



AGENDA

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, JUNE 3, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

This meeting will also be live-streamed:
City's website at <https://angleton.tx.us/445/Meeting-Videos>
Facebook at <https://www.facebook.com/cityofangleton/>

DECLARATION OF A QUORUM AND CALL TO ORDER

APPROVAL OF MINUTES

1. Draft minutes from April 1, 2021 meeting.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2 acres from the Two-Family Residential District (2F) to the Multi-Family Residential 14 (MFR-14) District. The subject property is located on the east side of Buchta Road, approximately 200 ft. south of Hospital Drive.
3. Conduct a public hearing, discuss and possibly act upon a request for approval of the Preliminary Replat of Riverwood Ranch Subdivision Section 2. The subject property is located on northeast corner of N. Downing Street and Hospital Drive and is in a Planned Development (PD) zoning district.
4. Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Whispering Pines Subdivision and a variance to Section 23-11.1 Adequate and Safe Access.

REGULAR AGENDA

5. Presentation, discussion and possible comment on the Ventana Project. The proposed project consists of approximately 900 acres north of the City between SH 288 and Business 288 and is partially within the City's Extraterritorial Jurisdiction.
6. Discuss and provide comment on the draft Capital Improvements Plan (CIP)

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, May 28, 2021 by 5:30 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
 THURSDAY, APRIL 01, 2021 AT 12:00 PM

AGENDA

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, APRIL 1, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

In accordance with an Order of the Office of the Governor issued March 16, 2020, this meeting scheduled is in person and open to the public at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515. In order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19), seating will be limited to allow for 6 feet of separation.

The City will be using a telephone/video conferencing tool called ZOOM to make the meeting available to the public. You have several options to participate:

1. Click the link to join the webinar: <https://us02web.zoom.us/j/84203098540>
2. Phone in at (888) 475-4499 and enter Meeting ID: 84203098540
3. Download the ZOOM app to your phone and enter Meeting ID: 84203098540

This meeting will also be live-streamed on the City's website at <https://angleton.tx.us/445/Meeting-Videos> and on Facebook at <https://www.facebook.com/cityofangleton/>

DECLARATION OF A QUORUM AND CALL TO ORDER

Members Present:

- Bill Garwood
- Ellen Eby
- Judy Schaefer
- Bonnie McDaniel
- Deborah Spoor
- Regina Bieri
- Henry Munson

Meeting called to order at 12:02

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request to rezone an approximate 1.00 acres from the Light Industrial (LI) District to the Single-Family Estate Residential 20 (SFE-20) District. The subject property is located on the east side of Buchta Street approximately 1,650 feet south of Bastrop Street.
Public hearing opened at 12:03. No speakers volunteered. Public hearing closed 12:03. Bonnie McDaniel moved to approve. Ellen Eby seconded. All in favor. Motion carried.
2. Conduct a public hearing, discussion, and possible action on an ordinance amending Section 28-109 of the City of Angleton Code of ordinances related to the definition of home occupations in order to allow gunsmithing and firearms sales as permissible home occupations.
Public hearing opened at 12:04. Walter provided overview of item. Chris Whittaker provided the Commission with an explanation of the item. Contacted by the FFA last year concerning applicant authorization. No speakers volunteered. Public hearing closed at 12:06. Henry Munson and Bonnie McDaniel had questions. Regina Bieri and Ellen Eby had questions. Henry Munson moved to approve. Deborah Spoor seconded. Those opposed: Judy Schaefer, Ellen Eby, and Bonnie McDaniel. Those in favor: Deborah Spoor, Bill Garwood, Henry Munson, and Regina Bieri.
3. Conduct a public hearing, discussion and possible action on an ordinance adopting the Downtown Angleton Livable Center Study as an element of the Comprehensive Plan.
Public hearing opened at 12:16. Dawn Warrick presented. Ellen Eby spoke on item and shared her experience as a stakeholder in the Livable Centers research with Freese & Nichols and offered to recuse herself from action. Walter Reeves explained there is not conflict of interest. Chris Whittaker spoke. Public hearing closed at 12:35. Regina Bieri moved to approved. Judy Schaefer seconded. All approved with exception of Ellen Eby, who recused herself. Motion carried.

REGULAR AGENDA

4. Discuss and consider possible action on the Final Replat of Kiber Reserve Phase 1. The subject property overall consists of 19.84-acres of land located North of E. Kiber, South of E. Orange Street and bordered on the East by S. Downing Street. The Kiber Reserve development is proposed to have 93 residential lots. Phase 1 will consist of 11.88 acres, 48 residential lots and 1 reserve lot. The property is currently in a Planned Development Overlay District.
Motion by Henry Munson. Seconded by Judy Schaefer. All approved. Motion carried.
5. Discuss and act upon the site plan for Lakeside Park
Walter introduced the item. Megan explained the item and the 90% plans to final plans with timeline of breaking construction ground in Summer 2021. Estimated completion March 2022. Regina Bieri motioned to approve. Ellen Eby seconded. All in favor. Motion carried.
6. Discussion and possible action on the proposed Windrose Green Section 3 Preliminary Plat. The subject property consists of 23.70 acres in the City's Extraterritorial Jurisdiction (ETJ) and is located between Henderson Road and FM 523 just east of Angleton High School. Phase 3 will consist of 122 residential lots and 4 reserve lots.
Walter Reeves explained the item and recommended approval subject to clearing city engineer comments. Bonnie McDaniel moved to approve. Judy Schaefer seconded. No further discussion. All in favor. Motion carried.

7. Presentation of the Austin Colony project, discussion and possible comment on the project.
Walter Reeves introduced item to the Commission. Doug Roesler of Baker & Lawson presented the item. Bonnie McDaniel made comments. Ellen Eby stated she recalled from a previous P&Z meeting that the Commission expressed opposition or discontent with 50' lots. Regina Bieri asked what the public improvement district estimate is. Chris Peltier addressed the Commission and made the comments concerning the proposed development's impact on Ditch 10. Suggested visiting with Angleton Drainage District.
8. Discussion on staff generated changes to the development process.
Walter Reeves explained the reasoning for moving Council approval of P&Z discussion and action items to the second Council meeting in the month. Deborah Spoor asked if there is a consolidated version of the comprehensive plan and mobility plan.

ADJOURNMENT

Meeting adjourned at 1:07 p.m.

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

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, March 29, 2021 by 12:00 p.m. and remained so posted continuously for at least 72 hours before the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

North: Learning academy use on property split zoned between 2F and Commercial-General (C-G) zoning districts with a Specific Use Permit and to the northeast, Bucky's.

East: Retail use (flower shop) in the C-G zoning district.

South: Funeral home use in the C-G zoning district.

West: Attached single-family residential development in the Single Family Residential (SF-7.2) zoning district.

Buchta Street is designated as a Major Collector on the Mobility Plan. Major Collectors are described in Section 23-12 Table 23-12.1 as having 70"-80' of right-of-way, 36' of pavement width, 2-3 lanes and a design speed of 30-35 mph. Even if it were possible to develop the property to the maximum density of 28 dwelling units (14 dwelling units/acre) the trip generation would not be enough to trigger the need for a Traffic Impact Analysis nor would it have a significant impact on Buchta Road and surrounding streets.

The proposed rezoning is consistent with the Future Land Use Plan and is supported by Chapter 8 Housing, Goals 1 & 2 and is in keeping with the existing development pattern in the area. The proposed rezoning and any subsequent development of the property will have little impact upon the City's infrastructure.

RECOMMENDATION:

Staff recommends approval of the ordinance rezoning an approximate 2 acres from the 2F district to the MFR-14 district.

SUGGESTED MOTION:

I move we recommend approval of the ordinance rezoning an approximate 2 acres from the 2F district to the MFR-14 district.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

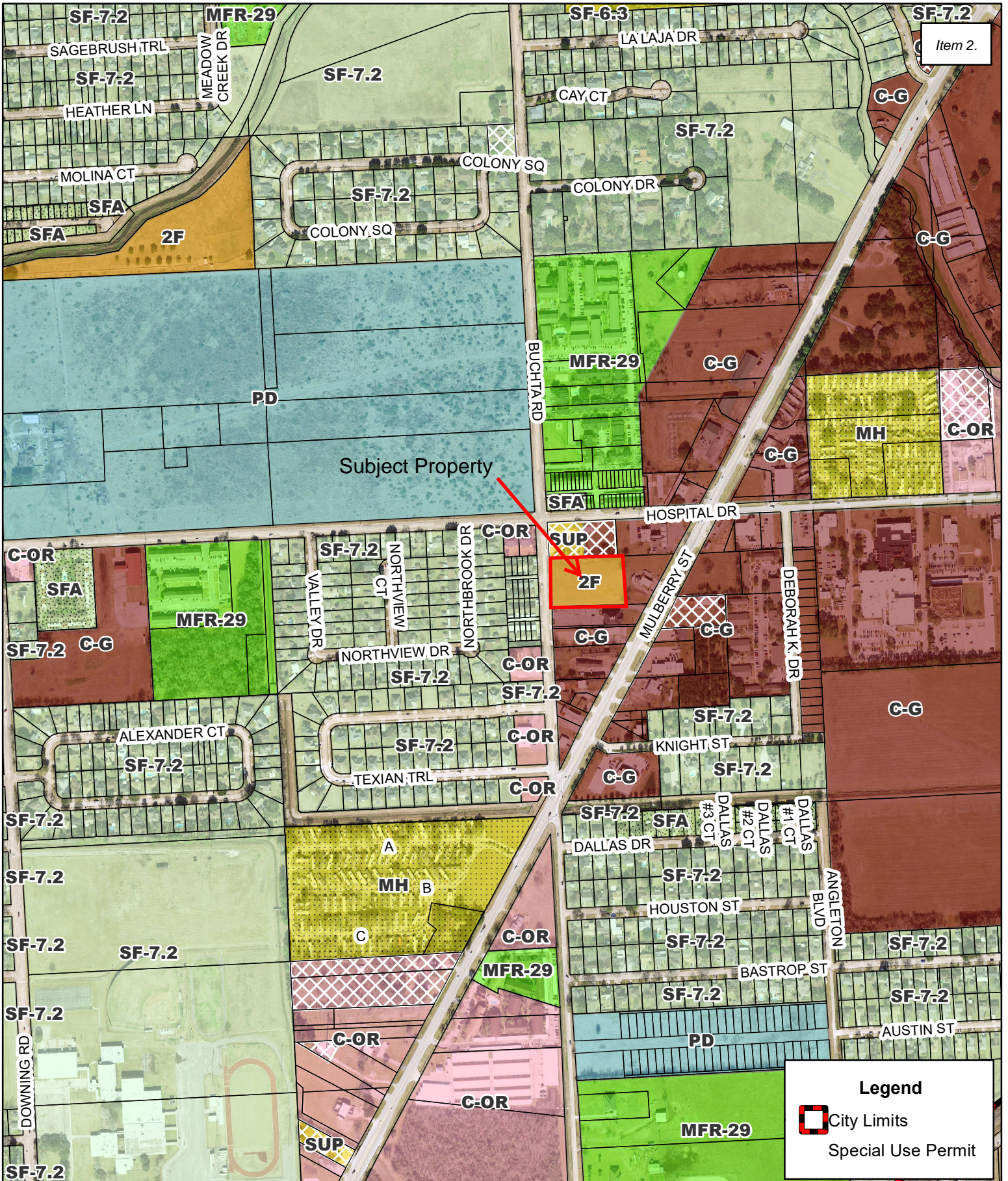


Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping

1" = 620'





Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



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

City of Angleton GIS Mapping

1" = 620'



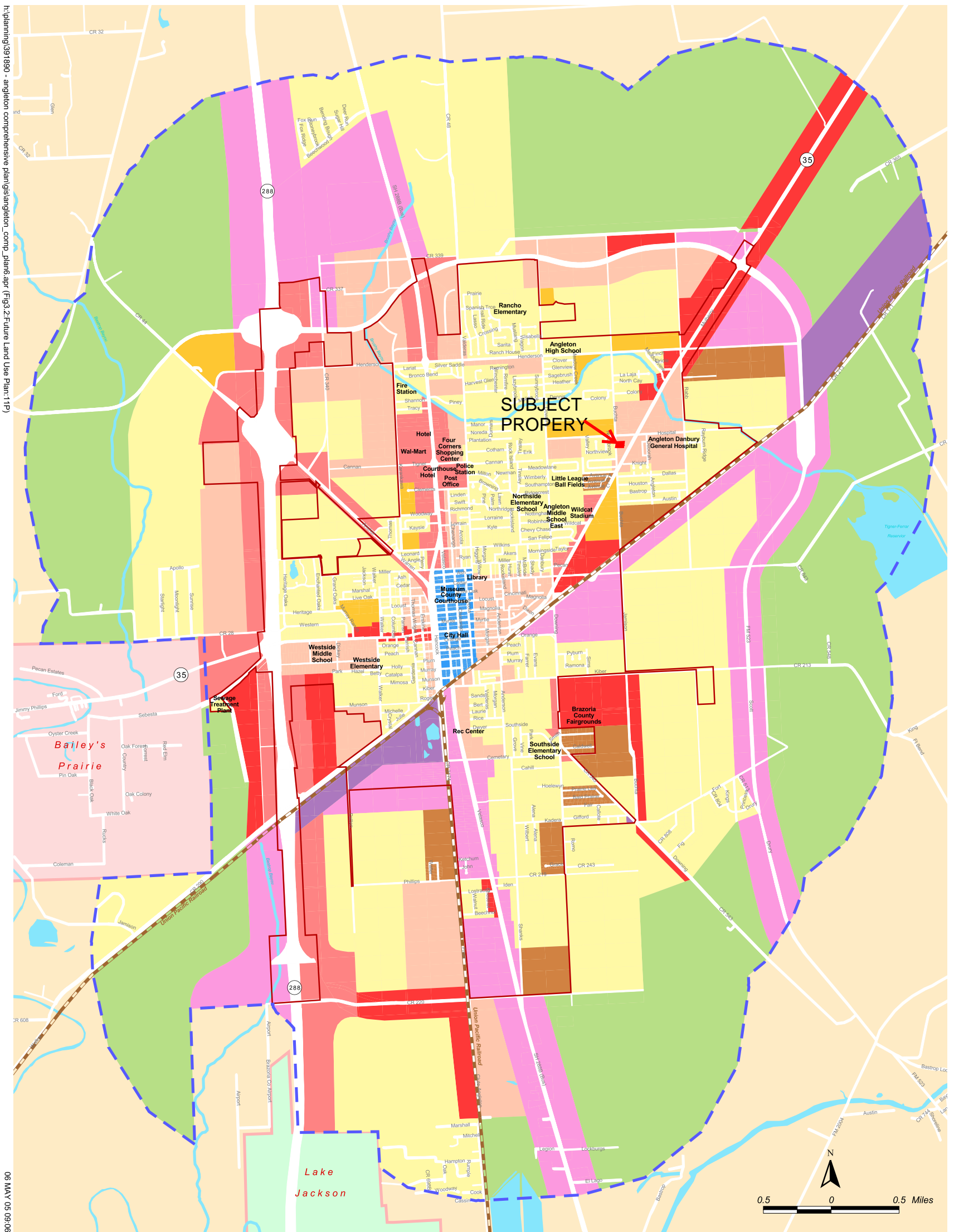
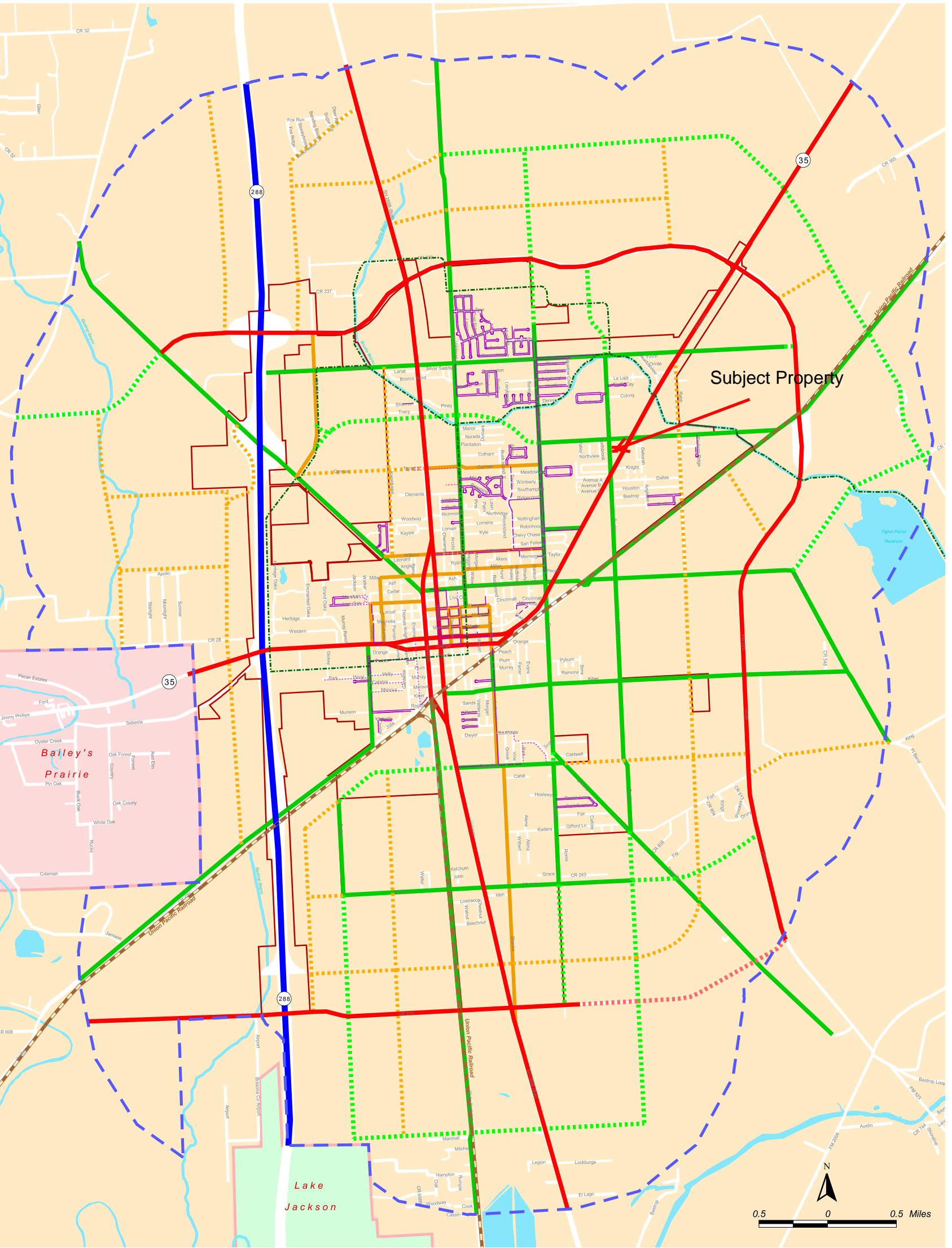


Figure 3.2
Future Land Use Plan

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

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





h:\planning\391890 - angleton comprehensive plan\angleton_comp_plan7.apr (Fig4.1:Mobility Plan:11P)

05 JAN 05 11:37

Figure 4.1
Mobility Plan

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

ORDINANCE NO. 20210622-000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING 2.003 ACRES FROM ARTICLE III ZONING DISTRICTS SECTION 28-49 2F TWO FAMILY RESIDENTIAL DISTRICT (DUPLEX HOMES) TO ARTICLE III ZONING DISTRICTS SECTION 28-51 MFR-14 MULTIFAMILY RESIDENTIAL 14 DISTRICT (APARTMENTS) OF THE CODE OF ORDINANCES CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses, and related activities; and

WHEREAS, the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, on June 3, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Miller Rental Properties Inc., LLC, represented by Mr. Torrian Miller, to rezone 2.003 acres from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on June 3, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Miller Rental Properties Inc., LLC, represented by Mr. Torrian Miller, to rezone 2.003 acres from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) be approved; and

WHEREAS, on June 22, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Miller Rental Properties Inc., LLC, represented by Mr. Torrian Miller, to rezone 2.003 acres from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on June 22, 2021 the City Council of the City of Angleton, Texas approved the request by Miller Rental Properties Inc., LLC, represented by Mr. Torrian Miller, to rezone 2.003 acres from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code and the Code of Ordinance of the City of Angleton, Texas, concerning public notices, hearings and other procedural matters have been fully met; and

WHEREAS, the City Council desires to rezone 2.003 acres from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) of the Code of Ordinances, City of Angleton, Texas;

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof as if copied herein verbatim.

SECTION 2. The request by Miller Rental Properties Inc., represented by Mr. Torrian Miller, to rezone 2.003 acres, as described in Exhibit "A," from Article III Zoning Districts Section 28-49 2F-Two Family Residential District (Duplex Homes) to the Article III Zoning Districts Section 28-51 MFR-14 Multifamily Residential District (Apartments) of the Code of Ordinances, City of Angleton, Texas be approved.

SECTION 3. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of the Ordinance occurs shall constitute a separate offense.

SECTION 4. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 5. In the event any clause, phrase provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be on or more parts.

SECTION 6. This ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said

meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code
PASSED AND APPROVED THIS THE 22ST DAY OF JUNE 2021.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary

DRAFT

EXHIBIT A

Being a tract of land containing 2.003 acres (87,283 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375 in Brazoria County, Texas; Said 2.000 acre being all of Lot 2 of Daugherty Subdivision as recorded under Plat No. 2014-027248 of the Brazoria County Plat Records (B.C.P.R.), Said 2.000 acres being more particularl describe 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 ½-inch iron rod found on the east right-of-way of Buchta Road (sixty feet wide per Volume (Vol.) 15, Page 191 (B.C.P.R.), at the southwest corner of a called 1.50 ace tract recorded in the name of Martinez & McGaughey Properties, LLC under Brazoria County Clerk's File (B.C.C.F.) No. 2019016566, for the northwest corner of the herein described tract;

THENCE, with the north line of said Lot 2, being the south lines of said 1.50 acre tract and called 1.50 acre tract recorded in the name of Buc-ees, Inc. under B.C.C.F. No. 1999-050677, North 87 degrees 09 minutes 05 seconds East, a distance of 359.50 feet to a ½-inch iron rod found at the northwest corner of Lot 1 of said Daugherty Subdivision, for the northeast corner of the herein described tract;

THENCE, with the common line of said Lots 1 and 2, South 02 degrees 40 minutes 04 seconds East, a distance of 243.14 feet to a ½-inch iron rod found on the north line of a called 1.08 acre tract recorded in the name of Dixon Funeral Home, Inc. under B.C.C.F. No. 2005064156, at the southwest corner of said Lot 1, for the southeast corner of the hearin described tract;

THENCE, with the common line of said Lot 2 and 1.08 acre tract, South 87 degrees 15 minutes 49 seconds West, a distance of 359.50 feet to a 1/2 -inch iron rod found on the east R.O.W. line of said Buchta Road, at the northwest corner of said 1.08 acre tract, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Buchta Road, North 02 degrees 40 minutes 03 seconds West, a distance of 242.44 feet to the POINT OF BEGINNING and containing 2.000 acres of land.



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 3, 2021

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

AGENDA CONTENT: Conduct a public hearing, discuss and possibly act upon a request for approval of the Preliminary Replat of Riverwood Ranch Subdivision Section 2. The subject property is located on northeast corner of N. Downing Street and Hospital Drive and is in a Planned Development (PD) zoning district.

AGENDA ITEM SECTION: Public Hearing

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

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of 19.793 acres, is in a Planned Development (PD) district and is located at the northeast corner of N. Downing Street and Hospital Drive. The proposed preliminary replat is to subdivide the property into 109 single family residential lots and 3 reserve lots. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres.

Attached is the City Engineer's memo. The City's Parks & Recreation Director has also provided the following comment: "Since they have labeled landscape reserves on the plat they should change "Drainage Easements Maintained by a Homeowners' Association" to "Drainage Easements and Landscape Reserves Maintained by a Homeowners' Association" as well as throughout the covenants listed." There are a number of items to be addressed that are mostly minor revisions to the preliminary replat document which can be resolved prior to City Council consideration of this preliminary plat.

RECOMMENDATION:

Staff recommends approval of the preliminary replat of Riverwood Ranch Section 2 subject to the condition that all outstanding comments be resolved prior to City Council.

SUGGESTED MOTION

I move we recommend approval of the preliminary replat of Riverwood Ranch Section 2 subject to the condition that all outstanding comments be resolved prior to City Council.

May 21, 2021

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

Re: On-Going Services
Riverwood Ranch Sec. 2 Subdivision Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. A requirement for a Traffic Impact Analysis (TIA) for the subdivision (existing Sec. 1 and proposed Sec. 2) shall be reviewed based on requirements listed in the Angleton LDC Sec. 23-25.
2. Include topographic contours at 1-ft intervals (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).
3. Provide 1-ft reserve strip on lots along N. Downing Street and Hospital Drive per LDC Sec. 23-117 B.6.
4. For the 20-ft D.E. noted on the plat drawing, show the easement as existing on the plat.
5. Provide drainage easements in accordance to Angleton LDC where noted on the plat review drawing.
6. Provide right-of-way and filing information for N. Downing Street.
7. For the locations noted on the plat review drawing, revise the text noted to match the metes and bounds legal description.
8. Notate the radius of the street bump-outs where noted on the plat drawing.
9. The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. It is noted that reserve tracts shall have a minimum area as necessary to satisfy the purposes of the reserve.
10. Provide a summary table for the proposed reserves shown on the plat.

The proposed preliminary 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 Riverwood Ranch Sec. 2 Preliminary Plat be revised and resubmitted.

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

Sincerely,

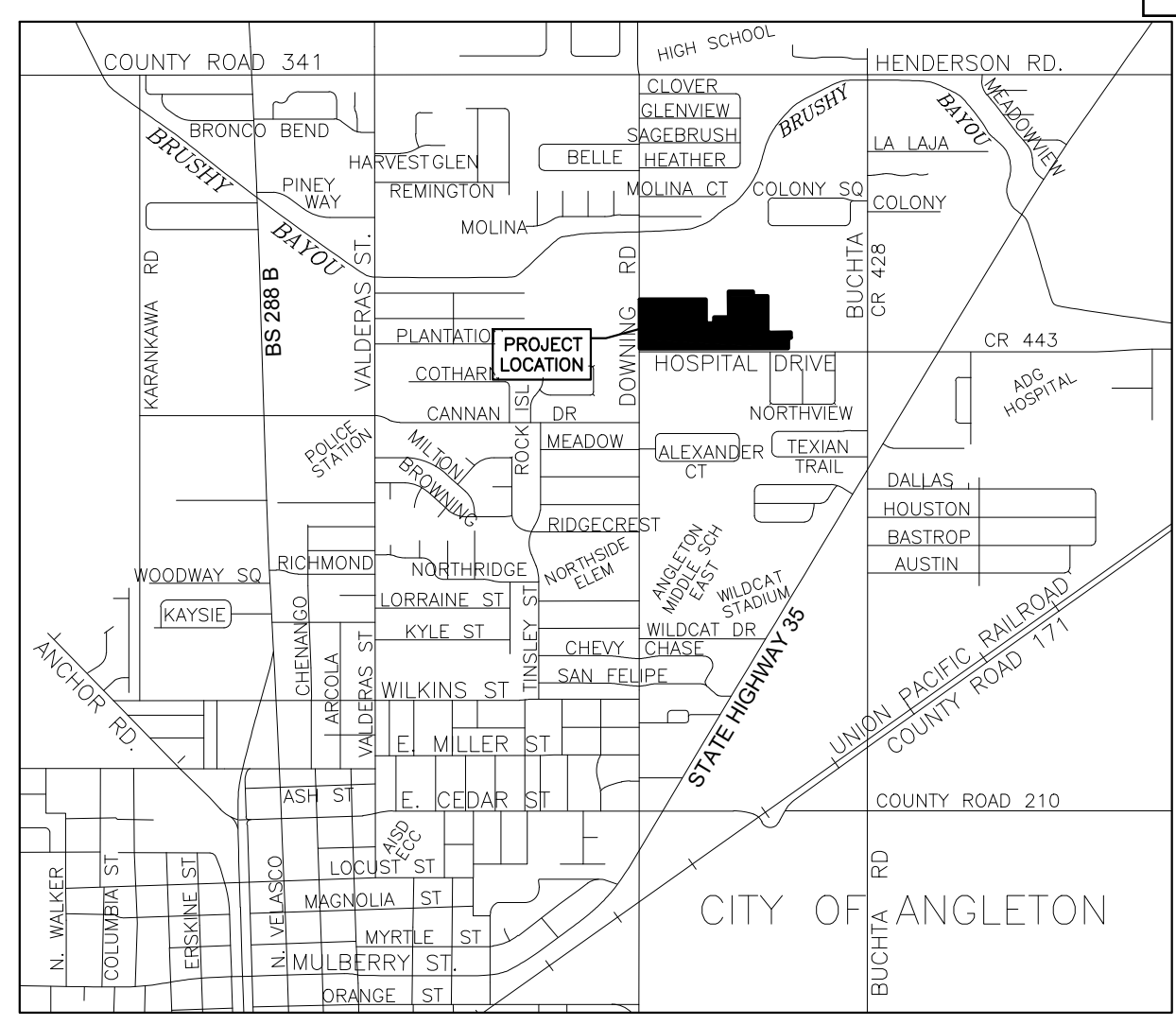
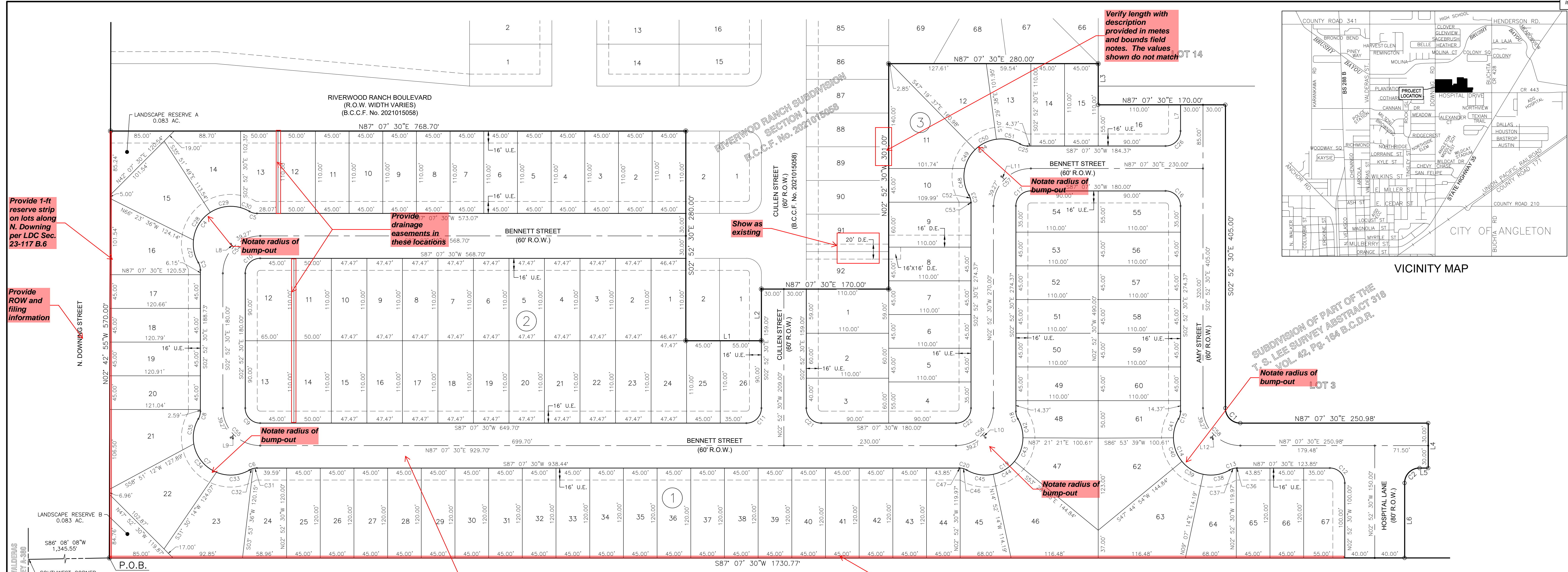
HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10283980)

Attachments



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

Provide 1-ft reserve strip on lots along N. Downing St per LDC Sec. 23-117 B.6

Provide ROW and filing information

Provide drainage easements in these locations

Show as existing

Verify length with description provided in metes and bounds field notes. The values shown do not match

Notate radius of bump-out

Notate radius of bump-out

Notate radius of bump-out

Notate radius of bump-out

Provide contours of the proposed subdivision on the plat LDC Sec. 23-117 B.7

Provide 1-ft reserve strip on lots along Hospital Dr. per LDC Sec. 23-117 B.6

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

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

Line No.	Length	Direction
L1	101.00'	N87°07'30"E
L2	69.00'	N02°52'30"W
L3	55.00'	S02°52'30"E
L4	60.00'	S02°52'30"E
L5	11.50'	S87°07'30"W
L6	100.00'	S02°52'30"E
L7	35.00'	N02°52'30"W
L8	5.71'	N47°52'30"W
L9	5.71'	S42°07'30"W
L10	5.71'	S47°52'30"E
L11	5.71'	N47°52'30"W
L12	5.71'	S42°07'30"W

Verify length with description provided in metes and bounds field notes. The values shown do not match



LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 B.L. = BUILDING LINE
 BM = BENCHMARK
 D.E. = DRAINAGE EASEMENT
 FND = FOUND
 I.R. = IRON ROD
 C.I.R. = CAPPED IRON ROD
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 VOL., Pg. = VOLUME, PAGE
 W.L.E. = WATERLINE EASEMENT
 U.E. = UTILITY EASEMENT

SYMBOLS

○ = SET 5/8" C.I.R. "BAKER & LAWSON"
 ● = FOUND 5/8" C.I.R. "BAKER & LAWSON" (UNLESS NOTED)
 ⊕ = (TBM) TEMPORARY BENCHMARK

0 30' 60' 120'
 SCALE: 1" = 60'

REVISED:

PRELIMINARY REPLAT

RIVERWOOD RANCH SUBDIVISION SECTION 2

A 19.793 ACRE, 109-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 3, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.

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

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

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

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

PROJECT NO.: 14395 SCALE: 1" = 60" DRAWN BY: BT
 DRAWING NO.: 14395 PLAT DATE: 05/13/2021 CHECKED BY: DRR

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, President And Managing Director of the Riverway Properties, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

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

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, 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 City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

Notary Public State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF _____, 20____, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER BOARD MEMBER

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas B. Roessler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

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

KNOW ALL MEN BY THESE PRESENTS:

That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: DEVIN R. ROYAL DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667

FIELD NOTES FOR 19.793 ACRE

Being a tract of land containing 19.793 acre (861,753 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 19.793 acre being a portion of Lots 2, 3, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 19.793 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found at the northeast corner of the right-of-way (R.O.W.) intersection of North Downing Street (sixty feet wide) and Hospital Drive (sixty feet wide per Vol. 781, Pg. 204 B.C.D.R.), for the southwest corner of herein described tract;

THENCE, with the east R.O.W. line of said North Downing Street and the west line of said Lots 2 and 15, North 02 degrees 42 minutes 55 seconds West, a distance of 570.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found on the south R.O.W. line of Riverwood Ranch Boulevard (width varies per B.C.C.F. No. 2021015058) at the southwest corner of Riverwood Ranch Subdivision Section 1, a subdivision recorded under B.C.C.F. No. 2021015058, for the northwest corner of the herein described tract;

THENCE, with the south line of said Riverwood Ranch Subdivision Section 1 the following five (5) courses:

- 1. North 87 degrees 07 minutes 30 seconds East, a distance of 768.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an interior corner of the herein described tract;
3. North 87 degrees 07 minutes 30 seconds East, a distance of 101.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an interior corner;
4. North 02 degrees 52 minutes 30 seconds West, a distance of 70.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
5. North 87 degrees 07 minutes 30 seconds East, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
6. North 02 degrees 52 minutes 30 seconds West, a distance of 300.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
7. North 87 degrees 07 minutes 30 seconds East, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found at the southeast corner of said Riverwood Ranch Subdivision Section 1, for an angle point of the herein described tract;

THENCE, through and across said Lot 14 and 3, South 02 degrees 52 minutes 30 seconds East, a distance of 55.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lot 3, the following eight (8) courses:

- 1. North 87 degrees 07 minutes 30 seconds East, a distance of 170.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 405.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
3. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 47 degrees 52 minutes 30 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
4. North 87 degrees 07 minutes 30 seconds East, a distance of 250.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
5. South 02 degrees 52 minutes 30 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
6. South 87 degrees 07 minutes 30 seconds West, a distance of 11.50 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
7. 31.42 feet along the arc of said curve to the left, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 42 degrees 07 minutes 30 seconds West, a distance of 28.28 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
8. South 02 degrees 52 minutes 30 seconds East, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of said Hospital Drive, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said Hospital Drive, South 87 degrees 07 minutes 30 seconds West, a distance of 1,730.77 feet to the POINT OF BEGINNING and containing 19.793 acres of land.

Table with 3 columns: BLOCK 1, BLOCK 2, BLOCK 3. Each block contains a 'Parcel Table' with columns for Lot No., Area, and S.F. Block 1 has 35 lots, Block 2 has 26 lots, and Block 3 has 16 lots.

- LEGEND
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY DEED RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Vol., Pg. = VOLUME, PAGE
SYMBOLS
O = SET 5/8" LR. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

Provide a table for reserves shown on the plat

The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. It is noted that reserve tracts shall have a minimum area as necessary to satisfy the purposes of the reserve

Verify length with description provided in metes and bounds field notes. The values shown do not match

- NOTES:
1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK: NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29
3. 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.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
10. FRONT SETBACKS SHALL BE 20', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 16' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS, AND 5' FOR KEY CORNER LOTS.

PRELIMINARY REPLAT RIVERWOOD RANCH SUBDIVISION SECTION 2 A 19.793 ACRE, 109-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R. LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 BRAZORIA COUNTY, TEXAS

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

Table with 3 columns: PROJECT NO., DRAWING NO., SCALE, DATE, DRAWN BY, CHECKED BY. PROJECT NO.: 14395, DRAWING NO.: 14395 PLAT, SCALE: 1"=40', DATE: 05/13/2021, DRAWN BY: BT, CHECKED BY: DRR

like covenants or restrictions, which are outside of the requirements of the City's Code of Ordinances. As a result, a replat of this property could meet all requirements of the Code of Ordinances of the City of Angleton and be approved by the City of Angleton, but that approval could be overturned as a result of a successful lawsuit enforcing such covenants or restrictions.

LGC Section 212.015.(a).(1) requires conformance with LGC Section 212.015 if during the preceding five years, any lot in the preceding plat was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot. The subject property is in the (SF-7.2) district which limits the number of residential units per lot to one. As a result, conformance with LGC Section 212.015 is required. LGC Section 212.015.(a-1) requires that if a proposed replat described by LGC Section 212.015.(a) requires a variance or exception, a public hearing must be held by the municipal planning commission or governing body of the municipality. LGC Section 212.015.(b) requires notice of the public hearings, as required by LGC Section 212.015.(a-1), be published in the City's official newspaper and sent to all property owners in the original subdivision (Attachment 3) within 200 feet of the lot(s) being replatted before the 15th day before the date of the hearing. Notice was published in the newspaper and mailed to all property owners in the original plat within 200 feet on May 18, 2021.

Finally, pursuant to LGC Section 212.015.(c) "if the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing." As a variance is required, LGC Section 212.015.(c) is applicable. As of the date of preparation of this Agenda Item Summary (May 28, 2021) staff had not received any written protests.

Variance to Section 23-11.I Adequate and Safe Access

Section 23-11.I requires the following:

1. All subdivisions containing 30 or more lots must have at least two points of 100-year storm compliant public access constructed to ACM standards, that connect to paved public streets.
2. The city council may approve subdivisions that have more than 30 lots, but fewer than 50 lots, with a single entrance to a paved public street provided that such connection to an existing paved public street is designed as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 100 feet, unless left-turn lanes and median breaks designed to ACM standards, are installed at any crossing streets.
3. The city council may approve subdivisions that have more than 50 lots, with a single entrance to a paved street subject to the entrance to the development being designated 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 crossings, 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.

The proposed preliminary replat has 80 single-family residential lots and a single access that is not proposed as a boulevard entrance. A variance has been requested (Attachment 4) of Section 23-12.I, that while being supportive of Section 23-11.I is also redundant. Section 23-11.I is where the requirements are located.

Pursuant to Section 23-102 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;

There is no known undue hardship that generally does not apply to surrounding properties and the variance request does not identify any undue hardship that generally does not apply to surrounding properties. City staff has not been approached with a proposal addressing the requirements of Section 23-11.I for consideration regarding either a boulevard entrance or secondary access. **This criterion is Not Met.**

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

While there may be conditions associated with the proposed preliminary replat that would make “special consideration” appropriate, no proposal has been made to City staff addressing the requirements of Section 23-11.I that identifies such conditions. As such, it is impossible to know if “special consideration” is necessary. **This criterion is Not Met.**

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

The variance request identifies this as a criterion applicable to the variance request because former City right-of-way available through the property from the original plat has since been abandoned. Abandonment of the right-of-way does not preclude this development from approaching the owners of that former right-of-way to purchase the property to provide the required access or obtain an easement for its use as a secondary emergency access. Nor does it preclude the development approaching the City with a proposal regarding a lot owned by the City along Western Avenue (Attachment 5) as either a secondary or emergency access. Consideration would be unique only if alternatives had been pursued and determined to be inadequate to meet the requirements. **This criterion is Not Met.**

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

While the applicant did not own the property when the previously platted rights-of-way were abandoned the applicant could have designed this project to avoid having to meet the requirement of Section 23-11.I.1 and proposed a replat having less than 30 lots. The applicant could have also invested the time prior to making a preliminary replat application to work with staff on options regarding the provision of secondary access. In this case, the absence of easily accessible public right-of-way does not constitute a hardship. **This criterion is Not Met.**

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

As no options have been explored, a variance would be detrimental to both adjacent properties and to the public health and safety as no secondary access will be provided. The variance request identifies several subdivisions that have a single access point that is not a boulevard but that is irrelevant to this variance request. A variance of the requirements of Section 23-11.I for this

property must be based on the conditions and circumstances associated with this property, not whether some other existing property may, or may not, comply with City requirements. **This criterion is Not Met.**

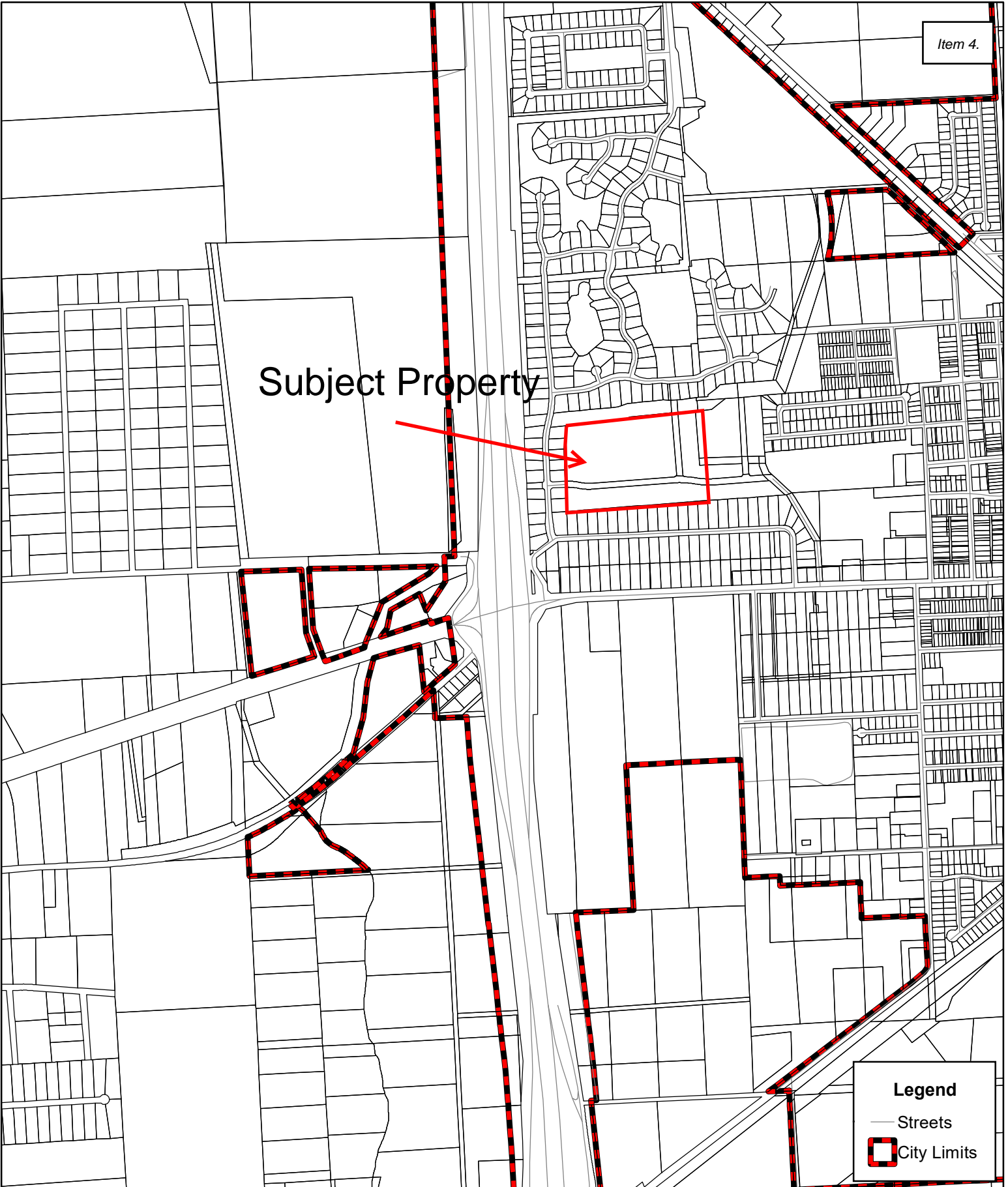
As the criterion of Section 23-102.B Variance Approval Standards are not met staff cannot recommend approval. If the variance is not granted the proposed preliminary replat does not meet the minimum requirements of the Code of Ordinances of the City of Angleton and cannot be approved as proposed.

RECOMMENDATION:

Staff recommends denial of the variance to Section 23-11.I and denial of the proposed preliminary replat.

SUGGESTED MOTION:

I move we recommend denial of the variance to Section 23-11.I and denial of the proposed preliminary replat.



Subject Property

Item 4.

Legend

- Streets
- ▣ City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



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

City of Angleton GIS Mapping

1" = 1,240'



May 21, 2021

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

Re: On-Going Services
Whispering Pines Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

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

General Comments:

1. A requirement for a Traffic Impact Analysis (TIA) for the proposed subdivision shall be reviewed based on requirements listed in the Angleton LDC Sec. 23-25. A response summary shall be submitted to verify if TIA will be required based on the section requirements in Sec. 23-25.
2. Provide a soil suitability/geotechnical report (see Angleton LDC Sec. 23-25 for requirements and details).
3. For the proposed subdivision drainage and detention, consideration shall be made for overland flow paths and detention pond maintenance berm/strip for the proposed subdivision.
4. A waiver request has been submitted regarding Public Access to Subdivisions for the proposed entrance of the Whispering Pines Subdivision; however, the proposed subdivision shall be in consideration and accordance to the LDC Sec. 23-11, I, parts 1-5.

Plat Comments:

1. Include topographic contours at 1-ft intervals (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).
2. Verify block lengths to be in accordance to Angleton LDC Sec. 24-11.
3. Notate street and filing information where noted on the plat review drawing (S Heritage Drive).
4. For the drainage easement shown along the south boundary, verify location and requirement of the outfall for drainage within this easement.

5. Verify key lot width requirements per Angleton Zoning Ordinance for SF-7.2 zoning for the lots indicated on the plat review drawing.
6. Check the numbering of the reserves/blocks. Indicate which lots are part of the proposed subdivision (since the lots facing Heritage Oaks Drive do not appear to be part of the plat area).
7. Provide a summary table for the proposed reserves shown on the plat.
8. Verify language and referenced in Plat Note No. 11. It appears the references shown do not match what is provided on the plat. The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. It is noted that reserve tracts shall have a minimum area as necessary to satisfy the purposes of the reserve.
9. Verify private easement requirement for down guy extensions shown along east boundary.
10. Verify if TNMP is in approval of the proposed land use in relation to the 70-ft easement for access and maintenance purposes. Will the proposed park be considered an access point?
11. For the proposed Park Reserve "B", verify and include description for drainage easement/reserve use.
12. Notate radius on plat for all cul-de-sacs and bump-outs shown on the plat.
13. Move signature block text to correct location in the Angleton Drainage District certification.

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 Whispering Pines 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 (10283980)

Attachments

DEDICATION STATEMENT:

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

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

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

PRESIDENT AND MANAGING PARTNER

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

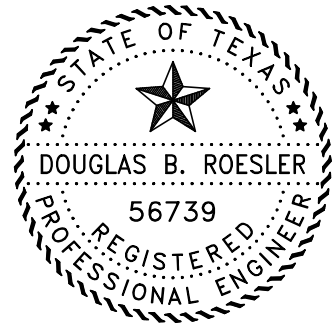
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas B. Roessler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: DOUGLAS B. ROESSLER, PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 56739



KNOW ALL MEN BY THESE PRESENTS: That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: DEVIN R. ROYAL, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 6667

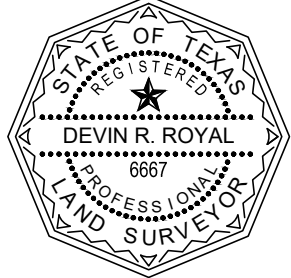
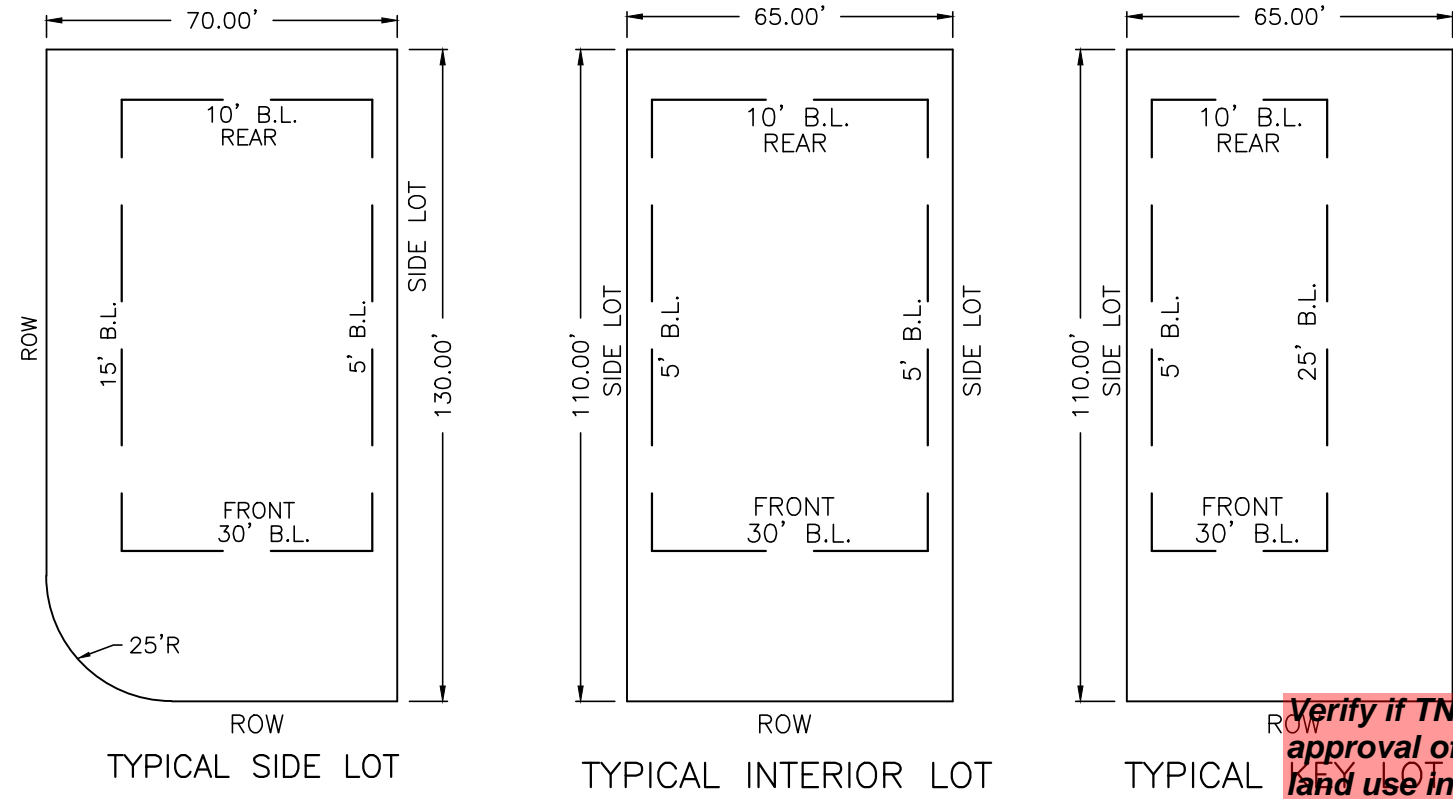
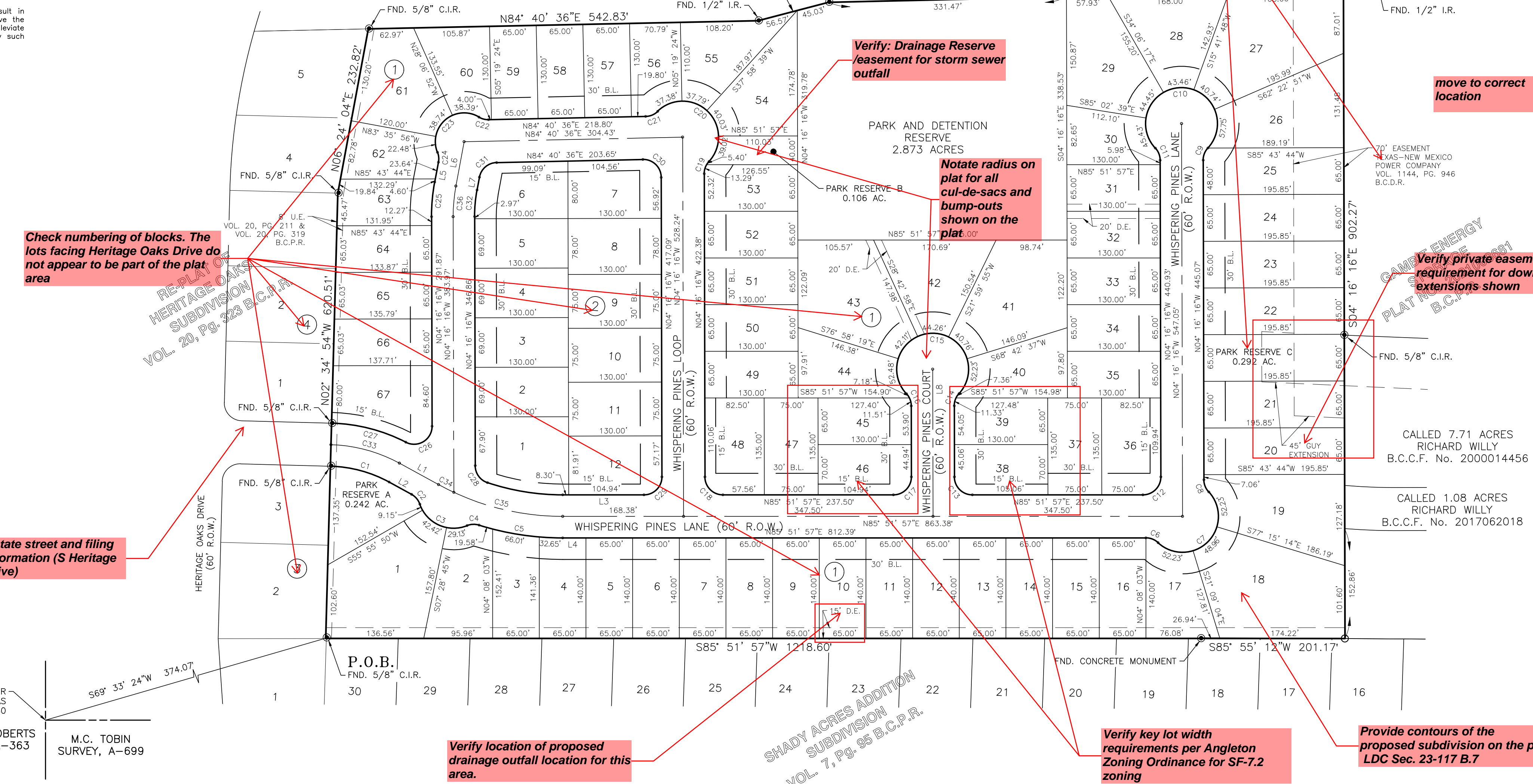
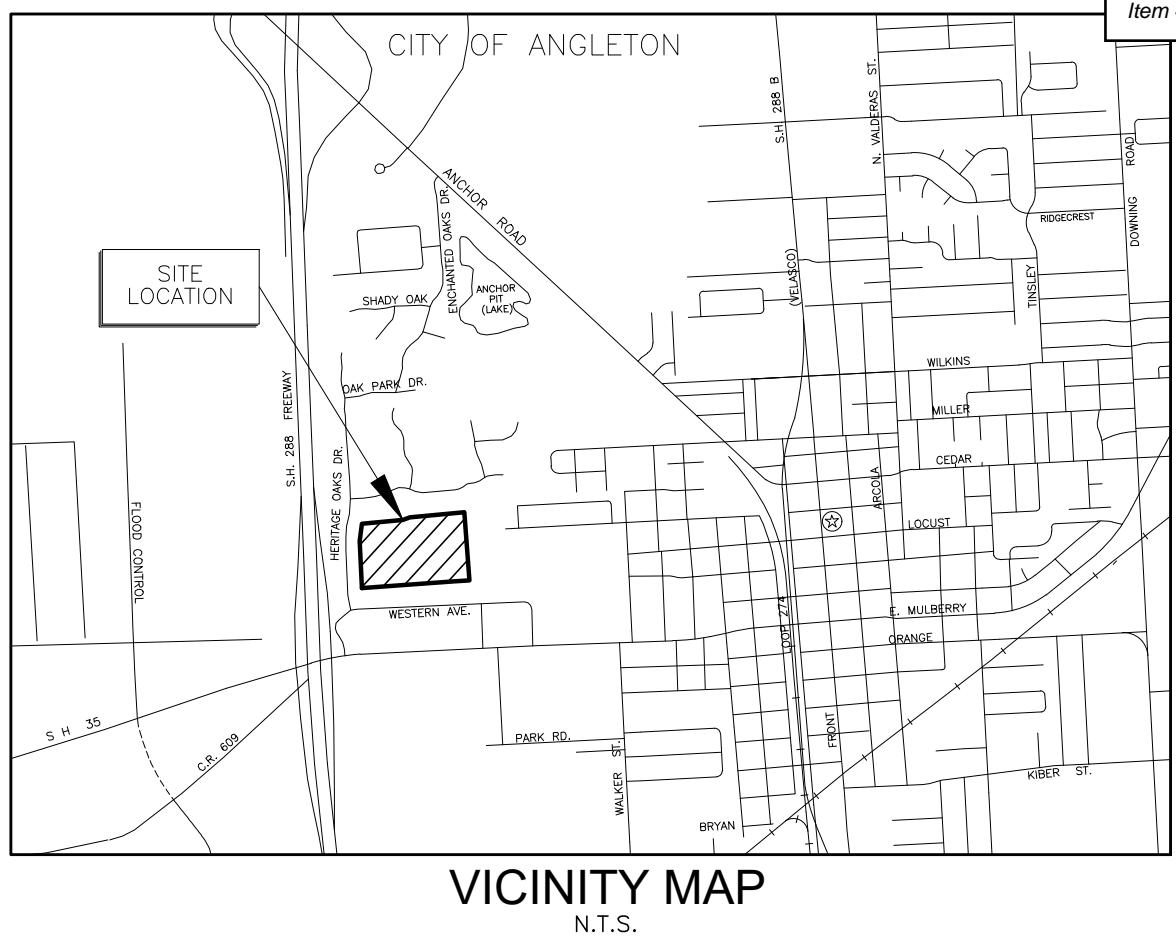
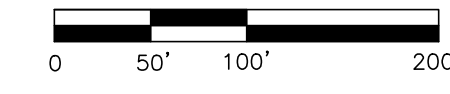


Table with 3 columns: LOT AREA, BLOCK 1, BLOCK 2. Rows 1-20 showing lot numbers and areas.



- 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.M.E. = DRAINAGE/MAINTENANCE EASEMENT, FND = FOUND, I.R. = IRON ROD, P.O.B. = POINT OF BEGINNING, R.O.W. = RIGHT-OF-WAY, U.E. = UTILITY EASEMENT, VOL. Pg. = VOLUME, PAGE, SYMBOLS: SET 5/8" I.R. W/CAP "BAKER & LAWSON", FOUND MONUMENT (AS NOTED), (TBM) TEMPORARY BENCHMARK



Check numbering of blocks. The lots facing Heritage Oaks Drive do not appear to be part of the plat area

Provide a table for reserves shown on the plat

Verify: Drainage Reserve (easement for storm sewer outfall)

Notate radius on plat for all cul-de-sacs and bump-outs shown on the plat

Verify private easement requirement for down guy extensions shown

Notate street and filing information (S Heritage Drive)

Verify location of proposed drainage outfall location for this area.

Verify key lot width requirements per Angleton Zoning Ordinance for SF-7.2 zoning

Provide contours of the proposed subdivision on the plat LDC Sec. 23-117 B.7

The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. It is noted that reserve tracts shall have a minimum area as necessary to satisfy the purposes of the reserve

FIELD NOTES FOR 28.203 ACRE TRACT

Being a tract of land containing 28.203 acres (1,228,526 square feet) of land, located in the J. De J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas, being all of a called 28.205 acre tract recorded in the name of Rancho Pismo, LLC under Brazoria County Clerk's File (B.C.C.F.) No. 2009046694; being all of Residential Reserve "B", Block 4, a portion of Residential Reserve "A", Block 3, a portion of Residential Reserve "F", Block 9; a portion of Whispering Oaks Drive (sixty foot right-of-way (R.O.W.)), Volume (Vol.) 20, Page 323 of the Brazoria County Plat Records (B.C.P.R.); and a portion of Enchanted Oaks Drive (sixty foot R.O.W., Vol. 20, Pg. 323 B.C.P.R.), of Re-Plat of Heritage Oaks Subdivision as recorded in Vol. 20, Pg. 323 of the B.C.P.R.; said 28.203 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 found at the northeast corner of Lot 30, Block 2 of the Shady Acres Addition Subdivision recorded under Vol. 7, Pg. 95 of the B.C.P.R., at the northeast corner of Lot 1, Block 3 and the southeast corner of Lot 2, Block 3 of said Re-Plat of Heritage Oaks Subdivision, for the southwest corner of said Residential Reserve "A" and the herein described tract; THENCE, with the west line of said Residential Reserves "A" and "B", being the east lines of Lots 2 and 3, of said Block 3 and Lots 1, 2, and 3, of said Block 4, North 02 degrees 34 minutes 54 seconds West, a distance of 620.51 feet to a 5/8-inch iron rod with cap found at the southeast corner of Lot 4 of said Block 4, the northeast corner of said Lot 3, Block 4, for an angle point; THENCE, with the east lines of Lots 4 and 5 of said Block 4, and continue with the west line of said Residential Reserve "B", North 06 degrees 24 minutes 04 seconds East, a distance of 232.82 feet to a 5/8-inch iron rod with cap found on the south line of Angleton Drainage District Ditch 10, recorded under B.C.C.F. No. 199802784, at the northeast corner of said Lot 5, for the northwest corner of said Residential Reserve "B" and the herein described tract; THENCE, with the south line of said Angleton Drainage District Ditch 10 and the north line of said Residential Reserve "B", the following two (2) courses:

- 1. North 84 degrees 40 minutes 36 seconds East, a distance of 542.83 feet to a 1/2-inch iron rod found for an angle point;
2. North 71 degrees 11 minutes 47 seconds East, a distance of 101.60 feet to a 1/2-inch iron rod found for an angle point;
THENCE, with the north lines of said Residential Reserves "B" and "F" and said 28.205 acre tract, continuing with the south line of said Angleton Drainage District Ditch 10, North 84 degrees 35 minutes 46 seconds East, a distance of 717.40 feet to a 1/2-inch iron rod found at the northwest corner of Gambit Energy Storage, a subdivision plat recorded under Plat No. 2021008681 of B.C.P.R., for the northeast corner of said 28.205 acre tract and the herein described tract;
THENCE, with the east lines of said 28.205 acre tract and said Residential Reserves "F" and "A", being the west lines of said Gambit Energy Storage, a called 7.71 acre tract recorded in the name of Richard Willy under B.C.C.F. No. 2000014456 and a called 1.08 acre tract recorded in the name of Richard Willy under B.C.C.F. No. 2017062018, South 04 degrees 16 minutes 16 seconds East, a distance of 902.27 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" set on the north line of said Shady Acres Addition, at the southwest corner of said 7.71 acre tract, for the southeast corner of the herein described tract;
THENCE, with the south line of said Residential Reserve "A" and the north line of said Shady Acres Addition the following two (2) courses:
1. South 85 degrees 55 minutes 12 seconds West, a distance of 201.17 feet to a concrete monument found for an angle point;
2. South 85 degrees 51 minutes 57 seconds West, a distance of 1,218.60 feet to the POINT OF BEGINNING, containing 28.203 acres of land, more or less.

Curve Table with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C1 to C20.

Curve Table with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C21 to C36.

Line Table with columns: Line No., Length, Direction. Rows L1 to L8.

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

PRELIMINARY PLAT WHISPERING PINES 28.203 ACRE, 79 LOT, 2 BLOCK, 4 RESERVE SUBDIVISION. ALL OF RESIDENTIAL RESERVE "B", BLOCK 4 A PORTION OF RESIDENTIAL RESERVE "A", BLOCK 3 RESIDENTIAL RESERVE "F" BLOCK 9 ENCHANTED OAKS DRIVE AND WHISPERING OAKS DRIVE OUT OF RE-PLAT OF HERITAGE OAKS SUBDIVISION. VOL. 20, PG. 323 B.C.P.R. LOCATED IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 IN BRAZORIA COUNTY, TEXAS. Includes B&L logo and contact info.

39 023790

SUBDIVISION APPROVALS

CITY OF ANGLETON, TEXAS PLANNING COMMISSION
 APPROVED, THIS THE 15 DAY OF April, 19 99
 BY THE CITY PLANNING COMMISSION OF ANGLETON, BRAZORIA COUNTY, TEXAS.

CHAIRMAN: Henry Munson
 MEMBER: Bette Perry
 MEMBER: Barbara Ross
 SECRETARY: [Signature]
 MEMBER: _____
 MEMBER: _____
 MEMBER: _____

CITY OF ANGLETON, TEXAS CITY COUNCIL
 APPROVED, THIS THE 30 DAY OF April, 19 99
 BY THE CITY COUNCIL OF ANGLETON, BRAZORIA COUNTY, TEXAS.

MAYOR: David Cabot
 MAYOR PRO TEM: [Signature]
 COUNCIL MEMBER: Ronald Galin
 COUNCIL MEMBER: [Signature]
 COUNCIL MEMBER: [Signature]
 COUNCIL MEMBER: [Signature]
 CITY SECRETARY: [Signature]

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE ____ DAY OF _____, 19____, 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 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: [Signature]
 MEMBER: [Signature]
 MEMBER: [Signature]

BENCHMARKS

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, 1973 ADJUSTMENT. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, 1973 ADJUSTMENT.

BM #1. CUT SQUARE ON TOP OF CURB AT NE CORNER OF BRIDGE, NORTHBOUND LANE, SH 288 FREEWAY AT ANGLETON DRAINAGE DISTRICT DITCH 10. ELEV. = 29.96.

BM #2. TOP 5/8" INCH IRON ROD WITH TX.D.O.T. ALUMINUM CAP SET 1.5' NORTHERLY OF NORTHERLY CURB ON STATE HIGHWAY 35, EAST OF SH 288 FREEWAY NORTH BOUND LANE AND WEST OF NORTH BOUND RAMP. BENCHMARK ALSO LIES, 5.8' EAST OF SIGN, 7.5' SOUTH OF TRAFFIC LIGHT POLE, AND WEST OF A STORM INLET. ROD IS TX.D.O.T. CONTROL POINT H35-75. ELEV. = 27.91.

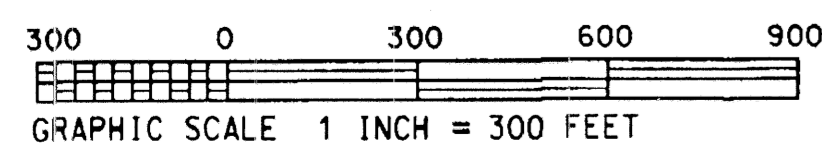
BM #3. TOP "PK" NAIL SET IN ASPHALT SHOULDER ON NORTH SIDE OF SH 35, 677.6' WEST OF THE CENTER OF WESTERN AVENUE. NAIL IS ON THE WEST SIDE OF "NO NAME" STREET AND IS 20.9' SOUTH OF THE NORTH R.O.W. LINE OF SH 35. (NAIL IS TX.D.O.T. CONTROL PANEL V35-73C). ELEV. = 28.01.

BM #4. TOP 4" X4" CONCRETE MONUMENT AT ANGLE POINT IN THE NORTHERLY LINE OF SHADY ACRES ADDITION. MONUMENT LIES 18.5' EAST OF THE NW CORNER OF LOT 18, BLOCK 2, OF SAID SHADY ACRES ADDITION. ELEV. = 28.65.

BM #5. SQUARE CUT IN TOP OF CENTERLINE OF HEADWALL OF CULVERT UNDER SH 288 FREEWAY, ON EAST SIDE OF SAID FREEWAY AT WESTERN AVENUE. ELEV. = 26.74.

LEGEND

- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
- P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
- C.C.F. NO. = COUNTY CLERK'S FILE NO.
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- PRM = "PERMANENT REFERENCE MONUMENT" SET
- 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PRM-2513"
- P.C.E. = POWER COMPANY EASEMENT
- D.R.O.W. = DRAINAGE RIGHT-OF-WAY
- X = FENCE
- B.L. = BUILDING SETBACK LINE

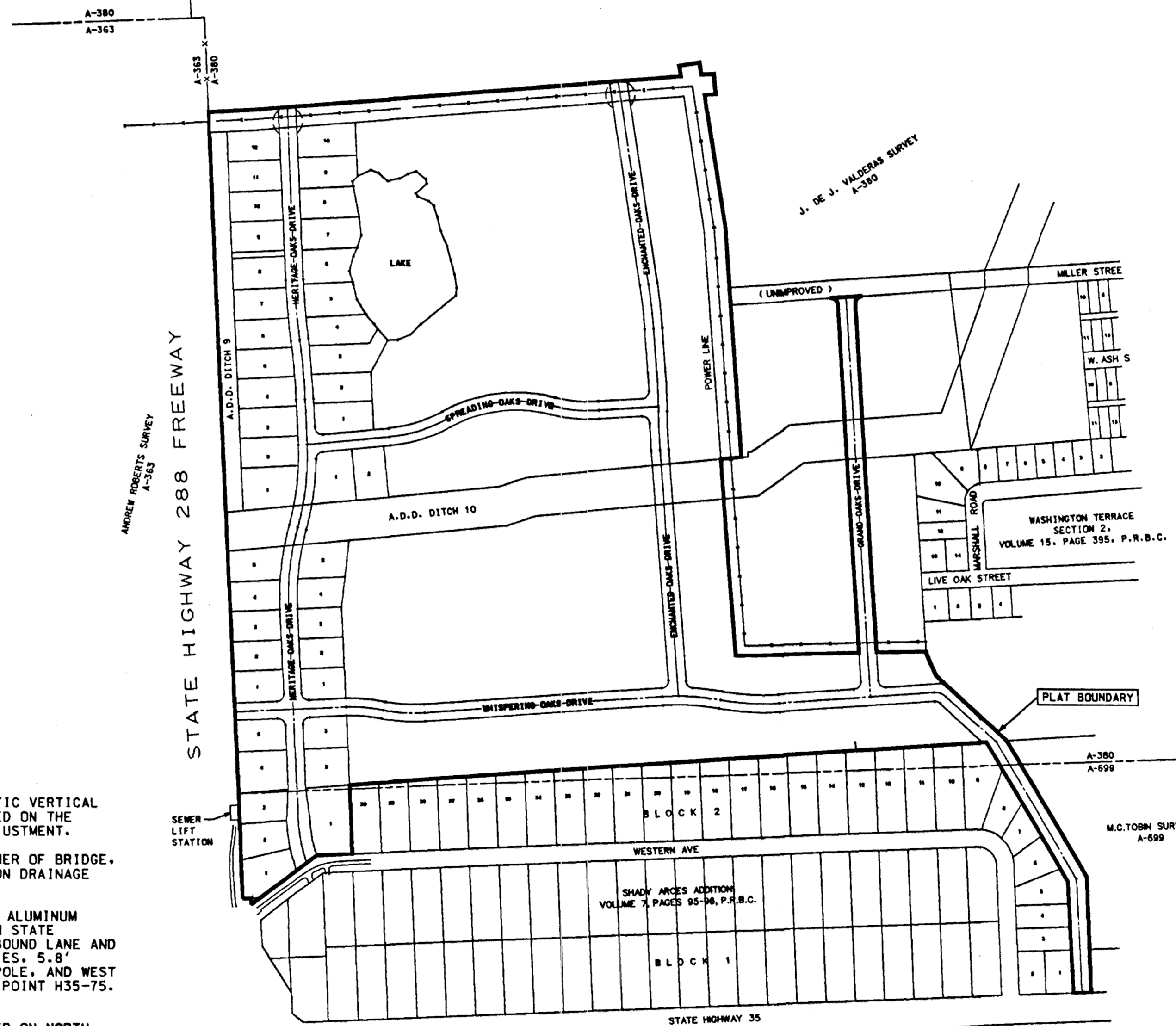


REPLAT OF **PLAT RECORDS**
 Vol. 20 Page 319-320
HERITAGE OAKS
SUBDIVISION

ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGES 211-216, P.R.B.C.

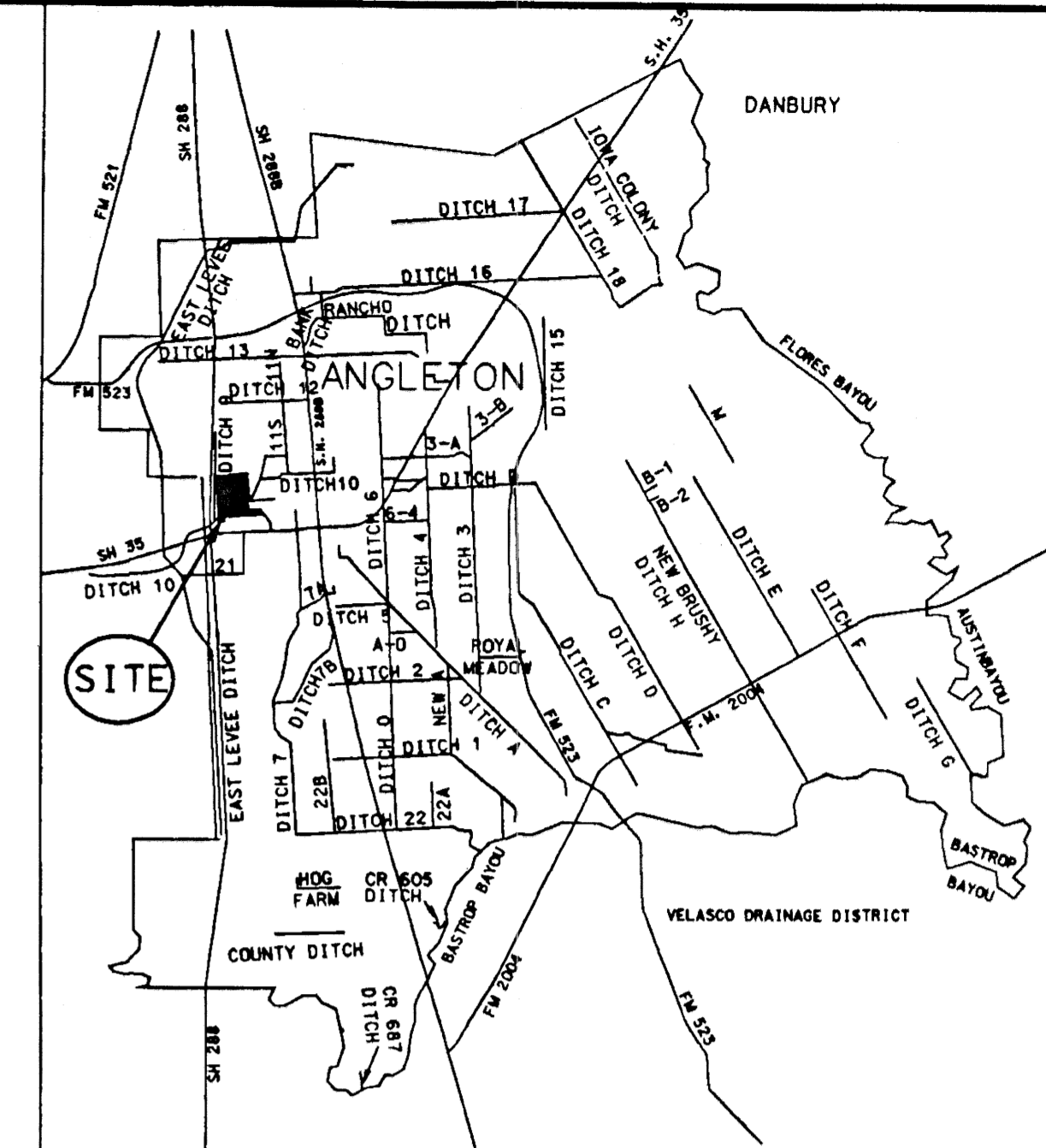
A SUBDIVISION OF 105.23 ACRES IN THE J. DE. J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS; SAID 105.23 ACRES BEING A PORTION OF 122.03 ACRES CONVEYED TO PAUL O'FARRELL, TRUSTEE, FROM MARY STASNY INVESTMENT PARTNERSHIP, LTD. BY DEED EXECUTED ON JULY 21, 1998, AND RECORDED UNDER COUNTY CLERK'S FILE NO. 98-030695, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 105.23 ACRE TRACT ALSO CONSISTING OF ALL OF LOTS 31 AND 32, BLOCK 2, OF SHADY ACRES ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGES 95-96, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. * CORRECTION WARRANTY DEED FILED UNDER COUNTY CLERKS FILE NO. 98-039713.

OWNER: PAUL O'FARRELL, TRUSTEE



NOTES

1. UNLESS OTHERWISE NOTED, 5/8" IRON RODS ARE SET AT ALL CORNERS OF LOTS AND RESERVES. LOT CORNERS TO BE SET AFTER CONSTRUCTION OF STREETS, UTILITIES AND FINAL LOT GRADING.
2. BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND ARE TIED TO TEXAS DEPARTMENT OF TRANSPORTATION HORIZONTAL CONTROL MONUMENTS FOR STATE HIGHWAY 2888 AND STATE HIGHWAY 35 (1993); MONUMENT H2888-8 HAVING COORDINATES X=3,136,699.15 AND Y=604,937.85; MONUMENT H2888-11 (L0200193) HAVING COORDINATES X=3,138,203.35 AND Y=510,518.36; MONUMENT L0200153 (H35-75) HAVING COORDINATES X=3,132,460.47 AND Y=600,889.95 AND MONUMENT H35-76 HAVING COORDINATES X=3,134,013.77 AND Y=600,989.71. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.



VICINITY MAP
 SCALE 1"=10,000'

THE STATE OF TEXAS
 COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, THAT:

I, PAUL O'FARRELL, TRUSTEE, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF 105.23 ACRES IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, BRAZORIA COUNTY, TEXAS, WHICH INCLUDES A REPLAT OF LOTS 31 AND 32, BLOCK 2, SHADY ACRES ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGES 95-96, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS SHOWN HEREON FOR THEIR USE FOREVER, AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE 14 DAY OF May, 19 99

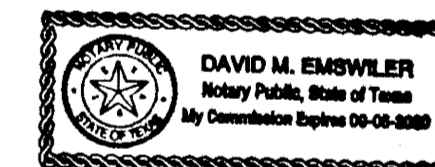
Paul O'Farrell, Trustee
 PAUL O'FARRELL, TRUSTEE

THE STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL O'FARRELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE 14 DAY OF May, 19 99

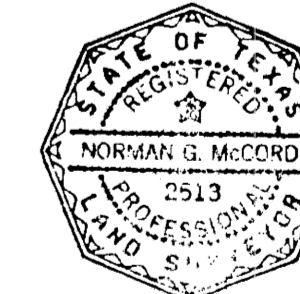
[Signature]



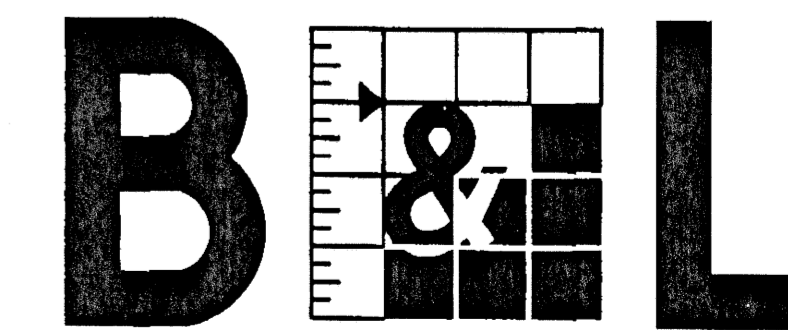
KNOW ALL MEN BY THESE PRESENTS, THAT:

THAT I, NORMAN G. MCCORD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON ARE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF ANGLETON, TEXAS.

[Signature]
 NORMAN G. MCCORD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REG. NO. 2513



DATE: 3-8, 19 99

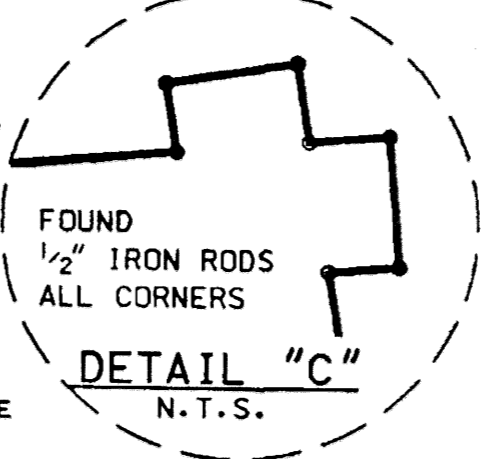
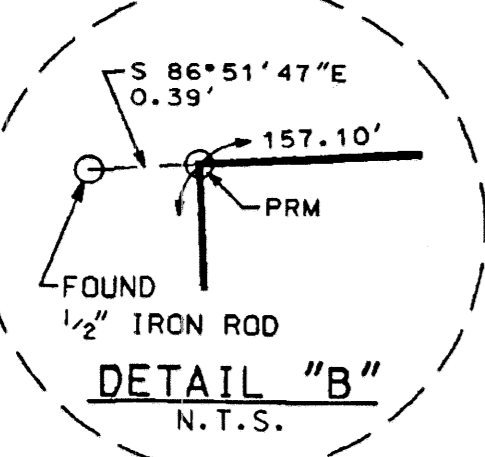


BAKER & LAWSON, INC.

ENGINEERS, PLANNERS, SURVEYORS

ANGLETON, TEXAS

PLAT RECORDS
Vol. 20 Page 321-322



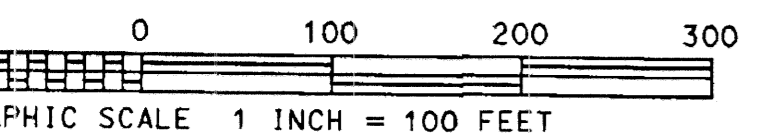
MARY STASNEY INVESTMENT
PARTNERSHIP, LTD.
VOLUME 226, PAGE 258, D.R.B.C.
VOLUME 628, PAGE 50, D.R.B.C.
D.C. FILE NO. 94-015645, D.R.B.C.

TEMPORARY STREET EASEMENT
TO BE ABANDONED UPON
EXTENSION OF STREET

MARY STASNEY INVESTMENT
PARTNERSHIP, LTD.
VOLUME 226, PAGE 258, D.R.B.C.
VOLUME 628, PAGE 50, D.R.B.C.
D.C. FILE NO. 94-015645, D.R.B.C.

LOT	AREA	CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
LOT AREAS								
BLOCK 1								
LOT 1	22,031 S.F.	C-1	25.00'	18.32'	18.32'	72° 28' 46"	29.56'	S 17° 02' 12" W
LOT 2	18,032 S.F.	C-2	25.00'	19.69'	31.63'	76° 26' 15"	30.93'	N 54° 02' 27" W
LOT 3	25,000 S.F.	C-3	25.00'	25.00'	39.27'	90° 00' 00"	35.36'	S 47° 34' 54" E
LOT 4	23,610 S.F.	C-4	25.00'	22.59'	36.74'	84° 11' 30"	33.55'	N 42° 34' 51" E
LOT 5	18,566 S.F.	C-5	25.00'	26.23'	40.47'	92° 44' 30"	36.19'	N 48° 57' 09" W
BLOCK 2								
LOT 1	18,653 S.F.	C-6	25.00'	24.47'	38.74'	88° 46' 37"	34.98'	S 41° 44' 24" W
LOT 2 & 3	17,850 S.F.	C-7	25.00'	25.88'	40.13'	91° 58' 55"	35.96'	S 47° 52' 32" E
LOT 4	18,052 S.F.	C-8	25.00'	25.06'	39.33'	90° 08' 14"	35.40'	S 40° 47' 50" W
LOT 5	20,179 S.F.	C-9	25.00'	21.91'	35.98'	82° 28' 12"	32.96'	N 45° 30' 22" W
BLOCK 3								
LOT 1	32,351 S.F.	C-10	25.00'	24.74'	39.01'	89° 24' 06"	35.17'	S 41° 09' 54" W
LOT 2	19,885 S.F.	C-11	25.00'	28.26'	39.53'	90° 35' 54"	35.54'	N 48° 50' 06" W
LOT 3	16,431 S.F.	C-12	25.00'	25.25'	39.52'	90° 33' 59"	35.53'	S 48° 49' 01" E
BLOCK 4								
LOT 1	16,509 S.F.	C-13	25.00'	24.75'	39.02'	89° 26' 01"	35.18'	N 41° 10' 52" E
LOT 2 & 3	15,813 S.F.	C-14	25.00'	10.94'	20.63'	47° 16' 52"	20.05'	S 70° 29' 37" E
LOT 4	16,468 S.F.	C-15	956.25'	52.66'	105.21'	6° 18' 14"	105.16'	N 00° 34' 12" E
LOT 5	14,462 S.F.	C-16	956.25'	58.13'	116.21'	6° 57' 27"	116.05'	N 07° 12' 04" E
BLOCK 5								
LOT 1	26,195 S.F.	C-17	956.25'	37.32'	74.60'	4° 28' 10"	74.58'	N 12° 54' 53" E
LOT 2	20,129 S.F.	C-18	896.25'	33.82'	67.61'	4° 19' 20"	67.59'	N 12° 59' 17" E
LOT 3	20,196 S.F.	C-19	896.25'	35.57'	71.01'	4° 32' 42"	71.08'	N 12° 54' 53" E
LOT 4	20,159 S.F.	C-20	896.25'	35.57'	71.01'	4° 32' 42"	71.08'	N 12° 54' 53" E
LOT 5	19,803 S.F.	C-21	2344.68'	40.07'	80.12'	1° 57' 29"	80.12'	S 03° 33' 38" E
LOT 6	19,065 S.F.	C-22	2344.68'	51.09'	102.71'	2° 37' 48"	102.16'	S 05° 47' 10" E
LOT 7	18,868 S.F.	C-23	2344.68'	10.96'	21.91'	0° 32' 08"	21.91'	S 07° 18' 14" E
LOT 8	19,621 S.F.	C-24	2404.68'	40.19'	80.37'	1° 54' 54"	80.36'	S 06° 36' 50" E
LOT 9	18,720 S.F.	C-25	2404.68'	12.50'	25.00'	0° 35' 44"	25.00'	N 02° 52' 46" W
LOT 10 & 11	18,959 S.F.	C-26	2404.68'	52.04'	104.06'	2° 23' 46"	104.05'	S 04° 25' 01" E
BLOCK 6								
LOT 1	23,543 S.F.	C-27	2344.68'	103.47'	206.82'	4° 59' 24"	206.75'	N 05° 04' 36" W
LOT 2	19,250 S.F.	C-28	2344.68'	103.47'	206.82'	4° 59' 24"	206.75'	N 05° 04' 36" W
BLOCK 7								
LOT 1	20,560 S.F.	C-29	2404.68'	12.15'	24.30'	0° 34' 45"	24.30'	N 07° 16' 56" W
LOT 2	20,042 S.F.	C-30	2404.68'	50.09'	100.17'	2° 01' 27"	100.16'	N 08° 47' 15" W
LOT 3	24,923 S.F.	C-31	2404.68'	42.48'	84.96'	2° 01' 27"	84.95'	N 03° 35' 37" W
LOT 4	22,350 S.F.	C-32	956.25'	77.81'	155.28'	9° 18' 14"	155.11'	N 05° 08' 13" E
LOT 5	20,666 S.F.	C-33	956.25'	44.77'	89.47'	5° 21' 38"	89.43'	N 12° 28' 09" E
LOT 6	19,772 S.F.	C-34	896.25'	26.34'	52.66'	3° 21' 59"	52.65'	N 13° 27' 59" E
LOT 7	21,149 S.F.	C-35	896.25'	59.82'	119.46'	6° 38' 13"	119.37'	N 07° 57' 53" E
LOT 8	20,321 S.F.	C-36	896.25'	52.68'	105.24'	6° 43' 40"	105.18'	N 00° 46' 55" E
LOT 9	20,778 S.F.	C-37	926.25'	144.48'	286.64'	17° 43' 52"	285.50'	N 06° 17' 02" E
LOT 10	21,890 S.F.	C-38	926.25'	144.48'	286.64'	17° 43' 52"	285.50'	N 06° 17' 02" E
BLOCK 8								
LOT 1	20,560 S.F.	C-39	2374.68'	103.47'	206.82'	4° 59' 24"	206.75'	N 05° 04' 36" W
LOT 2	20,042 S.F.	C-40	2374.68'	103.47'	206.82'	4° 59' 24"	206.75'	N 05° 04' 36" W
LOT 3	24,923 S.F.	C-41	530.00'	100.02'	216.95'	23° 27' 15"	215.44'	N 72° 56' 59" E
LOT 4	22,350 S.F.	C-42	500.00'	103.79'	204.68'	23° 27' 15"	203.25'	N 72° 56' 59" E
LOT 5	20,666 S.F.	C-43	470.00'	97.56'	192.39'	23° 27' 15"	191.05'	N 72° 56' 59" E
LOT 6	19,772 S.F.	C-44	470.00'	185.69'	353.69'	43° 06' 59"	345.40'	N 82° 46' 51" E
LOT 7	21,149 S.F.	C-45	500.00'	197.54'	376.26'	43° 06' 59"	367.45'	N 82° 46' 51" E
LOT 8	20,321 S.F.	C-46	530.00'	209.39'	398.84'	43° 06' 59"	389.49'	N 82° 46' 51" E
LOT 9	20,778 S.F.	C-47	530.00'	84.32'	168.41'	18° 12' 20"	167.70'	S 84° 45' 49" E
LOT 10	21,890 S.F.	C-48	500.00'	80.11'	158.87'	18° 12' 20"	158.21'	S 84° 45' 49" E
BLOCK 9								
LOT 1	470.00'	C-49	470.00'	75.30'	149.34'	18° 12' 20"	148.71'	S 84° 45' 49" E
LOT 2	1970.00'	C-50	1970.00'	75.85'	151.63'	18° 12' 20"	151.60'	N 06° 28' 35" W
LOT 3	2000.00'	C-51	2000.00'	77.01'	153.94'	18° 12' 20"	153.30'	N 06° 28' 35" W
LOT 4	2030.00'	C-52	2030.00'	78.16'	156.25'	18° 12' 20"	155.62'	N 06° 28' 35" W
BLOCK 10								
LOT 1	530.00'	C-53	530.00'	68.48'	136.21'	14° 43' 30"	135.84'	S 85° 13' 09" E
LOT 2	470.00'	C-54	470.00'	60.33'	120.79'	14° 43' 30"	120.46'	S 85° 13' 09" E
LOT 3	470.00'	C-55	470.00'	67.22'	133.52'	14° 43' 30"	133.08'	S 85° 13' 09" E
LOT 4	500.00'	C-56	500.00'	71.51'	142.05'	16° 16' 39"	141.57'	S 85° 59' 43" E
LOT 5	530.00'	C-57	530.00'	75.80'	151.63'	16° 16' 39"	150.06'	S 85° 59' 43" E
LOT 6	800.00'	C-58	800.00'	72.87'	145.34'	10° 24' 34"	145.14'	S 84° 58' 39" E
LOT 7	770.00'	C-59	770.00'	97.01'	193.00'	14° 21' 41"	192.50'	S 86° 57' 12" E
LOT 8	770.00'	C-60	770.00'	97.01'	193.00'	14° 21' 41"	192.50'	S 86° 57' 12" E
LOT 9	830.00'	C-61	830.00'	56.94'	133.86'	3° 25' 30"	133.84'	N 02° 33' 51" W
LOT 10	25.00'	C-62	25.00'	2.08'	4.17'	0° 08' 07"	4.17'	N 02° 33' 51" W
BLOCK 11								
LOT 1	2209.30'	C-63	2209.30'	31.38'	62.77'	1° 37' 40"	62.77'	S 03° 27' 26" E
LOT 2	2209.30'	C-64	2209.30'	31.38'	62.77'	1° 37' 40"	62.77'	S 03° 27' 26" E
LOT 3	2209.30'	C-65	2209.30'	66.95'	133.86'	3° 25' 30"	133.84'	N 02° 33' 51" W
LOT 4	2209.30'	C-66	2209.30'	66.95'	133.86'	3° 25' 30"	133.84'	N 02° 33' 51" W
LOT 5	2209.30'	C-67	2209.30'	47.27'	94.53'	2° 23' 12"	94.52'	N 03° 04' 40" W
LOT 6	2209.30'	C-68	2209.30'	81.91'	163.81'	0° 25' 09"	163.38'	N 01° 03' 17" W
LOT 7	2209.30'	C-69	2209.30'	66.05'	132.07'	3° 25' 30"	132.05'	S 02° 33' 31" E
LOT 8	2209.30'	C-70	2209.30'	67.85'	135.65'	3° 25' 30"	135.63'	S 02° 33' 31" E
LOT 9	770.00'	C-71	770.00'	97.01'	193.00'	14° 21' 41"	192.50'	S 86° 57' 12" W
LOT 10	770.00'	C-72	770.00'	97.01'	193.00'	14° 21' 41"	192.50'	S 86° 57' 12" W
BLOCK 12								
LOT 1	800.00'	C-73	800.00'	100.79'	200.52'	14° 21' 41"	200.00'	N 86° 57' 12" W
LOT 2	830.00'	C-74	830.00'	104.57'	208.04'	14° 21' 41"	207.50'	N 86° 57' 12" W
LOT 3	2209.30'	C-75	2209.30'	56.94'	133.86'	3° 25' 30"	133.84'	N 02° 33' 51" W
LOT 4	2344.68'	C-76	2344.68'	2.08'	4.17'	0° 08' 07"	4.17'	N 02° 33' 51" W
LOT 5	55.00'	C-77	55.00'	24.08'	45.38'	47° 16' 52"	44.11'	S 70° 29' 37" E
LOT 6	540.00'	C-78	540.00'	29.65'	59.24'	61° 17' 08"	59.24'	N 16° 03' 37" W
LOT 7	540.00'	C-79	540.00'	48.84'	97.41'	10° 20' 09"	97.28'	N 07° 44' 58" W
LOT 8	500.00'	C-80	500.00'	75.94'	150.73'	17° 16' 22"	150.16'	N 11° 13' 05" W
BLOCK 13								
LOT 1	460.00'	C-81	460.00'	53.39'	106.30'	13° 14' 25"	106.06'	N 09° 12' 07" W
LOT 2	2344.68'	C-82	2344.68'	7.50'	15.00'	0° 22' 00"	15.00'	N 02° 45' 54" W

STATE HIGHWAY 288 FREEWAY



20' DRAINAGE EASEMENT
CONCURRENT WITH EXISTING
20' WATER AND SEWER EASEMENT

REPLAT OF
HERITAGE OAKS
SUBDIVISION
OWNER: PAUL O'FERRELL, TRUSTEE

PLAT RECORDS
Vol. 20 Page 323-324

SEE SHEET 2 OF 3

STATE HIGHWAY 288 FREEWAY

ANGLETON DRAINAGE DISTRICT DITCH 10
C.C. FILE NO. 98-002784, D.R.B.C.

BLOCK 4
RESIDENTIAL RESERVE "B"
15.1573 AC.

PAUL O'FERRELL, TRUSTEE
4.5215 AC. NET
(EXCLUDES 70' T.N.P.CO. EASEMENT)
RESIDUE OF 122.03 AC.
C.C. FILE NO. 98-030695, D.R.B.C.
NOT A PART OF THIS PLAT

WASHINGTON TERRACE
SECTION 2
VOLUME 15,
PAGE 395,
P.R.B.C.

LIVE OAK STREET

BLOCK 3
RESIDENTIAL RESERVE "A"
8.8562 AC.

SHADY ACRES ADDITION
VOLUME 7, PAGES 95-96, P.R.B.C.

WESTERN AVE.

BLOCK 1

REPLAT OF
HERITAGE OAKS
SUBDIVISION

OWNER: PAUL O'FERRELL, TRUSTEE

STATE HIGHWAY 35

COURSE	BEARING	DISTANCE
L1	N 39°14'14"W	54.38'
L2	N 40°04'03"W	42.31'
L3	N 31°17'00"W	61.2'
L4	N 13°27'21"W	50.46'
L5	N 16°41'07"W	50.31'
L6	N 16°41'07"W	39.00'
L7	N 15°10'33"E	52.37'
L8	N 24°00'58"E	32.58'
L9	N 16°58'01"E	45.06'
L10	N 07°19'45"W	63.76'
L11	N 10°14'54"W	106.96'
L12	N 09°33'31"W	16.11'
L13	N 40°52'11"E	25.27'
L14	N 25°55'29'03"E	50.13'
L15	S 70°52'47"E	28.83'
L16	S 47°30'51"E	41.73'
L17	N 78°07'30"E	41.43'
L18	N 25°10'38"E	32.05'
L19	N 71°36'04"E	29.73'
L20	S 09°07'38"E	42.57'
L21	S 48°03'01"W	48.51'
L22	S 28°40'48"E	48.94'
L23	S 67°08'01"W	40.20'
L24	S 74°51'02"E	24.30'
L25	S 17°06'14"E	40.75'
L26	S 34°41'40"E	50.88'
L27	S 13°44'53"E	48.29'
L28	S 23°22'23"E	54.73'
L29	S 15°26'20"E	49.20'
L30	S 13°44'53"E	52.03'
L31	S 09°38'16"E	48.29'
L32	S 06°46'14"W	25.23'
L33	S 50°17'08"W	155.19'
L34	S 44°14'56"W	50.47'
L35	S 66°22'18"W	46.55'
L36	S 88°54'02"W	35.05'
L37	S 27°21'31"E	58.18'
L38	S 39°14'14"W	19.96'

CALLED 13.203 AC.
VOL. 1467, PG. 234, D.R.B.C.

CALLED 20.751 AC.
VOLUME 1090,
PAGE 796,
D.R.B.C.

CALLED 2.969 AC.
VOLUME 1071,
PAGE 931,
O.R.B.C.

STATE OF TEXAS
COUNTY OF BRAZORIA
I, JOYCE HUGHMAN, Clerk of the County Court and for Brazoria County, Texas do hereby certify that the instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped herein by me.

County Clerk of Brazoria Co., TX

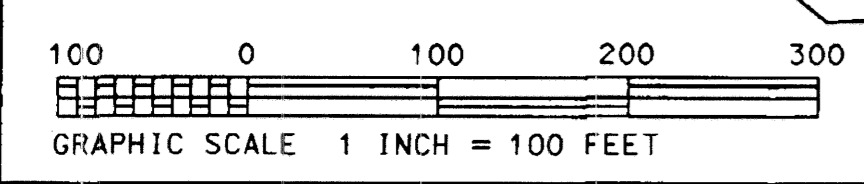
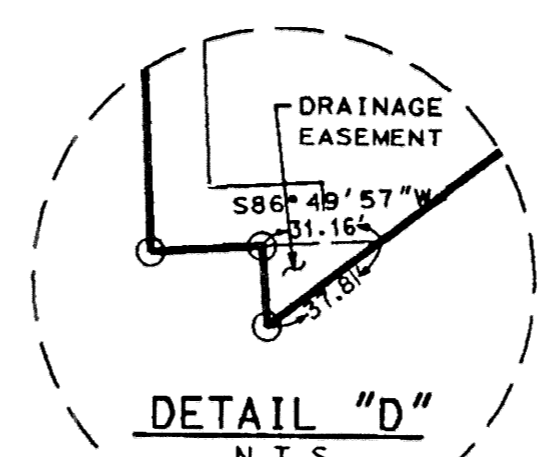
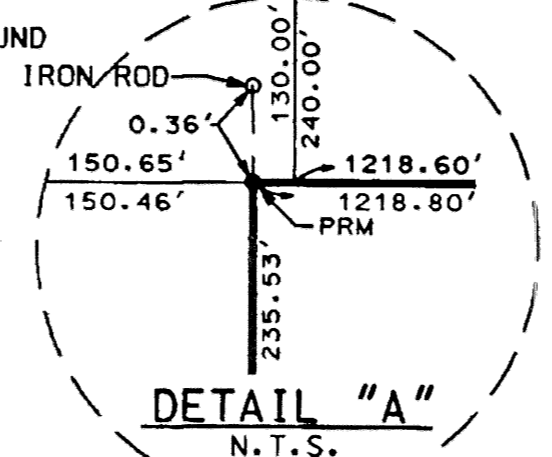
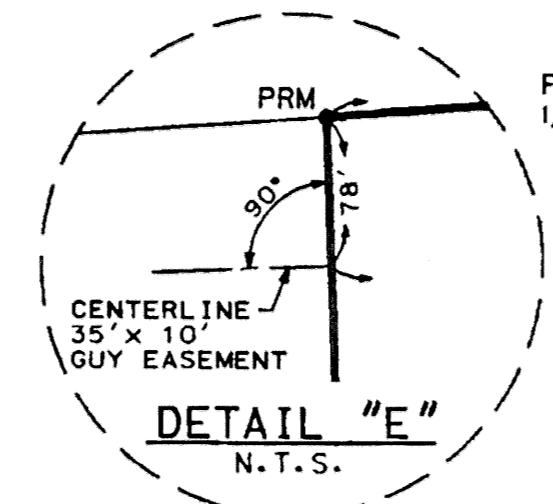
SE 1/4 IRON ROD
X=5132.503, Y=501.738.75

SEWER LIFT STATION SITE

PRM

DRAINAGE EASEMENT (326 S.F.)
SEE DETAIL "D"

FOUND 1/2" IRON ROD



STATE HIGHWAY 35

FILED FOR RECORD
99 MAY 23 PM 4:33



May 13, 2021

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

Re: Public Access to Subdivisions
Whispering Pines Subdivision

Dear Mr. Reeves,

We are requesting a waiver for the following Section of the City of Angleton Land Development Code (LDC):

Section 23-12. Streets and Driveways, Subsection I. Public Access to Subdivisions to allow 80 lots with only one access to public roadway.

I. Public Access to Subdivisions.

1. Subdivisions containing 30 or more lots, or multi-family developments with 50 or more units, shall have a minimum of two points of vehicular access to an existing public right-of-way separated as far apart as practical; or
2. The City Council may consider a boulevard style entrance with the following design elements:
 - a. A boulevard entrance with a median that has a minimum width of six feet;
 - b. Extension of the median into the subdivision an unbroken distance of at least 75 feet to the first intersecting interior street; and
 - c. Boulevard lanes with an adequate pavement for emergency access into the development.

The preliminary plat for Whispering Pines Subdivision currently shows a development of 80 lots with a single 60 feet wide right of way access connection to Heritage Oaks Drive on the west side of the subdivision. There is no other available path to another access point because of Western Avenue subdivision to the south Heritage Oaks Subdivision to the west, Angleton Drainage District Ditch 10 to the north and Gambit Energy Battery facility and Private property to the east. A previously platted 60' right of way road through the private property owned now by Richard Willy was allowed to be abandoned a few years ago by the City. The City's abandonment of the right of way prevents a second access point.

Section 23-102 LDC Variances, Subsection B.3. & 4. states:

- B. Variance Approval Standards. Variances may be granted when:
3. Consideration is unique to the subject property and would not generally set an adverse

DOUGLAS B. ROESLER, P.E. - Principal Engineer
300 EAST CEDAR, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

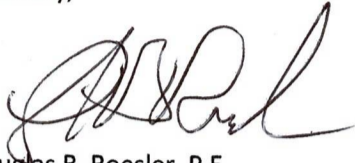
Texas Registered Engineering Firm F-825 • Texas Board Of Professional Land Surveying No. 10052500

precedent for other applications;
4. The hardship was not created by the applicant

Other existing locations in Angleton where subdivisions have only one access without a boulevard sections to a public street are:

Remington has about 90 houses that have one access onto Valderas
Alexander Court has about 75 houses that have one access onto Downing
Molina Drive has about 60 houses that have one access onto Downing

If you have any questions or require further information please contact Baker & Lawson, Inc.
Sincerely,



Douglas B. Roesler, P.E.
President, Principal Engineer

(File: 14487/Single Access Waiver)

Item 4.

City Owned Property

Legend

- Streets
- ▣ City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



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



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 3, 2021

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

AGENDA CONTENT: Presentation, discussion and possible comment on the Ventana Project. The proposed project consists of approximately 900 acres north of the City between SH 288 and Business 288 and is partially within the City's Extraterritorial Jurisdiction.

AGENDA ITEM SECTION: (choose one, delete others) Ceremonial Presentation, Consent Agenda, Public Hearing, Regular Agenda, Executive Session

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

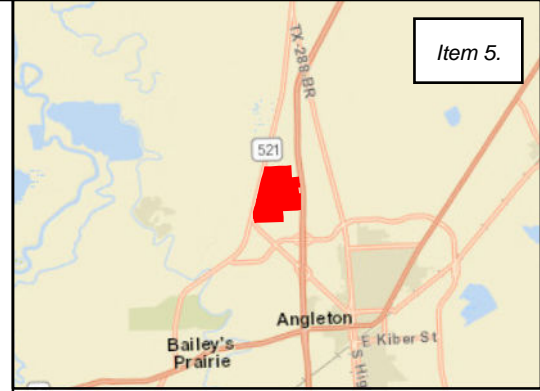
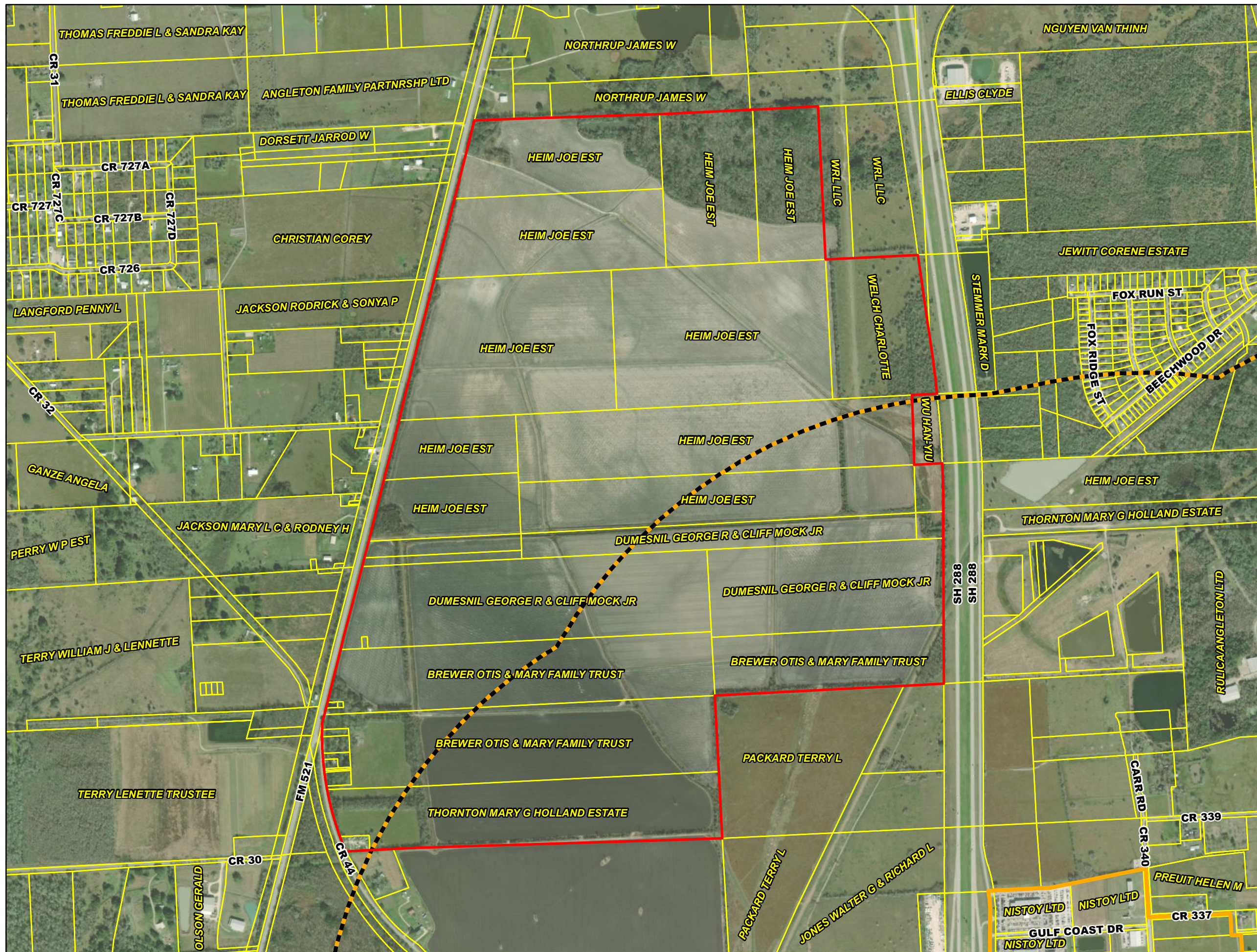
FUND: None

EXECUTIVE SUMMARY:

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies. The Ventana Project consists of approximately 900 acres north of the City between FM 521 and SH 288. The project is partially within the City's Extraterritorial Jurisdiction. As currently envisioned, the project will be mostly single-family residential development (2,438 lots/525.9 acres) with some commercial development (17.7 acres). The proposed project will have 183.4 acres of detention and 117.1 acres of tree preservation/other use.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission provide comment.



Item 5.

VICINITY MAP
Scale: 1 inch equals 5 miles

- LEGEND**
- Tract
 - Angleton 1 Mile ETJ
 - Angleton City Limits
 - Parcels

Note: Tract is located in Angleton ISD

JURISDICTION MAP

VENTANA TRACT
903.40 ACRES
BRAZORIA COUNTY, TEXAS



1 inch = 1,000 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones | Carter, Inc. concerning the accuracy completeness, reliability, or usability of the information included within this exhibit.



JONES CARTER
Texas Board of Professional Engineers Registration No. 37

User Name: MJS Date: 10/4/2020 Project Number: XXXXX-XXXX-XX Path: C:\gis_data\projects\houston\ventura\ventura\jurisdiction.mxd



VENTANA

LAND DEVELOPMENT
COMPANIES

Angleton 900 AC Single Family Development

June 2021

Ventana Development Companies

- ❑ A family owned, Houston-based real estate management investment company that specializes in developing communities with homes priced from the \$200,000 to \$650,000 price range.

- ❑ Fully developed over 3000 single family lots across several residential subdivisions in Fort Bend County over the last 20 years:
 - Westheimer Lakes South
 - Waterview Estates
 - Rivers Run at the Brazos
 - Rivers Mist
 - Trails of Katy
 - McCrary Meadows

- ❑ Ventana has also acted as a troubled asset consultant to IBC Bank

Ventana Communities

Westheimer Lakes South

- Pulte & Chesmar
- 40' and 45' Lots
- \$150,000 - \$250,000

Waterview Estates

- Pulte, J. Patrick, Newmark, Devon Street, Scott Thomas
- 45', 50', 55', 60' and 65' Lots
- \$150,000 - \$400,000

Rivers Run at the Brazos

- Pulte, Centex, Devon Street
- 50' and 60' Lots
- \$200,000 - \$325,000

Rivers Mist

- Westin, First Texas, Devon Street
- 60' Lots
- \$230,000 - \$350,000

Trails of Katy

- Westin, Pulte, Devon Street
- 60', 65', 70', and 75' Lots
- \$275,000 - \$650,000

McCrary Meadows

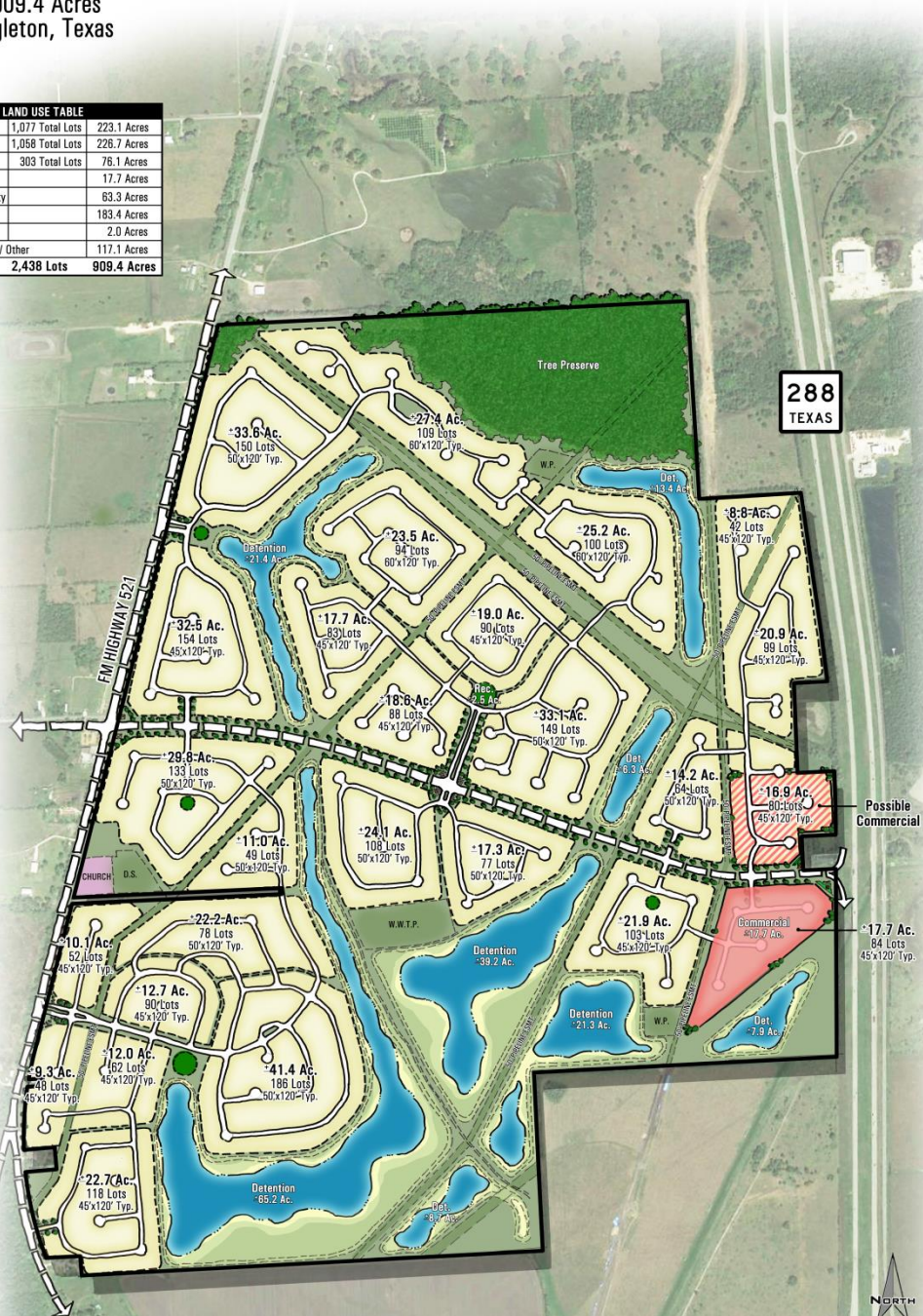
- Lennar, Devon Street, Westin
- 45', 50', 60' 65' Lots
- \$220,000 - \$550,000

A Schematic Plan

of
±909.4 Acres
Angleton, Texas

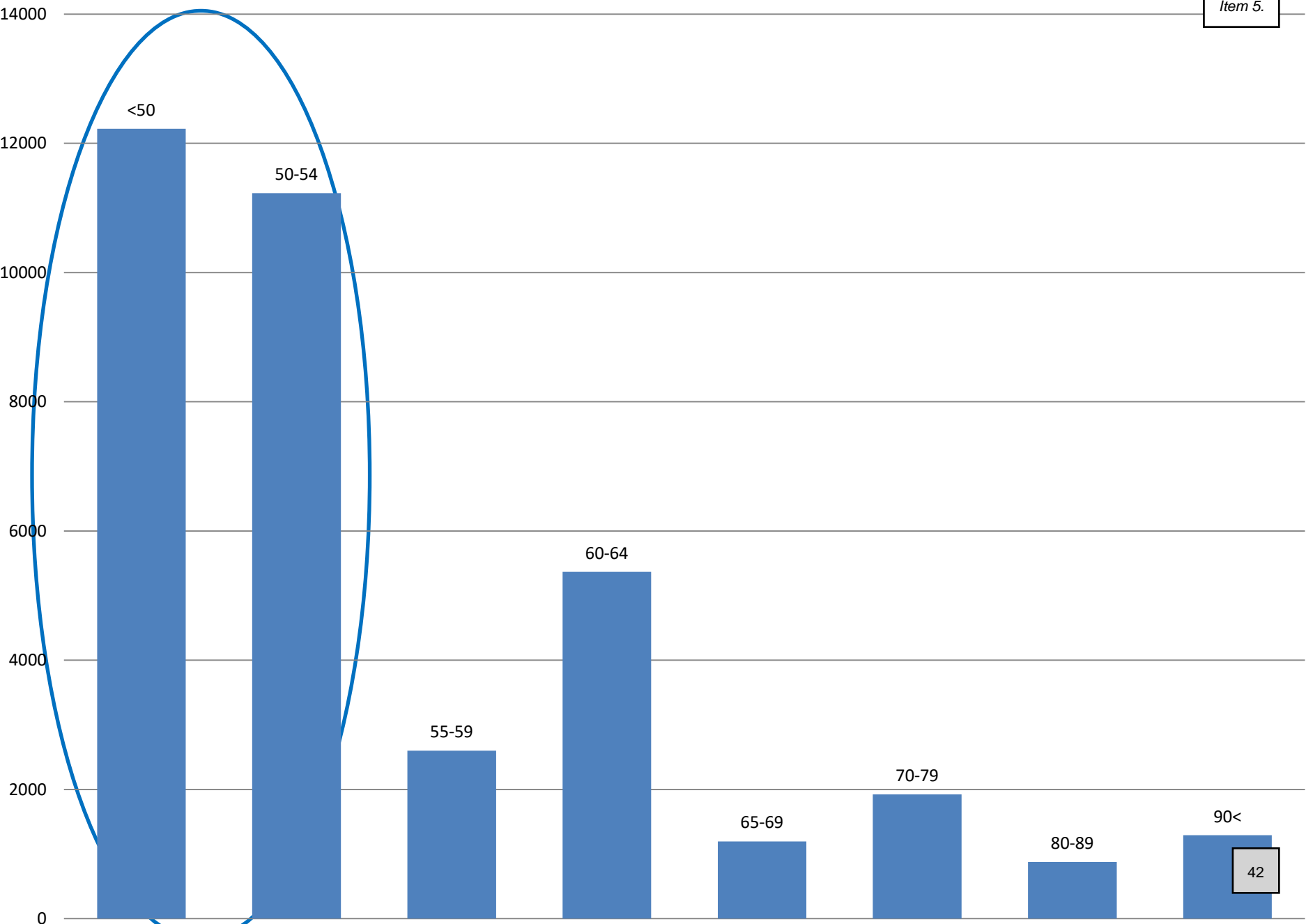
Item 5.

LAND USE TABLE		
45x120'	1,077 Total Lots	223.1 Acres
50x120'	1,058 Total Lots	226.7 Acres
60x120'	303 Total Lots	76.1 Acres
Commercial		17.7 Acres
Pipeline/ Utility		63.3 Acres
Detention		183.4 Acres
Church		2.0 Acres
Tree Preserve/ Other		117.1 Acres
TOTAL	2,438 Lots	909.4 Acres



Houston Lot Distribution

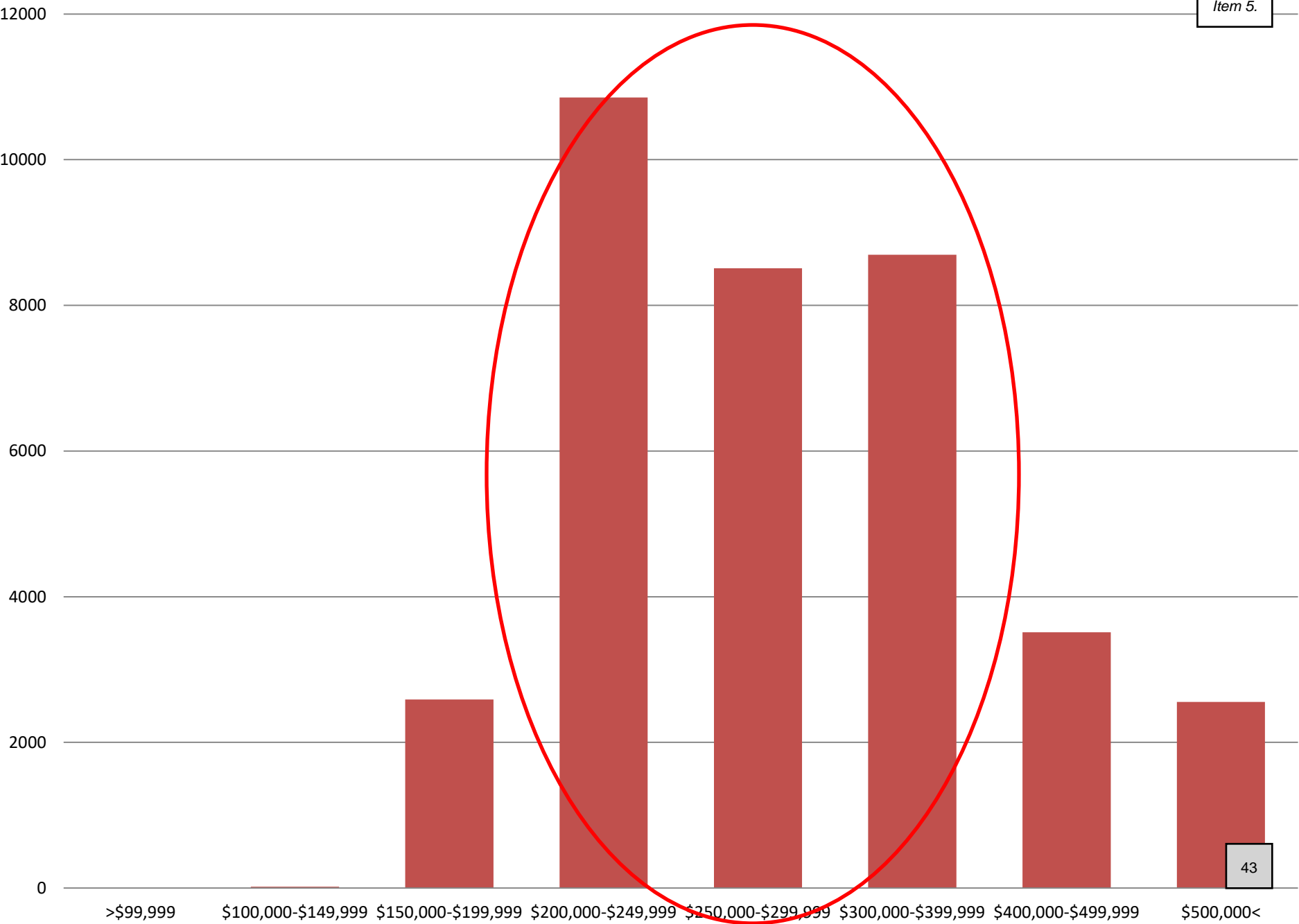
Item 5.



42

Houston Price Distribution

Item 5.



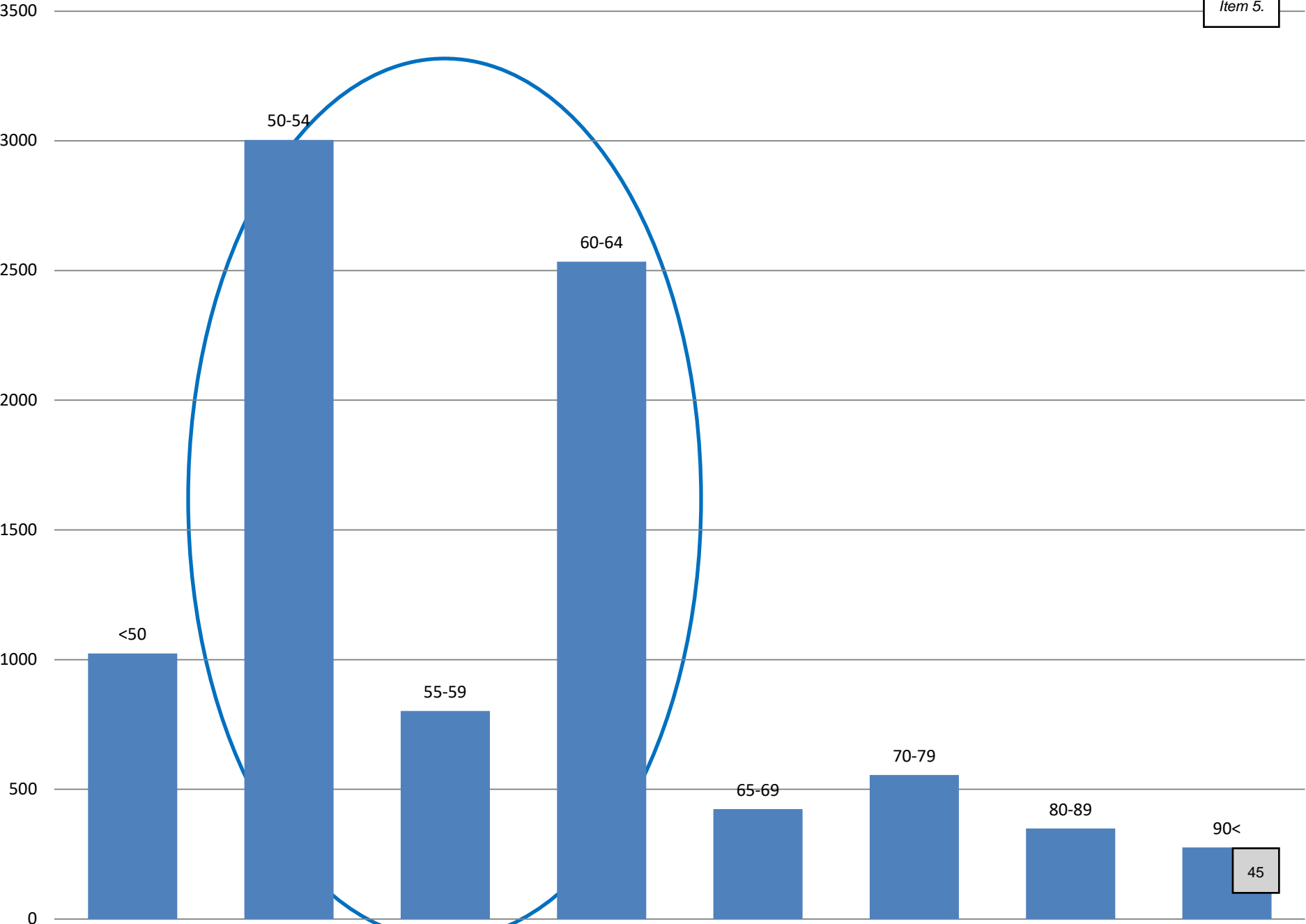
43

What does this mean?

- ❑ 76% on new homes in Houston cost between \$200,000 and \$400,000.
- ❑ 64% on new lots in Houston are under 55 feet in width.
- ❑ If you are looking for a new home in Houston between \$200,000 and \$400,000, then chances are you will be on a lot less than 55 feet wide.

South Houston Lot Distribution

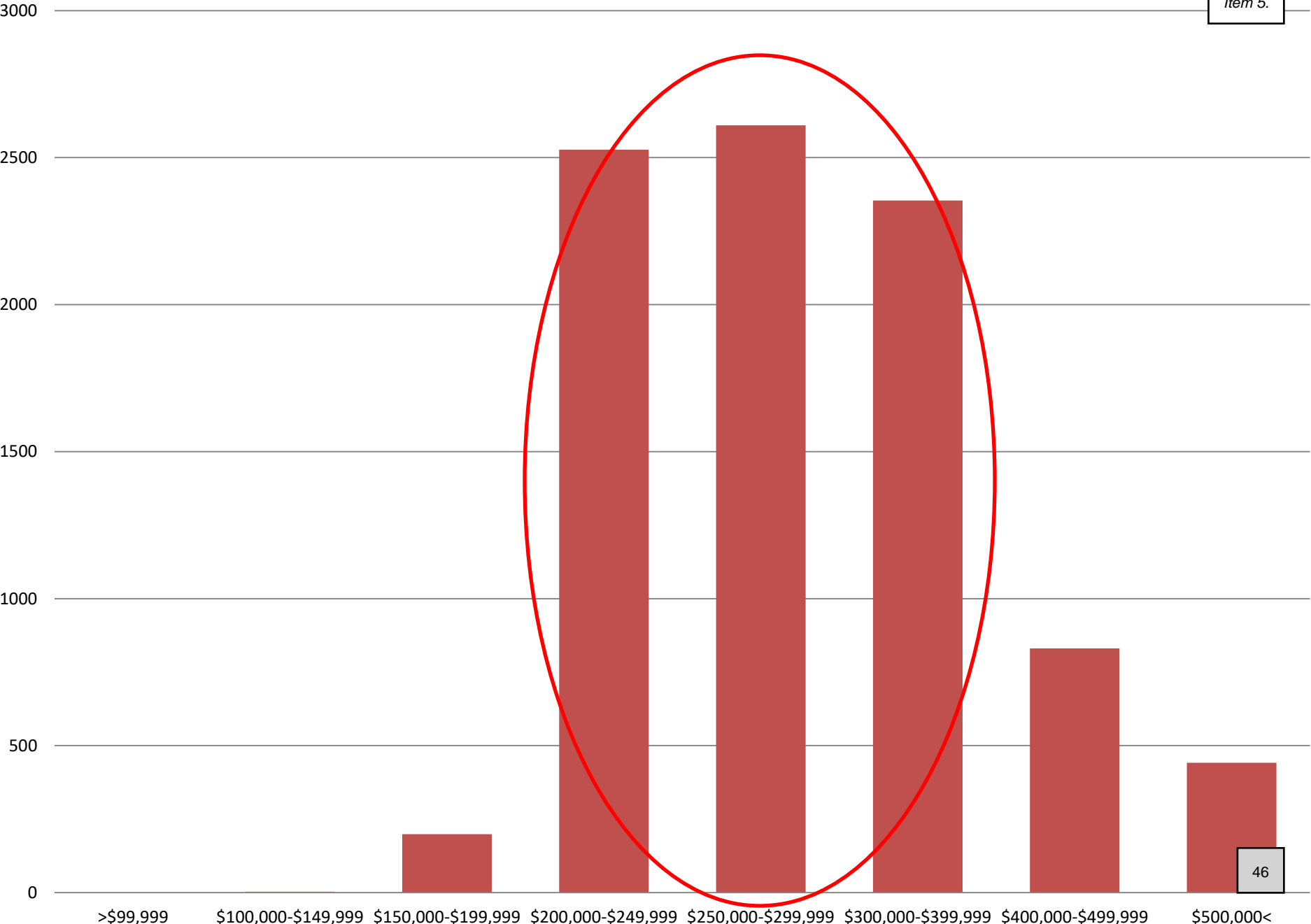
Item 5.



45

South Houston Price Distribution

Item 5.



46

What does this mean for South Houston?

- ❑ Even greater pressure for new homes in South Houston cost between \$200,000 and \$400,000.
- ❑ You might get more for your money in South Houston as 82% on new lots are under 65 feet.
- ❑ Possibly due to (relatively) cheaper land prices and less stringent development requirements.
- ❑ But the lion's share of new homes being purchased in South Houston are still under 55 feet.

What can I buy?

Interest Rates at 3.5%

- If I am making \$80,000 a year, I can afford to buy up to a \$300,000 home.
- If I am making \$125,000 a year, I can buy a \$550,000 home.

Interest Rates at 6.5%

- Now instead of making \$80,000, I now have to make almost \$125,000 a year to afford a new home at \$300,000.
- My buying power just decreased by 45%!

45' Versus 50' Lots

What Difference Does 5' Make?

□ 5' Feet Means:

- Square Feet
 - 150 sqft for a 1-Story
 - 163 sqft for a 2-story
- Features
 - 1-Story: bigger rooms or kitchen
 - 2-Story: 6th BR or bonus room
- Price
 - 1-Story: \$11,000 difference
 - 2-Story: \$24,000 difference

45' Versus 50' Lots

What Difference Does 5' Make?

□ 5' Feet Means:

- More choices
- Flexibility as interest rates change
- Changes in customer preferences
 - Do I need a 6th BR or a bonus room?
 - Do I need a bigger kitchen?
 - Can I afford another \$11,000 or \$24,000?

Lot Density

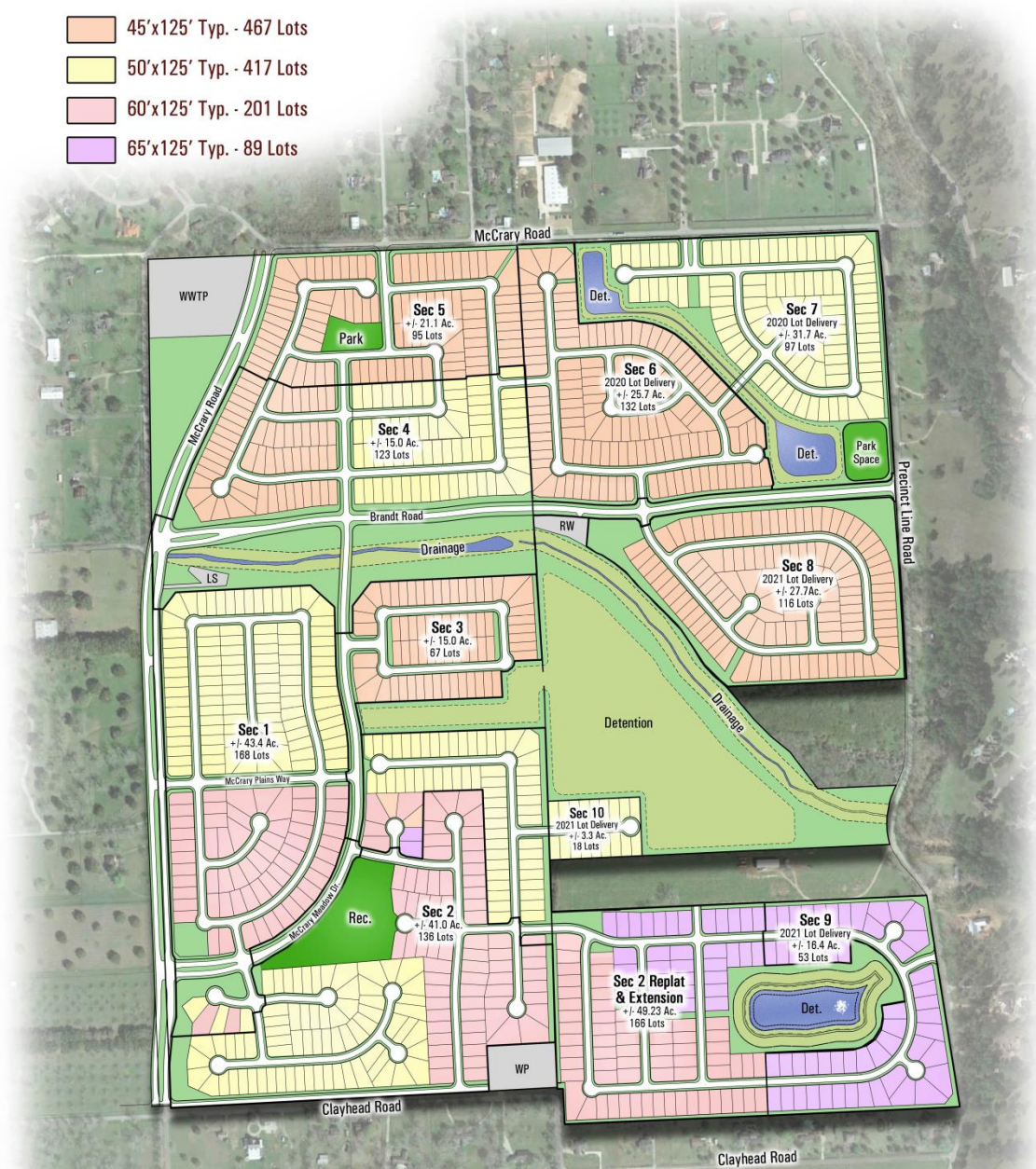
- ❑ Smaller lots yield higher taxable revenue
- ❑ A mix of lots are needed to maximize customer selection

Lot Size	Value	45	50	60	65	Tax Value	1.50%
45'	\$275,000	100%				\$803,550,000	\$12,053,250
50'	\$290,000	50%	20%	20%	10%	\$755,745,000	\$11,336,175
60'	\$310,000	25%	25%	25%	25%	\$726,175,000	\$10,892,625
65'	\$325,000	0%			100%	\$657,475,000	\$9,862,125

Overall Land Plan - 1,174 Total Lots

Item 5.

- 45'x125' Typ. - 467 Lots
- 50'x125' Typ. - 417 Lots
- 60'x125' Typ. - 201 Lots
- 65'x125' Typ. - 89 Lots





Item 5.



Item 5.





45 Foot Products

Lennar Homes – 45': 1860 sqft, 3 BR, 2 Bath - \$292,990

Item 5.



Lennar Homes – 45': 2385 sqft, 4 BR, 3 Bath – No Pricing

Item 5.



Devon Street Homes – 45': 1523 sqft, 3 BR, 2 Bath - \$285,590

Item 5.



Devon Street Homes – 45': 2453 sqft, 4 BR, 3.5 Bath - \$328,990

Item 5.



50 Foot Products

Lennar Homes – 50': 2086 sqft, 3 BR, 2 Bath, Study - \$261,990

Item 5.



Lennar Homes – 50': 2694 sqft, 4-5 BR, 3.5 Bath, Game Room – No Pricing

Item 5.



Devon Street Homes – 50': 1837 sqft, 3 BR, 2 Bath - \$314,990

Item 5.



Devon Street Homes – 50': 2440 sqft, 4 BR, 2.5 Bath, Bonus Room - \$342,990

Item 5.



60 Foot Products

Lennar Homes – 60': 2386 sqft, 3 BR, 2.5 Bath - \$348,990

Item 5.



Lennar Homes – 60': 3126 sqft, 5 BR, 4.5 Bath, Game Room, 3-Car Garage – No Pricing

Item 5.



Devon Street Homes – 60': 2473 sqft, 4 BR, 3 Bath - \$317,990

Item 5.



Devon Street Homes – 60': 3552 sqft, 6 BR, 4 Bath - \$351,990

Item 5.



Why does Angleton need Lot Diversity?

Market Demand

- Price Point of \$200,000 - \$300,000
- Flexibility

Product Diversity

- More choices in communities
- Don't price out certain incomes

Bigger Tax Base

- More density = more value
- County Assistance Zones

Today's Customer

- Want luxury appointments
- Downsizing options
- Expect value

DEPARTMENT	PROJECT NAME	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	PROJECT TOTAL:	FUTURE YEARS
POLICE	APD DISPATCH CONSOLE UPGRADE PROJECT	\$ 70,000.00						\$ -	Item 6.
FIRE	6 AIR PACK REPLACEMENTS	\$ 38,000.00						\$ -	
PARKS	FREEDOM PARK BLEACHER SHADES	\$ 59,392.00						\$ -	
PARKS	ADA TRANSITION PLAN & CONSTRUCTION	\$ 44,440.00						\$ -	
PARKS	LAKESIDE PARK DESIGN & CONSTRUCTION	\$ 500,000.00	\$ 3,150,000.00					\$ 3,150,000.00	
I.T.	WWTP FIBER- BATES PARK TO WWTP	\$ 142,000.00						\$ -	
STREETS	SOLAR LIGHTS	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 500,000.00	
STREETS	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 400,000.00	
PUB WRKS	WASTEWATER TREATMENT PLANT LAB	\$ 124,000.00						\$ -	
PUB WRKS	TRANSITION PLAN & CONSTRUCTION FOR SIDEWALKS	\$ 42,960.00						\$ -	
KAB	GATEWAY MASTER PLAN & IMPLEMENTATION	\$ 75,000.00	\$ 750,000.00					\$ 750,000.00	
ABLC	BACKUP GENERATOR CONNECTION FOR REC CENTER	\$ 44,586.87						\$ -	
								\$ -	
POLICE	DIGITAL MEDIA EVIDENCE SYSTEM/BODY CAMERAS		\$ 400,000.00					\$ 400,000.00	
POLICE	COMMUNICATIONS RADIO PROJECT		\$ 120,000.00					\$ 120,000.00	
POLICE	CELLBRITE PHONE DUMP		\$ 40,000.00					\$ 40,000.00	
BLDG DVLP	SUBSTANDARD BUILDING DEMO		\$ 108,000.00	\$ 66,000.00	\$ 34,500.00	\$ 34,500.00		\$ 243,000.00	
BLDG DVLP	COMPREHENSIVE MASTER PLAN		\$ 165,000.00	\$ 165,000.00				\$ 330,000.00	
PARKS	MUNICIPAL PARK DESIGN & CONSTRUCTION		\$ 30,000.00	\$ 200,000.00	\$ 2,000,000.00			\$ 2,230,000.00	
PARKS	VETERANS PARK DESIGN & CONSTRUCTION		\$ 75,000.00	\$ 750,000.00				\$ 825,000.00	
I.T.	NETWORK INFRASTRUCTURE (HARDWARE ONLY)		\$65,253					\$ 65,253.00	
I.T.	SERVER AND STORAGE REPLACEMENT		\$110,000					\$ 110,000.00	
PUB WRKS	NORTHSIDE WWTP		\$ 243,000.00					\$ 243,000.00	
PUB WRKS	LIFT STATION REHABILITATION		\$ 73,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00		\$ 673,000.00	
PUB WRKS	FIRE HYDRANT REPLACEMENTS		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00	
PUB WRKS	WATER TREATMENT MEMBRANE		\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 450,000.00	
PUB WRKS	WATER LINE PROJECT		\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,250,000.00	
PUB WRKS	SEWER LINE PROJECT		\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,250,000.00	
KAB	LOOP 274 MEDIAN LANDSCAPE		\$ 230,000.00					\$ 230,000.00	
ABLC	FREEDOM PARK MASTER PLAN		\$ 400,000.00		\$ 3,000,000.00			\$ 3,400,000.00	
POLICE	DISPATCH 3RD CONSOLE PROJECT			\$ 95,000.00				\$ 95,000.00	
POLICE	TEN HAND-HELD TICKET WRITERS			\$ 65,187.00				\$ 65,187.00	
POLICE	APD 4 PATROL CAR REPLACEMENT			\$ 200,462.00				\$ 200,462.00	
FIRE	STATION 1 UPGRADE/EXTENSION			\$ 50,000.00	\$ 50,000.00		\$ 1,000,000.00	\$ 1,100,000.00	
FIRE	STATION 1 OVERFLOW ADD ON			\$ 160,000.00				\$ 160,000.00	
PARKS	DOG PARK DESIGN & CONSTRUCTION			\$ 60,000.00	\$ 600,000.00			\$ 660,000.00	
PARKS	RUEBEN WELCH PLAN, DESIGN & CONSTRUCTION			\$ 25,000.00	\$ 200,000.00	\$ 2,000,000.00		\$ 2,225,000.00	
PUB WRKS	SANITARY SEWER (HERITAGE OAKS)			\$ 300,000.00	\$ 300,000.00	\$ 300,000.00		\$ 900,000.00	
PUB WRKS	CHENANGO WATER PLANT #2			\$ 4,500,000.00				\$ 4,500,000.00	
PUB WRKS	OYSTER CREEK WWTP IMPROVEMENTS			\$ 12,000,000.00				\$ 12,000,000.00	
PUB WRKS	TEXIAN TRAIL STORM SEWER			\$ 300,000.00				\$ 300,000.00	
PUB WRKS	RIDGECREST (BOND)			\$ 1,500,000.00				\$ 1,500,000.00	
PUB WRKS	HENDERSON TRANSMISSION MAIN LINE TRANSFER			\$ 1,500,000.00				\$ 1,500,000.00	
POLICE	APD 4 PATROL CAR REPLACEMENT				\$ 202,467.00			\$ 202,467.00	
POLICE	RECORDS MANAGEMENT PROJECT				\$ 500,000.00			\$ 500,000.00	
FIRE	ENGINE 2 REPLACEMENT				\$ 110,000.00	\$ 75,000.00	\$ 75,000.00	\$ 260,000.00	
PARKS	DICKEY & BATES PARK MASTER P,D, & CONSTRUCTION				\$ 70,000.00	\$ 300,000.00	\$ 3,000,000.00	\$ 3,370,000.00	
PARKS	TRAILS MASTER PLAN, DESIGN & CONSTRUCTION				\$ 50,000.00	\$ 200,000.00	\$ 2,000,000.00	\$ 2,250,000.00	
PARKS	MASTERTSON DESIGN & CONSTRUCTION				\$ 50,000.00	\$ 1,000,000.00		\$ 1,050,000.00	
PUB WRKS	NEW WATER TOWER				\$ 3,500,000.00			\$ 3,500,000.00	
PUB WRKS	SAN FELIPE (BOND)				\$ 1,500,000.00			\$ 1,500,000.00	
PUB WRKS	CITY WIDE PIPE UPGRADES				\$ 57,810,480.00			\$ 57,810,480.00	

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 21-22</u>	<u>DEPT TOTALS</u>
	General Fund		\$ 4,263,253.00
POLICE	DIGITAL MEDIA EVIDENCE SYSTEM/BODY CAMERAS	\$ 400,000.00	
	COMMUNICATIONS RADIO PROJECT	\$ 120,000.00	
	CELLBRITE PHONE DUMP	\$ 40,000.00	
		POLICE DEPT TOTAL:	\$ 560,000.00
DVLPMNT SRVCS	SUBSTANDARD BUILDING DEMO	\$ 108,000.00	
	COMPREHENSIVE MASTER PLAN	\$ 165,000.00	
		DEVELOPMENT SERVICES TOTAL:	\$ 273,000.00
PARKS	LAKESIDE PARK DESIGN & CONSTRUCTION	\$ 3,150,000.00	
	MUNICIPAL PARK DESIGN & CONSTRUCTION	\$ 30,000.00	
	VETERANS PARK DESIGN & CONSTRUCTION	\$ 75,000.00	
		PARKS TOTAL:	\$ 3,255,000.00
I.T.	NETWORK INFRASTRUCTURE (HARDWARE ONLY)	\$ 65,253	
	SERVER AND STORAGE REPLACEMENT	\$ 110,000	
		I.T. TOTAL:	\$ 175,253.00
	Street Fund		\$ 180,000.00
STREETS	SOLAR LIGHTS	\$ 100,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
		STREETS TOTAL:	\$ 180,000.00
	Water Fund		\$ 991,000.00
WATER	NORTHSIDE WWTP	\$ 243,000.00	
	LIFT STATION REHABILITATION	\$ 73,000.00	
	FIRE HYDRANT REPLACEMENTS	\$ 25,000.00	
	WATER TREATMENT MEMBRANE	\$ 150,000.00	
	WATER LINE PROJECT	\$ 250,000.00	
	SEWER LINE PROJECT	\$ 250,000.00	
		WATER DEPARTMENT TOTAL:	\$ 991,000.00
	KAB Fund		\$ 980,000.00
KAB	GATEWAY MASTER PLAN & IMPLEMENTATION	\$ 750,000.00	
	LOOP 274 MEDIAN LANDSCAPE	\$ 230,000.00	
		KEEP ANGLETON BEAUTIFUL/PARKS TOTAL:	\$ 980,000.00
	ABLC Fund		\$ 400,000.00
ABLC/REC	FREEDOM PARK MASTER PLAN	\$ 400,000.00	
		ABLC/REC CENTER TOTAL:	\$ 400,000.00
		TOTAL CIP EXPENSES FOR FY 22	\$ 6,814,253.00

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 22-23</u>	<u>DEPT TOTALS</u>
	<u>General Fund</u>		<u>\$ 1,836,649.00</u>
POLICE	DISPATCH 3RD CONSOLE PROJECT	\$ 95,000.00	
	TEN HAND-HELD TICKET WRITERS	\$ 65,187.00	
	APD 4 PATROL CAR REPLACEMENT	\$ 200,462.00	
		POLICE DEPT TOTAL:	\$ 360,649.00
FIRE	STATION 1 UPGRADE/EXTENSION	\$ 50,000.00	
	STATION 1 OVERFLOW ADD ON	\$ 160,000.00	
		FIRE DEPT TOTAL:	\$ 210,000.00
DVLPMNT SRVCS	SUBSTANDARD BUILDING DEMO	\$ 66,000.00	
	COMPREHENSIVE MASTER PLAN	\$ 165,000.00	
		DEVELOPMENT SERVICES TOTAL:	\$ 231,000.00
PARKS	MUNICIPAL PARK DESIGN & CONSTRUCTION	\$ 200,000.00	
	VETERANS PARK DESIGN & CONSTRUCTION	\$ 750,000.00	
	DOG PARK DESIGN & CONSTRUCTION	\$ 60,000.00	
	RUEBEN WELCH PLAN, DESIGN & CONSTRUCTION	\$ 25,000.00	
		PARKS TOTAL:	\$ 1,035,000.00
	<u>Street Fund</u>		<u>\$ 180,000.00</u>
STREETS	SOLAR LIGHTS	\$ 100,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
		STREETS TOTAL:	\$ 180,000.00
	<u>Water Fund</u>		<u>\$ 20,825,000.00</u>
WATER	LIFT STATION REHABILITATION	\$ 200,000.00	
	FIRE HYDRANT REPLACEMENTS	\$ 25,000.00	
	WATER LINE PROJECT	\$ 250,000.00	
	SEWER LINE PROJECT	\$ 250,000.00	
	SANITARY SEWER (HERITAGE OAKS)	\$ 300,000.00	
	CHENANGO WATER PLANT #2	\$ 4,500,000.00	
	OYSTER CREEK WWTP IMPROVEMENTS	\$ 12,000,000.00	
	TEXIAN TRAIL STORM SEWER	\$ 300,000.00	
	RIDGECREST (BOND)	\$ 1,500,000.00	
	HENDERSON TRANSMISSION MAIN LINE TRANSFER	\$ 1,500,000.00	
		WATER DEPARTMENT TOTAL:	\$ 20,825,000.00
		TOTAL CIP EXPENSES FOR FY 23	<u>\$ 22,841,649.00</u>

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 23-24</u>	<u>DEPT TOTALS</u>
	General Fund		\$ 3,866,967.00
POLICE	APD 4 PATROL CAR REPLACEMENT	\$ 202,467.00	
	RECORDS MANAGEMENT PROJECT	\$ 500,000.00	
		POLICE DEPT TOTAL:	\$ 702,467.00
FIRE	LAKESIDE PARK DESIGN & CONSTRUCTION	\$ 50,000.00	
	WWTP FIBER- BATES PARK TO WWTP	\$ 110,000.00	
		FIRE DEPT TOTAL:	\$ 160,000.00
DVLPMNT SRVCS	SUBSTANDARD BUILDING DEMO	\$ 34,500.00	
		DEVELOPMENT SERVICES TOTAL:	\$ 34,500.00
PARKS	MUNICIPAL PARK DESIGN & CONSTRUCTION	\$ 2,000,000.00	
	DOG PARK DESIGN & CONSTRUCTION	\$ 600,000.00	
	RUEBEN WELCH PLAN, DESIGN & CONSTRUCTION	\$ 200,000.00	
	DICKEY & BATES PARK MASTER PLAN, DESIGN & CONSTRUCTION	\$ 70,000.00	
	TRAILS MASTER PLAN, DESIGN & CONSTRUCTION	\$ 50,000.00	
	MASTERTSON DESIGN & CONSTRUCTION	\$ 50,000.00	
		PARKS TOTAL:	\$ 2,970,000.00
	Street Fund		\$ 180,000.00
STREETS	SOLAR LIGHTS	\$ 100,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
		STREETS TOTAL:	\$ 180,000.00
	Water Fund		\$ 63,985,480.00
WATER	LIFT STATION REHABILITATION	\$ 200,000.00	
	FIRE HYDRANT REPLACEMENTS	\$ 25,000.00	
	WATER TREATMENT MEMBRANE	\$ 150,000.00	
	WATER LINE PROJECT	\$ 250,000.00	
	SEWER LINE PROJECT	\$ 250,000.00	
	SANITARY SEWER (HERITAGE OAKS)	\$ 300,000.00	
	NEW WATER TOWER	\$ 3,500,000.00	
	SAN FELIPE (BOND)	\$ 1,500,000.00	
	CITY WIDE PIPE UPGRADES	\$ 57,810,480.00	
		WATER DEPARTMENT TOTAL:	\$ 63,985,480.00
	ABLC Fund		\$ 3,000,000.00
ABLC	FREEDOM PARK MASTER PLAN	\$ 3,000,000.00	
		ABLC TOTAL:	\$ 3,000,000.00
		TOTAL CIP EXPENSES FOR FY 24	\$ 71,032,447.00

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 24-25</u>	<u>DEPT TOTALS</u>
	<u>General Fund</u>		\$ 3,963,992.00
POLICE	APD 4 PATROL CAR REPLACEMENT	\$ 204,492.00	
		POLICE DEPT TOTAL:	\$ 204,492.00
FIRE	ENGINE 2 REPLACEMENT	\$ 75,000.00	
		FIRE DEPT TOTAL:	\$ 75,000.00
DVLPMNT SRVCS	SUBSTANDARD BUILDING DEMO	\$ 34,500.00	
		DEVELOPMENT SERVICES TOTAL:	\$ 34,500.00
PARKS	RUEBEN WELCH PLAN, DESIGN & CONSTRUCTION	\$ 2,000,000.00	
	DICKEY & BATES PARK MASTER P,D, & CONSTRUCTION	\$ 300,000.00	
	TRAILS MASTER PLAN, DESIGN & CONSTRUCTION	\$ 200,000.00	
	MASTERTON DESIGN & CONSTRUCTION	\$ 1,000,000.00	
	BG PECK DESIGN & CONSTRUCTION	\$ 50,000.00	
	BRUSHY BAYOU DESIGN & CONSTRUCTION	\$ 100,000.00	
		PARKS TOTAL:	\$ 3,650,000.00
	<u>Street Fund</u>		\$ 180,000.00
STREETS	SOLAR LIGHTS	\$ 100,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
			\$ 180,000.00
	<u>Water Fund</u>		\$ 1,025,000.00
WATER	LIFT STATION REHABILITATION	\$ 200,000.00	
	FIRE HYDRANT REPLACEMENTS	\$ 25,000.00	
	WATER LINE PROJECT	\$ 250,000.00	
	SEWER LINE PROJECT	\$ 250,000.00	
	SANITARY SEWER (HERITAGE OAKS)	\$ 300,000.00	
		WATER DEPARTMENT TOTAL:	\$ 1,025,000.00
		TOTAL CIP EXPENSES FOR FY 25	\$ 5,168,992.00

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 25-26</u>	<u>DEPT TOTALS</u>
	<u>General Fund</u>		<u>\$ 14,251,537.00</u>
POLICE	APD 4 PATROL CAR REPLACEMENT	\$ 206,537.00	
	APD/MUNICAL COURT BUILDING CONSTRUCTION	\$ 5,000,000.00	
		POLICE DEPT TOTAL:	\$ 5,206,537.00
FIRE	STATION 1 UPGRADE/EXTENSION	\$ 1,000,000.00	
	ENGINE 2 REPLACEMENT	\$ 75,000.00	
	REPLACE BRUSH 3	\$ 210,000.00	
	FIRE DEPT RESCUE TRUCK REPLACEMENT	\$ 760,000.00	
		FIRE DEPT TOTAL:	\$ 2,045,000.00
PARKS	DICKEY & BATES PARK MASTER P,D, & CONSTRUCTION	\$ 3,000,000.00	
	TRAILS MASTER PLAN, DESIGN & CONSTRUCTION	\$ 2,000,000.00	
	BG PECK DESIGN & CONSTRUCTION	\$ 1,000,000.00	
	BRUSHY BAYOU DESIGN & CONSTRUCTION	\$ 1,000,000.00	
		PARKS TOTAL:	\$ 7,000,000.00
	<u>Street Fund</u>		<u>\$ 180,000.00</u>
STREETS	SOLAR LIGHTS	\$ 100,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
			\$ 180,000.00
	<u>Water Fund</u>		<u>\$ 675,000.00</u>
WATER	FIRE HYDRANT REPLACEMENTS	\$ 25,000.00	
	WATER TREATMENT MEMBRANE	\$ 150,000.00	
	WATER LINE PROJECT	\$ 250,000.00	
	SEWER LINE PROJECT	\$ 250,000.00	
		WATER TOTAL:	\$ 675,000.00
		TOTAL CIP EXPENSES FOR FY 26	\$ 15,106,537.00

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FUTURE YEARS</u>	<u>DEPT TOTALS</u>
	<u>General Fund</u>		\$ 11,650,000.00
PARKS	REC CENTER EXPANSION CONCEPT, DESIGN, & CONSTRUCTION	\$ 11,100,000.00	
	SKATE PARK DESIGN & CONSTRUCTION	\$ 550,000.00	
		PARKS TOTAL:	\$ 11,650,000.00
		FUTURE YEARS TTL CIP EXPENSES:	\$ 11,650,000.00

<u>DEPARTMENT</u>	<u>PROJECT NAME</u>	<u>FY 2020-2021</u>	<u>DEPT TOTALS</u>
	<u>General Fund</u>		\$ 853,832.00
POLICE	APD DISPATCH CONSOLE UPGRADE PROJECT	\$ 70,000.00	
		POLICE TOTAL:	\$ 70,000.00
FIRE	6 AIR PACK REPLACEMENTS	\$ 38,000.00	
		FIRE DEPT TOTAL:	\$ 38,000.00
PARKS	FREEDOM PARK BLEACHER SHADES	\$ 59,392.00	
	ADA TRANSITION PLAN & CONSTRUCTION	\$ 44,440.00	
	LAKESIDE PARK DESIGN & CONSTRUCTION	\$ 500,000.00	
		PARKS TOTAL:	\$ 603,832.00
I.T.	WWTP FIBER- BATES PARK TO WWTP	\$ 142,000.00	
		I.T. TOTAL:	\$ 142,000.00
	<u>Street Fund</u>		\$ 197,960.00
STREETS	SOLAR LIGHTS	\$ 75,000.00	
	ANNUAL SIDEWALK PROJECTS	\$ 80,000.00	
	TRANSITION PLAN & CONSTRUCTION FOR SIDEWALKS	\$ 42,960.00	
		STREETS TOTAL:	\$ 197,960.00
	<u>Water Fund</u>		\$ 124,000.00
PUB WRKS	WASTEWATER TREATMENT PLANT LAB	\$ 124,000.00	
		WATER DEPARTMENT TOTAL:	\$ 124,000.00
	<u>KAB Fund</u>		\$ 75,000.00
KAB/PARKS	GATEWAY MASTER PLAN & IMPLEMENTATION	\$ 75,000.00	
		KEEP ANGLETON BEAUTIFUL/PARKS TOTAL:	\$ 75,000.00
	<u>ABLC Fund</u>		\$ 44,586.87
ABLC/REC	BACKUP GENERATOR CONNECTION FOR REC CENTER	\$ 44,586.87	
		ABLC/REC CENTER TOTAL:	\$ 44,586.87
		TOTAL CIP EXPENSES FOR FY 21	\$ 1,295,378.87