISION

BEING ALL OF A CALLED
0.627 ACRE TRACT
AS RECORDED IN
C.C.F.N. 2017052381
O.P.R.B.C.T.
EDWIN WALLER LEAGUE
ABSTRACT NO. 134
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

OWNER:
NESTOR & MARIA
OROZCO
505 S ERSKINE STREET
ANGLETON TX, 77515

Table with 4 columns: JOB NO., SCALE, DRAWN BY, CHECKED BY. Values: 15842, 1" = 20', AD, AD. Row 2: DRAWING NO., DATE, REV. NO. Values: 15842 PLAT, 11/17/2023, --

ANGLETON DRAINAGE DISTRICT

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

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

APPROVED THIS ___ DAY OF ___, 20___.

CITY MANAGER

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF ___, 20___.

BY

CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

NESTOR OROZCO
OWNER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

MARIA OROZCO
OWNER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

November 14, 2023

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

Re: On-Going Services
Orozco Villas Minor Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Plat Review

1. Verify and update rear lot setback to be 30-ft per requirements found in the Zoning Ord. Sec. 28-60. (d).2. Property is adjacent to single family zoning.
2. Lot depth does not meet requirements found in the Zoning Ord. Sec. 28-60. (d).1.
3. Provide a 20-ft utility easement along the SH 288B.
4. The plat shall be coordinated with TxDOT in accordance to the Angleton LDC Sections 23-80 B, 23-22 E.2, and Sec. 23-12. Streets and Driveways. (C.) Coordination with Texas Department of Transportation (TXDOT).

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 Orozco Villas Minor 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 (10361761)

Attachments

BRAZORIA COUNTY, TEXAS

EDWIN WALLER LEAGUE
ABSTRACT NO. 134

JERRY RUE AND
CHARLENE CANNON
CALLED 0.120 ACRE
C.C.F.N. 1993009615
O.P.R.B.C.T.

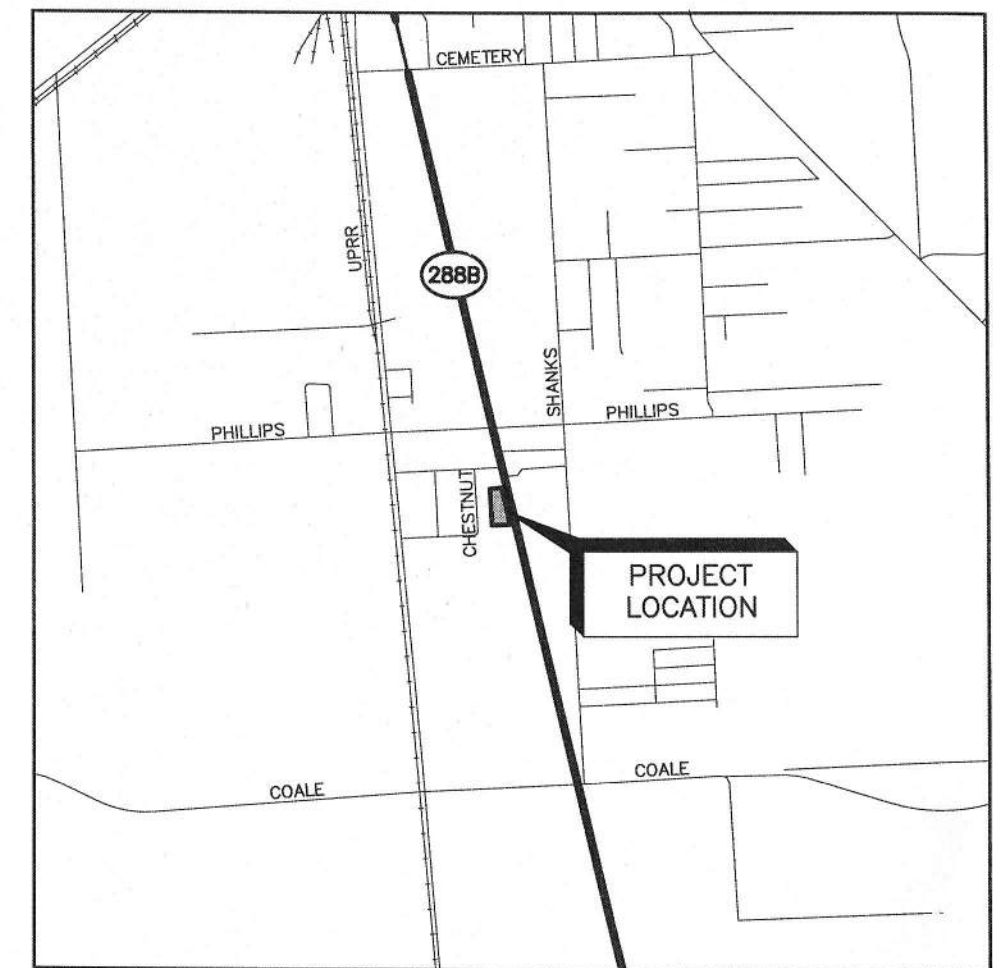
E. WALLER A-134

C.B. HUSON
A-20

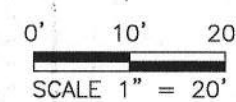
Angleton LDC 23-80 B
Plat and Plats Review and Referral.
Plats will also be referred to TXDOT and Brazoria County, or other agencies,
when applicable

Angleton LDC 23-22 E.2
Responsibilities of the Subdivider or Developer
Where a subdivision is adjacent to or served by a TXDOT highway, the City, in
collaboration with TXDOT, shall determine whether developer participation in
the "fair share" cost of any
improvements, or if the dedication of right-of-way or any other
improvements, such as, but not limited to, drainage or utility relocation, is
required.

LDC Sec. 23-12. Streets and Driveways.
C. Coordination with Texas Department of Transportation (TXDOT) and
Brazoria County Required.
1. 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.



VICINITY MAP
SCALE 1" = 2,500'



LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL. PG. = VOLUME, PAGE
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- B.L. = BUILDING LINE
- = 5/8" I.R.C. SET
- = "BAKER & LAWSON" FOUND MONUMENT (AS NOTED)

LARRY FAMBROUGH
CALLED LOT 3
(1.034 ACRES)
C.C.F.N. 2000013543
O.P.R.B.C.T.

LOT 1
0.314 ACRE

LOT 2
0.314 ACRE

BENNICE L. NOLEN
CALLED 0.442 ACRE
C.C.F.N. 1990032193
O.P.R.B.C.T.

ASHLEY BUSINESS VENTURES INC.
CALLED 3.35 ACRES
C.C.F.N. 2018008576
O.P.R.B.C.T.

Lot depth does not meet requirements found in the Zoning Ord. Sec. 28-60. (d).1.

Verify and update rear lot setback to be 30-ft per requirements found in the Zoning Ord. Sec. 28-60. (d).2. Property is adjacent to single family zoning.

Provide a 20-ft utility easement along the SH 288B

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT NESTOR AND MARIA OROZCO, OWNER OF 0.627 ACRE TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS OROZCO VILLAS, 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 PURPOSES 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.

DESCRIPTION OF 0.628 ACRE

DESCRIPTION OF A 0.628 ACRE TRACT OF LAND, LOCATED WITHIN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134 BEING ALL OF A CALLED 0.627 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2017052381 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 0.628 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):
BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING LOCATED IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288B FOR THE NORTHEAST CORNER OF A CALLED 3.35 ACRE TRACT AS RECORDED IN C.C.F.N. 2018008576 OF THE O.P.R.B.C.T.;
THENCE SOUTH 87°05'15" WEST, ALONG THE SOUTH LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 3.35 ACRE TRACT, A DISTANCE OF 128.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID 3.35 ACRE TRACT;
THENCE NORTH 0°30'30" WEST, ALONG THE WEST LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 3.35 ACRE TRACT AND THE EAST LINE OF A CALLED 1.034 ACRE TRACT (LOT 3) AS RECORDED IN C.C.F.N. 2000013543 OF THE O.P.R.B.C.T., A DISTANCE OF 257.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.120 ACRE TRACT AS RECORDED IN C.C.F.N. 1993009615 OF THE O.P.R.B.C.T., FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 82°04'48" EAST, A DISTANCE OF 0.68 FEET;
THENCE NORTH 82°04'48" EAST, ALONG THE NORTH LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.120 ACRE TRACT, A DISTANCE OF 81.79 FEET TO A 1-INCH IRON PIPE FOUND FOR NORTHEAST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING IN THE WEST R.O.W. LINE OF STATE HIGHWAY 288B FOR THE SOUTHEAST CORNER OF SAID 0.120 ACRE TRACT;
THENCE SOUTH 13°02'09" EAST, ALONG THE EAST LINE OF SAID 0.628 ACRE TRACT, SAME BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 288B, A DISTANCE OF 288.37 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 0.628 ACRE OF LAND, MORE OR LESS.

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 0.628 ACRE TRACT INTO A 2 LOT, 1 BLOCK SUBDIVISION.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 480300445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 5. 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.
- 6. 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.
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- 8. 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.
- 9. 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.
- 10. 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 10/30/2023



DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

MINOR PLAT OF
OROZCO VILLAS
A 0.628 ACRE
2 LOTS 1 BLOCK SUBDIVISION
BEING ALL OF A CALLED
0.627 ACRE TRACT
AS RECORDED IN
C.C.F.N. 2017052381
O.P.R.B.C.T.
EDWIN WALLER LEAGUE
ABSTRACT NO. 134
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

OWNER:
NESTOR & MARIA
OROZCO
505 S ERSKINE STREET
ANGLETON TX, 77515

JOB NO.: 15842	SCALE: 1" = 20'	DRAWN BY: AD	CHECKED BY: AH
DRAWING NO.: 15842 PLAT	DATE: 10/30/2023	REV. NO. --	

ANGLETON DRAINAGE DISTRICT
ACCEPTED THIS THE ____ DAY OF _____, 20____ BY THE ANGLETON DRAINAGE DISTRICT.

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS _____ BOARD MEMBER _____
BOARD MEMBER _____

APPROVED THIS ____ DAY OF _____, 20____

CITY MANAGER _____

CITY SECRETARY _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

BY _____
CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

NESTOR OROZCO
OWNER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

MARIA OROZCO
OWNER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____